



City of Port Moody

Report/Recommendation to Council

Date: January 29, 2021
Submitted by: Community Development Department – Development Planning Division
Subject: Early Input – Pre-Application – 1601 Barnet Highway (Alair Homes)

Purpose

To provide an opportunity for early Council input on the preliminary application for 1601 Barnet Highway for a potential nine-unit townhouse development.

Recommended Resolution(s)

THAT staff and the applicant consider the comments provided during the Committee of the Whole meeting held on April 6, 2021 regarding the Pre-Application presented in the report dated January 29, 2021 from the Community Development Department – Development Planning Division regarding Early Input – Pre-Application – 1601 Barnet Highway (Alair Homes).

Background

The City has received a preliminary application for a nine-unit townhouse development at 1601 Barnet Highway. Such a project would need to amend the Official Community Plan (OCP) from Single-Family Low Density uses to Multi-Family Residential uses and rezone the site from the Single Detached Residential (RS1) Zone to the Medium Density Townhouse Residential (RM4) Zone. The townhouse project would contain two- and three-bedroom units ranging from approximately 97.5m² (1,050ft²) to 158m² (1,700ft²) with a density of 0.8 floor area ratio (FAR). An Application Fact Sheet with details of the proposal is included as **Attachment 1**, and the applicant's preliminary project plans are included as **Attachment 2**.

Discussion

Property Description

The subject site is located on the west side of Barnet Highway (**Attachment 3**) and consists of one large single-family lot approximately 1,280m² (13,778ft²) in size. The OCP designates the site for Single-Family Low Density uses (**Attachment 4**), and the existing zoning is RS1 (**Attachment 5**). The site slopes downwards from west to east.

Interim Affordable Housing Guidelines Policy

This project would be exempt from the Interim Affordable Housing Guidelines Policy since it only proposes townhouse units and is under the 30-unit threshold.

Planning Analysis

The subject site is located within a small subdivision consisting of seven single-family homes. Multi-family residential uses currently exist to the north and further west. While a larger land assembly could be considered, the topography is steep, which could be challenging and costly for further development.

The grades also affect the design of the townhouses. The proposed unit layouts have attached garages that enter the building on the second floor with the kitchen and living area above. The bedrooms are located below the garage floor in a walk-out basement. Natural lighting in the lower level includes a window on one side, and a window well under the car access above. Each unit does have access to a generous rooftop amenity space.

Other Option(s)

At this time, the applicant and staff are seeking preliminary input from the Committee of the Whole. While the proposed recommendation provides for general input through the Council discussion, the Committee could choose to provide more specific direction to the applicant and staff through an alternative resolution. One alternative resolution is as follows:

THAT the applicant be advised to consider a larger land assembly for a future development application.

Financial Implications

There are no financial implications associated with the recommendations in this report.

Communications and Civic Engagement Initiatives

As this is a Pre-Application, there is no requirement for public input at this point. Should a full application be submitted in the future, it would be subject to the City's Public and Stakeholder Consultation for Major Development Projects or Area Plans policy, which would provide opportunity for input from the general public and specific stakeholder groups.

Council Strategic Plan Objectives

Providing this early opportunity for Council input on a preliminary development proposal supports the strategic priority of Community Evolution in the 2019-2022 Council Strategic Plan as it relates to the objective of ensuring that future community growth is carefully considered and strategically managed, consistent with the targets approved in the City's Official Community Plan.

Attachment(s)

1. Application Fact Sheet.
2. Preliminary Project Plans.
3. Location Map.
4. OCP Map.
5. Zoning Map.

Report Author

Wesley Woo, MCIP, RPP
Development Planner

Report Approval Details

Document Title:	Early Input – Pre-Application – 1601 Barnet Highway (Alair Homes).docx
Attachments:	<ul style="list-style-type: none">- Attachment 1 - Application Fact Sheet.pdf- Attachment 2 - Preliminary Project Plans.pdf- Attachment 3 - Location Map.pdf- Attachment 4 - Land Use Designations Map.pdf- Attachment 5 - Zoning Map.pdf
Final Approval Date:	Mar 8, 2021

This report and all of its attachments were approved and signed as outlined below:

Mary De Paoli for André Boel, City Planner - Mar 3, 2021 - 10:45 AM

Kate Zanon, General Manager of Community Development - Mar 3, 2021 - 3:30 PM

Dorothy Shermer, Corporate Officer - Mar 3, 2021 - 6:13 PM

Rosemary Lodge, Manager of Communications and Engagement - Mar 4, 2021 - 9:19 AM

Paul Rockwood, General Manager of Finance and Technology - Mar 4, 2021 - 9:42 AM

Tim Savoie, City Manager - Mar 8, 2021 - 10:49 AM