City of Port Moody
Report/Recommendation to Council

Date: February 25, 2021
Submitted by: Community Development Department – Development Planning Division
Subject: Official Community Plan Amendment and Rezoning Bylaws – Woodland Park (1142 Cecile Drive and 300 Angela Drive)

P rpose

To present for Council consideration of first reading Official Community Plan (OCP) Amendment Bylaw, No. 3305 and Rezoning Bylaw, No. 3306 to facilitate the development of a mixed-use p oject on the Woodland Park property.

Recommended Resolution(s)

THAT City of Port Moody Official Community Plan Bylaw, 2014, No. 2955, Amendment Bylaw No. 31, 2021, No. 3305 (1142 Cecile Drive and 300 Angela Drive) and City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 52, 2021, No. 3306 (1142 Cecile Drive and 300 Angela Drive) (CD83) be read a first time as recommended in the report dated February 25, 2021 from Community Development Department – Development Planning Division regarding Official Community Plan Amendment and Rezoning Bylaws – Woodland Park (1142 Cecile Drive and 300 Angela Drive).

Executive Summary

An Official Community Plan (OCP) amendment and rezoning application was submitted by the Pooni Group on behalf of the owner, Edgar Development, for the phased redevelopment of the Woodland Park property in December 2019. The application was first reviewed by Council at a Committee of the Whole meeting in April 2020. In response to staff comments and input from the Community Planning Advisory Committee and Council, an updated proposal was submitted, which includes a number of substantial changes from the original proposal. The changes a e s mmarized in the following table:

PLAN ELEMENT	INITIAL SUBMISSION	REVISED SUBMISSION	CHANGE
Total Number of Units	2,344	1,861	-483
# of Strata Units	2,019	1,404	-615
# of Market Rental Units	0	132	+132
# of Below-Market Rental Units	325	325 (17% of total number of units)	0
Child Care Floor Area/Spaces	464.5m^2 (5,000ft^2) 37 spaces	1,096m^2 (11,800ft^2) 93 spaces	+ 632m^2 (6,800ft^2) + 56 spaces
Retail Floor Area	464.5m^2 (5,000ft^2)	1,765m^2 (19,000ft^2)	+ 1,301m^2 (14,000ft^2)
Total Park/Trail/ESA Area	3ha (7.5ac)	3.5ha (8.7ac)	+ 0.47ha (1.17ac)

For reference, Edgar Development is in partnership with BC Housing and proposes to gift a site of approximately five acres to BC Housing, which will then undertake the development of the below-market units. These new rental units would also offer existing tenants with an option to stay on site under the proposed Tenant Relocation Plan.

The Woodland Park Location Plan is included as **Attachment 1**. The draft site Master Plan (**Attachment 2**), envisions development on a phased basis within five development parcels over a period of approximately 16-17 years, with completion anticipated in the mid-2030s. The proposed Phasing Plan is illustrated in **Attachment 3**.

In addition, the revised submission also presents two different options to address the key need for a second access/egress route, which is presently under review, to serve the potential growth in the neighbourhood. Depending upon the routing of the road, there may be an opportunity to reserve a site for a new fire hall to replace Fire Hall #2, currently located on Glenayre Drive.

The previous Council concern regarding the fit of the proposal with the City's Growth Management Strategy and Climate Action Plan has been in part addressed with the addition of a grocery store and increased daycare spaces, both of which will also serve the broader neighbourhood. The proposal also offers significant community benefits in the form of below-market rental housing at more than 17% of the overall unit count, watercourse and forest resource preservation, as well as new park and trail amenities.

On balance, the project offers a unique opportunity to comprehensively redevelop a site that significantly increases the amount of new affordable housing units in the neighbourhood through the partnership with BC Housing as well as additional market rental units. The provision of new neighbourhood services, additional parks and trails spaces, and an alternate access route to Moody Centre provide very significant improvements that would not only serve the site itself, but also benefit the neighbourhood at large. On that basis, staff recommend first reading of the OCP amendment and rezoning Bylaws. Further refining of the current Master Plan will be carried out as directed by Council, recommended by staff, and requested by the applicant.

If there is support for the project, per section 475 of the *Local Government Act*, the proposal will be forwarded to Metro Vancouver, TransLink, School District No. 43, and several First Nations for comment prior to consideration of second reading and referral to a public hearing.

Background

The OCP amendment and rezoning application was submitted in December 2019. The initial submission was considered by the Community Planning Advisory Committee on March 3, 2020, at which time the Committee passed the following motion:

> *CPAC20/013*
> THAT staff and the applicant consider the comments provided during the Community Planning Advisory Committee meeting held on March 3, 2020 regarding the proposed project presented in the report dated February 4, 2020 from the Planning and Development Department – Development Planning Division regarding OCP Amendment and Rezoning – 1030 Cecile Drive (Edgar Development).

An excerpt from the minutes of the CPAC meeting are included as **Attachment 4**.

The application was also reviewed by Council at a Committee of the Whole Meeting on April 21, 2020, and the following motion was passed:

> *CW20/042*
> THAT staff and the applicant consider the comments provided during the Committee of the Whole meeting held on April 21, 2020 regarding the Detailed Application presented in the report dated March 26, 2020 from the Planning and Development Department – Development Planning Division regarding Early Input – OCP-Rezoning (Multi-Family) – 1030 Cecile Drive (Edgar Development, Woodland Park).

In response to the initial staff comments and input from CPAC and Council, a revised proposal was submitted at the end of July 2020. This report briefs Council and provides recommendations on the revised proposal.

Discussion

Property Description:

The development site is located between 1030 and 1190 Cecile Drive and between 170 and 330 Angela Drive (now 1142 Cecile Drive and 300 Angela Drive), as shown on the Location Plan (**Attachment 1**). The total site is approximately 9.5ha (23.4ac) in area, which is unusually large for a single site. The site was developed circa 1964 and consists of 200, two- and three-bedroom townhouse units in 19 buildings with an accessory rental office building. The existing housing is approaching end of life, therefore redevelopment is anticipated.

As illustrated on the Environmentally Sensitive Areas Map (**Attachment 5**), a section of Melrose Creek traverses the portion of the site located on Angela Drive, west of Cecile Drive, and there are two other unmapped watercourses located in the northwest corner of the site and in the southeast corner adjacent to Cecile Drive and Highview Place, all of which are high-value environmentally sensitive areas. Forest resource environmentally sensitive areas also encroach onto the site. The proposed Master Plan was developed with the objective of protecting and enhancing these sensitive areas; post-development approximately 2.1ha (5.2ac) in area will be preserved, representing approximately 22% of the total site area.

The overall site includes various areas of steeper slopes generally associated with the water courses, but the Cecile Drive parcel slopes in the area of the larger, centrally-located forest ESA and more significantly, at the south end of the site on Cecile Drive where the grades drop down from west to east by about 30m (100ft).

Official Community Plan (OCP):
As shown on the OCP designation map (**Attachment 6**), the subject properties are designated Multi-Family Residential, which permits multi-family residential uses in various building forms from three, up to a maximum of six storeys in height. The site is located outside the Evergreen Line Sub-areas (Map 11) and, therefore, has not been specifically designated for development forms higher than six storeys. The site is designated as Development Permit Area 1: Neighbourhood Residential, which regulates the form and character of development and as Development Permit Area 4: Environmentally Sensitive Areas.

In the OCP section regarding Community Vision, the following policies regarding appropriate development are relevant for the review of the proposal:

> *Sensitive Infill: To encourage infill developments which incorporate thoughtful urban design, including high quality architecture, opportunities for green space, appropriate transitions in building forms and buffering, and protection of view corridors.*
>
> *Well-Served Development: To support any significant higher density development only where it is well served by public transit, by public amenities such as parks, pedestrian connections, and civic facilities, by public schools, and by commercial and other services.*

In addition, Council has a Corporate Policy titled Prioritizing Higher Density Development (**Attachment 7**), which includes criteria for the consideration of applications.

Staff are also undertaking an OCP review of neighbourhoods experiencing redevelopment pressure, including Seaview, where the age of housing in combination with general high housing demand have led to increased redevelopment pressures. The analysis is to consider appropriate change for the neighbourhood; an identification of population targets; and the form of future construction.

Zoning
The properties are zoned Multi-Unit Flex Residential (RM3), which permits townhouse development up to three storeys in height, up to a Floor Area Ratio of 0.75. The current zoning designations are identified on **Attachment 6**.

Development Proposal

Master Plan:

In addition to the Master Plan (**Attachment 1**) illustrating the proposed layout, selected project plans are included as **Attachment 8**. Briefly, the proposal consists of:

- 1,861 residential units, consisting of:
  - 1,404 strata units;
  - 325 below-market rental units (to be developed by BC Housing); and
  - 132 market rental units;
- A unit mix by form of tenure:
  - strata units –
    - studios – 0
    - 1 bedroom – 295
    - 2 bedroom – 884
    - 3 bedroom – 0
    - townhouses – 225
  - market rental units –
    - studios – 0
    - 1 bedroom – 66
    - 2 bedroom – 57
    - 3 bedroom – 9
  - below-market rental units –
    - studios – 65
    - 1 bedroom – 65
    - 2 bedroom – 58
    - 3 bedroom – 65
    - townhouses - 72
- 1,096m^2 (11,800ft^2) of childcare space to accommodate approximately 93 spaces;
- 1,765m^2 (19,000ft^2) of local commercial floor area;
- an overall Floor Area Ratio of approximately 1.80;
- two parks ('Cecile Bend' and 'The Hub'), approximately 1.42ha (3.5acres) in area;
- an internal perimeter path following the edge of the ESA;
- dedication of the two parks and Environmentally Sensitive Areas to the City; and
- building heights ranging from six to a maximum of 15 storeys. For reference, due to the sloping grades on the east side of the site, the actual height may exceed the preferred 12-storey limit. A plan illustrating the proposed building heights is included as **Attachment 9**. The final building heights will be established at a future development permit stage.

A Fact Sheet outlining the key elements of the project is included as **Attachment 10**.

Development Phasing
The project comprises five 'neighbourhoods' which will be developed in seven phases with ultimate build-out expected to occur in about 2036. The first phase is anticipated to be 'The Creek' neighbourhood, comprised of the below-market rental units to be developed by BC Housing with the last phase being 'The Terraces' in the southeast corner of the site. The Phasing Plan is included as **Attachment 3**.

As the project amenities will be provided on a phased basis in conjunction with future development applications, staff are working with the applicants to prepare a development agreement or term sheet, which will establish requirements for various aspects of the project, including the timing of the below-market rental units, site servicing, and the provision of park spaces, community amenities, and the neighbourhood retail component. If there is support for the project, a draft agreement will be presented to Council in conjunction with second reading of the Bylaws.

Affordable Residential Use
As noted above, the first phase of development will involve the construction of the below-market rental units by BC Housing. It is BC Housing's intention to pursue the development of these units on a phased basis dependent upon the availability of funding. The operation of the rental units would be contracted by BC Housing to a third party or parties, which are unknown at this time.

The program also involves the development of a minimum of 132 market rental units by Edgar Development in Phase 3, 'The Hub' Neighbourhood.

Park Space/Amenities
The initial staff review identified an absence of usable, accessible park space in the project. The project now includes two neighbourhood parks, which will be developed with different components to address the outdoor recreation needs of a variety of users. Aside from general open spaces, key components that have been identified include: sports court, play areas, spray park, and dog park, although future detailed design of these spaces will be required.

In addition to the two active parks, the open spaces between the buildings can be used for a variety of more passive recreational pursuits. It is also proposed that the rooftops of the buildings in the 'The Hub' neighbourhood could be used for community garden spaces for use by residents in this neighbourhood.

The active park spaces, excluding the environmentally sensitive areas, are estimated to be about 4.6ha (11.5ac) in area, representing approximately 49% of the total gross site area.

Attachment 11 illustrates the proposed Environmentally Sensitive Areas and Open Space Concept Plans.

Tenant Relocation Program

In accordance with Council's Tenant Relocation Assistance Policy and the associated Rental Protection Policy, the applicant has prepared a tenant relocation plan (**Attachment 12**), which has met the intent of these two policies, although minor amendments may still be required. The final version will be provided to Council at second reading.

In the first phase of the program, the existing tenants within the site to be redeveloped by BC Housing will be relocated to available units on the east side of the site to facilitate the redevelopment of the vacated buildings. In the second phase, the existing tenants will be given first right of refusal to move into the new non-market housing. Those that choose to leave rather than relocate to the new housing will be provided with compensation in accordance with Council's Policy. The strategy results in greater than a 1:1 replacement of existing units and is intended to minimize tenant disruption and displacement. The Tenant Relocation Program is illustrated graphically as **Attachment 13**. The terms of the program will be established in a covenant to be registered on title prior to adoption of the required Bylaws.

Access/Egress

At present, there are two principal access routes to and from the neighbourhood via Clarke Road/Cecile Drive and Glenayre Drive, southbound to Clarke Road. Staff identified the importance of developing a transportation access strategy for the neighbourhood and the applicant's traffic consultant has suggested two alignment options, which involve routing traffic northward from Cecile Drive along Highview Place to link to a signalized intersection at Clarke Street and the Barnet Highway. The two alignments are illustrated on **Attachment 14**. However, these alignments traverse private parcels that are not part of this application. Edgar Development is actively pursuing acquisition of the property, through which the southerly option would extend and has suggested that they would be prepared to transfer title to this parcel to the City in exchange for a transfer of density to the Woodland Park property. While the proposed Rezoning Bylaw, No. 3306 incorporates provisions to address the possible density transfer, at this time, both options are being evaluated and no decisions have been made.

Parking

All required parking will be provided underground. The applicant has proposed reduced parking standards specific to this project, which are based on the number of bedrooms and unit areas. While the proposed ratios are generally acceptable, it will be necessary to implement transportation demand management measures (e.g. car sharing spaces, e-bikes, bike maintenance facilities, etc.) in conjunction with future development permit applications to offset the overall reduction.

Implementation

To implement the project, an OCP amendment Bylaw and a rezoning Bylaw have been prepared.

OCP Amendment Bylaw, No. 3305 (**Attachment 15**):
Bylaw No. 3305 amends the OCP by:

- creating the following new land use designation:
  "MIXED USE – WOODLAND PARK – The Mixed Use – Woodland Park designation applies to the redevelopment of the Woodland Park site, illustrated on Map 1 – Woodland Park, for multi-family residential purposes with complementary commercial uses and park spaces.";
- amending the existing land use designation from 'Multi-Family Residential' to the new 'Mixed Use – Woodland Park' category;
- amending existing Policy 1 of section 15.1 regarding the retention of the existing land use and character of several neighbourhoods; and
- establishing new policies unique to Woodland Park.

If Bylaw No. 3305 is given first reading, staff will propose to amend it at second reading to include further revisions to selected OCP maps (e.g. Map 4 – Road Network, Map 6 – Bike Routes, Map 7 – Pedestrian Routes, Map 12 – Parks Facilities) to illustrate various components of the Master Plan. It is also intended that development permit design guidelines be established to guide the future development of Woodland Park in accordance with the Master Plan; staff are presently working with the developer to prepare those guidelines. The guidelines will either be incorporated into Bylaw No. 3305 at second reading or, alternatively, a second OCP Amendment Bylaw may be prepared for consideration prior to a Public Hearing.

Rezoning Bylaw No. 3306 (**Attachment 16**):
Bylaw No. 3306 proposes the rezoning of the subject lands to a new Comprehensive Development Zone 83 (CD83), which establishes:

- permitted land uses by development Area; and
- establishes specific development regulations, including:
  - coverage;
  - Floor Area Ratio;
  - building height;
  - setbacks; and

Several of these regulations also include provisions in the event that the site is the recipient of a transfer of density from another property.

If the project proceeds, implementation will also require:

- a development/amenity phasing program, which will be presented to Council for consideration prior to referral of the OCP and rezoning Bylaws to a Public Hearing, to be registered by covenant;
- several housing agreements:
  - with BC Housing for the below-market rental units; and
  - with Edgar Development for the market rental units; with an additional agreement to ensure that future strata owners are not prohibited from renting their units;

- a covenant to establish the provision of the tenant relocation package; and
- individual development permits for each building or phase of development.

Growth Management and Climate Action Concerns

The size of the current proposal results in a substantial neighbourhood redevelopment, albeit, at a density lower than that envisioned for other areas in the City. The key difference with other sites is that Woodland Park has not been designated for higher-density development. Also, despite a lower density, the overall large size of the site does result in a significant increase in population for this neighbourhood

For comparative purposes, the applicant has provided a summary of the density of existing and proposed projects along, and in the vicinity of the Evergreen Line, which is included as **Attachment 17**. This analysis indicates that Woodland Park has the lowest density of those various projects, which range from approximately 1.82 to 5.75 FAR. While staff have not vetted this information, it does serve to put the current Woodland Park project into some context.

Council declared a Climate Emergency in September 2019 and set an ambitious course for Climate Change adaptation and mitigation. A key goal that was established is accelerating a change in modal split from car usage to other modes of transportation. The goal of 40% alternative modes of transportation was accelerated from 2040 to 2030. Growth Management will play a key role in achieving this goal by concentrating new development in areas that have the best access to alternative modes of transportation. The exact implications for Climate Action Plan goals have not been determined at this time. However, given the location removed from the City's two rapid transit stations, achieving changes in the choice of transportation modes for this site may be challenging. While College Park/Seaview is not presently designated for substantial redevelopment, this neighbourhood is undergoing an OCP review that may result in changes to the envisioned future of this neighbourhood.

Policy/Plan Review

A review of the Plan in relation to City policies, targets, and master plans is outlined in the following table:

City Policies, Targets, and Master Plans	Proposed Land Use or Plan Incorporation of Policies, Targets, and Master Plan as Applicable
Housing Options **Interim Affordable Housing Guidelines Policy: 15% of units should be designated as affordable units**	The draft Master Plan provides for a total of 457 below-market and market rental units, which represents approximately 25% of the total number of units in the project. Other measures to increase the number of more affordable units may be considered over time, through the provision of lock-off units, rent-to-own units, and other forms of affordable home ownership models.

Tenant Relocation/Rental Replacement Policies	The developer has been proactive with the development of a tenant relocation package to ensure that any of the existing residents have an opportunity to move into a new unit on the BC Housing site. While the new units are not like-for-like units, there will be a mix of unit sizes, including some ground level townhouse units, and the total number of below-market rental units exceeds a 1:1 replacement ratio.
Commercial Space	The draft Master Plan proposes approximately 30,800ft^2 of childcare and local commercial uses to serve the Woodland Park residents and the surrounding population. It will be important to establish the phasing of these amenities to follow new development. It is estimated that the childcare use will generate about 18 new jobs, and the retail component will generate 34 jobs, with three to four jobs related to property management and/or maintenance.
Provision of Public Open Space and Park Amenities	The draft Master Plan proposes two new parks, totalling approximately 3.5ac in size, which are intended to support the need for outdoor activities of different demographics that will be living within the project area and the surrounding residential neighbourhood. Open spaces between buildings not used for green infrastructure purposes will also be available for more passive, unstructured use. To support the park spaces, a perimeter pathway, which totals approximately 0.44ha (1.1ac), will be constructed to provide an additional pedestrian linkage within the development.
Natural Environment – Daylighting of Creeks	The Master Plan is based on a key overarching goal to protect and enhance the on-site Environmentally Sensitive Areas, including watercourses and forest resources, consistent with current environmental policies, representing a substantial benefit to the local environment, and provides a welcome addition to the proposed green space within the development site.
Transportation Access/Egress	Given safety and operational concerns with the existing intersection at Clarke Road and Cecile Drive, which functions as the key entry to the neighbourhood, an alternate transportation route is being explored.
Master Transportation Plan – Improvements to Pedestrian and Cyclist Mobility	Aside from internal pedestrian and cycling routes, improvements will be made to improve and expand the off-site networks.
View Impacts	To address the potential impacts on views, the taller buildings are located along the eastern and southeastern areas of the site to take advantage of the downslope grades.

Arts and Culture Master Plan	The site Master Plan provides a variety of opportunities for the introduction of public art, which are identified in the draft Public Art Master Plan at key locations throughout the development. The development agreement will establish the basic provisions for the timing of the final public art installations.
Climate Action Plan – focus on directing growth to reduce emissions through the management of development patterns and improving the energy performance of buildings.	The Master Plan does not incorporate significant opportunities for employment as a way to reduce vehicle-generated emissions; however, it does provide local shopping opportunities and childcare, which may be accessed on foot or bicycles. With increasing population, opportunities for ride-hailing may expand. Energy performance will be reviewed against the prevailing Step Code requirements through the review of future individual development permit applications and address the need for project resiliency and adaptability to responding to climate change.
Sustainability Features – Sustainability Checklist Score and Key Features	The project's sustainability vision addresses a range of factors around community integration (e.g. housing diversity, environmental protection, and transportation demand management) and resiliency (e.g. energy performance, water management, and food assets).
Child Care Initiatives	The draft Master Plan provides for a childcare facility of approximately 11,800ft^2 in size, which could accommodate about 93 spaces. It is intended that this would be managed by a third-party operator. If the use satisfies Fraser Health Authority licensing requirements and preference is given to a non-profit operator, the proposal should satisfy City requirements.
Age-Friendly Attributes	The ongoing review of the draft Master Plan and future development permit applications will address the recommendations of the Age-Friendly Plan with particular reference to the design of the two park spaces and physical elements within buildings.

Conclusion:

Woodland Park is an unusually large single site, representing a large portion of the Seaview neighbourhood that has supported affordable multi-family housing since the 1960s. With the existing housing nearing end of life, it is not surprising that redevelopment is being proposed. While multi-family development is anticipated at this location under the OCP, the application departs from the OCP by introducing greater building heights than those currently provided for.

In refining the Master Plan, the applicant has taken into consideration a wide range of municipal concerns by:

- incorporating and expanding elements that better respond to the OCP objective for 'Well-Served Development' and the 'Prioritizing Higher Density Development' Policy;
- respecting management objectives for the on-site Environmentally Sensitive Areas by preserving the key forest components and protecting and enhancing the riparian areas;

- providing a continuum of housing tenure from below-market rental through to owned strata units;
- expanding the opportunities for below-market and market rental housing, more than doubling the number of units currently on-site;
- expanding local commercial floor space to address daily resident needs;
- providing new opportunities for usable park space that can be used by the surrounding neighbourhood;
- locating taller building elements in areas where the site grades are lower to reduce impacts on adjacent low-density development and views from the surrounding neighbourhood; and
- acknowledging the need to identify an alternate transportation route to improve neighbourhood access/egress.

To conclude, staff believe that the applicant has attempted to address the key issues previously identified by Council with the re-submission, which responds positively to the City's prevailing growth management policies. To that end, it is suggested that Council consider giving the proposed OCP amendment and rezoning Bylaws first reading. In that case, staff will continue to work with the applicant to address outstanding issues such as the provision of a draft development agreement to identify the timing of project amenities and infrastructure improvements, the provision of a final Tenant Relocation Plan, and the development of Development Permit Design Guidelines.

Other Option(s)

Should Council wish to give more specific direction to the applicant at this time, the following resolution could be considered:

> THAT the applicant for an OCP amendment and rezoning of 1142 Cecile Drive and 300 Angela Drive (Woodland Park) be advised to consider modifications to their application to address the following matters:
>
> - list issues

Alternatively, Council may consider the following resolution:

> THAT draft Bylaw No. 3305 and draft Bylaw No. 3306 not be given first reading;
>
> AND THAT the applicant address the following issues prior to returning to Council:
>
> - list issues

Financial Implications

The developer will be required to provide a Community Amenity Contribution in accordance with the current policy, and those contributions would typically be provided prior to consideration of Bylaw adoption. However, as the amount of the contribution is based on residential floor areas and those areas will not be known until the submission of individual development permit applications, it is suggested that a contribution schedule be established as part of the development agreement to enable the provision of the CAC funds at specified intervals and at rates in effect at the time. At that time, requests for reductions or waivers in exchange for on-site in kind housing or amenities can be considered as well.

Development Cost Charges (DCCs) would be required prior to the issuance of individual building permits at the prevailing rates as per the prevailing bylaw which might allow for credits for DCC projects completed by the developer. The project does include the dedication of new park lands as well as potentially land and funds for the construction of a new road connection. DCC charges and credits will be further reviewed as part of negotiations for a Development Agreement.

Communications and Civic Engagement Initiatives

The applicant has had a number of engagement events to ensure that the existing residents in the development are aware of the application and the opportunities for tenant relocation. All events are summarized in **Attachment 18**.

Comments generally centred on the following topics:

- support for non-market housing;
- support for complete community approach;
- concern regarding increase in density;
- uncertainty on the potential impacts to traffic and access;
- desire to see family-oriented (2+ bedrooms) and larger sized units;
- support for the retail/commercial space;
- concern regarding the size of the childcare space, community space, and retail space in relation to the number of units;
- concern regarding the increased population and impacts on traffic, existing community amenities, and infrastructure;
- concern over integration of the project into the neighbourhood;
- concern relating to view impacts due to the high-rise buildings;
- concerns related to access and the potential increase in traffic;
- consider a rent-to-own program or other affordable ownership options;
- ensure ample storage space;
- provide private outdoor areas for residents;
- include medical services;
- provide a community room and workshop that can be booked by community groups;
- ensure wildlife and existing habitat can be protected;
- consider including covered sports court or other areas for sports (e.g. lacrosse box, basketball hoops);
- include children’s play equipment, pond, or splash pad;
- provide an amphitheatre;

- ensure that the multi-use trail links up with existing trails in area;
- provide designated dog relief areas; and
- encourage improvements to the bus route.

As the project involves an amendment to the Official Community Plan, in accordance with section 475 of the *Local Government Act,* if there is support for the project, and draft Bylaw No. 3305 and draft Bylaw No. 3306 are given first reading, staff will refer the project to Metro Vancouver, First Nations, TransLink, and School District No. 43 for comment prior to consideration of second reading and referral to a Public Hearing.

As the current Development Procedures Bylaw does not afford applicants the opportunity to make a presentation to Council at first reading, the presentation is included as **Attachment 19**.

Council Strategic Plan Objectives

Providing this early opportunity for Council input on this significant development proposal is consistent with 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.

Attachments

1. Location Plan.
2. Draft Master Plan.
3. Phasing Plan.
4. Excerpt From March 3, 2020 CPAC Minutes
5. OCP Environmentally Sensitive Areas Plan.
6. OCP Land Use and Zoning Designations.
7. Corporate Policy – 13-6410-2017-02 – Prioritizing Higher Density Development.
8. Selected Project Plans.
9. Building Heights Plan.
10. Application Fact Sheet.
11. Environmentally Sensitive Areas and Open Space Concept Plan.
12. Draft Tenant Relocation Plan.
13. Tenant Relocation Schematic Plan.
14. Proposed New Road Alignment Options.
15. Draft OCP Amendment Bylaw, No. 3305.
16. Draft Rezoning Bylaw, No. 3306.
17. Development Densities Chart.
18. Public Engagement Summary.
19. Applicant's Presentation.

Report Author

Doug Allan, MCIP, RPP
Senior Planner

Report Approval Details

Document Title:	Official Community Plan Amendment and Rezoning Bylaws - Woodland Park (1142 Cecile Drive and 300 Angela Drive).docx
Attachments:	- Attachment 1 - Location Plan.pdf - Attachment 2 - Draft Master Plan.pdf - Attachment 3 - Phasing Plan.pdf - Attachment 4 - Excerpt From March 3, 2020 CPAC Minutes.pdf - Attachment 5 - OCP Environmentally Sensitive Areas Plan.pdf - Attachment 6 - OCP Land Use and Zoning Designations.pdf - Attachment 7 - Corporate Policy - 13-6410-2017-02 - Prioritizing Higher Density Development.pdf - Attachment 8 - Selected Project Plans.pdf - Attachment 9 - Building Height Plan.pdf - Attachment 10 - Application Fact Sheet.pdf - Attachment 11 - Environmentally Sensitive Areas and Open Space Concept Plan.pdf - Attachment 12 - Draft Tenant Relocation Plan.pdf - Attachment 13 - Tenant Relocation Schematic Plan.pdf - Attachment 14 - Proposed New Road Alignment Options.pdf - Attachment 15 - Draft OCP Amendment Bylaw, No. 3305.pdf - Attachment 16 - Draft Rezoning Bylaw, No. 3306.pdf - Attachment 17 - Development Densities Chart.pdf - Attachment 18 - Public Engagement Summary.pdf - Attachment 19 - Applicant’s Presentation.pdf
Final Approval Date:	Mar 16, 2021

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

Kate Zanon, General Manager of Community Development - Mar 15, 2021 - 11:22 AM

Dorothy Shermer, Corporate Officer - Mar 15, 2021 - 3:15 PM

Rosemary Lodge, Manager of Communications and Engagement - Mar 15, 2021 - 4:01 PM

Paul Rockwood, General Manager of Finance and Technology - Mar 15, 2021 - 5:37 PM

Tim Savoie, City Manager - Mar 16, 2021 - 2:31 PM