EDGAR

BC HOUSING

ACTON OSTRY ARCHITECTS | PWL Partnership

Rezoning Application

1030 Cecile Drive, Port Moody

20 December 2019

revised 30 July 2020

revised 01 June 2021

1.1 **introduction** executive summary

aerial view (refer to key on opposite page)

revised 30 July 2020

master plan

revised 30 July 2020

executive summary

Woodland Park is a multi-phase plan for **gradual growth** of much-needed **housing** over an estimated sixteen to twenty years. The first phase of development will provide significant (18%) **affordable rental housing** by BC Housing and include **tenant replacement housing**. In addition, the project will provide significant (7%) **market rental housing,** as well as **market strata housing.** Approximately two-thirds of all housing will be **family-oriented,** with a 46% increase in ground-oriented townhouses.

Woodland Park will be defined by a high degree of **environmental sustainability** with more than seventy percent of the site (16.5 acres) consisting of enhanced, remediated and protected environmentally sensitive urban forests and streams, two new **active neighbourhood parks**, a **multi-use park trail**, and extensive **open green space**. The entire development will feature significant sustainable design strategies and green building design.

Community amenities include a 93 space **child care facility** and **rooftop gardens** for resident urban agriculture. **Neighbourhood retail** - such as a grocery store and cafe - will serve the **community hub** at the centre of the development.

Active **multi-age play areas** will be developed within the **neighbourhoods** and integrated throughout the **open green space** connecting with the **multi-use park trail**.

A **public art program** will showcase artist work throughout the site and strengthen Port Moody's character as "The City of the Arts".

The **Transportation Study** (Appendix 9.6) proposes changes to the street and intersection network to accommodate future travel demands of Woodland Park, as well as improvements for walking, cycling, transit mobility, and parking supply rates.

2.2 **staff comments** revision summary

Upon review of initial staff feedback, the design team proposes the following changes.

- **affordable rental (18%)**
  ±325 units (±286,876sf) 0.28 FAR
- **market rental (7%)**
  ±132 units (±121,040sf) 0.12 FAR
- **market strata (75%)**
  ±1404 units (±1,392,201sf) 1.36 FAR
- **child care**
  ±93 space child care (±11,800sf) 0.01 FAR
- **neighbourhood retail**
  cafe + grocery store + retail (± 19,000sf) 0.02 FAR
- **neighbourhood parks & multi-use trail (15%)**
  ±10% park + 5% trail (±3 acres + 12,000sf community gardens)
- **ESA + parks & open green space (71%)**
  5.2 acres (ESA) + 3 acres (parks) + 8 acres (open
- **public art**
  public art trail

revised 30 July 2020

revised 01 June 2021

staff comments revision summary 2.2

appropriate development

change: 20% reduced residential density, 300% increased amenity space + road improvements
proposed: well-served community within 10-20 minute walking distance of services & amenities, multi-phased gradual growth of ±125 units / year

height

change: 18-storey to 26-storey high buildings
proposed: reduced to maximum 12-storey high buildings

density

change: 30% reduction of strata units (± 615 units)
proposed: ± 1404 market strata units (79 units/acre)

housing mix

change: added market rental, increased affordable
proposed: 25% rental (affordable + market) family-oriented: ± 73%

traffic access/egress

change: Highview Place road realignment
proposed: exceeds development capacity

amenities

change: grocery store and increased child care
proposed: 19K sf grocery, cafe + 93 child care spaces +12K sf rooftop community gardens

neighbourhood park

change: added neighbourhood park (± 5%)
proposed: 15% parks + trail (± 3.0 acres)

revised 30 July 2020 revised 01 June 2021

master plan

revised 30 July 2020

planning rationale

Woodland Park is a multi-phase master plan for gradual growth of housing over an estimated sixteen to twenty years. The scale of the 23.4 acre site has been broken down into five distinct neighbourhoods that will be realized over seven phases.

The Environmentally Sensitive Areas of urban forest and streams will be protected, remediated and enhanced by removing existing structures that are inside the riparian setbacks. These protected naturalized environments will integrate with two new neighbourhood parks and a multi-use park trail system, as well as connect with numerous multi-age active play areas and the expansive open green space surrounding buildings.

The massing and form of development is primarily six-storey buildings stepping down to four and five-storeys across from neighbouring single-family homes with a single zone of four mid-rise ten to twelve-storey terraced buildings set back the furthest from the street against a backdrop of mature forest trees ranging in heights from 70 to over 140 feet. The steepest sloping and lowest area of the site, adjacent to the new Cecile Bend Park, will accommodate two terraced buildings, nestled against and surrounded by ESA forest, that gradually step from nine to twelve storeys.

The narrow ends of buildings front Angela Drive and Cecile Drive to facilitate a gradual transition from the adjacent single-family neighbourhood and maximize public views to and through the open green spaces.

The community hub is located at the heart of the community, at the intersection of Angela Drive and Cecile Drive, and includes a neighbourhood grocery store, cafe, child care facility, rooftop gardens and public park.

4.6 **guiding principles** plan for gradual growth

The redevelopment will be phased over **seven (7) phases**, estimated through to 2036.

Woodland Park

market rental housing (200 units)

mature woodlands

generous open green space

the Creek

affordable rental housing (± 325 units)

tenant replacement housing

ESA enhancement + remediation

forest + creek protection

generous open green space

multi-use park trail

estimated completion 2024

existing

phase 1

revised 30 July 2020

guiding principles plan for gradual growth 4.6

phase 2

phase 3

revised 30 July 2020

the Gardens

market housing (± 220 units)
generous open green space
multi-use park trail
mature tree protection
estimated completion 2026

the Hub

market rental housing (± 132 units)
grocery store and cafe
child care facility (± 93 spaces)
rooftop gardens
active park
multi-use park trail
estimated completion 2028

4.6 **guiding principles** plan for gradual growth

the Mews

market housing (± 348 units)
highview place road realignment
mature tree protection
generous open green space
multi-use park trail
estimated completion 2030

phase 4

the Mews

market housing (± 386 units)
mature tree protection
generous open green space
multi-use park trail
estimated completion 2032

phase 5

revised 30 July 2020 revised 01 June 2021

guiding principles plan for gradual growth 4.6

phase 6

the Terraces

market housing (± 253 units)

ESA enhancement + remediation

forest protection

active park

multi-use park trail

estimated completion 2034

phase 7

the Terraces

market housing (± 197 units)

generous open green space

ESA enhancement + remediation

forest protection

multi-use park trail

estimated completion 2036

revised 30 July 2020 revised 01 June 2021

4.7 guiding principles complete community

OCP community vision

*Encouraging development that **respects community** and are functional, universally accessible, **exhibit good urban design** and are **environmentally sound.***

staff comments

"there were a number of strengths associated with the application.....taking a master-planned community approach which allows for a comprehensive review of the proposed land uses, building massing, potential impacts and adjacent uses and development phasing"

proposal

The master plan envisions a vibrant, sustainable and **walkable community** for people of all ages, with an inclusive range of housing affordability, universal accessibility, child care, community gardens, active park and trails, protection of the urban forest and streams, neighbourhood retail, and multi-modal transportation options.

complete community (refer to key on opposite page)

revised 30 July 2020

guiding principles neighbourhoods 4.8

neighbourhoods

OCP housing

Complete Neighbourhoods: *to encourage and create* ***pedestrian-oriented*** *neighbourhoods which provide appropriate amenities, affordable housing, as well as social and cultural facilities to foster a sense of* ***community cohesion*** *and* ***identity****.*

proposal

The master plan consists of five pedestrian-oriented neighbourhoods with direct connection to community amenities and services. Each neighbourhood will have a distinct identity and relationship to the over all community.

1 the Creek
2 the Gardens
3 the Hub
4 the Mews
5 the Terraces

revised 30 July 2020

4.9 guiding principles significant rental housing

OCP housing

Range of Choices: *to promote and maintain a wide range of housing forms and tenures.*

staff comments

"(application) strengths ..... the partnership with ***BC Housing*** *to enable the expansion of rental housing on the site ..... will enable existing residents to have the option to stay on site"*

" an ***Interim Affordable Housing Policy*** *..... encourages the provision of a minimum of* ***15% affordable rental****".*

proposal

The proposal consists of **25% rental housing**.

Through partnership with **BC Housing,** the development will provide **18%** of **affordable rental housing** in the first phase, which will be available for **tenant relocation** from the existing market rental housing.

In addition, the third phase, **the Hub**, will provide **7%** of **market rental housing**.

± 18% (± 325 units) affordable rental

± 7% (± 132 units) market rental

rental housing

revised 30 July 2020

guiding principles ground-oriented neighbourhood 4.10

ground-oriented townhouses

OCP housing

Range of Choices: *to encourage and create pedestrian oriented neighbourhoods which provide appropriate amenities,* ***affordable housing,*** *as well as social and cultural facilities to foster a sense of community.*

staff comments

"The inclusion of a ***range of rental and market housing units*** *responds to applicable housing policies in the Official Community Plan and targets various segments along the housing continuum..."*

proposal

The proposed development will be a **ground-oriented, multi-family residential, medium density form of development**.

The proposal will allow for residents to remain in the community throughout different life stages.

± 292 ground-oriented townhouses (46% increase)

revised 30 July 2020

4.11 guiding principles protect urban forest

OCP environment

Forested Character: *to foster and maintain a treed and forested character in all parts of the community, mitigating tree and vegetation loss.*

staff comments

"strengths associated with the application.... the identification and protection of the environmental features on the site with the commitments to ***protect and enhance*** *the* ***forest****, riparian and in-stream habitats* ***and meet or exceed the existing forest canopy*** *coverage post development"*

proposal

The proposal aims to achieve high environmental standards by **protecting the treed and forested character** of the site. Trees of significance will be identified for retention, with the overall number of trees to be equal or greater than existing.

area of tree canopy coverage 35% - 40%

protect urban forest

revised 30 July 2020

guiding principles enhanced ESAs 4.12

environmentally sensitive areas

OCP environment

***Environmentally Sensitive Areas** (ESAs):*
to enhance and protect important environmentally sensitive areas within the city.

staff comments

*"strengths associated with the application....the identification and protection of the environmental features on the site with the commitments to **protect and enhance** the forest, **riparian and in-stream habitats***

proposal

The proposal aims to achieve high environmental standards by enhancing and protecting ESAs:

- **10% urban forest gain**
- **50% functional riparian habitat gain**
- **all new buildings will be located outside of the 'high sensitivity' management areas**
- **all existing buildings will be removed from the 'high sensitivity' management areas**

± 22% ESA

watercourse

revised 30 July 2020

4.13 guiding principles public park space

OCP parks & open space

Community Facilities: *to provide* ***adequate parks, open space*** *and community facilities to meet the health, education and* ***recreational*** *and cultural needs of the community.*

staff comments

"There is a need for usable on-site park space to ***provide recreation opportunities for residents*** *of a size approximately equivalent to* ***5% of the total site area****."*

proposal

The proposed development will provide approximately **15% on-site public park space**, consisting of two new **active parks** of ± 2.5 acres and a **multi-use park trail**, ± 1.5 km in length, which will provide active recreational use while providing greater connections through the site and to the surrounding neighbourhood. Multi-age **active play nodes** will be connected all along the park trail.

active play node

10% active park space

5% multi-use park trail

public park space

page added 30 July 2020

4.15 guiding principles gradual transition of scale

staff comments

*"The design of development should consider a **gradual transition of scale and density** between the site and the adjacent single family neighbourhood."*

proposal

The proposed development provides a gradual transition of scale and density between the site and the adjacent single family neighbourhood by **orientating the narrows ends** of the buildings to the street, **maximizing open green space to the street.**

building street frontage

building street frontage

page added 30 July 2020

guiding principles gradual transition of scale 4.15

building heights

staff comments

*"strengths associated with the application ..... **siting taller buildings** at the **lower point of the site** to minimize view impacts and impacts on existing lower density development on surrounding sites"*

proposal

The proposed development will provide a gradual transition of scale and density from **4-5 storeys** along **Cecile Drive** and **Angela Drive**, rising up to 6 storeys and 10-12 storeys adjacent to the mature trees, and from 9 storeys up to 12 storeys with penthouses at the steepest sloping and lowest area of the site.

- low-rise (4 storeys)
- low-rise (5 storeys)
- low-rise (6 storeys)
- mid-rise (9-12 storeys)

revised 30 July 2020

4.16 guiding principles child care

OCP recreation facilities

Community Facilities: *to provide adequate parks, open space and community facilities to meet the health, education and recreational and cultural needs of the community.*

proposal

For use by all residents and the wider community, located adjacent to the Hub Park, the proposal includes a ± 11,800sf, 93-space **child care centre** and public washrooms.

community facilities

± 11,800 sf child care facility

page added 30 July 2020

guiding principles neighbourhood retail 4.17

neighbourhood retail

OCP economic development

Range of opportunities: *to provide a range of business and commercial opportunities.*

staff comments

"To address the Well-Served Development objective in the OCP, additional ***commercial uses*** *will be needed to service residents needs."*

proposal

The proposed development will provide a 19,000 sf retail component to accommodate a **neighbourhood grocery** store and **cafe.**

The proposal will provide **job opportunities** through the provision of rental housing which will require property management services, a child care facility, and retail or service opportunities such as a grocery store and café.

± 19,000 sf neighbourhood retail

revised 30 July 2020

community integration

community integration

The primary objective is to establish a means of enhancing established community amenities while creating a new community space for new and existing residents. This strategy will consider both the human and non-human (i.e. ecological) communities that call the area home.

1. **Enhancing Diversity in Housing Income and Type**
2. **Protecting Ecologically Sensitive Areas**
3. **Pedestrian Connectivity**
   - Educational signage and art installations
   - Park space programmed for a variety of age groups
   - Walking paths that permeate all phases of the site
4. **Light Pollution Management**
5. **Transportation Demand Management**
   - Level 2 Electric vehicle charging infrastructure
   - Enhanced cycling facilities
   - Spaces for car-share programs
   - Drop-off areas for carpooling
   - Enhancement of the trail system
6. **Waste Management**
   - Construction waste management
   - Enhanced waste diversion areas
   - A community re-use center for high-quality used items

revised 30 July 2020

4.20 OCP community goals sustainability

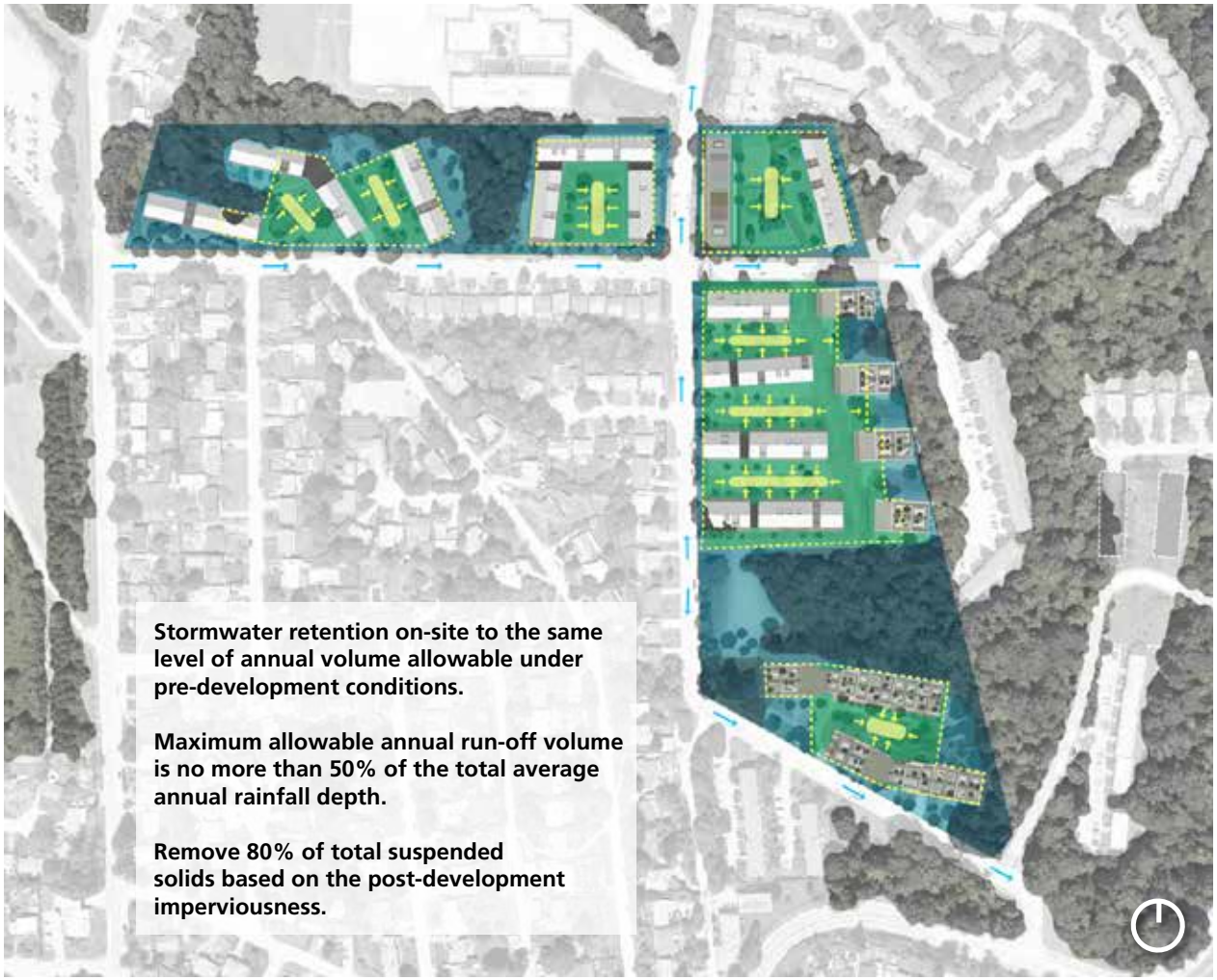
resiliency

To limit the project's demand for resources and overall contribution to climate change. The project is seeking a high level of performance in the building envelope, mechanical systems, and rainwater infrastructure and will maintain safe and comfortable spaces in the face of the increasing impacts of climate change.

1. **Energy Performance**
   - Step 2 or Step 3- BC Energy Step Code
   - Evaluation of Low Carbon Energy Systems
   - Limit heat loss
   - Use heat-recovery ventilation
2. **Low-Carbon Energy Systems**
   - Decentralized system of small but Interconnected plants
   - Heat pump technology to use low-carbon electricity for heating and cooling
3. **Future Energy Production**
4. **Water Management**
   - Enhanced rainwater management through design
   - Rainwater retention and reuse under consideration
   - Potable water savings
   - 50% reduction in potable water demand for irrigation
   - 40% reduction in indoor potable water consumption
5. **Food Assets**
   - Consideration for fruit-bearing trees
   - Rooftop agriculture - limits access to local animals

resiliency

revised 30 July 2020



integrated rainwater management

rainwater management

As currently proposed the intention is to manage water according to three tiers of effectiveness.

Tier 1
Areas where rainwater is encouraged to flow and infiltrate into the ground in line with the natural hydrological process.

Tier 2
Areas where soils exist but are limited in depth and does not have the same connection to the natural hydrological cycle.

Tier 3
These areas represent the collection points for larger rainwater detention and reuse systems proposed for the project.

In all instances rainwater will flow from Tier 1 strategies to Tier 3. In this way rainwater have every feasible chance to be infiltrated before being finally managed by grey infrastructure.

- tier 1 - riparian / forest
- tier 1 - disturbed
- tier 2 - on grade
- tier 3 - collection zones
- rainwater transfer zones

revised 30 July 2020

8.1 **master plan** site plan

revised 30 July 2020

master plan aerial view 8.1

aerial view (refer to key on opposite page)

revised 30 July 2020

8.1 **master plan** aerial view

aerial view

page added 30 July 2020

8.5 master plan open space

Woodland Park will consist of approximately 71% open green space, comprising of environmentally sensitive areas, public open space and generous open green space.

The public open spaces consist of three key open space areas; the Hub Park, the Cecile Bend Park, and the Multi-use Park Trail. These open spaces make up approximately 3.0 acres of the overall open space network. Collectively, these open space types offer a range of outdoor amenities and programming opportunities for a range of age groups, interests, group sizes and seasonal activities.

The Hub Park is centrally located in the community to allow for easy access for all community members, and Cecile Bend Park is located to maximize the relationship to the existing ESA lands, while the multi-use path weaves through all phases of development.

environmentally sensitive area (ESA) 5.2 acres

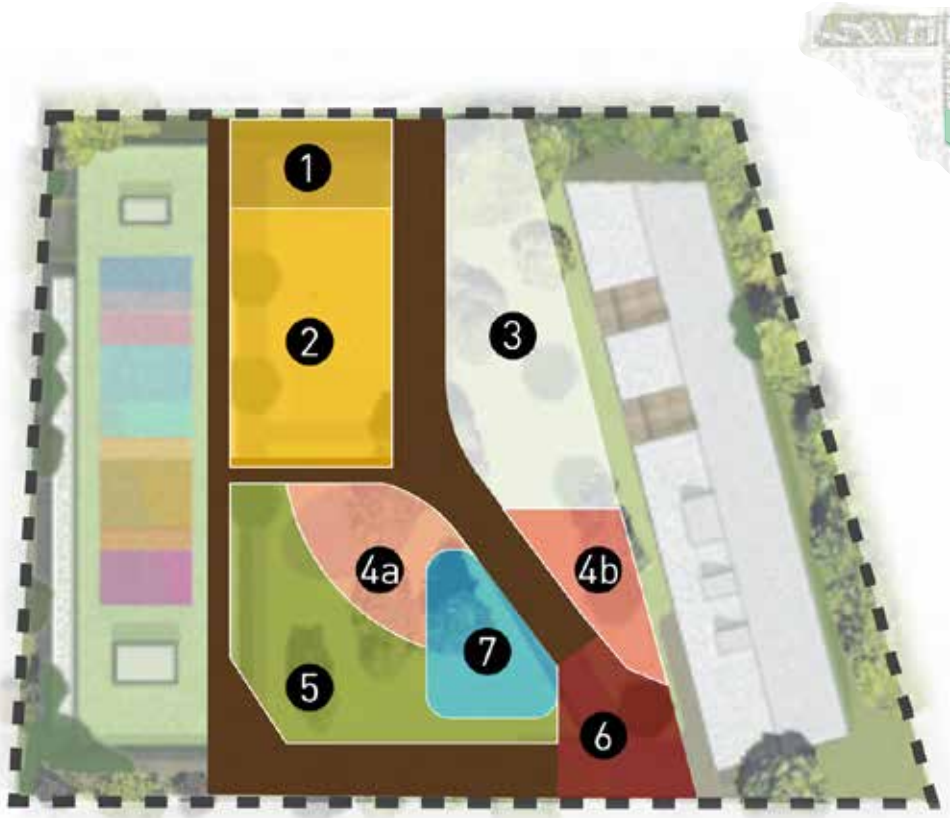
public open space 3 acres

generous open space 8 acres

revised 30 July 2020

revised 01 June 2021

master plan hub park 8.5



programming diagram

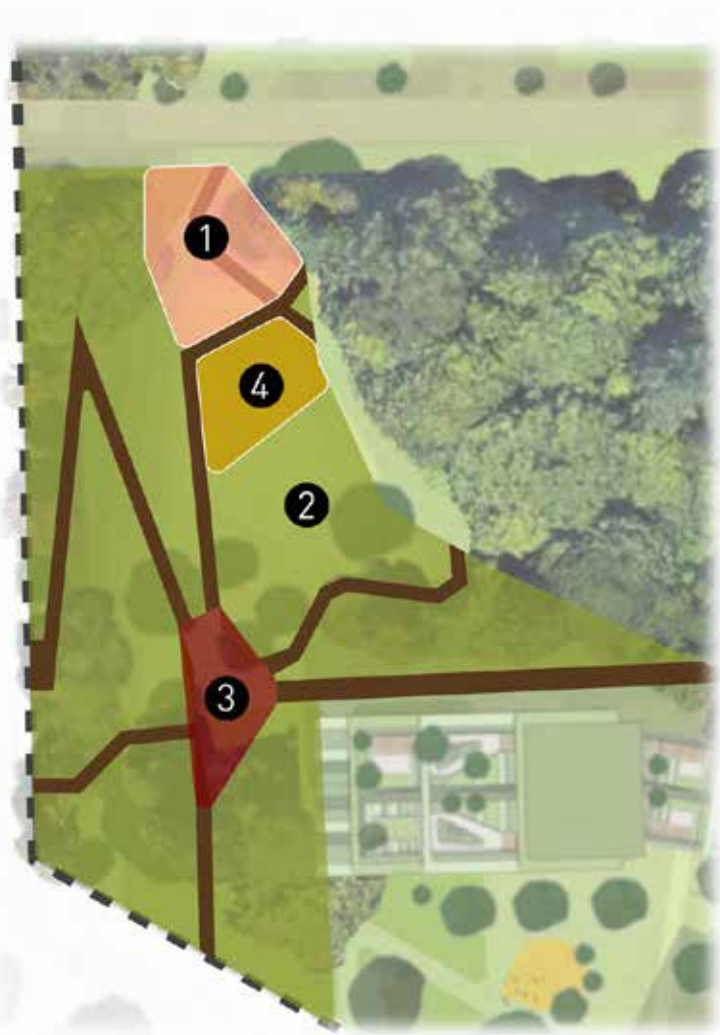
1. dog park - 235 m2
2. sports court - 680 m2
3. outdoor daycare area (not part of open space)
4a. play area 5-12 yrs - 400m2
4b. play area 1-5 yrs - 200m2
5. lawn - 700 m2
6. plaza - 270 m2
7. water play - 275 m2

precedents

page added 30 July 2020

revised 01 June 2021

master plan cecile bend park 8.5



programming diagram

revised 30 July 2020 revised 01 June 2021

precedents

1. play area - 370 m2
2. lawn 3425 m2
3. plaza 225 m2
4. dog park 240 m2

8.5 master plan woodland trails

The trail network of Woodland Park is an important aspect of the open space network. The whole community of Woodland Park is connected via a 3.0m wide multi-use path.

The pathway connects to a number of nodes, public parks, ESA area, residential areas as well as a number of parklets. These parklets allow for the community to stop along the path to enjoy a range of programmed spaces which may include adult fitness areas, play spaces, public courtyards, gardens and nature outlooks.

In addition to the multi-use path, each neighbourhood offers a number of pathways to further the interconnectivity of the community.

pocket park amenity node

multiuse path

internal path network

offsite path network

page added 30 July 2020

appendices

9.0 appendices

9.1 site survey

9.2 arborist report
arborist - tree retention and removal plan

9.3 geotechnical report

9.4 phase 1 environmental site assessment

9.5 environmental - overview assessment
environmental - pre-app response

9.6 transportation study

9.7 servicing - stormwater management
servicing - conceptual plans

9.8 sustainability - vision
sustainability - report card

9.9 public art master plan

9.10 demographic report

9.11 Highview Place land gift & density transfer

revised 30 July 2020 revised 01 June 2021

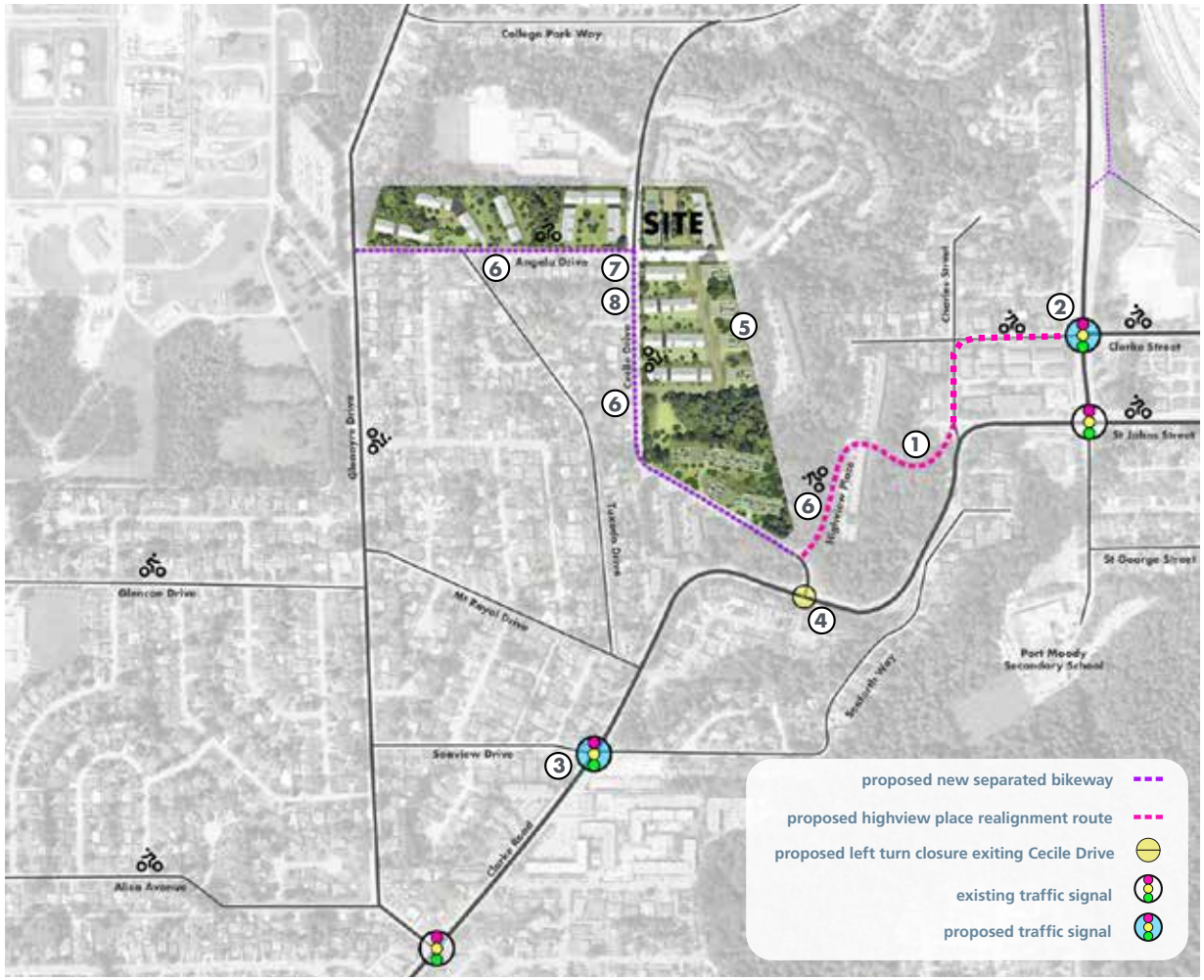
9.11 appendices Highview Place connector, land gift & density transfer

Highview Place Connector

To address travel demands, the proposed Highview Place connector will interconnect the College Park & Seaview neighbourhoods with Moody Centre.

The realignment of Highview Place will enable a transportation solution in accordance with Port Moody standards.

A series of upgrades to the street and intersection network will be provided, improving traffic, bicycle and pedestrian systems.



Highview Place realignment ①

through-traffic signal at Clarke St. & Barnett Highway junction ②

new traffic signal at Clarke St. & Seaview Drive ③

left-turn closure exiting Cecile Drive ④

interconnecting multi-use trail system ⑤

2-way bike lane at Cecile Drive & Angela Drive & Highview Place ⑥

e-bicycle provision ⑦

car-share provision ⑧

page added 01 June 2021

appendices Highview Place connector, land gift & density transfer 9.11

Woodland Park & Highview Place master plan

Land Gift

The proposal includes a $25M land gift to Port Moody for the 5-acres required to realign Highview Place and realize street upgrades for vehicles, bikes and pedestrians.

Density Transfer

In return the land gift permitted density under the existing zoning will be transfered to the Woodland Park site.

	Woodland Park	Highview Place	Total
Site area (sq.ft)	±1,019,087	±222,147	**±1,241,234**
Lot Coverage	30 %	0	**25%**
ESA	21%	79%	**31%**
Parks	16%	21%	**17%**
Open Space	33%	0%	**27%**
Green Space	70%	100%	**75%**
FAR	1.78	.075	**1.61**
Land dedication to City of Port Moody	**37% (9 acres)**	**100% (5 acres)**	**48% (14 acres)**

Highview Place

- 5-acre land for Highview Place realignment
- $7.05M street upgrades for vehicles, bikes & pedestrians
- $25M land gift to Port Moody
- potential fire hall location

page added 01 June 2021

9.11 appendices Highview Place connector, land gift & density transfer

Highview Place Lots

5 lots are required to realize the feasible realignment of Highview Place.

Lots NWS2 and 18 have been secured by EDGAR while lots 8, 16 and 17 are City owned.

Highview Place Lots

NWS2 (2002 - 2060 Highview Place)
- ±213,448 sq.ft (1.983 ha)
- RM-3 Zoning (0.75 FAR)
- buildable area: ±160,086 sq.ft

18 (1943 St John Street)
- ±8,699 sq.ft
- RS1 Zoning (0.5 FAR)
- buildable area: ±4,349 sq.ft

Subtotal
- ±222,147 sq.ft - site area
- ±164,435 sq.ft - buildable area (excludes city land)

City of Port Moody Lots

8 (St. Andrews Street)
- ±8,268 sq.ft
- P1 Zoning (NA FAR)
- buildable area: NA

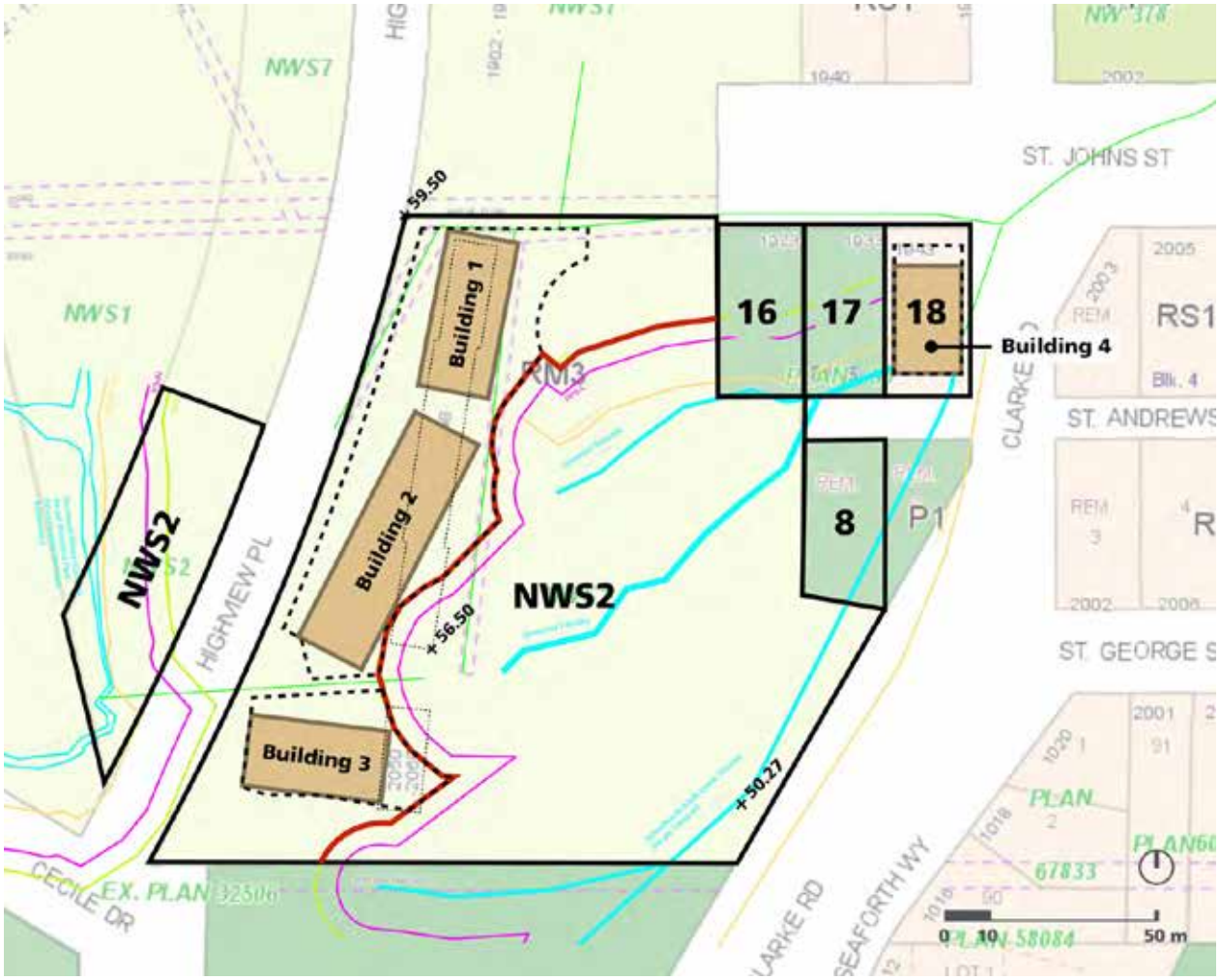
16 (1923 St John Street)
- ±8,689 sq.ft
- P1 Zoning (NA FAR)
- buildable area: NA

17 (1933 St John Street)
- ±8,712 sq.ft
- P1 Zoning (NA FAR)
- buildable area: NA

Total
- ±247,816 sq.ft - site area

Highview Place land gift

page added 01 June 2021



Highview Place site plan

Highview Place Buildable Area

The density permitted under the existing zoning for lots NWS2 &18 is feasible under the existing Official Community Plan.

The calculation of buildable area or FAR for transfer to the Woodland Park site excludes the City-owned lots.

NWS2 (2002 - 2060 Highview Place)

- ±213,448 sq.ft (1.983 ha)
- RM-3 Zoning (0.75 FAR)
- permissible building area: ±160,086 sq.ft

Building 1

- number of storeys: 6
- footprint area: ±7,700 sq.ft
- total building area: ±46,200 sq.ft

Building 2

- number of storeys: 6
- footprint area: ±12,700 sq.ft
- total building area: ±76,200 sq.ft

Building 3

- number of storeys: 6
- footprint area: ±6,265 sq.ft
- total building area: ±37,590 sq.ft

Subtotal

- proposed building area: ±160,086 sq.ft

18 (1943 St John Street)

- ±8,699 sq.ft
- RS1 Zoning (0.5 FAR)
- permissible building area: ±4,349 sq.ft

Building 4

- number of storeys: 1
- footprint area: ± 4,349 sq.ft
- total building area: ±4,349 sq.ft

Subtotal

- proposed building area: ±4,349 sq.ft

page added 01 June 2021

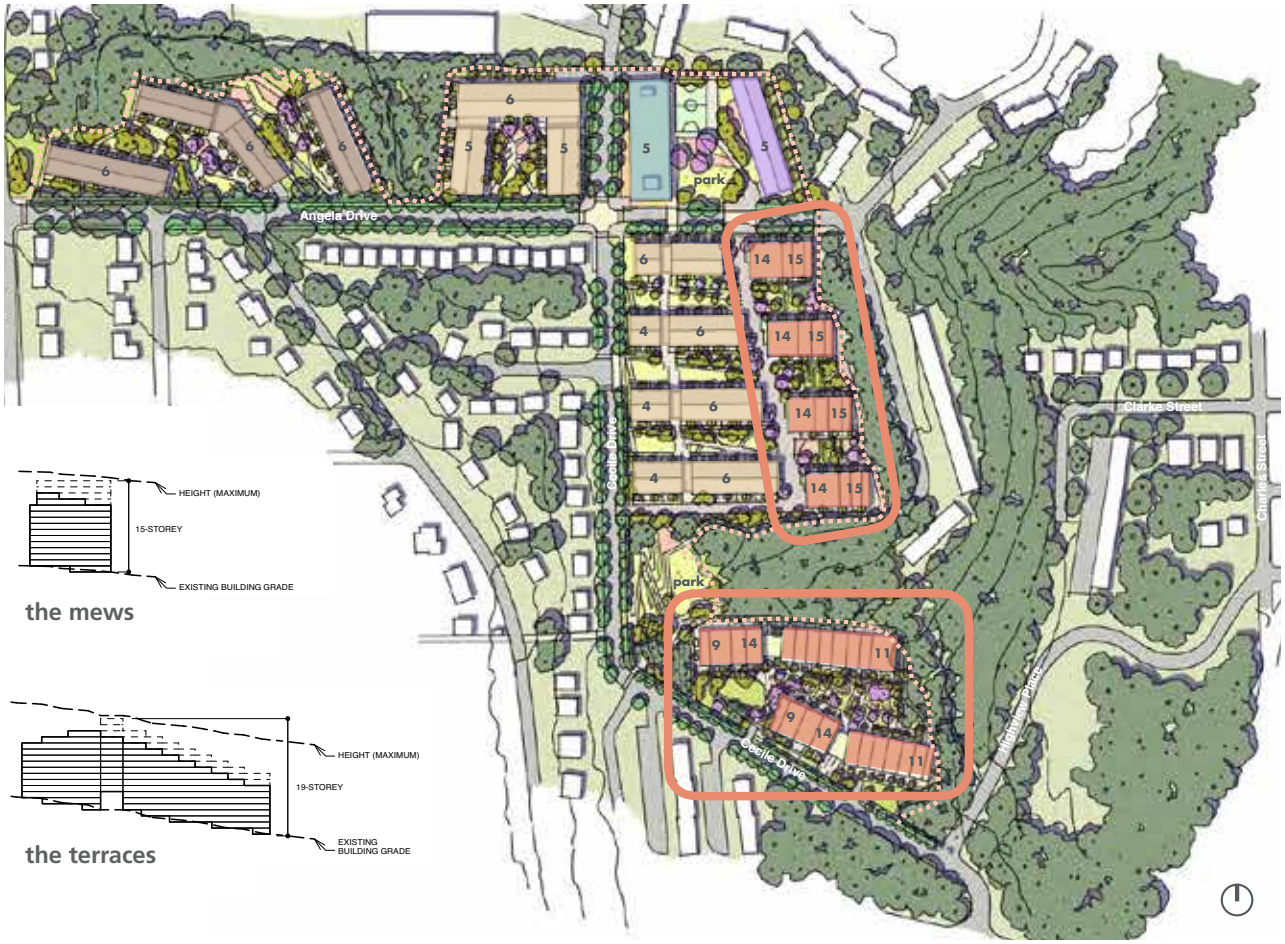
9.11 appendices Highview Place connector, land gift & density transfer

Highview Place Density Transfer

The density transferred from Highview Place would be located on the last 3 phases of Woodland Park in the Mews (Areas 4A/2, 4B/2) & the Terraces (Area 5) and is intended to increase the heights of only 6 buildings by 2 storeys each.

highview place density transfer

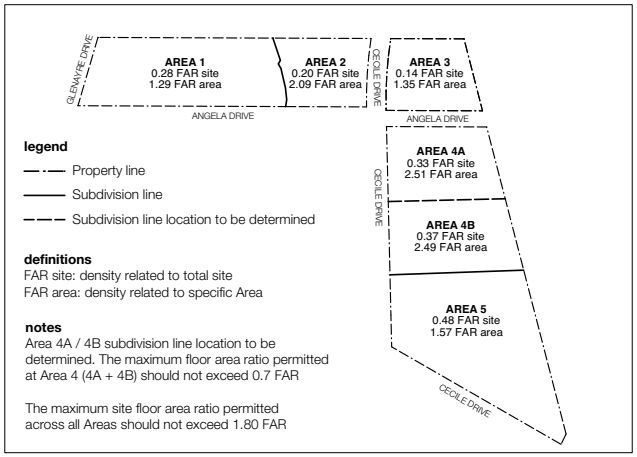
- 164,435 sq.ft located at the Mews & Terraces
- the height of 6 buildings will be increased by approximately 2 storeys each



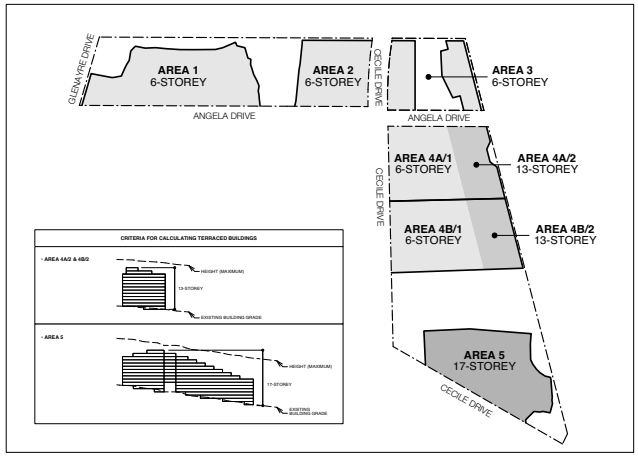
master plan

page added 01 June 2021

1.8 FAR
excluding density transfer

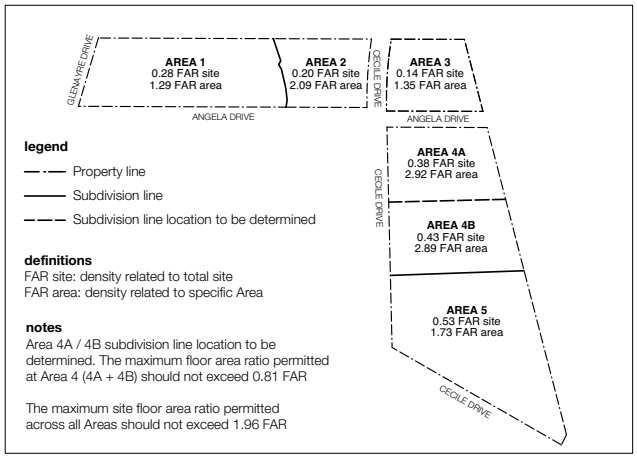


floor area ratios

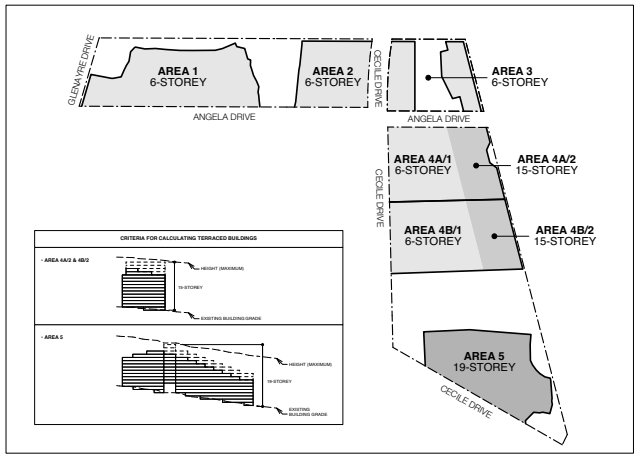


building height

1.96 FAR
including density transfer



floor area ratios



building height

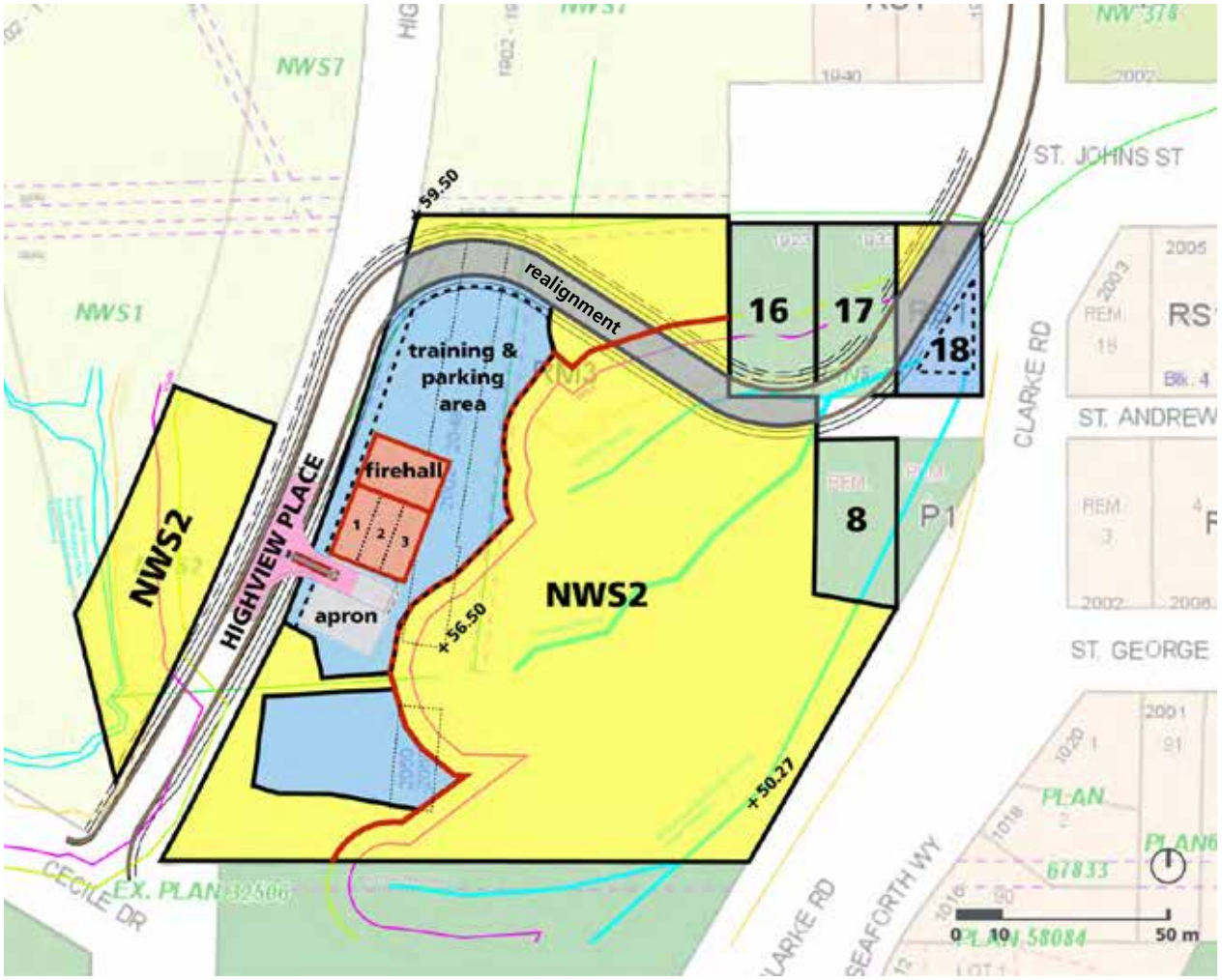
page added 01 June 2021

9.11 appendices Highview Place connector, land gift & density transfer

Highview Place Fire Hall Feasibility

A preliminary study, requested by the City of Port Moody, shows that the building of a new 3-bay firehall with training and parking areas appears to be feasible on the residual Highview Place lands.

non-buildable area:	±152,870 sq.ft
buildable area:	±46,500 sq.ft
road realignment:	±22,777 sq.ft
Total land gift area:	±222,147 sq.ft
3 bay fire hall proposed:	±11,000 sq.ft



Highview Place site plan

page added 01 June 2021