



City of Port Moody

Report/Recommendation to Council

Date: June 30, 2021

Submitted by: Community Development Department – Development Planning Division

Subject: Development Approval – 44-60 Seaview Drive (Allaire Properties Inc.)

Purpose

To present an Official Community Plan Amendment Bylaw No. 3281 and Rezoning Bylaw No. 3282 for Council consideration of adoption and Development Permit 3060-20-144 for issuance, for a proposed townhouse development at 44-60 Seaview Drive.

Recommended Resolution(s)

THAT City of Port Moody Official Community Plan Bylaw, 2014, No. 2955, Amendment Bylaw No. 26, 2020, No. 3281 (44, 48, 52, 56, and 60 Seaview Drive) and City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 46, 2020, No. 3282 (44, 48, 52, 56, and 60 Seaview Drive) (RM4) be now adopted as recommended in the report dated June 30, 2021 from the Community Development Department – Development Planning Division regarding OCP Amendment and Rezoning Application – 44-60 Seaview Drive (Allaire Properties Inc.);

AND THAT Development Permit 3060-20-144 be authorized for issuance;

AND THAT the Mayor and Corporate Officer be authorized to execute the necessary legal documents required in support of this application.

Background

Allaire Properties Inc. has applied to redevelop five single family residential lots located at 44-60 Seaview Drive, as shown on the Location Plan (**Attachment 1**). The proposed 28-unit townhouse project requires an Official Community Plan (OCP) amendment to re-designate the land use from Single Family Low Density to Multi-Family Residential uses and a rezoning of the lands from the Single Detached Residential (RS1) Zone to the Medium Density Townhouse Residential (RM4) Zone. Implementation of the project requires the adoption of OCP Amendment Bylaw No. 3281 (**Attachment 2**) and Rezoning Bylaw No. 3282 (**Attachment 3**), and approval of Development Permit 3060-20-144 (**Attachment 4**, with **Attachments 5** and **6** as schedules to the Permit).

The application was considered by the Community Planning Advisory Committee (CPAC) on February 10, 2020. The minutes of the meeting are included as **Attachment 7**.

On March 2, 2021, Council gave first and second readings to OCP Amendment Bylaw No. 3281 and Rezoning Bylaw No. 3282. The OCP Amendment and Rezoning Bylaws were referred to a Public Hearing held on March 30, 2021. Following the Public Hearing, Bylaw No. 3281 and Bylaw No. 3282 were given third reading.

The project provides continuity with the recently completed townhouses located on Seaview Drive at Clarke Road. The project complies with the applicable Development Permit form and character design guidelines and provides 28 family-friendly townhouse units, 26 of which are three- and four-bedroom units. An Application Fact Sheet is included as **Attachment 8**.

Discussion

Site Description

The development site consists of five properties located on Seaview Drive, east of Clarke Road. The total site is approximately 3,718m² (0.9 acres) in size, and generally slopes upwards from southeast to northwest with a 5.5m (18ft) change in elevation. Each lot is currently occupied with a single-family dwelling.

Official Community Plan (OCP)

The OCP designates the subject site for Single Family Low Density uses (**Attachment 9**). As the applicant is proposing to develop townhouses, an OCP amendment is required to designate the site for Multi-Family Residential uses, which permits a variety of multi-family building forms, including three storey townhouses.

The site is located within Development Permit Area 1: Neighbourhood Residential, which regulates the form and character of multi-family developments.

Zoning

The subject lots are zoned Single Detached Residential (RS1) (**Attachment 10**).

Neighbourhood Context

Surrounding development consists of the following:

- North and East: RS1 lots developed with single family dwellings.
- South: Medium Density Townhouse Residential (RM4) site developed with several three-storey apartment buildings (Mountain View Co-operative Housing Association).
- West: Comprehensive Development (CD68) lot with a similar style 28-unit townhouse development.

Development Proposal Description

The applicant is proposing to amend the OCP from Single Family Residential to Multi-Family Residential and rezone the subject site from RS1 to RM4 – Medium Density Townhouse Residential, in order to facilitate the construction of a 28-unit townhouse development. The project is of similar style and configuration to the adjacent townhouse development to the west, comprising four buildings on either side of an interior driveway, with access from Seaview Drive. The development would consist of two two-bedroom units ranging from 118m² (1,273ft²) to 124m² (1,337ft²) in size, 24 three-bedroom units ranging from 117m² (1,258ft²) to 133m² (1,433ft²) in size, and two four-bedroom units ranging from 144m² (1,555ft²) to 151m² (1,626ft²) in size. The overall floor space results in a floor area ratio (FAR) of 0.95.

The applicant is working with an energy advisor to ensure that the development will meet the proper step of the BC Energy Step Code within the City's Building Bylaw. In addition, the applicant is committing to certify the buildings as BUILT GREEN® Gold, to be coordinated between the energy advisor and Built Green Canada. To ensure that the project is constructed to BUILT GREEN® Gold standards, the applicant has signed and agreed to register a covenant on title.

Proposed project plans are included as **Attachment 5** and proposed landscape plans are included as **Attachment 6**.

Zoning Bylaw Variances

As part of the development permit, the applicant is proposing the following variances to the Zoning Bylaw:

Zoning Bylaw Regulation	Requested Variance
Section 6.3.1	Increase to the maximum allocation of tandem parking from 50% to 71% within the required off-street parking.
Section 9.5.3(c)	Increase in maximum lot coverage from 40% to 44% within the RM4 Zone.
Section 9.5.3(d)	Reduction of the minimum front setback from 4.0m (13.1ft) to 3.4m (11.2ft) within the RM4 Zone.

Development Permit: Form and Character

The project is situated within Development Permit Area 1: Neighbourhood Residential and the project has been reviewed against the applicable design guidelines. Key form and character components of the development include:

- development that is compatible in scale, form, and character with existing development (particularly the recently completed townhouse project to the west);
- a colour palette that emphasizes earth tones with various greys and wood tones;
- a range of colour and appropriate material selections to reinforce the individuality of each unit;
- a hip roof on the eastern buildings to ease transition to the neighbouring single family dwelling;
- a small children's play area central to the development; and
- small but functional private outdoor spaces.

Sustainability Report Card

The completed Sustainability Report Card for the development proposal is included as **Attachment 11**, and the following table summarizes the final scoring.

<div>Sustainability Pillar</div> <div>Application</div>	Cultural	Economic	Environmental	Social	Overall Total
44-60 Seaview Drive	64% (7 out of 11)	71% (5 out of 7)	60% (32 out of 53)	60% (16 out of 29)	60%

Other Option(s)

THAT the applicant be requested to make revisions to the Draft Development Permit as identified by Council and adoption of Official Community Plan Bylaw, No. 3281, and Zoning Amendment Bylaw No. 3282 be postponed until revisions are complete.

Financial Implications

Community Amenity Contribution (CAC)

Per the City's CAC Policy, the applicant has paid \$6,000 per unit for a total of \$138,000 after CAC credits of \$30,000 are calculated for the five existing lots.

While the Interim Affordable Housing Guidelines Policy does not apply to this project, the applicant has committed to and paid an additional \$28,000 towards the Affordable Housing Reserve in exchange for the OCP amendment and additional density.

Public Art Contribution

The applicant has committed to providing a contribution to the Public Art Reserve Fund, which will be based on 0.5% of the cost of construction in accordance with the Public Art Policy. Based on the applicant's estimated construction cost of approximately \$6,800,000, they have paid \$34,000 towards the fund.

Off-Site Contributions

While the project will achieve the servicing standards identified in the Subdivision and Development Servicing Bylaw, the applicant has agreed to the following contributions as a condition of the rezoning bylaw:

- financial contribution of \$37,000 towards the future traffic signal at Seaview Drive and Clarke Road;
- financial contribution of \$20,500 towards a pressure reducing valve station; and
- construction of a 200mm watermain upgrade from Clarke Road to the eastern property line of the development site.

These financial contributions are a condition of the rezoning bylaw but would be collected prior to the execution of a Servicing Agreement, which would occur prior to issuance of a Building Permit.

Communications and Civic Engagement Initiatives

The applicant provided an opportunity for public engagement, which, due to COVID-19, was held online over a two-and-a-half-week period from September 24, 2020 to October 12, 2020. The applicant invited the public's feedback via email. Information that would have normally been presented in a typical open house was available online. The results were provided to Council at the meeting of November 24, 2020.

The Public Hearing for the OCP amendment and Zoning Bylaw amendment bylaws was held on March 30, 2021. In accordance with the City's Development Approval Procedures Bylaw, the required notification procedures were followed. This included signage posted on the subject property, notifications sent to property owners and occupants within 140 metres of the subject property, and advertisements placed in the Tri-City News.

Council Strategic Plan Objectives

The proposal is consistent with the goals of Council's 2019-2022 Strategic Plan related to a Healthy City by planning for a variety of housing types to meet community needs.

Attachment(s)

1. Location Map – 44-60 Seaview Drive.
2. Draft OCP Amendment Bylaw No. 3281 (44-60 Seaview Drive).
3. Draft Zoning Amendment Bylaw No. 3282 (44-60 Seaview Drive).
4. Draft Development Permit No. 3060-20-144.
5. Project Plans – 44-60 Seaview Drive (Schedule A to Draft Development Permit).
6. Landscape Plans – 44-60 Seaview Drive (Schedule B to Draft Development Permit).
7. Community Planning Advisory Committee Minutes – February 10, 2020.
8. Application Fact Sheet – 44-60 Seaview Drive.
9. OCP Land Use Designation Map – 44-60 Seaview Drive.
10. Zoning Map – 44-60 Seaview Drive.
11. Sustainability Report Card – 44-60 Seaview Drive.

Report Author

Wesley Woo, MCIP, RPP
Senior Planner

Report Approval Details

Document Title:	Development Approval - 44-60 Seaview Drive (Allaire Properties).docx
Attachments:	<ul style="list-style-type: none">- Attachment 1 - Location Map - 44-60 Seaview Drive.pdf- Attachment 2 - Draft OCP Amendment Bylaw No. 3281 (44-60 Seaview Drive).pdf- Attachment 3 - Draft Zoning Amendment Bylaw No. 3282 (44-60 Seaview Drive).pdf- Attachment 4 - Draft Development Permit No. 3060-20-144.pdf- Attachment 5 - Project Plans - 44-60 Seaview Drive.pdf- Attachment 6 - Landscape Plans - 44-60 Seaview Drive.pdf- Attachment 7 - Community Planning Advisory Committee Meeting Minutes - February 10, 2020.pdf- Attachment 8 - Application Fact Sheet - 44-60 Seaview Drive.pdf- Attachment 9 - OCP Land Use Designations Map - 44-60 Seaview Drive.pdf- Attachment 10 - Zoning Map - 44-60 Seaview Drive.pdf- Attachment 11 - Sustainability Report Card - 44-60 Seaview Drive.pdf
Final Approval Date:	Jul 19, 2021

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

André Boel, City Planner - Jul 15, 2021 - 1:45 PM

Kate Zanon, General Manager of Community Development - Jul 15, 2021 - 1:50 PM

Dorothy Shermer, Corporate Officer - Jul 15, 2021 - 5:42 PM

Natasha Vander Wal for Rosemary Lodge, Manager of Communications and Engagement - Jul 16, 2021 - 9:33 AM

Paul Rockwood, General Manager of Finance and Technology - Jul 18, 2021 - 7:58 PM

Tim Savoie, City Manager - Jul 19, 2021 - 11:02 AM