



City of Port Moody

Report/Recommendation to Council

Date: June 4, 2021
Submitted by: Community Development Department – Development Planning Division
Subject: OCP Amendment and Rezoning – 1142 Cecile Drive and 300 Angela Drive
(Edgar Development) – Second Reading

Purpose

To present for Council consideration of second reading Official Community Plan (OCP) Amendment Bylaw, No. 3305 and Rezoning Bylaw, No. 3306 to facilitate the development of a mixed-use project on the Woodland Park property at 1142 Cecile Drive and 300 Angela Drive.

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 second time as amended as recommended in the report dated June 4, 2021 from the Community Development Department – Development Planning Division regarding OCP Amendment and Rezoning – 1142 Cecile Drive and 300 Angela Drive (Edgar Development) – Second Reading;

AND 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 referred to a Public Hearing;

AND THAT the Woodland Park Term Sheet be endorsed, including the proposed Community Amenity Contribution waiver and approach to the application of Development Cost Charges to inform further discussions between staff and the applicant in preparation of a Development Agreement.

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 was considered at Council at the March 23, 2021 Regular Council Meeting, at which the

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OCP Amendment Bylaw and Rezoning Bylaw were given first reading. The associated Council Report is included as **Attachment 1**.

Key elements of the proposal are summarized in the following table:

PLAN ELEMENT	CURRENT SUBMISSION
Total Number of Units	1,861 up to 2,053 with proposed density transfer (Revised)
# of Strata Units	1,404 up to 1,596 with proposed density transfer (Revised)
# of Market Rental Units	132
# of Below-Market Rental Units	325
Child Care Floor Area/Spaces	1,096m ² (11,800ft ²)/ 93 spaces
Retail Floor Area	1,765m ² (19,000ft ²)
Total Park/Trail/ESA Area	3.27ha (8.1ac) (Updated)

The application was recommended for first reading with a number of items to be further resolved prior to second reading. Following first reading, these items and the results of follow up review since March are listed below:

- Development of a Term Sheet (**Attachment 2**) that would set out commitments and requirements associated with the development. These commitments and requirements would be formalized through a development agreement that would be registered on title as a no-build covenant. The development agreement covenant would only be removed from title once the requirements of the agreement are met as part of the development permit process for each area/building;
- Further exploration of required road improvements, including a new connection via Highview Place (**Attachment 3**). To achieve the desired road improvements, the proponent is proposing to acquire a property on Highview Place on which the road may be constructed, and is requesting a density transfer of residential floor area from this site to the Woodland Park site;
- As part of acquiring lands for the road connection, it is now proposed that the remainder of the Highview Place property will be dedicated to the City after road construction. The land dedicated to the City may provide an opportunity, subject to further investigation and feasibility studies, to locate a new fire hall to replace Fire Hall #2;
- Consideration and review of the applicant's request to waive Community Amenity Contributions and apply Development Cost Charge (DCC) offsets based on the provision of amenities, land, and civil upgrades;
- Changes to the OCP amendment bylaw (**Attachment 4**), including the addition of design guidelines that will guide the development of Woodland Park;
- Changes to the zoning amendment bylaw (**Attachment 5**), including edits and clarifications;
- Timing and assurances regarding the proposed commercial uses, intended to serve the daily needs of the project and wider neighbourhood;
- Establishing details of the rental housing components; and
- Further defining the programming of parks and open space.

The Woodland Park Location Plan is included as **Attachment 6**. The development of the Woodland Park site 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 Term Sheet, including a Phasing Plan, is illustrated in **Attachment 2**. The Term Sheet sets out the high-level expectations and requirements associated with the proposal, and would form the basis for the development of a more detailed Development Agreement. Should this application be given second reading, staff and the applicant would continue to work on aspects to be included in the Development Agreement.

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, and by Council at a Committee of the Whole Meeting on April 21, 2020. An updated proposal was then considered at Council at the March 23, Regular Council Meeting, with the OCP Amendment Bylaw and Rezoning Bylaw, resulting in the following resolution:

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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).

A list of items that have been further reviewed since first reading is listed in the Executive Summary above.

Discussion

Development Proposal

A development summary of the proposal, prepared by the applicant, is included as **Attachment 7**. Briefly, the proposal consists of:

- 1,861 residential units, up to 2,053 units with proposed density transfer, consisting of 325 below-market rental units and 132 market-rental units;
- 1,096m² (11,800ft²) of childcare space to accommodate approximately 93 spaces;
- 1,765m² (19,000ft²) of local commercial floor area;
- an overall Floor Area Ratio of approximately 1.80 or 1.96 after density transfer;
- two parks ('Cecile Bend' and 'The Hub'), approximately 1.17 hectares (2.9 acres) in area;
- an internal perimeter path following the edge of the ESA;
- dedication of the two parks and Environmentally Sensitive Areas (urban forests and riparian areas) to the City;
- building heights ranging from six to a maximum of 17 storeys, or up to 19 storeys after the density transfer, in a terraced form in order to limit the impacts of the heights in conjunction with the sloping grades on the east side of the site;

- a proposed residential density transfer, associated with a parcel of land on Highview Place that will accommodate the new Highview Place connector road to Barnet Highway. This will see the overall FAR of the site increase to 1.96, representing 14,865m² (160,000ft²) in residential floor area, an increase of approximately 192 residential strata units, for a total of 2,053 residential units. These additional residential units are incorporated into the project by increasing the height of six buildings by approximately two storeys; and
- transfer of the remainder of the Highview Place parcel to the City for City use, with uses possibly including a potential relocated Fire Hall #2.

Road Improvements

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. Two alignments, illustrated on **Attachment 3**, were presented as part of the first reading report, however, both alignments required the acquisition of private parcels that were not part of the application.

Since then, further work has been done on this key element of the project, including:

- Additional design and feasibility work has been undertaken, including environmental and geotechnical reports and preliminary civil design, and an estimated cost of construction of approximately \$7m has been identified;
- The applicant has an option to purchase the lots at 2002-2060 Highview Place and 1943 St. Johns Street, which would allow for the southern alignment of the road to be built;
- The applicant has committed to pay for and build the road, based on the southern road alignment, as part of the project and will absorb any increases in the cost of construction above the \$7.0m on this alignment;
- The land area that would be acquired totals approximately 20,638m² (222,145ft²). The applicant is proposing to dedicate the remainder of the land area to the City, approximately 18,580m² (200,000ft²), following the construction of the road. This land includes a mix of ESA (riparian areas and urban forest) and potentially developable land, where there may be an opportunity, subject to further, more detailed investigation and feasibility studies, to locate a new fire hall to replace Fire Hall #2. As part of the dedication of this land to the City, the applicant is proposing to transfer the buildable density from this land to the Woodland Park site;

- Further analysis of the southern and northern alignment has been completed. Based on this analysis, the southern alignment has been determined to be feasible, subject to senior government approvals. However, from an environmental impact perspective, the northern alignment would be a preferable option. As the applicant only has control of the southern alignment, it has been determined that this route may be acceptable provided that mitigation measures are incorporated into the final design. As the road will only be built as part of later phases of the development, staff will continue to explore the option to shift the alignment to the north as part of any future redevelopment of the northern Highview Place property, with the proponent still prepared to pay for and build the road up to the value of the cost associated with the southern alignment; and
- The new road alignment may also include potential changes to the existing network, including possible turning movement restrictions at the Cecile Drive and Clarke Road intersection, as vehicles would have alternative and more desirable access/egress routes in and out of the neighbourhood.

The details of the high-level arrangements around the construction of the road are set out in the Term Sheet (**Attachment 2**). Further work will continue on this element with further details being established around the delivery of this road in the Development Agreement.

CACs and DCCs

Given the significant costs attached to the amenities (below-market rental units and park provision and improvements), land dedication, environmental enhancement, road construction, and servicing upgrades, the applicant has requested the waiving of Community Amenity Contributions (CACs) and, where applicable, offsets to the Development Cost Charge (DCC). The applicant is requesting the waiver and offsets in acknowledgement of the amenities being provided by the applicant.

The City's CAC Corporate Policy does allow for waivers of CACs where affordable housing or other amenities (such as civic facilities, plazas, pedestrian and cycling improvements, recreation facilities, arts and cultural facilities, heritage conservation, land acquisition, environmental enhancements, and parkland improvements) are provided. Such amenities for this development would include below-market rental units, land acquisition, environmental enhancements and pedestrian and cycling improvements. Given that the value of the amenity elements proposed exceed the CACs that would be due, staff are supportive of the waiving of CACs for the project.

In relation to DCCs, the city may only apply credits and offsets as permitted under the *Local Government Act*. For this project, the following credits are possible:

- existing floor area for properties in Woodland Park and the Highview Place property; and
- the 325 below market rental units would qualify for a 50% credit as set out in the City's DCC Reduction Bylaw.

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For this project, the following offsets are possible:

- provision of amenities (construction of a new Highview Place and land dedication for a possible new Fire Hall No. 2 site) in lieu of payments for density in excess of six stories; and
- provision of additional parkland and enhanced parkland improvements above the 5% requirement.

Staff recommend that the DCC credits and offsets outlined above be applied as the City will be receiving amenities at a value in excess of the value the City would have received in payments. In addition, the applicant is building all the amenities and taking the risk of both unforeseen expenses as well as inflation in construction costs.

The anticipated value of the CAC waiver, DCC credits, and DCC offsets are detailed in **Attachment 2**. The exact CAC credit is determined prior to adoption of the Zoning Bylaw. The exact amount of DCC payments, credits, and offsets is determined at the building permit stage. During the OCP and Zoning phase of development, the categories of credits and offsets are applicable. If the application moves forward, staff will continue to work with the applicant on the exact dollar amounts to be paid.

OCP Amendment Bylaw, No. 3305 and Rezoning Bylaw No. 3306

Since first reading, changes have been made to both the draft OCP amendment Bylaw (**Attachment 4**) and Rezoning Bylaw (**Attachment 5**).

OCP Amendment Bylaw No. 3305 has been amended to include detailed design guidelines that will guide the future development of the Woodland Park site. The guidelines cover such topics as: Neighbourhoods; Building Form and Character; Open Space; Landscape; Streets and Sidewalks; and Public Art. These guidelines will govern the development of individual phases and buildings at the Development Permit stage.

Minor changes have been made to Rezoning Bylaw No. 3306, which proposes the rezoning of the subject lands to a new Comprehensive Development Zone 83 (CD83). Changes have been made in order to provide greater clarity on certain key elements, including: clarification of uses; floor area exemptions for in-suite storage; minimum floor areas for below-market rental and market rental units; expectations around commercial and childcare space and locations; density transfer; that density bonus requirements will not apply; building setbacks; and parking requirements.

Housing: Below-Market Rental Units

As noted above, the first phase of development will involve the construction of the below-market rental units by BC Housing. Key aspects of this elements will include:

- The delivery by BC Housing of 325 units, approximately 26,941m² (290,000ft²) of below-market affordable housing over two phases of project development;
- The housing will be developed on 2.7 hectares (5.09 acres) of land donated by the applicant to BC Housing;

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- BC Housing will finance the construction of the below-market rental buildings in Phase 1 and Phase 2 via approximately \$140m in funding;
- The below-market rental housing component will represent approximately 14.5% of the total residential floor area, after the proposed density transfer is included; and
- Below-market housing units will ultimately be owned and operated by Provincial Rental Housing Corporation or a non-profit housing provider depending on the final funding program.

The intent is that rental rates will be below-market rental rates, with exact rates to be determined through a future housing agreement, noting the following:

- The BC Housing units are based on the Provincial Rental Supply program, the goal of which is to increase the supply and range of affordable and appropriate rental housing options for middle income households across British Columbia, with income thresholds for eligibility as follows:
 - Units with fewer than two bedrooms: Middle-income households are those whose gross household income does not exceed the 75th income percentile for families without children, as determined by BC Housing (currently \$116,330);
 - Units with two or more bedrooms: middle-income households are those whose gross household income does not exceed the 75th income percentile for families with children, as determined by BC Housing (currently \$163,220);
 - Rents must be affordable for eligible tenants, as determined by BC Housing, and remain affordable for a minimum of ten (10) years.
- The intent is to provide units at as low a rental rate as possible, but will be set in order that the buildings run without, or with only minimal subsidy; and
- As part of the tenant assistance plan for current Woodland Park residents, rents will be based on current rent on a square footage basis.

The details and parameters of the below-market rental housing provision, including rental rates and their term, will be formalized through a housing agreement bylaw, which at this point will likely be prepared for Council consideration, prior to adoption of the OCP amendment and zoning amendment bylaws.

Housing: Tenant Relocation Program

In accordance with Council's Tenant Relocation Assistance Policy and the associated Rental Protection Policy, the applicant has prepared a tenant assistance plan (**Attachment 8**), which has met the intent of these two policies. It is the intent that, 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 in **Attachment 8**. The terms of the program will be established in a covenant to be registered on title prior to adoption of the required bylaws.

Housing: Market-Rental Units

The program also involves the development of a minimum of 132 market rental units by Edgar Development in Phase 3, 'The Hub' Neighbourhood. These units will be secured via a separate housing agreement bylaw. In addition to this, a no-rental-restriction housing agreement will be prepared to ensure that future stratas are unable to prevent owners of the residential strata units from renting their units.

Parks, Open Space and ESA

Woodland Park will consist of a generous amount of open space, consisting of approximately 1.17 hectares (2.9 acres) of neighbourhood parks and trail network (12%), 2.1 hectares (5.2 acres) of ESA (22% of the site), and 3.36 hectares (8.3 acres) of open green space (35%). Following first reading, additional work has been completed on the programming and design requirements for these areas, with the key guiding principles of these elements incorporated in the OCP design guidelines, which form part of the OCP amendment Bylaw (**Attachment 4**).

The neighbourhood park components include:

- Hub Park in the heart of the development. This park will be located in the Mixed-Use part of the development where the commercial, daycare, and market-rental residential are located. The various programmed areas include an arrivals plaza, passive open lawn areas for flexible use, age dedicated play areas (1-5 years and 5-12 years) for the community at large, as well as a dedicated private play area for children in the local childcare. The public play area will include elements of water play and water cooling, including a spray park. Additional open space opportunities within the Hub Park include a multi-use sports court that will allow for a range of sports and group sizes, and a small dedicated off-leash dog park. This park will be located over a parkade for the surrounding development. At this point, whether the parks will be secured via an air-space parcel, or a public access statutory right of way is being considered.
- Cecile Bend Park is within a more naturalized environment towards the south side of the development, between the Phase 4 and 5 residential portions. A number of programmed open spaces offer a range of opportunities for the local residents and the surrounding neighbourhoods. The various programmed areas include an arrivals plaza, a natural amphitheater, passive open lawn areas for flexible use and sports, a play area for the community at large, a community stage, picnic areas, a small fenced off-leash dog park, and outlooks into the adjacent ESA areas and mature tree stands.
- The Multi-Use Park Trail will be an important component of the open space network. The whole community of Woodland Park is connected via a two to three metre wide multi-use trail that runs around the perimeter of the site between the development parcels and the ESA. The trail connects to a number of nodes, dedicated parks, ESA areas (riparian areas and urban forests), 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 public art, adult fitness areas, play spaces, public courtyards, gardens, and nature outlooks. The trail will be universally accessible wherever feasible.

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In addition to the park space, the master plan contributes a generous amount of publicly accessible open green space for all residents and the wider community, improving the pedestrian experience and promoting physical wellness. The development of each neighbourhood results in open green spaces between buildings that will also include pathways, secured via rights of way within the neighbourhoods, to further the interconnectivity of the community. **Attachment 9** illustrates the proposed Environmentally Sensitive Areas and Open Space Concept Plans.

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 (TDM) measures (e.g. car sharing spaces, e-bikes, bike maintenance facilities, unbundled and district parking, etc.) in conjunction with future development permit applications to offset the overall reduction. These TDM measures will be more fully explored and committed to through the development agreement process.

Sustainability Report Card

A Sustainability Report Card (**Attachment 10**), was received shortly before the report deadline and is attached for information.

Term Sheet

The project comprises five 'neighbourhoods' which will be developed in seven phases with ultimate build-out expected to occur in about 2036. Given 1) the size and complexity of the project; 2) that it will be happening in multiple phases; and 3) that there will be numerous deliverables as part of individual phases, including specific amenities, servicing upgrades, environmental enhancements, Development Cost Charges, etc.; it is intended that the details that will govern the development of the neighbourhood would be formalized via a Development Agreement. The Development Agreement would be registered on title of the property, which will mean that all the requirements and timelines set out in the agreement would have to be met as part of the development permit process for each area/building.

The applicant and staff have been working on the high-level details of this agreement as part of this report. At this stage, in order to provide a summary of high-level expectations to provide certainty and clarity for both the City and the applicant, a Term Sheet has been developed and is included as **Attachment 2** for consideration by Council for endorsement. It is envisaged that, should the application be given second reading, the details of this agreement would continue to be worked on.

Implementation

To implement the project, an OCP amendment Bylaw and a rezoning Bylaw have been prepared (**Attachment 4** and **5**). If the project proceeds, and the two bylaws are ultimately adopted, implementation will also require:

- a development agreement bylaw, which will set out the requirements for the development and will be registered on title as a no-build covenant;

- housing agreement bylaws, which will likely be brought forward should the OCP and rezoning bylaws receive third reading. Three separate housing agreement bylaws will be required:
 - one with BC Housing for the below-market rental units;
 - one with Edgar Development for the market rental units; and
 - one additional agreement with Edgar Development to ensure that future strata owners are not prohibited from renting their units.
- individual development permits for form and character, ESA and hazardous conditions, as applicable for each building or phase of development; and
- the registration of various covenants, including those that address development agreements, aspects of development permit, housing agreements to establish the provision of the tenant relocation package.

City Policy Context: Well Served Development

As noted in the March 23, 2021 Council Report (**Attachment 1**), the development proposal has been evaluated in the context of relevant City policies, including the OCP and the Corporate Policy: Prioritizing Higher Density Development and Climate Action Plan. 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. Within the City's Climate Action Plan is the goal that residents walk, cycle, or take transit for 40% of trips by 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 Climate Action Plan also includes the following policies in relation to land use and growth management:

Encourage density and mixed-use neighborhoods around transportation hubs through the Official Community Plan and development applications.

Create and implement a policy to encourage development of complete, compact communities that enable the residents' easy access to daily needs.

The Community Vision Section of the OCP includes the following policy:

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.

The above policies regarding appropriate development have been particularly relevant for the review of the proposal. Also key to the review is the fact that Woodland Park is currently not designated for higher-density development. However, staff are also undertaking an OCP review of neighbourhoods experiencing redevelopment pressure, including the College Park/Seaview neighbourhood, where the age of housing in combination with general high housing demand have led to increased redevelopment pressures. This analysis is to consider appropriate change for the neighbourhood; identify population targets; and determine the form of future construction.

The key constraint for this location is in relation to access and proximity to public transit. Given that the location of the site is removed from the City's two rapid transit stations and the Frequent Transit Network, and currently has a more limited transit service, achieving changes in the choice of transportation modes for this site will be challenging. In terms of reducing vehicle trips, this has been in part addressed with the addition of commercial space intended to accommodate a grocery store and increased daycare spaces, both of which will also serve the broader neighbourhood. In addition, upgrades to pedestrian and cycling facilities along with the implementation of other transportation demand management measures (e.g. car-sharing spaces, e-bikes, bike maintenance facilities, unbundled and district parking, etc.) will be included to, as far as possible, encourage mode shifts.

City Policy Context: Amenity Provision

Also particularly relevant for the evaluation of the application is the current site context and applicable City policy as it relates to affordable housing. The site is currently zoned Low-Density Townhouse Residential (RM3), which permits townhouse development up to three storeys in height and up to a Floor Area Ratio of 0.75. The site was developed circa 1964 and consists of 200, two- and three-bedroom rental townhouse units in 19 buildings within a low-density form. Given that the rental rates for the current units are reflective of the age of the units, they represent a significant affordable rental component within the City.

The current estimated floor area ratio is approximately 0.25 for 200 units. If the site were re-developed under current zoning, via a development permit process, then the FAR limit of 0.75 could result in approximately 600 units on the site, though a restrictive covenant currently registered on title does require Council approval for any re-development. The relatively low density of the current development is relevant as, if the site were developed under the current zoning, via a development permit process, the City would not have the ability to require as many below-market rental or market rental units on the site. Additionally, CACs would not apply as there would be no rezoning application and nor would there be the opportunity to require park dedication or park improvements, and there would only be a limited ability to require servicing upgrades.

As part of this application, 1,861 residential units are being proposed, up to 2,053 units with the proposed density transfer. Though this is significantly more units than permitted under the current zoning, it does mean that the City is able to secure significant amenities through the rezoning process.

Conclusion

The Woodland Park site does have key constraints in relation to access and proximity to public transit, which does mean this may not be the best location in the City for significant increases in density. To help address this, several improvements are being proposed to improve both the trail and road/cycling network to facilitate access to public transportation and promote more sustainable modes of transportation. On balance, given that redevelopment of this site for approximately 600 residential strata units could take place with the provision of no amenities, staff are supportive of this proposal in that does secure a large number of amenities, including:

- a very significant amount of below-market rental housing (325 units) and market rental housing (132 units), approximately 22% of the overall units count;

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- the dedication of lands for neighbourhood parks, trails, ESA that includes watercourse and forest resource preservation, as well as other civic uses;
- the construction of a new Highview Place road connection to Barnet Highway that will serve the wider neighbourhood and related land dedication, which could possibly accommodate a new Fire Hall; and
- Additionally, through the rezoning process, the City is able to negotiate the inclusion of some neighbourhood serving commercial space (e.g. grocery store) and daycare space.

To conclude, staff believe that the applicant has attempted to address the key issues previously identified by Council in order to respond to the City's prevailing growth management policies. To that end, it is suggested that Council consider giving the proposed OCP amendment and zoning amendment bylaws second reading and referring them to a Public Hearing. In addition, it is further recommended that Council consider endorsing the Term Sheet for the project so that staff and the applicant can continue to work on the details of the Development Agreement and the Housing Agreement Bylaws, that will also need to be brought forward for Council consideration in the future.

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 the applicant address the following issues prior to second reading / referral to Public Hearing:

- list issues

Financial Implications

Community Amenity Contributions

The proposed Term Sheet for the Woodland project outlines a number of proposed commitments that have financial implications related Community Amenity Contributions. Instead of cash contributions to the City, the project would accept in-kind contributions specifically through:

- provision of land to BC Housing, earmarked for 325 below-market rental units, and;
- provision of land to the City for a potential new Fire Hall location of Fire Hall #2.

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Development Cost Charges

With regards to Development Cost Charges, the following credits would be allowed for based on the City's DCC bylaws:

- It is anticipated that BC Housing's units may qualify for a DCC reduction of 50% for Affordable Housing; and
- Per best practices, a credit for existing floor area would be applied to each phase.

It is possible that a future DCC bylaw could require different charges from the development, but without knowing what other changes may be made to the DCC program, it cannot be determined what the exact changes (increase or decrease) might be.

Development Cost Charges (DCCs) would be required prior to the issuance of individual building permits at the prevailing rates per the then current bylaw, which might allow for offsets for DCC projects completed by the developer, where such projects are identified in the DCC Bylaw. 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, credits, and offsets, including DCCs for additional density not considered by the DCC Bylaw, will be further reviewed as part of negotiations for a Development Agreement.

Highview Road Connector

The purchase of land for the road dedication and the cost of construction of the new road connection to this neighbourhood is paid for by the Woodland Park development. Once completed, the road is transferred to the City. In the long run, there will be future cost of maintenance and eventually replacements cost for the City. As is the case for other City infrastructure, the funding for these future maintenance and replacement costs are typically covered by property tax revenue, future DCC programs, grants, or contributions from other development projects in the area.

Dedication of Park Land and Environmentally Sensitive Areas

The project proposes significant land area for two neighbourhood parks, a trail network, and ESA, the majority of which will be dedicated to the City. This follows best practices where parks that are supposed to serve the wider neighbourhood are provided to the City to own and operate. Similarly, environmentally sensitive areas will be added to the City's inventory of protected green spaces, as this provides the best protection from future development or maintenance issues if the lands remained part of strata development. The land area and estimated value proposed to be dedicated to the City includes the Cecile Bend Park, the perimeter trail, and ESA. The Hub Park, as it sits over a parkade, may either be dedicated to the City, or secured via a public access statutory right of way.

Once improved and constructed as planned, these parks and other lands will be transferred to the City and future operations and maintenance costs will be borne by the City. As is the case for other City infrastructure, the funding for these future maintenance and replacement costs are typically covered by property tax revenue, future DCC programs, grants, or contributions from other development projects in the area.

Cost-Benefit Balance / Additional Property Tax revenues

As outlined above, the construction of the project would include Community Amenities in the form of below-market housing and a site for a potential Fire Hall. Moreover, a new road connection, two neighbourhood parks, and other open space lands will be provided to the City. These are major benefits that are being provided for and funded through this project.

Once transferred to the City, the new infrastructure and parks and open space will result in future maintenance and replacement cost for the City. This would be in part or fully offset by additional property tax revenues for this development.

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. The list of events are as follows:

- July 11, 2019 from 5:00-7:00 pm (drop-in event);
- December 11, 2019 – residents-only from 5:30-6:30 pm and public from 6:30-8:30 pm (drop-in event);
- September 23, 2020 from 12:30-1:30 pm (online via Zoom Webinar); and
- September 24, 2020 from 10:00-11:00 am and from 5:30-6:30 pm (online via Zoom Webinar)

Additionally, the applicant is scheduling another virtual open house for residents in the vicinity of the development. This is scheduled for July 5, 2021 12:00pm-1:30pm and 6:30pm-8:00pm.

In accordance with section 475 of the *Local Government Act*, staff referred the project to Metro Vancouver, First Nations, TransLink, and School District No. 43 for comment. Comments received to date are included as **Attachment 11**.

Should the application proceed through the approval process, there will be an additional opportunity for community input at a Public Hearing. As part of the Public Hearing, notices will be sent to adjacent properties within a 140m radius of the site, and the Public Hearing will be advertised in the local newspaper in accordance with the Development Approval Procedures Bylaw and the *Local Government Act*.

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. Council Report, March 23, 2021.
2. Woodland Park – Term Sheet.
3. Proposed New Road Alignments.
4. Draft OCP Amendment Bylaw, No. 3305.
5. Draft Rezoning Bylaw, No. 3306.
6. Location Plan – 1142 Cecile Drive and 300 Angela Drive.
7. Development Proposal and Plans – 1142 Cecile Drive and 300 Angela Drive.
8. Draft Tenant Assistance Plan.
9. Environmentally Sensitive Areas and Open Space Concept Plan.
10. Sustainability Report Card – 1142 Cecile Drive and 300 Angela Drive.
11. Section 475 Consultation Responses.

Report Author

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Senior Planner

Report Considered at the Regular Council Meeting Held on June 22, 2021

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Report Approval Details

Document Title:	OCP Amendment and Rezoning – 1142 Cecile Drive and 300 Angela Drive (Edgar Development) – Second Reading.docx
Attachments:	<ul style="list-style-type: none">- Attachment 1 - Council Report, March 23, 2021.pdf- Attachment 2 - Woodland Park – Term Sheet.pdf- Attachment 3 - Proposed New Road Alignments.pdf- Attachment 4 - Draft OCP Amendment Bylaw, No. 3305.pdf- Attachment 5 - DRAFT Zoning Amendment Bylaw No. 3306 (1142 Cecile Drive and 300 Angela Drive).pdf- Attachment 6 - Location Plan - 1142 Cecile Drive and 300 Angela Drive.pdf- Attachment 7 - Development Proposal and Plans - 1142 Cecile Drive and 300 Angela Drive.pdf- Attachment 8 - Draft Tenant Relocation Plan.pdf- Attachment 9 - Environmentally Sensitive Areas and Open Space Concept Plan.pdf- Attachment 10 - Sustainability Report Card.pdf- Attachment 11 - Section 475 Consultation Responses.pdf
Final Approval Date:	Jun 16, 2021

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

Dorothy Shermer, Corporate Officer - Jun 14, 2021 - 11:49 AM

Natasha Vander Wal for Rosemary Lodge, Manager of Communications and Engagement - Jun 14, 2021 - 1:50 PM

Paul Rockwood, General Manager of Finance and Technology - Jun 14, 2021 - 4:57 PM

Tim Savoie, City Manager - Jun 16, 2021 - 2:47 PM

Considered at the March 23, 2021 Council Meeting



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)

Purpose

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 project 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 are summarized in the following table:

Considered at the March 23, 2021 Council Meeting

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.

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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.

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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**.

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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
- 1,096m² (11,800ft²) of childcare space to accommodate approximately 93 spaces;
- 1,765m² (19,000ft²) 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**.

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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.

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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.

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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;

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- 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
<p>Housing Options Interim Affordable Housing Guidelines Policy: 15% of units should be designated as affordable units</p>	<p>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.</p>

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<p>Tenant Relocation/Rental Replacement Policies</p>	<p>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.</p> <p>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.</p>
<p>Commercial Space</p>	<p>The draft Master Plan proposes approximately 30,800ft² 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.</p> <p>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.</p>
<p>Provision of Public Open Space and Park Amenities</p>	<p>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.</p> <p>Open spaces between buildings not used for green infrastructure purposes will also be available for more passive, unstructured use.</p> <p>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.</p>
<p>Natural Environment – Daylighting of Creeks</p>	<p>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.</p>
<p>Transportation Access/Egress</p>	<p>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.</p>
<p>Master Transportation Plan – Improvements to Pedestrian and Cyclist Mobility</p>	<p>Aside from internal pedestrian and cycling routes, improvements will be made to improve and expand the off-site networks.</p>
<p>View Impacts</p>	<p>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.</p>

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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;

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- 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

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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;

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- 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

Considered at the March 23, 2021 Council Meeting

Report Approval Details

Document Title:	Official Community Plan Amendment and Rezoning Bylaws - Woodland Park (1142 Cecile Drive and 300 Angela Drive).docx
Attachments:	<ul style="list-style-type: none"> - 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

Term Sheet items for future Development Agreement

Item	Edgar Development	Value	Port Moody
Amenities Housing			
Below-Market Rental Housing	Land to BC Housing for Affordable Housing (221,897sq.ft. land)	Land Value: Approx. \$21,200,000	Housing Agreement. Potential CAC waiver based on land value.
Amenity – Market Rental in Phase 3	-Establish the parameters in a Housing Agreement form for the provision of 132 market rental units.		-Establish the parameters in a Housing Agreement form for the provision of 132 market rental units.
Rental allowed in all strata units	-No rental prohibition Housing Agreement for strata units in all phases.		-No rental prohibition Housing Agreement for strata units in all phases.
Amenities – Land Dedication			
Amenity and Land Dedication – Highview Place parcel land dedication (after road dedication)	-Demolition and remediation of site to vacant land; -Land transfer to the City at a time to be determined in the Development Agreement; -Identify conceptual site plan for a potential Fire Hall footprint, access in relation to road design and site remediation as part of future detailed road design;	Land Value: Approx. \$22,700,000	-Feasibility studies for the use of the land, including the potential for a Future Fire Hall No.2; -Density transfer based on gross buildable area, transferred from these parcels to main development site as per CD zoning bylaw; -Dedicated land value contributes to DCC offset and CAC waive. -Details to be confirmed as part of Development Agreement

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<p>Amenity and Land Dedication – Cecile Bend Park</p>	<p>-Development and Improvements of Park as part of Phase 5 and dedication of approx. 55,300 sq.ft. park to the City</p>	<p>Land and Improvements approx. \$10,000,000</p>	<p>-Determine amount and type of park dedication in relation to the 5% park dedication requirement -Confirm DCC offset for parkland in excess of 5% requirement. -Details to be confirmed as part of Development Agreement</p>
<p>Amenity – Hub Park</p>	<p>-Development and Improvements of Park as part of Phase 3 and secured as publicly accessible park space 32,150 sq.ft., either via dedication as air space or statutory right of way.</p>	<p>Land + Improvements approx: \$8,000,000.</p>	<p>-Determine amount and type of park dedication in relation to the 5% park dedication requirement. -Confirm DCC offset for parkland in excess of 5% -Details to be confirmed as part of Development Agreement.</p>
<p>Amenity and Land Dedication – Trail System</p>	<p>-Development and Improvements of trail network and dedication to the City as part of each phase: Approx. Phase 1 (9,525 sq.ft.) Phase 2 (5,600 sq.ft.) Phase 3 (5,865 sq.ft.) Phase 4A (2,090 sq.ft.) Phase 4B (4,860 sq.ft.) Phase 5 (10,430 sq.ft.)</p>	<p>Land + Improvements Phase 1: \$1,200,000 Phase 2: \$720,000 Phase 3: \$750,000 Phase 4A: \$270,000 Phase 4B: \$625,000 Phase 5: \$1,300,000</p>	<p>-Determine amount and type of dedication. -Confirm CAC waiver contribution. -Details to be confirmed as part of Development Agreement.</p>
<p>Dedication – RPEA, RTA (portions of) and Environmentally Sensitive Area</p>	<p>-Protect and enhance per Zoning Bylaw setback requirements and Development Permit review;</p>	<p>Improvements: Approx. \$2,180,000</p>	<p>-Establish parameters for the enhancements, monitoring, maintenance and handover.</p>

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	<ul style="list-style-type: none"> -QEP reports addressing ESA DP requirements and dedication associated with various phases. Land Area: 210779 sq.ft. 		<ul style="list-style-type: none"> -Details to be confirmed as part of Development Agreement.
Road Network upgrades – Highview Place Connector from Cecile Drive, over Highview Place, following a new road alignment to Charles, Clarke St, to Barnet Hwy.	<ul style="list-style-type: none"> -Land for the new southern road alignments; -Commitment for road construction and site clean up; -Timing completion prior to occupancy of Phase 4; -Environmental compensation to no net loss level. 	<ul style="list-style-type: none"> -Approx. \$7,000,000 at today’s construction cost value. (Note: Edgar to absorb increases in construction costs based on an agreed to design standard) 	<ul style="list-style-type: none"> -Explore other financial recovery mechanism, for example Latecomer Agreements (10 year time frame following construction completion) -Details to be confirmed as part of Development Agreement
Road Network Upgrades – Alternative northern alignment, or other.	<ul style="list-style-type: none"> -Commitment to build road on alternative alignment over lands to be provided by City; 	<ul style="list-style-type: none"> -\$7,000,000 at today’s construction cost value. (Note: Edgar to absorb increases in construction costs based on an agreed to design standard for the southern alignment) 	<ul style="list-style-type: none"> -Arrange for OCP or other policies for alternative alignment; -Incentivize/secure land for alternative alignment potentially through re-development, land exchange, density transfer, purchase (or expropriation); -Explore other financial recovery mechanism, for example Latecomer Agreements -Details to be confirmed as part of Development Agreement
Public Art	<ul style="list-style-type: none"> -As per Policy, phase by phase; 	<ul style="list-style-type: none"> Approx: \$2,850,000 	<ul style="list-style-type: none"> Potential CAC waiver based on value.

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	-Initiate Public Art engagement and selection process at DP stage; -Letter of Credit;		-Details to be confirmed as part of Development Agreement
Other Key Project Elements			
Daily needs retail services, such as grocery or other daily needs;	-Commitment to ensure occupancy prior to phase 4 occupancies; -Best efforts marketing and leasing efforts to secure Convenience Retail (min floor area TBD) to be established in Development Agreement		-Details to be confirmed as part of Development Agreement
Childcare	-Commitment to ensure occupancy prior to phase 4 occupancies; -Best efforts marketing and leasing efforts to secure tenant to be established in Development Agreement		-Details to be confirmed as part of Development Agreement
Tenant Assistance Plan	-Follow through on commitments set out in the TAP		-Determine monitoring and contingencies for scenarios to ensure effectiveness; -Details to be confirmed as part of Development Agreement
Site servicing	-Civil drawings/details to be confirmed in		-Details to be confirmed as part of Development Agreement

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	Development Agreement		
Transportation Demand Management (TDM)	-Car share on-site today; -Submission of detailed TDM phasing package to support proposed parking reductions. Vehicle traffic impact reduction strategies; -Cycling and pedestrian improvements.		-Review of TDM measures to support the proposed parking reductions; -Details to be confirmed as part of Development Agreement.
Park Space and Programming	-Further refinement of the Parks programming; -Establish timing of provision of key elements along with maintenance periods.		-Further refinement of the Parks programming. Establish timing of provision of key elements along with maintenance periods. -Details to be confirmed as part of Development Agreement
Step Code and Green Building Commitments	-Establish and formalize green building commitments.		-Establish and formalize green building commitments. -Details to be confirmed as part of Development Agreement
Geotechnical Assessments (portion of Site is in Hazardous Conditions DP area)	-Hazardous Conditions DP		-Details to be confirmed as part of Development Agreement
CACs			
CAC amount based on City's Corporate Policy	Approximate cost of CAC payment	Approximate cost of \$10,300,000	

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Request for waiver based on amenities provided by Edgar	Approximate Value of key amenities	Key Amenity Elements: BC Housing Parcel – approx. \$21,200,000 Trail land & improvements - approx. \$4,900,000 Updated CAC Balance to be paid \$0	-City (Council) support the waiving of the CAC based on the value of amenities provided far exceeding the \$10,300,000 CAC requirement
	Approximate Value of additional items	BC Housing investment of approximately \$140,000,000	
CAC Balance		Total CAC Payable \$0	
DCCS			
DCC amount based on DCC Bylaw	Approximate costs of DCC payment	Total DCC amount approx. \$19,400,000	-Note: this total includes a standard credit for existing residential floor area
DCC Offset	Provision of park in excess of the 5% requirement	Minus approx. \$2,000,000 for provisions of parkland in excess of 5%; Updated DCC Balance approx. \$17,400,000	-Based on analysis of Park provision for land in excess of 5% requirement the project qualifies for an offset of approx. \$2,000,000
DCC Offset		Minus \$6,200,000 for additional density offset; Updated DCC Balance approx. \$11,200,000	-Option to offset DCC for additional density: approx. value of offset \$6,200,000. -Projects provided in lieu of payment:

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			Highview Place Road construction of approx. \$7,000,000; -Highview Place parcel dedication to the City, land value approx. \$22,700,000 (note: CD bylaw proposes a density transfer from this property to the Woodland Park site)
Below Market Rent DCC Reduction Credits	DCC rate reduction for below market rental units that meet the criteria set out in the DCC Reduction Bylaw for the BC Housing components.	Minus anticipated credit of approx. \$1,500,000 for below market rental; Updated DCC Balance approx. \$9,700,000	Apply DCC credits at the time of Building Permit, based on the criteria set out in the Housing Agreement Bylaw for the BC Housing components.
DCC Balance		Estimated Total DCC Payable \$9,700,000	
Implementation			
Development Agreement	Completion of a Development Agreement, to govern the development of Woodland Park, including, the items listed in the Term Sheet above. Development Agreement to be registered on title as a no-build covenant, to ensure that requirements set out in the Development		Completion of a Development Agreement, to govern the development of Woodland Park, including, the items listed in the Term Sheet above. Development Agreement to be registered on title as a no-build covenant, to ensure that requirements set out in the Development

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	Agreement are adhered to		Agreement are adhered to
Removal of existing No-Build covenant	Replace with Development Agreement		Replace with Development Agreement
Establishing parameters and expectations around securities for the various elements of the proposal and schedule of submission, including servicing, landscaping, environmental enhancements, amenity provision, public art etc.	Include within Development Agreement		Include within Development Agreement
Item	Edgar Development		Port Moody

BC Housing Housing Agreement

Item	BC Housing	Port Moody
Affordable Housing	Up to 325 below-market rental housing units in 2 – 3 phases; Confirm level of affordability; (\$140M) construction value contribution	Confirm level of affordability; Determine other potential incentive / financial support options under City policies; Establish the parameters in a Housing Agreement form for

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	Establish the parameters in a Housing Agreement form for the provision of below-market rental units	the provision of below-market rental units
CAC reduction / waiver	n/a	n/a (see Edgar Development at time of zoning adoption)
DCC reduction / waiver affordable housing	Meet DCC Reduction Bylaw requirements for eligibility for all units	Apply current bylaw provisions for reduction; Consider future housing reserve grant in aid for remainder DCC's dependent on relevant criteria (e.g. level of affordability);
Tenant Assistance Plan support	Support re-location options throughout Edgar phases as per Plan;	Ensure phasing/provision of below-market rental allows for the tenant relocation to proceed as proposed.
Existing no-build covenant	Replace with Housing Agreement / Development Agreement	Replace with Housing Agreement / Development Agreement



DATE: 2018-09-14 DRAWING NO.: 19-0529-SK5-0 SHEET: 01 OF 04 SCALE: 1:100 0 10 20m	
CLIENT: EDGAR 1500 - 1021 WEST HASTINGS STREET WOODLAND PARK REDEVELOPMENT (1030 CECILE DRIVE) OFFSITE ROAD UPGRADES KEY PLAN	
R.F. BINNIE & ASSOCIATES LTD. 300 - 4040 CECILE DRIVE BURNABY, BC V5C 4K6 TEL: 604-463-7121 BINNIE.CO.PK	
No. 2020.03.03 DATE: 2020.03.03 FOR DISCUSSION REVISION:	BY:

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City of Port Moody

Bylaw No. 3305

A Bylaw to amend City of Port Moody Official Community Plan Bylaw, 2014, No. 2955 to add the Mixed Use – Woodland Park designation (1142 Cecile Drive and 300 Angela Drive).

The Council of the City of Port Moody enacts as follows:

1. Citation

- 1.1 This Bylaw may be cited as “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)”.

2. Amendments

- 2.1 Schedule “A” of City of Port Moody Official Community Plan Bylaw, 2014, No. 2955 is amended by adding the following to Chapter 4 as section 4.1.8 and renumbering subsequent sections accordingly:

“4.1.8 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.

Map 1 – Woodland Park



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- 2.2 Schedule “A” of City of Port Moody Official Community Plan Bylaw, 2014, No. 2955 is further amended by replacing the following Policy 1 of Chapter 15, section 15.1:

“1. The existing land use and character of the Glenayre, College Park, and Harbour Heights neighbourhoods shall generally be retained.”

with the following Policy 1 of Chapter 15, section 15.1:

“1. The existing land use and character of the Glenayre, College Park, Harbour Heights, and Seaview neighbourhoods shall generally be retained with the exception of the redevelopment of the Woodland Park site.”

- 2.3 Schedule “A” of City of Port Moody Official Community Plan Bylaw, 2014, No. 2955 is further amended by adding the following Chapter 15, section 15.1.1:

“15.1.1 WOODLAND PARK

The following policies apply to the redevelopment of the area known as Woodland Park identified on the accompanying Map 1.

For reference, where maps and illustrations identify building locations and shapes, they are intended to be representative only. Detailed building designs will be established through future Development Permit application reviews.

Map1 – Woodland Park



Woodland Park is envisioned as a complete, sustainable neighbourhood composed of a mix of housing tenures complemented by small-scale commercial and childcare uses and neighbourhood park spaces, as illustrated on the accompanying Master Plan (Map 2). For reference, the buildings identified on the Master Plan are shown schematically for illustration only. Actual building siting will be determined in conjunction with the review of individual development permits.

Aside from the provision of a range of housing tenures, the key cornerstone of the Master Plan is the protection and enhancement of the existing Environmentally Sensitive Areas on the site for the long-term benefit of Woodland Park and the surrounding community.

Map 2 – Woodland Park Master Plan



The vision for Woodland Park is based on the following principles:

- the creation of a complete, sustainable neighbourhood;
- the provision of range of housing tenures to accommodate the housing needs for different segments along the housing continuum;
- the integration and enhancement of the existing natural elements, including watercourses and forest resource environmentally sensitive areas (refer to Map 3 – Environmentally Sensitive Areas and Open Space Concept Plan);
- the provision of usable park spaces incorporating a variety of recreational and social uses, complemented by a perimeter pedestrian trail and green spaces between buildings for passive or active purposes and green infrastructure;

- the provision of a range of local retail uses and childcare to serve the daily needs of the local population;
- improvement to neighbourhood access and egress; and
- the provision of a strong arts and culture focus through the installation of a variety of public art elements throughout the site.

To support this vision, it is expected that future buildings will be designed to create a distinct architectural identity on the site and incorporate a variety of sustainable building technologies intended to address climate change issues and ensure a livable environment for occupants.

Map 3 – Environmentally Sensitive Areas and Open Space Concept Plan



While the Master Plan and the Environmentally Sensitive Areas and Open Space Concept Plan are provided as a visual representation of the proposed development, these plans represent a singular point in time rather than final decisions. As redevelopment will be phased over a lengthy period of time, it is recognized that the Master Plan may be adjusted by Council in response to changing demographic and economic conditions and City requirements.

DEVELOPMENT PHASING

Redevelopment within Woodland Park will be gradual, spread across five individual neighbourhood Areas, on a phased basis. Map 4 illustrates the five Neighbourhood Areas. While this Map illustrates the current phased development approach, this approach may be altered over time.

Map 4 – Phasing Plan



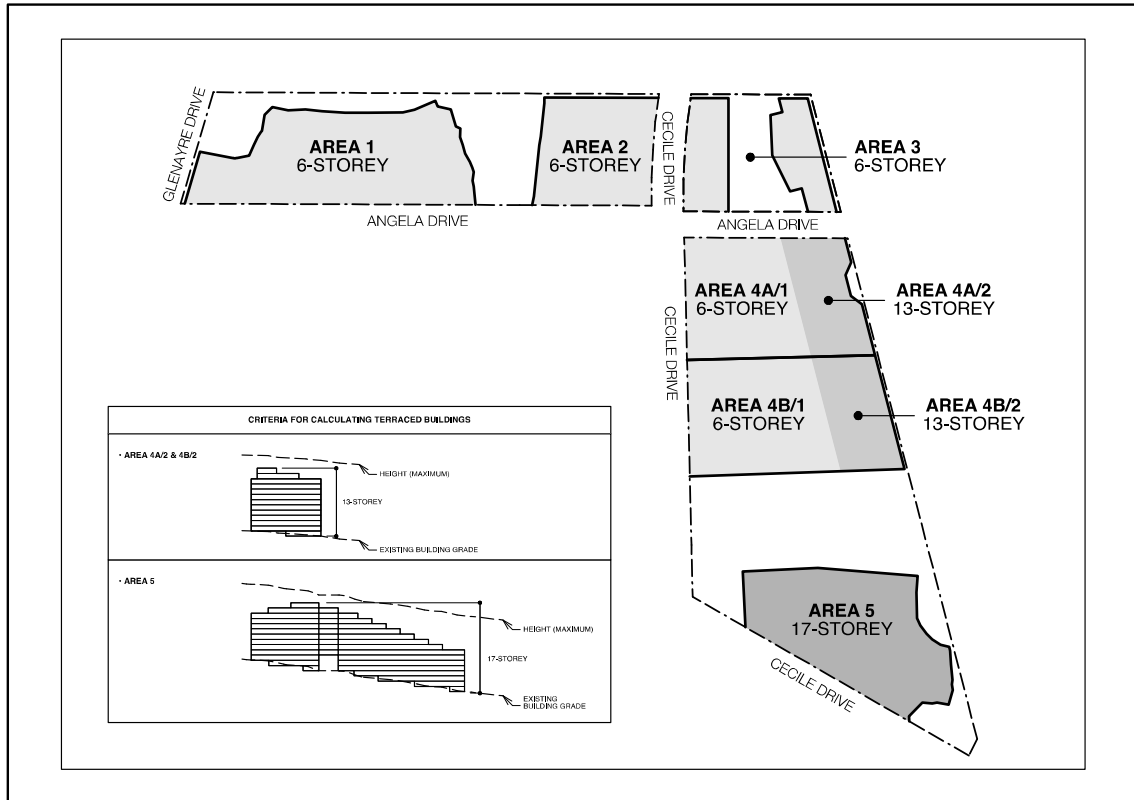
A key community benefit of the project is the provision of a variety of amenities, which will be provided commensurate with the approval of individual development permits for each phase.

WOODLAND PARK POLICIES

1. Within Woodland Park a variety of housing types and tenures will be provided including, below-market rental units, market rental units and strata units. Neighbourhood serving uses, including commercial and childcare uses will also be provided for.

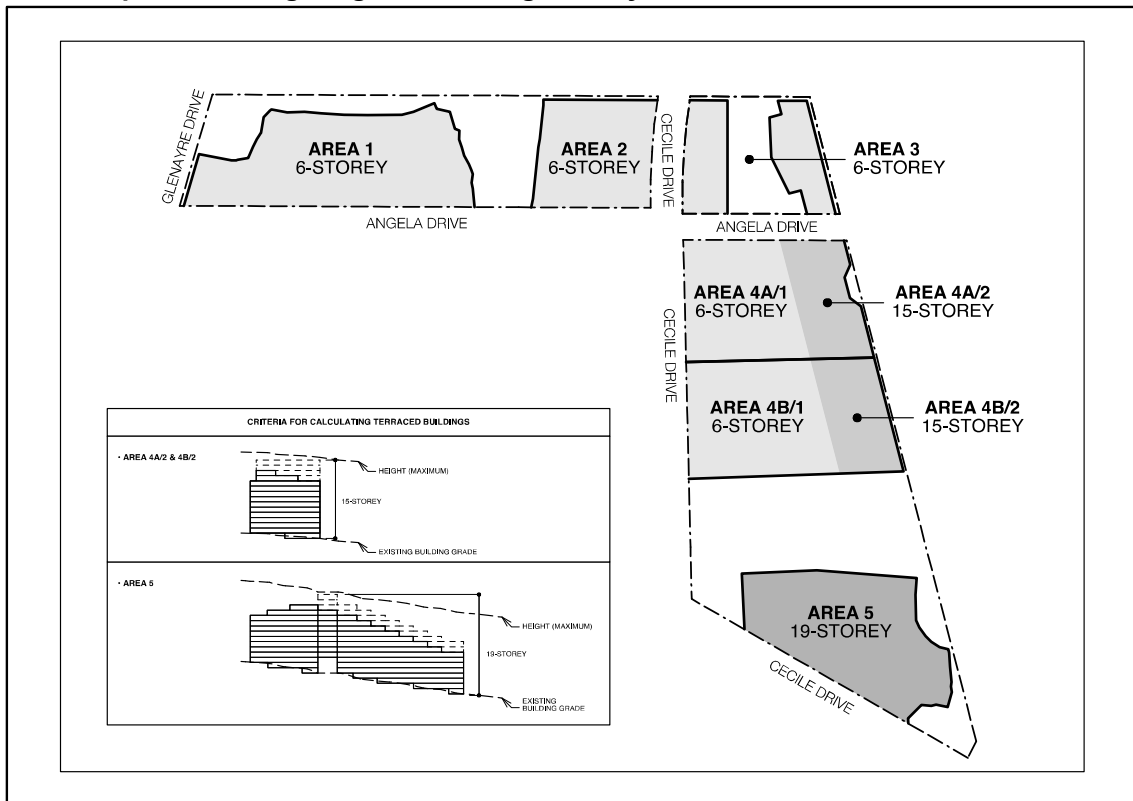
2. Opportunities for other flexible housing options to respond to changes in household needs (e.g. lock-off units) will be considered.
3. Building heights may range from six storeys up to a maximum of 12 storeys, except where sloping grades result in a greater number of storeys as illustrated on the following Map 5 – Building Heights.

Map 5 – Building Heights



4. In the case of a transfer of density associated with the provision of land for improvements to neighbourhood access and egress and associated community benefits, building heights would be permitted to increase above 12 storeys in selective areas, as illustrated in Map 5b, Building Heights Including Density Transfer.

Map 5 – Building Heights Including Density Transfer



5. A public path around the perimeter of the property, as shown on the Master Plan, is required, which will generally define the extent of the Environmentally Sensitive Areas to be protected and enhanced.
6. The phased development of Woodland Park shall include the provision of road improvements to enable a safer and operationally effective means of access to, and egress from, the neighbourhood.
7. In accordance with the Master Plan, two parks, 'Cecile Bend' and 'The Hub', shall be provided with a total minimum area of approximately 0.81ha (2 ac). These parks shall incorporate a variety of opportunities to promote physical and social activities to meet the needs of a variety of user groups.
8. Detailed plans for each park shall be provided and, once developed, the two parks, along with the perimeter path and on-site environmentally sensitive areas shall either be dedicated to the City, or in the case of 'The Hub' park public access may be otherwise secured
9. In order to support the creation of a sustainable community at Woodland Park, development shall address the City's policies related to climate change adaptation and shall include the incorporation of:

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- a) transportation demand management strategies, including, but not limited to:
 - an improved neighbourhood pedestrian and cycling network along the site frontages of Angela and Cecile Drives; and
 - parking requirements;
 - b) best management green building and energy efficiency practices; and
 - c) green infrastructure strategies.
10. A cohesive Public Art Master Plan that identifies opportunities and priorities for the provision of public art in Woodland Park.
11. Opportunities along the perimeter trail to incorporate interpretative and educational signage.
12. Development Permit Area 4: Environmentally Sensitive Areas and Development Permit Area 5: Hazardous Conditions development permit area guidelines shall apply to the preservation and enhancement of the on-site watercourses and forest resources and address hazardous conditions as necessary.”
- 2.4 Schedule “A” of City of Port Moody Official Community Plan Bylaw, 2014, No. 2955 is further amended by changing the land use designation for Woodland Park on Map 1 – Overall Land Use Plan from “Multi-Family Residential” to “Mixed Use – Woodland Park” as indicated on Schedule A – Map 1 – Overall Land Use Plan attached to and forming part of this Bylaw.
- 2.5 Schedule “A” of City of Port Moody Official Community Plan Bylaw, 2014, No. 2955 is further amended by adding section 2.7: Woodland Park to Appendix 2 Development Permit Area Guidelines, as indicated in Schedule B to this Bylaw.

3. Attachments and Schedules

- 3.1 The following schedules are attached to and form part of this Bylaw:
- Schedule A – Map 1 – Overall Land Use Plan; and
 - Schedule B – Appendix 2: Development Permit Area Guidelines – Section 2.7: Woodland Park.

4. Severability

- 4.1 If a portion of this Bylaw is found invalid by a court, it will be severed and the remainder of the Bylaw will remain in effect.

Read a first time this 23rd day of March, 2021.

Read a second time as amended this ___ day of _____, 20__.

Read a third time this ___ day of _____, 20__.

Adopted this ___ day of _____, 20__.

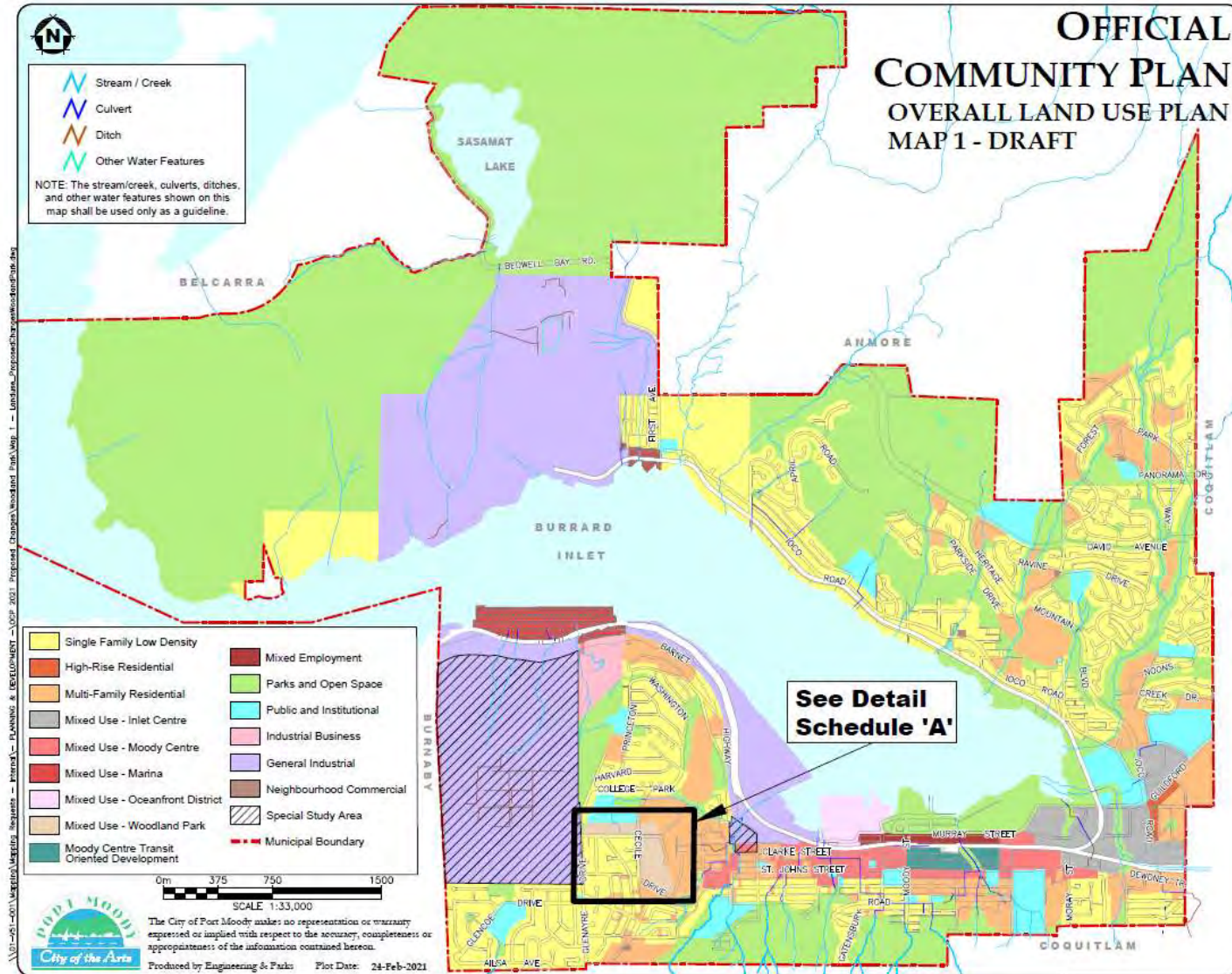
R. Vagramov
Mayor

D. Shermer
Corporate Officer

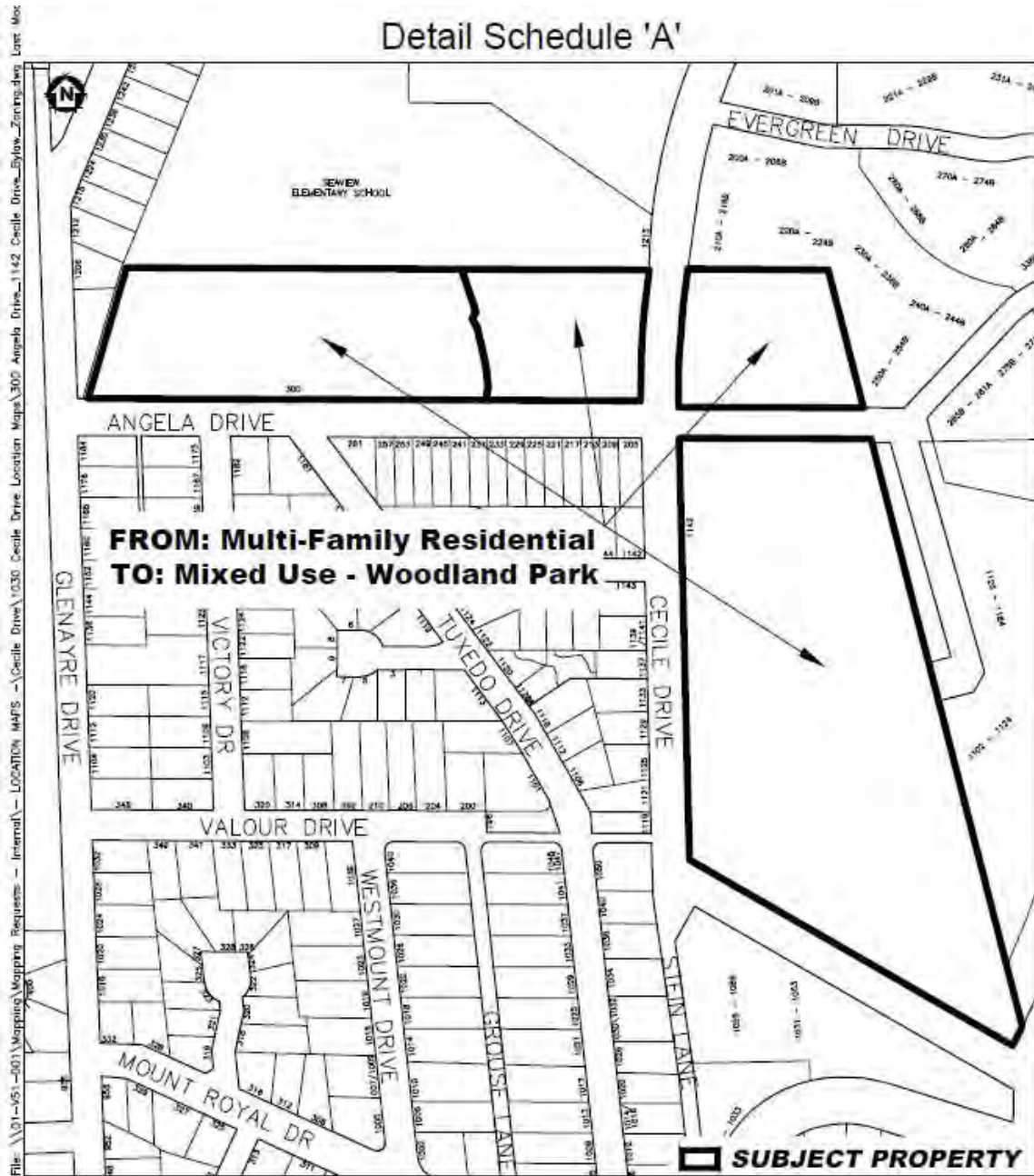
I hereby certify that the above is a true copy of Bylaw No. 3305 of the City of Port Moody.

D. Shermer
Corporate Officer

Schedule A – Map 1 – Overall Land Use Plan



Schedule A – Map 1 – Overall Land Use Plan



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Schedule B – Appendix 2: Development Permit Area Guidelines – Section 2.7: Woodland Park

2.7 WOODLAND PARK

INTENT OF GUIDELINES

The intent of these site specific guidelines is to guide future development of the former 1042 Cecile Drive and 300 Angela Drive sites (hereafter referred to as Woodland Park) in general accordance with the Port Moody Official Community Plan and the CD83 Zone.

Given the anticipated development timeline, it is recognized that, over time, design trends may change. However, the intent of the design guidelines is to develop and maintain a consistent design theme throughout the development integrating all architectural and landscape elements. The design guidelines outline both general and specific requirements for achieving the desired character and form of development for Woodland Park and are organized according to the following general categories:

1. Neighbourhoods
2. Building Form and Character
3. Open Space
4. Landscape
5. Streets, Sidewalks & Public Realm
6. Public Art

GENERAL SITE DESCRIPTION

Woodland Park is nestled in the mature College Park neighbourhood of Port Moody, with forest woodlands and mountain views, surrounded by single-family detached homes to the west, townhouse developments (rental and strata) to the south and east, Seaview Elementary School to the north, and Suncor Energy (industrial) to the northwest.

The site is 23.4 acres and consists of three areas, divided and accessed by Angela Drive and Cecile Drive. The grade slopes down significantly from northwest to southeast, with a cross fall of approximately 44m (144 feet).

There are two Environmentally Sensitive Areas (ESA) on the site. The northwest ESA, adjacent to Seaview Elementary School, consists of urban forest, which is designated 'low sensitivity', and two riparian areas: an unnamed ditch and wetland complex, and Melrose Creek, which are considered 'high sensitivity'. The southeast ESA, predominantly located on the steeply sloped area of the site, consists of mostly urban forest, which is designated 'low sensitivity', and one riparian area: an unnamed stream complex, which is designated 'high sensitivity'. There are several existing buildings that are located within the 'high sensitivity' ESAs. The majority of the urban forest within the ESAs is mature, with trees ranging in height from 70-143 feet.

The site has two Statutory Right of Ways (SRWs). The SRW running east-west through the southern lot, in line with Valour Drive, is an utility right-of-way. The SRW running southwest-northeast through the southern lot is for the TransLink Evergreen Line tunnel transit system.

MASTER PLAN OVERVIEW

Woodland Park is a multi-phase master plan (Fig. 1) for the gradual growth of a complete community. The scale of the 23.4 acre site has been broken down into five distinct neighbourhoods (Fig. 2): the Creek, the Gardens, the Hub, the Mews, and the Terraces. Each neighbourhood will have a distinct identity – defined by unique environmental features – while maintaining a unified architectural and landscaping design expression that is common throughout the Woodland Park master plan.

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, removing invasive plants and replanting with native species. 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 publicly accessible open green space surrounding the buildings.

Woodland Park will provide a range of outdoor amenities. These amenities are woven together through the design of a naturalized open space and public parks to create a vibrant and diverse community.



Figure 1: Master Plan



Figure 2: Neighbourhoods

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Schedule B – Appendix 2: Development Permit Area Guidelines – Section 2.7: Woodland Park

DESIGN GUIDELINES

2.7.1 NEIGHBOURHOODS

a) *The Creek*

The Creek (Fig. 3 & 4) neighbourhood will consist of multi-unit apartment buildings in the range of six storeys, with a mix of unit types above ground level family-oriented units.

Interfacing with an environmentally sensitive area, the Creek neighbourhood celebrates its relationship with the adjacent creek and natural forest surroundings, with paths woven throughout the development.

Rainwater management features of the site tell the story of the larger watershed. Rainwater infiltrates through generous boulevards at the streetscape where large, existing trees are retained. Residential buildings are oriented to celebrate the natural topography of the site. The character of the open space takes cues from the surrounding forest riparian character through an overall re-wilding approach.

Outdoor community space includes a range of programming including private and public outdoor amenity space, passive use, comfortable courtyards, play areas, multi-use paths and a community plaza.



Figure 3: The Creek



Figure 4: The Creek

b) *The Gardens*

The Gardens (Fig. 5 & 6) neighbourhood will consist of a multi-unit U-shaped apartment building in the range of six stories, with a mix of unit types above ground level family-oriented units.

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)
EDMS#549304

Interfacing with an environmentally-sensitive area, the Gardens neighbourhood celebrates the ecological relationship with its surrounding landscape. Here, a gardenesque landscape is used to create strong seasonal interest for both residents and wildlife.

This neighbourhood benefits from the nearby energy of the Hub. Materials and character of the landscape are more formal but contribute to the overall naturescaping and rainwater management principles of the site. Small plazas placed at the street provide gathering spots for community interaction. A generous streetscape promotes safe connections for pedestrians and cyclists via a multi-use path within the parcel. Orientation of the building creates a large, sunny courtyard with opportunities for all-ages play.



Figure 5: The Gardens



Figure 6: The Gardens

c) *The Hub*

The Hub (Fig. 7 & 8) neighbourhood will consist of multi-unit apartments with a mix of unit types, in the range of six stories, above a ground level neighbourhood retail area and child care facility.

The Hub neighbourhood is the heart of Woodland Park. The outdoor space allows for programming for the community at large, including areas for active play. The interfaces between the specific building programming and the outdoor open space within this area will be designed to complement one another and maximise livability.

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The space will be designed so that it may accommodate community events both big and small. The landscape character is a more formal 'urban ecosystem' to facilitate a range of community activities.

Rain-gardens and other rainwater management strategies become feature elements within the landscape. Raised crossings, shade and cooling features, and quality materials at the streetscape promote a safe, pedestrian-friendly zone that can accommodate block parties or farmers markets.

A rooftop garden will provide residents opportunities for urban agriculture.



Figure 7: The Hub



Figure 8: The Hub

d) *The Mews*

The Mews (Fig. 9 & 10) neighbourhood will consist of multi-unit apartments with a mix of unit types above ground level family-oriented units, interconnected via a pedestrian orientated mews street.

The open space associated with the Mews neighbourhood takes its design inspiration from the existing open space character found in Woodland Park.

This landscape is envisioned as the outdoor living room for the residents of Woodland Park and the community at large. Its linear nature creates a series of open spaces that offer a range of programming opportunities including informal lawn areas, all-ages play areas, and passive recreation. Visibility is of importance, with smaller play areas spread throughout the neighbourhood. Adult health and wellness is emphasized with many walking routes including a multi-use trail.

Naturescaping and rainwater management elements are key components to the open space. Central to the neighbourhood is the mews, which acts as the central spine of the community, and provides local access and a safe circulation route through the site.



Figure 9: The Mews



Figure 10: The Mews

e) *The Terraces*

The Terraces (Fig. 11) neighbourhood will consist of multi-unit apartments with a mix of unit types above ground level family-oriented units.

The Terraces neighbourhood is nestled within an existing mature forest stand. The character of the landscape and natural grade transition create a gateway for the larger neighbourhood.

Rainwater management features of the site tell the story of the larger watershed. Rain-gardens connected with runnels and weirs and other rainwater management strategies are feature elements within the landscape. Residential buildings are oriented to celebrate the natural topography of the site. The character of the open space takes cues from the surrounding forest riparian character through an overall naturalized approach.

Outdoor community space includes a range of programming, including private and public outdoor amenity space, passive use, comfortable courtyards, play areas for a range of ages, connection to the community multi-use path, as well as a community plaza.



Figure 11: The Terraces

2.7.2 BUILDING FORM & CHARACTER

a) Building Forms

The massing and form (Fig. 12) is primarily six-storey buildings, stepping down to four and five-storeys across from neighbouring single-family homes.

Four mid-rise nine to fifteen-storey buildings occupy a single zone 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 mid-rise nine to nineteen-storey buildings*, nestled against and surrounded by ESA forest.



Figure 12: Building Forms
(note: at the mid-rise zones, the number of storeys increases on the downhill slope where ground-orientated floor levels are each counted as a separate storey)

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)

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b) Siting and Orientation

The siting and orientation of the buildings is primarily driven by the extent of the enhanced Environmentally Sensitive Areas and the provision of the parks and generous open green spaces.

Predominantly, 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 (Fig. 13). The buildings will be designed to address the streetscape, as well as the park and open spaces between the buildings.

Elsewhere, the heavily treed boulevards and the enhanced Environmentally Sensitive Areas will help to soften the visual impact on the surrounding neighbourhood.

Wherever possible, buildings will be located and configured to maximize natural light penetration into the dwelling units, to minimize shadow impacts on common outdoor areas and adjacent sites, and to maximize and maintain views and surveillance on public spaces.



Figure 13: Siting and Orientation

c) Architectural Character

The architectural form and expression will reinforce the overall master plan aesthetic and will be contemporary in style, reflecting a West Coast modernist idiom characterized by simplicity, minimalism and functionality (Fig. 14 & 15). Each neighbourhood will have a distinctive character and may be expressed through subtle changes in material, colour, or articulation.

The architectural character of the multi-family residential buildings may be expressed as three horizontal bands: the ground-orientated townhouse base; the stacked multi-unit apartment middle, and the articulated penthouse rooftop.

The two-storey townhouses anchor the buildings with a strong base element, providing plenty of open space and street interaction with extensive patios and decks.

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The stacked multi-unit apartment middle, depending on the various balcony and fenestration requirements, may be expressed either horizontality or vertically. Further variety could be achieved through the application of shading devices and directed views.

The pitched and flat roof penthouse articulation may include setbacks for roof terraces and gardens, dormers and skylights.



Figure 14: Architectural Character

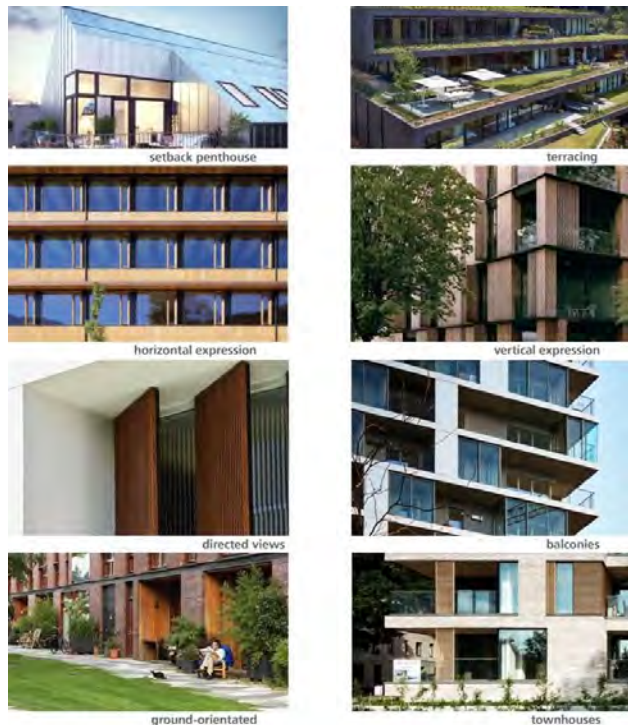


Figure 15: Architectural Character

d) Design Considerations

Careful consideration will be given to the design of buildings in order that they respond to the natural topography of the site and step with the existing site grades. Where building foundations and underground parking are exposed, their impact will be mitigated as much as possible, through landscaping and/or architectural treatment.

Where possible, multi-family dwelling units will be provided with private outdoor space in the form of decks, patios, and/or balconies. Juliette balconies and operable glazed balcony enclosures will also be considered in certain instances, in order to add variety and living adaptability. Wherever possible, balconies will be a minimum dimension of 1.8m (6 ft.) by 2.4m (8 ft.). Ground-level private outdoor areas should exceed this minimum, wherever possible.

Where possible, roof top mechanical equipment, elevator overruns and venting will be minimized and integrated into the design of the buildings.

Bird friendly building design measures such as bird friendly glazing and lighting will be considered and integrated.

e) Materials

Buildings materials may include masonry, wood, metal and various composite panelized products, all contemporary in style and detailing. Products such as non-integral fiber cement paneling, vinyl siding and stucco will not be used.

f) Parking and Loading

Where possible, existing on street parking will be retained and redefined along Cecile Drive and Angela Drive, calming traffic and buffering pedestrians from the roadway. The majority of the residential parking will be located within neighbourhood underground parking structures, with vehicular ramp access from either Cecile Drive, Angela Drive, or the internal Mews street.

Security in the residential parking structures will be designed in accordance with CPTED standards, where possible. Careful consideration will be given to the design of exposed faces of underground parking through landscaping or architectural treatment.

Loading areas/spaces will be carefully considered, located and designed in order that they provide the required functionality (deliveries, garbage and recycling pick-up, and residents moving in and out), while having a minimal impact on the public realm.

g) Signage

There will be a range of signage throughout Woodland Park. Types of signage will include:

- Interpretive Signage will provide public education and information on the Public Art and the enhanced Environmentally Sensitive Areas.
- Neighbourhood Specific Signage will be located prominently at vehicle and pedestrian entries and will incorporate design and materials that complement the architecture of the development.
- Retail Signage at the Hub will appeal to pedestrian and driver and add to the community ambience.

h) Energy Efficiency

Where possible, buildings will be designed to make use of passive energy conserving strategies which would include: maximizing daylighting potential through carefully located windows; building orientation; natural ventilation; and passive solar heat gain.

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i) Crime Prevention Through Environmental Design

Residential unit living spaces, balconies, terraces, and patios will provide “eyes” on dedicated parks, open spaces and streets to enhance safety and security of these areas.

All streets, parks and pathways are to be appropriately lit and reflect visibility needs of motorized vehicles, pedestrians and cyclists.

2.7.3 OPEN SPACE

Woodland Park will consist of generous open space, comprised of environmentally sensitive areas, dedicated parks and open green space (Fig. 16).

The proposed character and experience of Woodland Park is defined by the open space network. In addition to the dedicated parks, each of the five neighbourhoods offer generous open green space areas, significantly contributing to the overall open space network of Woodland Park. These open green spaces represent opportunities to incorporate unprogrammed and programmed outdoor amenities for a range of age groups, interests, group sizes and seasonal activities, and the opportunity for residents to move through the spaces with ease. To facilitate this public access will be secured for both open space and trail connections. The open space network will seek to maximize the retention of mature trees and connection to the ESA areas. The overall canopy coverage area will range approximately between 30 - 40%, increasing with the maturity of the proposed trees. The site design will incorporate bird-friendly design by creating conditions for native birds to thrive in and around the development.

In addition to the programming opportunities, these generous open spaces allow for robust green infrastructure measures, including a rainwater management strategy, to further connect the residents to the naturalized features of the lands and the ecosystem services that they provide. All open space, including dedicated parkland will be irrigated based on individual requirements. Areas with native plants and trees will be self-sufficient part of the local eco-system after irrigation establishment period.



Figure 16: Open Space

a) Environmentally Sensitive Areas

The proposed open space network is positioned to highlight the existing and enhanced Environmentally Sensitive Areas, as well as many of the large specimen trees that exist on site today (Fig. 17 & 18).

At the 'high sensitivity' management areas, all the existing buildings will be removed and the new buildings, including balcony projections and patios, will be located outside of the enhanced Riparian Transition Areas. In certain instances, the minimum distance of a Riparian Transition Area may be reduced, provided there is no loss in total Riparian Transition Area.

At the 'low sensitivity' management areas, the heavy vegetation buffer will be protected and extended (Fig. 19).

The development aims to further 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.



Figure 17: Tree Canopy



Figure 18: ESA Enhancement



Figure 19: ESA buffer

b) Parks

The park spaces consist of three key open space areas; the Hub Park, the Cecile Bend Park, and the Multi-Use Park Trail. Collectively, these open spaces offer a range of outdoor amenities and programming opportunities for a variety of age groups, interests, group sizes and seasonal activities.

i) Hub Park

The Hub Park (Fig. 20 & 21) is the heart of the Woodland Park community. Here, a range of programmed open spaces offer a number of recreational opportunities for the local residents. The park connects with the Multi-Use Park Trail.

The various programmed areas include an arrivals plaza, passive open lawn areas for flexible use, age dedicated play areas (1- 5y and 5 -12y) for the community at large, as well as a dedicated play area for children in the local child care. The public play area will utilize elements of water play and water cooling. Additional open space opportunities within the Hub Park include a multi-use sports court which will allow for a range of sports and group sizes and a dedicated off leash dog park. These open spaces (Fig. 22 & 23) are envisioned to be used by a range of age groups and group sizes, with opportunities for programming through all seasons.



Figure 20: Hub Park



Figure 21: Hub Park, (note: the child care outdoor play area is not part of the Hub Park)



Figure 22: Urban Park Setting



Figure 23: Water Play & Dog Park

ii) Cecile Bend Park

Cecile Bend Park (Fig. 24 & 25) is an important open space shared by the Woodland Park community. Here, a number of programmed open spaces offer a range of opportunities for the local residents and the surrounding neighbourhoods.

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The various programmed areas include an arrivals plaza, a natural amphitheater, passive open lawn areas for flexible use and sports, a play area for the community at large, a community stage, picnic areas, a fenced off-leash dog park, and outlooks into the adjacent ESA areas and mature tree stands. The park connects with the Multi-Use Park Trail. The park allows for daily use, as well as seasonal community events such as movie night, farmers markets and cultural celebrations. These open spaces are envisioned to be used by a range of age groups and group sizes, and with opportunities for programming through all seasons



Figure 24: Cecile Bend Park

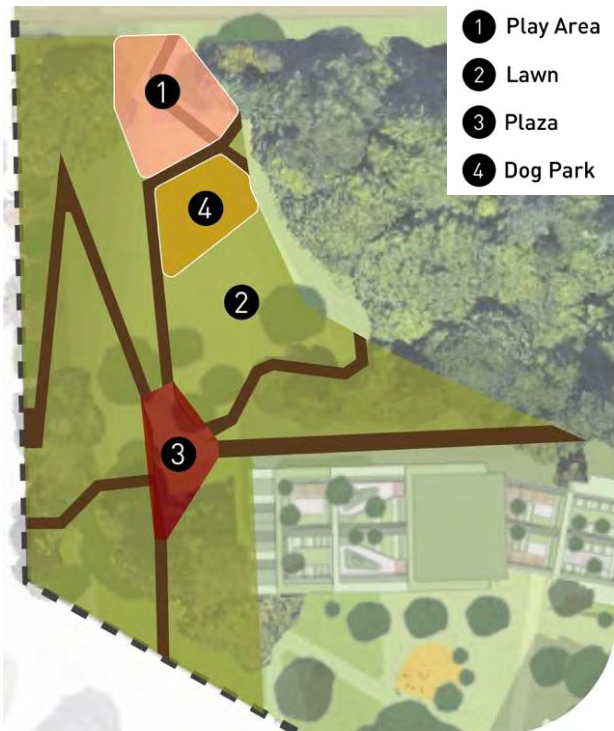


Figure 25: Cecile Bend Park

iii) Multi-Use Park Trail

The Multi-Use Park Trail (Fig. 26 & 27) of Woodland Park is an important aspect of the open space network. The whole community of Woodland Park is connected via a 2-3m wide multi-use trail. The trail will be universally accessible wherever feasible. The trail connects to a number of nodes, dedicated parks, ESA areas, 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 public art, adult fitness areas, play spaces, public courtyards, gardens and nature outlooks.

In addition to the Multi-Use Park Trail, each neighbourhood offers a number of pathways, secured via rights of way in the neighbourhoods, to further the interconnectivity of the community.



Figure 26: Multi-Use Park Trail



Figure 27: Trail Networks

c) Open Green Space

The master plan will contribute generous publicly accessible open green space (Fig. 28) for all residents and the wider community, improving the pedestrian experience and promoting physical wellness.

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The development results in open green spaces between buildings that greatly exceed typical urban developments, making the form of development more suburban than urban in its relationship to the adjacent and surrounding single family neighbourhood.



Figure 28: Open Green Space

2.7.4 LANDSCAPE

a) Landscape Character

The overall landscape character of Woodland Park (Fig. 29) has been developed to be one of the key defining character elements within the community. Inspired by the current cultural landscape of Woodland Park, the coastal rainforest and local materials, the landscape character is envisioned to be an important unifying element amongst the five distinct neighbourhoods. This approach will ensure that the community as a whole, reads as one unified place.

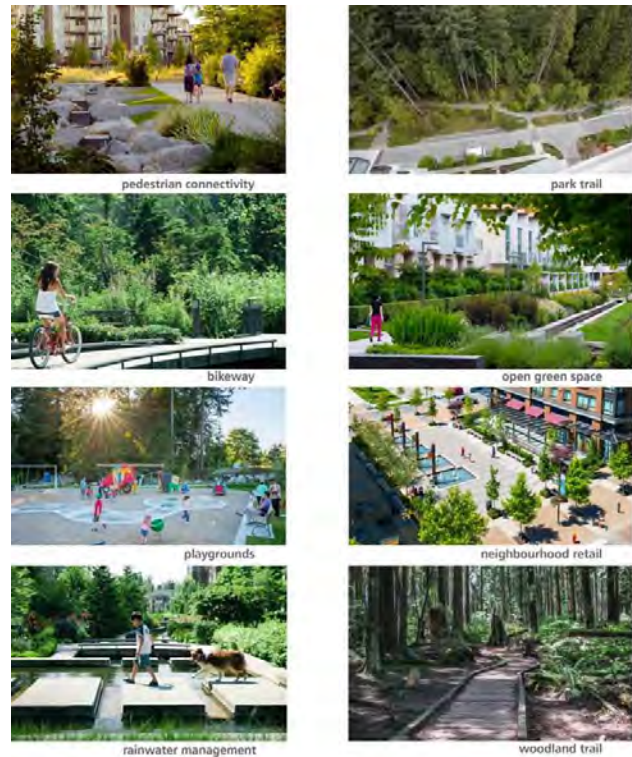


Figure 29 : Landscape Character

b) Planting and Habitat

The planting approach will be a defining element to the landscape character (Fig. 29 & 30). Inspired by the plant systems of the Pacific Northwest, a range of plant pallets will use used with consideration of seasonal interest, maintenance, adaptability, drought tolerance and re-wilding principles. These plant pallets will include naturalized habitat plantings, pollinator plantings, park plantings, and plantings associated with private open space. Wherever possible, healthy mature existing trees will be retained. The overall canopy coverage area for the development will range between 30 – 40%, increasing with the maturity of the proposed trees. Naturescaping strategies will be integrated into all aspects of the open space design including the preservation of mature trees, the preservation of existing environmentally sensitive areas, the integration of diverse ecological systems, and rainwater management strategies. The plant and tree selection will be carefully determined in order to foster rich bird habitat. Elements for bird nesting and bird baths will be incorporated in the overall naturalized character of the bio-habitat.

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Figure 30: Site Materials

c) **Site Materials**

The materials throughout the community will be a unified element (Fig. 30). Selected to complement the architecture, the paving materials will allow for a range of types, based on the intended use, to contribute to the overall character, and enrich and unify the public realm. Materials within the open space network shall also be selected in consideration of their response to sustainability, with a focus on mitigating climate change, improving social health and well-being. The furnishings in the public realm will consider existing wildlife and will be resistant to negative impact (e.g. wildlife resistant garbage containers).

d) **Site Programming**

Program amenities for the open space network will be part of a broader community-focused open space strategy that includes a series of open space types, including the preservation and enhancement of environmentally sensitive areas, the provision of an extensive neighbourhood trail network (Fig. 27), accessible open spaces, neighbourhood scale public parks, semi-public open space areas and private open space associated with the ground orientated units. The open space network will provide a range of programming opportunities to serve all members of the Woodland Park community including passive, active and cultural activities. Park amenities should aspire to foster a sense of community and attract the widest range of ages, abilities and interests, through all times of the day and year, and shall allow for health and wellness activities for all ages and interests.

e) **Rainwater Management**

To limit the demand for resources, reduce the overall contribution to climate change and to create a community that is mindful of natural systems, a robust rainwater management approach will be applied to the open space network. Through design, the enhanced rainwater management system will use a series of measures within the open space network to capture, convey, infiltrate and reuse the rainwater within the site.

As currently proposed the intention is to manage water according to three tiers of effectiveness (Fig. 31):

- Tier 1 : rainwater is encouraged to flow and infiltrate into the ground in line with the natural hydrological process.
- Tier 2 : soils exist but are limited in depth and does not have the same connection to the natural hydrological cycle.

Tier 3 : 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 has every feasible chance to be infiltrated before being finally managed by grey infrastructure.



Figure 31: Rainwater Management

f) **Site Grading**

The natural topography at Woodland Park is a defining characteristic. The open space will be designed to respond to this natural topography. This will ensure the open space is connected to the natural landscape and will provide an open space that is unique to Woodland Park.

2.7.5 STREETS, SIDEWALKS & PUBLIC REALM

The streets and sidewalks (Fig. 32) of Woodland Park serve as an important aspect of the community, not only for circulation, but also connectivity and the overall outdoor experience. For the community, a bi-directional bike lane is proposed along Cecile Drive and Angela Drive, as well as a robust planted boulevard and separated sidewalks.



Figure 32: Streets and Sidewalks

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a) **Boulevards**

A number of trees exist along the sidewalks. Based on the arborist report, some trees will be determined as high quality and will be retained, while others, deemed as poor quality will be replaced with high value boulevard trees. New boulevard trees should follow minimum spacing and soil volume requirements as set out in applicable City guidelines. With the adjacent parks and public open spaces, a series of parklets will be located along the boulevard (Fig. 33). These areas will allow for seating nodes as well as a strong connection to the community of Woodland Park.

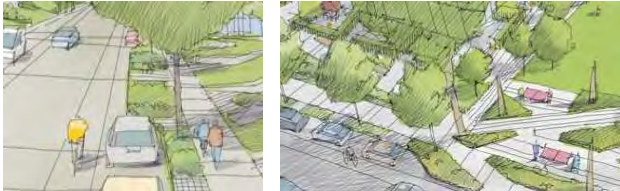


Figure 33: Boulevards

b) **Mews Street**

The streetscape within the Mews neighbourhood is envisioned as a shared space between pedestrians and vehicles (Fig. 34). This street will provide the standard vehicular services required for the associated community including emergency access, parkade entry ramps, as well as delivery and drop offs to the building entries. Parking within this streetscape will be limited to emergency vehicles and short-term loading areas to limit the number of vehicles within the open space area. While this streetscape accommodates these daily uses, the street is designed with the intention to be a welcoming place for the local residents to walk and cycle through the heart of the community.

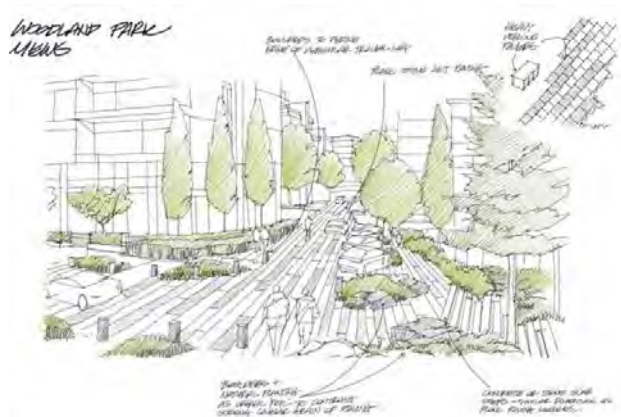


Figure 34: Mews Street

The use of specialized materials and traffic calming measures will ensure the vehicular movement and overall character is in consideration of this shared use approach. This pedestrian connection will be further informed with a bold crosswalk connection that extends the Mews north to the adjacent Hub Park.

c) **Public Realm**

Universal Accessibility: Wherever possible, all common areas of a multi-family development site are to be accessible by persons with physical disabilities. To this end, all site furnishings such as lighting, bollards, signage, guardrails and seating are to be located so as to not impede easy passage for persons in a wheelchair or persons who are visually impaired.

d) **Lighting**

A comprehensive lighting plan will be required that addresses the integration of lighting for the neighbourhood that provides sufficient lighting for streets, sidewalks/walkways, public open spaces. Key considerations include:

- Lighting on site of walkways, common areas, public entranceways and buildings should be accomplished by means of lamp standards or light bollards which contribute to a consistency in design character throughout the site, and with the adjacent public street lighting, wherever possible.
- Lighting of walkways and common entrances on-site will be sufficient to provide residents and visitors with a sense of personal safety and ease.
- Site lighting shall be of a design which minimizes light pollution and prevents "light-spill" onto adjacent properties, into the bedroom areas of dwelling units on the site and into the naturalized portions of the site.
- All lighting should be compliant with Dark Sky and energy efficiency standards.

e) **Utilities**

All utilities including transformers will be underground wherever feasible. Where utility elements, including transformers, gas, venting etc. are at grade, they shall be so located to limit their visual impacts, e.g. within buildings, appropriately screened (landscaping, fencing, vinyl wraps etc.) setback from pedestrian pathways and the public realm.

2.7.6 PUBLIC ART

Supporting the City’s theme of “City of the Arts” and contributing to the distinctive character of each of Woodland Park’s neighbourhoods and open space network, public art will energize the public realm and support the flow and integration between public spaces (Fig. 35). Envisioned as an active, pedestrian-oriented feature, a collection of public artworks that includes sculptures, sculptural series, as well as integrated and functional artworks, will activate the broader public realm, to create a distinct sense of place, and promote healthy living, encouraging people to explore, gather, interact, and engage with the artwork on display.



Figure 35: Public Art



City of Port Moody

Bylaw No. 3306

A Bylaw to amend City of Port Moody Zoning Bylaw, 2018, No. 2937 to facilitate the rezoning of the properties at 1142 Cecile Drive and 300 Angela Drive from Low-Density Townhouse Residential (RM3) to Comprehensive Development Zone 83 (CD83).

The Council of the City of Port Moody enacts as follows:

1. Citation

- 1.1 This Bylaw may be cited as “City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 52, 2021, No. 3306 (1142 Cecile Drive and 300 Angela Drive) (CD83)”.

2. Amendments

- 2.1 City of Port Moody Zoning Bylaw, 2018, No. 2937 is amended by rezoning the following lands from Low-Density Townhouse Residential (RM3) to Comprehensive Development Zone 83 (CD83):

LOT A PLAN EPP 93132 DISTRICT LOT 377 NEW WESTMINSTER
DISTRICT, BCAGROUP 1
PID: 030-919-967

LOT B PLAN EPP 93132 DISTRICT LOT 377 NEW WESTMINSTER
DISTRICT BCAGROUP 1
PID: 030-919-975

as shown on the location map in Schedule A attached to and forming part of this Bylaw.

- 2.2 Bylaw No. 2937 is further amended by adding the following section CD83 to Schedule D:

“CD83 Comprehensive Development Zone 83 (CD83)

CD83.1 Intent

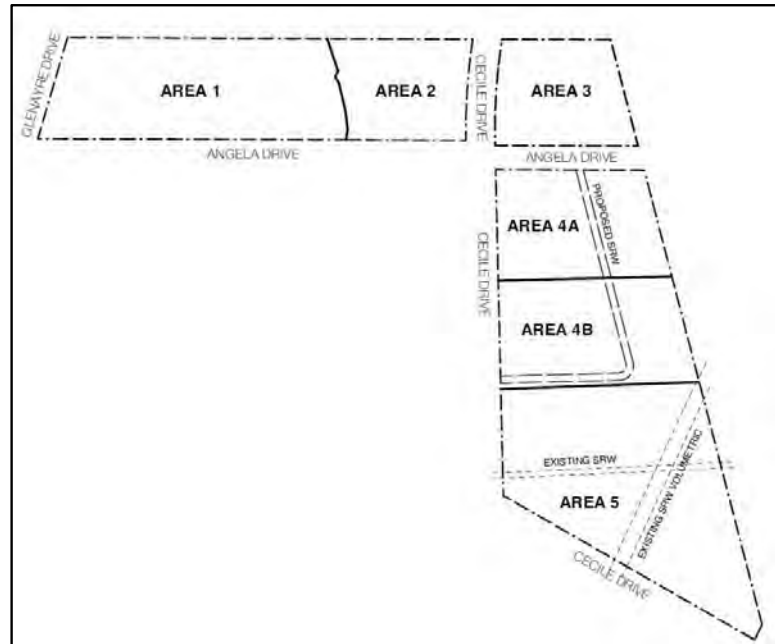
The intent of this zone is to facilitate the phased development of a mixed-use project with complementary commercial and residential uses and park spaces in five development Areas.

CD83.2 CD83.2 Definitions

For the purposes of the CD83 Zone only, the following definitions will apply:

“AREAS” means those phased development Areas identified by Numbers 1 to 5 as identified on the following Figure 1 which may be further subdivided into lots or air space parcels;

Figure 1 – Phased Development Areas



“LOT AREA” means the area of any and all of the individual Areas 1 to 5, including all Environmentally Sensitive Lands and lands to be developed for parks and the perimeter pathway;

“IN-SUITE STORAGE SPACE” means floor area within or accessory to a dwelling unit, used to store personal items such as recreation equipment, tires, barbecues, suitcases and miscellaneous household articles, but does not include floor area for clothes closets, linen closets, or kitchen or bathroom cupboards;

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“DONATING PARCEL” refers to the following legal lot descriptions:

STRATA LOT 1-30, PLAN NWS2, DISTRICT LOT 202 & GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE; and

LOT 18 BLOCK 5 DISTRICT LOT 202 GROUP 1 NEW WESTMINSTER DISTRICT PLA 55.

CD83.3 Permitted Uses

The following uses are permitted within the individual Areas:

Area 1:

Principal Use:

- 1) Multi-Residential, limited to Below Market Rental housing

Accessory Uses:

- 1) Building Manager Office
- 2) Home Occupation – Type A

Area 2:

Principal Use:

- 1) Multi-Residential

Accessory Use:

- 1) Home Occupation – Type A
- 2) Off-Street Parking

Area 3:

Principal Use:

- 1) Residential – Multi-Residential, limited to Market Rental Housing
- 2) Commercial – Artist Studio – Type A
- 3) Commercial – Child Care
- 4) Commercial – Commercial Athletic and Recreation Use
- 5) Commercial – Convenience Retail
- 6) Commercial – Licensee Retail Store

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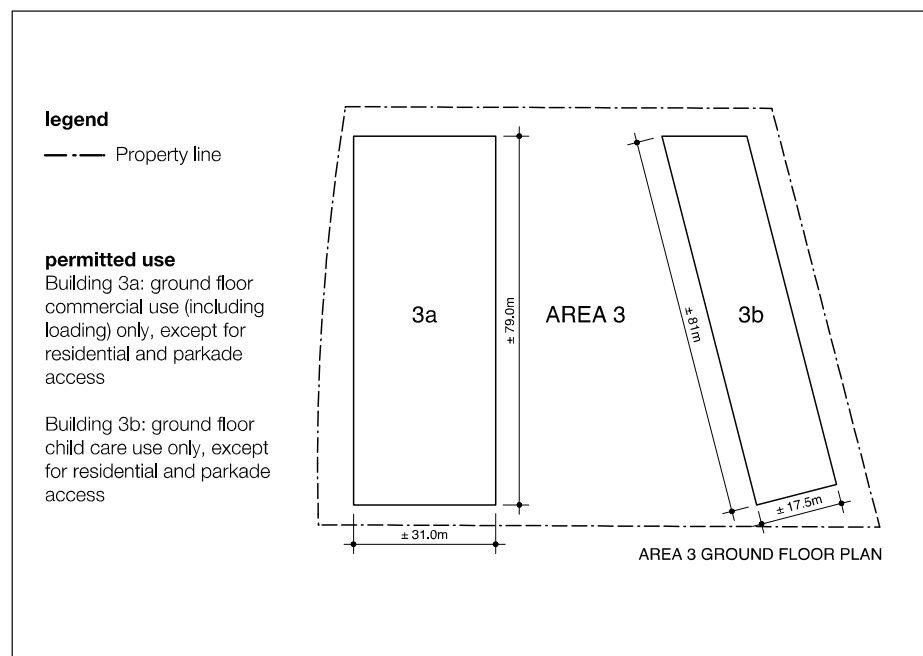
- 7) Commercial – Office
- 8) Commercial – Personal Service
- 9) Commercial – Restaurant
- 10) Commercial – Retail Use
- 11) Commercial – Retail Food Service
- 12) Other – Park

Accessory Use:

- 1) Residential – Building Manager Office
- 2) Residential – Home Occupation – Type A

For Area 3 ground floor uses will be as set out in Figure 2 below.

Figure 2 – Area 3 Ground Floor Plan



Area 4:

Principal Use:

- 1) Multi-Residential
- 2) Retail Food Service

Accessory Use:

- 1) Home Occupation – Type A

Area 5:

Principal Use:

- 1) Multi-Residential
- 2) Park

Accessory Use:

- 1) Home Occupation – Type A

CD83.4 Coverage

The maximum permitted coverage of all buildings and structures in the CD83 Zone shall not exceed 60% of the lot area of any individual phased development Area, excluding all structures less than 0.6m above grade.

CD83.5 Floor Area Ratio

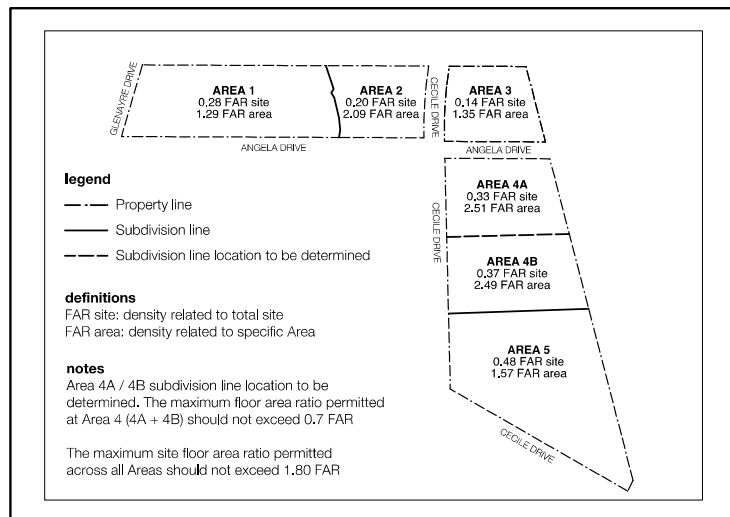
CD83.5.1 The maximum Floor Area Ratio permitted in the CD83 Zone shall not exceed 1.80.

CD83.5.2 Furthermore, Area 1 shall include a minimum floor area of 26,595m² Below-Market Rental.

CD83.5.3 Furthermore, Area 3 shall include a minimum floor area of 9,870m² of Market Rental.

CD83.5.4 The maximum Floor Area Ratio permitted in each individual Area and, in relation to the total area of land zoned CD83, is established in Figure 3:

Figure 3 – Maximum Permitted Floor Area Ratios



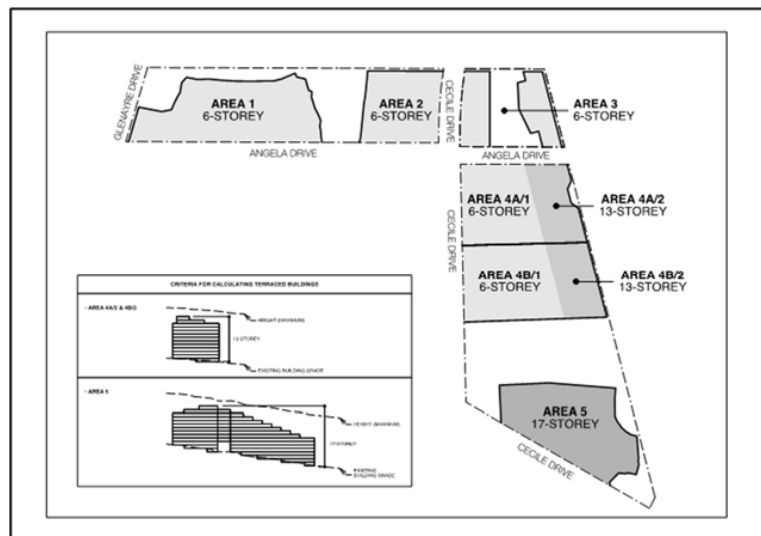
CD83.5.5 For the purposes of floor area calculation, In-Suite Storage Space to a maximum of 2.8 m² space per dwelling unit may be excluded from the calculation provided that:

- storage space may be located in a single room, not exceeding 2.8 m² (if storage spaces exceed 2.8 m², the total area will be included in FAR);
- surface provided the total area, including access, does not exceed the maximum permitted exclusion of 2.8 m² per unit;
- must be full floor-to-ceiling height (min 2.1 m) and have a minimum clear horizontal dimension of 1.2 m in all directions and a maximum horizontal dimension of 1.8m;
- the storage space cannot be part of or adjunct to any other closet in the unit and must be accessed from a common area or hallway within the dwelling unit;
- the storage space must not contain windows.

CD83.6 Building Height

CD83.6.1 Within the CD83 Zone, buildings shall not exceed the number of storeys indicated on Figure 4.

Figure 4 – Building Height (Storeys)



CD83.6.2 The maximum height of buildings, as measured from grade to the highest point of the roof, shall exclude all roof top mechanical equipment, elevator run-on shafts and unenclosed roof top amenity structures.

CD83.7 Transfer of Density

Notwithstanding CD83.5.1, CD83.5.2, and CD83.5.3, where density is transferred from the Donating Parcel:

- a) the maximum allowable floor area permitted in the CD83 Zone may be increased by the amount of the density transfer up to a maximum floor area of 14,865m²;
- b) the maximum floor area ratio permitted in each individual Area is indicated on Figure 5;
- c) building height may be increased up to the maximum number of storeys indicated on Figure 6.

Figure 5 – Maximum Floor Area Ratios Permitted By Density Transfer

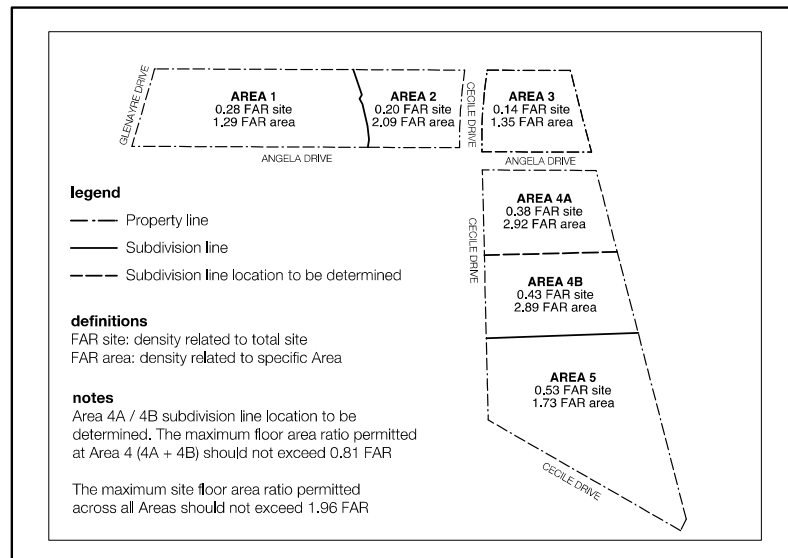
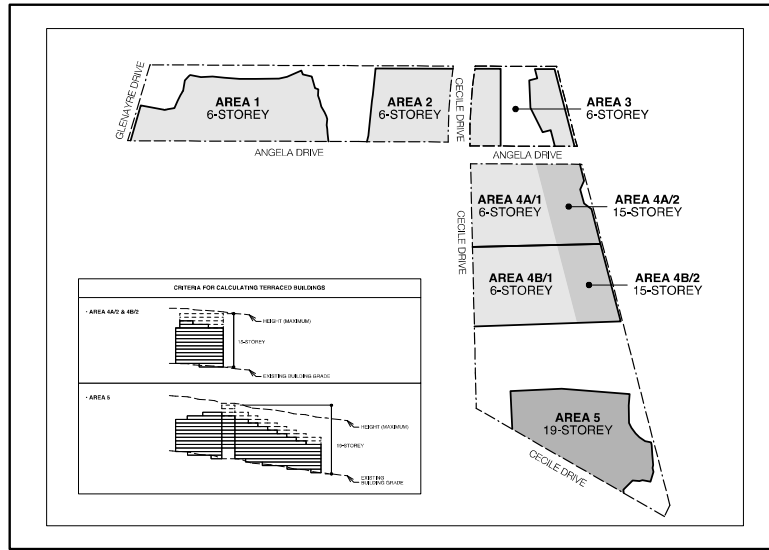


Figure 6 – Maximum Building Heights Permitted By Density Transfer



CD83.8 Building Setbacks

CD83.8.1 Buildings in the CD83 Zone shall be setback from property lines in accordance with the following Figures 7 to 10.

Figure 7 – Building Setbacks

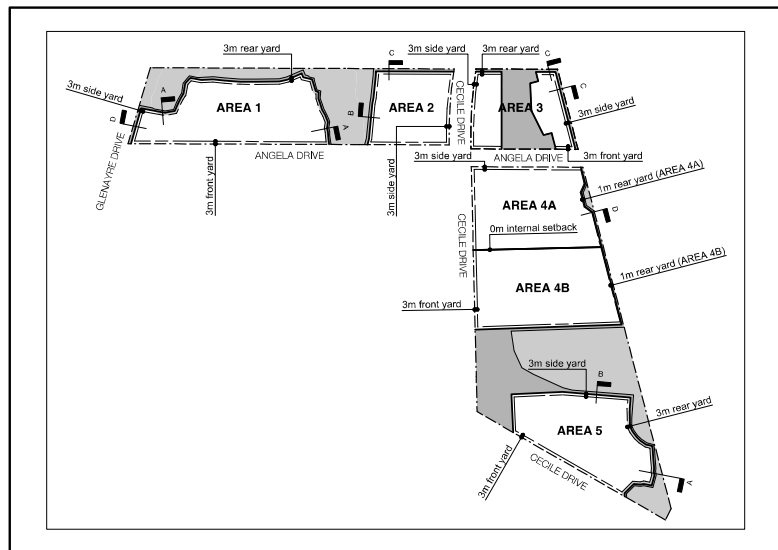


Figure 8 – Building Setback Details – Sections A and B

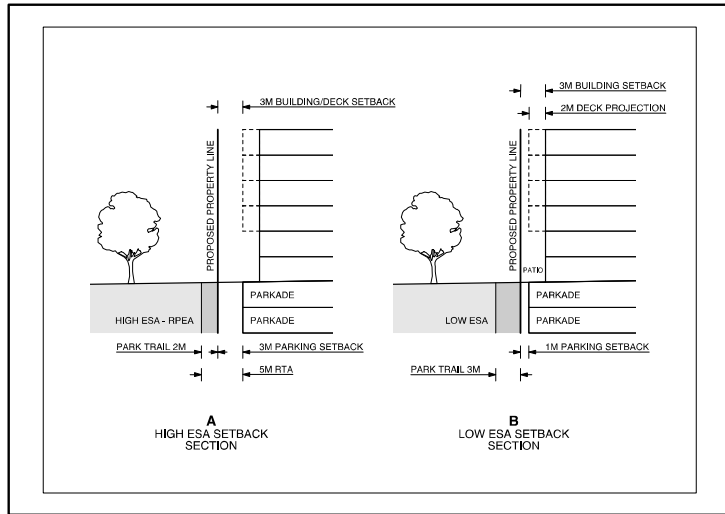


Figure 9 – Building Setback Details – Sections C and D

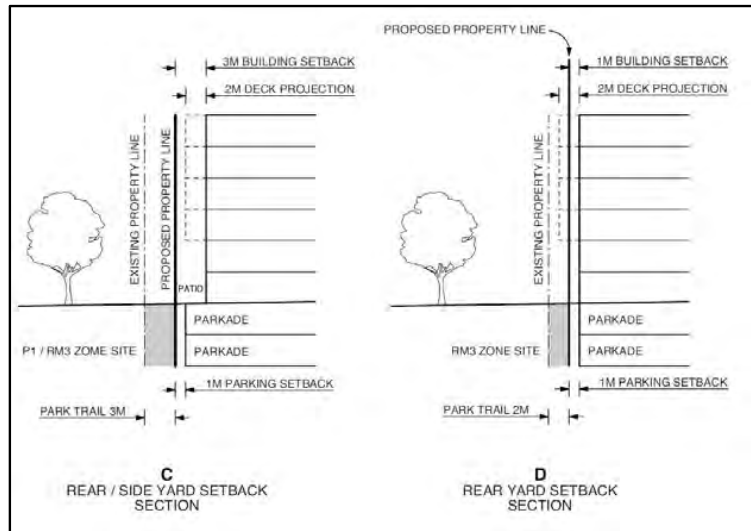
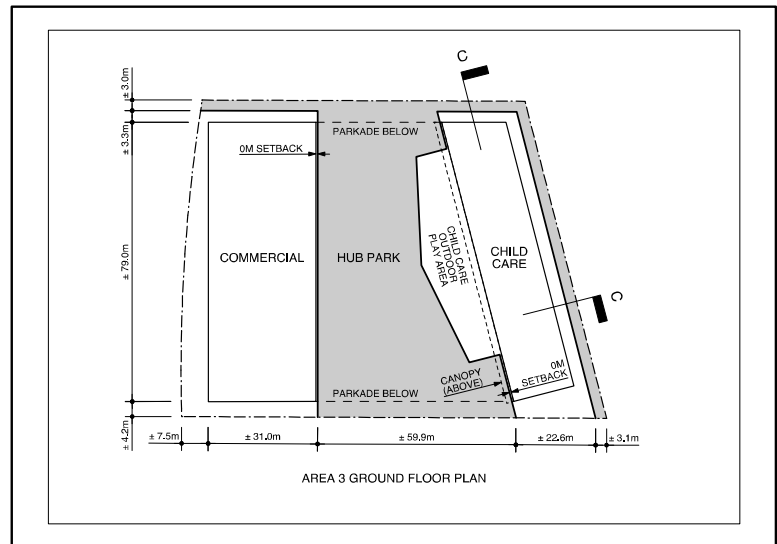


Figure 10 – Building Setback Details



CD83.8.2 Streamside Protection setbacks shall be in accordance with Section 5.4 of the Zoning Bylaw except where amended by the following regulations:

The Riparian Transition Area setback can be reduced for the areas shown in Figure 11 and 12, provided that there is no loss in total RTA area.

Figure 11 – RTA Setback Details: Area 1

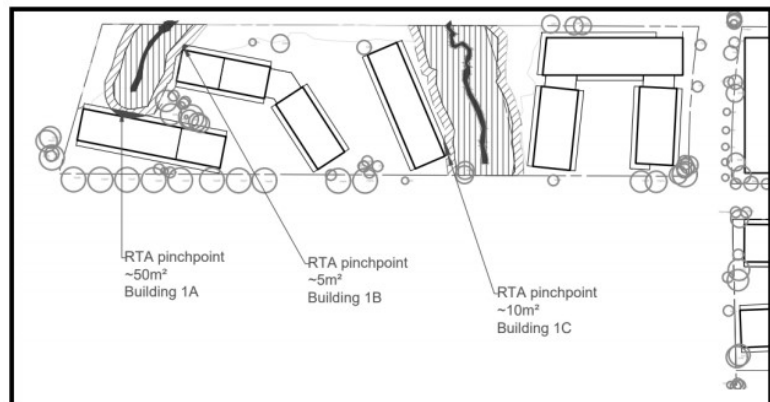
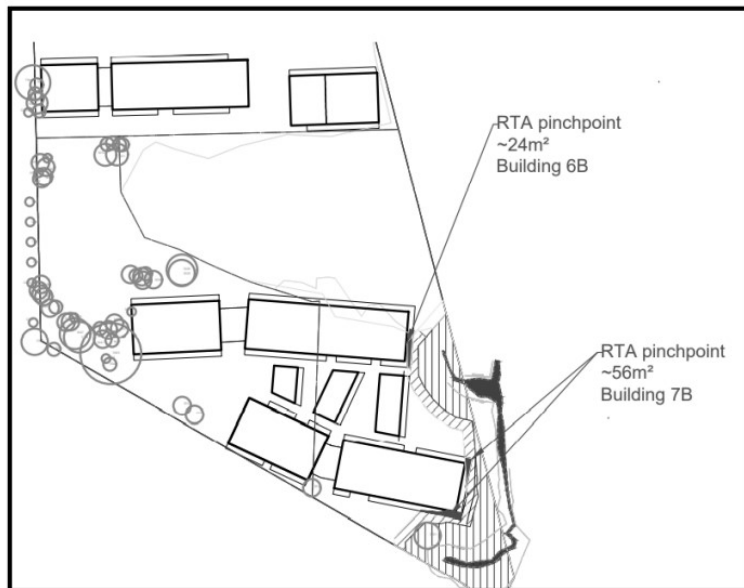


Figure 12 – RTA Setback Details: Area 5



CD83.9 Parking, Loading, and Bicycle Parking

The provision of parking, loading and bicycle parking for buildings in the CD83 Zone shall comply with the applicable regulations in section 6 of the Zoning Bylaw except where amended by the following regulations where in conjunction with transportation demand management measures.

CD83.9.1 Parking in the CD83 Zone shall be provided in accordance with the following requirements:

Type of Building or Use	Parking Required
Apartment or Townhouse	<p><u>Market Ownership</u></p> <p>1.0 spaces per studio or 1 bedroom unit</p> <p>1.17 spaces per two-bedroom unit</p> <p>1.25 spaces per three-bedroom unit</p> <p>0.1 designated residential visitor spaces per dwelling unit</p> <p><u>Market Rental</u></p> <p>1.0 spaces per dwelling unit</p> <p>0.1 designated residential visitor spaces per dwelling unit</p>

	<p>Below Market (including below market rental, moderate income housing and low income housing)</p> <p>1.0 spaces per studio, one-bedroom or two-bedroom dwelling unit</p> <p>1.25 spaces per three-bedroom dwelling unit</p> <p>0.1 designated residential visitor spaces per dwelling unit</p>
Artist Studio – Type A	1 space per each 100m ² of floor area or part thereof
Child Care	1.8 spaces per each 93m ² of floor area
Commercial Athletic and Recreation	1 space per 40m ² of floor area
Home Occupation – Type A	No additional requirement beyond the residential requirement
Office	1 space per 50m ² of floor area
Personal Service Use	1 space per 40m ² of floor area
Restaurant	1 space per 18m ² of floor area
Retail Use, including Retail Food Service	1 space per 33m ² of floor area

CD83.9.2 Notwithstanding section 6.4.3(e) of the Zoning Bylaw, in the case of two adjacent accessible parking spaces, the required pedestrian aisle of 1.2m may be shared between the spaces.

CD83.9.3 A maximum of 30% of the total parking spaces on a lot may be small car spaces.”

3. Attachments and Schedules

3.1 The following schedule is attached to and forms part of this Bylaw:

- Schedule A – Location Map.

4. Severability

4.1 If a portion of this Bylaw is found invalid by a court, it will be severed and the remainder of the Bylaw will remain in effect.

Report Considered at the Regular Council Meeting Held on June 22, 2021

585

Read a first time this 23rd day of March, 2021.

Read a second time as amended this ___ day of _____, 20__.

Read a third time this ___ day of _____, 20__.

Adopted this ___ day of _____, 20__.

R. Vagramov
Mayor

D. Shermer
Corporate Officer

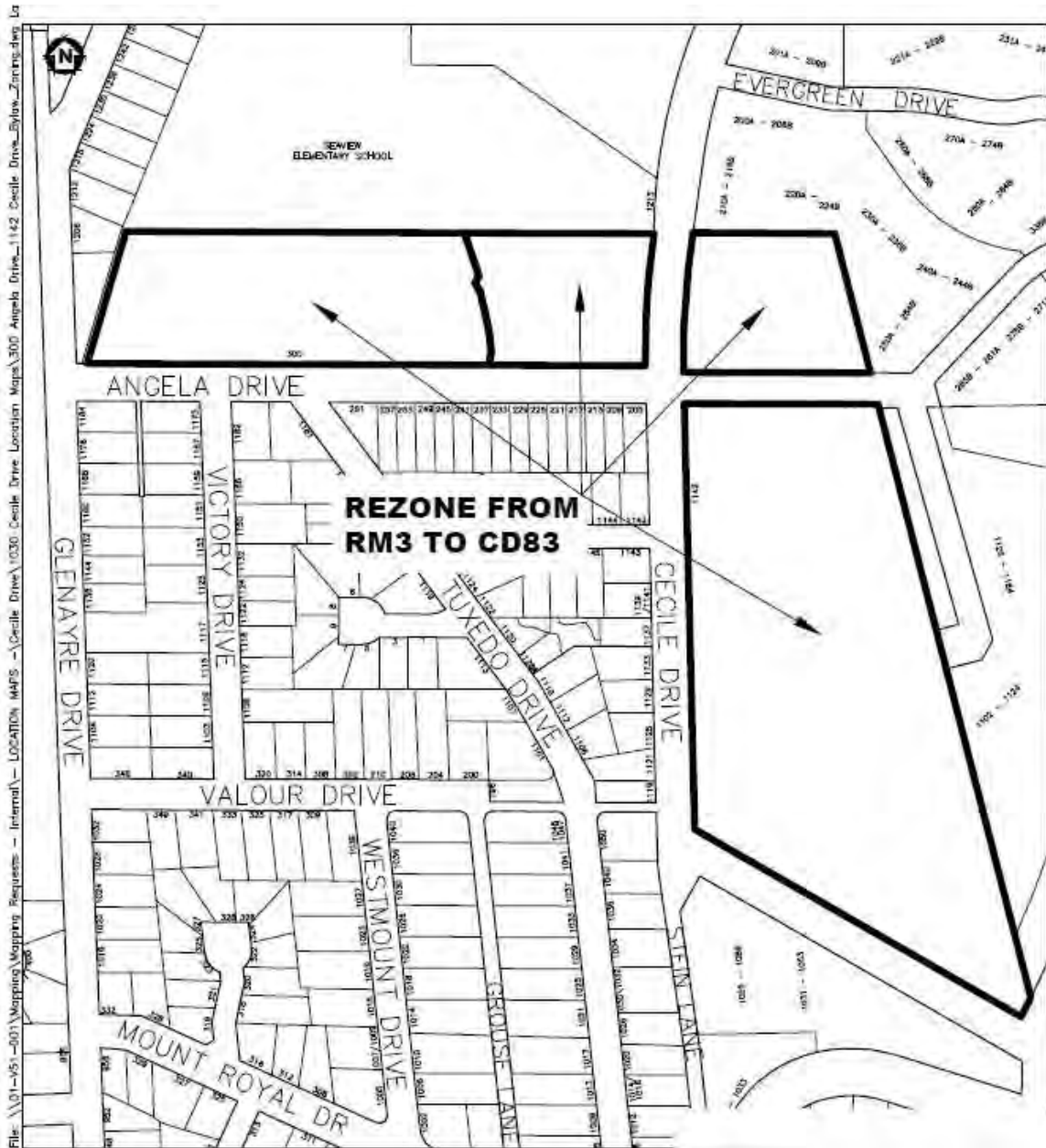
I hereby certify that the above is a true copy of Bylaw No. 3306 of the City of Port Moody.

D. Shermer
Corporate Officer

Schedule A – Location Map

This is a certified true copy of the map referred to in section 2 of City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 52, 2021, No. 3306 (1142 Cecile Drive and 300 Angela Drive) (CD83).

Corporate Officer

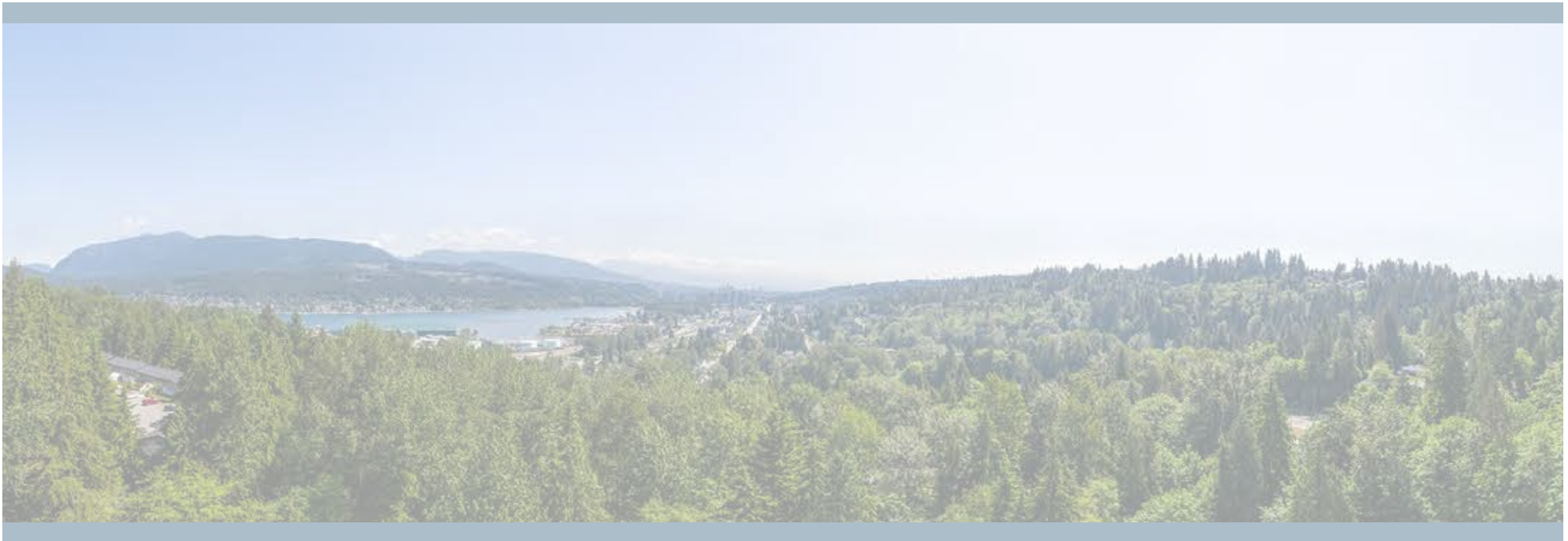


LOCATION PLAN





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)

introduction executive summary



- Key**
- a ESA
 - b active park
 - c multi-use trail
 - d affordable rental housing
 - e market rental housing
 - f market strata housing
 - g rooftop gardens
 - h child care facility
 - j play area
 - k neighbourhood retail
 - m road realignment

master plan

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.

revised 30 July 2020

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

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: $\pm 73\%$

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 ($\pm 5\%$)

proposed: 15% parks + trail (± 3.0 acres)

revised 30 July 2020

revised 01 June 2021

guiding principles planning rationale **4.2**



- Key**
- a** ESA
 - b** active park
 - c** multi-use trail
 - d** affordable rental housing
 - e** market rental housing
 - f** market strata housing
 - g** rooftop gardens
 - h** child care facility
 - j** play area
 - k** neighbourhood retail

master plan

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.

revised 30 July 2020

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



existing

the Creek

affordable rental housing (\pm 325 units)
tenant replacement housing
ESA enhancement + remediation
forest + creek protection
generous open green space
multi-use park trail
estimated completion 2024



phase 1

guiding principles plan for gradual growth **4.6**



phase 2

the Gardens

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



phase 3

the Hub

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

revised 30 July 2020

4.6 guiding principles plan for gradual growth

the Mews

market housing (\pm 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 (\pm 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)

guiding principles neighbourhoods **4.8**



Key

- a ESA
- b active park
- c multi-use trail
- d affordable rental housing
- e market rental housing
- f market strata housing
- g rooftop gardens
- h child care facility
- j play area
- k neighbourhood retail

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

neighbourhoods

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

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

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

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

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.



± 11,800 sf child care facility

community facilities

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

guiding principles sustainability 4.20



community integration

revised 30 July 2020

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

4.20 OCP community goals sustainability

resiliency

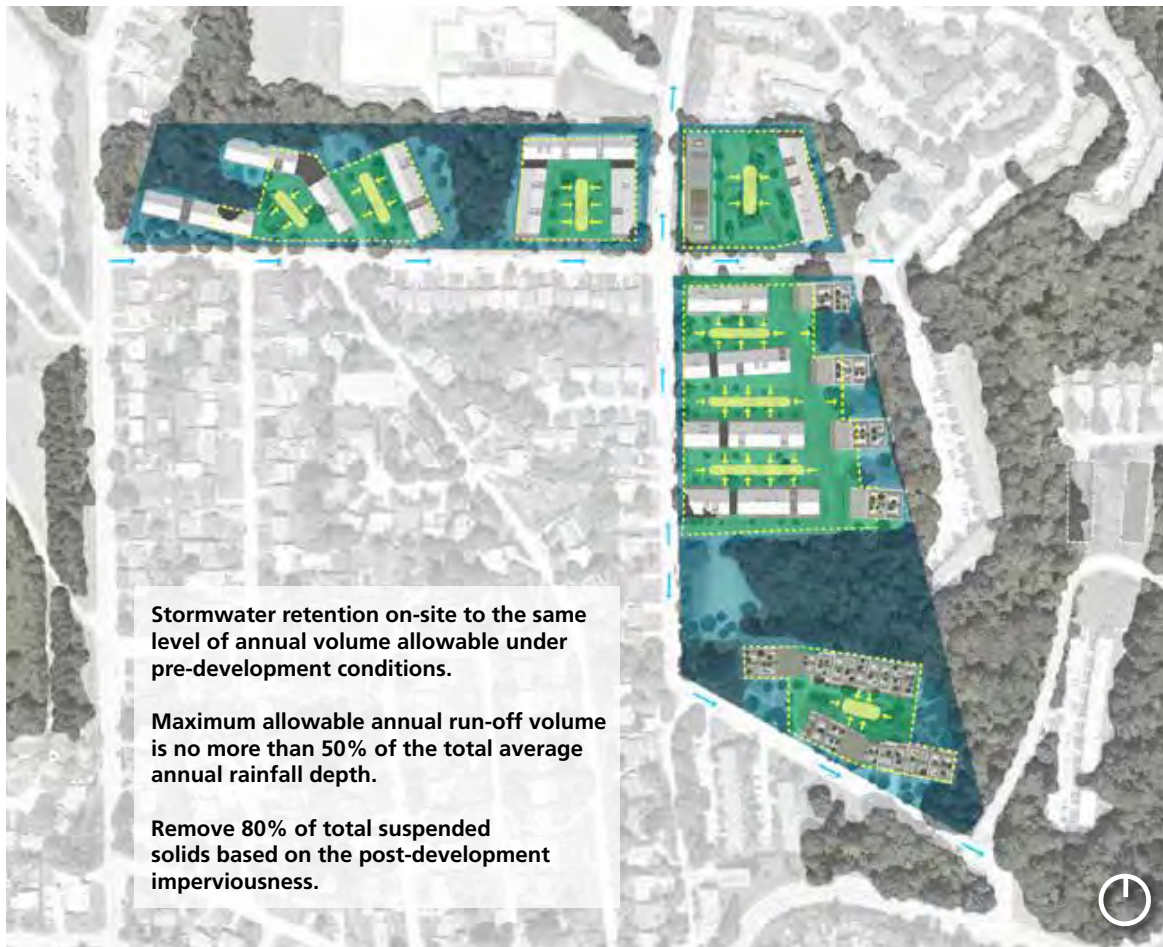
To limit the project's demand for resources and overall contribution to climate change. The project is seeking a high level of performance in the building envelope, mechanical systems, and rainwater infrastructure and will maintain safe and comfortable spaces in the face of the increasing impacts of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

OCP community goals sustainability 4.20



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



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

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



master plan hub park 8.5



- 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

programming diagram

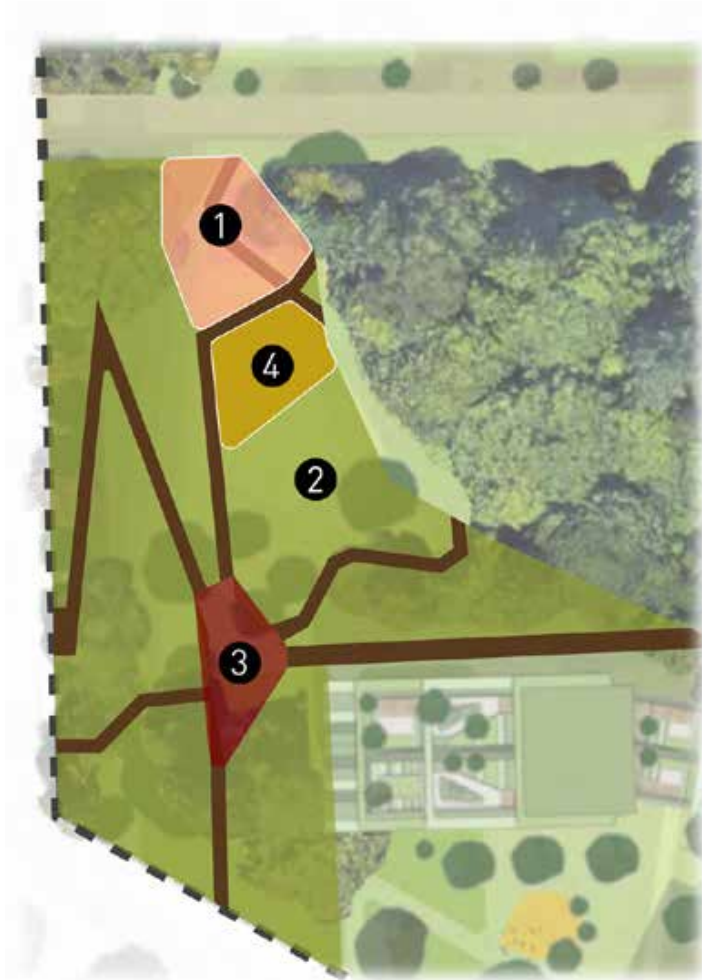
page added 30 July 2020

revised 01 June 2021



precedents

master plan cecile bend park 8.5



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

programming diagram

revised 30 July 2020

revised 01 June 2021



A



B



C



D

precedents

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.



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



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



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 transferred 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

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)

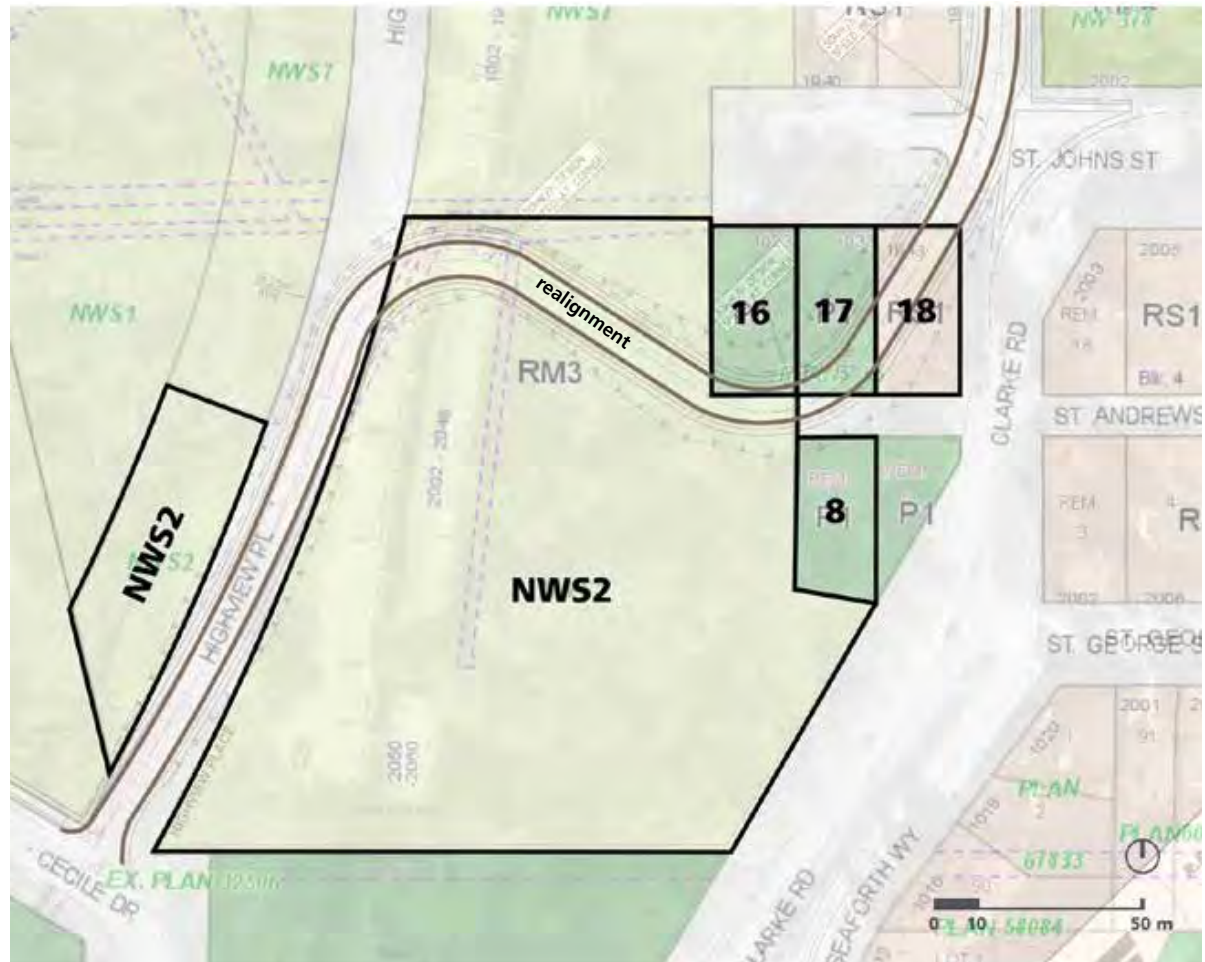
- ±8,689 sq.ft
- P1 Zoning (NA FAR)
- buildable area: NA

17 (1933 St John Street)

- ±8,712 sq.ft
- P1 Zoning (NA FAR)
- buildable area: NA

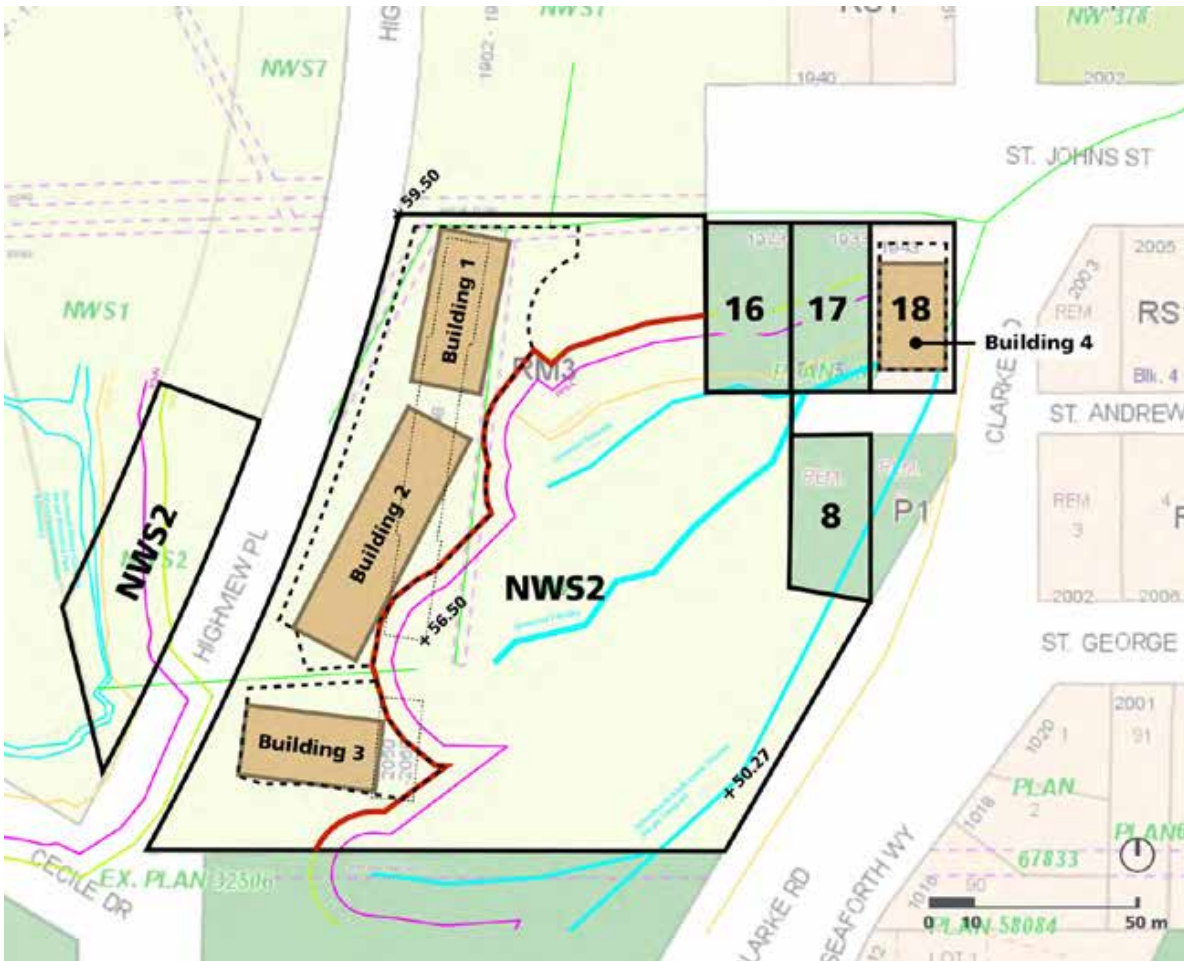
Total

- ±247,816 sq.ft - site area



Highview Place land gift

appendices Highview Place connector, land gift & density transfer **9.11**



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

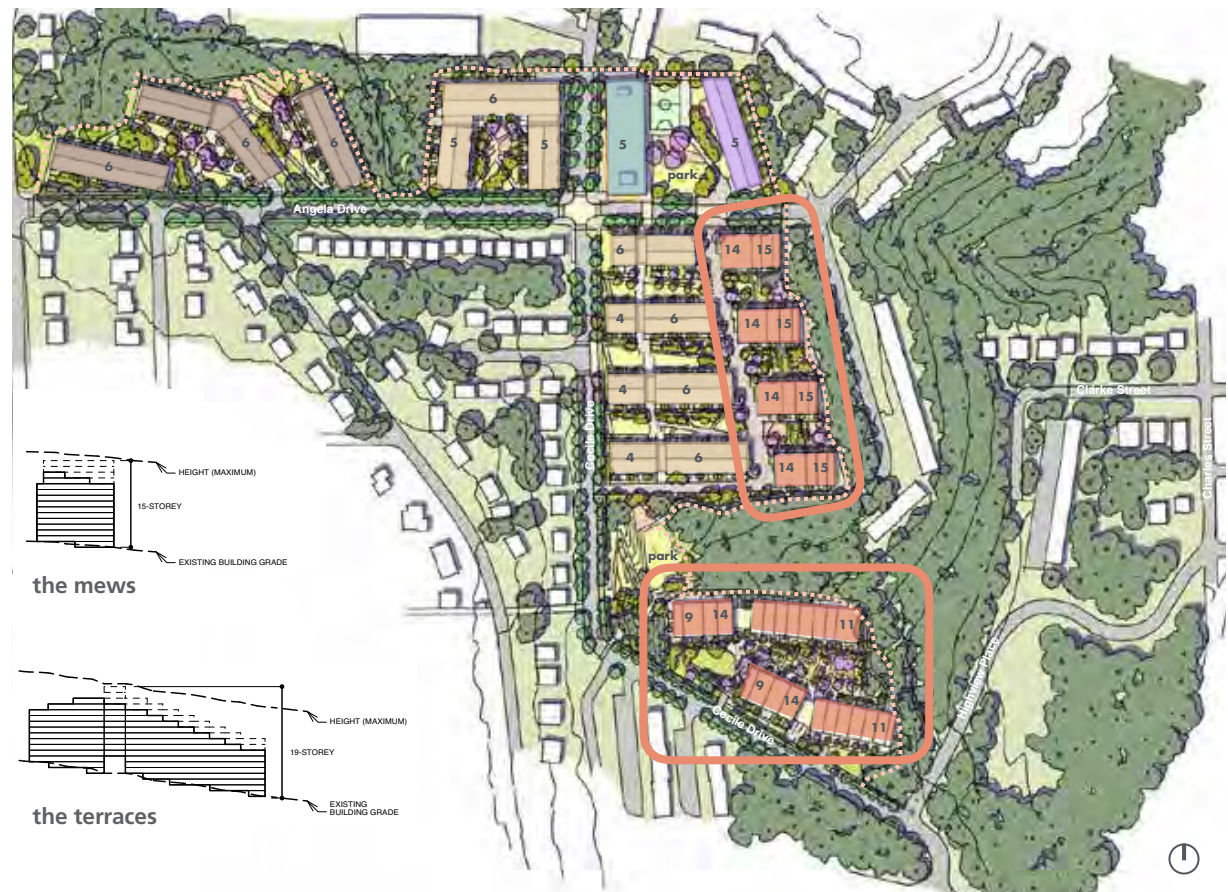
9.11 appendices Highview Place connector, land gift & density transfer

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

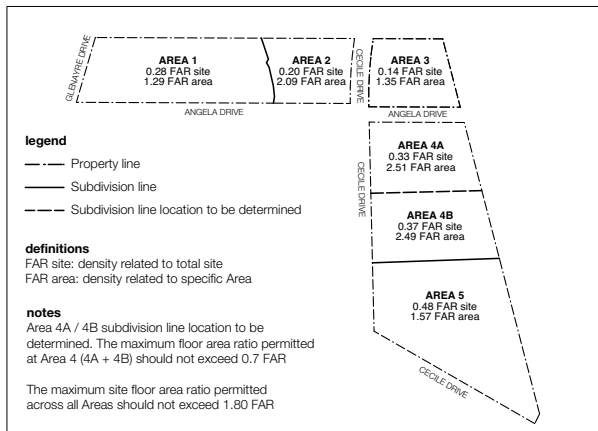
- 164,435 sq.ft located at the Mews & Terraces
- the height of 6 buildings will be increased by approximately 2 storeys each



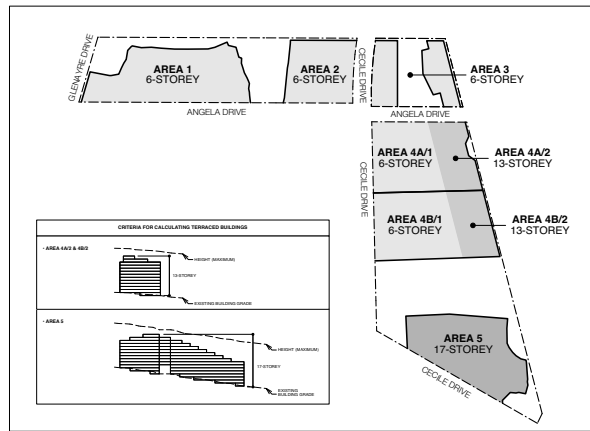
master plan

appendices Highview Place connector, land gift & density transfer

9.11

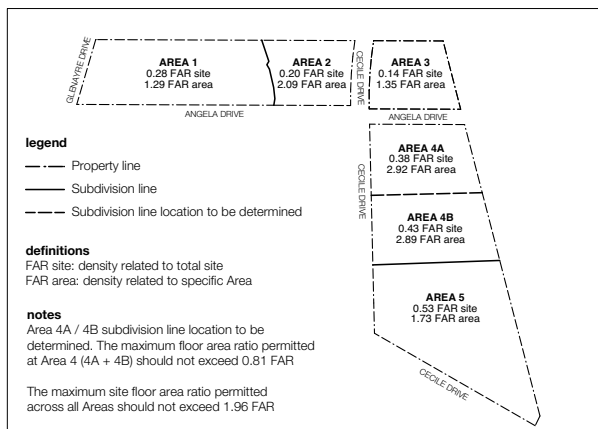


floor area ratios

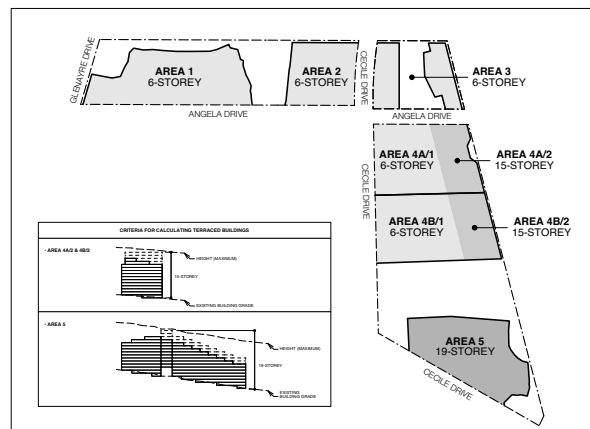


building height

1.8 FAR
 excluding density transfer



floor area ratios



building height





1.96 FAR
 including density transfer

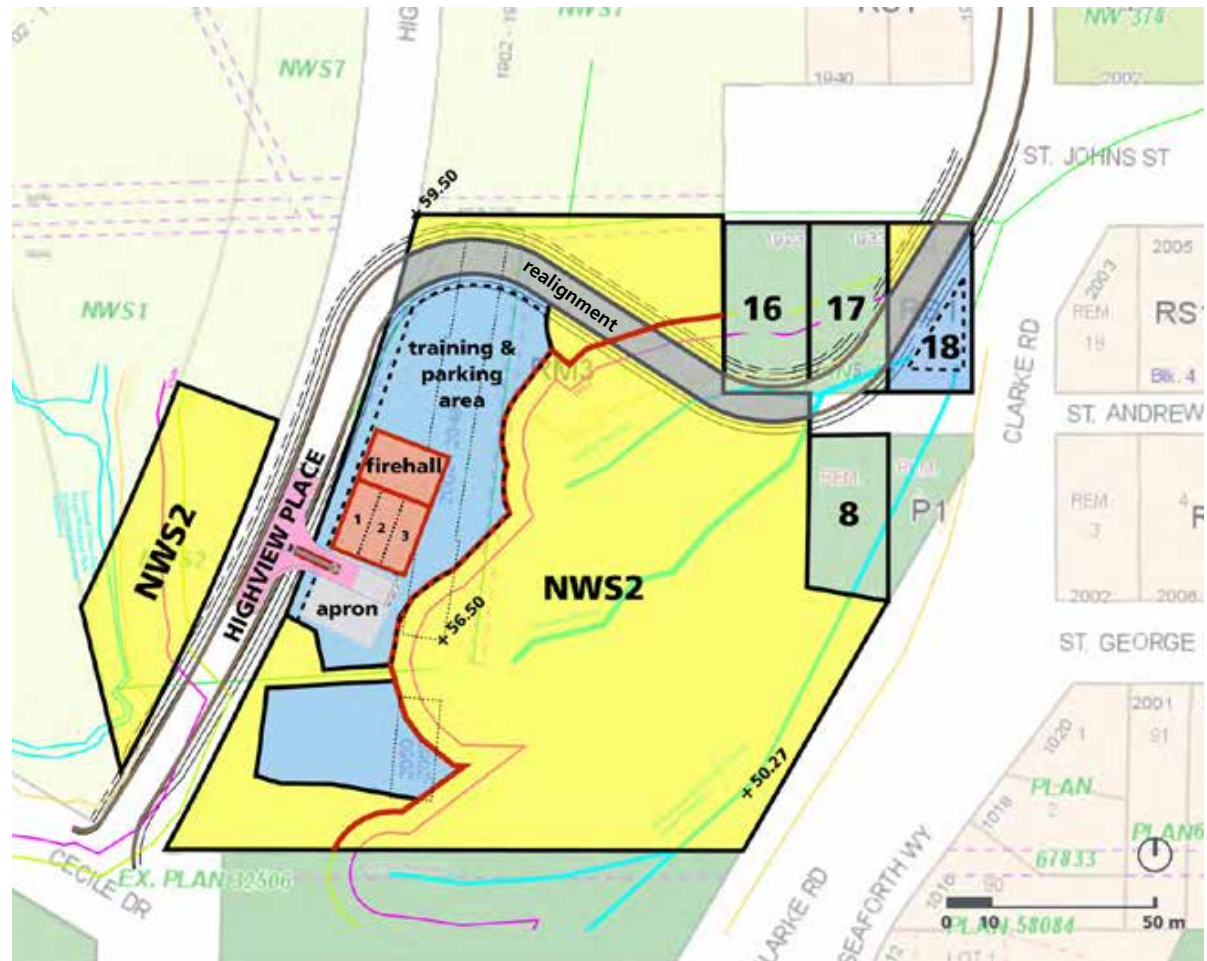
page added 01 June 2021

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

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TENANT ASSISTANCE PLAN
Woodland Park Townhomes
1030 Cecile Drive, Port Moody
March 23, 2021

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Introduction

EDGAR and BC Housing have established a partnership to deliver purpose-built affordable rental housing at 1030 Cecile Drive, Port Moody. The site is home to 200 market rental units that will be replaced through the redevelopment of the property. The proposal is to create a vibrant and sustainable master planned community with diverse housing options. There will be affordable rental operated by a non-profit housing operator, market rental, and strata market condominiums.

The Tenant Assistance Plan (TAP) is aligned with BC Housing's Guiding Principles for Housing Transitions (<https://www.bchousing.org/partner-services/asset-management-redevelopment/redevelopment-process-principles>) as well as the City of Port Moody's Tenant Relocation Assistance Policy. The goal is to work closely and openly with tenants on this project to limit disruption and avoid displacement. Tenants residing at 1030 Cecile Drive at time of third reading of the Official Community Plan amendment and the rezoning will be eligible for the TAP. Tenants will have an option to stay on-site during construction of the early phases, which is planned to be the affordable rental housing. Upon completion of these buildings, tenants will have the right of first option into the affordable rental housing.¹ If tenants are not eligible for the affordable rental housing, they will have the option to either receive the financial compensation package, outlined below, or move into the market rental, with a 20% discount off starting market rents.

The following relocation plan provides details about communication and commitment to tenant assistance provided to residents.

Communication with Tenants

EDGAR and BC Housing are committed to early and ongoing communication with tenants, including the following:

1. Keeping residents informed of the process through:
 - Individual notification at key milestones of the process (application, committee meetings, and council meetings)
 - Invitations and notices to resident-only and public information sessions;

¹ Based on eligibility



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2. Enlisting a Resident Support Specialist (Zaklina Vracar, Z Agency) to offer continual support to residents including:
 - Introduction meeting with residents to understand their needs; and
 - Follow-up meetings as needed to support residents through the process;
3. Ensuring adequate notification as necessary per Residential Tenancy Act.

Tenant Assistance Plan

The goal is to make the transition seamless and easy for residents by phasing the project and offering continual support through our Resident Support Specialist. Due to the large size of the site, there are opportunities to work with tenants to limit disruption and have no displacement.

The project will be developed over a number of years and currently contemplates seven (7) phases with the intent to develop replacement affordable rental housing in the first phase. The phasing plan allows for tenants to not have to relocate off-site. Those living in the existing buildings where affordable rental housing is planned will have the option to move to another unit while construction occurs. Once construction of the affordable rental housing is completed, all residents will be notified about the opportunity to relocate into the new housing.

In order to facilitate this process, an on-site tenant relocation program for those who wish to remain on-site has been developed. An off-site tenant relocation program has also been developed for those who choose to move off-site.

Tenant Assistance Program (see figure 1)

In order to understand housing needs and facilitate the construction of the new affordable rental housing (i.e., phase 1), residents located in buildings north of Angela Drive (i.e., buildings 310, 330, 250 and 270 - highlighted in blue in Figure 1) will be offered relocation on-site to another unit south of Angela Drive, as these units become vacant. Vulnerable tenants will be prioritized for early relocation onsite (i.e. seniors, disability). The length of original tenancy will be protected from the original lease date.

To facilitate an on-site relocation, residents will be eligible for the following:



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1. Existing rent will be matched – with the exception that an increase or decrease in unit size is preferred then comparable rent will be provided;
2. \$1,000 for moving expenses will be provided;

The significant benefit of a site this large with a number of rental housing units that regularly come available will help alleviate the need to relocate residents off-site. It is preferred to accommodate all residents through on-site moves throughout the re-development so as to limit the need to leave the neighbourhood and associated support networks.

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Figure 1



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Figure 2

If a resident is not able to be accommodated or chooses to not be housed in the affordable rental housing (figure 2), they will be eligible for right of first option into the market rental, with a 20% discount off starting market rents, or they can receive the financial compensation and the supports listed in the Off-site support section.



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Eligibility

All existing tenants will be offered first right of option. Eligibility will be more clearly defined when a non-profit operator has been identified through a request for proposals process led by BC Housing. The affordable rental housing that will be developed will be focused on low to moderate income households as defined by BC Housing.

Timing

All residents will be offered the right of first option to relocate into the replacement affordable rental housing, pending eligibility. If a tenant is not eligible for the affordable rental housing, they will be offered right of first option for the market rental. A letter will be circulated providing an update on timing of the construction completion. All tenants will be required to make a decision on whether they will remain on-site or move off-site once given notice. The tenant will have 90 days prior to the completion of the BC Housing development or to advise the Resident Support Specialist if they are relocating on site. If a tenant does not advise the Resident Support Specialist within the 90-day notice period, it will be determined that the tenant is taking the off-site support of the tenant assistance plan program outlined below.

If a resident chooses not to move into the replacement affordable rental housing (or is not eligible), and does not wish to move into the market rent at the 20% discount, they will be required to sign a release stating they have declined the replacement unit, and will receive compensation for length of tenancy to that period of time (i.e., approximately 2024 is the year occupancy is envisioned). Remaining tenants will be offered a new tenant agreement and will be able to remain on site until given notice as per the Residential Tenancy Act.



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Off-site Support

The following package will be provided for those who are relocating off-site:

1. Financial compensation based on length of tenancy²:

- 2 months' rent for tenancies up to 4 years.
- 3 months' rent for tenancies between 5 and 9 years.
- 4 months' rent for tenancies over 10 years.
- 6 months' rent for tenancies over 20 years

This can take the form of free rent, a lump sum payment or a combination of both. Financial compensation will be paid at rezoning bylaw enactment or at offer of first refusal.

2. Moving support:

- The developer will either arrange for an insured moving company or provide a flat rate payout for moving expenses, determined by housing needs:
 - 2 or more bedrooms - \$1,000

3. For tenants requesting assistance finding new accommodation:

- Three options will be offered that are comparable in unit type, unless otherwise agreed to (all options in Port Moody if possible);
- Where possible, options will be tailored to the tenant's needs (e.g. pet-friendly, accessible, smoke-free, etc.); and
- Tenant Support Specialist is available to work with tenants to meet their specific needs and provide additional support on a case-by-case basis.

Tenant options are shown visually in Appendix A.

Notice to End Tenancy

All tenants will be provided four months' notice, as per the Residential Tenancy Act.

Final Tenant Assistance Report

² Length of tenancy is calculated from original date of tenancy to date of offer of right of first option.



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As per the city's Tenant Relocation Assistance Policy, a final Tenant Relocation Report will be provided, prior to the issuance of the demolition permit which will include:

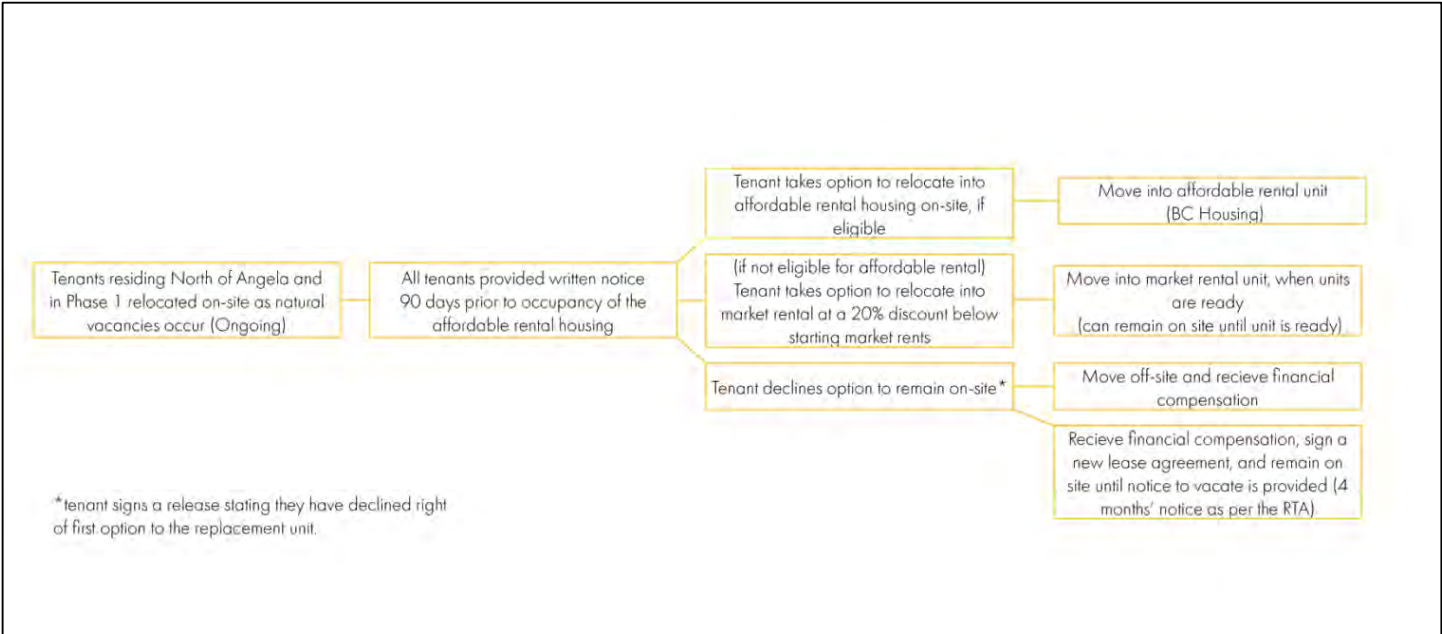
- Names of the tenants
- Outcome of their search for alternate accommodation; and
- A summary of the monetary value given to each tenant (e.g. moving costs, rent, etc.)
- Identification of a Relocation Coordinator (Resident Support Specialist)
- Communication Strategy

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Appendix A – Tenant Options Graphic



ENVIRONMENTALLY SENSITIVE AREAS AND OPEN SPACE CONCEPT PLANS

Existing Water Courses/Forest Resource Areas



ESAs and Open Space Concept



Mixed-Use Sustainability Report Card

Purpose

The Sustainability Report Card recognizes that developers, builders, designers, and others proposing changes to the built environment have an important role in creating a sustainable community. Sustainability involves stewardship of land and environmental resources, as well as green building and a focus on design elements that bring people together and help communities flourish economically, socially, and culturally. Port Moody encourages innovative thinking in community design to achieve a more sustainable community.

To this end, the Report Card is a requirement for rezoning, development permit, and heritage alteration permit applications. The Report Card identifies performance measures based on community sustainability values: these measures are used to evaluate development proposals. The Report Card is intended to be a summary of overall project sustainability. It is a tool to be integrated with all other development approval requirements.

Process

There are six steps to follow in completing the Sustainability Report Card process:

1. Make a development inquiry to Development Services regarding your proposed rezoning, development permit, or heritage alteration permit. Staff will provide you with a hard copy of the Sustainability Report Card and provide a weblink to portmoody.ca/SRC where you can find a fillable PDF version of the Report Card.
2. Attend a pre-application meeting with City staff to discuss your proposal. The Planner will determine if the Sustainability Report Card is a document that must be submitted with your application.
3. If required, complete a Report Card by filling in the appropriate information that applies to your particular application and submit the completed Report Card (saved version of online fillable PDF or hard copy) to the appropriate City staff (sustainabilityreportcard@portmoody.ca or deliver to City Hall Planning Department at 100 Newport Drive), along with a completed land use application.
4. The Planner will review the Report Card for completeness and accuracy and forward to staff in various departments for feedback. The Planner will determine your preliminary score and discuss the results of the staff review with you. You will then have an opportunity to improve your score with respect to the sustainability of your proposal and resubmit an updated Report Card.
5. The Planner will make comments, determine your final score, and prepare the Project Report Card Summary. The Summary will be included in the land use reports that are distributed to the Advisory Design Panel, Community Planning Advisory Committee, and Council.
6. If your application is approved by Council, your final Report Card is maintained in the development file and a copy is provided to the City's Building Division.

Instructions

- Your Report Card must contain sufficient detail to ensure each measure can be evaluated. To do this, make reference to the appropriate plans, drawings, and reports that demonstrate how the performance measure is met.
- The relevance of the questions will depend on the nature and scope of your project, so not all questions will be applicable to all projects.
- Some measures are marked 'EARLY STAGE'. This indicates that these measures must be considered in the design phase as it is unlikely they can be added to a proposal later on.

Italicized words are in the [Glossary](#) at the back of this document.

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- Similarly, some measures are marked 'BASELINE'. Although the Report Card is not a pass or fail test of development applications, it does set a minimum score to indicate the City's minimum expectations. Items labelled 'BASELINE' count toward a minimum score as they are considered to be low cost and readily achievable.
- Italicized terms are defined in the Glossary at the end of the Report Card document.
- Refer to the Resources section for links to Internet resources relevant to measures in the Report Card.

Scoring

- Performance measures are assigned weighted scores from 1 to 10 to indicate their significance based on: (1) level of difficulty to integrate into project design; (2) order-of-magnitude cost added to the project; (3) degree of effectiveness for increasing the overall project sustainability; (4) identified community priority in the Official Community Plan; and (5) level of urgency for Port Moody in terms of achieving community sustainability goals.
- City staff score the completed Report Card based on the principle of best achievable on each site for each performance measure. Where possible, points for achieving various means are indicated. In other cases, the number of means to achieve a performance measure may exceed the total points possible for an item. In this case, the Planner will make a fair assessment of the project's performance for this measure with respect to the conditions of the site as a percentage and translate this to the possible score.
- Only whole number scores will be assigned. This will be achieved by rounding to the nearest whole number. For example, if overall performance for a measure is deemed to be about 80 per cent and the possible score is out of 4, then a score of 3 points out of 4 will be assigned.
- The Report Card is an iterative process with the applicant. The applicant has an opportunity to comment and make changes to their proposal before the scores are considered final and shared with public advisory bodies and Council.
- Additional space is provided for the applicant to address innovations and constraints not captured elsewhere in the Report Card. These items are not scored, but are given specific mention on the Project Report Card Summary.
- Staff will review your completed Report Card and provide feedback before your project is scored to give you the opportunity to achieve the highest score possible.

Monitoring

In general, the information required from the applicant for the Sustainability Report Card is similar to the kind of information required for a typical development application. However, to ensure accountability, you can expect the City to request additional information, such as: photos of installed systems or products, design drawings, professional reports, copies of receipts, or other records that can be used to verify the implementation of the selected sustainability measures. We encourage you to provide as much information as possible to assist City staff in their review of your development proposal.

Public Information

The public may request a review of any completed Report Card related to a development application. Copies of the Report Card are maintained by the Planning Division. The Development Services Department makes Report Cards available following completion of the project.

Property and Applicant Information

Applicant Matthew Mclenaghan	Telephone 604-558-6964	Email Matthew@edgardevelopment.com
Registered Owner Edgar Development	Project Address 1030 Cecile Drive, Port Moody, BC V3H 1M4	
Proposed Use Mixed- Use Strata Residential, Rental Residential, and Commercial retail and Childcare space		

Total Floorspace m²

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CULTURAL SUSTAINABILITY SECTION ⁶⁴⁰ How will the project contribute to Port Moody's status as 'City of the Arts'?

BASELINE + EARLY STAGE

Arts

Performance Measure Description and Scoring

C1 Project includes public art in publicly accessible or publicly owned space (3 points, +1 bonus point if a Public Art Consultant is used).
OR Project provides an in lieu financial contribution to the City's Public Art Reserve Fund (3 points).
See links in Resources under "Examples of Good Public Art".

Applicant Explanation and Reference to Plans, Drawings, and Reports

<p>If yes, describe:</p> <p>Public art is planned throughout the site. A Public Art Consultant has been retained (Ballard Fine Art) who has submitted a Public Art Master Plan with the rezoning. Public art will include:</p> <ol style="list-style-type: none"> 1. Stand alone art installations throughout the site. 2. Interpretive signage calling attention to the projects Environmentally Sensitive Areas and walking trails 3. Public Art Trail (art along the multi-use path) <p><u>Further details will be provided through design development.</u></p> <p>Public Art Consultant: Ballard Fine Art</p> <hr/> <p>Plan reference: Public Art Master Plan. Further detail to be include in DP</p>	<p>Staff Comments</p>
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Bonus Score /1 Score /3

CULTURAL SUSTAINABILITY SECTION How will the project contribute to Port Moody's status as 'City of the Arts'?

BASELINE

Arts

Performance Measure Description and Scoring

C2 Project supports Port Moody's desire to be a "City of the Arts" by integrating artistic design into the site or building form or functionality (2 points).
 Examples:

- Creative stormwater management features.
- Creative interaction of the project with the public.
- Artistic panels in entry foyer.

Applicant Explanation and Reference to Plans, Drawings, and Reports

<p>Describe:</p> <p>As the building level design progresses, the incorporation of artistic design will be elaborated upon. It is likely the project will celebrate site and its connection to the surrounding ESAs as a source of inspiration for public art works and design responses.</p> <p>The project will further consider integrating artistic integration of rainwater management infrastructure and landscape elements to support the City objectives.</p>	<p>Staff Comments</p>
<p>Plan reference: To be developed in detail after rezoning</p>	

Score /2

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CULTURAL SUSTAINABILITY SECTION ⁶⁴¹ How will the project contribute to Port Moody's status as 'City of the Arts'?

Heritage

Performance Measure Description and Scoring

C3

Project includes reusing an existing heritage structure with heritage value through *heritage restoration* or *heritage rehabilitation* (4 points).

Where the preservation of a heritage structure in its original location cannot be accommodated, this may include re-location.

See *Standards and Guidelines for the Conservation of Historic Places in Canada*: historicplaces.ca

Applicant Explanation and Reference to Plans, Drawings, and Reports

Describe: No heritage structures identified on site.	Staff Comments
Plan reference:	

Score /4

CULTURAL SUSTAINABILITY SECTION How will the project contribute to Port Moody's status as 'City of the Arts'?

Heritage

Performance Measure Description and Scoring

C4

Project includes a *statement of significance* prepared by a heritage conservation specialist where potential heritage value is observed (2 points). Where warranted, project includes a heritage conservation plan prepared by a heritage conservation professional (+2 bonus points, where applicable).

See *Standards and Guidelines for the Conservation of Historic Places in Canada*: historicplaces.ca

Applicant Explanation and Reference to Plans, Drawings, and Reports

Report title: N/A	Staff Comments
Heritage Consultant:	

Bonus Score /2 Score /2

BASELINE FOR HRA + EARLY STAGE

EARLY STAGE

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CULTURAL SUSTAINABILITY SECTION *How will the ⁶⁴²project contribute to Port Moody's status as 'City of the Arts'?*

Heritage

Performance Measure Description and Scoring

C5

Project salvages materials or artefacts from a historic place, or reuses materials or artefacts from architectural/landscape salvage in a manner which supports the authenticity of the site's *character-defining elements*.

Applicant Explanation and Reference to Plans, Drawings, and Reports

Details: N/A	Staff Comments
Plan reference: N/A	

Score /3

CULTURAL SUSTAINABILITY SECTION *How will the project contribute to Port Moody's status as 'City of the Arts'?*

Arts

Performance Measure Description and Scoring

C6

Project designates space for the arts or creative enterprise to be retained for the lifetime of the project.
 Ex. artist studio, gallery space, dance studio, indoor/outdoor theatre, live-work units, plaza, etc.

Applicant Explanation and Reference to Plans, Drawings, and Reports

<input type="text" value="11689"/> meters ² / <input type="text"/> feet ²	Staff Comments
Description of space: An outdoor amphitheater /community stage is proposed for Cecile Bend Park. The park will be dedicated by the City, and the stage will be available for use by the community to put on shows, and celebrations. There is approximately 11,689 square metres of parks space that could used for gatherings/celebrations, etc.	

Score /4

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CULTURAL SUSTAINABILITY SECTION ⁶⁴³ How will the project contribute to Port Moody's status as 'City of the Arts'?

Complete Community Elements

Performance Measure Description and Scoring

C7

Project improves the *streetscape* beyond minimum City requirements by integrating lasting creative elements and demonstrating effort to optimize the project's *beautification* impact.

Examples:

- Restores the frontage of an existing building in Historic Moody Centre.
- Proposes artistic paving treatments in the public realm.
- Adds creativity to functional elements of the *streetscape*.
- Benches, bike rack, planter, lighting, etc. upgrades.

Applicant Explanation and Reference to Plans, Drawings, and Reports

Details:

At present, a special focus is being paid to activating the street frontage for pedestrians and cyclists as well as developing a strong pedestrian network within the project. Art will be integrated into these spaces where viable to active the spaces.

As the building level detail is developed, the streetscape design will be investigated for area of improvement.

Staff Comments

Plan reference:

To be developed in detail after rezoning

Score /2

CULTURAL SUSTAINABILITY SECTION How will the project contribute to Port Moody's status as 'City of the Arts'?

Heritage

Performance Measure Description and Scoring

C8

Project will apply to be added to the City's Heritage Register.

Applicant Explanation and Reference to Plans, Drawings, and Reports

Yes No N/A

Staff Comments

Details:

Score /3

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CULTURAL SUSTAINABILITY SECTION *How will the ⁶⁴⁴project contribute to Port Moody's status as 'City of the Arts'?*

Innovation

Performance Measure Description and Scoring

C9 Cultural sustainability aspects not captured above.

Applicant Explanation and Reference to Plans, Drawings, and Reports

<p>Public plaza space will support the community.</p>	<p>Staff Comments</p>
---	------------------------------

CULTURAL SUSTAINABILITY SECTION *How will the project contribute to Port Moody's status as 'City of the Arts'?*

Constraints

Performance Measure Description and Scoring

C10 Unique site aspects that limit cultural sustainability achievement.

Applicant Explanation and Reference to Plans, Drawings, and Reports

	<p>Staff Comments</p>
--	------------------------------

Cultural Sustainability Score Summary

	Score
Total Cultural Pillar Points (Total Points Available – Not Including Bonus Points)	<input type="text"/> Total
Total Cultural Points Not Applicable (Total Points for Items Not Relevant to this Application)	<input type="text"/> n/a
Maximum Achievable Score (Total Cultural Pillar Points Minus Total Cultural Points Not Applicable)	<input type="text"/> Maximum
Cultural Pillar Minimum Score (Sum of Applicable Baseline Items)	<input type="text"/> Cultural Baseline
Total Points Achieved (Total Points Achieved for Applicable Items for this Application)	<input type="text"/> Total Cultural Points
Cultural Pillar Score (Total Points Achieved/Maximum Achievable Score)	<input type="text"/> / <input type="text"/> <input type="text"/> % Total Cultural Points Max Percent

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ECONOMIC SUSTAINABILITY SECTION ⁶⁴⁵ How will the project contribute to a stronger local economy?

Land Use/Employment

Performance Measure Description and Scoring

EC1 Project increases long-term employment on land designated as Industrial, Mixed Employment, or Mixed Use in the City's Official Community Plan.

See Map 1: Overall Land Use in the City's Official Community Plan: [Map 1: Overall Land Use Plan](#)

Applicant Explanation and Reference to Plans, Drawings, and Reports

Existing:	Staff Comments
Use(s): Ground Oriented Multi-Family Residential	
Number of jobs on-site relating to this use in operation: 2-3 Jobs on-site assuming one full-time property manager and 1-2 full time staff for ongoing site maintenance.	
Proposed:	
Use(s): Non-Market Rental Housing Market Residential Child Care Commercial Grocer Retail	
Number of jobs estimate: Child Care-19 jobs; Retail - 32 Jobs; + jobs for property mgmt	
Assumptions: Following LEED v4 FTE calculations to predict staffing. Retail staffing depending on demising of retail.	

Score /3

ECONOMIC SUSTAINABILITY SECTION How will the project contribute to a stronger local economy?

Land Use

Performance Measure Description and Scoring

EC2 Project supports walking to shops and services by broadening the current retail/service mix within an 800m radius of the lot.

Applicant Explanation and Reference to Plans, Drawings, and Reports

<p>Describe the diversification and how it is appropriate to this particular location: The project's proposed inclusion of 19000sf grocery and cafe use will greatly improve the surrounding community's walkable access to retail and services.</p> <p>Current food service is as much as 800m from the site (Mega Donair) and 1,300m from Port Moody Centre Restaurants. This will greatly improve the walking distance to much needed amenity.</p>	Staff Comments
---	-----------------------

Score /1

Report Considered at the Regular Council Meeting Held on June 22, 2021

ECONOMIC SUSTAINABILITY SECTION ⁶⁴⁶ *How will the project contribute to a stronger local economy?*

Land Use/Employment

Performance Measure Description and Scoring

EC3 Project provides more intensive use of land designated as Mixed Use, *Transit Oriented Development*, Mixed Employment, or Industrial in the City's Official Community Plan that will support neighbourhood businesses (where permitted/appropriate).
See Map 1: Overall Land Use in the City's Official Community Plan: [Map 1: Overall Land Use Plan](#)

Applicant Explanation and Reference to Plans, Drawings, and Reports

Existing:		Staff Comments
Building type:	Residential	
FSR:		
Proposed:		
Building type:	Residential, Retail, and Child Care	
FSR:	1.8	

Score /3

ECONOMIC SUSTAINABILITY SECTION *How will the project contribute to a stronger local economy?*

Tourism

Performance Measure Description and Scoring

EC4 Project provides regional destination commercial or institutional uses such as specialized training/education, specialty retail, dining, arts, cultural, or recreational opportunities.

Applicant Explanation and Reference to Plans, Drawings, and Reports

<input checked="" type="radio"/> Yes <input type="radio"/> No	Staff Comments
If Yes, explain: Opportunities for a specialty grocery and cafe tenant will be explored for the space. Ideally tenants with local ownership and a good offering of healthy-locally sourced products would occupy the space.	

Score /2

Report Considered at the Regular Council Meeting Held on June 22, 2021

ECONOMIC SUSTAINABILITY SECTION ⁶⁴⁷ How will the project contribute to a stronger local economy?

Economic Development/Energy/Materials/Water Use Efficiency Performance Measure Description and Scoring

EC5 Project participates in or develops an alliance between multiple, co-located uses/businesses, i.e. eco-industrial networking.

Applicant Explanation and Reference to Plans, Drawings, and Reports

EARLY STAGE

<p>Relationship results in (check all that apply):</p> <p><input type="checkbox"/> Reduced energy consumption</p> <p><input type="checkbox"/> Reduced water consumption</p> <p><input checked="" type="checkbox"/> Reduced materials use</p> <p><input checked="" type="checkbox"/> Waste reduction</p>	Staff Comments
<p>Other efficiency:</p>	
<p>Description: Several ideas are under consideration to support the repair and reuse of larger materials within the site. Programming to later be confirmed may include repair stations and material collection and re-use spaces. Partnerships with local materials recyclers and used product vendors might be established to help transition materials for reuse rather than landfill.</p>	

Score /4

ECONOMIC SUSTAINABILITY SECTION How will the project contribute to a stronger local economy?

Land Use Performance Measure Description and Scoring

EC6 Project redevelops and rehabilitates a *brownfield* site.

Applicant Explanation and Reference to Plans, Drawings, and Reports

EARLY STAGE

<p>Describe: The site is not currently a brownfield</p>	Staff Comments

Score /3

Report Considered at the Regular Council Meeting Held on June 22, 2021

ECONOMIC SUSTAINABILITY SECTION ⁶⁴⁸ How will the project contribute to a stronger local economy?

Innovation

Performance Measure Description and Scoring

EC7 Economic sustainability aspects not captured above.

Applicant Explanation and Reference to Plans, Drawings, and Reports

	Staff Comments
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ECONOMIC SUSTAINABILITY SECTION How will the project contribute to a stronger local economy?

Constraints

Performance Measure Description and Scoring

EC8 Unique site aspects that limit economic sustainability achievement.

Applicant Explanation and Reference to Plans, Drawings, and Reports

	Staff Comments
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Economic Sustainability Score Summary

	Score
Total Economic Pillar Points (Total Points Available – Not Including Bonus Points)	<input style="width: 100px; height: 25px;" type="text"/> Total
Total Economic Points Not Applicable (Total Points for Items Not Relevant to this Application)	<input style="width: 100px; height: 25px;" type="text"/> n/a
Maximum Achievable Score (Total Economic Pillar Points Minus Total Economic Points Not Applicable)	<input style="width: 100px; height: 25px;" type="text"/> Maximum
Economic Pillar Minimum Score (Sum of Applicable Baseline Items)	<input style="width: 100px; height: 25px;" type="text"/> Economic Baseline
Total Points Achieved (Total Points Achieved for Applicable Items for this Application)	<input style="width: 100px; height: 25px;" type="text"/> Total Economic Points
Economic Pillar Score (Total Points Achieved/Maximum Achievable Score)	<input style="width: 50px; height: 25px;" type="text"/> / <input style="width: 50px; height: 25px;" type="text"/> = <input style="width: 50px; height: 25px;" type="text"/> % <small>Total Economic Points Max Percent</small>

ENVIRONMENTAL SUSTAINABILITY SECTION How well⁶⁴⁹ does the project minimize the demands on the environment?

Site Context | Ecology

Performance Measure Description and Scoring

EN1 Project protects and enhances an *Environmentally Sensitive Area* (ESA) as designated on Map 13 in the City's Official Community Plan, i.e. provides positive net benefit.

See [Map 13: Environmentally Sensitive Areas](#) and [Appendix 2: Development Permit Area Guidelines](#) in the Official Community Plan.

Applicant Explanation and Reference to Plans, Drawings, and Reports

BASELINE + EARLY STAGE

Type of ESA:	Staff Comments
<input type="radio"/> High ESA <input type="radio"/> Medium ESA <input type="radio"/> Low ESA <input checked="" type="radio"/> 30m Stream Buffer (High Value) <input type="radio"/> Special Feature (High Value)	
Features/Species of Value: The location of the Woodland Park Development does pass through a 30m Stream Buffer near the corner of Angela and Cecile Drive. Additional low value ESA's are present.	
Means of Protection: <input type="radio"/> Covenant <input checked="" type="radio"/> Dedication <input type="radio"/> Monitoring	
<input type="radio"/> Other: Means of Improvement of ESA: Existing building on site impede ESA's. The team has responded by locating proposed buildings to outside the ESA boundary. EAS areas have been further expanded on the North-Western corner of Lot 1 and the Stream buffer between Lots 1 and 2. This is being done specifically to minimize impacts on the ESAs and enhance ESA space wherever possible. Further information available through Environmental Report.	

Score /4

Report Considered at the Regular Council Meeting Held on June 22, 2021

ENVIRONMENTAL SUSTAINABILITY SECTION ⁶⁵⁰ How well does the project minimize the demands on the environment?

Site Context | Ecology

Performance Measure Description and Scoring

EN2 Project provides bird-friendly development through landscaping that provides habitat to native species and building design that reduces bird collisions.

See [Vancouver Bird Strategy](#)

Applicant Explanation and Reference to Plans, Drawings, and Reports

List all elements that reduce the impact that urbanization has on birds for this project:

The design team acknowledges the project's proximity to different ESAs and will aim to limit the impacts of urbanization on local bird populations through the following:

- The team will aim to use a variety of native planting species for trees and shrubs
- Planting would be a sufficient distance from glazing
- Better visibility of glazing would be provided through opaque architectural features
- Exposed or open pipes would have proper grating or seals to prevent birds from entering and becoming trapped

Staff Comments

Score /3

ENVIRONMENTAL SUSTAINABILITY SECTION How well does the project minimize the demands on the environment?

Site Context | Ecology

Performance Measure Description and Scoring

EN3 Design of outdoor lighting minimizes the harmful effects of *light pollution* with technology that ensures lighting is:

- Only on when needed
- Only lights the area that needs it
- No brighter than necessary
- Minimizes blue light emissions
- Fully shielded (pointing downward)

See [International Dark Sky Association](#) for Dark Sky Friendly Lighting.

Applicant Explanation and Reference to Plans, Drawings, and Reports

Describe the lighting plan for the site and its dark sky friendly features:
An exclusive exterior lighting plan has not yet been developed. The design team will investigate the effects of light pollution associated with the project and mitigate the effects where feasible. This could be achieved through fully shielded street and exterior lighting to limit up-lighting into the night sky. As well, the luminance will be analyzed to provide only what is required.

Staff Comments

Score /3

Report Considered at the Regular Council Meeting Held on June 22, 2021

ENVIRONMENTAL SUSTAINABILITY SECTION *How well⁶⁵¹ does the project minimize the demands on the environment?*

Site | Air Quality – Alternative Transportation Performance Measure Description and Scoring

EN4 Project provides alternative transportation facilities for user groups of each land use type, which contributes to reducing Greenhouse Gas Emissions from this development.

Applicant Explanation and Reference to Plans, Drawings, and Reports

Check all that apply: <input checked="" type="checkbox"/> Short-Term Bicycle parking <input checked="" type="checkbox"/> Long-Term Bicycle parking <input checked="" type="checkbox"/> End-of-Trip Bicycle Facilities: Facilities provided for Child Care & Retail <input type="checkbox"/> Bike share and assigned parking <input checked="" type="checkbox"/> Co-op vehicle and assigned parking space provision <input checked="" type="checkbox"/> <i>Electric Vehicle</i> plug-ins and designated spaces ¹	Staff Comments
Plan references: Site Statistics, Parkade Drawings	

Score /3

ENVIRONMENTAL SUSTAINABILITY SECTION *How well does the project minimize the demands on the environment?*

Site | Air Quality – Alternative Transportation Performance Measure Description and Scoring

EN5 Project incorporates measures to support pedestrians and cyclists.

Applicant Explanation and Reference to Plans, Drawings, and Reports

Check all that apply: <input checked="" type="checkbox"/> Connects to existing pedestrian/cycling routes and priority destinations <input checked="" type="checkbox"/> Improves local pedestrian routes, local bike networks/trails <input checked="" type="checkbox"/> Safe, secure, accessible, and sustainable footpaths <input checked="" type="checkbox"/> Pedestrian clearway sufficient to accommodate pedestrian flow <input type="checkbox"/> Covered outdoor waiting areas, overhangs, or awnings <input type="checkbox"/> Pedestrian scale lighting <input checked="" type="checkbox"/> Pedestrian/bike-only zones <input type="checkbox"/> Other:	Staff Comments
Site circulation plan:	
Other plan references: See Transportation Demand Management	

Score /3

¹ See BC Hydro's *Electric Vehicle* Charging Infrastructure Deployment Guidelines.

Report Considered at the Regular Council Meeting Held on June 22, 2021

ENVIRONMENTAL SUSTAINABILITY SECTION *How well does the project minimize the demands on the environment?*

Building | Waste Storage Space

Performance Measure Description and Scoring

EN6 Project allocates sufficient and accessible recycling and garbage storage space in multi-family and commercial buildings and complexes compatible with City of Port Moody recycling, green waste, and garbage services.

Target 1: Metro Vancouver's Technical Specifications for Recycling and Garbage Amenities in Multi-family and Commercial Developments.

Target 2: Design provides safe and universally accessible access in a secure common area.

Applicant Explanation and Reference to Plans, Drawings, and Reports

BASELINE + EARLY STAGE

<p>Total residential recycling, garbage, and green waste space proposed:</p> <p>Recycling: <input type="text" value="552.7"/> m²</p> <p>Garbage: <input type="text" value="552.7"/> m²</p> <p>Green Waste: <input type="text"/> m²</p> <hr/> <p>Total commercial recycling, garbage, and green waste space proposed:</p> <p>Recycling: <input type="text"/> m²</p> <p>Garbage: <input type="text"/> m²</p> <p>Green Waste: <input type="text"/> m²</p> <hr/> <p>Details regarding design for safety, security, and accessibility: Although the spaces haven't been developed, the waste rooms will likely have fob-access only and be monitored to ensure waste is being appropriately diverted.</p>	<p>Staff Comments</p>
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Score /2

ENVIRONMENTAL SUSTAINABILITY SECTION *How well does the project minimize the demands on the environment?*

Site | Sustainable Landscaping – Urban Forestry

Performance Measure Description and Scoring

EN7 Project protects and enhances the *urban forest*, prioritizing native tree species.

See [City of Port Moody Tree Protection Bylaw](#)

Applicant Explanation and Reference to Plans, Drawings, and Reports

BASELINE

<p>Check all that apply:</p> <p><input checked="" type="checkbox"/> Existing mature trees protected (# <input type="text" value="566"/>)</p> <p><input type="checkbox"/> Replacement tree ratio (<input type="text"/> : 1)</p> <ul style="list-style-type: none"> • Native tree species planted on site (# <input type="text"/>) • Native tree species planted off site (# <input type="text"/>) <p><input checked="" type="checkbox"/> Protected/natural park areas added on site (% of total site area: <input type="text" value="15"/>)</p> <hr/> <p>Arborist report: See attached Diamond Head Consulting Arborist Report</p>	<p>Staff Comments</p>
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Score /3

Report Considered at the Regular Council Meeting Held on June 22, 2021

ENVIRONMENTAL SUSTAINABILITY SECTION ⁶⁵³ How well does the project minimize the demands on the environment?

Site | Sustainable Landscaping – Habitat Performance Measure Description and Scoring

EN8 Project preserves, enhances, and/or compensates for site ecology on site (4 points). Off-site compensation may be considered in some cases, in accordance with all other City regulations and supported by staff (3 points).
 Compensation in the form of a financial contribution to the City toward approved public restoration, rehabilitation, or enhancement projects may be considered (2 points).
 See *City of Port Moody Naturescape Policy 13-6410-03*.
 See also [Invasive Plant Council of BC](#)

Applicant Explanation and Reference to Plans, Drawings, and Reports

Check all that apply:	Staff Comments
<input type="checkbox"/> Salvage replanting <input type="checkbox"/> Reduction to existing impervious area <input type="text"/> m ²	
<input type="checkbox"/> Removal of <i>invasive plant species</i> Names:	
<input type="checkbox"/> Native/"naturescape" landscaping <input type="checkbox"/> Watercourse daylighting <input checked="" type="checkbox"/> Riparian area restoration	
<input checked="" type="checkbox"/> Other measures taken to enhance habitat or to compensate for habitat loss: Adjust building orientations to minimize interference on ESA's. See the Environmental Overview Assessment for further details. Prepare a construction Environmental Management Plan detailing mitigation measures and best management practices to be employed during the construction phase of development to prevent undue harm to site-specific sensitive environmental features, flora, and fauna.	

Score /4

BASELINE

Report Considered at the Regular Council Meeting Held on June 22, 2021

ENVIRONMENTAL SUSTAINABILITY SECTION ⁶⁵⁴ How well does the project minimize the demands on the environment?

Site | Sustainable Landscaping – Stormwater Performance Measure Description and Scoring

EN9 Project provides for stormwater retention and evaporation, and groundwater protection in the site stormwater management plan.

Targets:

1. Stormwater retained on-site to the same level of annual volume allowable under pre-development conditions.
2. Maximum allowable annual run-off volume is no more than 50% of the total average annual rainfall depth.
3. Remove 80% of total suspended solids based on the post-development imperviousness.

(3 points if all three targets are achieved)

See link in References to Metro Vancouver's Stormwater Source Control Guidelines

Applicant Explanation and Reference to Plans, Drawings, and Reports

Target(s) reached: <input type="checkbox"/> 1 <input type="checkbox"/> 2 <input checked="" type="checkbox"/> 3	Staff Comments
Means of achieving (check all that apply): <input checked="" type="checkbox"/> Absorbent landscape <input checked="" type="checkbox"/> Roof downspout disconnection <input type="checkbox"/> Infiltration swales and/or trenches <input type="checkbox"/> Sub-surface chambers/detention tanks <input checked="" type="checkbox"/> Rain gardens with native plantings <input checked="" type="checkbox"/> Rainwater harvesting <input checked="" type="checkbox"/> Tree well structures <input type="checkbox"/> Green roof/wall <input checked="" type="checkbox"/> Water quality structures <input type="checkbox"/> Pervious paving <input type="checkbox"/> Daylighted streams <input type="checkbox"/> Constructed wetlands	
<input type="checkbox"/> Other:	
References to plans and documents: Landscape Plans, Sustainability/IRMP Diagram	

Score /3

BASELINE

Report Considered at the Regular Council Meeting Held on June 22, 2021

ENVIRONMENTAL SUSTAINABILITY SECTION *How well does the project minimize the demands on the environment?*

Site | Sustainable Landscaping – Water Conservation Performance Measure Description and Scoring

BASELINE

EN10 Project reduces potable water use for irrigation.
2 points = 5 actions (from “check all that apply” list)
1 point = 3 actions (from “check all that apply” list)

Applicant Explanation and Reference to Plans, Drawings, and Reports

<p>Check all that apply:</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Drought-tolerant landscaping (<i>xeriscaping</i>) with native species <input checked="" type="checkbox"/> Low-maintenance lawn alternatives <input type="checkbox"/> Non-water dependent materials/features for ground cover treatment <input checked="" type="checkbox"/> Irrigation system with central control and rain sensors <input type="checkbox"/> Captured rainwater irrigation system, e.g. using cisterns/rain barrels <p><input checked="" type="checkbox"/> Other: Shedding and Grading techniques</p> <p>Plan reference: Landscape Plan, IRMP Diagram</p>	<p>Staff Comments</p>
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Score /2

ENVIRONMENTAL SUSTAINABILITY SECTION *How well does the project minimize the demands on the environment?*

Site Context | Ecology Performance Measure Description and Scoring

EARLY STAGE

EN11 Project is sited and designed in order to facilitate and improve wildlife movement and access, particularly within known and suspected *habitat corridors*.
Ex. Deer, bears, frogs, salmon, etc. (depending on site location).

Applicant Explanation and Reference to Plans, Drawings, and Reports

<p>Species supported: Supported species will primarily include a host of flora and fauna including birds, bats, and other small mammals, and provide suitable habitat for plant and wildlife species at risk.</p> <p>Means of supporting: The development proposal includes retention and enhancement of urban forest and riparian areas, to provide a net area and qualitative gain of both types of habitat.</p> <p>Environmental assessment or site plan reference: Environmental Overview Assessment</p>	<p>Staff Comments</p>
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Score /2

Report Considered at the Regular Council Meeting Held on June 22, 2021

ENVIRONMENTAL SUSTAINABILITY SECTION *How well⁶⁵⁶ does the project minimize the demands on the environment?*

Building | Green Building Rating Performance Measure Description and Scoring

EN12 Project will achieve a recognized industry standard for sustainable design.

Applicant Explanation and Reference to Plans, Drawings, and Reports

<p><input type="radio"/> Built Green Level: <input style="width: 100px;" type="text"/></p> <ul style="list-style-type: none"> • Bronze (2 points) • Silver (5 points) • Gold (8 points) • Platinum (10 points) <p><input type="radio"/> LEED Level: <input style="width: 100px;" type="text"/></p> <ul style="list-style-type: none"> • Certified (2 points) • Silver (5 points) • Gold (8 points) • Platinum (10 points) <p><input type="radio"/> Canadian Passive House Institute (10 points)</p> <p><input type="radio"/> Living Future Institute</p> <ul style="list-style-type: none"> • Living Building Certification (10 points) • Petal Certification (10 points) • Net Zero Energy Certification (10 points) <p><input type="radio"/> Other: Though not formally committed, the project will explore certification under the Zero Carbon Building Standard</p>	<p>Staff Comments</p>
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Score /10

ENVIRONMENTAL SUSTAINABILITY SECTION *How well does the project minimize the demands on the environment?*

Building | Alternative/Renewable Energy Performance Measure Description and Scoring

EN13 Project provides local, low-carbon energy systems, such as geo-exchange, heat recovery ventilation, solar or district energy.

Applicant Explanation and Reference to Plans, Drawings, and Reports

<p>Details:</p> <p>The project will target a carbon efficient energy system which will likely be comprised of electric-based technologies for heating. The project is further investigating the use of Air-Sourced VRF or other comparable heat-pump based technologies to improve the overall efficiency of the system and provide the opportunity for cooling.</p>	<p>Staff Comments</p>
<p>Specify % of energy generated: To be determined</p>	

Score /4

Report Considered at the Regular Council Meeting Held on June 22, 2021

ENVIRONMENTAL SUSTAINABILITY SECTION *How well⁶⁵⁷ does the project minimize the demands on the environment?*

Building | Energy Reduction and Indoor Climate

Performance Measure Description and Scoring

EN14 Building architecture employs *passive design* strategies appropriate to the local climate to reduce energy use and enhance occupant comfort.

Examples:

- Site design and building massing minimizes east and west exposures to avoid unwanted solar gains.
- Limit windows to 50% of any façade, taking into account other livability and aesthetic criteria.
- Use heat-recovery ventilation during heating season only, and design for natural ventilation and cooling by natural ventilation throughout the rest of the year.
- See [City of Vancouver Passive Design Toolkit](#) for Large Buildings for other examples.

Applicant Explanation and Reference to Plans, Drawings, and Reports

<input checked="" type="radio"/> Yes <input type="radio"/> No	Staff Comments
<p>Key <i>passive design</i> building elements:</p> <p>As the project develops further, a preliminary energy modeling analysis will be used to determine the exact mix of passive design elements needed to establish the desired level of building performance. These options include the following:</p> <ul style="list-style-type: none"> -Massing an orientation to minimize solar gains -Recessed windows -Moderate-low glazing ratios (50% glazing) -Minimized thermal bridging -Good opaque wall thermal performance 	

Score /3

ENVIRONMENTAL SUSTAINABILITY SECTION *How well does the project minimize the demands on the environment?*

Smart Technology

Performance Measure Description and Scoring

EN15 Project uses *smart technology* to optimize sustainable use of resources.

Ex. Automated lighting, shading, HVAC, energy/water consumption, security, etc.

Applicant Explanation and Reference to Plans, Drawings, and Reports

<p>Details:</p> <p>As the project develops further, a preliminary energy modeling analysis will be used to determine the exact mix of passive design elements needed to establish the desired level of building performance. These options include the following:</p> <ul style="list-style-type: none"> -Consideration of high efficiency heat pump technologies -Solar shading -Low flow water fixtures -High Efficiency irrigation -Infrastructure for future on-site energy production 	Staff Comments

Score /2

Report Considered at the Regular Council Meeting Held on June 22, 2021

ENVIRONMENTAL SUSTAINABILITY SECTION *How well⁶⁵⁸ does the project minimize the demands on the environment?*

Site | Sustainable Landscaping

Performance Measure Description and Scoring

EN16 Project provides or designates space for growing food in private or common areas including on-site composting to support the gardening activities.

Applicant Explanation and Reference to Plans, Drawings, and Reports

<p>Details:</p> <p>The proposal includes a rooftop community garden for residents to use and grow their own food. The area for this community garden is expected to be approximately 19,000sf. This will improve the community connection amongst residents as it will bring people together under a mutual activity. The spaces will be programmed in such a way to provide access to residents while also providing security from bears and other local animals who might enjoy the food being grown.</p>	<p>Staff Comments</p>
<p>Landscape Plan Reference: See landscape plans</p>	

Score /2

ENVIRONMENTAL SUSTAINABILITY SECTION *How well does the project minimize the demands on the environment?*

Building Energy Performance

Performance Measure Description and Scoring

EN17 Building design incorporates Port Moody Building Energy Performance Design Guidelines.

Applicant Explanation and Reference to Plans, Drawings, and Reports

<p>BC Energy Step Code:</p> <p><input checked="" type="radio"/> Tier 1 (1 point)</p> <p><input type="radio"/> Tier 2 (2 points)</p> <p><input type="radio"/> Tier 3 (3 points)</p> <p><input type="radio"/> Tier 4 (4 points)</p> <p><i>Attach a copy of Port Moody Building Energy Performance Design Guidelines Checklist.</i></p>	<p>Staff Comments</p>
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Score /4

Report Considered at the Regular Council Meeting Held on June 22, 2021

ENVIRONMENTAL SUSTAINABILITY SECTION ⁶⁵⁹ How well does the project minimize the demands on the environment?

Stormwater and Ecology/Water Conservation Performance Measure Description and Scoring

EN18 Project incorporates landscaped roofs or living walls that also provide food/habitat for native species.

OR

Project includes on-site grey water reuse.

2 BONUS POINTS EACH

Applicant Explanation and Reference to Plans, Drawings, and Reports

Details:	Staff Comments
<p>The project intends on targeting a 40% and 50% reduction of potable water for indoor and outdoor use, respectively. To do this the project will utilize best practice water conservation measures including the following:</p> <p>40% reduction in indoor water use -Water Sense certified fixtures -Dual-flush water closets -High efficiency lavatories, showers, and kitchen faucets</p> <p>50% reduction in outdoor use -Drought tolerant landscaping -Drip irrigation and moisture sensing controllers</p>	

Bonus Score /2

ENVIRONMENTAL SUSTAINABILITY SECTION How well does the project minimize the demands on the environment?

Environmental Monitoring Performance Measure Description and Scoring

EN19 Project contracts with an Environmental Monitor(s) to oversee implementation of environmental sustainability measures, i.e. sustainable landscaping measures.

OR

Project employs an energy efficiency consultant.

2 BONUS POINTS EACH

Applicant Explanation and Reference to Plans, Drawings, and Reports

Details of Work Overseen/Contribution:	Staff Comments
<p>The owner will retain the best possible team of professional consultants to advise on both the implementation of environmental sustainability measures and energy efficiency measures.</p>	

Bonus Score /2

Report Considered at the Regular Council Meeting Held on June 22, 2021

ENVIRONMENTAL SUSTAINABILITY SECTION *How well⁶⁶⁹ does the project minimize the demands on the environment?*

Innovation

Performance Measure Description and Scoring

EN20 Environmental sustainability aspects not captured above.

Applicant Explanation and Reference to Plans, Drawings, and Reports

	Staff Comments
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ENVIRONMENTAL SUSTAINABILITY SECTION *How well does the project minimize the demands on the environment?*

Constraints

Performance Measure Description and Scoring

EN21 Unique site aspects that limit environmental sustainability achievement.

Applicant Explanation and Reference to Plans, Drawings, and Reports

	Staff Comments
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Environmental Sustainability Score Summary

	Score
Total Environmental Pillar Points (Total Points Available – Not Including Bonus Points)	<input style="width: 100px; height: 25px;" type="text"/> Total
Total Environmental Points Not Applicable (Total Points for Items Not Relevant to this Application)	<input style="width: 100px; height: 25px;" type="text"/> n/a
Maximum Achievable Score (Total Environmental Pillar Points Minus Total Environmental Points Not Applicable)	<input style="width: 100px; height: 25px;" type="text"/> Maximum
Environmental Pillar Minimum Score (Sum of Applicable Baseline Items)	<input style="width: 100px; height: 25px;" type="text"/> Enviro Baseline
Total Points Achieved (Total Points Achieved for Applicable Items for this Application)	<input style="width: 100px; height: 25px;" type="text"/> Total Environmental Points
Environmental Pillar Score (Total Points Achieved/Maximum Achievable Score)	<input style="width: 50px; height: 25px;" type="text"/> / <input style="width: 50px; height: 25px;" type="text"/> = <input style="width: 50px; height: 25px;" type="text"/> % <small>Total Environmental Points Max Percent</small>

Report Considered at the Regular Council Meeting Held on June 22, 2021

SOCIAL SUSTAINABILITY SECTION

How well does⁶⁶¹ the project address community health and wellness?

Accessibility

Performance Measure Description and Scoring

- S1 For single-storey units in multi-family residential development:
 (a) a minimum of 40% are *adaptable units* (2 points) and, of those units,
 (b) *accessible unit(s)* providing full wheelchair accessibility are provided (2 points).
 Project incorporates adaptable and accessible design features in the site/building circulation and bathrooms in all other uses (2 points).

Applicant Explanation and Reference to Plans, Drawings, and Reports

Residential	Staff Comments
% of Adaptable Units: <input type="text" value="50%"/>	
Details: For both the Non-Market Rental and Market Strata the target will to have at least 50% of the project's units be adaptable	
Number of Accessible Units: <input type="text" value="17"/>	
Details: In the Non-Market Rental building at least 17 units will be accessible units.	
Residential Site/Common Areas and Commercial/Industrial/ Institutional Uses: Child Care, Retail, Outdoor Amenity Space	
Details: These spaces will be made accessible and adaptable to suit the needs of all occupants.	

Score /6

BASELINE + EARLY STAGE

Report Considered at the Regular Council Meeting Held on June 22, 2021

SOCIAL SUSTAINABILITY SECTION

How well does⁶⁶² the project address community health and wellness?

Complete Community Design

Performance Measure Description and Scoring

S2 Project design is adapted to minimize shadow or privacy impacts to adjacent buildings.

AND/OR

Project design integrates the results of a *viewscape* study with respect to water and mountain views.

Applicant Explanation and Reference to Plans, Drawings, and Reports

Details:
In the project's current configuration, shadowing on adjacent buildings will be kept to a minimum. Preliminary studies have been produced to ensure healthy daylight penetration between the proposed buildings and onto adjacent properties.

Staff Comments

Plan/document references:
Architectural shadow studies

Score /1

SOCIAL SUSTAINABILITY SECTION

How well does the project address community health and wellness?

Diversity of Use

Performance Measure Description and Scoring

S3 Development provides diversification by increasing the mix of uses for the particular site and its neighbourhood.

Applicant Explanation and Reference to Plans, Drawings, and Reports

Existing use(s):
Ground Oriented Multi Family Residential

Staff Comments

Proposed uses:

	% Total Floorspace/Site Area
Residential	<input type="text" value="98.38"/>
Commercial	<input type="text" value="1.0"/>
Industrial	<input type="text"/>
Institutional	<input type="text" value=".62"/>
Park (Note Type)	<input type="text" value="71% green, open, or ESA (29% building footprint)"/>
Gathering Space	<input type="text"/>

Score /3

Report Considered at the Regular Council Meeting Held on June 22, 2021

SOCIAL SUSTAINABILITY SECTION

How well does⁶⁶³ the project address community health and wellness?

Housing Diversity

Performance Measure Description and Scoring

54 Development includes a mix of housing types.

Applicant Explanation and Reference to Plans, Drawings, and Reports

	Number of Units	Staff Comments
Live-work units	<input type="text" value="0"/>	
Ground-oriented units	<input type="text" value="292"/>	
Apartment units	<input type="text" value="1569"/>	

Score /3

SOCIAL SUSTAINABILITY SECTION

How well does the project address community health and wellness?

Housing Diversity

Performance Measure Description and Scoring

55 Project includes a range of unit sizes for a variety of household types, and the design is flexible to allow for changes, i.e. den can easily become another bedroom.

Targets:

2-bedroom minimum 25% of units

3-bedroom minimum 10% of units

Applicant Explanation and Reference to Plans, Drawings, and Reports

	Number of Units	% of Units	Staff Comments
Bachelor/1-bedroom	<input type="text" value="487"/>	<input type="text" value="26"/>	
2-bedroom	<input type="text" value="1009"/>	<input type="text" value="54"/> (1 pt)	
3+ -bedroom	<input type="text" value="366"/>	<input type="text" value="20"/> (2 pts)	
Flexible design features: Project contains a healthy variety of unit types including multi-level townhomes and 2 bedrooms with den spaces. The townhomes are assumed to be 3 bedrooms in total. Both the percentages for 2 bed and 3 bed were exceeded.			

Score /3

Report Considered at the Regular Council Meeting Held on June 22, 2021

SOCIAL SUSTAINABILITY SECTION

How well does⁶⁶⁴ the project address community health and wellness?

Housing Affordability

Performance Measure Description and Scoring

S6 Project provides new purpose-built *market rental housing* (2 points) or affordable *market rental housing* (3 points) or *non-market rental housing* (4 points).

OR

Development contributes to the City's Affordable Housing Reserve Fund in lieu of provision of affordable housing (2 points).

Applicant Explanation and Reference to Plans, Drawings, and Reports

Types: Non-Market Rental Housing & Market Rental	Staff Comments
Description: Buildings in Area 1 will be built for BC housing and be Non-market housing. Buildings in Area 3 are rental	
% of total housing units: <input type="text" value="24.5"/> %	
Plan reference: Statistics Page	

Score /4

SOCIAL SUSTAINABILITY SECTION

How well does the project address community health and wellness?

Amenities

Performance Measure Description and Scoring

S7 Project provides voluntary public amenities.

Examples:

- Child care facility
- Space for growing food
- Child play areas
- Gathering place/space
- Park/greenspace
- Public contribution in lieu (CACs), i.e., school, library, arts, etc.

(5 Points = any approved option)

Applicant Explanation and Reference to Plans, Drawings, and Reports

Details: Spaces Provided: -11,800sf Child Care Facility -87,453sf Outdoor Park Spaces -217,245sf of ESA enhancement -19,000sf Community Garden Space -Public Art Installation -Enhanced trail Network	Staff Comments
Plan reference: Site Plan, Statistics Page, WPH 210517 Open Space	

Score /5

Report Considered at the Regular Council Meeting Held on June 22, 2021

SOCIAL SUSTAINABILITY SECTION

How well does⁶⁶⁵ the project address community health and wellness?

Amenities

Performance Measure Description and Scoring

58 Project provides voluntary private amenities.

Examples:

- Accessible green roof
- Communal garden
- Dog runs
- Play areas
- Social gathering place

(1 point per approved amenity item – maximum of 3 points)

Applicant Explanation and Reference to Plans, Drawings, and Reports

Details: Proposal includes: -Community Rooftop Garden -Edible Landscaping -Community Reuse Centre -Enhanced Cyclist Facilities -Dog runs -Children's play areas -2 public parks At DP stage, indoor amenities will be considered/detailed.	Staff Comments
Plan reference: Landscape Plan	

Score /3

SOCIAL SUSTAINABILITY SECTION

How well does the project address community health and wellness?

Inclusive Community

Performance Measure Description and Scoring

59 The proposal supports aging-in-place with adult care, assisted living space, and/or independent senior living space.

Applicant Explanation and Reference to Plans, Drawings, and Reports

Details: Current proposal does not include any aging-in-place with adult care, assisted living space, and/or independent senior living space.	Staff Comments
--	-----------------------

Score /4

Report Considered at the Regular Council Meeting Held on June 22, 2021

SOCIAL SUSTAINABILITY SECTION

How well does the project address community health and wellness?

Community Building

Performance Measure Description and Scoring

S10 Project provides *urban vitalization* by involving land owners and occupants, community groups, and end user groups who may be affected by the proposal in the planning process to identify and showcase Port Moody's unique assets, i.e. goes above and beyond standard notification and consultation.

Examples:

- Host a community-building workshop with the neighbourhood at the time of a project's inception to determine values and identify unique assets to leverage through design.

Staff will advise on notification requirements and appropriate stakeholder consultation

Applicant Explanation and Reference to Plans, Drawings, and Reports

	Staff Comments
<p>Please identify stakeholders and explain their involvement:</p> <p>There are a number of stakeholders involved in the process to date.</p> <p>Existing residents at the site</p> <ul style="list-style-type: none"> - Resident open houses (preview before public open houses) <p>Surrounding neighbours (in the community)</p> <ul style="list-style-type: none"> - Public open houses <p>Seaview Elementary + Parent Advisory Committee (PAC)</p> <ul style="list-style-type: none"> - Preliminary meetings <p>Seaview and College Park Community Associations</p> <ul style="list-style-type: none"> - communications have been sent 	
<p>Identify actions taken in response to stakeholder input:</p> <ul style="list-style-type: none"> - We heard from stakeholders that there was desire to maintain and protect ESA and greenspace - approximately 4.9 acres of the ESA will be enhanced and protected (20% of the site), a new active park and multi-use trail are being proposed and 65% of the site will be open space (including the ESA, Parks, and open space) - Support for affordable housing and townhomes - the proposal includes approx. 325 non-market homes, and includes ground-oriented townhomes throughout the site - Desire for amenities such as cafe, community gardens, grocery store, etc. The proposal includes a 19,000sf Grocery retail and Cafe space, and 11,800sf child care. - Desire for walking trails, the proposal includes a multi-use trail spanning 1.5 KM 	
<p>Plan references:</p> <p>WPH 210517 Open Space Area Calculation</p>	

Score /4

EARLY STAGE

Report Considered at the Regular Council Meeting Held on June 22, 2021

SOCIAL SUSTAINABILITY SECTION

How well does⁶⁶⁷ the project address community health and wellness?

Safety

Performance Measure Description and Scoring

S11 The design of the site incorporates *Crime Prevention Through Environmental Design* principles (CPTED).

Applicant Explanation and Reference to Plans, Drawings, and Reports

<p>Please explain: CPTED principals will be incorporated throughout the site. Landscape lighting and activation strategies aim to make the space a comfortable and safe space to be outside. CPTED will be addressed in a greater level of detail at the Development Permit phase.</p>	<p>Staff Comments</p>
<p>Plan references:</p>	

Score /1

SOCIAL SUSTAINABILITY SECTION

How well does the project address community health and wellness?

Education and Awareness

Performance Measure Description and Scoring

S12 Project provides education and awareness of the sustainable features of the project for owners/occupants.

Examples:

- Document is given to new owners at time of sale, covenant on title, inclusion/protection of features in strata bylaws
- Signage/display/art recognizing design, etc.

Applicant Explanation and Reference to Plans, Drawings, and Reports

<p>Describe: Throughout the site educational signage will be provided. This will help residents learn about their surroundings, giving them a deeper connection to their home. This will also be incorporated within the goal of the public art scheme.</p>	<p>Staff Comments</p>
---	------------------------------

Score /1

Report Considered at the Regular Council Meeting Held on June 22, 2021

SOCIAL SUSTAINABILITY SECTION

How well does⁶⁶⁸ the project address community health and wellness?

Innovation

Performance Measure Description and Scoring

S13 Social sustainability aspects not captured above.

Applicant Explanation and Reference to Plans, Drawings, and Reports

	Staff Comments
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SOCIAL SUSTAINABILITY SECTION

How well does the project address community health and wellness?

Constraints

Performance Measure Description and Scoring

S14 Unique site aspects that limit social sustainability achievement.

Applicant Explanation and Reference to Plans, Drawings, and Reports

	Staff Comments
--	-----------------------

Social Sustainability Score Summary

	Score
Total Social Pillar Points (Total Points Available – Not Including Bonus Points)	<input style="width: 100px; height: 25px;" type="text"/> Total
Total Social Points Not Applicable (Total Points for Items Not Relevant to this Application)	<input style="width: 100px; height: 25px;" type="text"/> n/a
Maximum Achievable Score (Total Social Pillar Points Minus Total Social Points Not Applicable)	<input style="width: 100px; height: 25px;" type="text"/> Maximum
Social Pillar Minimum Score (Sum of Applicable Baseline Items)	<input style="width: 100px; height: 25px;" type="text"/> Social Baseline
Total Points Achieved (Total Points Achieved for Applicable Items for this Application)	<input style="width: 100px; height: 25px;" type="text"/> Total Social Points
Social Pillar Score (Total Points Achieved/Maximum Achievable Score)	<input style="width: 50px; height: 25px;" type="text"/> / <input style="width: 50px; height: 25px;" type="text"/> = <input style="width: 50px; height: 25px;" type="text"/> % <small>Total Social Points Max Percent</small>

Project Report Card Summary FOR CITY USE ONLY – TO BE FILLED OUT BY THE PLANNER

Project Address/Name:	File No:
-----------------------	----------

PROJECT SCORE SUMMARY	Cultural	Economic	Environmental	Social
Total Pillar Points Available	23	16	57	38
Sum Of Items Not Applicable	Cultural na	Economic na	Enviro na	Social na
Maximum Achievable Score (Total Pillar Points – Sum of Items N/A)	Maximum Cultural Achievable	Maximum Economic Achievable	Maximum Enviro Achievable	Maximum Social Achievable
Minimum Score (Sum of Applicable Baseline Items)	Minimum Cultural Score	Minimum Economic Score	Minimum Enviro Score	Minimum Social Score
Missed Points (Sum of Applicable Items Not Achieved)	Missed Cultural Points	Missed Economic Points	Missed EnviroPoints	Missed Social Points
TOTAL PILLAR SCORE ACHIEVED (Total Points Achieved out of Applicable Items)	<div style="display: flex; justify-content: space-around; align-items: center;"> <div style="border: 1px solid black; width: 30px; height: 20px; margin: 2px;"></div> / <div style="border: 1px solid black; width: 30px; height: 20px; margin: 2px;"></div> Total Cultural # / Possible Cultural # <div style="border: 1px solid black; width: 30px; height: 20px; margin: 2px;"></div> % Total Cultural Percent </div>	<div style="display: flex; justify-content: space-around; align-items: center;"> <div style="border: 1px solid black; width: 30px; height: 20px; margin: 2px;"></div> / <div style="border: 1px solid black; width: 30px; height: 20px; margin: 2px;"></div> Total Economic # / Possible Economic # <div style="border: 1px solid black; width: 30px; height: 20px; margin: 2px;"></div> % Total Economic Percent </div>	<div style="display: flex; justify-content: space-around; align-items: center;"> <div style="border: 1px solid black; width: 30px; height: 20px; margin: 2px;"></div> / <div style="border: 1px solid black; width: 30px; height: 20px; margin: 2px;"></div> Total Enviro # / Possible Enviro # <div style="border: 1px solid black; width: 30px; height: 20px; margin: 2px;"></div> % Total Enviro Percent </div>	<div style="display: flex; justify-content: space-around; align-items: center;"> <div style="border: 1px solid black; width: 30px; height: 20px; margin: 2px;"></div> / <div style="border: 1px solid black; width: 30px; height: 20px; margin: 2px;"></div> Total Social # / Possible Social # <div style="border: 1px solid black; width: 30px; height: 20px; margin: 2px;"></div> % Total Social Percent </div>
OVERALL SUSTAINABILITY SCORE (Sum of Four Pillars)	<div style="display: flex; justify-content: space-around; align-items: center;"> <div style="border: 1px solid black; width: 30px; height: 20px; margin: 2px;"></div> / <div style="border: 1px solid black; width: 30px; height: 20px; margin: 2px;"></div> Overall # / Overall Possible # </div>		<div style="display: flex; justify-content: space-around; align-items: center;"> <div style="border: 1px solid black; width: 30px; height: 20px; margin: 2px;"></div> % Overall Percent </div>	
SUSTAINABILITY HIGHLIGHTS	Cultural	Economic	Environmental	Social
+ Priority Items (Score ≥3) Achieved and Confirmed Innovations	+ Cultural	+ Economic	+ Environmental	+ Social
- Priority Items (Score ≥3) Missed and Confirmed Constraints	- Cultural	- Economic	- Environmental	- Social

Report Card Glossary

Accessible housing – Housing designed and constructed to be universally accessible to people of diverse ages and abilities.

Adaptable unit – A dwelling unit that provides flexible design features that meet BC Building Code minimum requirements; it can be adapted to meet the changing needs of any occupant for reasons of disability, lack of stamina, and progressing through different life stages to support independent living.

Accessible housing/unit – Housing with fixed design features to enable independent living for persons with disabilities, such as those in wheelchairs.

Affordable market housing – Housing that is affordable to moderate income households achieved through tenure, location, reduced parking, modesty in unit size, level of finishing, and design and durability over time as the buildings age.

BC Energy Step Code – BC Energy Step Code is a voluntary roadmap that establishes progressive performance targets (i.e., steps) that support market transformation from the current energy-efficiency requirements in the BC Building Code to net zero energy ready buildings.

Beautification – The process of making visual improvements appropriate to a specific place, including but not limited to building facades, landscaping, decorative or historic-style street elements, selection of paving/fencing materials and their treatment, etc. Improvements contribute to Port Moody's reputation as City of the Arts in a sustainable manner.

Brownfield – A term used in urban planning to describe land previously used for industrial purposes or some commercial uses where the expansion, redevelopment, or reuse of the property may be complicated by the potential presence of a hazardous substance, pollutant, or contaminant.

Car/Bike share network – Arrangements between two or more persons to share the use of a vehicle or bicycle for a specified cost and period of time.

Character-defining elements – The materials, forms, location, spatial configurations, uses, and cultural associations or meanings that contribute to the heritage value of a historic place, which must be retained to preserve its heritage value.

Crime Prevention Through Environmental Design (CPTED) – The design and effective use of the built environment to reduce the incidence of crime and improve the quality of life.

District energy systems – A system that uses renewable energy to pipe energy to buildings within a specified area for space heating, hot water, and air conditioning.

Ecological inventory – An inventory that identifies the ecological values in a natural habitat, and is usually the first step in an environmental impact assessment.

Electric vehicle (EV) – An automobile that uses one or more electric motors or traction motors for propulsion. An electric vehicle may be powered through a collector system by electricity from off-vehicle sources, or may be self-contained with a battery or generator to convert fuel to electricity.

Environmentally Sensitive Areas – Land designated as areas that need special protection because of its environmental attributes, such as rare ecosystems, habitats for species at risk and areas that are easily disturbed by human activities. Refer to [Map 13 of OCP](#).

Report Card Glossary – continued

Greenfield – Undeveloped land in a city or rural area either used for agriculture or landscape design, or left to evolve naturally. These areas of land are usually agricultural or amenity properties being considered for urban development.

Greyfield – Economically obsolescent, out-dated, declining, and/or underutilized land, often with the presence of abundant surface parking.

Greywater – Wastewater from lavatories, showers, sinks, and washing machines that do not contain food wastes and that can be reused for purposes such as irrigation or flushing toilets.

Habitat corridor – Habitat areas, generally consisting of native vegetation, linking with larger areas of similar wildlife habitat. Corridors are critical for the maintenance of ecological processes, providing food, and allowing for the movement of animals and the continuation of viable populations.

Heat island effect – Heat islands form as vegetation is replaced by hard surfaces to accommodate growing populations. These surfaces absorb, rather than reflect, the sun's heat, causing surface temperatures and overall ambient temperatures to rise.

Heritage rehabilitation – The action or process of making possible a continuing or compatible contemporary use of a historic place through repair, alterations, and/or additions while protecting its heritage value.

Heritage restoration – Returning a historic place back to how it looked at any time in its past.

Invasive plant species – An invasive plant is a non-native species whose interaction causes economic harm, harm to human health, and/or environmental harm.

Light pollution – Brightening of the night sky caused by street lights and other man-made sources, which has a disruptive effect on natural cycles and inhibits the observation of stars and planets.

Market rental housing – Private, market rental rate housing units.

Naturescape planting – Landscaping with species that are naturally adapted to local climate, soils, predators, pollinators, and disease and, once established, require minimal maintenance.

Non-market rental housing – Subsidized rental housing for those unable to pay market-level rents including, but not limited to, public housing owned and operated by government agencies, non-profit housing owned and operated by public and private non-profit groups, and co-operative housing owned and managed by co-operative associations of the residents.

On-site power generation – The ability to generate power without transporting it from its source to where it can be utilized.

On-site renewable energy generation – The generation of naturally replenished sources of energy, such as solar, wind power, falling water, and geothermal energy.

Passive design – An approach to building design that uses the building architecture to minimize energy consumption and improve thermal comfort.

Public space – A social space that is generally open and accessible to people.

Report Card Glossary – continued

R-2000-Certified New Home – Best-in-class, energy-efficient homes with even higher levels of energy efficiency than ENERGY STAR-qualified new homes, as well as clean air and environmental features.

Smart technology – Technologies that allow sensors, databases, and/or wireless access to collaboratively sense, adapt to, and provide for users within the environment.

Statement of significance – The first essential step in any conservation project, which involves identifying and describing the *character-defining elements*; it is important in defining the overall heritage value of the historic place. Refer to the Standards and Guidelines for the Conservation of Historic Places in Canada (see Resources glossary).

Streetscape – The visual elements of a street, including the road, adjoining buildings, sidewalks, street furniture, trees, and open spaces that combine to form the street's character.

Storm water management plan – The management of water occurring as a result of development or precipitation that flows over the surface into a sewer system.

Transit oriented development (TOD) – A mixed-use residential and commercial area designed to maximize access to public transportation; it often incorporates features to encourage transit ridership. A TOD neighbourhood typically has a centre with a transit station or stop (train station, metro station, tram stop, or bus stop), surrounded by relatively high-density development with progressively lower-density development spreading outward from the centre. TODs generally are located within a radius of 400 to 800 metres from a transit stop, as this is considered to be an appropriate distance for *walkability*.

Universal access – This term refers to broad-spectrum ideas meant to produce buildings, products, and environments that are inherently accessible to both people without disabilities and people with disabilities.

Urban infill – An urban planning term that refers to new development that is sited on vacant or undeveloped land within an existing community, and that is enclosed by other types of development.

Urban forest – The total collection of trees and associated plants growing in a city or town. It includes trees in parks and yards, along roadways and paths, and in other areas, both on public and private lands.

Urban vitalization – The urban planning process of rehabilitating a place or “taking a place to a higher level” using a community-building process (early stage community involvement) to define the key characteristics that make a place unique or special; and applying the concepts of urban conservation to leverage a community's assets, most often in accordance with approved City plans.

Viewscape – The natural and built environment that is visible from a viewing point.

Walkability – The extent to which the built environment is friendly to the presence of people living, shopping, visiting, enjoying, or spending time in an area; improvements in walkability lead to health, economic, and environmental benefits.

Xeriscaping – This term refers to landscaping and gardening in ways that reduce or eliminate the need for supplemental water from irrigation. Xeriscaping refers to a method of landscape design that minimizes water use.

Resources

Access Near Aquatic Areas: A Guide to Sensitive Planning, Design and Management

atfiles.org

BC Climate Exchange

bcclimateexchange.ca

BC Energy Step Code Technical Requirements

bclaws.ca

Best Management Practices for Amphibians and Reptiles in Urban and Rural Environments in British Columbia

env.gov.bc.ca

Bird-Friendly Development Guidelines – City of Toronto

toronto.ca/lightsout/guidelines

Canada Green Building Council

cagbc.org

City of Port Moody: Official Community Plan (2014)

portmoody.ca

Stream and Drainage System Protection Bylaw No. 2470

portmoody.ca

City of Port Moody Waste Management Bylaw No. 2822

portmoody.ca

City of Vancouver *Passive Design* Toolkit for Large Buildings

vancouver.ca

Community Green Ways Linking Communities to Country and People to Nature

evergreen.ca

Design Centre for CPTED (*Crime Prevention Through Environmental Design*)

designcentreforcpted.org

Develop with Care: Environmental Guidelines for Urban and Rural Land Development in British Columbia

env.gov.bc.ca/wld/documents/bmp/devwithcare/

EnerGuide Rating System

nrcan.gc.ca/energy/efficiency/housing/new-homes/5035

Environmentally Sensitive Areas, Best Practices

env.gov.bc.ca

Resources – continued

Examples of Good Public Art

[City of Port Moody Public Art](#)

Fatal Light Awareness Program (FLAP)

flap.org

Invasive Species Council of Metro Vancouver

iscmv.ca

International Dark Sky Association

darksky.org

Metro Vancouver's DLC Waste Management Toolkit

metrovancover.org

Metro Vancouver Technical Specifications for Recycling and Garbage Amenities in Multi-family and Commercial Developments

metrovancover.org/services

Metro Vancouver's Stormwater Source Control Guideline

metrovancover.org/services

Naturescape BC

naturescapebc.ca

Project for *Public Spaces*

pps.org

Riparian Areas Regulation Assessment Methods

gov.bc.ca

Standards and Best Management Practices for Instream Works

env.gov.bc.ca

Standards and Guidelines for the Conservation of Historic Places in Canada

historicplaces.ca

Stream Stewardship: A Guide for Planners and Developers

stewardshipcentrebc.ca

Translink: Transit Oriented Communities

translink.ca/transit-oriented-communities

Vancouver Bird Strategy – City of Vancouver (2015)

vancouver.ca



Regional Planning and Housing Services
Tel. 604 451-6635

May 31, 2021

File: CR-07-01-PMG

André Boel, RPP, MCIP, City Planner
City of Port Moody
100 Newport Drive
Port Moody, BC V3H 5C3

Dear Mr. Boel:

1190 Cecile Drive and 330 Angela Drive (Woodland Park) OCP Amendment and Rezoning

Thank you for the opportunity to review and comment on this Official Community Plan amendment and rezoning application, which is for 1,861 residential units (1,404 market strata, 325 affordable rental and 132 market rental units), 19,000 sq. ft. of retail floor space (including a grocery store), an 11,800 sq. ft. child care facility with approximately 93 spaces, and two neighbourhood parks to be dedicated to the City.

This letter provides comments from the staff of Metro Vancouver's Regional Planning and Housing Services, Air Quality and Climate Change, Water Services, and Indigenous Relations Departments.

Regional Planning and Housing Services

The area subject to the proposed amendments is designated 'General Urban' by *Metro Vancouver 2040: Shaping our Future (Metro 2040)*, the regional growth strategy, and as such, the application, as proposed, does not require a *Metro 2040* amendment.

The proposed amendments support many *Metro 2040* goals and strategies, including the provision of:

- additional housing supply, including market and below-market rental units (25% of the new units), particularly the distribution of below-market units in diverse forms (apartment and townhouse units), including larger bedroom sizes and an integrated child care facility, and tenant relocation provisions to help prevent the displacement of existing residents;
- two new neighbourhood parks, the protection of Environmentally Sensitive Areas and retention of significant tree canopy to protect natural areas, and the provision of recreation opportunities;
- local retail opportunities, including a grocery store, which contribute to a diversity and mix of uses, and new child care space that provides local amenities and contributes to a complete community; and
- e-bikes, Level 2 EV charging stations, a new bikeway, and a multi-use trail around the perimeter of the proposed development, which will support improved alternative and active transportation opportunities and recreation, depending on detailed design.

It is noted, however, that the site's location, requirement for a new major road connection, and distance from rapid transit, will make it difficult to create a transit-oriented, complete community and promote transit use, cycling, and walking. While unspecified improvements to transit infrastructure are being proposed, that detail, as well as evidence of discussions with TransLink on future transit connections to the area, is missing. As a result, this proposed amendment does not support many of the transportation and climate-related goals in *Metro 2040*.

For the purposes of utility planning, the proposed change in growth potential on this site has not been previously considered and accounted for in the regional population projections for the City. Given the impending advancement of this and other proposed developments in Port Moody, and Metro Vancouver's review of *Metro 2040* that is underway, Regional Planning staff would be pleased to discuss Port Moody's evolving growth expectations with City staff to ensure that the anticipated long-term population, housing, and employment growth expectations continue to align with the regional projections for the City. Should the amendment be approved, we request that the City's housing and population projections be revised through an updated Regional Context Statement.

Air Quality and Climate Change

As proposed, the development will not be a transit-oriented community, nor will it support the regional climate change-related goals. These goals are set out in the *Climate 2050 Strategic Framework* (www.metrovancouver.org/services/air-quality/AirQualityPublications/AQ_C2050-StrategicFramework.pdf) and will be further detailed in the *Climate 2050 Transportation Roadmap* and *Clean Air Plan* which are currently being prepared. With respect to energy performance, a commitment to the installation of heat pumps to meet 100% of the annual heating demand would better support the strategies outlined in *Climate 2050* and the *Clean Air Plan*. Furthermore, increasing Step Code performance together with the electrification of the heating and hot water systems for the future buildings, will not only reduce operational costs it will also provide other benefits such as better thermal comfort and reduce outdoor noise infiltration.

It is noted that if any of the proposed buildings utilize natural gas, the building owners / operators will likely need to register the respective boilers and meet the requirements of Metro Vancouver's *Boilers and Process Heaters Emission Regulation*.

Water Services

At this time, it is not anticipated that this proposed amendment would impact Metro Vancouver's Water Services infrastructure. However, as development plans progress and, when available, please provide updated information on the estimated population and water demands to Metro Vancouver's Water Services staff to assist in determining the impact that the development may have on Greater Vancouver Water District facilities.

Indigenous Relations

Given the area's location and scale, it is recommended that any First Nations with interests in the site, be engaged, particularly with respect to any archaeological studies or other permits as may be required.

Report Considered at the Regular Council Meeting Held on June 22, 2021

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Mr. André Boel, City Planner, City of Port Moody
1190 Cecile Drive and 330 Angela Drive (Woodland Park) OCP Amendment Application
Page 2 of 3

Thank you once again for providing Metro Vancouver the opportunity to comment on this proposed amendment. We look forward to continuing to work with you and your staff to ensure that the growth planned through this and other developments continue to align with the regional growth strategy and Port Moody's Regional Context Statement, and that Metro Vancouver's population, employment and servicing demand and growth projections are up to date.

If you have any questions, please contact me by phone at 604-456-8805 or by email at Alex.Taylor@metrovancover.org.

Sincerely,



Alex B. Taylor, MUP, RPP, MCIP
Senior Planner, Regional Planning & Housing Services

SG/JS/at

45606212



TransLink
400 - 287 Nelson's Court
New Westminster, BC V3L 0E7
Canada
Tel 778.375.7500
translink.ca

South Coast British Columbia
Transportation Authority

June 1, 2021

Kevin Jones
Senior Development Planner
Planning Division
100 Newport Drive, Second Floor
Port Moody, B.C., V3H 5C3

Dear Mr. Jones

**Re: Proposed OCP Amendment and Rezoning for 1190 Cecile Drive and 330 Angela Drive
(Woodland Park Master Plan)**

Thank you for your correspondence dated March 30, 2021 and for the opportunity to provide feedback on the proposed OCP amendment and rezoning for 1190 Cecile Drive and 330 Angela Drive (Woodland Park Master Plan). TransLink understands the intent of this Master Plan is to permit redevelopment of the existing affordable housing complex into a mixed-use development inclusive of affordable housing units and market units, daycare and retail space.

We appreciate the outreach and provide our comments based on:

- Our legislated mandate to review major development proposals for regional transportation implications, and to support Metro Vancouver's Regional Growth Strategy (RGS);
- Policy direction in the [Regional Transportation Strategy \(RTS\)](#) to work with partner agencies in advancing shared regional objectives and integrated land use and transportation planning; and
- The [Transit-Oriented Communities Design Guidelines \(TOCDGs\)](#), a tool to support the planning and design of communities that integrate land use with sustainable transportation.

After reviewing the project materials included with your referral, we have the following key findings:

- We recommend considering the relocation of the proposed affordable housing buildings closer to existing Frequent Transit Network (FTN) bus stops;
- The proposed roadway changes for Cecile Drive require further discussion with TransLink and CMBC to address bus operations and safety;
- The developer will be required to enter a TransLink Adjacent and Integrated Development (AID) Consent Agreement for Phases 4 and 5 of construction;

- Barnet Highway and Clarke Road are part of the Major Road Network (MRN) and TransLink approval is required for any road alterations that would reduce the capacity of any part of the MRN to move people;
- We recommend considering the relocation of the proposed affordable housing buildings closer to existing Frequent Transit Network (FTN) bus stops; and,
- We strongly encourage the City to look for opportunities to provide designated pedestrian pathways that shorten the walking distance to existing bus stops and offer more direct connections between the FTN and the site.

Transportation and Land Use Alignment

TransLink supports the focus of population and employment in designated Urban Centres, Frequent Transit Development Areas (FTDAs), and along the Frequent Transit Network (FTN), where transit service runs at least every 15 minutes in both directions throughout the day and into the evening, every day of the week. The proposed development site is not located within an Urban Centre, FTDA or within a 5-10 minute walk of the FTN. The [Transit-Oriented Communities Design Guidelines](#) (TOCDGs) assume that on average, people will walk approximately 400-800m (5-10 minutes) to access frequent transit.

The closest FTN bus stop to the site is located on Barnett Highway and Clarke Drive, served by route 160 Kootenay Loop/Port Coquitlam Station, and is approximately a 20 minute (1.3 kilometre) walk from the northern portion of the site and a 15 minute (900 metre to 1 kilometre) walk from the southern portion of the site. Route 180 Lougheed Station/Moody Centre Station stops at Cecile Drive and Cecile Place, roughly a 1-minute walk (50 metres) from the northern portion of the site and stops at Cecile Drive and Highview Place, roughly a 1-minute walk (50 metres) from the southern portion of the site. Route 180 is served by Community Shuttle; it is not part of the FTN but does provide 15 minute or better service in peak hours. Both routes connect to Moody Centre Station.

TransLink supports the project aim to construct 325 affordable rental units and 132 market rental units; that said, the proposed location of the affordable rental buildings to the north of site is beyond the 5-10-minute walkshed (400m-800m) for frequent transit. Metro Vancouver's [Transit-Oriented Affordable Housing](#) (TOAH) study finds that renter households, especially those with lower incomes, are more likely to use transit. Given that, we encourage the City to consider options for relocating the affordable housing buildings on the site to have as minimal a walk as possible to/from the existing FTN bus stops in the area.

Prior to the COVID-19 pandemic, capacity on route 180 was limited and it is likely that this new development will increase demand on the capacity of both area bus routes (160 and 180). There are currently no plans or allocated funding for service expansion or bus vehicle upgrades for this area.

Kevin Jones
June 1, 2021
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Transit Operations

The referral materials provided for this development application include proposals to close the left turn lane at Cecile Drive and Clarke Road and to realign Cecile Drive with Highview Place. Regarding Cecile Drive and Clarke Road, TransLink staff as well as the Regional Transportation Advisory Committee (RTAC) have recently recommended the provision of Bus Speed and Reliability program cost-share funding toward the City's proposed safety study for this intersection. Final funding approval is pending internal review in June. This study is intended to review intersection improvement recommendations to assist and improve CMBC with the left-turn movement from Cecile Drive onto northbound Clarke Road. Until the study is complete, we ask that the City continues to work closely with TransLink and CMBC toward improved safety for bus operations at this intersection, as well as potential routing considerations. We also note that the realignment of Cecile Drive with Highview Place as proposed in the referral materials is not optimal for bus routing. Please contact Raymond.Chan@coastmountainbus.ca to coordinate on these operational safety issues.

Major Road Network (MRN)

Barnet Highway and Clarke Road are part of Major Road Network (MRN) and the proposed roadway changes as shown in the referral material would require TransLink approval. Per the *South Coast British Columbia Transportation Authority Act*, TransLink approval is required for any road alterations that would reduce the capacity of any part of the MRN to move people. TransLink is interested to understand the traffic impacts of the proposed connections associated with this development and requests a copy of the traffic impact study when available. Additionally, further discussion will be needed regarding the left turn signal at Cecile Drive and Clarke Road, as referenced earlier in this letter.

Adjacent and Integrated Development (AID)

TransLink's [Adjacent and Integrated Development](#) (AID) program applies to development adjacent to and/or integrated with TransLink's infrastructure, with the purpose being to manage and protect TransLink's property rights during development and to preserve the safe, secure and uninterrupted operation of the transit system during construction. The proposed project has potential impacts to the underground tunnel infrastructure that runs under the southern portion of the development site, and more specifically, during proposed Phase 4 and 5 of construction. Should it be found that the developer is required to enter into a Consent Agreement with TransLink, we ask that the City require confirmation from TransLink that the Consent Agreement has been issued in advance of building permit issuance. To note, TransLink's AID team has been in touch with the developer. Please feel free to reach out to the AID team at AIDreview@translink.ca for any questions you may have.

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Cycling and Walking

Given that the development site is located outside the 5-10-minute FTN walkshed, we strongly encourage the City to look for opportunities to provide designated pedestrian pathways that shorten the distance and offer more direct connections between the FTN and the site.

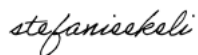
We also encourage the addition of protected cycling facilities that are comfortable for all ages and abilities (AAA) between the proposed development and Moody Centre Station and connecting to the region's Major Bike Network (MBN). The provision of adequate cycling infrastructure to access the nearest FTN (route 160) bus stops at Barnett Highway and Clarke Road is also encouraged. To that end, any bikeways would need to be designed to minimize conflicts with buses and other modes of transportation. Please refer to the Transit-Oriented Community Design Guidelines (TOCDGs) for integrating active transportation with the regional transportation system.

Cycling and pedestrian improvements provided by the developer could potentially be complemented by other improvements that TransLink might cost share with the City of Port Moody, in order to provide complete and continuous cycling and walking connections. Please contact us to learn more about TransLink's municipal cost-share programs.

Continued Collaboration

We appreciate the opportunity to provide comments on the proposed OCP amendment and rezoning application for 1190 Cecile Drive and 330 Angela Drive (Woodland Park Master Plan). We look forward to continued coordination with the City of Port Moody. Please feel free to contact me at stefanie.ekeli@translink.ca should you have any questions or wish to discuss further.

Regards,



Stefanie Ekeli
Planner, Partner Planning



550 Poirier Street, Coquitlam, British Columbia V3J 6A7 • Phone (604) 939 9201 • Fax (604) 939 7828

May 26, 2021

Mr. Andre Boél
Manager of Planning
City of Port Moody
100 Newport Drive
Port Moody, BC V3H 5C3

Dear Mr. Boél,

Re: School District # 43 Feedback on Proposed Developments in Port Moody

On behalf of School District #43 (SD43), I am writing to provide feedback on the proposed developments in Port Moody in the following areas: Moody Centre Transit Oriented Development and Woodland Park. We appreciate that Port Moody staff have taken the time to request SD43 feedback for the future development in these two areas and the impact on school facilities.

Based on previous discussions with Port Moody staff over the past few years, School District staff have continued to plan for student spaces resulting from new housing units in Port Moody including those along the St. John's Corridor as well as the proposed redevelopment of Woodland Park. Providing the school district with information on proposed housing plans at early as possible allows SD43 to advocate to the Provincial government for adequate capital funds to build the educational space we need for the future.

Moody Centre Transit Oriented Development:

- Current school sites are in close proximity as there are elementary and middle schools within 1 km and the secondary school is approximately 2 km from this neighbourhood.
- Possible infrastructure improvements for connection to school sites may include upgrades or creation of new sidewalks and pathways for the safety of student foot traffic.
- Evaluating factors such as the number and type of units proposed, proximity, accessibility, and projected enrolment, School District staff feel that we can accommodate students yielding from this area utilizing existing sites as well as furthering our planning with proposed new sites.

Woodland Acres:

- Current school sites are reasonably close by as there is an elementary school less than 1 km away, a middle school approximately 3.5 km way, and a secondary school approximately 1.5 km away.
- Travel along St. John's for middle school may make accessibility challenging for some families.
- Possible infrastructure improvements for connection to school sites may include upgrades or creation of new sidewalks and pathways again for the purposes of student foot traffic in a safe environment.
- Evaluating factors such as the number and type of units proposed, proximity, accessibility, and projected enrolment, School District staff feel that with further planning we can accommodate students yielding from this area on existing school sites.

We appreciate your support in our school planning process and we look forward to working collaboratively with your municipality. Should you require additional information please feel free to contact me at (604) 939-9201 or by email at icecchini@sd43.bc.ca .

Sincerely,

SCHOOL DISTRICT NO. 43 (COQUITLAM)



Ivano Cecchini
Executive Director, Facilities and Planning Services

c. Chris Nicolls, Secretary-Treasurer/CFO