



City of Port Moody

Report/Recommendation to Council

Date: October 25, 2021
Submitted by: Community Development Department – Development Planning Division
Subject: Rezoning (Multi-Family) – 148 and 154 James Road (Laidler)

Purpose

To present for Council consideration Zoning Amendment Bylaw, No. 3332 to facilitate the redevelopment of two properties on James Road.

Recommended Resolution(s)

THAT City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 63, 2021, No. 3332 (148 and 154 James Road) (CD87) be read a first and second time as recommended in the report dated October 25, 2021 from the Community Development Department – Development Planning Division regarding Rezoning (Multi-Family) – 148 and 154 James Road (Laidler);

AND THAT Bylaw No. 3332 be referred to a Public Hearing to be held once a public information meeting on the current proposal has been completed by the applicant.

Background

At the April 20, 2021 Committee of the Whole meeting, Council gave first reading to rezoning Bylaw for 148-154 James Road. However, at the April 27, 2021 Regular Council meeting, Council did not ratify the resolution and subsequently defeated first reading. The applicant has now submitted a new proposal, which provides for a larger proportion of two- and three-bedroom units. Since the previous rezoning Bylaw was defeated, a new draft rezoning Bylaw is being presented with this report (**Attachment 1**). A copy of the staff report (dated March 15, 2021) considered at the April 20, 2021 Council meeting is included as **Attachment 2**.

Key Changes by Applicant

The applicant has made substantial changes to the application based on the feedback provided at the April 20, 2021 Committee of the Whole meeting. The key changes are outlined below:

Key Items	Previous Proposal	Current Proposal
Number of units	<ul style="list-style-type: none"> • 111 	<ul style="list-style-type: none"> • 88
Density	<ul style="list-style-type: none"> • 3.08 	<ul style="list-style-type: none"> • 3.13
Unit mix	<ul style="list-style-type: none"> • 57 micro dwelling units • 49 one-bedroom units • 5 two-bedroom units • 0 three-bedroom units 	<ul style="list-style-type: none"> • 35 studio units • 29 one-bedroom units • 19 two-bedroom units • 5 three-bedroom units <p>Note: Micro dwellings have been replaced with studio units with an increased minimum unit size from 28m² (299ft²) to 37m² (401ft²).</p>
Affordable housing	<ul style="list-style-type: none"> • 15% of the units available for rent-to-own 	<ul style="list-style-type: none"> • 15% of the units rented at 15% below market rental rates for a period of 10 years • Pre-release of the units to Port Moody residents and workers
Parking Reduction	<ul style="list-style-type: none"> • 38% 	<ul style="list-style-type: none"> • 23%
Accessibility	<ul style="list-style-type: none"> • 11 fully accessible units 	<ul style="list-style-type: none"> • 45 adaptable units as per Zoning Bylaw • 3 “universal” units <p>Note: Universal units are not defined in the <i>BC Building Code</i>.</p>
Private Amenity Space	<ul style="list-style-type: none"> • 95% of the units with private outdoor space 	<ul style="list-style-type: none"> • 100% of the units with private outdoor space

Discussion

Property Description

The development site is located at the south end of James Road and east of Moody Middle School, as shown on the Location Map (**Attachment 3**). The total development site is approximately 1,670m² (0.41ac) in size and gently slopes upwards from the north to the south with a 3.5m (11.5ft) change in elevation. The subject lots are each currently occupied with a single-family dwelling.

The Application Fact Sheet (**Attachment 4**) outlines highlights of the project, and separate maps show the current OCP Land Use and Zoning designations, and the neighbourhood context (**Attachment 5** and **6**).

Development Proposal Description:

Unit Mix

A change to the unit mix is being proposed by reducing the overall number of units and increasing the number of family-friendly homes. This change also resulted in an increase to the smallest unit size to an average of 38m² (412ft²) instead of 33m² (351ft²). As a result of the increased sizes, the units are large enough to be considered conventional studio units instead of micro-dwellings. While the total floor area of the building is similar to the previous proposal, the revised plans reduce the overall number of units by 21% by:

- reducing the number of micro-dwelling (studio) units from 57 to 35;
- reducing the number of one-bedroom units from 49 to 29;
- increasing the number of two-bedroom units from five to 19; and
- increasing the number of three-bedroom units from zero to five.

The unit mix is detailed in the following table:

Unit Type	Unit Count	Percentage of Overall Units	Size Range	Average Unit Size
Studio	35	40%	37m ² (401ft ²) to 42m ² (456ft ²)	38m ² (412ft ²)
One-Bedroom	29	33%	38m ² (405ft ²) to 66m ² (708ft ²)	48m ² (517ft ²)
Two-Bedroom	19	22%	71m ² (760ft ²) to 98m ² (1,058ft ²)	78m ² (844ft ²)
Three-Bedroom	5	6%	79m ² (848ft ²)	79m ² (848ft ²)
TOTAL	88	-	-	-

Affordable Housing Options

The application previously proposed 15% of the units to be available under a rent-to-own program. This program has been replaced with 15% of the units to be available at 15% below-market rental rates for a period of 10 years. While the inclusion of affordable rental housing should be commended, staff have reminded the applicant that the Interim Affordable Housing Guidelines Policy suggests that affordable rental rates be secured for a minimum of 60 years. Staff recommend that if Council gives this application first and second reading that the below-market rental time period be increased to 60 years as stated in the interim affordable housing guidelines.

In addition to the below-market rental units, the applicant has indicated that all units will be available first to Port Moody residents or workers.

Density

The reduction in the total number of units has resulted in additional patio space. Consequently, some of the patio spaces have been converted to floor area, resulting in a slight increase to the proposed floor area ratio (FAR) from 3.08 to 3.13.

Parking

The previous proposal requested a 38% reduction to the parking requirements. While the number of units have been decreased, the underground parking structure being proposed is similar. As a result, the proposal is now requesting an overall parking reduction of 23%. Based on the Transit Oriented Development (TOD) measures being provided, staff support a lower parking rate for all studio units, two- and three-bedroom units, and affordable rental units, which leaves a 7% difference to be addressed through the proposed Transportation Demand Management (TDM) package.

Overall, this project will provide a total of 88 parking spaces, recommended in the most recent follow-up Parking Study by Watt Consulting, including 80 residential spaces and eight visitor spaces.

Accessibility

The previous proposal provided 11 fully accessible units per the *BC Building Code*. All accessible units have been removed from the project, which is now proposing 50% of units (44 units) to be adaptable, meeting the Zoning Bylaw requirement.

Revised project plans are included as **Attachment 7** and landscape plans are included as **Attachment 8**.

Sustainability Report Card

The updated Sustainability Report Card for the development proposal is included as **Attachment 9** and the following table summarizes the scoring at this point in the process.

<div><div>Sustainability Pillar</div><div>Application</div></div>	Cultural	Economic	Environmental	Social	Overall Total
148-154 James Road	73% (8 out of 11)	71% (5 out of 7)	51% (27 out of 53)	66% (23 out of 35)	59%

Other Option(s)

If Council determines that changes are needed before the project proceeds to the next steps, staff recommend that the Bylaw be given first reading only and the project be referred back to staff and applicant to consider specific changes.

Financial Implications

Community Amenity Contributions (CACs)

The CAC amount will be established at the development permit stage once the final residential floor area is confirmed and prior to the adoption of the rezoning Bylaw. CACs are collected up to an FAR of 2.5. Based on the proposed residential floor area up to an FAR of 2.5, the contribution would be approximately of \$257,520 after a credit of \$12,000 for the existing parent parcels. Of that total, approximately \$85,840 would be directed to the Affordable Housing Reserve Fund and the remaining \$171,680 would go towards general community amenities.

Any floor area above an FAR of 2.5 requires a density bonus payment, which is outlined in the section below.

Density Bonus

The Zoning Bylaw makes provision for bonus density where an FAR greater than 2.5 is being proposed. In this case, the Bylaw stipulates that a financial contribution for community amenities equivalent to 75% of the land value of the additional density above an FAR of 2.5 is required. For the density bonus calculation, floor areas for commercial and below-market housing are excluded. In this case, a payment of 75% of the land value of an additional 0.63 FAR (less below-market housing) would be required. The exact amount will be determined for payment prior to adoption of the zoning amendment Bylaw.

Public Art Contributions

The applicant has committed to providing a contribution to the Public Art Reserve Fund, which will be based on 0.5% of the cost of construction in accordance with the Public Art Policy. Based on a construction cost estimate of approximately \$11,000,000 by the applicant, the contribution would be \$55,000.

Communications and Civic Engagement Initiatives

Community Input

This application is being brought forward to Council under section 13.2 of the Development Approval and Procedures Bylaw, which permits an extension to a previously defeated Bylaw and application. As such, the earlier iteration of the proposal was reviewed by the Community Planning Advisory Committee (now replaced by Land Use Committee and Advisory Design Panel) and a public information meeting was held by the applicant, the details of which are both in the previous Council report (**Attachment 2**).

As the project has changed considerably, a second public information meeting to be held by the applicant will be required prior to the Public Hearing, as recommended in this report. Moreover, given the changes to the proposed land use and to the building design, Council may opt to refer the proposal to Land Use Committee and/or Advisory Design Panel for review.

Public Notification

A new notification sign informing the public of the rezoning application has been placed on the subject site in accordance with City of Port Moody Development Approval Procedures Bylaw, 2011, No. 2918.

Should the rezoning application be given first and second readings, the public will have an opportunity to comment at the Public Hearing, which will occur following a mail-out notification to adjacent residents, an advertisement placed in the local newspaper, and a decal of the public hearing time and date placed on the notification sign.

Council Strategic Plan Objectives

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

Attachment(s)

1. Draft City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 63, 2021, No. 3332 (148 and 154 James Road) (CD87).
2. Previous First Reading Report – 148-154 James Road (dated March 15, 2021).
3. Location Map – 148-154 James Road.
4. Application Fact Sheet – 148-154 James Road.
5. Land Use Designations Map – 148-154 James Road.
6. Zoning Map – 148-154 James Road.
7. Project Plans – 148-154 James Road.
8. Landscape Plans – 148-154 James Road.
9. Sustainability Report Card – 148-154 James Road.

Report Author

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Report Approval Details

Document Title:	Rezoning (Multi-Family) – 148-154 James Road (Dulex Sitka House Development).docx
Attachments:	<ul style="list-style-type: none">- Attachment 1 - Draft Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 63, 2021, No. 3332 (148 and 152 James Road) (CD87).pdf- Attachment 2 - Previous First Reading Report – 148-154 James Road (dated March 15, 2021).pdf- Attachment 3 - Location Map - 148-154 James Road.pdf- Attachment 4 - Application Fact Sheet - 148-154 James Road.pdf- Attachment 5 - Land Use Designations Map - 148-154 James Road.pdf- Attachment 6 - Zoning Map - 148-154 James Road.pdf- Attachment 7 - Project Plans - 148-154 James Road.pdf- Attachment 8 - Landscape Plans - 148-154 James Road.pdf- Attachment 9 - Sustainability Report Card - 148-154 James Road.pdf
Final Approval Date:	Nov 14, 2021

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

André Boel, City Planner - Nov 8, 2021 - 3:28 PM

Kate Zanon, General Manager of Community Development - Nov 9, 2021 - 9:09 AM

Tracey Takahashi for Dorothy Shermer, Corporate Officer - Nov 11, 2021 - 3:08 PM

Rosemary Lodge, Manager of Communications and Engagement - Nov 12, 2021 - 8:11 AM

Paul Rockwood, General Manager of Finance and Technology - Nov 12, 2021 - 9:37 AM

Tim Savoie, City Manager - Nov 14, 2021 - 10:36 AM