



City of Port Moody

Report/Recommendation to Council

Date: September 7, 2022
Submitted by: Community Development Department – Development Planning Division
Subject: Housing Agreement Bylaws – 1142 Cecile Drive and 300 Angela Drive (Edgar Development)

Purpose

To present for Council consideration two Housing Agreement Bylaws associated with the proposed mixed-use development at Woodland Park, including a Housing Agreement for market-rental units in Phase 3, and a “no rental restriction (rental available) Housing Agreement, that would apply to Phases 2, 4 and 5 – see Location Map (**Attachment 1**) for locations of the Development Phases.

Recommended Resolution(s)

THAT City of Port Moody Housing Agreement Bylaw, 2022, No. 3378 (1142 Cecile Drive and 300 Angela Drive) (Market-Rental) and City of Port Moody Housing Agreement Bylaw, 2022, No. 3379 (1142 Cecile Drive and 300 Angela Drive) (Rental Available) be read a first, second, and third time as recommended in the report dated September 7, 2022 from the Community Development Department – Development Planning Division regarding Housing Agreement Bylaws – 1142 Cecile Drive and 300 Angela Drive (Edgar Development).

Background

Council adopted an OCP Amendment Bylaw and Rezoning Bylaw and endorsed the related Development Agreement for execution at the December 7, 2021, Special Council Meeting to facilitate the development of a mixed-use project on the Woodland Park property at 1142 Cecile Drive and 300 Angela Drive. The OCP amendment and rezoning application envisaged approximately 2,050 housing units, of which, a minimum of 328 below-market rental units and 132 market-rental units were required to be provided by the applicant.

Discussion

Edgar Development has now submitted Development Permit applications for Phases 2 and 3. Prior to these being brought forward for Council consideration, Housing Agreement Bylaws require Council’s consideration to ensure that the market-rental units to be provided as part of Phase 3 and additionally, that owners of strata units within Phases 2, 4 and 5 would be able to rent their units. Two separate Housing Agreement Bylaws with the following elements are being proposed:

- A draft Housing Agreement Bylaw – Market-Rental Housing (Bylaw No.3378) is included as **Attachment 2**. This agreement proposes the provision of 138 market-rental units within Phase 3 (“The Hub”), which also includes a commercial retail component, childcare facility, and “The Hub” park area. A unit mix of 48 one-bed units, 84 two-bed units and 6 three-bed units are proposed and all of these market-rental units will be secured in perpetuity.
- A draft Housing Agreement Bylaw – Rental Available (Bylaw No.3379) is included as **Attachment 3**. A “no rental restriction” (rental available) requirement, which ensures owners within Phases 2, 4 and 5 are not restricted from renting their units. As with other similar projects, in order to encourage a larger rental stock in the City, it has been standard practice for the City to have a no-rental restriction clause as part of the Housing Agreement Bylaws.

It is noted that the 138 market-rental units are proposed. In a previous review of this project 132 rental units were proposed. Staff are supportive of the increase in number of units as the unit mix includes the required proportion of two- and three-bed units. One-bedroom units are approximately 48.8m² (525ft²), two-bedroom units range from 69.7-77.1m² (750-830ft²) and three-bedroom units are approximately 83.6m² (900ft²).

The above-noted Housing Agreements will be registered by covenant on title of the property should Council approve the two related bylaws.

Other Option(s)

That Council provide alternate direction.

Financial Implications

There are no financial implications associated with the proposed implementation of the Housing Agreements.

Communications and Civic Engagement Initiatives

There are no additional notification or consultation requirements associated with the Housing Agreement Bylaws. It is noted that the rezoning bylaws associated with this development proposal went through notification and public input and Public Hearing processes in accordance with the City’s Development Approval Procedures Bylaw and the *Local Government Act*.

Council Strategic Plan Objectives

The 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 City’s Official Community Plan.

Attachment(s)

1. Location Map – Woodland Park.
2. Draft Housing Agreement Bylaw No. 3378 – Market Rental.
3. Draft Housing Agreement Bylaw No. 3379 – Rental Available.

Report Author

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Senior Planner

Report Approval Details

Document Title:	Housing Agreement Bylaws - 1142 Cecile Drive and 300 Angela Drive (Edgar Development).docx
Attachments:	<ul style="list-style-type: none">- Attachment 1 - Location Plan - Woodland Park.pdf- Attachment 2 - Draft Housing Agreement Bylaw No. 3378 - Market Rental.pdf- Attachment 3 - Draft Housing Agreement Bylaw No. 3379 - Rental Available.pdf
Final Approval Date:	Sep 20, 2022

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

Kate Zanon, General Manager of Community Development - Sep 16, 2022 - 9:53 AM

Rosemary Lodge, Manager of Communications and Engagement - Sep 16, 2022 - 4:09 PM

Paul Rockwood, General Manager of Finance and Technology - Sep 17, 2022 - 9:53 AM

Tim Savoie, City Manager - Sep 20, 2022 - 8:52 AM