



City of Port Moody

Report/Recommendation to Council

Date: September 28, 2022
Submitted by: Community Development Department – Development Planning Division
Subject: Development Approval – Woodland Park Phase 2 (Acton Ostry Architects)

Purpose

To present for Council consideration:

- adoption of the Housing Agreement Bylaw No. 3378 (**Attachment 1**) that establishes the ability for owners of the market strata units in the Phase 2 to be rental units; and
 - authorization of Development Permit No. DP000037 (**Attachment 2**) for Form and Character and Environmentally Sensitive Areas.
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Recommended Resolutions

THAT City of Port Moody Housing Agreement Bylaw, 2022, No. 3379 (1142 Cecile Drive and 300 Angela Drive) (Rental Available) be adopted as recommended in the report dated September 28, 2022 from the Community Development Department – Development Planning Division regarding Development Approval – Woodland Park Phase 2 (Acton Ostry Architects).

AND THAT Development Permit No. DP000037 be authorized for issuance.

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

Background

At the Special Council Meeting on December 7, 2021, Council adopted Official Community Plan (OCP) Amendment Bylaw No. 3305 (**Attachment 3**) to change the land use designation on the Woodland Park lands from Multi-Family Residential to Mixed-Use – Woodland Park. The Bylaw also established development policies and development permit area design guidelines for the neighbourhood. At that meeting, Council also adopted Zoning Amendment Bylaw No. 3306 (**Attachment 4**) to rezone the development site to Comprehensive Development 83 Zone which established specific development regulations for each of the Woodland Park development phases and, endorsed a Development Agreement (**Attachment 5**) which further established the parameters of development. The related Housing Agreement Bylaw No. 3379 – Rental Available (**Attachment 1**), was given first, second, and third readings on September 27, 2022. Draft Development Permit No. DP000037 (**Attachment 2**) includes components to address the form and character of the building and the related environmentally sensitive areas.

Discussion

Property Description and Neighbourhood Context

The Woodland Park Phase 2 development area is located on the west side of Cecile Drive and the north side of Angela Drive as illustrated on the Development Phasing Plan (**Attachment 6**). The site is 9,210m² (99,134.5ft²) in area.

The west side of the Phase 2 development area encompasses a portion of the Melrose Creek corridor, a high sensitivity ESA and an abutting, low sensitivity, urban forest area. This area contains several spontaneous trails and invasive species and is subject to bank/soil erosion.

Surrounding development consists of:

- North – Seaview Elementary School;
- East – Woodland Park Phase 3 development area which is also the subject of a mixed-use commercial/residential development permit application undergoing staff review;
- South – developed, low density, residential properties; and
- West – Woodland Park Phase 1 development area which is the subject of a current development permit application submitted on behalf of BC Housing.

The OCP Land Use Designation Map and Zoning Map are included as **Attachments 7 and 8**.

Development Proposal Description

Acton Ostry Architects, on behalf of 1030 Cecile Drive Holdings (Edgar Development) has submitted a Development Permit application for Phase 2. The project architectural and landscaping plans are included as **Attachments 9 and 10**. The proposal consists of a six-storey, U-shaped building surrounding a courtyard. Breezeways are provided at the north ends of the east and west building wings, enabling pedestrian access to the interior courtyard. Parking is provided on two underground levels with access off Cecile Drive.

Project details include:

- 219 residential strata units comprised of 68 one-bedroom, 104, two-bedroom and 47 ground-oriented, two storey, three-bedroom townhouses;
- 88 (51%) adaptable, single level one- and two-bedroom apartments;
- a residential floor area of 19,267m² (207,386ft²) resulting in a Floor Area Ratio of 2.09;
- 273 parking spaces, including 24 visitor spaces;
- 352 long-term and 12 short-term bicycle parking spaces;
- a central courtyard area fronting onto Angela Drive providing approximately 1,745m² (18,783ft²) of outdoor amenity space for the residents;
- indoor amenity areas on the first and second levels, amounting to 333.5m² (3,590ft²);
- a multi-use trail along the north and west sides of the building connecting to Angela Drive with a link across Melrose Creek to the Phase 1 development area; and
- restoration/enhancement of the Melrose Creek riparian and urban forest areas in conjunction with improvements to that portion of the Creek located on the Phase 1 development area.
- the project will target Step 3 of the BC Energy Step Code with a Low Carbon Energy System

The project is consistent with the City's Family Friendly Units Policy as the share of the one-, two- and three-bedroom units exceed the thresholds for strata apartment projects and the outdoor amenity courtyard incorporates a children's play area situated away from the street in an area easily surveilled from adjacent units. With respect to the three-bedroom units, all have access to exterior windows.

The courtyard design incorporates a multi-aged play area, common gathering spaces and tree/shrub plantings taking advantage of the sunlight penetration afforded by the southern exposure created by the U-shaped design. The U-shaped building and central courtyard reduce the visual impact upon the homes on the south side of Angela Drive.

The Development Fact Sheet (**Attachment 11**), summarizes the key aspects of the proposal.

Public Art

The total public art budget for all five project phases is \$2,850,000. Of that, \$200,000 is directed to Phase 2. At this stage, a specific public art installation has not been defined but it will generally be directed to the courtyard space at Angela Drive. Development Permit No. DP000037 includes a requirement that an art installation be defined prior to Phase 2 occupancy.

Development Permit - Form and Character

Woodland Park is located within Development Permit Area 1 (DPA1) – Neighbourhood Residential for the regulation of the form and character of residential development. Development of each of the five project phases is governed by specific design guidelines included with the OCP Amendment Bylaw No. 3305 (**Attachment 3**).

Each neighbourhood within Woodland Park is intended to exhibit a distinct identity while maintaining a unified architectural and landscape design throughout the community. As outlined in the project design rationale (**Attachment 12**), Phase 2 is based on a contemporary, West Coast design with a gable roof form with the exception of a flat roof above each breezeway. Materials incorporate a mix of fibre cement panels in a darker colour offset with lighter coloured wood-like cladding with a standing seam metal roof.

Based on comments from the City's architectural consultant, the building is appropriately sited and integrated with the interior courtyard garden and generally satisfies the applicable development permit guidelines.

Development Permit – Environmentally Sensitive Areas

The Phase 2 site is also within Development Permit Area 4 – Environmentally Sensitive Areas, consisting of a portion of the Melrose Creek channel and riparian area which is considered a 'high sensitivity' ESA with an abutting, low sensitivity, urban forest.

The protection and enhancement of identified Environmentally Sensitive Areas (ESAs) is a key priority element of the overall Woodland Park development. As shown on the creek restoration plan (**Attachment 13**), the site plan was developed with a goal of establishing a 15m Riparian Protection and Enhancement Area (RPEA) and a 5m Riparian Transition Area (RTA). This area

represents approximately 538m² (5,791ft²). The adjacent lower sensitivity urban forest area is approximately 922m² (9,924ft²) in area, which together, represent about 1,460m² (15,715ft²) or, 17% of the total Phase 2 area.

Restoration and enhancement works within the corridor and transition area involve the decommissioning of the existing pathways, the removal of invasives and replanting with native shrub and tree stock. No alterations within the stream channel and no structural development within the riparian area are proposed with the exception of a clear span bridge over the stream to enable the extension of the multi-use path to the Phase 1 development area.

In addition to a final creek restoration plan, Development Permit No. DP000037 requires the submission of a final Long Term Effectiveness Monitoring Plan (LTEMP) to ensure that, once constructed, the restorative works are monitored and maintained. A covenant is required prior to issuance of a building permit to register the creek restoration plan, the LTEMP and trail maintenance requirements, on title. In accordance with the Development Agreement, the ESA lands and the area occupied by the multi-use trail will be dedicated to the City by subdivision once the monitoring period ends, although the timing of the subdivision will be dependent upon the completion of that portion of the restoration works located within the Phase 1 development area. The developer has had discussions with staff and the School District about connecting the perimeter pathway to the adjacent elementary school site to facilitate improved pedestrian access but the location of that connection, either on the Phase 1 or Phase 2 development sites, and the design details are to be evaluated.

Advisory Design Panel

The application was presented to the Advisory Design Panel on May 19, 2022. The panel endorsed the project subject to the applicant addressing several items. The draft resolution is as follows:

ADP22/010

Moved, seconded, and CARRIED

THAT the proposed project be endorsed subject to the applicant addressing the following specific items:

- use of pollinator plants and native species in landscape design;
- submission of filled out Sustainability Report Card;
- increase of size, width, and accessibility of breezeways; and
- increase of privacy of courtyard using landscape elements.

The landscaping and breezeway design issues have been addressed with the submission of revised architectural and landscape drawings as attached.

Sustainability Report Card

A Sustainability Report Card is included as **Attachment 14** and the following table summarizes the scoring:

Sustainability Pillar / Application	Cultural	Economic	Environmental	Social	Overall Total
Woodland Park – Phase 2	7 out of 11 (54%)	7 out of 13 (54%)	46 out of 57 (81%)	14 out of 38 (37%)	74/119 (62%)

Transportation Demand Management

The applicant has provided a Transportation Demand Management (TDM) Report (**Attachment 15**) outlining a variety of measures to be implemented at both Phases 2 and 3. In addition to pedestrian infrastructure improvements and wayfinding signage, these TDM measures include:

- establishment of a TDM coordinator;
- on-site displays providing real-time information on transportation options in the vicinity of the site to assist residents with their choices;
- provision of a bike repair station in each Phase;
- the option to re-purpose unused parking spaces for additional car-sharing or bicycle spaces depending upon demand;
- the provision of two, on-street car share parking spaces and two Modo vehicles for Phase 2 and 3 combined. Both spaces, located on Cecile Drive, will have electric charging infrastructure provided by Modo;
- five shared E-bikes in each development Phase parkade which could be expanded if demand warrants.

The TDM measures will be formalized by covenant and registered on title of the property to ensure the measures are implemented as proposed.

Concluding Comments

The Phase 2 project generally complies with the applicable Woodland Park policies and design guidelines established with the adoption of the OCP Amendment Bylaw No. 3305 and, overall, it represents a well-designed first phase of development in the Woodland Park community.

Other Option

That Development Permit No. DP000037 be revised to address the following items:

- list items

Financial Implications

There are no financial impacts associated with this Development Permit application.

Communications and Civic Engagement Initiatives

The developer held a number of public engagement opportunities during the initial OCP Amendment and Rezoning application process and Council held a public hearing on July 20, 2021. No additional civic engagement requirements specifically related to this development permit application are required.

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. Housing Agreement Bylaw, 2022, No. 3379 (1142 Cecile Drive and 300 Angela Drive) (Rental Available).
2. Draft Development Permit No. DP000037.
3. Official Community Plan (OCP) Amendment Bylaw No. 3305.
4. Zoning Amendment Bylaw No. 3306.
5. Development Agreement.
6. Development Phasing Plan.
7. OCP Land Use Designation Map.
8. Zoning Map.
9. Architectural Plans.
10. Landscaping Plans.
11. Development Fact Sheet.
12. Design Rationale
13. Creek Restoration Plan.
14. Sustainability Report Card.
15. Transportation Demand Management (TDM) Report.

Report Author

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Report Approval Details

Document Title:	Development Approval – Woodland Park Phase 2 (Acton Ostry Architects).docx
Attachments:	<ul style="list-style-type: none"> - Attachment 1 - Housing Agreement Bylaw, 2022, No. 3379 (1142 Cecile Drive and 300 Angela Drive) (Rental Available).pdf - Attachment 2 - Draft Development Permit No. DP000037.pdf - Attachment 3 - Official Community Plan (OCP) Amendment Bylaw No. 3305.pdf - Attachment 4 - Zoning Amendment Bylaw No. 3306.pdf - Attachment 5 - Development Agreement (1142 Cecile Drive and 300 Angela Drive).pdf - Attachment 6 - Development Phasing Plan (1142 Cecile Drive and 300 Angela Drive).pdf - Attachment 7 - OCP Land Use Designation Map (1142 Cecile Drive and 300 Angela Drive).pdf - Attachment 8 - Zoning Map (1142 Cecile Drive and 300 Angela Drive).pdf - Attachment 9 - Architectural Plans (1142 Cecile Drive and 300 Angela Drive).pdf - Attachment 10 - Landscaping Plans (1142 Cecile Drive and 300 Angela Drive).pdf - Attachment 11 - Development Fact Sheet (1142 Cecile Drive and 300 Angela Drive).pdf - Attachment - Attachment 12 - Design Rationale (1142 Cecile Drive and 300 Angela Drive).pdf - Attachment 13 - Creek Restoration Plan (1142 Cecile Drive and 300 Angela Drive).pdf 14 - Sustainability Report Card (1142 Cecile Drive and 300 Angela Drive).pdf - Attachment 15 - Transportation Demand management (TDM) Report (1142 Cecile Drive and 300 Angela Drive).pdf
Final Approval Date:	Oct 3, 2022

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

Kate Zanon, General Manager of Community Development - Sep 28, 2022 - 5:35 PM

Rosemary Lodge, Manager of Communications and Engagement - Sep 29, 2022 - 8:46 AM

Paul Rockwood, General Manager of Finance and Technology - Sep 29, 2022 - 10:21 AM

Tim Savoie, City Manager - Oct 3, 2022 - 12:00 PM