



Woodland Park Area 2 / Phase 2 - the Gardens

design rationale

1142 Cecile Drive, Port Moody BC
1030 Cecile Dr Holdings Ltd | WPH Ltd Partnership
March 2022

AREA 2 / PHASE 2 the GARDENS

DESIGN RATIONALE

1. SITE AND CONTEXT

The proposed development is located at 1142 Cecile Drive, at the north-west corner of Angela Drive and Cecile Drive in the Seaview neighbourhood of Port Moody.

The site is 0.921 hectares and comprises the north-west portion of the Woodland Park Lot B subdivision, Area 2 of the CD-83 Zoning Bylaw. It is referred to as “The Gardens” neighbourhood in the Woodland Park master plan.

The site is bounded by Angela Drive to the south and Cecile Drive to the east, with no lane provision. To the north is Seaview Elementary School and to the west is an environmentally sensitive area (ESA). The ESA consists of urban forest, designated ‘low sensitivity’; and Melrose Creek, considered ‘high sensitivity’.

There are two existing buildings on the site constructed in 1964 and comprised of 24 two- to three-storey rental townhomes, along with 24 surface parking stalls. These buildings have been recently vacated, with the existing tenants relocated in accordance with the Woodland Park Tenant Assistance Plan.

Cecile Drive forms part of the current 180 Bus Route, providing access to the Port Moody and Lougheed town centres. Angela Drive is part of the existing College Park bicycle route, connecting to Glenayre Drive and St Johns Street.

2. MASTER PLAN

Woodland Park is a multi-phase master plan for the gradual growth of a new community within the City of Port Moody. The 23.4 acre site has been divided into five distinct neighbourhoods: “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 common throughout the new Woodland Park community.

The Gardens neighbourhood — Area 2 and Phase 2 of the Woodland Park Master Plan — includes a U-shaped multi-unit residential apartment building featuring a mix of unit types, including ground-level family-oriented

townhomes. The Gardens is characterized by its generous internal courtyard space, its interface with the enhanced environmentally sensitive area to the west, and the site's interaction with The Hub neighbourhood to the east.

3. DEVELOPMENT, DENSITY AND USE

The multi-unit residential development includes 219 market residential strata dwelling units, consisting of: 47 (21%) ground-oriented two-storey, three-bedroom townhomes; 104 (48%) two-bedroom apartments; and 68 (31%) one-bedroom apartments. A minimum of 50% of the apartments will be adaptable.

The total residential floor area is 19,267 m² (207,386 ft²), for an FAR of 2.09.

4. MASSING AND MATERIALITY

The massing consists of a six-storey U-shaped building with an overall building height of ± 25m measured from base surface. The primary residential entrance will be from Cecile Drive.

The U-shaped building plan defines three sides of a generous courtyard, with the open side facing south onto Angela Drive. This orientation allows for the narrow ends of west and east wings of the building to face Angela Drive, facilitating a gradual transition from the adjacent single-family neighbourhood, enabling public views to and through the open green space, and maximizing the sunlight exposure. The permeability of the site is enhanced through the provision of an open breezeway at each inside corner of the building, connecting the courtyard to the adjacent neighbourhoods.

The building utilizes a contemporary West Coast gable roof form. A flat roof above each breezeway interrupts the profile of the pitched roof and helps to define the east, north and west building wings. Each six-storey wing expresses a clear base, middle and top, comprised of the two-storey ground-oriented townhomes (base); the four-storey band of apartments (middle); and the articulated roof (top).

The two-storey townhomes and the gable ends of the building are clad in fibre cement panel, lending an expression of mass to the base and grounding the building. The townhomes feature extensive ground-level patios providing open space at pedestrian level and enhancing the building's interaction with the public realm.

Above the base of townhomes, the four storeys of apartment units are expressed as an element 'carved' into the overall form of the building. This

middle portion of the building features extensive, continuous balconies. The carved expression is emphasized with the use of wood-like cladding, providing a material contrast to the fibre cement material.

The roof is clad with standing seam metal. A series of terraces are carved into the volume of the roof above the large sixth-floor corner apartments, adding articulation to the roof line and visual interest to the top of the building. Mechanical equipment has been incorporated into the design of the roof and screened within architectural enclosures at the flat roof areas and via recesses within the pitched roof form.

5. LANDSCAPE, AMENITY AND PUBLIC REALM

The landscape design takes full advantage of the generous south-facing courtyard formed by the U-shaped building. The ratio of open space to building height exceeds 2:1. The sunny courtyard is defined by a concentric layering of spaces, from the private townhome patios at the perimeter, to the continuous pedestrian pathway encircling the courtyard, to the multi-aged play and gathering spaces at the centre. To the south, the courtyard spills out onto Angela Drive, providing gathering spots and encouraging community interaction.

Stormwater will be mitigated by the landscape surface drainage feature and by the stormwater retention tank, located below grade at the north side of the building.

To the west and the north, the townhouse patios connect to the 3m wide Multi-Use Park Trail, which provides pedestrian connectivity between each Woodland Park neighbourhood. For Area 2 / Phase 2, 520m² of land will be dedicated to the City for the Multi-Use Park Trail.

The main building amenity room features a balcony at the second floor level, providing an outdoor social space that animates the streetscape along Cecile Drive. The courtyard also provides approximately 1750m² of outdoor amenity space, accessible to all the residents.

Improvements to the public realm along Angela Drive and Cecile Drive will include a 3.5m wide bi-directional multi-use path (MUP) for shared pedestrian and bicycle use, and a 1.8m wide boulevard planted with new trees. Existing street parking will be retained within lay-by zones, including a residential loading/delivery bay and a car share parking stall, adjacent to the primary residential entrance. The public realm is further animated by the townhome

entrances and patios along Cecile Drive and the connection to the courtyard from Angela Drive.

6. ENVIRONMENTALLY SENSITIVE AREAS (ESA)

For Area 2 / Phase 2, 1,460 m² of high- and low-sensitivity management areas will be dedicated to the City.

The high-sensitivity management area of Melrose Creek will be redefined in accordance with Municipal standards, with no development proposed. Further to the east, the surrounding low-sensitivity management area, consisting of urban forest, will be enhanced and protected with an extended vegetation buffer. All trees of significance within these areas will be retained. A split rail fence along the entire ESA perimeter will help protect these areas from unintended pedestrian use. A single pedestrian path, running east-west, with a bridge over Melrose Creek, will provide connectivity between The Gardens and The Creek (Area 1 / Phase 1) neighbourhoods.

For additional information, refer to the Environmental Memorandum by Sartori Environmental Inc. included with this Application for Development Permit.

7. PARKING AND LOADING

All multi-residential parking will be located within the two-storey underground parkade, with vehicular access provided at the north-east corner of the site from Cecile Drive.

Visitor parking, garbage and recycling, off-street loading and accessible parking will be accommodated within the public visitor parking zone, adjacent to the vehicular access ramp. Secure residential parking will be provided beyond the Level P1 security fence and below at Level P2.

All long-term bicycle parking, including a bicycle workshop area, will be provided at Level P1. In addition, five electric bicycles will be provided for the residents to rent. The vehicular access ramp has been widened by more than 1.2m in order to provide a dedicated bicycle pathway in and out of the parkade.

Garbage collection will be via pull-out service from the underground parkade. A temporary waste and recycling staging area has been provided at grade on the north side of the parkade entry ramp for municipal collection.

For additional information, refer to the Transportation Demand Management (TDM) memo by Bunt & Associates included with this Application for Development Permit.

8. RELAXATIONS

No relaxations are being requested; the proposed development is in accordance with: the 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); the City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 52, 2021, No. 3306 (1142 Cecile Drive and 300 Angela Drive) (CD83); and the Woodland Park Edgar Development Agreement.

9. PUBLIC ART

The total estimated public art contribution for the Woodland Park development is \$2,850,000. For Area 2 / Phase 2 - The Gardens, \$200,000 will be allocated for a public art opportunity at the street-oriented plaza, at the south end of the courtyard.

For additional information, refer to the Public Art Plan by Ballard Fine Art included with this Application for Development Permit.

10. ENERGY & SUSTAINABILITY

The proposed multi-unit residential building will be designed to adhere to BC Energy Step Code Tier 2, utilizing a Low Carbon Energy System (LCES), in accordance with Port Moody's Corporate Policy for Rezoning Applications.

The sustainability design strategy for The Gardens neighbourhood has been crafted to meet key priorities under two central themes: Community Integration, and Resilience.

Community Integration includes: enhancing diversity in housing income and type; protecting ecologically sensitive areas; pedestrian connectivity; light pollution management; transportation demand management; and waste management. These strategies create the framework for The Gardens neighbourhood to acknowledge and improve the surrounding community, while creating a vibrant space for future residents.

Resilience design measures include: energy performance; low-carbon energy systems; residential suite cooling; and storm water management strategies. These measures have been adopted to help reduce the impact of The

Gardens neighbourhood on the climate, while maintaining occupant comfort and efficient operations.

For additional information, refer to the Energy and Sustainability submission by Integral Group included with this Application for Development Permit.

11. CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN

The living spaces, balconies and townhome patios will provide natural surveillance of the courtyard, the Multi-Use Park Trail and the public realm.

Adopting defensible space design practices, such as: clearly differentiating the private and public spaces through changes in material; hedging and fencing; providing generous pathways; and integrating play and gathering spaces at the courtyard, help to create an environment that enhances the lives of inhabitants while providing security for their families, neighbours and friends.

Lighting has been carefully considered in order to provide ample illumination to publicly-accessible areas – including the breezeways – while not contributing to urban light pollution.

12. SIGNAGE

In addition to the main residential entrance and the townhome street address signage, neighbourhood signage will be provided that includes: a walking and cycling wayfinding sign at the intersection of the Park Trail and the Multi-Use Path; interpretive signage on the public art; and informational signage at the Melrose Creek ESA.