



# 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 3 (Acton Ostry Architects)

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### Purpose

To present for Council consideration:

- adoption of the Housing Agreement Bylaw No. 3378 (**Attachment 1**) that establishes the parameters of the market rental units; and
  - authorization of Development Permit No. DP000039 (**Attachment 2**) for Form and Character.
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### Recommended Resolution(s)

**THAT City of Port Moody Housing Agreement Bylaw, 2022, No. 3378 (1142 Cecile Drive and 300 Angela Drive) (Market-Rental) be now adopted as recommended in the report dated September 28, 2022 from the Community Development Department – Development Planning Division regarding Development Approval – Woodland Park Phase 3 (Acton Ostry Architects);**

**AND THAT Development Permit No. DP000039 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.**

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### 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 market-rental Housing Agreement Bylaw No. 3378, (**Attachment 1**), which governs the 138-unit market-rental housing provision in Phase 3 was given first, second, and third readings on September 27, 2022. Draft Development Permit No. DP000039 (**Attachment 2**) includes components to address form and character.

## Discussion

### Property Description and Neighbourhood Context

The Phase 3 subject site within Woodland Park, as illustrated in **Attachment 6**, is located on the east side of Cecile Drive and the north side of Angela Drive and is 9,617.6m<sup>2</sup> (103,522.9ft<sup>2</sup>) in area. Surrounding development consists of:

- North and East – Multi-Family development on Evergreen Drive
- South – future Phase 4 development site;
- West – Woodland Park Phase 2 development area which is the subject of a current development permit application submitted involving 219 market-strata units, to be considered by Council.

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 3. The development proposal consists of the following:

- two buildings, including a five-storey western building, with commercial uses at grade and a six-storey eastern building with at grade, with market-rental units above, with an overall site Floor Area Ratio (FAR) of 1.35;
- the Hub Park, secured as a City Park of 3,510.4m<sup>2</sup> (37785.5ft<sup>2</sup>) located over the parkade between the two buildings, and a perimeter multi-use City trail on the north and eastern side of the property of 546.08m<sup>2</sup> (5,878ft<sup>2</sup>);
- a total of 138 market-rental units, with a unit mix of 48 one-bedroom units (35%); 84 two-bedroom units (61%), and six three-bedroom units (4%), with over 60% of the units to be adaptable;
- as per the development agreement requirement, commercial space with a gross floor area of 1,816m<sup>2</sup> (19,558ft<sup>2</sup>) is provided within the ground floor of the western building, with 1,289.2m<sup>2</sup> (13,887ft<sup>2</sup>) of this being retail floor space;
- 1,146m<sup>2</sup> (12,335ft<sup>2</sup>) of childcare space within the ground floor of the eastern building, with its own outdoor play area;
- 221 vehicle parking spaces and 234 long-term and 18 short-term bicycle parking spaces, as required, and 5 E-bicycles and spaces;
- 275.3m<sup>2</sup> (2,963ft<sup>2</sup>) of indoor common amenity space shared between both buildings and located within the western building;
- 529.9m<sup>2</sup> (5,700ft<sup>2</sup>) of shared outdoor common amenity space, originally envisaged to be located on the roof, now located on the second storey/podium, tying in with the indoor amenity space, that includes outdoor seating areas and urban agriculture; and
- the project will target Step 3 of the BC Energy Step Code with cooling provided via through the wall heat pumps in every home.

The Development Fact Sheet (**Attachment 9**), 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, \$1,200,000 is directed to Phase 3. At this stage, the location of the public art installation will generally be

directed to the first storey of the face of the western building. Development Permit No. DP000039 includes a requirement that an art installation be defined prior to Phase 3 occupancy.

### Hub Park

The provision as part of Phase 3 of the Hub Park, is one of the key amenities provided as part of the overall Woodland Park development, and is one of two parks provided, with the Cecile Bend Park to be provided as part of Phase 5. The Hub Park is 3,510.4m<sup>2</sup> (37785.5ft<sup>2</sup>) in size and is located overtop of the parkade for Phase 3. The park will be constructed by the developer and will be secured as City Park. The park space will be maintained by the City and will also include two washrooms to be located within the western building. Legal agreements will be required to establish details around access, handover, maintenance, liabilities etc.

Programming within the park, will include a multi-sport court; dog park; water play (water feature, spray bubblers and misters); a play area which includes equipment for ages 1-5 and 5-12 years; a small plaza area; seating areas; landscaping; and lighting. The plans for the park are provided within the Landscape Drawings (**Attachment 11**).

### Housing and Amenities

It is noted that this application was in-stream prior to Council's adoption of the Interim Affordable Housing Guidelines Policy, and that the housing component within this project has been reviewed with that in mind. As part of the whole neighbourhood redevelopment the provision of rental housing, both below market and market was a key element. The policy requirements have been calculated across the full project with their application in a certain phase. Phase 3 implements the policy with the provision of all 138 units as market-rental housing.

In addition to the market-rental housing, Phase 3 also includes a 1,146m<sup>2</sup> (12,335ft<sup>2</sup>) childcare facility, a significant amenity to the neighbourhood and wider community. Based on initial discussions with a childcare operator, it is envisaged that the facility may result in the provision of between 120-140 childcare spaces.

Finally, Phase 3 also includes the required commercial component for the development (though it is noted that Phase 4 to the immediate east of the site does allow for Retail Food Service use), which is designed to serve the Woodland Park development and wider neighbourhood. The commercial component is intended to meet the daily needs of residents, with the developer to make best commercial efforts secure a convenience retail use for fifty percent (50%) of the total Retail Floor Area of 1,816m<sup>2</sup> (19,558ft<sup>2</sup>) (as per the Development Agreement).

### Development Permit – Form and Character

The Development Permit (**Attachment 2**) will include as schedules the Architectural Plans and Landscape Plans respectively (**Attachment 10** and **11**). The project has been reviewed against the applicable Development Permit Area 1 (DPA1): Woodland Park design guidelines, which regulate the form and character of mixed-use developments.

Each neighbourhood within Woodland Park is intended to exhibit a distinct identity while maintaining a unified architectural and landscape design throughout the community. Key elements of the design include:

- the two linear building forms establish the east and west edges of Hub Park. The contemporary, horizontal form of each building is intended to express a clear base, middle and top, comprised of the retail and childcare podiums (base); the residential levels (middle); and the parapet cap of the flat roof. For the west building a step-back above the first storey minimizes the shadows cast by the building on the Hub Park.
- the north and east edge of the park is bounded by the new Multi-Use Trail, while the south edge of the park fronts onto Angela Drive.
- the residential entrances for both buildings are located along Angela Drive, with the western building lobby also addressing the Hub Park.
- the commercial retail units from the western building front onto and provide engagement with Cecile Drive and Angela Drive.
- the childcare space within the eastern building is accessed from Angela Drive, with a private play area along the eastern elevation that abuts the adjacent Hub Park.
- the at grade frontage that addresses the Hub Park, includes a small portion fronted by a commercial unit, the residential building entry and publicly accessible washrooms that will serve the park space. Most of the park frontage is made up of a glazed servicing corridor (depending on the final demising of the retail) for the commercial retail units and a brick wall that houses the loading area. This frontage will incorporate the phase's public art to engage this frontage with the Hub Park.

#### 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.

#### ADP22/007

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

- consolidation of parkade and loading access at northwest corner of site;
- exploration of different animations (materials, articulations, etc.) of the blank wall on the east podium elevation of the west building;
- presentation of information regarding bike lanes, bus stops, and overall traffic management as it becomes available for the future phases;
- further development and resolution for massing by exploring articulations, materials, and colours;
- animation of highest rooftops, excluding the podium roof; and
- usage of more native species in the landscape design when possible.

The above suggestions along with additional comments provided as part of the staff review of the application were taken into consideration by the proponent and changes were made, including: further analysis around the incorporation of the parking and loading; alterations to the east elevation of the western building in order that it more successfully addresses the park space; minor alterations to the massing and changes to the colour palette; and, though no changes were made to the roofs, the common amenity space on the podium was expanded, including additional urban agriculture plots and landscaping opportunities.

#### Sustainability Report Card

The completed Sustainability Report Card for the development proposal is included as

**Attachment 12.** The following table summarizes the scoring.

Sustainability Pillar / Application	Cultural	Economic	Environmental	Social	Overall Total
Woodland Park – Phase 3	73% (8 out of 11)	50% (6.5 out of 13)	54% (30.5 out of 57)	62% (23.5 out of 38)	58%

Transportation Demand Management

The applicant has provided a Transportation Demand Management (TDM) Report (**Attachment 13**) 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 3 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, which will provide significant community amenities, including the Hub Park, market rental housing, a childcare and commercial space for the development and surrounding neighbourhood.

**Other Option(s)**

That Development Permit No. DP000039 be revised to address the following:

- 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. 3378 (1142 Cecile Drive and 300 Angela Drive) (Market Rental).
2. Draft Development Permit No. DP000039.
3. Official Community Plan (OCP) Amendment Bylaw No. 3305 – Phase 3.
4. Zoning Amendment Bylaw No. 3306 – Phase 3.
5. Development Agreement – Phase 3.
6. Development Phasing Plan – Phase 3.
7. OCP Land Use Designation Map – Phase 3.
8. Zoning Map – Phase 3.
9. Development Fact Sheet – Phase 3
10. Architectural Plans – Phase 3
11. Landscaping Plans – Phase 3
12. Sustainability Report Card – Phase 3
13. Transportation Demand Management (TDM) Report – Phase 3

## Report Author

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## Report Approval Details

Document Title:	Development Approval – Woodland Park Phase 3 (Acton Ostry Architects).docx
Attachments:	<ul style="list-style-type: none"><li>- Attachment 1 - Housing Agreement Bylaw, 2022, No. 3378 (1142 Cecile Drive and 300 Angela Drive) (Market Rental).pdf</li><li>- Attachment 2 - Draft Development Permit No. DP000039.pdf</li><li>- Attachment 3 - Official Community Plan (OCP) Amendment Bylaw No. 3305 - Phase 3.pdf</li><li>- Attachment 4 - Zoning Amendment Bylaw No. 3306 - Phase 3.pdf</li><li>- Attachment 5 - Development Agreement - Phase 3.pdf</li><li>- Attachment 6 - Development Phasing Plan - Phase 3.pdf</li><li>- Attachment 7 - OCP Land Use Designation Map – Phase 3.pdf</li><li>- Attachment 8 - Zoning Map – Phase 3.pdf</li><li>- Attachment 9 - Development Fact Sheet - Phase 3.pdf</li><li>- Attachment 10 - Architectural Plans - Phase 3.pdf</li><li>- Attachment 11 - Landscaping Plans - Phase 3.pdf</li><li>- Attachment 12 - Sustainability Report Card - Phase 3.pdf</li><li>- Attachment 13 - Transportation Demand Management (TDM) Report - Phase 3.pdf</li></ul>
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 - 5:45 PM

Rosemary Lodge, Manager of Communications and Engagement - Sep 29, 2022 - 8:45 AM

Paul Rockwood, General Manager of Finance and Technology - Sep 29, 2022 - 10:22 AM

Tim Savoie, City Manager - Oct 3, 2022 - 12:02 PM