



City of Port Moody

Report to Community Planning Advisory Committee

Date: December 6, 2019
Submitted by: Planning and Development Department – Development Planning Division
Subject: 44, 48, 52, 56, and 60 Seaview Drive

Purpose:

To present to CPAC an Official Community Plan amendment and rezoning application for a 28-unit townhouse development.

Resolution Options

THAT staff and the applicant consider the comments provided during the Community Planning Advisory Committee meeting held on February 10, 2020 regarding the proposed project presented in the report dated December 6, 2019 from the Planning and Development Department – Development Planning Division regarding 44, 48, 52, 56, and 60 Seaview Drive.

Applicant:

Allaire Properties Inc.

Property Description:

The development site consists of five properties located on Seaview Drive, east of Clarke Road, as shown on the Location Plan (**Attachment 1**). The total site is approximately 3,718m² (0.9 acres) in size and generally slopes upwards from southeast to northwest with a 5.5m (18ft) change in elevation. Each lot is currently occupied by a single family dwelling.

Land Use Policy:

Official Community Plan (OCP):

The OCP designates the subject site for Single Family Low Density uses (**Attachment 1**). As the applicant is proposing to develop townhouses at this location, an OCP amendment is required to designate the site for Multi-Family Residential uses which permits a variety of multi-family building forms up to a maximum of six storeys, including three storey townhouses.

The site is located within Development Permit Area 1: Neighbourhood Residential, which regulates the form and character of multi-family developments.

Zoning:

The subject lots are zoned Single Detached Residential (RS1) (**Attachment 3**).

Neighbourhood Context:

Surrounding development consists of the following:

- North: RS1 lots developed with single family dwellings
- East: RS1 lots developed with single family dwellings
- South: Medium Density Townhouse Residential (RM4) site developed with several three-storey apartment buildings (Mountain View Co-operative Housing Association)
- West: Comprehensive Development (CD68) lot with a 28-unit townhouse development currently under construction.

The rezoning application to facilitate the 28-unit townhouse development to the west was approved by Council in 2018. At that time, staff indicated to Council that revisions to the OCP should not be viewed on a one-off piece-meal basis in response to specific development applications without an opportunity to fully understand the broader planning implications. As such, staff informed the applicant at the pre-application stage that this application may be premature until a greater review of the neighbourhood has been completed to adequately assess the land uses and built forms that may be appropriate, and the potential impacts of redevelopment on existing infrastructure, transportation network and neighbourhood amenities. Furthermore, earlier this year Council directed staff to review and update the OCP, including a review of the Seaview area. Processing this application in advance of this more comprehensive review may be premature without further information.

Proposal:

The applicant is proposing to amend the OCP from Single Family Residential to Multi-Family Residential and rezone the subject site from RS1 to the Medium Density Townhouse Residential (RM4) Zone in order to facilitate the construction of a 28-unit townhouse development. The project is of similar style and configuration to the adjacent townhouse development to the west, comprised of four buildings on either side of an interior driveway accessed off Seaview Drive. The development would consist of 26 3-bedroom units (six of these units have dens) ranging from 114m² (1,225ft²) to 139m² (1,500ft²), and two 4-bedroom units that are 146m² (1,568ft²) in size. The overall floor space results in a floor area ratio (FAR) of 0.93.

As part of the development, the applicant is proposing the following variances to the Zoning Bylaw:

- Increase to the maximum allocation of tandem parking from 50% to 71%;
- Increase in maximum lot coverage from 40% to 43%; and
- Reduction of the minimum front setback from 4.0m (13.1ft) to 3.4m (11.2ft).

Project plans are included as **Attachment 4**.

Sustainability Report Card

The completed Sustainability Report Card for the development proposal is included as **Attachment 5** and the following table summarizes the initial scoring. The scoring may be revised throughout the review process of the project.

<div> <div>Sustainability Pillar</div> <div>Application</div> </div>	Cultural	Economic	Environmental	Social	Overall Total
44-60 Seaview Drive	36% (4 out of 11)	71% (5 out of 7)	53% (23 out of 53)	45% (13 out of 29)	45%

Stage of the Application in the Review Process:

The development application procedures allow CPAC comments and consideration early in the review process. As part of the first review of the application, CPAC is being asked to provide feedback on the proposal.

Items for Further Review:

Based on the submission, the project does not conform with the OCP's future land use designation. The following issues will be considered by staff:

- The project in relation to the OCP, the overall neighbourhood and the broader OCP review under way;
- Overall number of units on the site;
- Proposed variances in relation to the site density and proposed number of units;
- Traffic impacts;
- Form and character of the buildings and the similarities to the adjacent townhouse development;
- Servicing impacts on the overall neighbourhood;
- The provision of a usable children's play area with seating based on the housing type; and
- Public art component or contribution.

Concluding Comments:

Overall, this project responds positively to the OCP housing policies by providing an alternate housing type that would serve the needs of a wide range of residents. However, staff have some concerns with the request to amend the OCP each time an individual application for multi-family uses comes forward on a piece-meal basis. Staff's preference is that the broader neighbourhood area be reviewed to provide clear direction for multi-family development and therefore, are of the opinion that this application may be premature at this time.

Attachment(s)

1. Location Map.
2. OCP Map.
3. Zoning Map.
4. Project Plans.
5. Sustainability Report Card.

Report Author

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Report Approval Details

Document Title:	44-60 Seaview Drive - CPAC - February 10, 2020.docx
Attachments:	<ul style="list-style-type: none">- Attachment 1 - 44-60 Seaview-Location Map.pdf- Attachment 2 - 44-60 Seaview-OCP Map.pdf- Attachment 3 - 44-60 Seaview-Zoning Map.pdf- Attachment 4 - Project Plans.pdf- Attachment 5 - Sustainability Report Card.pdf
Final Approval Date:	Jan 18, 2020

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

André Boel - Jan 18, 2020 - 11:18 AM