



City of Port Moody

Report/Recommendation to Council

Date: January 28, 2020
Submitted by: Planning and Development Department – Development Planning Division
Subject: OCP Amendment and Rezoning Application – Early Input – 44-60 Seaview Drive
(Allaire Group)

Purpose

To provide an opportunity for early Council input on whether to process this application, as well as the use, density, and built form of an Official Community Plan (OCP) amendment and rezoning application submitted for 44, 48, 52, 56, and 60 Seaview Drive for a 28-unit townhouse project. Accordingly, Council may wish to consider the following options:

- Further process the application subject to further review by staff;
 - Further process the application subject to further review by staff and the addressing of the matters identified by Council; or
 - Postpone the application until the OCP update for the Seaview neighbourhood is completed or a high-level traffic assessment and servicing concept is provided (recommended).
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Recommended Resolution(s)

THAT the applicant be advised that the OCP amendment and rezoning application is postponed, pending a neighbourhood OCP review or the completion of a high-level traffic assessment and servicing concept, as recommended in the report dated January 28, 2020 from the Planning and Development Department – Development Planning Division regarding OCP Amendment and Rezoning Application – Early Input – 44-60 Seaview Drive (Allaire Group).

Discussion

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 (0.9ac) 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:

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.

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); and
- 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 further revisions to the OCP required by specific development applications should not be considered on a one-off piece-meal basis without understanding the broader planning implications of redevelopment of this neighbourhood. As such, staff informed this 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, Council recently directed staff to review and update the OCP, including a review, specifically, 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, composed of four buildings on either side of an interior driveway accessed off Seaview Drive. The development would consist of 26 three-bedroom units (six of these units have dens) ranging from 114m² (1,225ft²) to 139m² (1,500ft²), and two four-bedroom units that are 146m² (1,568ft²) in size. The overall floor space results in a floor area ratio (FAR) of 0.93.

In addition to the OCP amendment to increase the land use designation from Single-Family Low-Density to Multi-Family Residential and overall density, the applicant is proposing the following variances to the RM4 Zone as part of the development:

- increase in maximum lot coverage from 40% to 43%;
- reduction of the minimum front setback from 4.0m (13.1ft) to 3.4m (11.2ft); and

- increase to the maximum allocation of tandem parking from 50% to 71%.

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%

Items for Further Review:

Based on the submission, the key concern is that the project does not conform to the OCP's land use designation. As part of this application, staff has requested a neighbourhood impact review to assess the implications of gradual redevelopment of the broader area, including a high-level traffic assessment and servicing concept that verifies whether the proposal triggers required improvements in the area. At this point, the requested information has not been received. As part of any further staff review, the following OCP concerns will be considered:

- traffic impacts to the overall neighbourhood;
- servicing impacts on the overall neighbourhood (if redevelopment continues); and
- interface with the adjacent single-family dwellings to the east.

Staff also note the following concerns in regards to the proposed townhouse development:

- overall number of units on the site;
- proposed variances in relation to the site density and proposed number of units;
- form and character of the buildings and the similarities to the adjacent townhouse development;
- the provision of a usable children's play area and open space; 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. Staff's preference is that the broader neighbourhood area be reviewed to provide clear direction for multi-family development and therefore, staff are of the opinion that this application may be premature at this time. Such a study could be completed as part of the Council-directed OCP review or by the applicant if they provide a high-level traffic assessment and servicing concept that verifies

whether the proposal and further densification in the neighbourhood triggers required improvements in the area. However, staff have concerns with the request to amend the OCP on a case-by-case basis.

Other Option(s)

1. THAT the project be further processed subject to further review by staff.
2. THAT the project be further processed subject to further review by staff and the addressing of the following matters identified by Council.

Financial Implications

There are no financial implications associated with this report.

Communications and Civic Engagement Initiatives

In accordance with the City's Public and Stakeholder Consultation for Major Development Projects or Area Plans policy, opportunity for input from the general public and specific stakeholder groups will be provided at a future community information meeting prior to Council consideration. Should the application proceed through the approval process, there will be an additional opportunity for community input at a Public Hearing.

In accordance with the Development Approval Procedures Bylaw, the application was presented to the Community Planning Advisory Committee (CPAC) during a meeting held on February 10, 2020.

Council Strategic Plan Objectives

Providing this early opportunity for Council input on a development 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 targets approved in the City's Official Community Plan.

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:	Multi-Family Townhouse - OCP Amendment and Rezoning Application - Early Input 44-60 Seaview Drive (Allaire Group).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 Letter.pdf- Attachment 5 - Sustainability Report Card.pdf
Final Approval Date:	Feb 11, 2020

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

Dorothy Shermer, Corporate Officer - Feb 7, 2020 - 12:22 PM

Rosemary Lodge, Manager of Communications and Engagement - Feb 7, 2020 - 12:54 PM

Paul Rockwood, General Manager of Finance and Technology - Feb 9, 2020 - 9:57 PM

André Boel, General Manager of Planning and Development - Feb 10, 2020 - 10:47 AM

Tim Savoie, City Manager - Feb 11, 2020 - 2:21 PM