



City of Port Moody

Report/Recommendation to Council

Date: February 25, 2020
Submitted by: Planning and Development Department – Development Planning Division
Subject: Early Input – Rezoning (Apartment) – 148 and 154 James Road (Laidler)

Purpose

To provide an opportunity for early Council input on the rezoning application submitted for 148 and 154 James Road for a six-storey multi-family residential building containing 114 units.

Recommended Resolution(s)

THAT staff and the applicant consider the comments provided during the Committee of the Whole meeting held on March 17, 2020 regarding the rezoning application presented in the report dated February 25, 2020 from the Planning and Development Department – Development Planning Division regarding Early Input – Rezoning (Apartment) – 148 and 154 James Road (Laidler).

Background

An application was submitted on August 9, 2019 to rezone the subject properties to allow for a six-storey residential rental building containing 64 units with the potential of 10% of the units for below market rental housing. The majority of the proposal included family housing as the unit mix contained 20 one-bedroom units, 26 two-bedroom units, and 18 three-bedroom units. The proposed floor area ratio (FAR) was 3.14. The application was presented to CPAC on October 1, 2019 and received a largely positive response from the committee. Staff sent the applicant a comments letter on December 3, 2019.

On February 5, 2020, a modified application was submitted to the City. The modified application proposes a six-storey residential building containing 114 units (66 studio units, 43 one-bedroom units, and five two-bedroom units). This mix of units includes what would be considered “micro dwellings” based upon their small size. The applicant is now seeking early Council input for this current modified iteration of the application.

Discussion

Property Description:

The subject site consists of two properties, 148 and 154 James Road, located at the south end of James Road, east of Moody Middle School, as shown on the Location Plan

(**Attachment 1**). The total site is approximately 1,670m² (0.41ac) in area and gently slopes upwards from north to south. Each of the two subject lots is currently occupied with a single family home.

Land Use Policy:

Official Community Plan (OCP):

The OCP designates the subject lands as Multi-Family Residential, which permits residential development ranging from three to six storeys in height.

The site is located within Development Permit Area 1: Neighbourhood Residential, which regulates the form and character of multi-family residential developments. The site is also located within Development Permit Area 5: Hazardous Conditions due to the existence of the potential for soil liquefaction.

Zoning:

The subject lots are presently zoned Single Detached Residential (RS1).

The OCP and Zoning designation maps are included as **Attachments 2 and 3**.

Neighbourhood Context:

Surrounding development mainly consists of the following:

- North: Single Detached Residential (RS1) lot. The site is developed with a single family home;
- East: Low Density Townhouse Residential (RM3) lot. The site is developed with a 52-unit townhouse complex owned by Metro Vancouver Housing (Moray Place). The townhouses are two storeys in height and provide non-market rental housing;
- South: Low Density Townhouse Residential (RM3) lot. The site is developed with a 50-unit three-storey townhouse strata development (Tall Tree Estates); and
- West: Moody Middle School zoned Civic Service (P1).

The subject site is approximately 200m (0.1 miles) to St. Johns Street which allows for easy bus access. In addition, the site is approximately 900m (0.6 miles) to both Moody Centre and Inlet Centre SkyTrain Stations. This equates to approximately an 11-minute walk to rapid transit.

Proposal:

The applicant is proposing to rezone the subject site from RS1 to a Comprehensive Development (CD) Zone. The development is described by the applicant as creating a multi-generation housing community which features mostly micro dwellings in the form of smaller studio and one-bedroom units. The small unit sizes are intended to make them more affordable. The development proposal consists of a six-storey residential building containing 114 units over an underground parkade.

The unit mix ranges from studio to two-bedroom units with the following breakdown:

Unit Type	Unit Count	Percentage of Overall Units	Size Range	Average Unit Size
Studio	66	58%	28m ² - 36m ² (301ft ² - 390ft ²)	33m ² (359ft ²)
One-Bedroom	43	38%	36m ² - 60m ² (391ft ² - 651ft ²)	44m ² (474ft ²)
Two-Bedroom	5	4%	62m ² - 73m ² (666ft ² - 788ft ²)	71m ² (764ft ²)

In addition to 47 adaptable units, 11 units are proposed to be fully accessible with wider hallways and bathrooms for wheelchairs, a walk-in bathtub, and lower set kitchen counter, exceeding the Zoning Bylaw of a minimum 50% adaptable units.

The applicant is proposing dedicated car share parking stalls within the building and indoor/outdoor common amenity spaces on each level with a variety of programming such as a gym, yoga studio, library, computer workstations, gaming station and public meeting space. A public art piece of a sea lion sculpture is proposed with the development, along with one residential unit to be dedicated, at no cost, to a local non-profit organization focused on local environmental education. This unit would be in addition to the standard Community Amenity Contribution payment and is intended to be used for meeting space or income.

Housing Component

It is staff's understanding that the housing component of the project would contain a total of 22 rental units (for a period of ten years) and 92 strata units. Of the total rental and strata units, 11 rental units and 11 strata units would be reserved for lower income earners who earn less than \$51,000 per year. The 11 strata units would have a restriction on resale for two years. The applicant has indicated that they believe the income threshold of \$51,000 per year for lower income earners would cause the rental rates and purchase prices of the homes to be below market prices.

It is unknown at this time whether the rental rates or purchase prices would be reduced to an amount that would be considered as below-market or affordable housing. As a reference, the BC Housing 2019 Housing Income Limits (HILs) rates would suggest a monthly rent of \$1,288 for a one-bedroom or studio unit, but likely does not take into consideration the smaller micro dwelling style units, as proposed with this project.

A summary of the proposed housing component can be found below:

Number of Units	Housing Type	Description	Duration
11 (10%)	Rental	Rental units reserved for persons earning less than \$51,000 per year.	10 years
11 (10%)	Market Rental	Rental units at market rates.	10 years
11 (10%)	Ownership	Strata units reserved for persons earning less than \$51,000 for ownership opportunities.	N/A
81 (71%)	Market Ownership	Remaining units to be sold at market values	N/A

In addition, a pre-release of the units would be available for and marketed specifically to:

- persons earning less than \$51,000;
- persons aged 65 years and older;
- persons with accessibility challenges; and
- families where two generations are seeking to reside in separate units in the same building; and
- persons who qualify for BC Housing's Shelter Aid For Elderly Renters (SAFER) program.

Rationale

The applicant has provided the following rationale with this unique proposal:

The goal of the development is to have a mix of residents who are seniors, working professionals, and students. The strata management company will facilitate paid companionship programs where residents can sign up to either have daily check-ins, activities, or outings with the senior generation. This increases the connection for seniors and also provides after hour work opportunities for the students and working professionals. This would include paid programs where nurses could assist with minor accountability for medication, physical activity, or other benefits to seniors who do not need fully assisted living, but will benefit from a dedicated professional assisting with day-to-day tasks.

The applicant's full letter of intent is provided as **Attachment 4**.

Zoning Compliance

The proposal has a density, or floor area ratio (FAR), of 3.0. In this case, the CD Zone being sought is based on the conventional Six-Storey Apartment Residential (RM8) Zone, which permits a maximum FAR of 2.4. In addition to the increase in density when compared to the RM8 Zone, the proposed CD Zone also reduces the parking requirements by approximately 50%. Based on the plans that were submitted, all other aspects of the CD Zone are aligned with the RM8 Zone. A summary of the CD Zone regulations that require a variance when compared to the RM8 Zone is seen below:

Zoning Comparison		
	Proposed CD Zone	RM8 Zone
Density (FAR)	3.0	2.4
Parking	70 parking spaces (59 residential, 11 visitor)	139 parking spaces (116 residential, 23 visitor)

While the project would provide a total of 70 parking spaces for 114 residential units, it should be noted that the architectural plans show one accessible residential parking stall and one accessible visitor parking stall for the building, which includes 11 accessible residential units.

Project plans are included as **Attachment 5**.

Sustainability Report Card

The completed Sustainability Report Card for the development proposal is included as **Attachment 6** and the following table summarizes the initial scoring. The scoring may be revised throughout the review process of the project.

<div>Sustainability Pillar</div> <div>Application</div>	Cultural	Economic	Environmental	Social	Overall Total
148-154 James Road	64% (7 out of 11)	71% (5 out of 7)	49% (26 out of 53)	69% (24 out of 35)	58%

Items for Further Review:

This iteration of the application was submitted February 5, 2020. Staff have not had a chance to review the revised package and as such, will be requesting more detailed plans should the applicant choose to move forward. Staff will consider the following items, among others, for review:

- proposed density and CD Zone regulations in relation to the Zoning Bylaw;
- micro suite concept and potential design considerations for small units to ensure livability;
- proportion of accessible parking stalls to accessible units;
- proposed affordable housing component and the enforcement of such a program;
- proposed rental housing and affordable rental component and its duration;
- form and character of the development, as well as how it relates to the surrounding context and adjacent future development;
- impacts upon adjacent properties;
- traffic considerations;
- public art component; and
- proposed amount of amenity space.

Concluding Comments:

The proposed development would allow for a six-storey apartment building containing mainly small studio and one-bedroom units averaging 33m² (359ft²) and 44m² (474ft²), respectively. This is a unique project which would require further review by staff to ensure that the units are livable and that the project, as proposed, is viable. Staff also have concerns about the limited period of ten years for the rental units. Accordingly, further review of rents and purchase prices would be required. While rents and purchase prices for lower income earners are not currently specified, the project may provide rental and ownership opportunities for those who may typically not be able to afford a home in Port Moody. How such an affordability package would be enforced/monitored would also be considered, with possible input from BC Housing.

Other Option(s)

At this time staff are seeking input from the Committee of the Whole. While the proposed recommendation provides for general input through the Council discussion, the Committee could choose to provide more specific direction to the applicant and staff through an alternative resolution.

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 (to be hosted by the applicant) 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 October 1, 2019. However, the proposal that CPAC reviewed was the initial application which included a 64-unit rental building containing one-, two-, and three-bedroom units, and is substantially different from this proposal.

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. Applicant Letter of Intent.
5. Project Plans.
6. Sustainability Report Card.

Report Author

Wesley Woo, MCIP, RPP
Development Planner

Report Approval Details

Document Title:	Early Input – Rezoning (Apartment) – 148 and 154 James Road (Laidler).docx
Attachments:	<ul style="list-style-type: none">- Attachment 1 - Location Map.pdf- Attachment 2 - OCP Map.pdf- Attachment 3 - Zoning Map.pdf- Attachment 4 - Letter of Intent.pdf- Attachment 5 - Project Plans.pdf- Attachment 6 - Sustainability Report Card.pdf
Final Approval Date:	Mar 5, 2020

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

Dorothy Shermer, Corporate Officer - Feb 28, 2020 - 10:37 AM

Natasha Vander Wal for Rosemary Lodge, Manager of Communications and Engagement –
Mar 2, 2020 - 8:49 AM

Paul Rockwood, General Manager of Finance and Technology - Mar 2, 2020 - 8:51 AM

André Boel, General Manager of Planning and Development - Mar 2, 2020 - 9:22 AM

Tim Savoie, City Manager - Mar 5, 2020 - 9:59 AM