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BC HOUSING

ACTON OSTRY ARCHITECTS | PWL Partnership



Rezoning Application

1030 Cecile Drive, Port Moody

20 December 2019

site & context site 2.2



Property Information

Civic Address

1030 Cecile Drive

Legal Address

170-330 Angela Drive & 1030-1190 Cecile Drive

City

Port Moody

Property Name

Woodland Park Townhouses

PID

000-446-165

001-153-986 & 000-446-157

Zoning

RM3

OCP Designation

Multi-family Residential

Site Area

23.421 acres

Existing Conditions

- 20 buildings
- 200 market rental townhouses
- buildings with 8, 10 or 12 units
- mix of two and three-bedroom unit types
 - 138 three-bedrooms (±1150 sf)
 - 62 two-bedrooms (±1050 sf)
- Woodland Park accounts for over ± 1/3 of Port Moody purpose built market rental
- 200 surface stalls within ±10 surface parking lots

3.1

guiding principles policy & guidelines

Port Moody Planning Policy Alignment

City of Port Moody Official Community Plan (2014)

The City of Port Moody has an overarching Official Community Plan (OCP) that reflects community priorities. There are four sections which will be relevant to developing a proposal for Woodland Park including Land Use, Housing, neighbourhood Plan Area and Development Permit Area.

Woodland Park is designated multi-family residential in the OCP allowing up to 6-storeys. An OCP Amendment is being sought in order to allow for new uses such as neighbourhood commercial, public and institutional, and to allow for additional height in two specific areas of Woodland Park.



Parks and Recreation Master Plan (2016)

The Parks and Recreation Master Plan provides guidance regarding the development of parks, open spaces and recreation facilities that will best meet the needs of the community.

The proposal responds by adding approximately 109,000 sf (2.5 acres) of active park space (including multi-use trail) within 718,740 sf (16.5 acres) of open green space, and a 10,000 sf community facility/maker space.



Rental Housing Protection Policy (2018)

The City of Port Moody's rental protection policy requires the replacement of similar form, size and number of rental units. The policy also suggests that multi-family residential projects undergoing rezoning are required to contribute to the provision of affordable housing in various ways including providing a portion of affordable rental or ownership units as part of the project and/or providing land dedicated for affordable housing.

The proposal will bring approximately 325 non-market rental homes, which will be owned by BC Housing and operated by a non-profit housing provider.



Tenant Relocation Assistance Policy (2018)

The Tenant Relocation Policy aims to guide developers, the community, Council and staff to assist in the challenge of working with tenant relocation brought about as a result of redevelopment of existing residential housing.

We are working with staff to create a tenant assistance plan based on the City's policy. The proposal includes more than a 1:1 replacement of existing units and tenants will be provided first right of refusal to the affordable rental.



guiding principles planning rationale 3.2

planning rationale

Woodland Park is a multi-phase master plan for gradual growth of housing over an estimated twenty years. The scale of the 23.4 acre site has been broken down into five distinct neighbourhoods that will be realized over seven phases.

The Environmentally Sensitive Areas of urban forest and streams will be protected, remediated and enhanced by removing existing structures that are inside the riparian setbacks. These protected naturalized environments will integrate with a new neighbourhood park and multi-use trail system as well as connect with numerous multi-age active play areas and the expansive open green space surrounding buildings.

The massing and form of development is primarily six-storey buildings stepping down to four and five-storeys across from neighbouring single-family homes with a single zone of four mid-rise twelve-storey buildings set back the furthest from the street against a backdrop of mature forest trees ranging in heights from 70 to over 140 feet. The steepest sloping and lowest area of the site will be the only zone of four high-rise buildings ranging between eighteen and twenty-six storeys nestled against and surrounded by ESA forest.

The narrow ends of buildings front the streets to facilitate a gradual transition from the adjacent single-family neighbourhood and maximize public views to and through the open green spaces. The community hub is located at the heart of the community at the intersection of Angela Drive and Cecile Drive and includes the community facilities, maker space, child care centre, rooftop community gardens, and public washrooms. Neighbourhood retail will be located across from the community hub serving residents and the surrounding neighbourhood.



master plan

guiding principles community engagement - what we heard

OCP community vision

Supporting **community involvement** and **input** when determining future directions for the City

Encouraging development that **respects community**

pre-app comments

"We appreciate your efforts to **engage** with the **existing tenants** to highlight the project plans and to pro-actively establish a **tenant relocation package** which allows existing tenants to consider their future options at this early stage in the development process and we look forward to continuing in this process..."

proposal

To date, we have **engaged** with the **residents** and the **neighbouring community** at three public information sessions. Throughout the engagement process, a number of themes have emerged:

Parks and natural amenities including a desire for the protection and enhancement of existing green space and the park-like setting.



Transportation and mobility including traffic management, improved walking paths, and better transit.



Tenant assistance including questions about plans for relocation and eligibility for affordable housing.



Housing including support for ground-oriented housing, family-oriented housing, and rental housing. There were also inquiries about the tenant mix of the non-market housing.



Community Amenities including desire for amenities such as a café, community gardens, fitness centre, and a small grocer.



guiding principles community engagement - big ideas 3.4



parks and open space



housing



sustainability



transportation & mobility



community amenities



environment

OCP community vision

*Encouraging **physical development** and **cultural activities***

*Seeking a **balance** between **environmental**, **economic**, **social** and **cultural sustainability***

Protecting**, **remediating** and **enhancing** **environmental resources

pre-app comments

*"Given the size of the site, taking a **master planned approach** for the project is appropriate as it allows for a comprehensive review and consideration of the proposed land uses, building massing, and development phasing."*

proposal

Through public consultation and background technical work six big ideas have been modified to help guide the master planning for the redevelopment of **Woodland Park**:

3.5 guiding principles well-served development



well-served development

guiding principles well-served development 3.5



neighbourhood retail



public transit



transit hub



electric bicycles



community amenity / child care



multi-use trail



public park



car / ride share

OCP appropriate development

Well-Served Development: to support any significant higher density development only where it is well-served by public transit, by public amenities such as parks, pedestrian connections and civic facilities, by public schools, and by commercial and other services.

pre-app comments

“Well-Served Development supports any significant higher density development only where it is well-served by public transit, a range of public amenities, schools, commercial and other services.”

proposal

The proposed development will be well-served within a 10-20 minute walk:

- **transportation:** 180 bus route, electric bicycles, potential car share
- **schools:** Seaview Elementary, Port Moody Secondary
- **public amenities:** Horne Park, Westhill Park, Westhill Centre & Outdoor Pool, Westhill Off-Leash Park
- **Woodland Park public amenities:** Community Amenity Facility / Maker Space, Child Care Centre, Neighbourhood Park, Multi-Use Trail
- **commercial:** Hilltop Market, St John Street, Clark Street
- **Woodland Park commercial:** neighbourhood grocery retail store

3.6

guiding principles plan for gradual growth

phasing

The redevelopment will be phased over **seven (7) phases**, estimated through to 2040.

Woodland Park

- market rental housing (200 units)
- mature woodlands
- generous open green space

the Creek

- non-market rental housing (\pm 325 units)
- tenant replacement housing
- ESA enhancement + remediation
- forest + creek protection
- generous open green space
- multi-use park trail
- estimated completion 2024



existing



phase 1

guiding principles plan for gradual growth

3.6



phase 2

the Gardens

market housing (\pm 180 units)
generous open green space
multi-use park trail
estimated completion 2026



phase 3

the Hub

market housing (\pm 215 units)
community / maker space
child care
rooftop community agriculture
generous open green space
multi-use park trail
estimated completion 2028

guiding principles plan for gradual growth

3.6



phase 6

the Terraces

- market housing (\pm 380 units)
- generous open green space
- ESA enhancement + remediation
- forest protection
- active park
- multi-use park trail
- estimated completion 2034



phase 7

the Terraces

- market housing (\pm 490 units)
- generous open green space
- ESA enhancement + remediation
- forest protection
- multi-use park trail
- estimated completion 2036

3.7 guiding principles complete community

OCP community vision

Encouraging development that **respects community** and are functional, universally accessible, **exhibit good urban design** and are **environmentally sound**.

pre-app comments

"Given the size of the site, taking a **master planned approach** for the project is appropriate as it allows for a **comprehensive review and consideration** of the proposed land uses, building massing and development phasing."

proposal

The master plan envisions a vibrant, sustainable and **walkable community** for people of all ages, with an inclusive range of housing affordability, universal accessibility, substantial community amenities, child care, community gardens, active park and trails, protection of the urban forest and streams, neighbourhood retail, and multi-modal transportation options.



complete community

guiding principles neighbourhoods 3.8



neighbourhoods

OCP housing

Complete Neighbourhoods: to encourage and create **pedestrian-oriented** neighbourhoods which provide appropriate amenities, affordable housing, as well as social and cultural facilities to foster a sense of **community cohesion** and **identity**.

proposal

The master plan consists of five pedestrian-oriented neighbourhoods with direct connection to community amenities and services. Each neighbourhood will have a distinct identity and relationship to the over all community.

- 1 the Creek
- 2 the Gardens
- 3 the Hub
- 4 the Mews
- 5 the Terraces

3.9 guiding principles significant non-market rental housing

OCP housing

Complete Neighbourhoods: to encourage and create pedestrian oriented neighbourhoods which provide appropriate amenities, **affordable housing**, as well as social and cultural facilities to foster a sense of community, cohesion and identity.

pre-app comments

"We were excited to hear that the provision of a range of rental housing opportunities will be provided and that **BC Housing** is a development partner..."

proposal

The proposed development, through partnership with **BC Housing**, will provide **100% non-market rental housing** in the first phase of development, which will be available for **tenant relocation** from the existing market rental housing.

± 14% (± 325 units) non-market rental



non-market rental housing

guiding principles ground-oriented neighbourhood

3.10



ground-oriented townhouses

OCP housing

Range of Choices: to promote and maintain a wide range of housing forms and tenures to meet the changing needs of a diverse population of varying ages, income levels, family types, accessibility and lifestyles.

pre-app comments

*"The inclusion of a **range of rental and market housing units** responds to applicable housing policies in the Official Community Plan and targets various segments along the housing continuum..."*

proposal

The proposed development will be a **ground-oriented, multi-family residential, medium density form of development.**

The proposal will allow for residents to remain in the community throughout different life stages.

page updated

± 340 ground-oriented townhouses (70% increase)

3.11 guiding principles protect urban forest

OCP environment

Forested Character: to foster and maintain a treed and forested character in all parts of the community, mitigating tree and vegetation loss.

pre-app comments

"Management objectives for these ESAs include **protecting the forested nature** of the site and enhancing riparian habitat. Staff are encouraged that the site master plan has taken these objectives into consideration..."

proposal

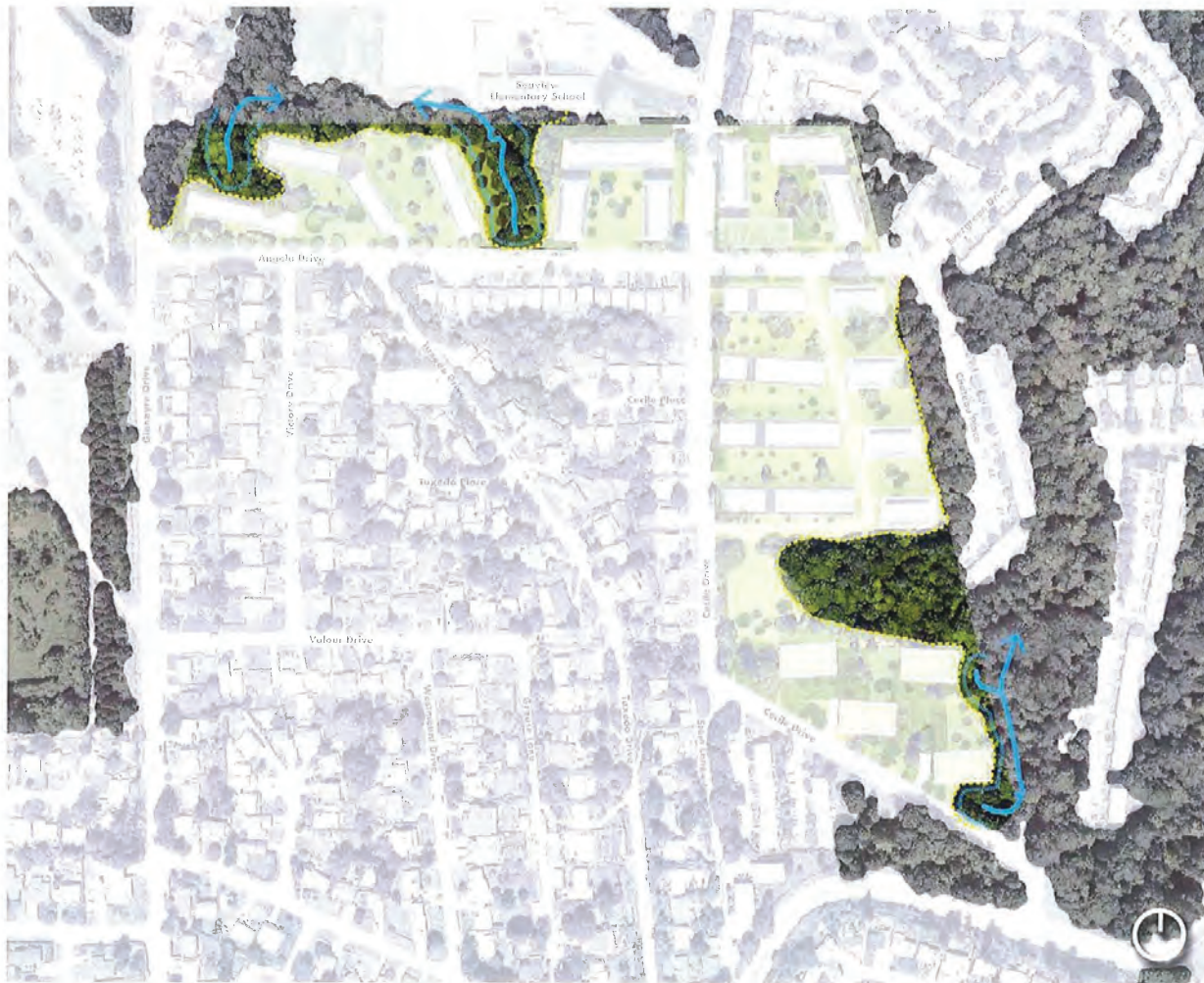
The proposal aims to achieve high environmental standards by **protecting the treed and forested character** of the site. Trees of significance will be identified for retention, with the overall number of trees to be equal or greater than existing.

area of tree canopy coverage 35% - 40%



complete community

guiding principles enhanced ESAs 3.12



environmentally sensitive areas

OCP environment

Environmentally Sensitive Areas (ESAs):
to enhance and protect important environmentally sensitive areas within the city.

pre-app comments

"Management objectives for these ESAs include protecting the forested nature of the site and **enhancing riparian habitat**. Staff are encouraged that the site master plan has taken these objectives into consideration..."

proposal

The proposal aims to achieve high environmental standards by enhancing and protecting ESAs:

- 10% urban forest gain
- 50% functional riparian habitat gain
- all new buildings will be located outside of the 'high sensitivity' management areas
- all existing buildings will be removed from the 'high sensitivity' management areas



3.13 guiding principles neighbourhood park & multi-use park trail

OCP parks & open space

Community Facilities: to provide **adequate parks, open space** and community facilities to meet the health, education and **recreational** and cultural needs of the community.

pre-app comments

"There is a need for usable on-site park space to **provide recreation opportunities for residents** of a size approximately equivalent to **5% of the total site area.**"

proposal

The proposed development will provide a new **active park** of approximately 1.25 acres for public use. In addition, a **multi-use park trail** 1.5 km in length will provide active recreational use for the public while providing greater connections through the site and to the surrounding neighbourhood. Multi-age **active play nodes** will be connected all along the park trail.

- active play node 
- 5% active park space 
- 5% multi-use recreation trail 



public park space

3.15 guiding principles gradual transition of scale

pre-app comments

*"The design of development should consider a **gradual transition of scale and density** between the site and the adjacent single family neighbourhood."*

proposal

The proposed development provides a gradual transition of scale and density between the site and the adjacent single family neighbourhood by **orientating the narrows ends** of the buildings to the street, **maximizing open green space to the street**.



building street frontage

building street frontage

guiding principles gradual transition of scale 3.15



building heights

pre-app comments

"In terms of massing, the siting of the taller building elements has been based on the site grading with a view to reducing impacts on adjacent low density development and views from the surrounding neighbourhood."

proposal

The proposed development will provide a gradual transition of scale and density from **4-5 storeys** along **Cecile Drive** and **Angela Drive**, rising up to 6 storeys and 12 storeys adjacent to the mature trees, and from 18 storeys up to 26 storeys at the steepest sloping and lowest area of the site.

- low-rise (4 storeys)
- low-rise (5 storeys)
- low-rise (6 storeys)
- mid-rise (12 storeys)
- high-rise (18-26 storeys)

3.16 guiding principles community facilities

OCP recreation facilities

Community Facilities: to provide adequate parks, open space and community facilities to meet the health, education and recreational and cultural needs of the community.

proposal

For use by all residents and the wider community, the proposal includes a universally accessible, $\pm 5,000$ sf **community amenity facility** with **maker space**, rooftop **community gardens** for urban agriculture, public washrooms and a $\pm 5,000$ sf, 37-space **child care centre**.

$\pm 10,000$ sf community amenity & child care



community facilities

guiding principles neighbourhood retail 3.17



neighbourhood retail

OCP economic development

Range of opportunities: to provide a range of business and commercial opportunities.

pre-app comments

"To address the Well-Served Development objective in the OCP, additional **commercial uses** will be needed to service residents needs."

proposal

The proposed development will provide a 5,000 sf retail component to accommodate a **neighbourhood grocery store**.

The proposal will provide **job opportunities** through the provision of rental housing which will require property management services, a child care facility, and retail or service opportunities such as a café bakery.

± 5,000 sf neighbourhood retail

3.18 guiding principles arts and culture

OCP arts and culture

City of the Arts: to capitalize on the “City of the Arts” theme and continue to promote cultural industries.

pre-app comments

“The concept of an **art trail** is a good idea provided that it is **completely accessible** and inviting to the general public.”

“This (maker space) is an intriguing idea...”

proposal

The proposal includes a **public art program**, **maker space**, and **art trail**, supporting the City’s theme of “City of the Arts”.



art and culture

3.19 guiding principles transportation

OCP transportation

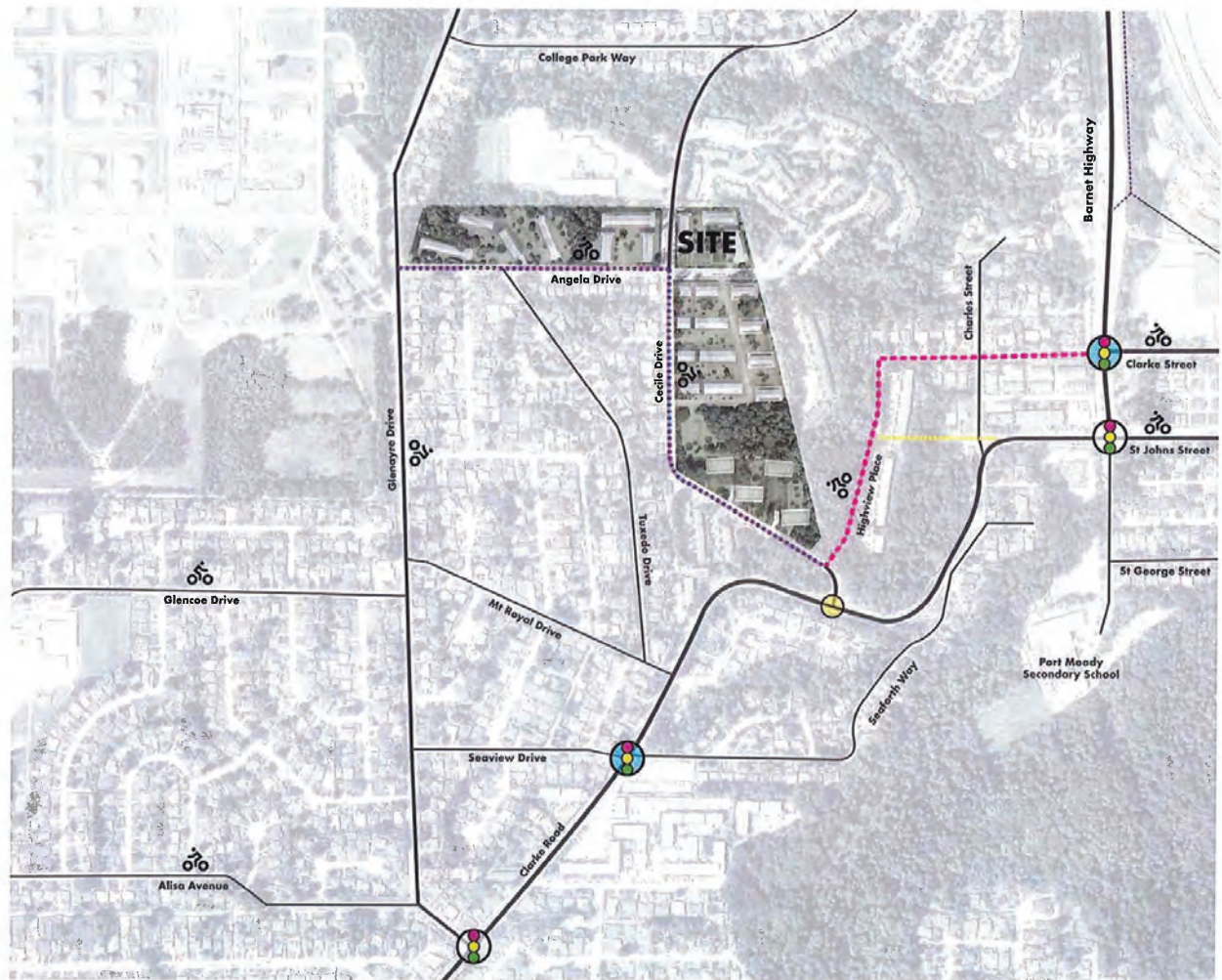
To increase transit, bicycle, and pedestrian facilities which **promote transportation choices** and reduce the use of the private automobile and the congestion and pollution which accompanies it.

proposal

The proposed development will facilitate traffic access to and from the site with the introduction of a **through traffic signal** at the **Clarke St** and **Barnet Highway** junction.

The proposal will provide **electric bicycles** and a potential **car share**, supplementing the existing commuter **180 bus route**, which provides access to the **Port Moody** and **Burquitlam** town centres and transit stations.

- new separated bikeway — — —
- proposed vehicle route - - -
- potential vehicle route - - -
- existing traffic signal 
- proposed traffic signal 



transportation - neighbourhood

guiding principles transportation 3.19



transportation - site

OCP complete neighbourhoods

To encourage and create **pedestrian-orientated neighbourhoods** which provide appropriate amenities, affordable housing, as well as social and cultural facilities to foster a sense of community cohesion and identity.

proposal

The proposal will enhance the pedestrian experience by improving the public realm through urban design and landscaping. **Cycling** and **transit infrastructure** will be improved through redevelopment, encouraging residents to use active transportation.

The proposal will strengthen **pedestrian connectivity** and contribute to a pedestrian-friendly environment.

- pedestrian connectivity
- multi-use trail
- ⚡ e-bicycle station
- ⚡ e-vehicle charge stations (100% level 2)
- public realm and sidewalk enhancements

3.20 guiding principles sustainability

OCP sustainability

Comprehensive Approach: to consider each of the four pillars of sustainability – environment, economic, social and cultural.

Energy Efficiency: to promote energy efficient planning, design and construction and support efforts to reduce energy consumption and promote alternative energy sources.

proposal

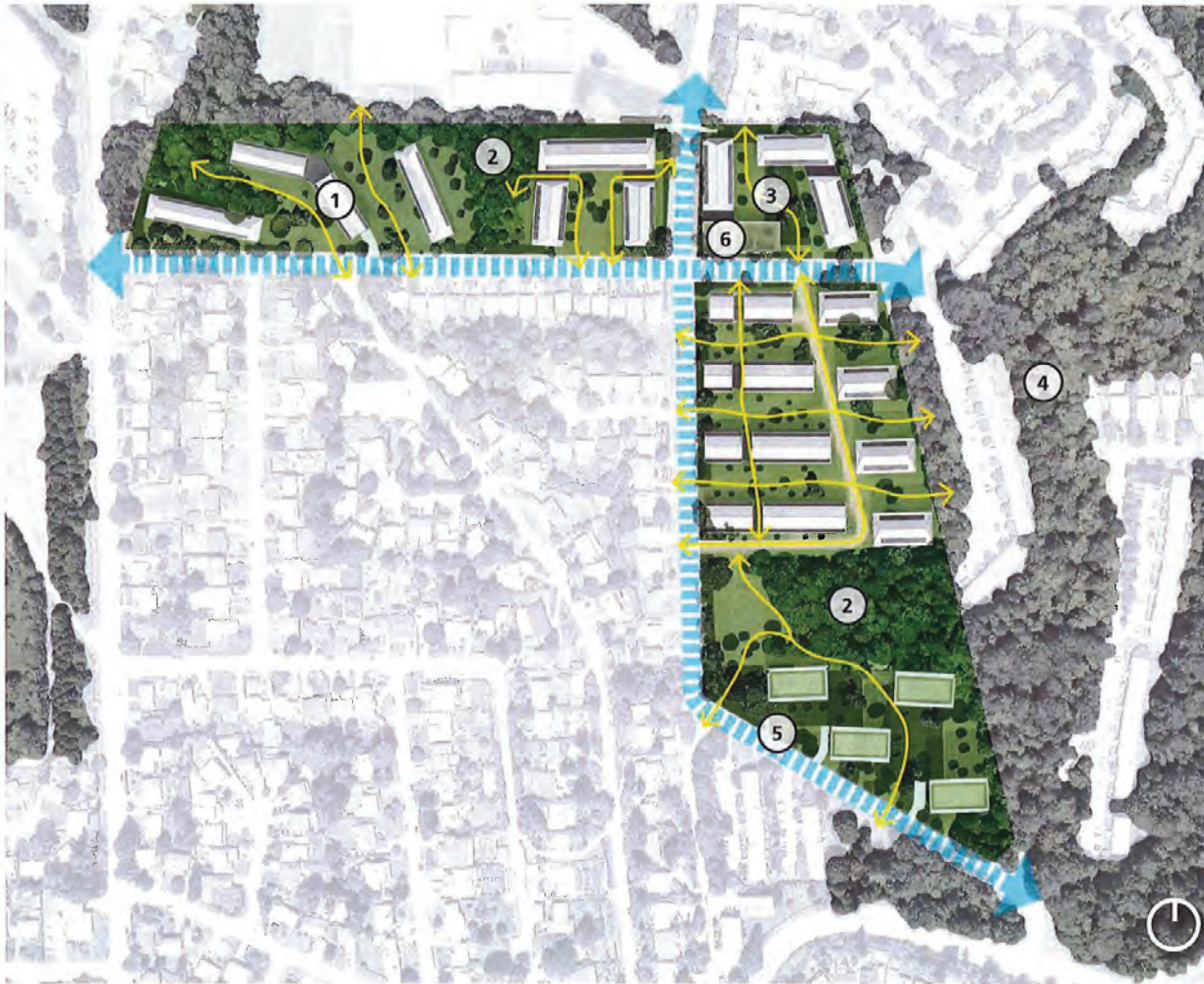
The proposal is taking a **comprehensive approach** by considering the four pillars of sustainability in the master planning and design of the site.

The goal is to limit the project's demand for resources, overall contribution to climate change and take responsible approach to development. In alignment with the OCP, the proposal focuses on two key aspects: **community integration** and **resiliency**.



comprehensive approach

guiding principles sustainability 3.20



community integration

community integration

The primary objective is to establish a means of enhancing established community amenities while creating a new community space for new and existing residents. This strategy will consider both the human and non-human (i.e. ecological) communities that call the area home.

- ① **Enhancing Diversity in Housing Income and Type**
- ② **Protecting Ecologically Sensitive Areas**
- ③ **Pedestrian Connectivity**
 - Educational signage and art installations
 - Park space programmed for a variety of age groups
 - Walking paths that permeate all phases of the site
- ④ **Light Pollution Management**
- ⑤ **Transportation Demand Management**
 - Level 2 Electric vehicle charging infrastructure
 - Enhanced cycling facilities
 - Spaces for car-share programs
 - Drop-off areas for carpooling
 - Enhancement of the trail system
- ⑥ **Waste Management**
 - Construction waste management
 - Enhanced waste diversion areas
 - A community re-use center for high-quality used items

3.20 OCP community goals sustainability

resiliency

To limit the project's demand for resources and overall contribution to climate change. The project is seeking a high level of performance in the building envelope, mechanical systems, and rainwater infrastructure and will maintain safe and comfortable spaces in the face of the increasing impacts of climate change.

- ① **Energy Performance**
 - Step 2 or Step 3- BC Energy Step Code
 - Evaluation of Low Carbon Energy Systems
 - Limit heat loss
 - Use heat-recovery ventilation
- ② **Low-Carbon Energy Systems**
 - Decentralized system of small but Interconnected plants
 - Heat pump technology to use low-carbon electricity for heating and cooling
- ③ **Future Energy Production**
- ④ **Water Management**
 - Enhanced rainwater management through design
 - Rainwater retention and reuse under consideration
 - Potable water savings
 - 50% reduction in potable water demand for irrigation
 - 40% reduction in indoor potable water consumption
- ⑤ **Food Assets**
 - Consideration for fruit-bearing trees
 - Rooftop agriculture - limits access to local animals



resiliency

OCP community goals sustainability 3.20



Stormwater retention on-site to the same level of annual volume allowable under pre-development conditions.

Maximum allowable annual run-off volume is no more than 50% of the total average annual rainfall depth.

Remove 80% of total suspended solids based on the post-development imperviousness.

integrated rainwater management

rainwater management

As currently proposed the intention is to manage water according to three tiers of effectiveness.

Tier 1

Areas where rainwater is encouraged to flow and infiltrate into the ground in line with the natural hydrological process.

Tier 2

Areas where soils exist but are limited in depth and does not have the same connection to the natural hydrological cycle.

Tier 3

These areas represent the collection points for larger rainwater detention and reuse systems proposed for the project.

In all instances rainwater will flow from Tier 1 strategies to Tier 3. In this way rainwater have every feasible chance to be infiltrated before being finally managed by grey infrastructure.

tier 1 - riparian / forest

tier 1 - disturbed

tier 2 - on grade

tier 3 - collection zones

rainwater transfer zones

4.1 public benefits program

protecting and enhancing environment

In alignment with the high value that Port Moody residents place on environmental protection, the proposal strives for a high level of environmental standards including protecting and enhancing the Environmentally Sensitive Area (ESA), urban forest canopy, providing the community with usable green space (e.g. urban agriculture, active play space, etc.), as well as rainwater management and energy efficiency.

The site includes Environmentally Sensitive Area identified as low ESA (approximately 17% of the site) and high ESA (approximately 4% of the site). Careful consideration of the ESA informed the location of buildings in the proposal. There are existing buildings that infringe on the ESA currently and these will be taken away, enhancing the ESA. The proposal intends to increase the number of trees which will retain the park-like setting and contribute to the City of Port Moody's urban forestry canopy.

The proposal will take a comprehensive approach to create a sustainable community that is complete, walkable and has high environmental standards.

housing options

Housing affordability is one of the key challenges facing municipalities in Metro Vancouver as housing and construction costs climb across the region and vacancy rates for rentals stay low, making it increasingly difficult to find rental accommodation and affordable housing.

The proposal will create new and diverse housing opportunities to accommodate the needs of a range of existing and future residents. Creating new supply of rental and affordable housing is critical as the City of Port Moody's population continues to grow.

The site currently represents one-third of Port Moody's purpose-built market rental housing stock and has the opportunity to significantly increase non-market affordable rental housing to expand to one-half of existing non-market rental housing in Port Moody. BC Housing is a key project partner and new non-market affordable rental housing is intended to be owned by BC Housing and operated by a non-profit.

There will be a variety of housing options in form (i.e. ground-oriented housing, family housing and mid-high rises).

The OCP currently designates the site as multi-family residential, which is intended to support low to medium density attached housing. An OCP amendment and rezoning to permit limited high-rise and mixed-use areas is sought in order to allow for increased density. The increase in density is required to support the proposal to create non-market rental housing options, protect and enhance the environmentally sensitive areas and contribute substantial amenities and community benefits, including community amenity facilities, child care facilities, public art program, maker space, subsidized neighbourhood commercial retail (ie. independent bakery, café, grocery) play areas and outdoor open space (for all ages), park space, integrated paths and trails, and enhanced public realm.

complete community

The proposal contributes to a complete community by providing a variety of housing options. The appropriate density will contribute to the provision of amenities such as:

- A child care facility;
- A universally accessible family-oriented community and amenity facility;
- A maker space;
- A park space;
- Public outdoor space;
- A public art program;
- An enhanced public realm through urban design and landscaping; and
- A retail component will provide opportunity for a convenience grocery and café to locate on-site and will create an active frontage.

Complete communities create a diverse and vibrant community life and allow residents to stay in their communities as their needs change.

public benefits program 4.1



public benefits

Key

- a ESA
 - b Active Park
 - c Multi-use Trail
 - d Non-market Rental Housing
 - e Market Strata Housing
 - f Community Facility
 - g Child Care Centre
 - h Neighbourhood Retail
 - j Play Area
-
- non-market rental housing**
± 325 units (± 290,000sf)
 - community amenity & child care**
maker space (5,000sf) & 37 space child care (5,000sf)
 - neighbourhood retail**
cafe + grocery store (± 5,000sf)

5.1 statistics development statistics

development statistics

civic address: 1030 Cecile Drive
legal address: 170-330 Angela Drive & 1030-1190 Cecile Drive
legal description: PID: 000-446-165, 001-153- 986 & 000-446-157

official community plan

	OCP	proposed
Land Use Plan	Multi-Family Residential	Mixed Use Development <ul style="list-style-type: none"> • Multi-Family Residential • High-rise Residential • Community Amenities • Neighbourhood Commercial
Height	Mid-rise: 4 - 6 storeys	Mid-rise: 4 - 6 storeys High-rise: 7-26 storeys

zoning

	permitted (bylaw 9.4)	proposed
Zoning	RM-3	CD
Site Area	23.4 acres	23.4 acres
Uses	Residential <ul style="list-style-type: none"> • Low Density Townhouse Residential • Community Care 	Residential <ul style="list-style-type: none"> • Non-Market • Affordable Housing • Market Strata Civic <ul style="list-style-type: none"> • Child Care • Community Amenity Space • Maker Space Retail <ul style="list-style-type: none"> • Neighbourhood Retail
Floor Area Ratio (FAR)	0.75	± 2.15 (excludes amenities)
Max Building Height	9.0m or 2 storeys (preceded OCP recommendations)	26 storeys
Lot Coverage	50%	± 30 %
Front Lot Line Setback	6m	3m
Side Lot Line Setback	1.8m interior lot line 4.0m exterior lot line	N/A
Rear Lot Line Setback	6m	3m

note: these statistics are preliminary, approximate and are subject to change

parking

	permitted (bylaw 6.3.1)	proposed
Off-Street Residential	Market Strata 1 space per studio and 1-bed unit 1.5 spaces per 2 or more bed units 2 spaces per 3-bed Townhouse 0.2 visitor space per unit	Market Strata 1 space per 1-bed & 2-bed apartments < 800 sf 1.25 spaces per 2+ bed apartments > 800 sf 1.25 spaces per 3-bed Townhouse 0.1 visitor space per unit
	Below Market Rental 0.9 space per unit 2 per 3 bed Townhouse 0.1 visitor space per unit	Non-Market Rental 1.1 space per unit 2 per 3 bed Townhouse 0.1 visitor space per unit
Off-Street Commercial / Institutional	Civic 1 space per 37sm for Community Amenity	Civic Provided per By-law
	Retail 1 space per 40sm	Retail Provided per By-law
	Group Child Care 3 spaces per 93sm	Group Child Care Provided per By-law

loading

	permitted (bylaw 6.9)	proposed
Residential	N/A	TBC
Institutional	1 space up to 30,000sf	Provided per By-law

bicycles

	permitted (bylaw 6.10)	proposed
Long Term	Residential Apartment: 1.5 spaces per unit Townhouse: 2 spaces per unit	Residential Apartment: Provided per By-law Townhouse: Provided per By-law
	Institutional 1 space for each 1,000 sm	Institutional Provided per By-law
	Retail Not req'd for retail < 750 sm	Retail Provided per By-law
Short Term	Residential Apartment & Townhouse: 6 spaces per 50 units	Residential Apartment & Townhouse: Provided per By-law
	Institutional 6 spaces for 1,000 sm or more	Institutional Provided per By-law
	Retail: Not required for retail less than 750 sm	Retail Provided per By-law

note: these statistics are preliminary, approximate and are subject to change

5.2 statistics program & function

program & function

The proposed mixed-use development consists of non-market rental, market strata, community amenity, child care, maker space, and neighbourhood commercial.

non-market rental (BC Housing)

The non-market rental housing provided by BC Housing will consist of stacked multi-unit apartment buildings of six storeys with a mix of unit types above ground level family-oriented townhouses. There will be approximately 325 units within approximately 300,000 square feet.

The existing 200 unit (approximately 200,000 square feet) two- to three-storey market rental townhouse tenants will be given the opportunity to relocate into the non-market affordable rental units, which will be developed first.

market strata

The strata housing will consist of a diverse range of dwelling types and sizes, predominantly in low-rise buildings of four to six storeys. Adjacent to the mature ESA forest and furthest away from Cecile Drive will be mid-rise buildings of twelve storeys. At the steepest sloping and lowest area of the site will be high-rise buildings of eighteen to twenty-six storeys. The total combined strata units will be approximately 2020 and approximately 1,910,000 square feet.

community amenity

At the corner of Angela Drive and Cecile Drive, a ground floor community and recreation facility, child care and maker space will be developed, of approximately $\pm 10,000$ square feet.

neighbourhood retail

Opposite the community centre facility on the south side of Angela Drive, a ground floor neighbourhood retail space will be provided, of approximately $\pm 5,000$ square feet.

parking and loading

All the resident parking will be located on site within below-grade parkades.

Electric vehicle and visitor stalls will be provided on site at grade, as well as space for loading and deliveries.

program summary

	Area (sf)	FAR	Units	3B TH %	Studio %	1 BED %	2 BED %	3 BED %	Parking	Bicycles
Non-Market Rental	$\pm 300,000$	$\pm 0.29^*$	± 325	22%	18%	20%	20%	20%	± 465	± 565
Market Strata	$\pm 1,912,000$	$\pm 1.87^*$	$\pm 2,019$	15%		35%	50%		$\pm 2,600$	$\pm 3,490$
Community Amenity	$\pm 10,000$	NIC							± 50	± 5
Common Amenity	$\pm 65,000$	NIC								
Retail	$\pm 5,000$	± 0.01							± 5	± 0
Total	$\pm 2,217,000$	$\pm 2.17^*$	$\pm 2,344$	15%	2%	32%	48%	3%	$\pm 3,065$	$\pm 4,055$

note: statistics are preliminary, approximate and are subject to change
note: * residential common amenity excluded from FAR

page updated



complete community

Key

- a ESA
- b Active Park
- c Multi-use Trail
- d Non-market Rental Housing
- e Market Strata Housing
- f Community Facility
- g Child Care Centre
- h Neighbourhood Retail
- j Play Area

- non-market rental housing (BC Housing)
- market strata
- community amenity / maker space + child care
- subsidized neighbourhood retail

6.1 relocation strategy

rental & tenant policies

The **Rental Housing Protection Policy** requires the replacement of similar form, size and number of rental units.

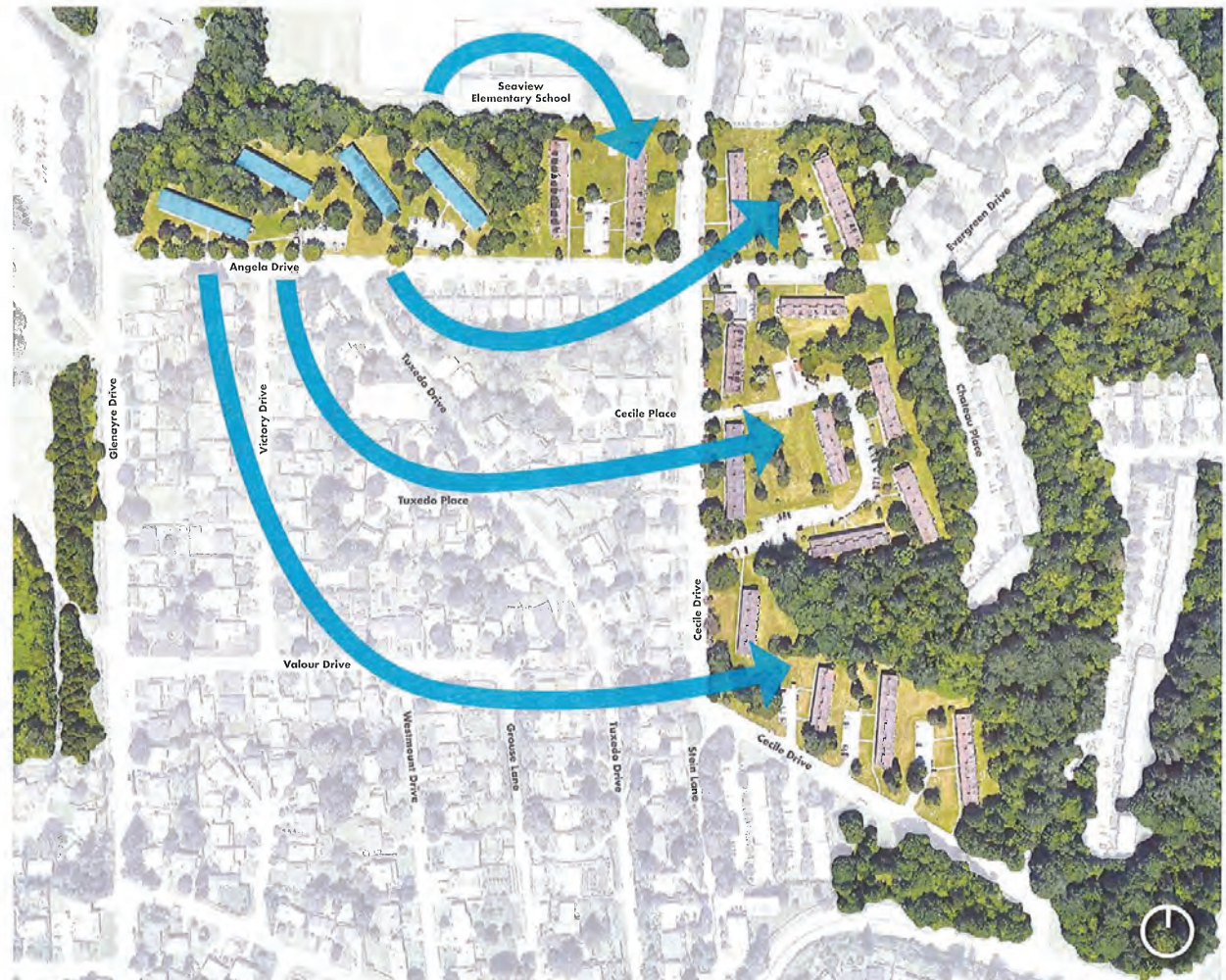
The **Tenant Relocation Assistance Policy** aims to assist in the challenge of working with tenant relocation.

pre-app comments

"We appreciate your efforts to **engage** with the **existing tenants** to highlight the project plans and to pro-actively establish a **tenant relocation package** which allows existing tenants to consider their future options at this early stage in the development process and we look forward to continuing in this process and receipt of a final package."

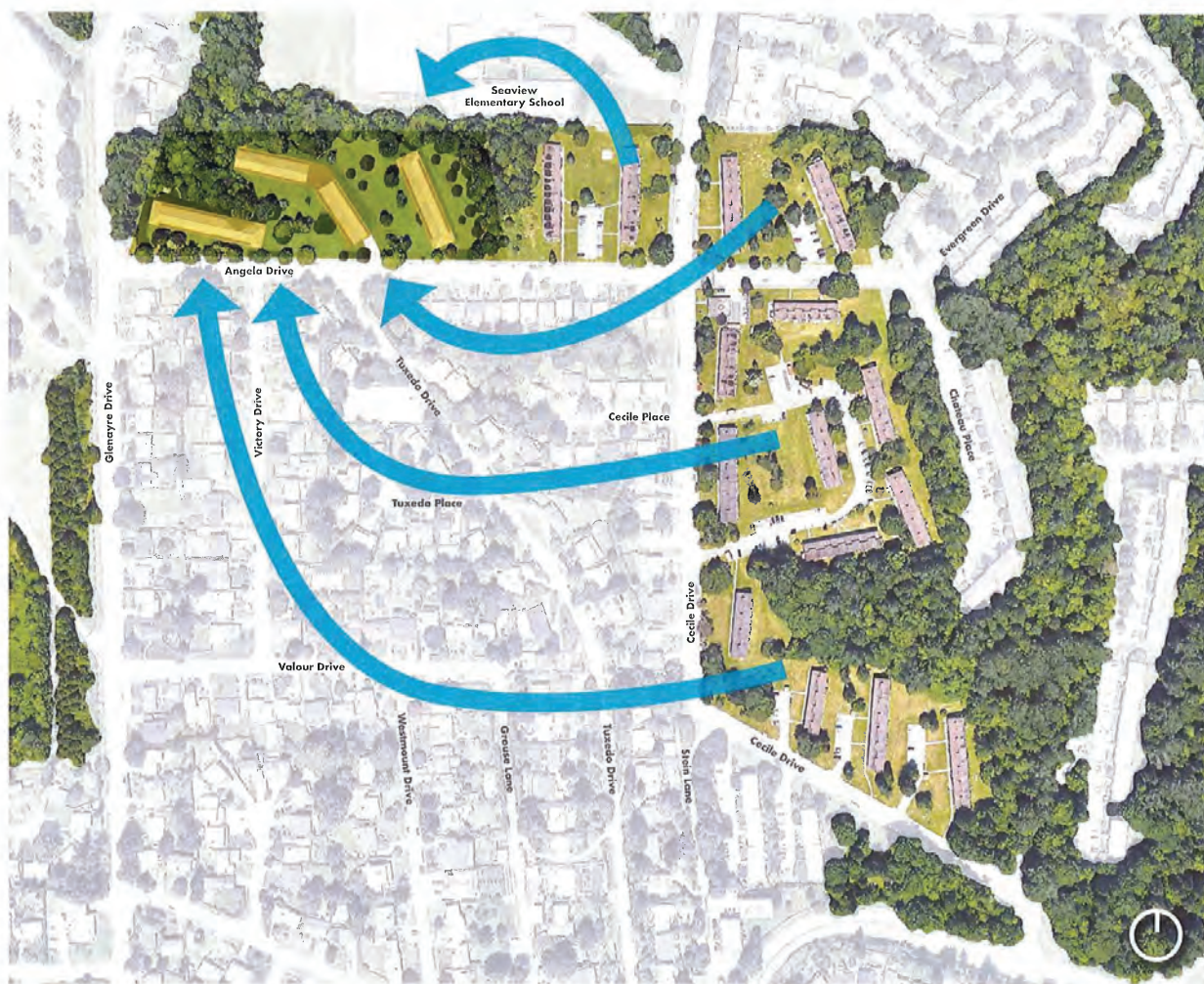
proposal

The proposal includes **more than a 1:1 replacement** of the existing units. Tenants will be provided the **first right of refusal** to the affordable rental. The approach is to minimize tenant disruption and displacement.



relocation - phase 1

relocation strategy 6.1



relocation - phase 2

phase 1

The existing tenants will be relocated within the existing market rental housing on the eastern part of the site, in order to facilitate the first phase of development on the western lot.

phase 2

The 'Creek' neighbourhood, with **BC Housing's ± 325 units of non-market rental**, will be **built first** on the vacant western lot. Once complete, the existing tenants will be given first right of refusal to move into the new non-market rental housing.

7.1 master plan site plan



7.6 master plan neighbourhoods

The proposal will create 5 distinct neighbourhoods zones, defined as character precincts. Each neighbourhood is defined by unique environmental features.

- the creek 1
- the gardens 2
- the hub 3
- the mews 4
- the terraces 5



site plan - neighbourhoods

7.6 neighbourhoods the creek

proposal

Interfacing with an environmentally sensitive area, the Creek neighbourhood celebrates its relationship with the adjacent creek and natural forest surroundings. Access to the watercourse is via a lookout, with paths woven throughout the development.

Stormwater management features of the site tell the story of the larger watershed. Rainwater infiltrates through generous boulevards at the streetscape where large, existing trees are retained. Residential buildings are oriented to celebrate the natural topography of the site. The character of the open space takes cues from the surrounding forest riparian character through an overall re-wilding approach.

Outdoor community space includes a range of programming including private and public outdoor amenity space, passive use, comfortable courtyards, play areas, multi-use paths and a community plaza.



site plan "the Creek" neighbourhood

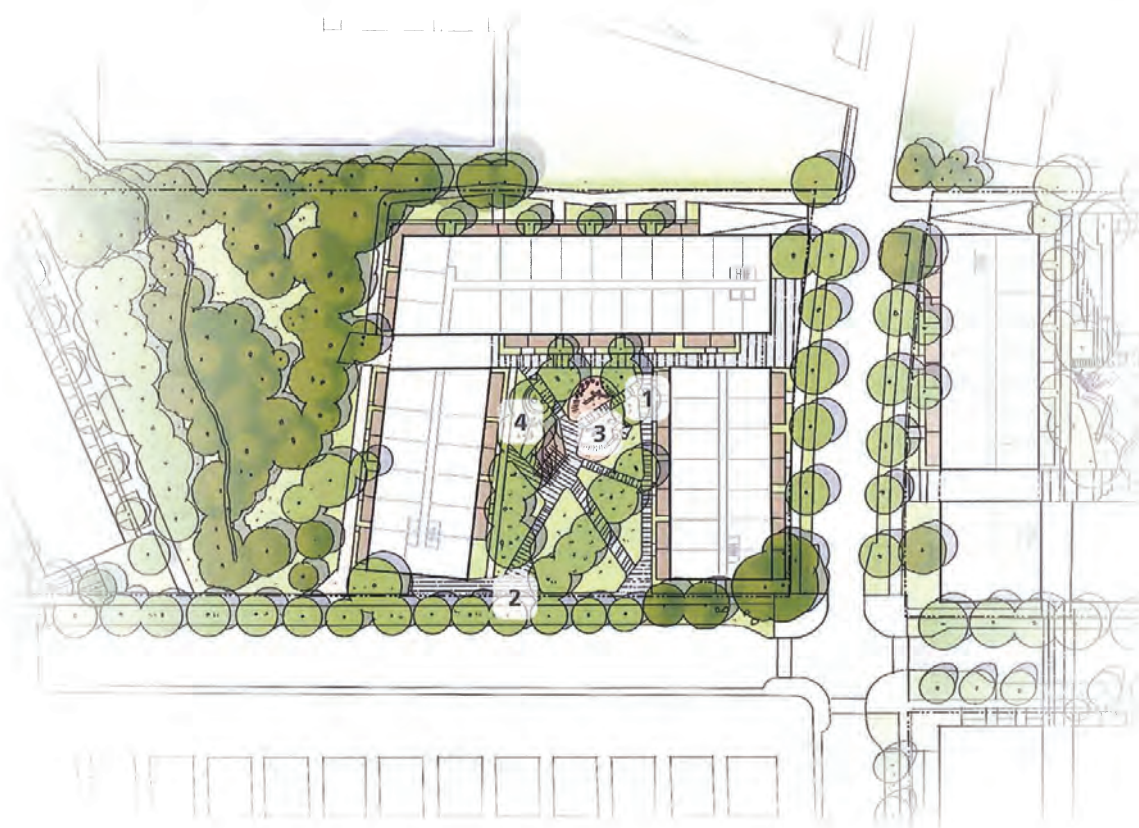
7.6 neighbourhoods the gardens

proposal

Interfacing with an environmentally-sensitive area, the Gardens neighbourhood celebrates the ecological relationship with its surrounding landscape. Here, a gardenesque landscape is used to create strong seasonal interest for both residents and wildlife.

This neighbourhood benefits from the nearby energy of the Hub. Materials and character of the landscape are more formal but contribute to the overall re-wilding and rainwater management principles of the site. Small plazas placed at the street provide gathering spots for community interaction.

A generous streetscape promotes safe connections for pedestrians and cyclists via a multi-use path within the parcel. Orientation of the building creates a large, sunny courtyard with opportunities for all-ages play.



site plan "the Gardens" neighbourhood

7.6 neighbourhoods the hub

proposal

The Hub neighbourhood is the heart of Woodland Park. Building on the amenities featured within the building, the outdoor space allows for programming for the community at large including outdoor play space associated with the child care, programming interfacing with the building programming, and flexible open space for community events both big and small. The landscape character is a more formal 'urban ecosystem' to facilitate a range of activities such as yoga or art walks.

Rain-gardens and other stormwater management strategies become feature elements within the landscape. Raised crossings and quality materials at the streetscape promote a safe, pedestrian-friendly zone that can accommodate block parties or farmers markets.

A rooftop community garden will provide opportunities for urban agriculture.



site plan "the Hub" neighbourhood

7.6 neighbourhoods the mews

proposal

The open space associated with the Mews neighbourhood takes its design inspiration from the existing open space character found in Woodland Park.

This landscape is envisioned as the outdoor living room for the residents of Woodland Park and the community at large. Its linear nature creates a series of open spaces that offer a range of programming opportunities including informal lawn areas, all-ages play areas, and passive recreation. Visibility is of importance, with smaller play areas spread throughout the neighbourhood. Adult health and wellness is emphasized with many walking routes including a multi-use trail.

Re-wilding and rainwater management elements are key components to the open space. Central to the neighbourhood is the mews, which acts as the central spine of the community, and provides local access and a safe circulation route through the site.



site plan "the Mews" neighbourhood

7.6 neighbourhood the terraces

proposal

The Terraces neighbourhood is nestled within an existing mature forest stand. The character of the landscape and natural grade transition create a gateway for the larger neighbourhood.

Stormwater management features of the site tell the story of the larger watershed. Residential buildings are oriented to celebrate the natural topography of the site. The character of the open space takes cues from the surrounding forest riparian character through an overall re-wilding approach.

Outdoor community space includes a range of programming, including private and public outdoor amenity space, passive use, comfortable courtyards, play areas for a range of ages, connection to the community multi-use path, as well as a community plaza.



site plan "the Terraces" neighbourhood