



City of Port Moody

Report to Community Planning Advisory Committee

Date: April 20, 2020
Submitted by: Planning and Development Department – Development Planning Division
Subject: Revised Rezoning (Multi-Family) at 148 and 154 James Road (Laidler)

Purpose:

To present to CPAC a revised rezoning application for a six-storey, 114-unit apartment building with 22 rental units. This had previously been in process as a 64 unit apartment building with larger units.

Resolution Options

The following resolutions are available for Community Planning Advisory Committee consideration:

THAT staff and the applicant consider the comments provided during the Community Planning Advisory Committee meeting held on May 11, 2020 regarding the proposed project presented in the report dated April 20, 2020 from the Planning and Development Department – Development Planning Division regarding 148 and 154 James Road.

Applicant:

W. Laidler Sales Corporation

Background:

A development application was submitted on August 9, 2019 to rezone the properties at 148 and 154 James Road 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 sized 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 the Community Planning Advisory Committee (CPAC) on October 1, 2019 and received a largely positive response from the committee. The minutes from the meeting are included as **Attachment 1**. Staff sent the applicant a review letter on December 3, 2019 with comments and a request for additional information.

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), an increase of 50 units. This mix of units includes a majority of what would be considered “micro dwellings” based upon their small size. The modified density is slightly reduced at 3.0 FAR. This new proposal was presented to Council at the

Committee of the Whole on March 17, 2020. At this meeting, Council passed a resolution to refer the modified application to CPAC for its comments.

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 2**). 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 3** and **4**.

Neighbourhood Context:

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 easy access to a frequent transit route. 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 in order to facilitate the construction of a six-storey residential building

containing 114 units over an underground parkade. Project plans are included as **Attachment 5**.

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 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 (305ft ² - 392ft ²)	33m ² (359ft ²)
One-Bedroom	43	38%	36m ² - 61m ² (391ft ² - 652ft ²)	44m ² (472ft ²)
Two-Bedroom	5	4%	62m ² - 73m ² (666ft ² - 788ft ²)	71m ² (763ft 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 indoor and outdoor common amenity spaces on each level with a variety of programming such as a gym, play area, yoga studio, workstations, and urban garden plots. The indoor common amenity spaces on each level range from approximately 33m² (356ft²) to 41m² (440ft²) while the outdoor amenity spaces on each level range from 17m² (185ft²) to 19m² (207ft²) with the exception of the upper floor patio which is 62m² (671ft²).

A public art display of a sea lion sculpture made with recycled local plastics is proposed within the development or at the intersection of St. Johns Street and James Road, along with one residential unit to be gifted, 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.

Interim Affordable Housing Guidelines

Council approved an Interim Affordable Housing Guidelines Policy on March 17, 2020 for larger projects consisting of more than 30 apartment units. The policy aims to reach a minimum 15% share of below-market rental units for a period of 60 years or the useful life of the building. Another key expectation of the policy is that the unit mix should include a maximum of 70% studio and 1-bedroom units, and a minimum of 20% and 10% for 2-bedroom and 3-bedroom units, respectively. While the policy exempts in-stream applications such as this one, the provision of an affordable housing component is still expected where additional density is being sought.

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 these 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. There would be no restrictions placed on the remaining 11 rental units.

Although a total of 11 rental and 11 strata units would be reserved for persons earning less than \$51,000 per year, 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 mobility challenges;
- 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.

Zoning Compliance

The proposal has a net 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% and increases the maximum proportion of "small car" parking spaces. 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 variances when compared to the RM8 Zone is seen below:

Zoning Bylaw Comparison		
	Proposed CD Zone	RM8 Zone
Density (FAR)	3.0	2.4
	Proposed Parking Regulations	Parking Regulations
Parking	68 parking spaces (57 residential, 11 visitor)	141 parking spaces (118 residential, 23 visitor)
Small Car Parking	41%	30%

While the project would provide a total of 68 parking spaces for 114 residential units, it is noted that the architectural plans show four accessible residential parking stalls and two accessible visitor parking stall for the building, which includes 11 accessible residential units. A pick-up and drop-off area on James Road is also being sought for the purposes of ride hailing and HandyDART services.

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> <div>Sustainability Pillar</div> <div>Application</div> </div>	Cultural	Economic	Environmental	Social	Overall Total
148 and 154 James Road	45% (5 out of 11)	71% (5 out of 7)	45% (24 out of 53)	54% (19 out of 35)	50%

Stage of the Application in the Review Process:

The development application procedures allow CPAC comments and consideration early in the review process. CPAC previously commented in October 2019 but on a much different proposal. The application has since been modified as the applicant resubmitted detailed plans in April 2020. It was requested by the Committee of the Whole that this iteration of the application be presented again at CPAC. As such, CPAC is being asked to comment on the revised proposal.

Items for Further Review:

The idea of the revised application was submitted February 5, 2020 with preliminary plans being submitted. Detailed plans for this iteration were submitted on April 15, 2020. Staff have not had a chance to fully review the revised package and as such, will be requesting more information as the process moves 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 limited 10 year duration;
- form and character of the development, as well as how it relates to the surrounding context and future development;
- impacts upon adjacent properties;

- traffic considerations;
- additional details for the public art component; and
- proposed amenity spaces.

Concluding Comments:

The proposed development would allow for a six-storey apartment building containing mainly small studio and one-bedroom units. 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 less expensive 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.

Attachment(s)

1. CPAC Minutes – October 1, 2019.
2. Location Map.
3. OCP Map.
4. Zoning Map.
5. Project Plans.
6. Sustainability Report Card.

Report Author

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Report Approval Details

Document Title:	CPAC - Revised 148 and 154 James Road (Laidler).docx
Attachments:	<ul style="list-style-type: none">- Attachment 1 - CPAC Minutes - October 1, 2019.pdf- Attachment 2 - Location Map.pdf- Attachment 3 - OCP Map.pdf- Attachment 4 - Zoning Map.pdf- Attachment 5 - Project Plans.pdf- Attachment 6 - Sustainability Report Card.pdf
Final Approval Date:	May 4, 2020

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

André Boel - May 4, 2020 - 10:28 AM