



City of Port Moody

Report/Recommendation to Council

Date: October 26, 2020
Submitted by: Community Development Department – Development Planning Division
Subject: OCP Amendment and Rezoning Application – 44-60 Seaview Drive (Allaire Properties Inc.)

Purpose

To present for Council consideration OCP Amendment Bylaw No. 3281 and Rezoning Bylaw No. 3282 to facilitate the redevelopment of the properties at 44-60 Seaview Drive.

Recommended Resolution(s)

THAT City of Port Moody Official Community Plan Bylaw, 2014, No. 2955, Amendment Bylaw No. 26, 2020, No. 3281 (44-60 Seaview Drive) and City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 46, 2020, No. 3282 (44, 48, 52, 56, and 60 Seaview Drive) (RM4) be read a first time as recommended in the report dated October 26, 2020 from the Community Development Department – Development Planning Division regarding OCP Amendment and Rezoning Application – 44-60 Seaview Drive (Allaire Properties Inc.).

Background

Allaire Properties Inc. has submitted an OCP amendment and rezoning application for five properties located at 44, 48, 52, 56, and 60 Seaview Drive, as set out in draft Bylaw No. 3281 (**Attachment 1**) and draft Bylaw No. 3282 (**Attachment 2**). The application proposes to redevelop the site with a townhouse development containing 28 units over four buildings with an internal roadway. An application fact sheet that summarizes the key components of the project is included as **Attachment 3**. It should be noted that, at the pre-application stage in 2018, the proposal encompassed 31 townhouse units over six single family lots instead of the proposed 28 townhouse units over five single family lots.

Key issues that have been considered by staff during the review include: the impact of piece-meal amendments to the OCP, servicing and traffic capacity in the surrounding area, tree retention, tandem parking requirements, and increased open space.

The application was reviewed by the Community Planning Advisory Committee (CPAC) on February 10, 2020; the committee provided a number of comments for consideration, including but not limited to:

- Bedroom sizes;

- Increasing the size of the children's play space;
- Potential for tandem parking leading to overflow parking on the street;
- Lock-off suites in the development; and
- Consideration of additional amenities for the area as it is lacking.

The application was presented at Committee of the Whole on February 18, 2020 for early Council input. At the Committee of the Whole meeting, a number of comments were discussed for consideration by the applicant, including but not limited to:

- Submitting the high level analysis required for the OCP amendment; and
- Bedroom sizes.

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 4**). 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.

Official Community Plan (OCP):

The OCP designates the subject site for Single-Family Low Density uses (**Attachment 5**). 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, 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.

In the OCP section regarding Community Vision, the following policy regarding appropriate development is relevant for the review of the proposal:

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.

Council has also directed staff to undertake an OCP review, including a review of areas experiencing redevelopment pressure. The Seaview neighbourhood is one of the areas that Council has asked be reviewed. The age of housing, in combination with general high housing demand, have led to increased redevelopment pressures. The analysis is to consider appropriate change for the neighbourhood; an identification of population targets; and the built form of future construction.

Zoning:

The subject lots are zoned Single Detached Residential (RS1) (**Attachment 6**).

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.

Development Proposal Description:

The applicant is proposing to amend the OCP from Single Family Residential to Multi-Family Residential and rezone the subject site from RS1 to RM4 – Medium Density Townhouse Residential 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 two two-bedroom units ranging from 118m² (1,273ft²) to 124m² (1,337ft²) in size, 24 three-bedroom units ranging from 117m² (1,258ft²) to 133m² (1,433ft²) in size, and two four-bedroom units that range from 144m² (1,555ft²) to 151m² (1,626ft²) in size. The overall floor space results in a floor area ratio (FAR) of 0.95.

As part of the development permit, 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 44% within the RM4 Zone; and
- Reduction of the minimum front setback from 4.0m (13.1ft) to 3.4m (11.2ft) within the RM4 Zone.

The applicant is working with an Energy Advisor to ensure that the development will meet Step 3 of the BC Building Code for townhouses, as required by the City's Building Bylaw. In addition, the applicant is committing to certify the buildings as BUILT GREEN® Gold, to be coordinated between the Energy Advisor and Built Green Canada. The BUILT GREEN® certification process will be secured by a covenant prior to adoption of the bylaws.

Proposed project plans are included as **Attachment 7** and proposed landscape plans are included as **Attachment 8**.

Planning Analysis

The proposed townhouse development has positive elements as it results in a more efficient use of the land, and an increase in Port Moody's townhouse stock with a low carbon footprint. There are elements that staff recommends for further consideration though as outlined below:

Site Plan/Layout

The proposed development has maximized the number of units on the site. As a result, the site plan appears to lack open space and includes elements such as the required visitor parking spaces being in the side yard setbacks. This is further exacerbated by the variance requests to reduce setbacks and increase lot coverage from 40% to 44% and tandem parking from 50% to

70%. The project provides limited open space and no tree retention. The applicant is looking at using permeable materials for the visitor parking.

Affordable Housing

This project is exempt from the Interim Affordable Housing Guidelines Policy since it only proposes townhouse units and is under the 30-unit threshold. However, since the applicant is requesting to amend the OCP from Single Family Low Density to Multi-Family Residential development, significant value would be added to the land should the bylaws be approved. As such, it would be appropriate to consider incorporating a community amenity contribution above and beyond the City's Community Amenity Contribution (CAC) Policy, in exchange for the additional density/number of units. The applicant responded to this request by volunteering to provide \$1,000 per unit, totalling \$28,000, to the Affordable Housing Reserve, on top of the voluntary CAC contribution per the City's CAC Policy.

Urban Forestry

Under the current application, there are 56 on-site trees and four City-owned trees proposed for removal. Per applicable development permit guidelines, opportunities for tree retention should be considered where feasible and potentially incorporated into the outdoor amenity space. Tree retention should be considered a high priority for this development and the wider neighbourhood given the noticeable impact of tree removal in the adjacent development, also developed by Allaire Properties.

Sustainability Report Card

The completed Sustainability Report Card for the development proposal is included as **Attachment 9** 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
44-60 Seaview Drive	64% (7 out of 11)	71% (5 out of 7)	60% (32 out of 53)	60% (16 out of 29)	60%

Other Option(s)

The recommendation is for the OCP and Zoning Amendment Bylaws to receive first reading only so that the applicant may address the issues outlined in this report prior to consideration of referral to a Public Hearing; however, Council may choose to grant first and second reading of the OCP and Zoning Bylaws and refer the Bylaws to a Public Hearing:

THAT City of Port Moody Official Community Plan, 2014, No. 2955, Amendment Bylaw No. 26, 2020, No. 3281 44-60 Seaview Drive) and City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 46, 2020, No. 3282 (44-60 Seaview Drive) (RM4) be read a first and second time as recommended in the report dated October 26, 2020 from the Community Development Department – Development Planning Division regarding OCP Amendment and Rezoning Application – 44-60 Seaview Drive (Allaire Properties Inc.);

AND THAT Bylaw No. 3281 and Bylaw No. 3282 be referred to a Public Hearing.

Financial Implications

Community Amenity Contribution

Per the City's CAC Policy, the applicant has agreed to pay \$6,000 per unit for a total of \$138,000 after CAC credits of \$30,000 are calculated for the five existing lots.

In addition to this CAC payment, the applicant has committed to pay an additional \$28,000 towards the Affordable Housing Reserve in exchange for the OCP amendment and additional density.

Public Art Contribution

The applicant has committed to provide a contribution to the Public Art Reserve Fund, which will be based on 0.5% of the cost of construction in accordance with the Public Art Policy. Based on the applicant's estimated construction cost of approximately \$6,800,000, the contribution would be \$34,000.

Communications and Civic Engagement Initiatives

Community Engagement

The applicant provided an opportunity for public engagement, which, due to COVID-19, was held online over a two-and-a-half-week period from September 24, 2020 to October 12, 2020. The applicant invited the public's feedback via email. Information that would have normally been presented in a typical open house was available online.

During the time that the project materials were public, it was estimated that the website was visited 59 separate times. In response to the project, a total of 16 emails were received with 15 of 16 responses in support of the project, while one response remained neutral. Of the 16 responses that were received:

- two responses were from residents residing in the immediate Seaview neighbourhood;
- ten responses were from residents residing in the Moody Centre area;
- two responses were from future residents of Port Moody who currently reside outside the city; and
- two responses were from individuals within the project's ownership group.

Additionally, in response to the communications materials for the online public engagement, the City received one letter from a neighbouring resident in opposition of the proposal, citing that the neighbourhood should remain designated for single family uses and that the area cannot withstand multi-family densities due to the single in-and-out access to Clarke Street.

Public Notification

A notification sign informing the public of the OCP amendment and rezoning applications has been placed on the subject site in accordance with the City of Port Moody Development Approval Procedures Bylaw, 2011, No. 2918. In response to the notification sign, the City received two responses in support of the application and one letter in opposition from a surrounding property owner concerned about traffic and increased density in a predominantly single family neighbourhood.

Should the alternative recommendation be passed (that OCP and zoning amending bylaws be given first and second readings), the public will have an opportunity to comment at the Public Hearing, which will occur following a mail-out notification to adjacent residents, an advertisement placed in the local newspaper, and a decal of the public hearing time and date placed on the notification sign.

Council Strategic Plan Objectives

The proposal is consistent with the goals of Council's 2019-2022 Strategic Plan related to a Healthy City by planning for a variety of housing types to meet community needs.

Attachments

1. Draft Official Community Plan Amendment Bylaw No. 3281.
2. Draft Zoning Amendment Bylaw No. 3282.
3. Application Fact Sheet.
4. Location Map.
5. OCP Land Use Designation Map.
6. Zoning Plan.
7. Proposed Project Plans.
8. Proposed Landscape Plans.
9. Sustainability Report Card.

Report Author

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Report Approval Details

Document Title:	OCP Amendment and Rezoning Application - 44-60 Seaview Drive (Allaire Properties Inc.).docx
Attachments:	<ul style="list-style-type: none">- Attachment 1 - Draft Official Community Plan Amendment Bylaw No. 3281.pdf- Attachment 2 - Draft Zoning Amendment Bylaw No. 3282.pdf- Attachment 3 - Application Fact Sheet.pdf- Attachment 4 - Location Map.pdf- Attachment 5 - OCP Land Use Designations Map.pdf- Attachment 6 - Zoning Map.pdf- Attachment 7 - Proposed Project Plans.pdf- Attachment 8 - Proposed Landscape Plans.pdf- Attachment 9 - Sustainability Report Card.pdf
Final Approval Date:	Nov 16, 2020

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

André Boel, City Planner - Nov 10, 2020 - 8:08 PM

Kate Zanon, General Manager of Community Development - Nov 10, 2020 - 9:01 PM

Dorothy Shermer, Corporate Officer - Nov 12, 2020 - 8:20 AM

Rosemary Lodge, Manager of Communications and Engagement - Nov 13, 2020 - 1:12 PM

Paul Rockwood, General Manager of Finance and Technology - Nov 15, 2020 - 3:47 PM

Tim Savoie, City Manager - Nov 16, 2020 - 10:42 AM