



# City of Port Moody

## Report/Recommendation to Council

Date: December 14, 2020  
Submitted by: Community Development Department – Development Planning Division  
Subject: Early Input – Pre-Application – 3316-3330 Dewdney Trunk Road (PC Urban)

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### Purpose

To provide an opportunity for early Council input on the preliminary application for a potential Official Community Plan (OCP) amendment and rezoning application submitted for 3316-3330 Dewdney Trunk Road for a six-storey multi-family residential rental building containing 133 units.

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### Recommended Resolution(s)

**THAT staff and the applicant consider the comments provided during the Committee of the Whole meeting held on January 19, 2021 regarding the Pre-Application presented in the report dated December 14, 2020 from the Community Development Department – Development Planning Division regarding Early Input – Pre-Application – 3316-3330 Dewdney Trunk Road (PC Urban).**

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### Background

The City has received a preliminary application for a six-storey purpose-built market-rental project at 3316-3330 Dewdney Trunk Road. Such a project would need to amend the OCP from a maximum of four storeys to six storeys and rezone the site from the Single Detached Residential (RS1) Zone to a Comprehensive Development (CD) Zone based on the Six-Storey Apartment Residential (RM8) Zone. The project would entail the construction of a six-storey market-rental apartment building containing 133 units (52 one-bedroom units and 58 two-bedroom units) with a Floor Area Ratio (FAR) of 3.38 and a total of 90 parking stalls. An Application Fact Sheet with details of the proposal are included as **Attachment 1** and the applicant's preliminary project plans are included as **Attachment 2**.

### Discussion

#### Property Description:

The subject site is located on the north side of Dewdney Trunk Road (**Attachment 3**) and consists of four single-family lots totaling approximately 3,087m<sup>2</sup> (0.76ac). The OCP designates the site for Multi-Family Residential uses up to a maximum of four storeys in height (**Attachment 4**) and the existing zoning is RS1 (**Attachment 5**).

### Interim Affordable Housing Policy

The pre-application proposes 133 purpose-built rental units, to be secured for the life of the building through a housing agreement. The Interim Affordable Housing Guidelines Policy lists a number of expectations from the City as part of any OCP amendment and/or rezoning application with a focus on below market affordable rental housing as part of typical condo developments. The guidelines do allow for flexibility and in this case, the applicant is proposing one hundred percent of the units to be for rent at market rates which would address the expectations and options of the policy.

### Other Development Considerations

Land assembly at this location would ideally include the subject site (3316-3330 Dewdney Trunk Road) plus the four properties to the east, 3334-3340 Dewdney Trunk Road. Combined with the construction of PC Urban's rental building further east at 3370 Dewdney Trunk Road, this would complete the redevelopment opportunities on the north side of Dewdney Trunk Road within the City's boundaries. Development including the additional four lots would allow for a larger site to work with, which would potentially be considered for additional density and taller buildings given that the site is 190m (623ft) walking distance to the Inlet Centre SkyTrain Station, or a two- to three-minute walk. Taller buildings could also be designed in such a way that would allow for more open/amenity space within the site plan than what is currently proposed.

This concept of a larger assembly of land has been promoted by staff in the discussions regarding development options for this area. However, PC Urban has indicated that some of the owners adjacent to the current proposed site are not interested in selling at this time. On that basis, the current pre-application looked at development options that mimic PC Urban's 3370 Dewdney Trunk Road project that is nearing completion.

### Other Option(s)

At this time, the applicant and staff are seeking preliminary 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. One alternative resolution is as follows:

THAT the applicant be advised to consider a larger land assembly for a future development application which would allow for the consideration of increased height and density given the location adjacent to the Inlet Centre SkyTrain Station.

### Financial Implications

There are no financial implications associated with this report.

### Communications and Civic Engagement Initiatives

As this is a Pre-Application, there is no requirement for public input at this point. Should a full application be submitted in the future, it would be subject to the City's Public and Stakeholder Consultation for Major Development Projects or Area Plans policy, which would provide opportunity for input from the general public and specific stakeholder groups.

## Council Strategic Plan Objectives

Providing this early opportunity for Council input on a preliminary development proposal supports 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. Application Fact Sheet.
2. Preliminary Project Plans.
3. Location Map.
4. Land Use Designations Map.
5. Zoning Map.

## Report Author

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Development Planner

## Report Approval Details

Document Title:	Early Input - Pre-Application - 3316-3330 Dewdney Trunk Road (PC Urban).docx
Attachments:	<ul style="list-style-type: none"><li>- Attachment 1 - Application Fact Sheet.pdf</li><li>- Attachment 2 - Project Plans.PDF</li><li>- Attachment 3 - Location Map.pdf</li><li>- Attachment 4 - Land Use Designations Map.pdf</li><li>- Attachment 5 - Zoning Map.pdf</li></ul>
Final Approval Date:	Jan 4, 2021

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

Kate Zanon, General Manager of Community Development - Dec 24, 2020 - 9:27 AM

Dorothy Shermer, Corporate Officer - Dec 24, 2020 - 2:40 PM

Rosemary Lodge, Manager of Communications and Engagement - Jan 3, 2021 - 11:11 AM

Paul Rockwood, General Manager of Finance and Technology - Jan 3, 2021 - 1:55 PM

Tim Savoie, City Manager - Jan 4, 2021 - 1:21 PM