

Rezoning Application for 3630 and 3638 Westwood Street and 2803 Anson Avenue

RECOMMENDATIONS:

That Committee of Council:

1. *Direct Staff to bring forward an amendment to the Zoning Bylaw to amend Comprehensive Development Zone 40 which includes the following provisions:*
 - a. *A maximum floor area ratio of 7.03 for Lot 1;*
 - b. *A maximum building height of 100m for Lot 1;*
 - c. *A minimum indoor amenity space of 367m² for Lot 1;*
 - d. *A minimum outdoor amenity space of 1637m² for Lot 1; and*
 - e. *Remove parking and density bonus regulations.*
2. *Direct Staff to bring forward a new Housing Agreement Bylaw to replace Housing Agreement Bylaw, 2023, No. 4311 which increases the number of secure rental and non-market rental housing units.*
3. *Recommend to Council that prior to adoption of the zoning amendment bylaw the following conditions be met to the satisfaction of the Director of Development Services:*
 - a. *Adoption of the new Housing Agreement Bylaw and registration of the associated S.219 Covenant on the property title;*
 - b. *Submission of a contribution to the area capital transportation and infrastructure projects; and*
 - c. *Submission of a density bonus contribution.*

PREVIOUS COUNCIL/COMMITTEE ACTION

December 5, 2023 – Committee approved Development Permit DP000500 and DP000501 for two high-rise mixed-use developments at 3630, 3638 Westwood Street and for plaza landscaping at 2803 Anson Avenue.

October 10, 2023 – Council amended the Zoning Bylaw to permit two high-rise mixed-use developments at 3630, 3638 Westwood Street, and 2803 Anson Avenue.

September 12, 2023 – Council adopted Housing Agreement Bylaw, 2023, No. 4311 which ensures the site is developed with rental and non-market rental housing with defined affordability and tenant eligibility requirements.

REPORT SUMMARY

This report provides for Committee consideration of an application to amend the Comprehensive Development Zone 40 (CD40) to enable four additional storeys of apartment housing at 3638 Westwood Street. In staff's opinion, the land use, density and design continue to meet City's policies and public benefit objectives pertaining to the provision of housing in frequent transit development areas. The recommended bylaw conditions are intended to ensure mix of housing tenure and

Rezoning Application for 3630 and 3638 Westwood Street and 2803 Anson Avenue

In keeping with Provincial direction, the surrounding area has been designated for higher density transit-oriented development in the City's Official Community Plan; existing development is generally low rise commercial and single residential but the area is expected to transition in accordance with municipal and provincial policies.

The development site has recently been cleared, a temporary sales center has been constructed on 3638 Westwood Street and construction of the 30-storey tower is underway at 3630 Westwood Street.

Policy and Regulations

- a. *Provincial Legislation:* The *Local Government Act* (LGA) has been amended to include minimum densities and building heights and prohibits minimum residential parking requirements in areas designated as TOAs. The Act also includes new requirements pertaining to density benefit and inclusionary zoning bylaws. In June 2024, the Province issued Port Coquitlam a Housing Target Order of 2,279 new housing units by July 31, 2029.
- b. *OCP Land Use Designation and Policies:* The site is designated Frequent Transit Development in the Official Community Plan (OCP) providing for consideration of higher density, mixed-use development. The policies of the OCP specify that development should include elements such as: a mix of residential and commercial use; a mix of housing size and tenure that align with housing need; provision of amenities and amenity space; compatible, attractive and contextually appropriate building and site design; pedestrian and bicycle linkages and adequate servicing.
- c. *Zoning:* The site is zoned Comprehensive Development Zone 40 (CD40) which permits apartment uses above ground floor commercial uses and townhouses along Woodland Drive. The CD40 zone regulations were crafted to allow a 28-storey building at 3638 Westwood Street and a 30-storey building at 3630 Westwood Street and included specified parking, density bonus and inclusionary housing (market and non-market rental unit) provisions.
- d. *Parking and Development Management Bylaw:* In keeping with the LGA, the Bylaw does not require residential parking on properties designated as Frequent Transit Development in the OCP.
- e. *Housing Needs Assessment:* The 2024 Housing Needs Assessment found that affordability continues to be the biggest housing issue in Port Coquitlam and concluded that a range of affordability levels and unit types should be included in new development, with a particular need for deeply affordable and below market rental.
- f. *Affordable and Family-Friendly Housing and Density Bonus Policies:* These policies support the provision of secure non-market housing units and density bonus contributions in new development.

Rezoning Application for 3630 and 3638 Westwood Street and 2803 Anson Avenue

g. *Development Permit:* OCP design policies promote coordination of siting and building design; use of high-quality cladding materials; consideration of the relationship between buildings and open areas; and, the overall visual impact of buildings and landscaping. Through the rezoning process, site-specific design guidelines were registered on the property title to guide future development. The site is also subject to the Environmental Conservation development permit area (DPA) designation of the OCP. The Environmental Conservation DPA objectives and design guidelines encourage sustainable development and building design; efficient use of energy, water and other resources; and, reduction of waste and pollution.

Development Permits DP000500 and DP000501 were approved by Committee on December 5, 2023, to permit development of a 30-storey building at 3630 Westwood Street and a 28-storey building at 3638 Westwood Street. If the proposed rezoning is successful an amendment to development permit DP000500 would be brought forward for Committee consideration.

Proposed Development (Amendment): The applicant has requested the CD40 zone regulations be amended for Lot 1 (3638 Westwood Street) to increase the maximum building height from 88m (28 storeys) to 100m (32 storeys) and increase the maximum floor area ratio from 6.1 to 7.03. To ensure the amenity needs of the new households are met, the applicant has also revised the building design to provide additional indoor and outdoor amenity space at the previously approved ratio of (1.2m² indoor and 4.8m² of outdoor space per apartment unit).

The LGA prohibits the City from requiring minimum residential parking stalls to be provided for the property; the developer noted the intent to construct 287 residential stalls and 8 visitor stalls to meet the needs of residents.

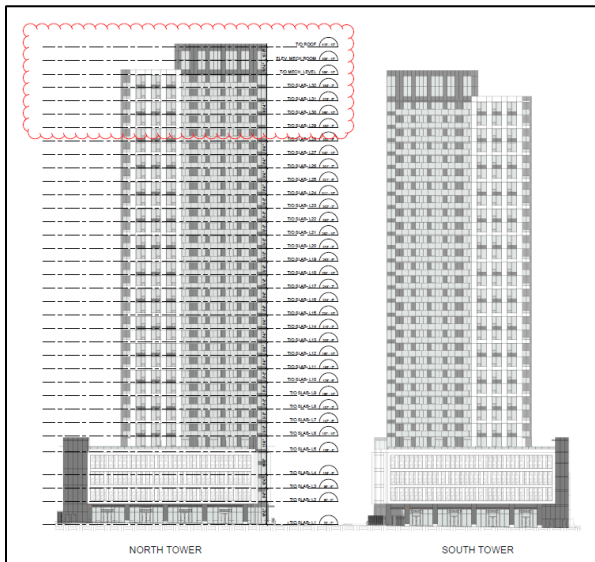


Image showing 4 additional floors

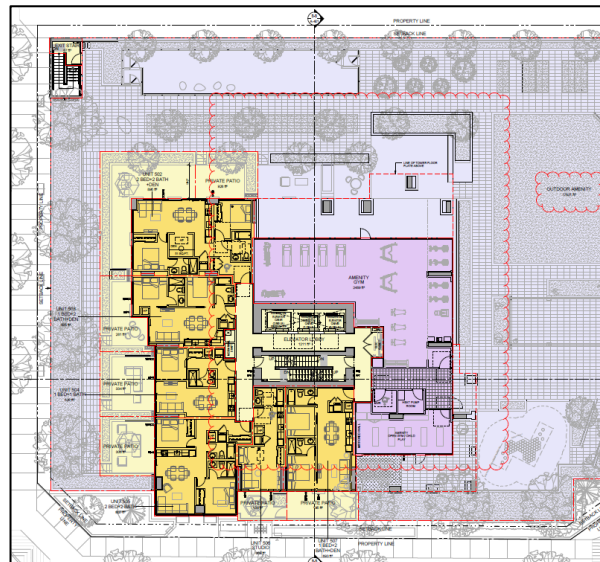


Image showing expanded amenity spaces

Rezoning Application for 3630 and 3638 Westwood Street and 2803 Anson Avenue

Transportation and Infrastructure: As noted in the 2023 rezoning application report, a number of neighbourhood transportation and infrastructure improvements are needed to accommodate growth in this area of the city including significant sanitary sewer, road, sidewalk and intersection upgrades. The applicant provided a \$1,416,688 contribution based on \$2,584 per anticipated dwelling unit growth in the area for these works. Anticipating cost escalation of approximately 15% since 2023, the applicant has offered an additional \$124,824 contribution (based on \$2,972 per dwelling unit ¹) for these neighbourhood transportation and infrastructure projects.

Density Bonus and Affordable Housing: In accordance with established City policy, the current CD40 zone includes density bonus provisions for both Lot 1 and Lot 2 at the rate of \$50 per square foot for residential density in excess of 1.5 FAR and the provision for secure affordable rental housing. In keeping with this, the applicant has offered an additional \$1,265,850 density bonus contribution (a total contribution of \$8,391,500 for Lot 2) and the provision of 8 additional secure rental housing units. As noted in the 2023 rezoning application report, the market and non-market housing units are to be bundled together and owned/operated by a non-profit housing provider.

DISCUSSION

The OCP and additional City policies establish how the community is intended to develop, designates lands for uses in keeping with these policies and provides guidance on the types of housing, services and community supports the City should encourage. The Frequent Transit Development OCP land use designation supports consideration of high-density mixed-use development at the site and the recent Provincial Housing Statutes promote locating high density housing in close proximity to rapid transit. The proposed additional housing units will help the City meet our Provincial Housing Target Order and, in particular, the additional rental housing units will assist in closing gaps identified in the Housing Needs Assessment.

Staff do not anticipate the additional building height or density will have any significant impact to surrounding property and the additional indoor and outdoor amenity space will continue to meet the needs of future residents and recommend support of the proposal. Accordingly, staff recommend amendment to CD 40 Zone to reflect the proposed additional Lot 1 height, density and amenity space provisions and to remove regulations pertaining to provision of density bonus, affordable housing and parking in accordance with Provincial direction.

Staff further recommend an updated Housing Agreement Bylaw to reflect the provision of the additional secure rental units, a density bonus contribution of \$8,391,500 and a \$124,824 contribution to the area capital transportation and infrastructure projects be provided as a condition of the rezoning.

¹ The area capital transportation and infrastructure projects will be reevaluated for future development as cost and benefitting growth become further defined.

Rezoning Application for 3630 and 3638 Westwood Street and 2803 Anson Avenue

FINANCIAL IMPLICATIONS

There are no immediate financial implications for this report, however, the revised development will result in an increase in property tax revenue once the development occurs. The development will also provide additional density bonus and transportation and infrastructure project contributions.

OPTIONS (✓ = Staff Recommendation)

	#	Description
<input checked="" type="checkbox"/>	1	Direct staff to bring forward a zoning bylaw amendment and housing agreement bylaw which include the recommended provisions for consideration by Council.
	2	Request additional information to aid Committee in making a decision on the rezoning application.
	3	Recommend to Council the application be refused.

ATTACHMENTS

Attachment 1: Architectural and landscape design concept drawings

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