

Westwood/Woodland Frequent Transit Development Area

RECOMMENDATION: (to be passed as separate motions)

1. That Council, having given consideration to *s.475 of the Local Government Act*, confirm the following public consultation information for the Official Community Plan amendment:
 - a) Letter dated September 18, 2019, sent to Westwood/Woodland area property owners advising of the September 17, 2019, Council resolution and,
 - b) Direction from Council and Committee of Council to proceed with drafting the bylaw amendments ; and
 - c) That Council give Official Community Plan Amendment Bylaw No. 4161 first two readings.
2. That Council give Zoning Amendment Bylaw No. 4162 first two readings.
3. That Council approve amending the Density Bonus Policy to provide for a payment of \$50 per square foot for all residential density in excess of the 1.5 Floor Area Ratio in an area designated for Frequent Transit Development.

PREVIOUS COUNCIL/COMMITTEE ACTION

September 17, 2019, Council made the following resolution:

That pursuant to *s.463 of the Local Government Act*, that staff be directed to bring forward area-specific amendments to the Zoning Bylaw for the 3500/3600 Westwood Street area to achieve the following intent:

- 1) that permitted uses within properties zoned Community Commercial be restricted to community commercial uses and the maximum height of a building be restricted to one storey, and;
- 2) that the number of dwelling units permitted for properties zoned Residential Single Family RS1 be restricted to one and the maximum height of a building be restricted to one storey;
unless the following conditions are met:
 - a) Provision of vehicle access between the street and the lane with a minimum width of 20m and in direct alignment with Anson Avenue;
 - b) A mix of community commercial and residential uses with a minimum building height of six storeys; and
 - c) If the floor area ratio exceeds 1.5, provision of a contribution in the amount of \$50 per square foot of additional floor area to City reserve funds for community amenities and social housing amenities.

May 11, 2017 Smart Growth Committee considered a report titled “Community Plan Update: Inclusion of Frequent Transit and Transportation Corridor Policies and Designations” and endorsed consideration of the Westwood/Woodland area as a Frequent Transit Development Area in the Official Community Plan updates process.

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REPORT SUMMARY

The proximity of the Lincoln Avenue Skytrain Station creates opportunity to focus transit-oriented growth and allow for higher residential densities along the northern stretch of Westwood Street. This report recommends that consideration be given to amending the Official Community Plan and the Zoning Bylaw to facilitate this change.

BACKGROUND

The Westwood/Woodland area is a triangle shaped area consists of 19 individual lots with a combined land area of approximately 6.3 acres. The area is bound by Woodland Drive to the east, Kitchener Avenue to the south, Westwood Street to the west and the boundary with the City of Coquitlam to the north. The area is located within walking distance to the Lincoln Skytrain Station, as shown on the map below, is relatively flat and primarily developed with older single residential homes. Three properties in the south portion of the triangle contain modest commercial buildings.

The Metro Vancouver Regional Growth Strategy suggests locations within 800m of a rapid transit rail station have the potential to be identified as a Frequent Transit Development Area. The Regional Growth Strategy defines Frequent Transit Development Areas as “priority locations to accommodate concentrated growth in higher density forms of development. They are located at appropriate locations along TransLink’s Frequent Transit Network. Frequent Transit Development Areas complement the network of Urban Centres, and are characterized by higher density residential, commercial and mixed uses, and may contain community, cultural and institutional uses.

Urban design for these areas promotes transit-oriented communities where transit, cycling and walking are the preferred modes of transportation.

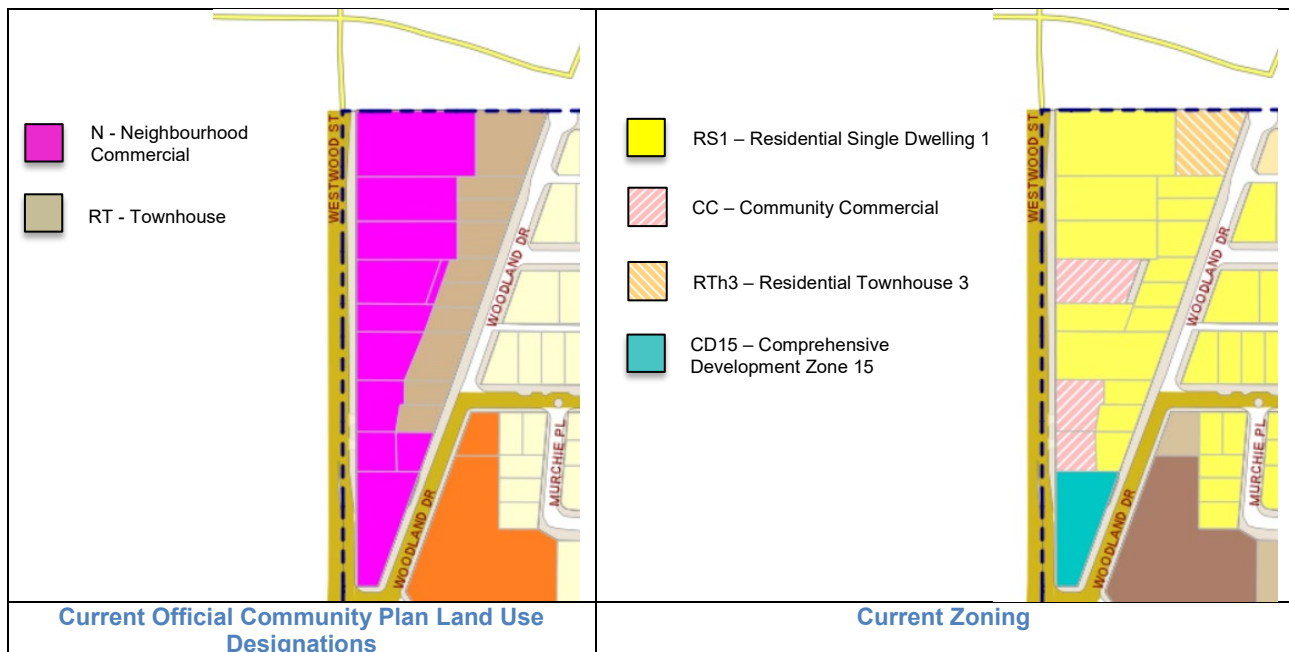


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400m Radius to Lincoln Station



The area is currently designated by the Official Community Plan (OCP) as N (Neighbourhood Commercial) along Westwood Street and RT (Townhouse) along Woodland Drive. The intent of the Neighbourhood Commercial OCP designation is to allow for commercial uses intended to serve

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the larger neighbourhood and include retail and office uses in a building up to four storeys with residential uses above the first storey. The Townhouse OCP designation is intended to allow for attached residential uses up to three storeys in height.

Current zoning is a mixture of mostly RS1 (Residential Single Dwelling 1) and a few CC (Community Commercial) zoned properties. 3685 Woodland Drive is zoned RTh3 (Residential Townhouse 3) and was developed with 9 townhouses in the mid-2000s and a property at 3540 Westwood Street is a Comprehensive Development zone (CD15) which permits limited commercial uses and a service station. The service station was decommissioned several years ago.

Following the arrival of the Evergreen Skytrain extension and construction of the Lincoln Avenue Station, the City identified an opportunity for the Westwood/Woodland area to be designated for transit oriented development in a future update to the Official Community Plan; the intent of this direction was to ensure that new development would be that of high density residential in keeping with the area's short walking distance to transit services. Council recently determined they wishes to see immediate changes to this areas zoning and OCP designation to ensure any new development in the area reflects the City's intent to see higher density, transit-oriented development in the area and to address traffic concerns.

DISCUSSION

Staff have prepared amendments to the Official Community Plan, the Zoning Bylaw and the Density Bonus Policy in order to implement Council's direction. In summary the changes include:

- Adding a new "Frequent Transit Development" land use designation in the Official Community Plan and amending the land use designation of the Westwood and Woodland area to this designation.
- Adding new policies to the OCP which specify the City's expectation for this area to include:
 - Consideration of transition and consolidation with adjacent lands and land uses through an area planning process and design of development, including consolidated vehicular access on Westwood Street aligned with the Anson Avenue intersection in Coquitlam.
 - A mix of commercial and multifamily residential uses; with the commercial use restricted to Westwood Street to ensure compatibility with residential development to the east.
 - Higher-density built form fronting Westwood Street, with a minimum overall height of 6 stories. This would allow for consideration of both mid-rise (woodframe) construction and high-rise (concrete) construction as appropriate to the context of the development, and provides for flexibility in building articulation.
 - Lower-density, ground oriented built form fronting Woodland Drive, to address the community's expectation for a modest form of multi-family development that is compatible with the existing single residential character of the community. This

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- would allow for consideration of built forms such as rowhomes or stacked townhomes.
- Provision of pedestrian and cycling friendly streets, amenities and connections through the area, to enhance neighbourhood connections to the Evergreen line, and
- Inclusion of housing type and tenure that will provide a public benefit, such as rental, non-market, family oriented or entry level ownership.
- An amendment to the City's Density Bonus policy to confirm a \$50 per square foot density bonus provision for all residential density in excess of the 1.5 FAR. This provides certainty to property owners about how the City expects to capture a portion of the increase in land value associated with a proposal to permit higher densities that which could be achieved by developing within the current neighbourhood commercial designation of the Official Community Plan. This bonus density amount is the same as that applied to RA1 (Residential Apartment 1) zoned properties.
- Amendments to the Zoning Bylaw to restrict the height of development within the existing zoning in the area to one story and one dwelling unit, in order to address issues of traffic management and the City's expectation for future development to be planned in an orderly, compatible manner in keeping with Council policies.

Staff do not recommend pursuing an amendment to the City's Regional Context Statement to formally designate this area as a regional Frequent Transit Development Area (FTDA) at this time. A comprehensive update to the both the City's Official Community Plan and Metro Vancouver's Regional Growth Strategy is underway and, through this process, staff will enter into dialogue with Metro Vancouver about the suitability of this area as a regional FTDA.

PUBLIC CONSULTATION

Letters were sent to property owners September 18th, 2019 advising of Council's resolution and inviting input. Staff have heard from four property owners seeking clarification of the resolution and wanting to discuss future potential of their lands and have discussed the proposed changes with a number of realtors and interested investors/developers.


Staff also met with City of Coquitlam staff to discuss land use planning for the area. Amendment of the Official Community Plan and the Zoning Bylaw requires an advertised Public Hearing and all owners of properties within the area would be informed of the Hearing. The City of Coquitlam will also be formally advised of the proposed change and their input sought.

FINANCIAL IMPLICATIONS

None

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OPTIONS (✓ = Staff Recommendation)

	#	Description
	1	Give first two readings to amending bylaws for the Official Community Plan and the Zoning Bylaw.
	2	Delay first two readings and request staff to provide additional information
	3	Take no action (deny first two readings of the bylaws).

ATTACHMENTS

Attachment 1: September 18, 2019 letter to Westwood/Woodland property owners

Attachment 2: OCP Bylaw Amendment

Attachment 3: Zoning Bylaw Amendment

Attachment 4: Density Bonus Policy Amendment

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