<table>
<thead>
<tr>
<th>Item Type</th>
<th>Date</th>
<th>Item No.</th>
<th>Item Name</th>
<th>Reason For On-Table Distribution</th>
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<tbody>
<tr>
<td>Presentation</td>
<td>May 11, 2020</td>
<td>4.1</td>
<td>Revised Rezoning (Multi-Family) at 148 and 154 James Road (Laidler)</td>
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</table>
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Background

- Original development application presented at CPAC on October 1, 2019
- Would allow for six-storey residential rental building containing 64 units with potential of 10% for below market rental
- Unit mix contained majority (69%) 2 and 3-bedroom units
Updated Proposal

- Modified project proposal
  - Preliminary details submitted February 5, 2020
  - Presented to Committee of the Whole on March 17, 2020
  - Detailed plans for modified proposal submitted April 15, 2020
- Includes 114 units (66 studio, 43 one-bedroom, 5 two-bedroom units)
- Majority of units considered “micro dwellings” based on small size

Multi-Family OCP Designation
Proposal Key Features

- Six-storey built form
- 114 units total
- FAR 3.0
- 11 accessible units
- Common amenity spaces on each floor

<table>
<thead>
<tr>
<th>Unit Type</th>
<th>Unit Count</th>
<th>Percentage of Overall Units</th>
<th>Size Range</th>
<th>Average Unit Size</th>
</tr>
</thead>
<tbody>
<tr>
<td>Studio</td>
<td>66</td>
<td>58%</td>
<td>28m² - 36m² (305ft² - 392ft²)</td>
<td>33m² (359ft²)</td>
</tr>
<tr>
<td>One-Bedroom</td>
<td>43</td>
<td>38%</td>
<td>36m² - 61m² (391ft² - 651ft²)</td>
<td>44m² (474ft²)</td>
</tr>
<tr>
<td>Two-Bedroom</td>
<td>5</td>
<td>4%</td>
<td>62m² – 73m² (666ft² – 788ft²)</td>
<td>71m² (764ft²)</td>
</tr>
</tbody>
</table>

Zoning Bylaw Comparison

<table>
<thead>
<tr>
<th>Zoning Bylaw Comparison</th>
<th>Proposed CD Zone</th>
<th>RM8 Zone</th>
</tr>
</thead>
<tbody>
<tr>
<td>Density (FAR)</td>
<td>3.0</td>
<td>2.4</td>
</tr>
<tr>
<td>Proposed Parking Regulations</td>
<td>Parking Regulations</td>
<td></td>
</tr>
<tr>
<td>Parking</td>
<td>68 parking spaces (57 residential, 11 visitor)</td>
<td>141 parking spaces (118 residential, 23 visitor)</td>
</tr>
<tr>
<td>Small Car Parking</td>
<td>41%</td>
<td>30%</td>
</tr>
</tbody>
</table>
Housing Component

<table>
<thead>
<tr>
<th>Number of Units</th>
<th>Housing Type</th>
<th>Description</th>
<th>Duration</th>
</tr>
</thead>
<tbody>
<tr>
<td>11 (10%)</td>
<td>Rental</td>
<td>Rental units reserved for persons earning less than $51,000 per year.</td>
<td>10 years</td>
</tr>
<tr>
<td>11 (10%)</td>
<td>Market Rental</td>
<td>Rental units at market rates.</td>
<td>10 years</td>
</tr>
<tr>
<td>11 (10%)</td>
<td>Ownership</td>
<td>Strata units reserved for persons earning less than $51,000 for ownership opportunities.</td>
<td>N/A</td>
</tr>
<tr>
<td>81 (71%)</td>
<td>Market Ownership</td>
<td>Remaining units to be sold at market values</td>
<td>N/A</td>
</tr>
</tbody>
</table>

New Interim Affordable Housing Guidelines Policy

- Targets 15% share of below-market rental units
- 60 years or useful life of building
- Unit mix should meet the following
  - 70% maximum one-bedroom
  - 20% minimum two-bedroom
  - 10% minimum two-bedroom
- Policy exempts in-stream applications but provision of affordable housing component is still expected where additional density is being sought
### Key Items for Staff 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 housing component and the enforcement of such a program;
- Proposed rental housing and affordable rental component and its 10-year duration;
- Form and character of the development, as well as how it relates to the surrounding context and adjacent future development;
- Impacts upon adjacent properties;
- Traffic considerations;
- Public art component; and
- Proposed amenity spaces.
Sitka House is a multi-generational housing development featuring 11 wheelchair accessible and 66 naturally affordable units.

Sitka House
148 & 154 James Road, Port Moody

Challenges in the Port Moody Real Estate Market

- Friends and family between ages of 20 - 35 have difficulty finding affordable rentals and homes to purchase

- Senior downsizing clients are looking for a step between fully assisted and fully independent living

- Mobility impaired clients having difficulty finding living spaces that are designed for wheelchairs
Three Examples

Jenny Leflemme - An Eagleridge Hospital Care Aide who currently lives in a 350 ‘micro suite’ at the Square (3520 St Johns) wants to stay in Port Moody, saved $20,000 and is approved to purchase up to $300,000s.

Nason’s - Neil was restricted to a wheelchair and the family could not find suitable housing that accommodated his mobility challenges

Various Port Moody Families are looking for independent options for their senior family members.
Sitka House

1. 66 Micro or ‘Smart Suites’ will provide an affordable options for students, working professionals and low income seniors to rent or own in our community

1. 11 of the first fully wheelchair accessible units will be an option for mobility impaired

1. The connection between younger generations living with seniors and disabled


‘This option allows the City to move forward and create a new, diverse, and more affordable type of housing. It may also help retain millennials in the city by providing more affordable homeownership and rental options.’

https://summit.sfu.ca/item/16320
‘Responding to Changing Households: Regulatory Challenges for Micro-Units and Accessory Dwelling Units’ Vicki Been et al New York University 2014

‘In response to these and other concerns, a number of jurisdictions have revised their regulations to permit the development of more compact rental housing units, including both accessory dwelling units and micro-units.’


"I think they're really part of the housing spectrum and a part that we haven't seen much of the last few years"

Kelowna Manager of community planning Ryan Smith

In 2016, Kelowna had over 500 micro suites approved with less than 314 SF living space
City of Seattle
Department of Planning and Development
Diane M. Sugino, Director

Frequently Asked Questions (FAQ)
Micro-housing and Congregate Residences
October 7, 2013

This FAQ answers common questions about the proposed new rules DPD recommends for micro-housing and congregate residences. For more background please browse the materials on our website: http://seattle.gov/DPD/codeenforce/transcript/micro/whathereff/

‘DPD has found that micro-housing provides an important lower-cost housing option that is appealing to many renters, and we recommend that it continue to be allowed to meet this demand.’

*** Parking Requirement: 1 Stall for every 4 units ***

11 Accessible Units:

- Wider Hallways / Doorways
- Adjustable Counters / Shelves
- Adjustable Showers
- Lower switches and Thermostats
- Accessible Balcony
Multigenerational Housing Example

In Beekmos, Houten, Netherlands an innovative program combined elderly women and young women.

- “It is an intergenerational project. Complementary needs of two social groups are combined in order to create synergies.
- It not only responds to housing problems, but also to the need to build social relationships.
- The project aims at creating an assisted living environment providing additional services to housing.


James Road Connection Between Generations

- Additional work opportunities for students and professionals
  - Companionship
  - Cleaning
  - Errands

- Assist Care for Wheelchair or Elderly Family Members without going to fully assisted living
Sitka House is a multi-generational housing development featuring 11 wheelchair accessible and 66 naturally affordable units.

Thank you for supporting our vision!

LaidlerHomes