



City of Port Moody

Minutes

Economic Development Committee

Minutes of the meeting of the Economic Development Committee held on Wednesday, March 3, 2021 via Zoom.

Present

Councillor Hunter Madsen, Chair
Mayor Robert Vagramov, Vice-Chair
George Broderick
Edward Chan (joined at 7:06pm)
Dustin Chelen
Matt Ferguson
Sharleen Karamanian
Brian Krieger
Greg Pepler
Aaron Robinson
Robert Simons

Absent

Taryn Barker (Regrets)
Lisa Beecroft
Christopher Pope (Regrets)

In Attendance

Devin Jain – Manager of Cultural Services
Joji Kumagai – Manager of Economic Development
Philip Lo – Committee Coordinator

Also In Attendance

James Hursthouse, AMPD Ventures

1. Call to Order

Call to Order

- 1.1 The Chair called the meeting to order at 7:00pm.

EDC21/004

Moved, seconded, and CARRIED

THAT loco OCP Update be added to the agenda as item 4.3a.

2. Adoption of Minutes

Minutes

2.1 EDC21/005

Moved, seconded, and CARRIED

THAT the minutes of the Economic Development Committee meeting held on Wednesday, February 3, 2021 be adopted.

3. Unfinished Business

4. New Business

Digital Arts Innovation Precinct in Port Moody

4.1 Presentation: James Hursthouse, AMPD Ventures Attachment: Port Moody Digital Arts Innovation Precinct Proposal

File: 01-0360-20-03

Mr. Hursthouse gave a presentation regarding a potential proposal for an Innovation Precinct in Port Moody, noting the following:

- a new generation of high-performance computing is needed, as the current cloud environment is not serving new generation requirements well, and is not accessible to the general population;
- a new generation of computer would blend cloud technology with better, higher performance architecture, targeting sectors of video games/E-sports entertainment, machine learning and artificial intelligence, digital media productions, and virtual and augmented worlds;
- artificial intelligence can help to accelerate many industries in BC;
- a data centre proof-of-concept would include heat capture from servers for repurposing into residential areas, a water feature that can be a part of an ambient cooling system, and can form an integral part of a district energy system;
- the centre of an Innovation Precinct can be high performance cloud centres; proximity to clients is important;
- AMPD is currently in discussions with Capilano University to implement a smaller scale data centre;
- the high-level vision is to form a small consortium of for-profit, non-profit, and academic partners to contribute to the development of the Moody Centre TOD area with mixed-used residential, commercial, and business functions
- digital media talent in BC needs to be up-scaled, and

there is a large demand for digital media productions, as virtual production could become the industry standard;

- comparable developments include the Molson Brewery Redevelopment in Vancouver and Dagenham Studios in the United Kingdom;
- AMPD is currently soliciting early-stage expressions of interest and engaging in ongoing conversations with potential partners and anchor tenants, and conducting ongoing comparative analysis around innovation precinct focus;
- the next steps include full consultation with developers and Council, and working with developers to meet Council requirements and existing initiatives; and
- potential paths for the proposal could be: a virtual/real-time production centre, a live entertainment centre, a construction innovation centre, an applied intelligence hub, or a smart city innovation hub.

Matt Ferguson left the meeting at this point and did not return.

In response to questions from the Committee, Mr. Hursthouse noted the following:

- the potential draw of the Innovation Precinct is related to the natural appeal of the lifestyle that Port Moody has to offer;
- the goal would be to build a vibrant and innovative live, work, and play space;
- ideally, high powered data centres would be run concurrently in numerous locations;
- there is a benefit to providing capacity for AI incubators;
- downtown Vancouver is not necessarily the ideal location to build and grow a sustainable organization, and there are more sustainable options available; and
- guidance is needed on the scale, priorities, and other details of the proposal, and AMPD is in a formal position to speak with potential partners, including Wesgroup.

The Committee noted that the Moody Centre TOD area is projected to carry the bulk of the job density growth in Port Moody, and that a more defined proposal would be needed in order for specific feedback to be provided.

Committee members were encouraged to provide comments directly to Mr. Hursthouse.

Art in Public Space Master Plan

4.2 Presentation: Manager of Cultural Services

Link: https://www.portmoody.ca/en/arts-culture-and-heritage/resources/Documents/CityofPortMoody_ArtInPublicSpaces_Plan_DRAFT_Oct2020%20v2.pdf

The Manager of Cultural Services gave a presentation on the draft Arts in Public Spaces Master Plan, noting the following:

- the City's Arts and Culture Master Plan calls for the development of a Public Art Master Plan, which has been renamed to Art in Public Spaces to reflect a broader scope than only public art or physical pieces of art;
- public engagement activities aimed to reach residents who have typically low engagement, and included a public open house, pop-up cafés, and a Sounding Board campaign at various facilities and events;
- themes and priorities include a clear demand for participatory and community-based arts experiences, and a broad desire for the animation of public spaces through creative placemaking;
- needs and gaps include clearly defining funding mechanisms for public art and ensuring diversity in art forms;
- two of summary recommendations include defining four programs areas (community public art, private developer public art, creative placemaking, and public art capital projects) and creating an interdepartmental team; and
- guiding principles include diversity, innovation, and sustainability.

The Manager of Cultural Services noted the following in response to questions from the Committee:

- placemaking projects can be applied anywhere, including Queens Street Plaza, parks, and parklets;
- placemaking projects are typically built from the ground up, and include engagement with surrounding businesses and residents and stakeholders;
- the City's public art is currently funded by an annual reserve; between \$30,000 to \$40,000 is put into the reserve on an annual basis; and
- for developer-funded public art, which is currently valued at 0.5% of total construction value, the City reviews the projects to determine if public art would make sense; the City requests contributions or cultural spaces in-lieu when it is appropriate.

The Committee noted the following in discussion:

- consider ways to fund the City's public art program without it being a burden on taxes; for instance, developer funding would be better used for more significant public art works;
- many parks and parklets are confined within commercial sectors; these areas should be more attractive and inviting during the working day when the business community is active; consider full seven-day use rather than just weekend usage; and
- public art should not be focused on only physical art pieces; consider performance-based art and other arts activities that would attract visitors to the City.

**OCP/Master Plan
Working Group**

4.3 Attachments:

- a. Working Group February 2021 Meeting Notes
- b. [City of Coquitlam OCP – A Vital Economy](#)
- c. [District of North Vancouver OCP Progress Monitoring Report](#)

File: 01-0360-20-03

The OCP/Master Plan Working Group provided an update to the Committee, noting the following:

- the Working Group Met twice over the past month, reviewed chapters 9 and 15 of the current OCP and compared the OCP to other development plans;
- the OCP should be aspirational, avoid being prescriptive, and be flexible in recognition of the changing nature of business;
- policies should focus on desired outcomes and on addressing economic-related issues;
- the Working Group drafted a number of topics to potentially capture in the OCP; and
- a complete community should be one that considers the cost of living, provides active transportation, and supports the needs of employees.

loco OCP Update

- 4.3a The Vice-Chair noted that an upcoming housekeeping staff report to Council regarding the David Avenue ROW removal may be an opportune time to include strengthening and proactive language in the current loco OCP, focusing on the townsite area. The Vice-Chair introduced the following recommendation for the Committee's consideration:

EDC21/006

Moved and seconded

THAT the Economic Development Committee encourage inclusion of the following themes in the upcoming loco OCP Update for Council consideration:

- encouraging economic development (e.g. marina, coffee shop, restaurant, etc.),
- promoting townsite revitalization (e.g. using heritage buildings, community centre, local tourism destination, etc.), and
- supporting local education opportunities (e.g. local non-profit support, public access to water, partnering with SD43, etc.).

The Committee noted the following in discussion:

- suggesting specific land uses may be too directive;
- the recommendation should be referred to the Committee's OCP Working Group, to ensure that the work is not piecemeal nor out of context with the complete picture;
- more time should be spent on research in relation to the recommendations; and
- as there is limited public access to water, there may not be a local education opportunity in this regard.

EDC21/007

Moved, seconded, and CARRIED

THAT the foregoing motion be amended by removing all parentheses and their contents.

(Voting against: Mayor Vagramov)

EDC21/008

Moved, seconded, and CARRIED

THAT the foregoing motion be amended by removing "local" from the third bullet point.

The question on the main motion (EDC21/006) as amended (by EDC21/007 and EDC21/008) was put to a vote; the following motion was DEFEATED:

THAT the Economic Development Committee encourage inclusion of the following themes in the upcoming loco OCP Update for Council consideration:

- **encouraging economic development;**
- **promoting townsite revitalization; and**
- **supporting education opportunities.**

(Voting against: George Broderick, Dustin Chelen, Sharleen Karamanian, Aaron Robinson, and Robert Simons)

EDC21/009

Moved, seconded, and CARRIED

THAT the Economic Development Committee direct the OCP/Master Plan Working Group to consider the following themes for the loco Townsite area:

- **encouraging economic development (e.g. marina, coffee shop, restaurant, etc.),**
- **promoting townsite revitalization (e.g. using heritage buildings, community centre, local tourism destination, etc.), and**
- **supporting education opportunities (e.g. local non-profit support, public access to water, partnering with SD43, etc.)**

**Spike Awards/
Business Retention
Working Group**

4.4 The Manager of Economic Development gave a presentation to the Committee on the work of the Spike Awards/Business Retention Working Group, noting the following:

- there were significantly fewer Spike Awards nominations in 2020;
- no budget has been allocated for the gala; the Committee could request funding supporting from Council;
- the 2021 Spike Awards could be held during BC Buy Local week (the first week of December) to allow more time for nominations;
- potential improvements to the nomination form include requiring comments for nominations;
- regarding business retention, businesses at risk of displacement are mostly located in the Moody Centre Transit-Oriented Development (TOD) and Murray Street areas;
- there is a need to understand the unique space requirements of at-risk businesses;
- there is a need to understand whether new or existing light industrial land stock are part of OCP discussions; and
- the next steps are to hold joint meeting with OCP Working Group, and to draft an outline for a business

forum for light industrial businesses to understand needs and concerns.

**Microsite/Business
Engagement
Working Group**

4.5 The Manager of Economic Development gave a presentation to the Committee on the work of the Microsite/Business Engagement Working Group, noting the following:

- the Working Group recommended a phased approach to developing the microsite;
- the focus is on creating a user-friendly experience for new and existing businesses;
- High-level information that can be provided include local business environment and economic data, business license information, how to do business with the City, and a business directory; and
- the next steps are to refine the research and draft the microsite wireframe.

5. Information

Staff Updates

5.1 Manager of Economic Development provided the following updates:

- feedback is requested from Committee members on the revised draft Economic Development Master Plan RFP, which has been sent out to Committee members; and
- a representative from the Community is needed participated in the Land Use Committee.

6. Adjournment

The Chair adjourned the meeting at 9:00pm.



Councillor Hunter Madsen,
Chair



Philip Lo,
Committee Coordinator