



City of Port Moody

Report/Recommendation to Council

Date: September 1, 2021
Submitted by: Community Development Department – Policy Planning Division
Subject: Port Moody 2050 Official Community Plan Update – Community Survey #3 –
Land Use Scenarios

Purpose

To present key themes identified in Community Survey #2 and outline the draft land use scenarios and related questions to be included in Community Survey #3.

Recommended Resolution(s)

THAT the report dated September 1, 2021 from the Community Development Department – Policy Planning Division regarding Port Moody 2050 Official Community Plan Update – Community Survey #3 – Land Use Scenarios be received for information;

AND THAT an opportunity for Council to provide feedback on the land use scenarios be provided on September 28, 2021.

Background

At the March 9, 2021, Regular Council Meeting, Council passed the following resolution:

RC21/122

THAT the updated OCP Project and consultation timeline be approved as outlined in the memo dated February 23, 2021, from the Community Development Department – Policy Planning Division regarding OCP Update Project Public Engagement and Project Timeline Update.

This updated timeline included an additional survey (Community Survey #2) focused on an exploration of key themes and topics based on the results of Community Survey #1 and other themes and topics identified by Council.

At the March 30, 2021 Special Council Meeting, Council passed the following resolution:

CW21/025-026

THAT staff be directed to develop questions for the Port Moody 2050 OCP Update Community Survey No. 2 based on key themes and topics identified by Council, in addition to the themes from the Community Survey No. 1 results as outlined in the report dated March 17, 2021, from the Community Development Department – Policy Planning Division regarding Port Moody 2050 Official Community Plan Update – Community Survey No. 2 – Key Themes and Topics;

AND THAT the following six topics be included in the survey:

- Economic development and employment;
- Community and recreation amenities;
- Development and urban planning;
- Moody Centre revitalization/TOD;
- Parks and greenspace; and
- Population growth.

Discussion

Community Survey #2 – Key Themes and Topics

The objectives of Community Survey #2 were:

- to obtain community feedback on key topics on which Council would like more community input;
- to have the survey prepared in both print and electronic formats with the property tax notice being the primary medium for the print survey;
- to increase the number of touch points with the community; and
- to provide an informed transition between the first survey on the 2014 vision and goals and the third survey focused on land use options for the designated neighbourhood study areas.

In addition to including the survey with the property tax mail out, print surveys were also mailed to all known rental households in Port Moody. In total, over 12,000 owner households and 2,116 rental households were mailed a print survey. A summary of the results of Community Survey #2 can be accessed at this [link](#)¹.

Key themes noted from the survey results include:

- top three business areas of priority are retail and professional services, innovation and technology, and entertainment;
- priority for business and employment opportunities to be located in Moody Centre near the SkyTrain station, followed by Clarke Street and Moody Centre – St. Johns Street Corridor;

¹ Summary of Community Survey #2 Results: <https://www.portmoody.ca/en/city-hall/resources/Documents/Reports-and-Publications/Port%20Moody%202050%20Community%20Survey%202%20Summary%202021-09-12.pdf>

- top three concerns related to population growth are impacts on traffic and congestion, impacts on parks and greenspace, and impacts to walking/bike path and trails;
- most support for adding housing in these four neighbourhoods: Moody Centre around the SkyTrain Station, the Oceanfront District at the Flavelle Sawmill site, Moody Centre along the St. Johns Street Corridor, and Moody Centre near Kyle Centre;
- top three priorities for negotiating amenities and benefits as part of new residential development are parks and greenspaces, road network improvements, and space for local shops and services;
- top priorities for consideration when new development is being planned are preservation and enhancement of natural areas, maintaining maximum allowable building heights, and access to shopping/restaurants/services within walking distance;
- top six priorities for a revitalized Moody Centre around the Moody Centre SkyTrain Station are parks and green space, shops and services, pedestrian overpass to Rocky Point Park, community or recreation centre, hub for technology and innovation jobs, and car-free pedestrian areas;
- top priorities for parks and green space are the preservation and enhancement of natural areas, extension of waterfront walkway west from Rocky Point Park, and the expansion and improvement of Rocky Point Park; and
- highest priorities for community and recreation facilities are new and improved sports and recreation facilities, new and improved outdoor gathering spaces, and a new community centre to replace Kyle Centre.

Where applicable, these results have been used to inform potential land use scenarios for the four neighbourhood areas identified by Council: Moody Centre Transit-Oriented Development area, Seaview neighbourhood, Oceanfront District and Murray Street.

Community Survey #3 – Potential Land Use Scenarios

Below is a summary of the scenarios developed for each of the neighbourhood areas previously identified by Council. Conceptual 3D models are in development for each scenario to provide a general overview of potential building forms and their placement relative to other land uses such as green space. Images of these 3D models will be presented and discussed in more detail at the September 21, 2021, Special Council Meeting, with an opportunity for Council to provide feedback at an upcoming Council meeting on September 28, 2021.

Each of the scenarios will also be accompanied by estimates of related housing units, population, jobs, and green space. With the exception of the Seaview neighbourhood, one of the scenarios for each of the three Moody Centre study areas reflects the current OCP land use vision for the area. The project consultant will present the modelling of the scenarios for each study area at the September 21, 2021, Council meeting. Following is an outline of the land use scenarios that form the basis for the modelling that is being prepared for each study area.

Moody Centre Transit-Oriented Development Area

Four potential land use scenarios:

- Scenario 1: meets 2017 OCP objectives and recent Council direction on jobs ratios, park space, affordable housing, and rental housing
 - Buildings up to 36 storeys with tallest towers located near the station and adjacent to Daylit Creek to reflect density transfer to provide for these amenities; highest density of the four scenarios.
- Scenario 2: meets 2017 OCP objectives and vision
 - building ranging from six to 26 storeys; includes all amenities outlined in 2017 OCP; job targets and affordable/market rental targets reflect what was desired in 2017; serves as a base line comparison for other scenarios.
- Scenario 3: reflects survey feedback calling for more green space and parks, view preservation, and reduced shadowing
 - buildings up to 38 storeys, and smaller podiums; job ratio is below the current goal, but has been maximised where possible; includes Daylit Creek and more park space than other scenarios (including a larger central park that can be programmed with community park level amenities); overpass removed to reflect less capacity to deliver on all desired amenities.
- Scenario 4: reflects survey feedback about concerns with high rises, increases in population, and traffic, as well as Council interest in mass timber construction and an employment centric area
 - building heights of 6-12 storeys; least amount of residential density; less park space due to larger podiums; green space where the Daylit Creek was contemplated to reflect less capacity to deliver on all desired amenities; exceeds current Council job ratio; affordable or market rental targets maximized where possible, but do not meet current targets.

Seaview Neighbourhood

Three potential land use scenarios:

- guiding principles - maintain, enhance, and connect existing ESAs; retain and enhance treed character, and sense of place; create new open space and active park space; respect existing topography
- Scenario 1: small increase in density in limited areas
 - replacing some single detached dwellings with townhomes or replacing existing townhomes with a modest increase in townhomes on the same multi-family sites; one site considered for change from townhome and single-family form to three six-storey apartment forms; amount of green space largely unchanged.
- Scenario 2: mid-range increase in density
 - additional areas being considered for a land use change from single detached dwellings to townhomes; introduction of more six-storey apartment forms in select areas; additional green space opportunities created through lot consolidation and taller building forms.
- Scenario 3: largest increase in density.
 - extends elements of the Woodland Park development application with an extension of hub park and commercial uses northward into the Evergreen Drive

area; additional six storey apartment forms considered in select areas; largest increase in green space and potential park space.

Oceanfront District

Three potential land use scenarios:

- Scenario 1: current OCP vision (modified slightly)
 - mix of uses in building forms up to 38 storeys in height; includes slight increase in parkland on the east and slight decrease in residential space; serves as a base line comparison for other scenarios.
- Scenario 2: employment focus
 - lower heights compared to Scenario 1, but with more employment space and reduced residential floor area and green space.
- Scenario 3: mixed use campus
 - light industrial uses on the western portion of the site extending along the north side of Murray Street; residential uses concentrated in the centre of site; extension of Rocky Point Park into the eastern portion of site.

Murray Street

Three potential land use scenarios:

- Scenario 1: preservation and intensification of light industrial uses
 - maintains and allows for intensification of current light industrial focus in building forms up to four storeys across the full extent of Murray Street.
- Scenario 2: current OCP vision
 - consistent zone across the full extent of Murray Street; six-storey mixed commercial/residential building forms, integrating light industrial elements, and extending the full length of Murray Street; includes daylighting Dallas/Slaughterhouse Creek; serves as a base line comparison for other scenarios.
- Scenario 3: mix of three zones
 - a) six-storey mixed commercial/residential building forms from Electronic Avenue to a daylighted Dallas/Slaughterhouse Creek (form and use consistent with current OCP vision); b) four-storey mixed commercial/residential building forms across from Rocky Point Park between the daylighted creek and the Moody Street overpass (uses could include breweries, studios/work space, residential, potentially hotel; entertainment uses); and c) preservation of light industrial uses in building forms up to four storeys west of Moody Street overpass.

Other Council Direction

Following the completion of Survey #2, a number of OCP related topic areas have been included in recent Council resolutions. This includes the May 4, 2021 resolutions related to the report on “Shaping the Next Port Moody - Seven Development Pitfalls and Seven Guidelines for Prudent Growth”:

(RC21/282) as amended (by RC21/283)

THAT staff be directed to incorporate the elements contained in the resolutions from item 5.1 as part of the OCP review process;

AND THAT these concepts be included as subjects for resident input.

As well as the May 18, 2021 resolutions related to the report on “Shaping the Next Port Moody – New Signature Park for South West Shore”:

CW21/068

THAT the report dated May 6, 2021 from the Offices of Councillor Diana Dilworth and Councillor Meghan Lahti regarding Shaping the Next Port Moody - New Signature Park for South West Shore be referred to staff for a report back on implications of considering a new park after the conclusion of the Request for Expression of Interest process;

AND THAT, as part of the OCP engagement process, the community be consulted on the concept of establishing a signature south shore park alongside other park expansion options and that alternative possible uses also be evaluated.

The focus of Community Survey #3 is on potential land use scenarios for the four neighbourhoods previously identified by Council. As Survey #3 is a robust survey focussed specifically on land scenarios in target neighbourhoods, staff do not recommend adding additional survey questions on other topics onto this survey; however, staff recognize the importance of consulting on other topics Council has been discussing over the past few months (e.g. growth principles and a southshore park). To address additional consultation interests, staff has identified two options: 1) add a fourth survey on topics identified by Council—this will extend the project timeline, budget, and delay presentation of a draft OCP; or 2) complete the draft OCP and during the draft OCP consultation process, specifically address topics around growth principles and park space and how the draft OCP responds to these topics. Staff recommend option 2 for the following reasons: a draft OCP 2050 can still be presented early in 2022, the public will be able to respond to key areas of interest with consideration to the comprehensive document, and consideration of these key topics should be easier to assess within the full community vision rather than as standalone concepts.

Launch of the survey is planned for late October to coincide with the delivery of the Fall Focus newsletter. As the consultant is presenting the graphics depicting the described land use scenarios on September 21, staff recommend that Council provide staff with feedback on survey #3 at the September 28, 2021 meeting to allow sufficient time for Council to fully consider the graphics before providing feedback.

Other Option(s)

1. THAT staff be directed to proceed with Community Survey #3 based on the land use scenarios presented at the Special Council Meeting on September 21, 2021 and the related questions outlined in the report dated September 1, 2021 from the Community Development Department – Policy Planning Division regarding Port Moody 2050 Official Community Plan Update – Community Survey #3 – Land Use Scenarios.
2. THAT up to one page of additional questions be added to Community Survey #3 following the land use scenario questions to address OCP topic areas recently identified by Council.

Financial Implications

The next phase of community engagement in the Port Moody 2050 Update, which includes Community Survey #3, is consistent with the budget approved for this project.

Communications and Civic Engagement Initiatives

The Communications and Engagement Strategy for the OCP Update was approved by Council on October 20, 2020. In accordance with the Strategy, from December 2020 to January 2021, staff held visioning workshops and launched a community survey to gather feedback on the vision and goals outlined in the current 2014 OCP. In response to further Council direction, the engagement phases and associated timelines were revised to include an additional engagement (Community Survey #2) with the 2021 property tax mail out to be included as a communication medium. Community Survey #3 on potential land use scenarios is the next phase of engagement in the Port Moody 2050 Update. This survey will be available online at Engage Port Moody.

Council Strategic Plan Objectives

The OCP Update project is consistent with the following components of the 2019-2022 Council Strategic Plan:

- Strategic Priority: Community Evolution;
- Objective: Ensure future community growth is carefully considered and strategically managed; and
- Action: Review the Official Community Plan regularly to ensure it aligns with the community vision.

Report Author

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Report Approval Details

Document Title:	Port Moody 2050 OCP Update - Community Survey No. 3 - Land Use Scenarios.docx
Attachments:	
Final Approval Date:	Sep 13, 2021

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

Kate Zanon, General Manager of Community Development - Sep 9, 2021 - 12:23 PM

Dorothy Shermer, Corporate Officer - Sep 9, 2021 - 5:34 PM

Natasha Vander Wal for Rosemary Lodge, Manager of Communications and Engagement - Sep 9, 2021 - 10:01 PM

Paul Rockwood, General Manager of Finance and Technology - Sep 10, 2021 - 8:19 AM

Tim Savoie, City Manager - Sep 13, 2021 - 3:47 PM