

## Attachment 1 – Innovative Cityscape project proposal

# Innovative Cityscapes

<b>Date:</b>	September 3, 2021
<b>Department, GM:</b>	Community Development, Kate Zanon
<b>Project Manager:</b>	Mary De Paoli
<b>Staff Lead:</b>	
<b>Project Origin:</b>	<input checked="" type="checkbox"/> Council Motion # RC21/270, RC21/273 <input type="checkbox"/> Staff Initiated <input type="checkbox"/> Other:
<b>Strategic Priority Area:</b>	<input type="checkbox"/> Exceptional Service <input type="checkbox"/> Environmental Leadership <input type="checkbox"/> Healthy City <input checked="" type="checkbox"/> Economic Prosperity <input type="checkbox"/> Community Evolution

### Project Description

Rethink the city-centre built forms to nurture an innovative cityscape, establish exceptional value criteria by policy to use when considering OCP amendment applications and create a downtown development priorities policy.

### Relevant Background

On May, 4, 2021, Council passed the following motions in relation to a report titled, “Shaping the Next Port Moody – Seven Pitfalls and Seven Guidelines for Prudent Growth”:

- Council and staff rethink our preferred city-centre built forms to nurture an innovative cityscape less focussed on towers;
- rethinking our guidance to developers regarding downtown cityscape before we commit to major neighbourhood redevelopments in the city centre; and
- Council supports the principle that extra residential density will be granted in OCP amendments only in unusual cases where the proposed project would deliver exceptional value towards other community values.

### Project Objectives

- Facilitated session with Council and staff to:
  - review community feedback on the three Moody Centre (Moody TOD, Murray Street and Oceanfront) land use scenario options from the OCP 2050 project, survey #3, fall 2021 community engagement;

<ul style="list-style-type: none"> <li>○ explore trade-offs between building scale, in order to understand specific objectives and form implications of high-rise, mid-rise and low-rise development styles;</li> <li>○ explore building scale trade-offs in relation to neighbourhood scale elements such as open/green space and population/jobs targets;</li> <li>○ identify options for transition elements between the three subject Moody Centre Neighbourhoods (Moody TOD, Murray Street and Oceanfront).</li> </ul>
<ul style="list-style-type: none"> <li>● Update existing policies and/or draft new policies to guide developers on the downtown cityscape vision, specifying what conditions need to be achieved for consideration of additional residential density.</li> </ul>
<ul style="list-style-type: none"> <li>● Discuss development priorities for the Moody Centre area.</li> </ul>

Scope	
<b>In Scope</b>	<ul style="list-style-type: none"> <li>● Facilitated session to: <ul style="list-style-type: none"> <li>○ review community response on the OCP survey #3 on land use scenarios in the Moody Centre TOD area</li> <li>○ explore building scale and broader neighbourhood scale considerations and trade-offs</li> <li>○ discuss priorities for downtown development</li> <li>○ look at Moody Centre neighbourhood transition elements</li> <li>○ support the session with urban design and graphical output support</li> <li>○ provide a written summary of the discussion and associated graphics</li> </ul> </li> <li>● Draft update to the Prioritising Higher Density Development policy</li> <li>● Research on Downtown Development policies in other communities</li> <li>● Draft a Downtown Development policy</li> <li>● Identify potential updates to the draft OCP based on outputs from the facilitated session and subsequent Council direction</li> </ul>
<b>Out of Scope</b>	<ul style="list-style-type: none"> <li>● Workshop does not include discussion of land use scenarios for the Seaview neighbourhood</li> <li>● Policy updates do not include the development of new form and character design guidelines</li> </ul>

Work Plan Overview	
<b>Project start date:</b> December 2021	<b>Project end date:</b> May 2022 (anticipated)
<i>Deliverable/Milestone:</i>	<i>Date:</i>
Phase 1 – Facilitated workshop	January 2022

Phase 2 – Policy creation and updates	May 2022 (if direction received through the facilitated session in January 2022)
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Budget	
<b>Budget Source:</b>	<input checked="" type="checkbox"/> <b>Request Referral to Finance Committee</b>
<i>Item:</i>	<i>Cost:</i>
Workshop - facilitation on building scale and neighbourhood scale considerations in relation to different land use scenarios, trade offs and graphical representations	\$10,000
Update Prioritising Higher Density Development Policy	\$2,500
New Corporate policy on downtown development priorities	\$4,500
<b>Total:</b>	<b>\$17,000</b>

Council Decision on Project Proposal:	<input type="checkbox"/> Approve as submitted <input type="checkbox"/> Approve with amendments <input type="checkbox"/> Request re-submission <input type="checkbox"/> Defer project <input type="checkbox"/> Remove project from consideration
Council Direction on Priority Level:	<input type="checkbox"/> Priority 1 – “Must Do” <input type="checkbox"/> Priority 2 – “High Priority” <input type="checkbox"/> Priority 3 – “Medium Priority – As Resources Allow”
Council Motion #:	
Date of Motion:	
Notes:	