



# City of Port Moody

## Report/Recommendation to Council

Date: December 2, 2021  
Submitted by: Community Development Department – Policy Planning Division  
Subject: Response to October 12, 2021 Official Community Plan 2050 Project Direction – Survey No. 3

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### Purpose

To respond to the October 12, 2021, Council direction related to the next phase of community engagement in the Official Community Plan (OCP) 2050 update process.

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### Recommended Resolution(s)

**THAT the approach outlined in the report dated December 2, 2021 from the Community Development Department – Policy Planning Division regarding Response to October 12, 2021 Official Community Plan 2050 Project Direction – Survey No. 3 be endorsed;**

**AND THAT a budget of \$42,000 for preparation and implementation of OCP Survey No. 3 be approved and referred to the Finance Committee for identification of a funding source.**

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### Background

At the September 21, 2021 Special Council (Committee of the Whole) meeting, Council considered a report dated September 1, 2021, from the Community Development Department – Policy Planning Division regarding Port Moody 2050 Official Community Plan Update – Community Survey No. 3 – Land Use Scenarios and received a presentation on the key themes identified in Community Survey No. 2, draft land use scenarios, and related questions to be included in Community Survey No. 3; the following resolution was passed:

#### CW21/101

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 No. 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.

On September 28, 2021, Council further considered the land use scenarios and related information presented on September 21, 2021. The corresponding memo to Council is included as **Attachment 1**. No Council direction was provided at this meeting. Council discussion on this item continued at the October 12, 2021 Council meeting and the following resolutions were passed:

RC21/406 and 424

THAT staff report back with a budget and timeline for developing a more comprehensive and interactive process that looks at the areas identified in Survey No. 2—Moody Centre Transit-Oriented Development Area, Oceanfront, Murray Street, and Kyle Centre—in detail, that outlines all aspects, including potential community benefits and impacts of each potential scenario.

RC21/425 and 428-434

THAT staff report back with a modified OCP Survey No. 3 that includes the following:

- a. A citywide mailout of Survey No. 3 to all households, including rentals; along with online survey access;
- b. Simplified built-form scenarios that a) present diagram elements consistently (e.g., colouration), b) include labels that more clearly differentiate built-forms, c) add labeling that assists with viewer orientation (e.g., “corner of St. Johns Street/Moody Street, looking east”), and d) offer scenario sets that contain significant variation in built-form/density options for each neighbourhood, as well as an option for none-of-the-above/no change from current OCP vision;
- c. Augment scenario information to include Job count; Tower count (>12 storeys);
- d. Highlight community benefits for each scenario in further detail and quantify value to community where possible;
- e. Add diagrams showing ground-level view (from Rocky Point pier) of skyline impacts for Murray Street, Oceanfront, and TOD scenarios, and add diagrams showing maximum seasonal afternoon shadowing impacts;
- f. Scenarios include an estimated high-level allocation of related Civic Expansion Costs (aka cost of growth) for each scenario based on its population contribution as share of incremental city population growth to 60,000, working from staff’s previous estimates of expansion costs to maintain services per capita at current levels;
- g. Oceanfront built-form scenarios be presented as a ranked-choice question asking respondents to rank their top three priorities from the following options: high-rise residential (current OCP vision), mid-rise residential, low-rise residential, light industrial, heavy industrial, Rocky Point Park expansion;
- h. Add a scenario option for Seaview neighbourhood that envisions only Woodland Park densification, otherwise same as current vision;
- i. Provide scenario options as a ranked choice for Moody Centre TOD that include current Consortium proposal; a scenario focused primarily on jobs density and innovation spaces; a mostly low-rise residential scenario with some local shopping; a combination of low-rise, mid-rise, and residential scenario with business and jobs spaces;

- j. Murray Street Scenario 3 (“Entertainment Focus”) adds more description to differentiate versus other options;
- k. Murray Street scenarios include current OCP vision as an option; and
- l. For all ranking questions, add option for “none of the above, and why”.

Resolution RC21/406 and 424 regarding a more comprehensive and interactive process will be addressed in a separate report in early February.

## Discussion

This report addresses resolution RC21/425 and 428-434. **Attachment 2** includes a table outlining each of the 12 specific resolutions related to Survey No. 3, the implementation approach, and details on those items requiring additional budget to complete.

Staff are requesting endorsement of the implementation approach outlined for these resolutions and additional budget to complete the remaining direction.

## Other Option(s)

As an alternative to the citywide mailout of a paper copy of Survey No. 3 to all households, a postcard with a QR code that links to the Engage Port Moody project page and an online version of the survey could be mailed at a cost of \$4,783.66.

## Financial Implications

A budget of \$186,000 was approved to undertake a focussed OCP update for the four neighbourhood areas identified in the original project scope. Following completion of Survey No.1 and Survey No. 2, and preparations for Survey No. 3, approximately \$43,000 of this budget remains. While a portion of this budget can be redirected to support Survey No. 3, a substantial portion of this budget will be required to complete the remaining scope of work.

## Communications and Civic Engagement Initiatives

The Communications and Engagement Strategy for the OCP Update was approved by Council on October 20, 2020, and later revised on March 9, 2021. This report responds to recent Council direction for the next phase of OCP community engagement.

## 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.

## Attachment(s)

1. Memo considered at the Regular Council meeting of September 28, 2021.
2. Table of Survey No. 3 Motions.

## Report Author

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## Report Approval Details

Document Title:	Response to October 12, 2021 Official Community Plan 2050 Project Direction – Survey No. 3.docx
Attachments:	- Attachment 1 - Memo Considered at the Regular Council Meeting of September 28, 2021.pdf - Attachment 2 - Table of Survey No. 3 Motions.pdf
Final Approval Date:	Jan 17, 2022

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

Tracey Takahashi for Dorothy Shermer, Corporate Officer - Jan 14, 2022 - 11:06 AM

Natasha Vander Wal for Rosemary Lodge, Manager of Communications and Engagement - Jan 14, 2022 - 2:04 PM

Paul Rockwood, General Manager of Finance and Technology - Jan 14, 2022 - 2:26 PM

Tim Savoie, City Manager - Jan 17, 2022 - 11:00 AM