



# City of Port Moody

## Report/Recommendation to Council

Date: December 2, 2021  
Submitted by: Community Development Department – Policy Planning Division  
Subject: Response to Interactive and Comprehensive Process Direction – OCP 2050 Update

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### Purpose

To respond to the October 12, 2021 Council direction related to a more interactive and comprehensive process for additional community engagement in the OCP 2050 update process.

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### Recommended Resolution(s)

**THAT the recommended approach for an interactive community engagement process as outlined in the report dated December 2, 2021, from the Community Development Department – Policy Planning Division regarding Response to Interactive and Comprehensive Process Direction – OCP 2050 Update be endorsed;**

**AND THAT a budget of \$19,500 to facilitate an interactive engagement process for the OCP 2050 Update 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 and presentation on the key themes identified in Community Survey #2, the draft land use scenarios, and related questions to be include in community Survey #3 and passed the following resolution:

#### 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 #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. On October 12, 2021, Council discussion on this item continued 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”.

A report related to RC21/425 and 428-434 was received at the January 25, 2022 Regular Council Meeting. This report responds to RC21/406 and 424.

At the October 20, 2020 Special Council Meeting, the Communications and Engagement Strategy for a focussed OCP update was endorsed and later updated on March 9, 2021, to include an additional survey. To date, this process has included:

- My Port Moody Story;
- Online Q&A;
- Virtual Visioning Workshops (Nov - Dec 2020);
- Community Survey No. 1: Community Vision and Goals (Jan - Feb 2021); and
- Community Survey No. 2: Exploration of Key Themes and Topics (May – June 2021).

Virtual visioning workshops held in late 2020 targeted partner groups representing a variety of interests and populations, including underrepresented groups. The first two surveys (both the online and paper versions) collected valuable feedback from the broader community but offered interaction in a limited way.

## Discussion

Based on recent direction, it is recognized that Council now wishes to broaden the scope of the engagement process to include a more open 'blue sky exercise' that includes interactive dialogue with residents on themes identified through the engagement process to date and for specific neighbourhoods.

At the inception of the OCP 2050 project, the neighbourhoods identified for review included Moody Centre TOD, Murray Street, Oceanfront District, and Seaview. For these neighbourhoods, staff was requested that alternate land use scenarios be built with the recent technical analysis in these neighbourhoods as the starting point. At the meeting on October 20, 2021, Council requested that the neighbourhood focus for this phase of engagement shift to include Kyle Centre area and to have less emphasis on Seaview. Council also requested that this exercise assist in envisioning land use scenarios for Oceanfront District and Moody Centre TOD area that take a broader approach.

### Recommended Approach:

Staff have consulted third parties on ways that additional interactive engagement could occur on a virtual platform, as there is still high uncertainty around in-person meetings. In reviewing the engagement work completed to date, there are various topics that have emerged about which members of the community are voicing uncertainty. Therefore, staff recommend a series of thematic community conversation sessions in a webinar format to allow for dialogue on these topics. These conversation sessions can be structured as follows:

- a short presentation to provide context to the topic;
- a facilitated discussion on participants' concerns and a deep dive to understand why; and
- a facilitated conversation on what participants would like to see instead in general and in the specified neighbourhoods.

The conversation sessions would allow for general discussion on the topics as well as focussed discussion on the topics in the context of the neighbourhoods identified by Council. As a parallel process, the Engage Port Moody platform can also provide opportunities for people to participate in the thematic conversations.

Staff anticipate that five or six topics would be planned, and facilitators will be used to prepare the background materials, facilitate the sessions, and prepare a final report. To ensure people have an opportunity to participate, sessions will be designed so that break outs can occur in smaller groups for the facilitated conversations.

The themes will be based on topics that have emerged from Survey #1, Survey #2, and other comments. The proposed topics are parks and open space, transit and traffic, community amenities, housing and housing types, employment and commercial services, and other topics that emerge. Following these sessions, a summary report will be prepared that can inform policies, neighbourhood character, and land use designations.

Staff request direction on the timing of this interactive engagement process. Staff recommend that Council consider conducting the interactive engagement process prior to Survey #3, so that the community feedback can be included in the land use scenarios.

Council direction on the timing of this interactive engagement process relative to Survey No. 3 is requested.

### Other Option(s)

1. THAT the interactive engagement process be conducted prior to OCP Survey #3 so that the ideas collected in the engagement can be incorporated into the land use scenarios.
2. THAT an interactive engagement process not be pursued at this time.

### Financial Implications

The costs related to the proposed interactive engagement process outlined in this report are estimated at \$19,500.

### 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 and outlines a new proposed interactive engagement component in response to recent Council direction and related cost implications. Pending Council direction, the current OCP Engagement Strategy may need to be updated to reflect the outcome of the consideration of this report.

## 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.

## Report Author

Mary De Paoli

Manager of Policy Planning

## Report Approval Details

Document Title:	Response to Interactive and Comprehensive Process Direction – OCP 2050 Update.docx
Attachments:	- Attachment 1 - Memo Considered at the Regular Council Meeting of September 28, 2021.pdf
Final Approval Date:	Jan 24, 2022

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

Kate Zanon, General Manager of Community Development - Jan 20, 2022 - 9:08 AM

Dorothy Shermer, Corporate Officer - Jan 21, 2022 - 2:01 PM

Rosemary Lodge, Manager of Communications and Engagement - Jan 21, 2022 - 5:01 PM

Paul Rockwood, General Manager of Finance and Engagement - Jan 22, 2022 - 8:57 AM

Tim Savoie, City Manager - Jan 24, 2022 - 11:27 AM