



# City of Port Moody

## Report/Recommendation to Council

Date: March 21, 2022  
Submitted by: Community Development Department – Policy Planning Division  
Subject: Port Moody 2050, OCP Survey No. 3

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### Purpose

To present to Council a draft of Port Moody 2050, OCP Survey No. 3.

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### Recommended Resolution(s)

**THAT Council endorse the Official Community Plan Survey No. 3, as recommended in the report dated March 21, 2022 from the Community Development Department – Policy Planning Division regarding Port Moody 2050, OCP Survey No. 3;**

**AND THAT additional costs of \$9,000 for OCP Survey No. 3 be approved for funding from Council Contingency.**

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### Background

The focus of OCP Survey No. 3 is to obtain feedback on community preferences for potential land use scenarios in the four neighbourhoods previously identified by Council: Moody Centre Transit-Oriented Development (TOD) Area, Oceanfront District, Murray Street and Seaview.

At the October 12, 2021 Regular Council meeting, draft land use scenarios were presented to form the basis for OCP Survey No. 3. Council passed a resolution directing revisions to the scenarios, images and scenario descriptions. Staff's response to this direction was received at the January 25, 2022 Regular Council Meeting (**Attachment 1**) which listed each sub-motion, a description of the work involved, an estimated budget and the status of the work. In response, Council passed the following resolutions:

#### RC22/030

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.

This report presents a draft OCP Survey No. 3 reflecting the direction provided by Council.

## Discussion

### Evolution of the OCP Update Project

The original directed scope of the OCP update project focussed on:

- an integration of recently completed strategic plans;
- community engagement on OCP vision and goals;
- consideration of land use concepts based on variations of the existing OCP for the four identified neighbourhoods; and,
- the application of a climate lens.

The corresponding Communications and Engagement Strategy and timeline for the OCP Update was approved by Council on October 20, 2020.

Subsequent changes to the scope of the OCP project have included:

- March 2021 - revisions to the engagement strategy to include an additional Community Survey No. 2 focussed on receiving community feedback on key topics and themes identified by Council and the community in Community Survey No. 1; and,
- September/October 2021 – a shift for Community Survey No. 3 from variations of the existing OCP vision for the four neighbourhood areas to a more ‘blue sky’ exercise for developing alternative land use concepts.

This change in direction for OCP engagement has required staff and the consultant to look at each of these neighbourhoods on a broader conceptual level to determine how different priorities could be incorporated.

On February 1, 2022, Council endorsed an additional phase of OCP community engagement which includes interactive community dialogue sessions. The intention is that these sessions would allow for general discussion on emergent topics (parks and open space, transit and traffic, community amenities, housing and housing types, employment and commercial services), as well as focussed discussion on these topics in the context of the neighbourhoods identified by Council. These dialogue sessions will take place after the OCP Survey No. 3 phase is completed.

Staff received valuable input from the community via the project page at [engage.portmoody.ca](https://engage.portmoody.ca) and the first two surveys (No. 1 OCP vision and goals and No. 2 exploration of key themes). Participants shared their thoughts on the importance of managing growth, addressing increased traffic and congestion, and prioritizing parks, green space, and employment opportunities. The input received helped to inform the development of the land use scenarios presented in draft OCP Survey No. 3. The proposed scenarios and the related questions also incorporate Council direction received at the January 25, 2022 Regular Council meeting.

### Proposed Land Use Scenarios

It is important to note that a land use scenario shows potential uses (such as residential, commercial, industrial, parks and green space) for land in a particular area, as well the general height, shape, and placement of buildings that could support the potential uses. It is not a development proposal; it provides a general idea of what may be possible in a neighbourhood

over many years. However, as directed by Council, for the Moody Centre TOD neighbourhood, an active development proposal has been included as one of the scenarios (Scenario 1e) in the survey to provide an opportunity for the public to consider it alongside other land use scenarios and share their feedback.

The land use scenarios in the survey are presented for the purposes of generating discussion, gathering feedback from the public, and determining community preferences. With the exception of Scenario 1e, these scenarios have not been tested for financial feasibility. All values for unit counts, population, jobs, and parks/green space are estimates based on the described mix of land uses and the general layout of these uses. Unit numbers, jobs numbers, and parks/green space are rounded estimates. Population counts are calculated based on the approved metrics.

### Survey Format

Draft OCP Survey No. 3 includes multiple land use scenarios for each of the four neighbourhood areas including:

#### Moody Centre TOD Area:

- Scenario 1a: Current OCP Vision
- Scenario 1b: Employment and Mid-Rise Buildings
- Scenario 1c: Mixed Uses in Low-Rise Buildings
- Scenario 1d: Mixed Uses in Mid-Rise Buildings
- Scenario 1e: Active Development Proposal

#### Oceanfront District:

- Scenario 2a: Current OCP Vision
- Scenario 2b: Mixed Uses in Low- to High-Rise Buildings
- Scenario 2c: Parks and High-Rise Buildings
- Scenario 2d: Mixed Uses in Mid-Rise Buildings

#### Murray Street:

- Scenario 3a: Current OCP Vision
- Scenario 3b: Preservation of Light Industrial
- Scenario 3c: Mixed Uses and Entertainment

#### Seaview:

- Scenario 4a: Current OCP Vision
- Scenario 4b: Small Increase in Townhouses
- Scenario 4c: Moderate Increase in Townhouses
- Scenario 4d: Mixed Use and Low-Rise Residential

### Images

Staff have attempted to keep imagery similar for each neighbourhood where possible. As each neighbourhood is unique there are minor variations. Following is an outline of the imagery:

- Moody TOD Area and the Oceanfront District include the following images for each scenario: an aerial view; view from Rocky Point Park Pier; and views of summer and winter shadows;

- Moody TOD and Murray Street include for each scenario a street level view;
- Murray Street includes only one aerial view of Murray Street today to use for context for all scenarios;
- Seaview includes a broader aerial view for each scenario to fully capture the geographic extent of this neighbourhood area.

For each scenario a description is included, as well as an information table estimating number of residential units, population, jobs, jobs to population ratio, building heights, number of buildings exceeding 12 storeys, and park/green space.

Staff received direction to include an estimated high-level allocation of related civic expansion costs (aka cost of growth) for each scenario based on its population contribution as a share of incremental city population growth to 60,000 people. For consistency, the cost analysis is based on each scenario being fully built out over 30 years. Staff have included this information for each scenario. The information is broken down as follows:

- Estimated Contributions from New Development
  - estimated tax revenue from growth phased over 30 years
  - a one-time community amenity contribution estimated as per policy
  - a one-time density bonus payment estimated as per policy
    - applicable only to some Moody Centre TOD scenarios
- Estimated Civic Facility/City Service Costs
  - estimated costs from population growth over 30 years

The estimated civic facility/City service costs were calculated based on a per capita estimate of \$3,500 per person. This value is based on a high-level allocation of related civic expansion, operation, and maintenance costs (associated with space to meet fire rescue, police, library, recreation, operations, cultural and administrative needs) related to growth to a population of 60,000 people over the next 30 years.

Utility and transportation costs are not included as these civic requirements are addressed through requirements in the subdivision and servicing bylaw and Development Cost Charges (DCC's).

The estimated contributions from new developments included three calculations. The community amenity contribution and density bonus payments were calculated as per policy, accounting for a floor area reduction of 15% for affordable housing. Estimated tax revenue from growth was calculated based on incremental growth between year 6 and 30. These revenues are cumulative.

As the preparation of the land use scenarios has not included a financial feasibility analysis, the distribution of uses and associated estimates could change quite significantly. Staff cautions using this information in the survey as what is realized in the future may look very different from the estimates provided.

## Questions

For each neighbourhood, questions in the survey are structured as follows:

- an introductory question explaining the current OCP vision and asking respondents whether they agree or disagree with this vision;
- questions on ranking the scenarios in order of preference and noting the most and least preferred elements of respondents' highest and lowest ranked scenarios;
- prioritization of land uses/building types for Moody Centre TOD, Oceanfront District and Murray St neighbourhood areas; and
- a final question that provides space to include any additional comments related to the topics covered in the survey.

## Next Steps

At this time, the anticipated mailing/online survey launch of OCP Survey No. 3 is mid/late May, with a closing date in June. If further direction is provided with respect to the layout or calculation of data for the survey, this timing will be impacted.

Following completion of the OCP Survey No. 3 including tabulation and analysis of results, interactive community dialogue sessions will be scheduled incorporating key themes already identified and information garnered from this survey. Based on the presented timeline for OCP Survey No. 3, the community dialogues are anticipated to begin in September unless otherwise directed.

## Other Option(s)

That the following changes be made to draft OCP Survey No. 3:...

## Financial Implications

The original cost estimate of \$27,000 for the production and mailing of OCP Survey No. 3 was based on a four-page, double-sided survey document (eight pages total). This amount also included costs for data entry. While our original layout had contemplated the number of images requested, staff anticipated that these could fit within a more compact survey format. To allow for a user experience that enables land use scenarios to be more easily analyzed, staff are recommending the information be presented over additional pages. The current draft format is 10-pages double-sided (20 pages total). The additional production and mailing costs for OCP Survey No. 3 are estimated to be \$9,000.

Staff do not recommend including this survey with the City tax notice mail out. Recognizing this may be an option Council would want to include in this consideration, staff reached out to the company that provides this service for information purposes. They have indicated that the printing and envelope requirements for OCP Survey No. 3 would not be able to be accommodated with the tax mail out.

## 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. Subsequent to March 9, 2021 Council has provided direction to take a more blue sky direction with the OCP Update. As the current Communications and Engagement Strategy for the OCP Update contemplated a more

targeted approach, some of the strategies and associated timelines are no longer relevant. Staff have made updates to the strategy as Council direction has been provided.

## 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. Table of Survey No. 3 Motions received at the January 25, 2022 Regular Council Meeting.
2. Draft Port Moody 2050, OCP Survey No. 3

## Report Author

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Manager of Policy Planning

## Report Approval Details

Document Title:	Port Moody 2050, OCP Survey 3.docx
Attachments:	- Attachment 1 - Table of Survey No. 3 Motions received at the January 25 2022 Regular Council Meeting.pdf - Attachment 2 - Official Community Plan Survey No. 3 Land Use Scenarios.PDF
Final Approval Date:	Apr 11, 2022

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

Kate Zanon, General Manager of Community Development - Apr 8, 2022 - 1:03 PM

Rosemary Lodge, Manager of Communications and Engagement - Apr 11, 2022 - 8:39 AM

Paul Rockwood, General Manager of Finance and Technology - Apr 11, 2022 - 9:18 AM

Tim Savoie, City Manager - Apr 11, 2022 - 2:24 PM