

Downtown Development Priorities Policy

Date:	May 6, 2022
Department, GM:	Community Development - Policy Planning Division, Kate Zanon
Project Manager:	Mary De Paoli
Staff Lead:	Jess Daniels
Project Origin:	<input checked="" type="checkbox"/> Council Motion # <u>RC21/270a</u> <input type="checkbox"/> Staff Initiated <input type="checkbox"/> Other:
Priority Area:	<input type="checkbox"/> Exceptional Service <input type="checkbox"/> Environmental Leadership <input type="checkbox"/> Healthy City <input type="checkbox"/> Economic Prosperity <input checked="" type="checkbox"/> Community Evolution
Strategic Alignment	Objective & Action 5.1 - Ensure future community growth is carefully considered and strategically managed consistent with the targets approved in our Official Community Plan.
Proposed Priority	<input type="checkbox"/> Priority Level 1 <input type="checkbox"/> Priority Level 2 <input checked="" type="checkbox"/> Priority Level 3

Project Description

To create a downtown development priorities policy. The priorities will correspond to development forms priorities identified by Council for inclusion in the draft Port Moody 2050, Official Community Plan update. The Downtown Cityscape neighbourhood is the Moody TOD area.

Relevant Background

Council direction from May 4, 2021, Special Council Meeting:

RC21/270a

THAT Council and staff rethink our preferred city-centre built forms to nurture an innovative cityscape less focused on towers, including the following element:

- a) rethinking our guidance to developers regarding downtown cityscape before we commit to major neighbourhood redevelopments in the city centre.

Identifying preferred city-centre built forms will be informed by the results of a number of plans currently underway including:

- Housing Action Plan – completion Q3 2023
- Port Moody 2050, OCP Update – completion Q1 2023
- Master Transportation Plan Update – completion Q2 2023

Project Objectives

- To determine Council's preferred built forms for the Moody TOD area.

- To establish a policy that details the priorities for the Moody TOD downtown area that further articulates the land use concept and general policies in the Port Moody 2050 OCP Update.

Scope	
In Scope	<ul style="list-style-type: none"> - Reviewing OCP community engagement results and draft vision and goals from Port Moody 2050 to confirm community values - Reviewing OCP land use scenarios survey results for the Moody TOD neighbourhood - Providing recommendations on key ideas and concepts that should be further explored in the community dialogue engagement sessions - Drafting a policy on Downtown Development priorities
Out of Scope	<ul style="list-style-type: none"> - Public engagement on the policy - Financial analysis on the impact of the policy

Combined Work Plan Overview - Maximum Density Standards, Downtown Development Priorities Policy, Higher Density Standards Policy Update	
Project start date: Q3 2022	Anticipated project end date: Q3 2023
<p>One consultant is anticipated to be hired to complete the Maximum Density Standards Policy, Higher Density Standards Policy Update and the Downtown Development Priorities Policy.</p> <p>Elements of the work plan will be completed in tandem and other elements will be sequential. Specific order and timing of each step to be confirmed after the consultant is engaged.</p> <p>Completion of the draft OCP 2050 update will impact this timeline. Based on current Council direction a draft OCP 2050 is anticipated to be delivered in early Q2 2023</p>	
<i>Deliverable/Milestone:</i>	<i>Date:</i>
Draft RFP	July/Aug 2022
Contract initiation	Sept 2022
Review OCP 2050, Community Engagement results and make recommendations of key ideas and concepts for inclusion in the community dialogue sessions	Oct 2022
Identification of density standards, priorities and expectations of new development based on recently completed plans and policies	Nov/Dec 2022
Draft a downtown development policy (following completion of the community dialogue sessions)	March 2023

Council workshop to confirm parameters of what is exceptional value that can lead to increased density	March 2023
Maximum Density Standards Technical Analysis and Testing	Mar-May 2023
Consultation with staff and development community on potential density standards	June 2023
Maximum Density Standards Report to Council (includes results of analysis and testing, proposed OCP amendment to align FAR with OCP land use designations and recommendations for potential related zoning bylaw updates)	July 2023
Report to Council with proposed updates to the Prioritizing Higher Density Development Policy	July 2023

Combined Budget - Maximum Density Standards, Downtown Development Priorities Policy, Higher Density Standards Policy Update

Budget Source: TBD

Consultant	\$35,000
<input checked="" type="checkbox"/> Request Referral to Finance Committee	\$10,000*
*Note: \$25,000 already approved in 2022 Capital Plan for Maximum Density Standards project	

Decision Notes (Corporate Planning Advisor use only)

Date	Meeting	Decision