



# City of Port Moody

## Report/Recommendation to Council

Date: June 27, 2022  
Submitted by: Community Development Department – Development Planning Division  
Subject: Westport Village Official Community Plan and Zoning Amendments – Applicant Request for Extension

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### Purpose/ Introduction

This report presents a request by the applicant for Council to grant a one-year extension to complete the work necessary to receive fourth and final reading of the Official Community Plan (OCP) Amendment Bylaw and the Zoning Amendment Bylaw for Westport Village.

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### Recommended Resolution(s)

**THAT an extension of one year be granted for the applicant to complete the work required to receive fourth and final reading of City of Port Moody Official Community Plan Bylaw, 2014, No. 2955, Amendment Bylaw No. 21, 2019, No. 3204 (Westport Village) and City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 20, 2019, No. 3203 (Westport Village) (CD 77).**

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### Background

Urbanics Consultants Ltd., on behalf of Andrew Peller Limited (APL), applied in October 2016 to amend the OCP land use designation for the former winery site at 2120 Vintner Street from “General Industrial” to “Mixed Use - Moody Centre” and to rezone the winery property and the adjacent lots at 2110-2136 Clarke Street to a new Comprehensive Development Zone (CD 77) to allow for the development of a high density mixed use project. (**Attachment 1 – Location Map**)

The proposed development includes the following key elements:

CD77 Zone	
Permitted Use	Floor Area (m <sup>2</sup> / ft <sup>2</sup> )
i. Apartment and Townhouse – Market Rental	15,640m <sup>2</sup> (168,348ft <sup>2</sup> )
ii. Apartment and Townhouse	16,392m <sup>2</sup> (176,442ft <sup>2</sup> )
iii. Artist Studio	660m <sup>2</sup> (7,104ft <sup>2</sup> )
iv. Assembly – Art Centre	1,320m <sup>2</sup> (14,208ft <sup>2</sup> )
v. Commercial Athletic and Recreation	938m <sup>2</sup> (10,097ft <sup>2</sup> )
vi. Child Care	325m <sup>2</sup> (3,498ft <sup>2</sup> )
vii. Common Amenity Space (indoor) for Apartment and Townhouse, including Market Rental	418m <sup>2</sup> (4,499ft <sup>2</sup> )
viii. Hotel	3,842m <sup>2</sup> (41,356ft <sup>2</sup> )

ix. Light Industrial	4,045m <sup>2</sup> (43,540ft <sup>2</sup> )
x. Office	4,931m <sup>2</sup> (53,077ft <sup>2</sup> )
xi. Personal Service – Medical Clinic	4,219m <sup>2</sup> (45,413ft <sup>2</sup> )
xii. Seniors Residential	6,966m <sup>2</sup> (74,981ft <sup>2</sup> )
xiii. Seniors Common Amenity Space (indoor)	1,365m <sup>2</sup> (14,693ft <sup>2</sup> )
xiv. All Other Uses Combined (e.g., retail)	6,439m <sup>2</sup> (69,309ft <sup>2</sup> )
Total – Maximum	67,500m <sup>2</sup> (726,564ft <sup>2</sup> )

Note: Notwithstanding the above, the floor area for a use may be increased by up to 15% more or decreased by up to 15% less as long as the total maximum floor area for the zone of 67,500m<sup>2</sup> is not exceeded.

A Public Hearing on the proposed development was held on July 23, 2019, following which Council gave third reading to the OCP Amendment Bylaw and the Zoning Amendment Bylaw and approved the document titled “Westport Village Term Sheet - June 28, 2019” as the basis for preparing a development agreement.

## Discussion

Per Development Approval Procedures Bylaw, 2021, No. 3312, the applicant is now nearing the end of the maximum of three years (July 23, 2022) to complete the work necessary to receive fourth and final reading of the two bylaws. Any extension beyond this deadline must be requested by the applicant and can only be granted by Council. The applicant requested the extension in a letter to staff dated June 1, 2022.

The applicant believes that an extension is warranted for the following reasons:

- The complexity and technical details of the project have required a significant amount of time to digest by the applicant’s consulting team and potential developer partners.
- The project is unique and therefore challenging in terms of the range of land uses and amenities that fall beyond the normal purview of urban development.
- The Covid19 pandemic has caused delays, especially as it relates to resources available to the development industry.

While there have been delays, staff believe that the applicant has demonstrated significant progress over the past year and is committed to delivering the project presented to Council and the public. Recent work on the project includes submissions of the following:

- The development agreement (in draft form and undergoing legal review).
- A development permit application (DPA 4 - Environmental) for the adjacent riparian area (Schoolhouse Creek South), which will ultimately be turned over to the City (being reviewed).
- A development permit application (DPA 2 - Form and Character) for the first of the two phases of development (being reviewed).
- The subdivision plan application (being reviewed in conjunction with the development permit applications).

In summary, Phase 1 of the development involves:

- 0.71 hectares (1.75 acres), which is about 50% of the total site area of 1.43 hectares (3.53 acres); and
- 25,550m<sup>2</sup> (275,018ft<sup>2</sup>) of residential and commercial floor area, which is about 38% of the 67,500m<sup>2</sup> (726,564ft<sup>2</sup>) of total permitted floor area for all uses combined in the zone.

The key elements of Phase 1 include:

- The 31-storey tower:
  - 27 floors with 261 apartment units; and
  - four floors (Levels 2 – 5) with 54 rooms that are part of the hotel (the remainder of the hotel floorspace and rooms are in Phase 2).
- The three-storey art centre / daycare building, with:
  - retail;
  - office;
  - the theatre; and
  - childcare.
- The four-storey art village building, with:
  - retail; and
  - 18 residential units for artists, including 11 live-work units and 7 townhouse units.
- A minimum of six of the townhouse units will be occupied by artists who will be offered the space at a discount of 20% of market value. These will be secured through a housing agreement for the life of the building.
- About 480 parking stalls.
- About 485 bicycle storage units.

**Attachment 2** shows examples of the Phase 1 plans, which are contained in draft form in the Phase 1 development permit application that has been received. Staff are reviewing this material and there may be revisions by the applicant after this review is completed, although the revisions are likely to be relatively minor.

It is anticipated that the development agreement, the two development permits and other required documentation will be brought to Council for approval along with the two bylaws for consideration of fourth and final reading in early 2023.

The timing of the development permit application for Phase 2 is unknown at this point, but according to the applicant could occur prior to the completion of Phase 1. To briefly summarize, Phase 2 will include:

- The remaining 41,950m<sup>2</sup> (451,546ft<sup>2</sup>) of floor area.
- The remainder of the parkade structure.
- The main public plaza.
- The 21-storey mixed use tower, including rental housing, office space, an athletic club and a grocery store.
- The 12-storey mixed use tower, including seniors' housing, seniors' care facilities and common areas, ground floor retail uses, and light industrial space.
- The six-storey mixed use building, including medical clinic space, ground floor retail, and the remainder of the hotel space.

## Other Option

THAT Council not grant a one year extension to the applicant to complete the work necessary to receive fourth and final reading of Bylaw No. 3203 and Bylaw No. 3204 and that the application file be closed and the bylaws abandoned.

## Financial Implications

Should the OCP and zoning amendment bylaws proceed through to fourth and final reading, staff will then negotiate the sale to APL of the unopened portion of Vintner Street, as previously directed by Council. The project will also pay development cost charges (DCCs) and community amenity contributions (CACs).

## Communications / Civic Engagement

The Public Hearing held on July 23, 2019 was the final opportunity for the public to provide input on the proposed development.

## Attachments:

1. Location Map
2. Westport Village – Excerpts from Phase 1 Development Permit Application (Draft Only – Undergoing Review)

## Report Author

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General Manager of Community Development

## Report Approval Details

Document Title:	Westport Village Official Community Plan and Zoning Amendments – Applicant Request for Extension.docx
Attachments:	- Attachment 1 - Location Map.pdf - Attachment 2 - Westport Village - Excerpts from Phase 1 Development Permit Application (Draft Only - Undergoing Review).pdf
Final Approval Date:	Jul 4, 2022

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

Rosemary Lodge, Manager of Communications and Engagement - Jun 30, 2022 - 2:32 PM

Paul Rockwood, General Manager of Finance and Technology - Jun 30, 2022 - 4:39 PM

Tim Savoie, City Manager - Jul 4, 2022 - 2:24 PM