



# City of Port Moody

## Report/Recommendation to Council

Date: September 21, 2022  
Submitted by: Community Development Department – Policy Planning Division  
Subject: Official Community Plan Survey No. 3 (Land Use Scenarios) Engagement  
Summary

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### Purpose

To present the engagement summary for Official Community Plan Survey No. 3 and discuss next steps in the OCP Update process.

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### Recommended Resolution(s)

**THAT the report dated September 21, 2022 from the Community Development Department – Policy Planning Division regarding Official Community Plan Survey No. 3 (Land Use Scenarios) Engagement Summary be received for information.**

**AND THAT staff be directed to report back with an outline of how the survey results will inform next steps in the OCP Update process, including the upcoming OCP Community Dialogues.**

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### Background

At the September 21, 2021 Special Council Meeting an update on the Port Moody 2050 Official Community Plan (OCP) was presented, including the results of Survey No. 2 and the proposed land use scenarios for the Moody Centre Transit Oriented development Area, Murray Street, the Oceanfront District, and the Seaview neighbourhood. After discussion, the following resolutions were 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.

Additional discussion on OCP Survey No. 3 took place at the September 28, 2021 Regular Council Meeting and at the October 12, 2021 the following motion was 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”.

At the January 25, 2022 Regular Council Meeting a report responding to Council direction on Survey No. 3 was received and the following resolution was passed:

### 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.

At the February 1, 2022 Special Council Meeting, a report responding to Council direction on a more interactive and comprehensive process for additional community engagement in the OCP 2050 update process was received and the following resolutions were passed:

### CW22/003

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.

## Discussion

As directed by Council, the land use scenarios and question format in OCP Survey No. 3 were finalized, and paper copies were distributed by Canada Post to all households in Port Moody, including both owners and renters. The survey was also available online at Engage Port Moody from June 14 to July 11. In total, 1,271 survey responses were received, of which 644 were paper survey responses and 627 were received through Engage Port Moody.

A summary of the survey responses for each question is included as **Attachment 1**. Written comments are summarized for themes expressed by more than one person. The top themes organized by neighbourhood are presented on page 1 of the summary.

### Next Steps

Pending Council direction, staff will report back with further analysis on how the survey results and emerging themes from the responses could be further explored in the upcoming OCP interactive process, also referred to as the OCP Community Dialogues.

## Other Option(s)

THAT staff be directed to present all comments received in the responses to OCP Survey No. 3.

## 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. As additional scope for the OCP update was directed, additional funding in the amount of \$42,000 for OCP Survey No. 3 and \$19,500 to facilitate an OCP interactive engagement process was approved.

## Communications and Civic Engagement Initiatives

The Communications and Engagement Strategy for the OCP Update was approved by Council on October 20, 2020. In accordance with the Strategy, from December 2020 to January 2021, staff held visioning workshops and launched a community survey to gather feedback on the vision and goals outlined in the current 2014 OCP. In response to further Council direction, the engagement phases and associated timelines were revised to include an additional engagement (Community Survey No. 2) with the 2021 property tax mail out to be included as a communication medium. Community Survey No. 3 on potential land use scenarios is the most recent phase of engagement in the Port Moody 2050 Update. This survey was available online at Engage Port Moody and promoted via a variety of communication channels such as social media and the City's website, e-notifications to City news and Engage Port Moody subscribers, Focus newsletter, print ads, and billboards. OCP Survey No. 3 was also mailed to all Port Moody households. Upcoming community engagement includes an OCP interactive process, referred to as the OCP Community Dialogues.

## 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

1. Official Community Plan Survey No. 3 (Land Use Scenarios) Engagement Summary.

## Report Author

Mary De Paoli

Manager of Policy Planning

## Report Approval Details

Document Title:	OCP Survey No. 3 Engagement Summary.docx
Attachments:	- Attachment 1 - Official Community Plan Survey No. 3 (Land Use Scenarios) Engagement Summary
Final Approval Date:	Sep 21, 2022

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

Kate Zanon, General Manager of Community Development - Sep 21, 2022 - 5:30 PM

Tim Savoie, City Manager - Sep 21, 2022 - 7:59 PM