



City of Port Moody

City Initiatives and Planning Committee

Date: November 21, 2023
Submitted by: Community Development Department – Development Planning Division
Subject: Early Input – OCP Amendment and Rezoning – 60 Williams Street and
3006-3020 Spring Street (PCI Developments)

Purpose

To provide an opportunity for early Council input on the development application submitted for 60 Williams Street and 3006-3020 Spring Street to facilitate a 39-storey mixed use transit-oriented development.

Recommended Resolution(s)

THAT staff and the applicant consider the comments provided during the City Initiatives and Planning Committee meeting held on November 21, 2023, regarding the development application presented in the report dated November 21, 2023, from the Community Development Department – Development Planning Division regarding Early Input – OCP Amendment and Rezoning – 60 Williams Street and 3006-3020 Spring Street (PCI Developments).

Executive Summary

This report addresses the development application for 60 Williams Street and 3006-3020 Spring Street by PCI Developments. Key components of the proposed mixed-use transit-oriented development (TOD) includes two 39-storey purpose-built rental towers, a mid-size grocery store, additional retail space, artist space, and a public plaza space adjacent to the Moody Centre SkyTrain Station. While the project aims to address the needs of the neighbourhood, additional details are still needed prior to moving forward with the proposed bylaw amendments.

Background

The City is in receipt of an Official Community Plan (OCP) amendment, rezoning and development permit application to facilitate a high density mixed-use transit-oriented development and transit plaza located at 60 Williams Street and 3006-3020 Spring Street.

The application was presented to Advisory Design Panel (ADP) on October 26, 2023. The ADP endorsed the project subject to the applicant addressing a number of concerns related to site design, architectural design, and providing native species within the riparian area. The following draft resolution was passed by ADP:

THAT the proposed project be endorsed subject to the applicant addressing the following specific items:

- plant more native trees and focus on providing high-quality, fully matured trees rather than simply increasing quantity;
- develop a management plan for the riparian area and address the issue of invasive species in the nature conservation area;
- the exterior style currently exhibits a strong, modern, brutal appearance. Consider encouraging a more diverse selection of materials to soften its aesthetic;
- ensure that the overpass is accessible for individuals with mobility issues;
- promote the integration of innovative technology into the design;
- when designing the two towers, consider reducing their similarities to create a more distinctive look;
- incorporate a small outdoor performance area into the plaza; and
- explore the possibility of establishing early and meaningful engagement with a First Nations or Indigenous culture advisor.

The application was presented to the Land Use Committee (LUC) on November 6, 2023. The committee was generally positive towards the project but did have some concern regarding the financial contributions and trade-offs that are being proposed. The following draft resolution was passed by the LUC:

THAT the Land Use Committee endorse the proposed project as presented in the report dated November 6, 2023, from the Community Development Department – Development Planning Division regarding LUC – OCP Amendment and Rezoning – 60 Williams Street and 3006/3010/3020 Spring Street (PCI Developments) subject to the applicant addressing the following specific items:

- accessibility and access considerations with the pedestrian overpass, for both residents and non-residents; and
- consideration of a separate bike access for safety.

The above comments will be considered by the applicant during the ongoing review of the project, along with feedback from Council and staff's review of the application.

Discussion

Property Description

The subject site has a gross area of approximately 11,611 m² (124,980 ft²) and consists of four lots, three of which are owned by PCI and the fourth (60 Williams Street) by the Province of BC, represented by the Ministry of the Transportation and Infrastructure (MoTI) (**Attachment 1**).

MoTI intends to retain ownership of this lot, with a long-term lease to PCI for use as a public plaza along with four levels of below grade parking connected to the below grade parking on the PCI property. MoTI has indicated that it intends to transfer the density that might have been accommodated on this lot to its land holdings on the west side of Williams Street.

Land Use Policy

Official Community Plan (OCP)

The subject site is within the area designated for Moody Centre TOD development (**Attachment 2**), which currently allows a maximum of 26 storeys in height. The site falls within Development Permit Area 2 (DPA2) – Moody Centre – which regulates the form and character of commercial, industrial, intensive residential, or multi-family residential developments. The site is also located within Development Permit Area 5: Hazardous Conditions due to the potential of soil liquefaction during an earthquake event.

It is noted that earlier this year, staff were directed by Council to develop a framework for moving OCP amendment and rezoning applications in the Moody Centre TOD area forward. This work is nearing completion and a corporate policy titled Moody Centre Transit Oriented Development Area Guidance Framework for Official Community Plan Amendment and Rezoning Applications will be presented to Council before the end of the year. In general, the proposed application by PCI conforms with the draft work that has been completed to date.

Zoning

The lots are currently zoned as Light Industrial (M1) (**Attachment 3**).

Neighbourhood Context

The subject site fronts onto Williams Street and Spring Street. Surrounding development consists of the following:

- North: The Canadian Pacific Kansas City (CPKC) Railway and Evergreen Line / Westcoast Express corridor.
- East: Lots owned by Beedie that are currently zoned M1 and designated in the OCP as Moody Centre TOD development. Beedie has recently made an application for an OCP amendment, rezoning and a development permit to allow a high-density mixed-use development, including commercial space at street level, podiums and three towers (38, 34 and 32 storeys, descending in height from west to east) on this site.
- South: Four lots on the south side of Spring Street facing St. Johns Street currently zoned General Commercial (C3) and designated in the OCP as Moody Centre TOD development that have older one storey buildings on them. There are no active development applications for these properties.
- West: the Moody Centre transit station and vacant properties currently used for parking that are owned by MoTI and also designated in the OCP as Moody Centre TOD development. MoTI has indicated to staff that it intends to file development applications for the vacant properties in the coming months.

Proposal – OCP Amendment and Rezoning

PCI is proposing to amend the OCP and rezone the lots to a Comprehensive Development (CD) zone to construct a mixed-use commercial and residential development with rooftop amenity space and four levels of below-grade parking, as well as the plaza.

The site-specific OCP amendments being sought by PCI include:

- Tower heights of 39 storeys (plus indoor/outdoor amenity space on the rooftop) rather than the current maximum of 26 storeys permitted in the Moody Centre TOD area.

- Proposed tower separation of about 28 m (93 ft) rather than the minimum distance separation of 60 m (197 ft) encouraged between adjacent towers in the Moody Centre TOD area.
- Tower floor plates of about 759 m² (8,170 ft²) rather than tower floor plates in the range of 700 m² (7,535 ft²) encouraged in the Moody Centre TOD area.

The rezoning proposal includes the following key elements:

- A gross site area of 9,108 m² (98,040 ft²). This includes the portion of the site with the proposed daylight creek but excludes the public plaza.
- A total gross floor area of 63,364 m² (682,049 ft²) spread across the following uses:
 - 5,315 m² (57,207 ft²) of commercial space, including a grocery store and general retail space.
 - 57,647 m² (620,505 ft²) of residential space with 857 units of rental housing.
 - 403 m² (4,340 ft²) of artist space.
- 2,121 m² (22,828 ft²) of indoor amenity space (excluded from density calculation).
- A Floor Area Ratio (FAR) of 6.96.
- Extension of Golden Spike Way to allow parking and loading access from the rear of the site rather than from Spring Street, which creates an improved pedestrian realm on Spring Street.
- Indoor/outdoor amenity space on both the podium rooftop and tower rooftops.

Proposed architectural plans and landscape plans are included as **Attachments 4 and 5**. A rezoning booklet and OCP Framework submitted by the applicant is also included as **Attachment 6**. As well as being attached to this report, PCI's submission to the City can be found at the following link: <https://engage.portmoody.ca/60-williams-st-and-3006-3010-3020-spring-st-ocp-amendment>

Inclusionary Zoning Policy

The proposed 857 units of rental housing will help fill one of the housing gaps identified in Port Moody's Housing Needs Report (2021), which is secured market rental housing.

Secured market rental housing is exempt from the City's **Inclusionary Zoning Policy**, which requires at least 15% below-market rental units or at least 6% non-market rental units for development projects that have a residential FAR of more than 2.0. Nonetheless, PCI is proposing that 5% (43) of the total units be below-market rental based on BC's Housing Income Limits (HILs) rates. This would help fill another one of the gaps identified in the Housing Needs Report.

Family Friendly Units Policy

The City's Family Friendly Units Policy sets out the expectations for the provision of two-bedroom and three-bedroom units in all new multi-residential and mixed-use residential development applications where 20 or more dwelling units are created.

PCI proposes the following unit mix, which meets the City's policy:

Units	Market Rental	%	Below Market	%	Total	%
Studio	607	74.6%	29	67.4%	166	19.4%
1-Bed					470	54.8%
2-Bed	166	20.4%	9	20.9%	175	20.4%
3-Bed	41	5.0%	5	11.6%	46	5.4%
Total	814	100%	41	100%	857	100%

Grocery Store

The OCP policies for the Moody Centre TOD area include an expressed desire for a grocery store. The intent of this policy is to secure a store that serves not only the immediate area but the broader Moody Centre neighbourhood. PCI’s grocery store, proposed at about 3,846 m² (41,398 ft²) in size, would meet this need.

Artist Space

A total of 403 m² (4,340 ft²) of what is termed “low-cost artist workspace and studios” is proposed. This space aligns with the City of the Arts Vision, “...where Port Moody is a community where creativity and the arts are supported and encouraged, and cultural expression is woven into everything we do”, per the Arts and Culture Master Plan (2018).

Public Art

PCI has engaged a public art consultant, and a detailed public art plan is being developed. PCI is proposing an artwork budget of approximately \$1.25 million.

Public Amenities

In addition to the above noted amenities, PCI is proposing three other major public amenities:

- The realignment and daylighting of Slaughterhouse Creek;
- A pedestrian overpass of the railway line that would directly connect the Moody Centre TOD area to Murray Street; and
- A public plaza (about 0.24 ha / 0.6 ac in size) that could be programmed in a variety of ways.

The details of how these amenities will be financed and delivered, including through potential community amenity contribution, density bonus and development cost charge credits, as well as possibly through late comer contributions towards the overpass, have not been resolved and are under discussion between staff and PCI.

Step Code

PCI has committed to meeting or exceeding Step Code 3 of the BC Energy Step Code and providing a Low Carbon Energy System (including a potential District Energy System). This commitment meets the City’s BC Energy Step Code Rezoning Applications Policy.

Vehicle Parking

A total of 595 spaces is provided for all uses. This is a reduction of 46% of the Zoning Bylaw requirements, which defines a total requirement of 1,099 spaces. A comprehensive analysis by Bunt and Associates provides rationale for the deficiency, which is yet to be assessed in detail by the City, though the project’s immediate proximity to a multi-system transit station potentially offers justification for some reduction in parking requirements. The residential parking is also

proposed to be 'unbundled', and at extra cost to tenants, potentially leading to a reduction in personal ownership of vehicles.

Bicycle Parking

City-defined bicycle parking requirements are met in full and placed in appropriately separate storage areas according to use. Long term bicycle parking is located in a single vast storage room on the western half of Level P1. Security within this area may be a concern for residents and will require close monitoring. It is not clear if all cyclists must use the vehicle parking ramp to access the storage areas. Staff believe that clarification is needed or exploration on the availability of an alternate potentially safer route.

Sustainability Report Card

A completed Sustainability Report Card, with staff's initial grading and comments, is included as **Attachment 7**. The completed report card has been provided to PCI for consideration and will be updated as the application moves forward through consideration of readings.

Items for Further Review

Staff have reviewed the application and provided initial comments. The proposal has many positive features, but staff have some concerns, which are outlined below.

Daylit Creek Alignment

Dallas Creek is presently culverted and running diagonally across the site from east to west and connects up with culverts under the railway and properties on both sides of Murray Street before emptying into the inlet. This culvert is part of Metro Vancouver's stormwater management system and the culvert under the PCI site is owned and maintained by Metro Vancouver.

Section 15.5.6 of the OCP includes policy for the Moody Centre TOD area states that the daylighting of this creek is desirable:

Redevelopment shall create an urban greenway by daylighting Dallas/Slaughterhouse Creek, which will be part natural area/ habitat and part park space/recreation. The greenway will be provided through dedication as part of a redevelopment proposal. Density may be transferred to the remainder of the parcel. Its design and function will be determined through further study. New buildings adjacent to the greenway shall front/face it and be designed to minimize overshadowing by stepping back of building heights away from the greenway.

PCI's proposal accommodates this policy, with proposed realignment and daylighting of the creek on the east side of its site. Staff support this realignment, subject to certain design details being addressed. However, Metro Vancouver's engineering group has concerns about this alignment for several reasons, including hydrology and maintenance, and has indicated to PCI and the City that they do not support it at this time. PCI is continuing to work on resolving the issue with staff's assistance as required.

The proposal as submitted assumes that the matter will be resolved and that Metro Vancouver will ultimately accept the proposed alignment, although possibly with some modifications. However, if Metro Vancouver does not support the east alignment and another alignment option

is required, this would have a major impact on PCI's plans and a new submission would be needed.

Building Massing

Upon staff's initial review of the building architecture, concerns were identified regarding the overall bulk and character of the towers. Staff have provided initial input to PCI and its design team on this issue and the Advisory Design Panel (ADP) has also provided input. PCI is currently working on refinements to the building architecture to address this input.

Details on the Plaza and Overpass

More information is being sought from PCI on the details of the design, maintenance and other elements of both the plaza and the overpass.

Concluding Comments

The proposal would provide 857 purpose-built rental units, including 43 below-market rental units, and desirable amenities within the Moody Centre TOD Area that would benefit both the development and residents in surrounding neighbourhoods. However, it should be noted that the amenity package is subject to the City reaching agreement with PCI on the financing of a number of these elements. In addition, there are other issues and concerns that will need to be addressed as part of a future submission such as:

- Metro Vancouver agreement on the daylit creek alignment.
- Improved building architecture.
- Additional details on the overpass.
- Additional details on the plaza.

Other Option(s)

At this time, the applicant and staff are seeking preliminary input from the City Initiatives and Planning Committee. While the proposed recommendation provides for general input through the Committee discussion, the Committee could choose to provide more specific direction to the applicant and staff through an alternative resolution. One alternative resolution is as follows:

THAT the applicant be advised to consider the following:

>insert items<

Or if Council feels that fundamental changes are required, an alternative resolution is as follows:

THAT the applicant be advised that the City Initiatives & Planning Committee does not support a development being processed at this scale for the following reasons:

>insert items<

Financial Implications

There are no financial implications associated with the recommendations in this report. However, as mentioned above, there are still financial considerations on how the amenity package proposed by PCI will be financed and delivered. Staff will provide an update later in the process as further discussions are held with the applicant.

Communications and Civic Engagement Initiatives

Notification signs informing the public of the development application has been placed on the subject site in accordance with the City of Port Moody Development Approval Procedures Bylaw, 2011, No. 2918.

As indicated in the EngagePM summary report, a total of 19 comments were received up to November 3, 2023. Of those comments, eight were supportive, seven were opposed and four had a mixed reaction to the proposal. Verbatim comments for all responses are included in the summary (**Attachment 8**).

In addition, an initial community information meeting is scheduled to be held by the applicant on November 15, 2023. As the Council agenda deadline for this report is prior to the Community Information Meeting, a summary of the meeting cannot be provided yet. Later in the process, the applicant will schedule a second community information meeting to allow for further community dialogue as part of the application.

If the project proceeds through initial bylaw readings, the public will have an opportunity to comment at the Public Hearing, for which notification will be provided in accordance with Development Approval Procedures Bylaw, 2023, No. 3417.

Council Strategic Plan Goals

The recommendations in this report align with the following Council Strategic Plan Goal(s):

- Strategic Goal 2.3 – Enhance and expand parkland and open spaces;
- Strategic Goal 3.1 – Create complete and connected communities through balanced growth; and
- Strategic Goal 4.3 – Leverage public spaces.

Attachments

1. Location Map – 60 Williams Street and 3006-3020 Spring Street.
2. OCP Land Use and Building Height Designations Map – 60 Williams Street and 3006-3020 Spring Street.
3. Zoning Map – 60 Williams Street and 3006-3020 Spring Street.
4. Architectural Plans – 60 Williams Street and 3006-3020 Spring Street.
5. Landscape Plans – 60 Williams Street and 3006-3020 Spring Street.
6. Rezoning Booklet – 60 Williams Street and 3006-3020 Spring Street.
7. Sustainability Report Card – 60 Williams Street and 3006-3020 Spring Street.
8. Engage Port Moody Summary Report – 60 Williams Street and 3006-3020 Spring Street.

Report Author

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Report Approval Details

Document Title:	Early Input – OCP Amendment and Rezoning – 60 Williams Street and 3006-3020 Spring Street (PCI Developments).docx
Attachments:	<ul style="list-style-type: none">- Attachment 1 - Location Map - 60 Williams Street and 3006-3020 Spring Street.pdf- Attachment 2 - OCP Land Use and Building Height Designations Map - 60 Williams Street and 3006-3020 Spring Street.pdf- Attachment 3 - Zoning Map - 60 Williams Street and 3006-3020 Spring Street.pdf- Attachment 4 - Architecture Plans - 60 Williams Street and 3006-3020 Spring Street.pdf- Attachment 5 - Landscape Plans - 60 Williams Street and 3006-3020 Spring Street.pdf- Attachment 6 - Rezoning Booklet - 60 Williams Street and 3006-3020 Spring Street.pdf- Attachment 7 - Sustainability Report Card - 60 Williams Street and 3006-3020 Spring Street.pdf- Attachment 8 - Engage Port Moody Summary Report - 60 Williams Street and 3006-3020 Spring Street.pdf
Final Approval Date:	Nov 16, 2023

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

Michael Olubiyi, Manager of Development Planning - Nov 13, 2023

Michael Olubiyi, Manager of Development Planning, for Kate Zanon, General Manager of Community Development - Nov 14, 2023

Stephanie Lam, City Clerk and Manager of Legislative Services - Nov 14, 2023

Natasha Vander Wal, Communications Specialist, for Lindsay Todd, Manager of Communications and Engagement - Nov 15, 2023

Paul Rockwood, General Manager of Finance and Technology - Nov 15, 2023

Tim Savoie, City Manager - Nov 16, 2023