



# City of Port Moody

## Report/Recommendation to Council

Date: December 5, 2023  
Submitted by: Community Development Department – Development Planning Division  
Subject: Moody Centre Transit-Oriented Development Area Guidance Framework for Official Community Plan Amendment and Rezoning Applications Corporate Policy

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### Purpose

To provide Council with the proposed Moody Centre Transit-Oriented Development Area Guidance Framework for Official Community Plan Amendment and Rezoning Applications Corporate Policy for Council's consideration of adoption.

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### Recommended Resolution(s)

**THAT draft Corporate Policy – 13-6510-2023-01 – Moody Centre Transit-Oriented Development Area Guidance Framework for Official Community Plan Amendment and Rezoning Applications be adopted as recommended in the report dated December 5, 2023, from the Community Development Department – Development Planning Division regarding Moody Centre Transit-Oriented Development Area Guidance Framework for Official Community Plan Amendment and Rezoning Applications Corporate Policy.**

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### Background

Council released the following statement at the Regular Council meeting held July 25, 2023 from the Closed Council meeting held July 18, 2023:

“The Moody Centre Transit Oriented-Development (TOD) area is a central redevelopment area for the City of Port Moody. Located adjacent to the Moody Centre Skytrain/Westcoast Express/bus transit hub, the Moody Centre TOD area provides a unique and critical opportunity for the City to deliver diverse housing options, business and employment opportunities, multi-modal corridors, restoration of historical waterways, and maintain the parks and greenspace experience characteristic to Port Moody.

Updated Official Community Plan (OCP) policies for the Moody Centre TOD area were approved by Council in November 2017. Based on this OCP update, in 2018 Council approved a scope of work, for property owners in the Moody TOD area to collectively prepare to guide redevelopment. Following, several of the major property owners in this area established a consortium and initiated an OCP amendment Master Plan process. This process was paused in 2022. The consortium of property owners made substantial progress in planning for the area. Due to various circumstances, these property owners

are now preparing separate, OCP amendment and rezoning applications. To achieve the intent of the 2018 Council Master Plan direction, overarching City planning guidance is necessary to ensure the diverse goals for this area are met by the individual applications.

To provide coordinated direction for the anticipated applications, drawing on established OCP policies, and the prior Master Plan work prepared by the property owners consortium, the City is preparing a Guidance Framework for the planning and development of the Moody Centre TOD area. The framework will be brought to Council for consideration later in 2023. The Framework will allow applications submitted to the City to be reviewed both individually, and as an integral component delivering on the vision for this neighbourhood. The City is undertaking this work, so the Framework can be prepared expeditiously to enable a succinct review of applications received in this neighbourhood, and to review the mix of uses and amenities proposed within each application to a broader vision. Significant development applications are posted to Engage Port Moody ([engage.portmoody.ca](http://engage.portmoody.ca)), where the public can learn more and share their input online.”

The attached Corporate Policy titled “Moody Centre Transit-Oriented Development Area Guidance Framework for Official Community Plan Amendment and Rezoning Applications” responds to Council’s direction (**Attachment 1**). It is aligned with the Prioritizing Higher Density Development Corporate Policy adopted by Council in 2017. The Framework has been prepared drawing on policy directions in the existing OCP as well as TOD planning and urban design best practices. Drafting the Framework has also been done in coordination with the OCP update process now underway.

## Discussion

As stated in the attached Corporate Policy, the Moody Centre Transit-Oriented Development (TOD) Guidance Framework (the Framework) allows Official Community Plan (OCP) and rezoning applications submitted to the City to be reviewed both individually and as an integral part of delivering on the OCP vision for the overall area. The Framework provides guidance on a number of topics. It is meant to supplement and clarify existing OCP policies for the Moody Centre TOD area and to work in coordination with the policy directions set out in the OCP.

These are guidelines and there may be development proposals brought forward that do not fully align with all elements of the Framework, but which Council may consider as still making a significant contribution to the OCP vision for the area and therefore could be supported.

The Framework is not meant to repeat information already contained in other documents pertinent to the Moody Centre TOD area, many of which are listed at the end of the attached Corporate Policy for reference for proponents preparing their development applications.

### 1. Potential OCP Policy Amendments

There are four current OCP policies that the Framework suggests be considered for amendment by Council on an application-specific basis:

- For some development parcels, increase the maximum permitted tower height.
- Reduce the minimum permitted tower distance separation.
- Increase the maximum permitted tower floorplate sizes.
- Adjust the eastern boundary of the TOD area.

The rationale for each of these potential application-specific amendments is discussed in the Framework.

## 2. Topics

Topics covered in the Framework (in order) include:

- Common elements for all applications.
- Planning principles.
- Employment floorspace.
- Retail/commercial frontages.
- Child care.
- Parks and open space.
- Density.
- View corridors and greenways.
- Building forms.
- Road network.
- Pedestrian network.
- Traffic and parking.
- Servicing.
- Financial and in-kind amenity contributions.
- Wellbeing principles.
- Climate change and sustainability.

### Other Option(s)

The alternative resolution to staff's recommended resolution is:

THAT the proposed Moody Centre Transit-Oriented Development Area Guidance Framework for Official Community Plan Amendment and Rezoning Applications Corporate Policy be referred back to staff to address the following items >insert items< and brought back to Council for further consideration.

### Financial Implications

There are no immediate financial implications associated with the recommendation in this report.

### Communications and Civic Engagement Initiatives

Should Council adopt the proposed Moody Centre Transit-Oriented Development Area Guidance Framework for Official Community Plan Amendment and Rezoning Applications Corporate Policy, staff will update website and other information sources to communicate the Policy to applicants, TOD area property owners and interested members of the public.

### Council Strategic Plan Goals

The proposed Moody Centre Transit-Oriented Development Area Guidance Framework for Official Community Plan Amendment and Rezoning Applications Corporate Policy aligns with the following Strategic Plan objectives:

- Strategic Goal - Create complete and connected communities through balanced growth.
  - Implement best practices that result in growth that is consistent with community needs.
  - Improve neighbourhood connections and identify unique neighbourhood needs, including commercial/retail services.

- Prioritize transit-oriented development and diverse and equitable housing options.
- Strategic Goal - Provide safe, efficient, and accessible transportation options.
  - Embrace a multi-modal approach for mobility.
  - Provide safe and comfortable transportation options for all ages and abilities.
  - Strategically plan for the City's transportation networks.
- Strategic Goal - Enhance community well-being.
  - Provide recreation services and access to indoor and outdoor amenities for all ages and abilities.
  - Increase, expand and enhance urban parks.
  - Optimize park-user experiences.
- Strategic Goal - Improve the local business climate.
  - Focus on growth of priority business areas.

## Attachment(s)

1. Draft Corporate Policy – 13-6510-2023-01 – Moody Centre TOD Area Guidance Framework for OCP Amendment and Rezoning Applications.

## Report Author

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## Report Approval Details

Document Title:	Moody Centre TOD Area Guidance Framework for OCP Amendment and Rezoning Applications Corporate Policy.docx
Attachments:	- Attachment 1 - Draft Corporate Policy - 13-6510-2023-01 - Moody Centre TOD Area Guidance Framework.pdf
Final Approval Date:	Nov 27, 2023

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

Michael Olubiyi, Manager of Development Planning - Nov 21, 2023

Mary De Paoli, Manager of Policy Planning, for Kate Zanon, General Manager of Community Development - Nov 21, 2023

Stephanie Lam, City Clerk and Manager of Legislative Services - Nov 23, 2023

Lindsay Todd, Manager of Communications and Engagement - Nov 23, 2023

Paul Rockwood, General Manager of Finance and Technology - Nov 23, 2023

Tim Savoie, City Manager - Nov 27, 2023