



City of Port Moody

City Initiatives and Planning Committee

Date: February 20, 2024
Submitted by: Community Development Department – Development Planning Division
Subject: Early Input – Official Community Plan Amendment and Rezoning (Transit-Oriented Development) – Moody Centre (Beedie Living)

Purpose

To provide an opportunity for early Council input on an Official Community Plan (OCP) amendment and rezoning application. The purpose is to facilitate the development of a high-density mixed-use development on one site and a six-storey women's transition housing facility on a second site, both in the Moody Centre Transit Oriented Development (TOD) area.

Recommended Resolution(s)

THAT staff and the applicant consider comments provided during the City Initiatives and Planning Committee meeting held on February 20, 2024, as recommended in the report dated February 20, 2024, from the Community Development Department – Development Planning Division regarding Early Input – Official Community Plan Amendment and Rezoning (Transit-Oriented Development) – Moody Centre (Beedie Living).

Executive Summary

This report addresses the development application by Beedie Living (Beedie) for two sites: one located at 3060-3092 Spring Street and 80-85 Electronic Avenue, and the other located at 2806 Spring Street. The proposed mixed-use transit-oriented development (TOD) comprises three residential towers (32, 34, and 38 storeys), commercial space, and a public plaza on the main site, along with a 40-unit six-storey women's transition facility on the other site. While the project aims to address the needs of the neighborhood and meet TOD requirements, additional details are still needed before moving forward with the proposed bylaw amendments.

Background

The City has received an Official Community Plan (OCP) and rezoning application from Beedie for two sites within the Moody Centre TOD area, as summarized above.

The application was presented to the Advisory Design Panel (ADP) on January 25, 2024. The ADP endorsed the proposed development subject to a number of issues being considered by the City and Beedie, but did not endorse the development on the smaller second site, citing a lack of detail in the building design and surrounding context. The following draft resolution was passed by the ADP:

ADP23/005

THAT the main site of the proposed project at 3060-3092 Spring St, 80-85 Electronic Ave be endorsed subject to the applicant addressing the following specific items:

- further consideration of the placement of middle tower and the resultant shadow on adjacent properties;*
- additional study of the traffic impact to the neighbourhood;*
- examination of the implementation of a surface delivery and parking area;*
- an increase to the number of street trees included on the ground level;*
- consideration of less structured programming for amenity spaces and inclusion of more open-use space;*
- ensuring that sunken areas are accessible;*
- consideration of wildlife amenities on green roofs;*
- maximization of soil volumes and variety of species on slabs at street level as well as on roofs;*
- development of a plant palette with native, pollinator, and bird-friendly species;*
- further study of the acoustic effects of the development and how noise will be mitigated;*
- providing a variety of public seating options appropriate for varied age groups;*
- further details on stormwater management plans;*
- more clarity on what Spring Street will look like and how it will integrate with the adjacent development;*
- consideration of making Electronic Avenue car-free apart from emergency access in order to enhance and maximise the value of the outdoor living space; and*
- consideration of including knock-out panels to allow future connection with the site to the south.*

ADP23/007

THAT the second site of the proposed project at 2806 Spring Street not be endorsed for the following reasons:

- The need to provide further clarification on the conditions of the site and the surrounding development; and*
- the need to refine the development proposal.*

Beedie is collaborating with staff to address these items where feasible. Additionally, Beedie, along with several other landowners in the Moody Centre TOD area, has committed to preparing Spring Street design guidelines for the entire length of Spring Street within the TOD area. Once drafted, these guidelines will be presented to Council for input. It is anticipated that, once endorsed by Council, they will be added as an appendix to the Moody Centre Transit-Oriented Development Area Guidance Framework for Official Community Plan Amendment and Rezoning Applications Corporate Policy, adopted by Council on December 5, 2023. Staff anticipate presenting the draft Spring Street design guidelines to Council within the next two to three months.

The application was presented to the Land Use Committee (LUC) on February 5, 2024. The LUC endorsed the proposed development subject to the applicant addressing a number of specific items. The following draft resolution was passed by the LUC:

LUC24/004

THAT the Land Use Committee recommends that the proposed land use for OCP Amendment and Rezoning Application - 2806, 3060-3092 Spring St., and 80-85 Electronic Ave (Beedie) is appropriate subject to the applicant addressing the following specific items:

- *increase in employment spaces to at least minimum requirements in the Moody Centre TOD Area Guidance Framework Policy;*
- *increase in 3-bedroom suites to at least minimum requirements of 10.0% instead of 9.6% in the Family-Friendly Units Policy;*
- *increase in non-market housing to at least minimum requirements in the Inclusionary Zoning – Affordable Rental Units Policy;*
- *potential addition of micro-suites without parking;*
- *further details on the childcare spaces to be provided;*
- *consideration of blocking off Electronic Avenue to all traffic except emergency vehicles;*
- *the sufficiency of community contributions – thorough review of calculations;*
- *exploration of a potential shared district energy system; and*
- *more detailed design of the community gardens to ensure sufficient sunlight.*

With regards to the 2806 Spring Street Women's Transition Housing Building:

- *consideration of greater heights given the location in TOD and need for supportive and non-market housing;*
- *exploration of negotiations with the City for its land directly adjacent to the North;*
- *ensure provision of appropriate amenities for this building; and*
- *assurance that non-market/supportive housing for this project be captured in an agreement with the City.*

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

Discussion

Property Description

As noted, there are two separate sites that are part of the application:

- The main site (3060-3092 Spring Street and 80-85 Electronic Avenue) consists of four lots, all owned by Beedie (**Attachment 1**). Beedie plans to acquire from the City the portion of Electronic Avenue between Spring Street and the future Golden Spike Way extension to incorporate into its development as a narrow street (one-way) with a Statutory Right of Way for public access. In exchange, Beedie proposes to extend Spring Street eastward to connect to Buller Street and dedicates that land as a road to the City. This extension is an important part of enhancing connectivity both within the neighborhood and to other parts of the community. The final proposed development site is approximately 1.5 hectares (3.8 acres) in size.
- The second site (2806 Spring Street) consists of a single lot, roughly 810 m² (8,713 ft²) in size, that is also owned by Beedie (**Attachment 2**).

All the subject lots are currently zoned as Light Industrial (M1) (**Attachment 3**).

Neighborhood Context:

The main site fronts onto Spring Street and Buller Street. Surrounding development consists of:

- North: the CPKC Rail and Evergreen Line/Westcoast Express corridor.
- East: Across from Buller Street is a four-story mixed-use development completed in the late 1990s. It is outside of the designated Moody Centre TOD area.
- West: Properties owned by PCI, currently zoned M1 and designated in the OCP as Moody Centre TOD development. PCI submitted an application last year for an OCP amendment, rezoning, and development permit to allow a high-density mixed-use development. This includes commercial space at the street and second levels, artist space, and two 39-storey towers with 857 units of residential housing, all of it rental. Council received and commented on this application at its November 21, 2023 meeting.
- South: Five lots on the south side of Spring Street facing St. Johns Street, four of which are zoned General Commercial (C3), and one which is zoned Service Station Commercial (C4). All five lots are designated in the OCP as Moody Centre TOD development. It is envisioned that these lots will accommodate high-density mixed-use development, possibly including two towers up to 26 storeys in height, through at least a partial land assembly. There are no active development applications for these properties.

The second site fronts onto Spring Street, about three blocks west of the main site. Surrounding development consists of:

- North: Road allowance owned by the City that is currently used for public parking.
- East: Three lots zoned M1 where a land assembly is being pursued by another developer. There is not yet an active development application for these lots, but it is envisioned that, once assembled, they could accommodate a high-density mixed-use development, with one tower possibly up to 33 storeys in height.
- West: A single small lot zoned M1 with a newer two storey commercial building on it.
- South: Directly across on the south side of Spring Street facing St. Johns Street, one lot zoned General Commercial (C3). This lot is also part of a land assembly being pursued by another developer for a high-density mixed-use development, with one tower possibly up to 26 storeys in height.

Staff are in active discussions with Beedie and other parties regarding the possibility of merging the proposed 2806 Spring Street development with one or more surrounding properties to allow for a more comprehensive and mutually beneficial development. However, at this stage, Beedie's application is for the single lot alone.

Proposal:

Submission Document

Beedie's key submission document is included as **Attachment 4**.

Proposed OCP Amendments

An OCP Land Use and Building Height Designations map is included as **Attachment 5**.

In order for the main site to be rezoned as proposed, there are four key OCP policies for the Moody Centre TOD area that require site-specific amendment:

- increasing the maximum permitted tower height from 26 storeys up to 32, 34 and 38 storeys;
- increasing the maximum permitted tower floorplate size from in the range of 700 sq. m. (7,535 sq. ft.) to about 770 sq. m. (8,290 sq. ft.);
- decreasing the minimum required distance separation between towers from 60 m. (197 ft.) to approximately 45 m. (145 ft.) between the west tower and the central tower and 53 m. (175 ft.) between the east tower from the central tower¹; and
- moving the eastern boundary of the TOD area from Electronic Avenue to Buller Street.

These four amendments proposed by Beedie are aligned with the Moody Centre Transit Oriented Development Area Guidance Framework for Official Community Plan Amendment and Rezoning Applications Corporate Policy (the “Guidance Framework”) (**Attachment 6**).

The second site at 2806 Spring Street where the six-storey women’s transition facility is proposed would not require any OCP amendments.

Development Summary

The proposal includes the following key elements:

	Main Site	Second Site
Land Area – m ² (ft ²)	15,528 (167,147)	810 (8,713)
Gross Floor Area – m ² (ft ²)	77,383 (879,435)	3,116 (33,543)
FAR	5.26	3.8
Residential Floor Area	Market: 75,943 (817,446) Non-Market: 1,440 (15,504)	3,116 (33,543)
Residential Units	972 (approx. 25 non-market)	40 non-market
Employment Floor Area – m ² (ft ²)	4,319 (46,484)	None
Indoor Amenity Space	2,098 (22,581)	213 (2,290)
Below Grade Vehicle Parking - All Uses Combined	1,119 stalls	6 stalls

Employment Floorspace

Beedie’s main development site constitutes 22.3% of the total developable area within the Moody Centre TOD area. According to the Employment Floorspace formula outlined on page 2 of the Guidance Framework, the site should consequently accommodate 625 (22.3%) of the target of a minimum of 2,800 jobs (excluding home-based jobs) within the Moody Centre TOD area at full-build-out. This allocation aims to foster a complete community and contribute to Port Moody’s portion of projected regional employment.

The current amount of employment floorspace on Beedie’s main site is estimated by staff to generate about 385 jobs, which is 240 fewer jobs than staff believe the site should support at a minimum. Based on staff’s concern, Beedie has been exploring options to increase the

¹ Page 12 of Beedie’s Rezoning Booklet and OCP Framework (**Attachment 4**) references a minimum separation distance being sought of 25 m. (82 ft.), but that has been superseded and is far less than the separation distances now being proposed.

employment floorspace on the main site to generate more jobs and is now proposing to add approximately 1,395 sq. m. (15,000 sq. ft.) of second floor office space to the west podium. This would boost total employment on the site to about 500 jobs, although it still would not meet the Guidance Framework's suggested target of 625 jobs.

Staff consider employment floorspace to be the primary concern for the proposed development on the main site and are actively collaborating with Beedie to address this issue and bridge the jobs gap.

Residential Unit Mix

The proposed residential unit mix (rounded percentages) is as follows:

Unit Size	Main Site		Second Site	
Studio	55	6%	15	38%
1 Bedroom	442	45%	10	25%
2 Bedroom	382	39%	10	25%
3 Bedroom	93	10%	5	13%
Total	972	100%	40	100%

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. As the 3060-3092 Spring Street and 80-85 Electronic Avenue portion of the project is strata, it is expected to meet the following unit mix for strata apartment projects:

Number Of Bedrooms	Share of Units
Studios	70% max
One-Bedroom	
Two-Bedroom	20% min
Three Bedroom or more	10% min

Currently the project meets the 2-bedroom component, with a 39.3% share unrounded, but just misses the 3-bedroom target of 10% minimum, with a 9.6% share unrounded, and needs to be increased. Beedie acknowledges the minor shortfalls and will be amending its plans accordingly.

Non-Market Housing

Currently, the application identifies 3.8% of the total residential floor area as non-market and proposes locating this housing on the 2806 Spring Street site. The City's Inclusionary Zoning Policy requires at least 6% of the floor area to be designated as non-market, or 15% of the floor area as below-market. As part of Beedie's Rezoning Booklet, it is noted that the intent is to achieve the City's request for the remaining 2.2% within the east tower on the main site. While the 6% would meet the City's policy, details are still needed from Beedie to confirm the total.

Public Art

Beedie will be engaging a public art consultant, and a detailed public art plan will be developed.

Plaza

Beedie is proposing a large plaza on the main site, referred to as the "Living Room," which could be programmed in various ways. Beedie is currently refining the design of this plaza, and discussions between staff and Beedie are underway to determine the ultimate ownership of the plaza (City versus private). Both options have their pros and cons, and once further details are fleshed out, staff will present a recommendation on the preferred option to Council for consideration, including the cost implications.

Child Care

Child care space will be required in the TOD area, with the specific amount dependent upon the type of housing offered and the demographic composition of residents. Following the City's Child Care Needs Assessment as a reference, every development application must illustrate how this requirement will be fulfilled. Staff are aware that another site, for which a development application may soon be submitted, will supply sufficient child care space to accommodate the needs of several of the proposed developments in the TOD area, including the Beedie project. Further details are being requested from Beedie by staff.

Energy

Beedie has committed to design the buildings to meet the City's energy performance policy requirements. However, the energy report showcasing the results of whole building energy modeling has not yet been provided.

Vehicle Parking

Given the transit-oriented nature of the area, the off-street vehicle parking rates are proposed by Beedie to be reduced compared to the City's current zoning bylaw requirements for the main site:

	Required	Proposed	Difference
Residential	1,138	1,017	- 121 (-10.6%)
Visitor	107	182	- 51 (-21.8%)
Commercial	126		
Total	1,371	1,199	-172 (-12.5%)

Beedie has submitted a report prepared by Bunt & Associates titled Moody Centre Transit-Oriented Development (TOD) Parking & Loading Rationale (September 8, 2023), which states that, "Due to the mixed-use nature of the site, there are inherent opportunities for shared parking between the residential visitor and commercial land uses, considering that the peak parking demand for these land uses typically occur at different times of the day. As such, these land uses are able to operate without reserved parking stalls. Therefore, the potential to share parking between these different land uses was reviewed to reduce the parking supply."

For the smaller second site at 2806 Spring Street, only six parking stalls in one level of below grade parking are proposed since vehicle usage is anticipated to be very low.

Bicycle Parking

Beedie is proposing to provide off-street bicycle parking on the main site as per the requirements in the City's zoning bylaw, as follows:

	Long-Term	Short-Term
Residential	1,458	114
Commercial	5	12

Staff are currently analyzing the topic of bicycle parking standards in both TOD areas and for the city overall to ensure that there is an appropriate supply. This is based on some evidence from other projects both within Port Moody and elsewhere that much of the designated bicycle storage space is not being used for a variety of reasons (e.g., location within the buildings and security). Staff may be recommending to Council some proposed refinements to the City's bicycle parking standards once this review is completed within the next several months.

Transportation Demand Management

Beedie is also proposing Transportation Demand Management measures for the main site that include:

- car share vehicles; and
- enhanced bicycle parking.

Traffic Impact Assessment

City staff are currently working with Beedie and several of the other property owners in the Moody Centre TOD area to prepare a comprehensive traffic impact assessment (TIA). This TIA will consider the traffic that will be generated not only by individual proposed developments in the area but the estimated cumulative impact at full-build-out of all development in the area, plus surrounding areas. This TIA is anticipated to take several months to complete, and the results will be reported to Council.

Public Benefits

Beedie has summarized the public benefits of its proposed development on page 25 of its Rezoning Booklet and OCP Framework (**Attachment 4**). That includes Development Cost Charges (DCCs), Community Amenity Contributions (CACs) and payment of density bonus. Staff have a number of questions about how some of the values have been calculated by Beedie and the credits being sought. For example, staff believe that most of the DCC credit being sought is not applicable. As another example, it is unclear how the conclusion has been reached by Beedie that no density bonus is payable. Given the complexity of this topic, staff will report back to Council on the public benefits, including financial contributions and credits, after further analysis is conducted.

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 Beedie for consideration and will be updated as the application moves forward through consideration of readings.

Concluding Comments

The proposal would provide 972 market and non-market units on the main site, along with a much-needed women's transition facility comprising 40 units on the second site. The inclusion of a large plaza also presents a significant opportunity for recreation and social interaction, although programming details are still being determined, as well as the ultimate ownership of the plaza. Additionally, the proposal to extend Spring Street through Beedie's site to connect to

Buller Street plays a crucial role in enhancing connectivity within the neighborhood and to other parts of the community.

Pending input from Council, staff currently identify the most significant issue regarding the main site as increasing the amount of employment floorspace to assist the City in meeting its job targets. For the second site at 2806 Spring Street, staff believe that there is an opportunity through a possible merger with one or more surrounding properties to allow for a more comprehensive and mutually beneficial development. Staff are actively working with Beedie on addressing both these key issues, as well as other concerns.

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 a number of issues associated with the financial contributions (cash and in-kind) and credits that Beedie is proposing. Staff will provide an update later in the process as further discussions are held with the applicant on this important topic.

Communications and Public Engagement Initiatives

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

As indicated in the Engage Port Moody summary report (**Attachment 8**), a total of 44 comments were received up to February 8, 2024. Of those comments, five were supportive, 36 were opposed and three had a mixed reaction to the proposal. The majority of comments that were opposed had a concern with the heights of the buildings. Verbatim comments for all responses are included in the summary.

In addition, Beedie hosted a public workshop on February 1, 2024, to seek input specifically on the programming of the proposed plaza (the “Living Room”) and held an open house on

February 13, 2024, on the overall development proposal. A summary of the input received at these meetings was not available from Beedie at the time of preparation of this staff report and will be provided to Council in a subsequent staff report.

Later in the process, Beedie will also schedule another public 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 Goals:

- Strategic Goal 2.3 - Enhance and expand parkland and open spaces;
- Strategic Goal 3.1 - Create complete and connected communities through balanced growth;
- Strategic Goal 3.3 - Enhance community wellbeing;
- Strategic Goal 4.1 - Improve the local business climate; and
- Strategic Goal 4.3 - Leverage public spaces.

Attachment(s)

1. Location Map – Main Site
2. Location Map – Second Site
3. Zoning Designation Map
4. Rezoning Booklet and OCP Framework
5. OCP Land Use and Building Height Designations Map
6. Moody Centre Transit Oriented Development Area Guidance Framework for Official Community Plan Amendment and Rezoning Applications Corporate Policy (December 5, 2023)
7. Sustainability Report Card
8. Engage Port Moody Summary Report

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Report Approval Details

Document Title:	Early Input – Official Community Plan Amendment and Rezoning (Transit-Oriented Development) – Moody Centre (Beedie Living).docx
Attachments:	<ul style="list-style-type: none">- Attachment 1 - Location Map – Main Site.pdf- Attachment 2 - Location Map - Second Site.pdf- Attachment 3 - Zoning Designation Map.pdf- Attachment 4 - Rezoning Booklet and OCP Framework.pdf- Attachment 5 - OCP Land Use and Building Height Designations Map.pdf- Attachment 6- Moody Centre Transit Oriented Development Area Guidance Framework.pdf- Attachment 7- Sustainability Report Card.pdf- Attachment 8 - Engage Port Moody Summary Report.pdf
Final Approval Date:	Feb 13, 2024

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

Jennifer Mills, Legislative Services Advisor, for Tracey Takahashi, Deputy Corporate Officer - Feb 9, 2024

Wesley Woo, Assistant Manager of Planning, for Michael Olubiyi, Manager of Development Planning - Feb 9, 2024

Kate Zanon, General Manager of Community Development - Feb 9, 2024

Stephanie Lam, City Clerk and Manager of Legislative Services - Feb 12, 2024

Lindsay Todd, Manager of Communications and Engagement - Feb 12, 2024

Paul Rockwood, General Manager of Finance and Technology - Feb 12, 2024

Anna Mathewson, City Manager - Feb 13, 2024