



City of Port Moody

Report/Recommendation to Council

Date: July 23, 2024
Submitted by: Community Development Department – Development Planning Division
Subject: First Reading, Bylaw Nos. 3475, 3473, and 3474 – Official Community Plan Amendment and Rezoning (TOD) Bylaws – Moody Centre (Beedie Living)

Purpose

To present an Official Community Plan (OCP) amendment bylaw and two rezoning bylaws for first reading. 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 City of Port Moody Official Community Plan Bylaw, 2014, No. 2955, Amendment Bylaw No. 39, 2024, No. 3475 (Beedie – Moody Centre) be read a first time as recommended in the report dated July 23, 2024, from the Community Development Department – Development Planning Division regarding First Reading, Bylaw Nos. 3475, 3473, and 3474 – Official Community Plan Amendment and Rezoning (Transit-Oriented Development) Bylaws – Moody Centre (Beedie Living);

AND THAT City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 98, 2024, No. 3473 (Beedie – Moody Centre) (CD94) be read a first time;

AND THAT City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 99, 2024, No. 3474 (2806 Spring Street) (CD95) be read a first time;

AND THAT prior to Council consideration of second reading of Bylaw Nos. 3473, 3474, and 3475, a term sheet be prepared and presented to Council, which will form the basis for a development agreement setting out the applicant's obligations as part of the redevelopment of the subject lands, including the details of public amenity contributions and timing.

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 (main site), and the other located at 2806 Spring Street (second site). The proposed mixed-use transit-oriented development (TOD) comprises three residential towers (32, 34, and 38 storeys), commercial

space, including child care, and a plaza on the main site, along with a six-storey women's transition housing facility on the second site. Ownership of the second site will be transferred from Beedie to BC Housing once the facility is constructed.

Sufficient progress has been made on refining the application based on early input from Council, as well as from the Land Use Committee and the former Advisory Design Panel, that staff are bringing forward an OCP amendment bylaw and two rezoning bylaws for first reading consideration. If Council gives first reading to the bylaws, they will be brought back for second reading and referral to public hearing once a term sheet has been drafted that sets out Beedie's financial contributions (cash and in-kind) and other on- and off-site obligations as part of the development.

Background

The City received an Official Community Plan (OCP) and rezoning application from Beedie on September 15, 2023 (with the submission being fully completed October 18th) for two sites within the Moody Centre TOD area, as summarized above. An Application Fact Sheet is provided as **Attachment 1**.

The application was presented to the former Advisory Design Panel on January 25, 2024, to the Land Use Committee on February 5, 2024, and to the Community Initiatives and Planning Committee (CIPC) on February 20, 2024.

CIPC's input included the following requests for further information and consideration by Beedie and City staff:

1. Traffic impacts.
2. Increasing employment space and jobs.
3. Potential excessive parking.
4. Exploring the possibility of providing child care services on site notwithstanding the child care potentially proposed on a nearby site.
5. More details and clarity around the proposed amenity package, including the public benefits and financial contributions.
6. Seeking a more aesthetically pleasing architectural design without compromising building codes, if feasible.
7. Ensuring the timeline for the women's transition housing facility aligns with the first phase of development.
8. A desire to provide senior housing options alongside the women's transition facility.
9. Integration of the Happy Cities "wellbeing policy" as soon as it is adopted/approved.
10. Consideration of home-based and remote working jobs, with appropriate spaces in amenity areas.
11. Enabling connection to a proposed district energy system.
12. For the women's transition housing facility: exploring the possibility of greater heights due to its location in the TOD area; and considering negotiations with the City for adjacent lands.

Each of these topics is addressed in this report.

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 2**). 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 private roadway (one-way) with a Statutory Right of Way (SROW) for public access. In exchange, Beedie proposes to extend Spring Street eastward to connect to Buller Street and dedicate that land to the City as a road.¹ 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 main site is proposed to be developed in two phases: the first phase composed of a residential tower and mixed use podium at the east end of the site adjoining Buller Street; and the second phase of two towers and mixed use podium on the remaining two-thirds of the site. The planned phasing is intended to accommodate existing commercial tenancies and to facilitate the overall excavation and construction sequence for this major development project.
- The second site (2806 Spring Street) consists of a single lot, about 810m² (8,713ft²) in size, that is also owned by Beedie (**Attachment 3**).

All the subject lots are within the OCP Moody Centre Transit Oriented Development land use designation and are currently zoned as Light Industrial (M1) (**Attachment 4**).

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 also 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, CIPC 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

¹ A road closure bylaw and accompanying purchase and sales agreement for this proposed road acquisition and exchange will be brought forward later in the process if Council supports advancing this application.

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 (84 Moody Street) 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.

Potential Merger of Other Properties with 2806 Spring Street

Staff, working with Beedie, explored 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 that might include, for example, a seniors housing component and also a denser form of development, as suggested by CIPC. However, based on discussions with adjacent property owners, it was concluded that the owners are not a point where their plans for any potential redevelopment are likely to happen in the same timeframe as redevelopment of 2806 Spring Street. Beedie's application therefore remains for the single lot alone and, given its relatively small size, it cannot accommodate a building of significantly more height, nor would more density align with the optimum size of the facility that BC Housing is seeking to develop on the site.

With respect to the parcels adjacent to 2806 Spring Street:

- The properties to the east, all the way to Hugh Street, are part of a land assembly, but the timing of when a development application may be submitted to the City is unknown.
- The corner lot to the west (84 Moody Street), which has a newer two storey building on it, could in the future be redeveloped to accommodate up to six storeys, which would match the height of the building proposed for 2806 Spring Street. It would also match the height of the buildings recently developed on the west side of Moody Street, creating a balanced street wall. There is also the potential that this lot could form part of a future assembly that includes some of the City land discussed below.
- The opportunities for the City land immediately to the north that is currently being used for parking are still being explored by staff. If the land is developed, at least in part, and requires parking, that parking could be accessed via a Statutory Right of Way (SROW) through the 2806 Spring Street parkade and that possibility is built into the parkade plans for 2806 Spring Street. Among the uses that may be appropriate for the City land is a seniors facility or some other form of housing that has a social / community benefit. Alternatively, there is also the potential for it to be used as active park space or another public amenity.

Proposal:

Submission Document

Beedie's key submission document (May 2024 Revision 1 version) is included as

Attachment 5. Also attached are a number of colour renderings of the project on the main site (**Attachment 6**)

Proposed OCP Amendments

An OCP Land Use and Building Height Designations map is included as **Attachment 7**.

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 700m² (7,535ft²) to about 770m² (8,290ft²);
- decreasing the minimum required distance separation between towers from 60m (197ft) to no less than 40m (131ft); 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") adopted by Council in December 2023 (**Attachment 8**).

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

Beedie's updated proposal includes the following key elements, per the draft Comprehensive Development (CD) zones that have been prepared:

	Main Site	Second Site
Land Area – m ² (ft ²)	15,528 (167,147)	810 (8,713)
Gross Floor Area – m ² (ft ²)	80,079 (861,970)	3,116 (33,543)
FAR	5.26	3.8
Residential Floor Area	Market: 78,424 (844,149) Non-Market: 1,655 (17,814)	3,116 (33,543)
Residential Units	981 (including approximately 20 non-market)	40 - 50 non-market
Commercial (Employment) Floor Area – m ² (ft ²)	6,300 (67,815) - minimum 6,700 (72,120) - maximum	None
Indoor Amenity Space – m ² (ft ²)	1,975 (21,260)	147 (1,582)
Below Grade Vehicle Parking - All Uses Combined	868 stalls - minimum	4 stalls – minimum

As noted above, Beedie is proposing to phase this major development project. The phase one construction is targeted to start later in 2026 with building occupancy anticipated around mid-year 2029. Phase two construction is forecast for late 2027 and occupancy in mid-2031.

Commercial (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 around 625 jobs, which is 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.

Beedie had initially proposed 4,319m² (46,484ft²) of commercial floor area on its main site, all of it on the first floor (street level) of the buildings. Based on input from Council and staff to explore ways to increase employment, Beedie has added a second level of commercial floor area on the west podium. This space is intended to accommodate both office users and a child care facility. This has resulted in the commercial floor area being increased by 46% to a minimum of 6,300m² (67,815ft²). The draft CD zone sets a maximum of 6,700m² (72,120ft²) of commercial floor area to give Beedie flexibility to add more floor area if feasible at the detailed development permit and building permit stages when the floor area plans are fully developed. The employment supported by this commercial floor area is estimated to range from 520 to 555 jobs, which moves Beedie much closer to the desired 625 jobs per the Guidance Framework.

While not considered as commercial floor area and therefore not part of the jobs total, Beedie is also proposing approximately 223m² (2,400ft²) of co-working space for use by residents of the development, a reflection of the emerging trend of more people working at least part of the time from their homes and sometimes seeking space to work outside of their homes, but in close proximity. This co-working space is part of the minimum of 1,975m² (21,260ft²) of indoor amenity space that will be provided on the main site and may attract more work from home residents to the development.

Child Care

Beedie's initial submission did not include space specifically for child care since it was assumed by Beedie that the need would be met through another anticipated major development application in the Moody Centre TOD area. However, given the uncertainty over the timing of other development applications, Council requested that Beedie consider including child care space on its main site.

In response, Beedie is now planning between 372m² (4,000ft²) and 557m² (6,000ft²) of child care floor area, plus secure outdoor space, as part of the commercial floor area that it has added to the second level of the west podium. The exact amount of floor area provided will depend upon the operator of the child care space and how they intend to program it.

The facility will accommodate between approximately 71 and 107 child care spaces and significantly exceeds the projected child care demand of the development, using the City's Child Care Needs Assessment as a reference. The outdoor play space requirement for the projected child care client group would be met through a combination of an attached exterior deck space and access to the nearby on-site "Living Room" plaza area.

Residential

Beedie estimates that the main site will have a total of 981 dwelling units based on its most recent plans and the second site with the women's transition facility will have between 40 and 50 units of varying sizes.

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 main site is strata, it is expected to meet the unit mix for strata apartment projects. The proposed zoning for the main site meets or exceeds the policy requirements:

Number Of Bedrooms	Share of Units per Policy	Share of Units per Zoning
Studios	70% max	65% max
One-Bedroom		
Two-Bedroom	20% min	25% min
Three Bedroom or more	10% min	10% min

Beedie has indicated to staff that it may exceed the 25% minimum for two-bedroom units and also the 10% minimum for three-bedroom or more units, but that will depend on market demand at the time of pre-sales and construction, which is several years away if the project is approved.

Non-Market Housing

As noted in the application submission document, Beedie is currently in discussion with the Kwikwetlem First Nation (KFN) to enter into a partnership allocating space in the phase one tower for First Nations housing. The approach that is being explored would see approximately 1,655m² (17,814ft²), accommodating roughly 20 units, to be sold at cost to KFN for non-market rental housing. Further details regarding this proposed KFN housing component will be reported at the time of second reading consideration and will need to be incorporated into the term sheet.

As briefly touched on earlier in this report, Beedie has committed to starting development of the women's transition housing facility on its 2806 Spring Street site at the same time as the phase one development starts on the main site and this commitment will be included in the term sheet. Given that the facility is six-storey wood frame construction, as compared to concrete construction of the buildings on the main site, the facility is anticipated to be completed and opened well in advance of completion of the first building on the main site. Transfer of the property by Beedie to BC Housing will occur after the facility is completed.

The 2806 Spring Street transition housing facility is planned with a total floor area of 3,116m² (33,543ft²) and accommodating approximately 40-50 non-market units. The floor area of this facility will count towards the City's Inclusionary Zoning Policy and any shortfall not meeting the 6% inclusionary policy will be made up by the main site phase one building KFN owned housing units.

Public Art

Beedie has committed \$2.5 million to public art (final value still subject to confirmation by staff as part of finalizing the overall public benefits package). Beedie has engaged a public art consultant, and a detailed public art plan will be developed. Completion of this public art plan will be a condition of receiving a development permit for the main site.

Plaza

As noted in the CIPC report, Beedie is proposing a large plaza on the main site in phase two, referred to as the "Living Room," which could be programmed in various ways. Beedie has refined the design of this plaza (**Attachments 5 and 6**) since its initial submission and discussions continue between staff and Beedie to determine the ultimate ownership of the plaza (City versus private). Both options have their pros and cons. Beedie has proposed to construct and dedicate the "Living Room" as public park via an Air Space Parcel situated over the project's underground parkade. Beedie has also offered a two-year maintenance period for the "Living Room" park facility and thereafter the City would assume that responsibility. Staff have a number of questions and concerns in this regard. Once further analysis and discussion has taken place, staff will present a recommendation on the preferred option to Council for consideration, including the cost implications. This matter will need to be addressed in the near future as the ultimate ownership, maintenance/repair, programming and other arrangements regarding the "Living Room" will be included in the term sheet, which will be brought forward to Council at the same time as second reading of the bylaws.

District Energy

Beedie has committed to design the buildings to meet the City's energy performance policy requirements. Per Council's direction at its May 21, 2024, Finance Committee meeting, Beedie's detailed design will allow connection to some form of district energy system in the future if a system is found to be feasible through the study that the City has just initiated.

Vehicle Parking

Given the transit-oriented nature of the area, Beedie had initially proposed to reduce the off-street vehicle parking rates for all uses combined on its main site from the 1,371 stalls required at the time of application to 1,199 stalls, a difference of 172 stalls (-12.5%). As part the Province's Bill 47 (Transit-Oriented Areas), the City can no longer impose any off-street residential parking requirements, except for people living with accessibility needs, on TOA developments and the Zoning Bylaw has been amended accordingly.

Beedie still intends to provide residential parking, including for visitors, on its main site at an average of 0.71 stalls per unit since it believes that it still needs to provide some residential parking to attract buyers, notwithstanding that the project is in a TOD area.

The City's commercial parking requirements remain in place and Beedie is not seeking a reduction. However, Beedie 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."

Beedie is now proposing 868 parking stalls for all uses combined, which is a 28% reduction from the 1,199 stalls initially proposed.

For the smaller second site at 2806 Spring Street, six parking stalls in one level of enclosed parking are proposed since vehicle usage is anticipated to be very low. The CD95 zone requires only four parking stalls to allow flexibility in parking layout, plus the opportunity to have an SROW through the parkade to access the City land immediately to the north of the site if it is ultimately developed, as discussed above. So, there may be six stalls initially, but it could be reduced to four at some point in the future.

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. For the second site, off-street bicycle parking will also be provided, but at a reduced rate based on BC Housing's experience with similar facilities.

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

A number of the Moody Centre TOD area landowners, including Beedie, have teamed together to pay the cost of a study that models the Citywide traffic impacts of redevelopment in the area. The terms of reference for the study and the model choice were approved by staff. Work on the study began in March of this year and a first draft of the report by the developers' consultants is expected to be completed in late July/early August.

Based on the findings of that traffic impact study, road system improvements may be identified in the immediate Moody Centre area, which may necessitate funding contributions from Beedie and other area developers to undertake those works. Funding support from Beedie for these required improvements will need to be identified in the term sheet.

Building Architecture

The building architecture on the main site, including both the podiums and the towers, has been refined. The City's consulting architect / urban designer has reviewed the revised plans and concluded that the refinements have improved building design. Further details on building colours, materials and other elements will be submitted by Beedie at the development permit stage.

Spring Street Streetscape Design Guidelines

When Council adopted the Guidance Framework for the Moody Centre TOD area in December 2023, staff were asked to prepare design guidelines for Spring Street. Working with an architectural consultant jointly funded by the Spring Street developer applicants, a cross-department staff team have collaborated with that group in preparing draft streetscape design guidelines over the past several months. Given the challenges of the narrow public road width along Spring Street from Moody to Buller Street, a two-part recommended streetscape concept has been developed. For the section of Spring Street between Hugh and Buller Streets, an 18m wide cross-section has been arrived at generally consisting of two-way vehicle lanes, a multi-directional bicycle and micromobility pathway, tree planting corridors (envisioned to contain stormwater ground recharge systems) and sidewalks on statutory rights of way (SRWs) on the outside edges of the upgraded Spring Street corridor. See **Attachment 9** for the current version of these streetscape cross-section concepts.

The proposed Spring Street streetscape design package is presently being refined by the project group and will be brought forward for Council's consideration in the early fall and ultimately for adoption into the Guidance Framework.

The development plans for both of Beedie's sites in terms of building and parkade setbacks, building massing and proposed on-site landscape areas have been shown to be consistent with the draft streetscape guidelines.

Public Benefits

Staff continue to work with Beedie on the public benefits package (cash and in-kind) to be delivered as part of the proposed development, as well as any density bonus, community amenity contribution (CAC) and / or development cost charge credits that may be appropriate. As noted above, that includes determining the ultimate ownership of the "Living Room" plaza on the main site. All this will be put into a term sheet for Council's consideration and this term sheet will be one of the conditions of bringing the bylaws to Council for second reading and referral to public hearing. If endorsed by Council, the term sheet will be the basis for a development agreement that must be completed as one of the conditions of adoption of the bylaws (fourth reading).

Happy Cities Social Well Being Guidelines

Happy Cities prepared a report in August 2021 on behalf on a number of the landowners within the Moody Centre TOD Area titled "Boosting Wellbeing in Moody Centre" (**Attachment 10**). Beedie has used this report as guide in preparing its plans, as discussed in the Rezoning Booklet on pages 13-21 (**Attachment 5**).

On June 18, 2024, Council endorsed the Social Well Being Guidelines prepared with the assistance of Happy Cities. Some of the elements in the guidelines will be incorporated into the Sustainability Report Card and others will form part of new Social Well Being Guidelines Worksheets for development applications. The guidelines, worksheets and updated Sustainability Report Card are intended to be finalized and posted on the City's website and form part of the requirements for development application as of September 2024. Since this work is still underway, it has not been applied to Beedie's submission.

Sustainability Report Card

An updated completed Sustainability Report Card, with staff's grading and comments, is included as **Attachment 11**.

Pillar	Total possible points	Sum of N/A points	Sum of missed points	Applicant total points	Pillar % score
Cultural Sustainability	56	27	5	24	82
Economic Sustainability	93	12	22	59	72
Environmental Sustainability	172	22	60	90	60
Social Sustainability	165	14	81	70	46

The scores went up by 10-20% from the initial Sustainability Report Card. Beedie is reviewing staff's comments to determine if there are items that can be further addressed to increase the scores.

Concluding Comments

The proposal would provide about 961 market and 20 non-market units on the main site, along with a much-needed women's transition housing facility comprising between about 40 and 50 units on the second site. The inclusion of a large plaza, referred to as the "Living Room", 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.

Bylaws

Bylaw No. 3475 (**Attachment 15**), Bylaw No. 3473 (**Attachment 16**), and Bylaw No. 3474 (**Attachment 17**) are presented for consideration of first reading.

Other Option(s)

THAT Bylaw No. 3475, Bylaw No. 3473, and Bylaw No. 3474 not be read a first time and be referred back to the applicant and staff to address the following items:

>insert items<

Financial Implications

There are no financial implications associated with the recommendations in this report. However, as discussed above, the financial contributions (cash and in-kind) and related items are still being determined and will be part of the term sheet required as part of consideration of second reading of the bylaws.

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.

Two Engage Port Moody summary reports are attached: one for the main site (**Attachment 12**) and the other for the second site (**Attachment 13**).

For the main site, a total of 80 comments were received up to June 27, 2024. Of those comments, 17 were supportive, 57 were opposed and 6 had a mixed reaction. The majority of those opposed had concerns with the heights of the buildings, as well as traffic and community impacts. Those in support felt that it would make a positive contribution to the area. Verbatim comments for all responses are included in the summary.

For the second site, a total of 10 comments were received up to June 27, 2024. Of those comments, none were supportive, 8 were opposed and 2 had a mixed reaction. Concerns included building design and also that the proposed use would not be a good fit for the area. Verbatim comments for all responses are included in the summary.

Beedie has undertaken a public engagement program that began prior to submission of its application in mid-2023 and has continued since then. Most recently, that included hosting two community workshops on February and March, 2024, as well as using other public engagement tools. Further details are contained in the attached report prepared for Beedie by its community relations consultants (**Attachment 14**).

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. Application Fact Sheet.
2. Location Map – Main Site.
3. Location Map – Second Site.
4. Zoning Designation Map.
5. Rezoning Resubmission Booklet and OCP Framework Submission (May 2024).
6. Colour Renderings – Main Site.
7. OCP Land Use and Building Height Designations Map.
8. Moody Centre Transit Oriented Development Area Guidance Framework.
9. Spring Street Streetscape Design cross-section concepts
10. Happy Cities, Boosting Wellbeing in Moody Centre (August 2021).
11. Sustainability Report Card.
12. Engage Port Moody Summary Report – Main Site (June 27, 2024).
13. Engage Port Moody Summary Report – Second Site (June 27, 2024).
14. Pottinger Bird – Engagement Summary Report (April 10, 2024).
15. Draft Bylaw No. 3475 – OCP (Beedie – Moody Centre).
16. Draft Bylaw No. 3473 – CD94 (Beedie – Moody Centre).
17. Draft Bylaw No. 3474 – CD95 (2806 Spring Street).

Report Authors

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Report Approval Details

Document Title:	First Reading, Bylaw Nos. 3475, 3473, and 3474 – Official Community Plan Amendment and Rezoning (TOD) Bylaws – Moody Centre (Beedie Living).docx
Attachments:	<ul style="list-style-type: none">- Attachment 1 - Application Fact Sheet.pdf- Attachment 2 - Location Map – Main Site.pdf- Attachment 3 - Location Map - Second Site.pdf- Attachment 4 - Zoning Designation Map.pdf- Attachment 5 - Rezoning Resubmission Booklet and OCP Framework Submission (May 2024).pdf- Attachment 6 - Colour Renderings – Main Site.pdf- Attachment 7 - OCP Land Use and Building Height Designations Map.pdf- Attachment 8 - Moody Centre Transit Oriented Development Area Guidance Framework.pdf- Attachment 9 - Spring Street Streetscape Design cross-section draft concepts.pdf- Attachment 10 - Happy Cities, Boosting Wellbeing in Moody Centre (August 2021).pdf- Attachment 11 - Sustainability Report Card.pdf- Attachment 12 - Engage Port Moody Summary Report – Main Site (June 27, 2024).pdf- Attachment 13 - Engage Port Moody Summary Report Second Site (June 27 2024).pdf- Attachment 14 - Pottinger Bird – Engagement Summary Report (April 10, 2024).pdf- Attachment 15 - Draft Bylaw No. 3475 - OCP (Beedie - Moody Centre).pdf- Attachment 16 - Draft Bylaw No. 3473 - CD94 (Beedie - Moody Centre).pdf- Attachment 17 - Draft Bylaw No. 3474 - CD95 (2806 Spring Street).pdf
Final Approval Date:	Jul 15, 2024

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

Tracey Takahashi, Deputy Corporate Officer - Jul 11, 2024

Michael Olubiyi, Manager of Development Planning - Jul 11, 2024

Kate Zanon, General Manager of Community Development - Jul 11, 2024

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

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

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

Anna Mathewson, City Manager - Jul 15, 2024