



# City of Port Moody

## Report/Recommendation to Council

Date: December 3, 2024  
Submitted by: Community Development Department – Development Planning Division  
Subject: Second Reading – OCP and Rezoning (TOD) – 3060-3092 Spring Street,  
80-85 Electronic Avenue, and 2806 Spring Street (Beedie Living)

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### Purpose

To present an Official Community Plan (OCP) amendment bylaw and two rezoning bylaws for second reading and referral to public hearing, as well as to present the draft term sheet setting out the applicant's obligations as part of redevelopment of the subject lands. 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.

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### 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 second time as amended as recommended in the report dated December 3, 2024, from the Community Development Department – Development Planning Division regarding Second Reading – OCP and Rezoning (TOD) – 3060-3092 Spring Street, 80-85 Electronic Avenue, and 2806 Spring Street (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 second time as amended;**

**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 second time;**

**AND THAT the Community Amenity Contributions be waived for the affordable housing project at 2806 Spring Street (CD95), per section 9 of the City's Community Amenity Contribution Program Corporate Policy (2017-01);**

**AND THAT the document titled "Beedie Living Port Moody TOD Term Sheet (Draft)" be used as the basis for preparation of a development agreement setting out the applicant's obligations as part of the redevelopment of the subject lands;**

**AND THAT Bylaw Nos. 3473, 3474, and 3475 be referred to public hearing.**

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## 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 childcare, 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 prior to or at the time of occupancy.

Council gave first reading to the proposed bylaws on July 23, 2024, and directed they will be brought back for second reading and referral to public hearing once a number of topics had been addressed, including preparation of term sheet that sets out Beedie's financial contributions (cash and in-kind) and other on- and off-site obligations as part of the development. All these topics have now been addressed.

Prior to giving second reading to the bylaws, three amendments are proposed to the OCP amending bylaw and the rezoning bylaw for the main site.

## Background

At the Regular Council meeting on July 23, 2024, Council considered a report by staff (**Attachment 1**) and gave first reading to three bylaws including the OCP amendment bylaw, Bylaw No. 3475 (**Attachment 2**), the rezoning bylaw for the main site, Bylaw No. 3473, (**Attachment 3**), and the rezoning bylaw for the second site related to the women's transition housing facility, Bylaw No. 3474 (**Attachment 4**). Together, the bylaws would facilitate three residential towers ranging from 32 to 38 storeys containing a total of 981 residential units. The proposed development would also include a minimum 6,300m<sup>2</sup> (67,815ft<sup>2</sup>) of commercial space, including a childcare facility.

At the meeting, Council also raised a number of topics for further information and consideration by Beedie and City staff prior to bringing the bylaws back for consideration of second reading and referral to public hearing. These topics included:

- **Greenery and Flexibility:** Enhance green spaces throughout the project, including the plaza and roof top areas, and designing them to be more flexible to better meet the community's needs.
- **Plaza Design:** Enhance the current design of the plaza area, such as increasing greenery, including more trees and plantings, to create a more inviting space. The plaza should also be programmed to accommodate various seasonal activities and reduce the austere concrete feel.
- **Vibrant Streetscape:** Create a more vibrant streetscape with diverse uses at the street-level commercial spaces to enhance the overall pedestrian experience.
- **Streetscape Enhancements:** Increase green elements in the streetscape to improve the overall environment and make it more appealing.
- **Clarity on Financial Contributions:** Provide more information regarding Community Amenity Contributions (CACs) and density bonus payments to the City.

- Sustainability and Environmental Considerations: Provide assurance that the project will meet the City's Step Code requirements, particularly concerning the amount of glazing on the towers.
- Job Creation: Explore opportunities to increase the number of jobs generated by the project.
- Additional Features: Consider incorporating artist studios into the project mix, as well as providing a clear strategy for car sharing.
- Noise Mitigation: Develop a strategy to mitigate noise from the nearby rail and transit corridor to ensure minimal impact on residents.

Each of these topics is addressed in this report.

## Discussion

### Development Proposal Summary

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

| <b>Development Summary</b>                               |  |  |
|--|--|--|
|  | <b>Main Site (CD 94)</b>   | <b>Second Site (CD 95)</b>                   |
| Land Area  | 15,528m <sup>2</sup> (167,142ft <sup>2</sup> )   | 810m <sup>2</sup> (8,713ft <sup>2</sup> )    |
| Gross Floor Area   | 80,080m <sup>2</sup> (861,974ft <sup>2</sup> )   | 3,116m <sup>2</sup> (33,543ft <sup>2</sup> ) |
| FAR  | 5.26   | 3.8  |
| Residential Floor Area                                   | Market: 78,424m <sup>2</sup> (844,149ft <sup>2</sup> )<br>KFN: 1,655m <sup>2</sup> (17,814ft <sup>2</sup> )      | 3,150m <sup>2</sup> (33,906ft <sup>2</sup> ) |
| Residential Units  | 981 (including approximately 20 non-market)  | 40-50 non-market                             |
| Commercial (Employment) Floor Area                       | 6,300m <sup>2</sup> (67,813ft <sup>2</sup> ) – minimum<br>6,700m <sup>2</sup> (72,118ft <sup>2</sup> ) – maximum | None   |
| Indoor Amenity Space – m <sup>2</sup> (ft <sup>2</sup> ) | 1,975m <sup>2</sup> (21,259ft <sup>2</sup> )   | 145m <sup>2</sup> (1,561ft <sup>2</sup> )    |
| Below Grade Vehicle Parking – All Uses Combined          | 868 stalls – minimum   | 4 stalls – minimum                           |

### 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.

### Non-Market Housing – 2806 Spring Street

The site at 2806 Spring Street is planned for Second-stage Women's Transitional Housing, which is a support program through BC Housing that provides women and their children with safe, affordable housing for six to 18 months after leaving abusive situations. It provides a stable and secure environment where residents can access services and transition to long-term housing within the region. Rents will meet or exceed the requirements of Port Moody's policy for non-market housing. An operator of the facility has recently been selected by BC Housing and that operator is beginning work with BC Housing, Beedie and the project architects to finalize the facility programming and floor plans.

The transition housing facility is planned with a total residential floor area of up to 3,150m<sup>2</sup> (33,907ft<sup>2</sup>), plus common amenity space, and will accommodate approximately 40-50 units of different sizes. The proposed non-market housing equates to approximately 4% of the total residential floor space of the overall development including the independent amenity space for the facility. While 4% is below the 6% target in the Inclusionary Zoning – Affordable Rental Units Policy, there may be an opportunity for Beedie to make up the difference within the main development site with the units that are proposed to be provided to kwikwəłəm (Kwikwetlem) First Nation (KFN). Details on the KFN housing are provided in the next section of this report.

Beedie has committed to starting development of the facility at about the same time as phase one development starts on the main site and this commitment is 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 in advance of completion of the first building on the main site. Transfer of the property by Beedie to BC Housing will occur either before or after the facility is completed.

#### Proposed Amendments to the CD94 Zone Bylaw and OCP Amending Bylaw

Through refinement of the project and further work on the development permit level drawings, the following items have been revised by Beedie, and the bylaws have been amended for second reading consideration to reflect the changes:

- Tower Floorplate Size (results in increased unit sizes and increased family-friendly unit mix);
- Potential KFN Housing; and
- Parking (to ensure that commercial parking is not reduced).

The updated items are discussed below.

#### Tower Floorplate Size

The Moody Centre Transit Oriented Development Area Guidance Framework for Official Community Plan Amendment and Rezoning Applications Corporate Policy (2023-01) (the “Guidance Framework”) adopted by Council in December 2023 provides the following guidance on tower floorplates sizes:

- “The maximum permitted gross enclosed tower floorplate area, per level, is 790m<sup>2</sup> (8,500ft<sup>2</sup>), excluding balcony projections.

At the time of first reading of the bylaws, Beedie was proposing maximum tower floorplate sizes of 770m<sup>2</sup> (8,288ft<sup>2</sup>), excluding balcony projections.

Through further analysis as the project progresses towards development and building permit drawings, Beedie found opportunities to improve the originally envisioned unit layouts and sizes to achieve greater efficiency and maximize livability (e.g., support columns internal to the units, inset balconies for some units, studio units that were too small, and awkward layouts, notably for some of the larger family-friendly units).

Redesigning the units to address these issues has resulted in a modest change in tower floorplate sizes. Beedie is therefore requesting that the OCP amending bylaw and rezoning bylaw for the main site be amended to increase the maximum permitted tower floorplate size to 790m<sup>2</sup> (8,500ft<sup>2</sup>), which is a 2.6% increase (20m<sup>2</sup> / 215ft<sup>2</sup>).

This proposed increase in floorplate sizes will result in the following changes to the unit mix and average sizes as shown in the two tables below.

| Change in Unit Mix |               |             |            |             |            |          |
|--------------------|---------------|-------------|------------|-------------|------------|----------|
| Unit Type          | First Reading |             | Proposed   |             |            | Variance |
|                    | Unit Count    | %           | Unit Count | %           | Unit Count |          |
| Studio             | 58            | 6%          | 0          | 0%          | -58        |          |
| 1 Bed              | 248           | 25%         | 272        | 28%         | +52        |          |
| 1 Bed + Den        | 179           | 18%         | 207        | 21%         |            |          |
| 2 Bed              | 293           | 30%         | 287        | 29%         | +3         |          |
| 2 Bed + Den        | 99            | 10%         | 108        | 11%         |            |          |
| 3 Bed + PHs        | 104           | 11%         | 107        | 11%         | +3         |          |
| <b>Total</b>       | <b>981</b>    | <b>100%</b> | <b>981</b> | <b>100%</b> | <b>-</b>   |          |

As shown in the table above, there are no longer any studio units being proposed. Consequently, the overall average unit size increases by 3.2% or about 2.1m<sup>2</sup> (23ft<sup>2</sup>). There is no change to the total number of units (981).

As shown in the table below, all units, with the exception of the one bedroom plus den units, increase in average size:

| Change in Unit Sizes |  |  |
|----------------------|--|--|
| Unit Type            | First Reading                              | Proposed                                   |
| Studio               | 43.4m <sup>2</sup> (467ft <sup>2</sup> )   | N/A  |
| 1 Bed                | 51.6m <sup>2</sup> (556ft <sup>2</sup> )   | 52.2m <sup>2</sup> (573ft <sup>2</sup> )   |
| 1 Bed + Den          | 57.5m <sup>2</sup> (619ft <sup>2</sup> )   | 54.5m <sup>2</sup> (587ft <sup>2</sup> )   |
| 2 Bed                | 74.7m <sup>2</sup> (804ft <sup>2</sup> )   | 76.4m <sup>2</sup> (822ft <sup>2</sup> )   |
| 2 Bed + Den          | 87.0m <sup>2</sup> (937ft <sup>2</sup> )   | 92.0m <sup>2</sup> (990ft <sup>2</sup> )   |
| 3 Bed + PHs          | 94.4m <sup>2</sup> (1,016ft <sup>2</sup> ) | 94.6m <sup>2</sup> (1,018ft <sup>2</sup> ) |

Beedie will continue to meet the City's Family-Friendly Units Policy, with a minimum of 51% of the units meeting the criteria in the policy. Beedie has indicated to staff that it may exceed that percentage, but that will depend on market demand at the time of pre-sales and construction.

The proposed minor increase to the maximum permitted floorplate size has no material impact on building massing (i.e., form). However, replacing the inset balconies with cantilevered balconies on some building elevations and moving interior support columns to the exterior does affect building design (i.e., character). Beedie has prepared the attached change submission package which shows the new rendering and elevation drawings compared to what was presented at the time of first reading with what is now proposed (**Attachment 5**). Staff believe that the proposed changes to the tower design are minor and do not materially affect the overall design. That said,

staff's initial review has identified some elements that will be requested to closer align with the original building designs. An additional architectural review will occur with the development permit phase.

Overall, staff support the proposed amendment to the bylaws for the maximum tower floorplate size as it improves livability by removing the smallest units, creates more efficient layouts without any internal support columns, and provides slightly larger units.

#### Potential kwikwəłəm (Kwikwetlem) First Nation Housing

Staff noted to Council in the first reading report that Beedie has been in discussions with KFN to enter into an agreement allocating space in the phase one tower for First Nations housing.

The approach will see 1,655m<sup>2</sup> (17,813ft<sup>2</sup>) of residential floor area, accommodating about 20 units, sold at cost to KFN for non-market rental housing. The first reading report indicated that further details regarding this proposed KFN housing component would be reported at the time of second reading consideration and incorporated into the draft term sheet. In anticipation of the delivery of this non-market housing on the main site, the draft CD94 zone included a provision that sets aside 1,655m<sup>2</sup> (17,813ft<sup>2</sup>) of residential floor area specifically for this use.

Beedie has informed staff that it is in the process of negotiating a formal Memorandum of Understanding (MOU) with KFN on the terms and conditions of delivery of this housing. What Beedie is proposing in the MOU includes, approximately 20 units, with a mix of one, two and three bedroom units. However, Beedie has told staff that it is unknown at this point what housing needs KFN has. To ensure the housing will support the needs of the nation, KFN is not ready to commit to a specific unit mix or rental type at this time. It is also possible that the unit mix and rental plan may change. In providing this flexibility, the exact number and percentage of below market units is to be determined.

Staff have had no discussions directly with KFN on this matter and are respecting the process currently underway between Beedie and KFN to finalize a MOU. Beedie has indicated that once the MOU is finalized, a copy will be shared with the City so that the exact terms and conditions are known.

Given the above circumstances, staff are recommending the following, which Beedie has agreed to:

1. That the CD94 zone be amended as part of second reading to make non-market housing a potential use, but not a required use to provide flexibility on how the inclusionary housing is achieved.
2. That the draft term sheet specify that if the 1,655m<sup>2</sup> (17,813ft<sup>2</sup>) of residential floor area is acquired by KFN, there will be no Housing Agreement Bylaw that specifies the type of residential use unless KFN agrees to this condition.
3. That the draft term sheet specify that if KFN does not acquire the 1,655m<sup>2</sup> (17,813ft<sup>2</sup>) of residential floor area, a Housing Agreement Bylaw will be adopted which requires that the space be used for non-market housing.
4. That the draft term sheet require that agreement between Beedie Living and KFN be reached prior to the issuance of the first development permit for the main site. If

agreement is not reached and Beedie wishes to obtain the development permit, clause 3 above will apply.

Staff support providing KFN the opportunity to determine their housing needs in due course as it aligns with the City’s Strategic Goal of, “*enhancing community wellbeing, including incorporating our values, including diversity, equity, inclusion, Truth and Reconciliation, and climate action, into our policies, plans, and initiatives*”.

As mentioned earlier in this report, Beedie intends to meet the Inclusionary Zoning – Affordable Rental Units Policy by the combination of the Women’s Transitional Housing Facility and additional housing on the primary site. As noted, the KFN housing may or may not include non-market units and would not be subject to a Council approved housing agreement bylaw. If the KFN housing does not include non-market housing, the project would not be meeting the intent of the 6% non-market housing outlined in the policy.

Vehicle Parking

At the time that Council gave first reading to the rezoning bylaw for the main site, the section on Parking, Loading, and Bicycle Parking read:

The provision of parking, loading and bicycle parking for Buildings in the CD94 zone shall comply with the applicable regulations in section 6 of the Zoning Bylaw except where amended by the following regulations in conjunction with transportation demand management measures:

| Type of Use  | Vehicle Parking Required |
|--|--------------------------|
| All uses combined, including residential, commercial and visitor | 868 spaces               |

For clarity, the table in this section of the bylaw has been amended to read as follows:

| Type of Use            | Vehicle Parking Required |
|------------------------|--------------------------|
| Commercial and Visitor | 181 spaces               |
| Residential            | 687 spaces               |

The amendment reflects that Beedie is not proposing to reduce its commercial parking requirements below those set out in the Zoning Bylaw. It is only the residential parking where a reduction is proposed.

Draft Term Sheet

The attached draft term sheet titled “Beedie Living Port Moody TOD Term Sheet (Draft)” will be used as the basis for preparation of two development agreements – one for each site – setting out Beedie’s obligations as part of the redevelopment of the subject lands (**Attachment 6**). Completion of the two development agreements, ready to register on land title, will be one of the conditions of bringing forward the bylaws to Council for adoption.

Key conditions of the draft term sheet include:

- Financial contributions from Community Amenity Contributions, Development Cost Charges, 215A Development Levies, and Density Bonus totaling approximately \$27,800,000 (see Financial Implications section for additional details).
- Beedie designing, constructing and maintaining the plaza at its expense and providing a statutory right of way (SROW) to allow public access at all times.
- A Housing Agreement Bylaw being prepared and adopted for the women’s transition facility at 2806 Spring Street.
- As discussed earlier, if KFN does not acquire some or all of the residential floor area allocated to them on the main site, this floor area will be subject to a Housing Agreement Bylaw requiring that it be used instead for below market rental housing.
- A number of off-site improvements and upgrades, including:
  - constructing the Golden Spike Way extension along the rear of the main site development and providing SROWs allowing access at all times by the City and the public;
  - constructing improvements to its Spring Street frontage in accordance with the Moody Centre Transit-Oriented Community Design Guidelines;
  - designing and constructing a road connecting Spring Street and the Golden Spike extension, which will be located immediately to the east of the proposed realigned and daylight creek on the PCI property, and turned over to the City; and
  - upgrading Buller Street.
- Beedie providing the land to extend Spring Street eastward through to Buller Street and Beedie acquiring a portion of Electronic Avenue (which will be renamed “Electronic Mews”).
- Adherence to the City’s Step Code policy and potential connection to the NEU that is being explored.

Response to Council Concerns

Based on a review of the July 23, 2024, Council meeting, the following table outlines the issues raised by Council and the applicant’s response to those concerns:

| Issue                    | Applicant’s Response   |
|--------------------------|--|
| Greenery and Flexibility | <p>Council expressed a desire to see more greenery throughout the development, including on the plaza (discussed below), by enhancing the streetscape (also discussed below) and on the rooftops.</p> <p>In response, Beedie has prepared an updated concept plan that shows where greenery is planned (<b>Attachment 7</b>). Among other features, it includes a community garden on the rooftop of the west podium. This concept plan will be refined at the development permit stage for each of the two phases of the project.</p> |
|                          |  |



| <p>Plaza Design</p>                                     | <p>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. At the time of the first reading report, staff noted that discussions were continuing between staff and Beedie to determine the ultimate ownership of the plaza (City versus private) since both options have their pros and cons. It has now been concluded that the plaza will remain in Beedie's ownership, with an SROW to allow public access. The attached draft term sheet includes a high level concept (attached to the term sheet) showing the high level conceptual plan for the plaza.</p> <p>The detailed plaza design will be prepared as part of the development permit for phase 2 of the development on the main site. It will take into consideration Council's direction to enhance the design of the plaza area, such as increasing greenery, including more trees and plantings, to create a more inviting space and also to program the plaza to accommodate various seasonal activities and reduce the austere concrete feel. Council will have an opportunity to review the detailed plaza design when the phase 2 development permit is brought forward for approval.</p>   |                        |        |  |             |                        |             |                                 |             |                       |              |              |                     |
|---|---|------------------------|--------|--|-------------|------------------------|-------------|---------------------------------|-------------|-----------------------|--------------|--------------|---------------------|
| <p>Vibrant Streetscape and Streetscape Enhancements</p> | <p>Council is seeking to create a vibrant streetscape with diverse uses at the street-level commercial spaces to enhance the overall pedestrian experience, as well as to increase green elements in the streetscape.</p> <p>As reported to Council at the time of first reading of the bylaws, Moody Centre Transit-Oriented Community Design Guidelines were being prepared that are intended to be added to the Guidance Framework. The design guidelines present a unified approach to urban landscape planning and streetscape standards to create a safe, inviting, high quality public realm while enabling uniquely designed individual projects that fit within this new transit-oriented neighbourhood. To provide overall guidance, they encompass a range of elements such as accommodating various modes of transportation, creation of a series of character nodes and related public spaces, along with incorporating streetscape elements (e.g., lighting, street furniture, signage and wayfinding, softscape and hardscape areas), tree and vegetation planting, and high-level stormwater management opportunities.</p> <p>These guidelines have now been completed and they will be brought forward to Council in early 2025.</p> |                        |        |  |             |                        |             |                                 |             |                       |              |              |                     |
| <p>Clarity on Financial Contributions</p>               | <p>Detailed information regarding the financial contributions that this project would provide can be found in the Financial Implications section of this report. In summary, the following payments would be made:</p> <table border="1" data-bbox="548 1612 1344 1843"> <thead> <tr> <th>Financial Contribution</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td>Community Amenity Contributions (CACs)</td> <td>\$1,590,000</td> </tr> <tr> <td>215 Development Levies</td> <td>\$2,589,000</td> </tr> <tr> <td>Development Cost Charges (DCCs)</td> <td>\$7,560,000</td> </tr> <tr> <td>Density Bonus Payment</td> <td>\$16,100,000</td> </tr> <tr> <td><b>Total</b></td> <td><b>\$27,839,000</b></td> </tr> </tbody> </table>   | Financial Contribution | Amount | Community Amenity Contributions (CACs) | \$1,590,000 | 215 Development Levies | \$2,589,000 | Development Cost Charges (DCCs) | \$7,560,000 | Density Bonus Payment | \$16,100,000 | <b>Total</b> | <b>\$27,839,000</b> |
| Financial Contribution                                  | Amount  |                        |        |  |             |                        |             |                                 |             |                       |              |              |                     |
| Community Amenity Contributions (CACs)                  | \$1,590,000   |                        |        |  |             |                        |             |                                 |             |                       |              |              |                     |
| 215 Development Levies                                  | \$2,589,000   |                        |        |  |             |                        |             |                                 |             |                       |              |              |                     |
| Development Cost Charges (DCCs)                         | \$7,560,000   |                        |        |  |             |                        |             |                                 |             |                       |              |              |                     |
| Density Bonus Payment                                   | \$16,100,000  |                        |        |  |             |                        |             |                                 |             |                       |              |              |                     |
| <b>Total</b>  | <b>\$27,839,000</b>   |                        |        |  |             |                        |             |                                 |             |                       |              |              |                     |

|  |   |
|--|---|
| <p>Sustainability and Environmental Considerations</p> | <p>Beedie has committed to meeting or exceeding Step Code 3 of the BC Energy Step Code and providing a Low Carbon Energy System (including accommodation of a potential District Energy System). This commitment meets the City’s BC Energy Step Code and Zero Carbon Step Code Rezoning Applications Corporate Policy (2019-03).</p> <p>The amount of glazing on the towers is designed taking the Step Code requirements into consideration.</p> <p>Beedie has also committed to terms and conditions under which it would connect to the Neighbourhood Energy Utility (NEU) that the City is currently exploring if it is found to be feasible and the City implements it.</p>   |
| <p>Job Creation</p>                                    | <p>Beedie had initially proposed 4,319m<sup>2</sup> (46,484ft<sup>2</sup>) 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 when the application was presented to the Community Initiatives and Planning Committee (CIPC) in February 20, 2024, Beedie added a second level of commercial floor area on the west podium. This space is intended to accommodate both office users and a childcare facility. This resulted in the commercial floor area being increased by 46% to a minimum of 6,300m<sup>2</sup> (67,815ft<sup>2</sup>). The draft CD zone sets a maximum of 6,700m<sup>2</sup> (72,120ft<sup>2</sup>) 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.</p> <p>While not considered as commercial floor area and therefore not part of the jobs total, Beedie is also proposing approximately 223m<sup>2</sup> (2,400ft<sup>2</sup>) 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 1,975m<sup>2</sup> (21,260ft<sup>2</sup>) of indoor amenity space that will be provided on the main site and may attract more work from home residents to the development.</p> <p>In total, Beedie’s main site is estimated to support between 520 and 555 jobs based on the mix of tenant types and sizes that Beedie anticipates being most interested in locating on the site.</p> <p>Beedie has considered Council’s desire expressed at the time of first reading to see even more job creation on the site beyond that described above. However, that could only be achieved by adding more above grade employment floor area, which would mostly likely be in the form of more office space. Beedie believes that there is not sufficient market demand to warrant more office space on top of that already added to the second storey of the west podium. Beedie has also noted to staff that adding more commercial floorspace would require an additional below grade parking, which would be costly since it would mean going down another level. For these reasons, Beedie wishes to stay with the current range of 6,300m<sup>2</sup> (67,815ft<sup>2</sup>) to 6,700m<sup>2</sup> (72,120ft<sup>2</sup>) of commercial (employment) floor area set out in the proposed CD94 zone.</p> |

|  |  |
|--|--|
| <p>Additional Features – Artist Studios and Public Art</p> | <p>With respect to Council’s request at first reading that Beedie consider incorporating artist studios into the project mix, Beedie has noted to staff that the commercial space can accommodate artist studios if there is demand, but it would not be on a dedicated basis. Staff also note that PCI’s proposed development immediately to the west of Beedie’s main site is setting aside approximately 372m<sup>2</sup> (4,000ft<sup>2</sup>) of its ground level commercial floor space for use by a community-active artist or arts organization.</p> <p>Beedie has committed \$2.4 million to public art. Beedie has engaged a public art consultant and a detailed public art plan will be developed. Completion of this public art plan to the satisfaction of the City will be a condition of receiving a development permit for the main site.</p>   |
| <p>Transportation Demand Measures</p>                      | <p>Beedie is proposing a number of Transportation Demand Management (TDM) measures. These measures, which are elaborated upon in the draft term sheet (<b>Attachment 6</b>), include:</p> <ul style="list-style-type: none"> <li>• car share vehicles;</li> <li>• enhanced secured bicycle parking for all required bicycle parking spaces;</li> <li>• enhanced bicycle facilities including wash and repair stations, and end-of-trip facilities for non-residential users which will include showers and lockers; and</li> <li>• a financial contribution of \$175,000 toward subsidizing monthly transit passes.</li> </ul>   |
| <p>Noise Mitigation</p>                                    | <p>Beedie is proposing the following approach to mitigating noise from the adjacent rail and transit corridor:</p> <ul style="list-style-type: none"> <li>• Beedie will be engaging an acoustic consultant to conduct detailed noise impact studies at various stages of the project. This will include baseline noise measurements and analysis of both daytime and night-time noise levels from the rail and transit corridor. The consultant will also assess potential noise sources such as vibrations.</li> <li>• Based on the acoustic study, Beedie will develop and incorporate a noise attenuation strategy tailored to the specific conditions of the site. This may include the use of high-performance glazing, enhanced wall assemblies, and soundproofing materials in critical areas such as residential units facing the transit corridor. The design of the buildings will also consider the orientation of windows, balconies, and common spaces to minimize exposure to direct noise sources.</li> <li>• Where necessary, modifications to the building design may be made to further reduce noise intrusion. This could include strategic placement of mechanical rooms or acoustic buffers such as landscaped zones. The overall design will prioritize both noise reduction and aesthetic integration with the surrounding urban context.</li> </ul> <p>Further details on the specific noise mitigation measures that will be incorporated into building design and construction will be determined at the development and building permit stages.</p> |

### Concluding Comments

The proposal would provide about 981 dwelling units on the main site, along with the women's transition housing facility comprising between about 40 and 50 units on the second site. The inclusion of a plaza, referred to as the "Living Room", on the main site presents an opportunity for recreation and social interaction, with the programming details, including public art, to be determined at the development permit stage for phase 2 of the project. The commercial space planned for the project, including retail, office and a large child care facility, will support an estimated 520 to 555 jobs. The proposal to extend Spring Street through Beedie's site to connect to Buller Street plays a crucial role in enhancing connectivity within the Moody Centre TOD neighborhood and to other parts of the community. If approved, the project would make a significant financial contribution to the City, totaling approximately \$27.8 million.

### Other Option(s)

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

>insert items<

### Financial Implications

#### Developer Financial Contributions

Beedie's financial contributions to the City are estimated below:

| <b>Beedie Financial Contributions</b>  |                     |
|--|---------------------|
| <b>Financial Contributions to City</b> | <b>Value</b>        |
| Community Amenity Contributions*       |                     |
| General Reserve (66.6%)                | \$1,060,000         |
| Affordable Housing Reserve (33.3%)     | <u>\$530,000</u>    |
| <b>Total CACs</b>                      | <b>\$1,590,000</b>  |
| <br>                                   |                     |
| Density Bonus Payment                  | <b>\$16,100,000</b> |
| <br>                                   |                     |
| 215A Development Levy Fee**            | <b>\$2,589,000</b>  |
| <br>                                   |                     |
| Development Cost Charges to be Paid    | <b>\$7,560,000</b>  |
| <br>                                   |                     |
| <b>GRAND TOTAL</b>                     | <b>\$27,839,000</b> |

\* Excludes 2806 Spring Street.

\*\* The eastern portion of Beedie's site between Electronic Avenue and Buller Street falls within the City's 215A Levy Area of Inlet Centre and is subject to development levies rather than CACs and DCCs.

The above fees are to be paid prior to the issuance of a building permit. Each phase of the project for which a building permit is necessary will be assigned a pro rata share of the payment with such share being payable prior to the issuance of the building permit for that phase.

### CAC Waiver Request for Women's Transitional Housing Facility

Per section 9 of the City's Community Amenity Contribution Program Corporate Policy (2017-01), staff are recommending that the CACs be waived by Council for the affordable housing (non-market rental) project at 2806 Spring Street. These CACs, if payable, would total about \$130,000.

## 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 updated Engage Port Moody summary reports are attached: one for the main site (**Attachment 8**) and the other for the second site (**Attachment 9**).

For the main site, a total of 86 comments were received up to November 14, 2024. Of those comments, 18 were supportive, 68 were opposed and 7 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, no further comments have been received since the previous public engagement summary was shared at first reading. In summary, a total of 10 comments were received up to November 14, 2024. Of those comments, none were supportive, eight were opposed and two 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. The results were contained in a report prepared for Beedie by its community relations consultants that was part of the first reading report to Council.

If the project proceeds through second reading of the bylaws, 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. Report considered at the July 23, 2024, Regular Council Meeting.
2. Draft OCP Amendment Bylaw No. 3475.
3. Draft Zoning Amendment Bylaw No. 3473.
4. Draft Zoning Amendment Bylaw No. 3474.
5. Change Submission Package – 3060-3092 Spring Street and 80-85 Electronic Avenue.
6. Draft Term Sheet – 3060-3092 Spring Street and 80-85 Electronic Avenue, and 2806 Spring Street.
7. Updated Landscape Plan – 3060-3092 Spring Street and 80-85 Electronic Avenue.
8. EngagePM Summary Report – 3060-3092 Spring Street and 80-85 Electronic Avenue.
9. EngagePM Summary Report – 2806 Spring Street.

## Report Authors

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## Report Approval Details

|                      |   |
|----------------------|---|
| Document Title:      | Second Reading - OCP and Rezoning (TOD) - 3060-3092 Spring Street, 80-85 Electronic Avenue, and 2806 Spring Street (Beedie Living).docx   |
| Attachments:         | <ul style="list-style-type: none"> <li>- Attachment 1 - Report considered at the July 23, 2024, RC meeting - Bylaw Nos. 3475, 3473, 3474 - Beedie Living.pdf</li> <li>- Attachment 2 - Draft OCP Amendment Bylaw No. 3475.pdf</li> <li>- Attachment 3 - Draft Zoning Amendment Bylaw No. 3473.pdf</li> <li>- Attachment 4 - Draft Zoning Amendment Bylaw No. 3474.pdf</li> <li>- Attachment 5 - Change Submission Package - 2060-3092 Spring Street and 80-85 Electronic Avenue.pdf</li> <li>- Attachment 6 - Draft Term Sheet - 3060-3092 Spring Street and 80-85 Electronic Avenue.pdf</li> <li>- Attachment 7 - Updated Landscape Plan - 2060-3092 Spring Street and 80-85 Electronic Avenue.pdf</li> <li>- Attachment 8 - EngagePM Summary Report - 3060-3092 Spring Street and 80-85 Electronic Avenue.pdf</li> <li>- Attachment 9 - EngagePM Summary Report - 2806 Spring Street.pdf</li> </ul> |
| Final Approval Date: | Nov 26, 2024  |

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

Kate Zanon, General Manager of Community Development - Nov 25, 2024

Stephanie Lam, City Clerk and Manager of Legislative Services - Nov 25, 2024

Lindsay Todd, Manager of Communications and Engagement - Nov 25, 2024

Paul Rockwood, General Manager of Finance and Technology - Nov 26, 2024

Anna Mathewson, City Manager - Nov 26, 2024