



City of Port Moody

Report/Recommendation to Council

Date: September 27, 2019
Submitted by: Mayor Rob Vagramov
Subject: Official Community Plan – Moody Centre

Purpose

To begin a public dialogue on Council regarding our shared vision for the Moody Centre TOD neighbourhood by way of direct feedback to the Developer Consortium's now-public vision for Moody Centre TOD, and by beginning OCP discussions regarding Moody Centre with the starting point of jobs space and affordable housing as a focus for the neighbourhood.

Recommended Resolution(s)

WHEREAS Council does not believe that the Developer Consortium's Preliminary Master Plan for Moody Centre (as presented September 26, 2019) complies with current public sentiment,

BE IT RESOLVED:

THAT Council does not support the Developer Consortium's Preliminary Master Plan for Moody Centre as presented at a September 26th 2019 public open house;

AND THAT Council wishes to see the following considerations addressed on any future draft plan for Moody Centre TOD from the consortium and/or its constituent members:

- **Primary neighborhood focus on development to support high-value employment in growing industries related to technology, science, education and innovation,**
- **Reduced tower count,**
- **Varied and reduced tower heights (not to exceed Build Form Scenario A),**
- **Reduced population density (not to exceed Build Form Scenario A),**
- **Credible jobs projections (related to anchor tenants, etc.),**
- **Significantly increased market rental housing component,**
- **Significantly increased below-market rental housing component,**
- **More green space and/or park amenity contributions,**
- **Exciting architecture that adds distinctiveness to the neighbourhood.**

AND THAT the upcoming revision of the Official Community Plan include a re-visioning for the Moody Centre neighbourhood to focus primarily on affordable residential units, and revitalizing the neighbourhood as a regional employment centre (Moody Innovation Centre), with the addition of market housing.

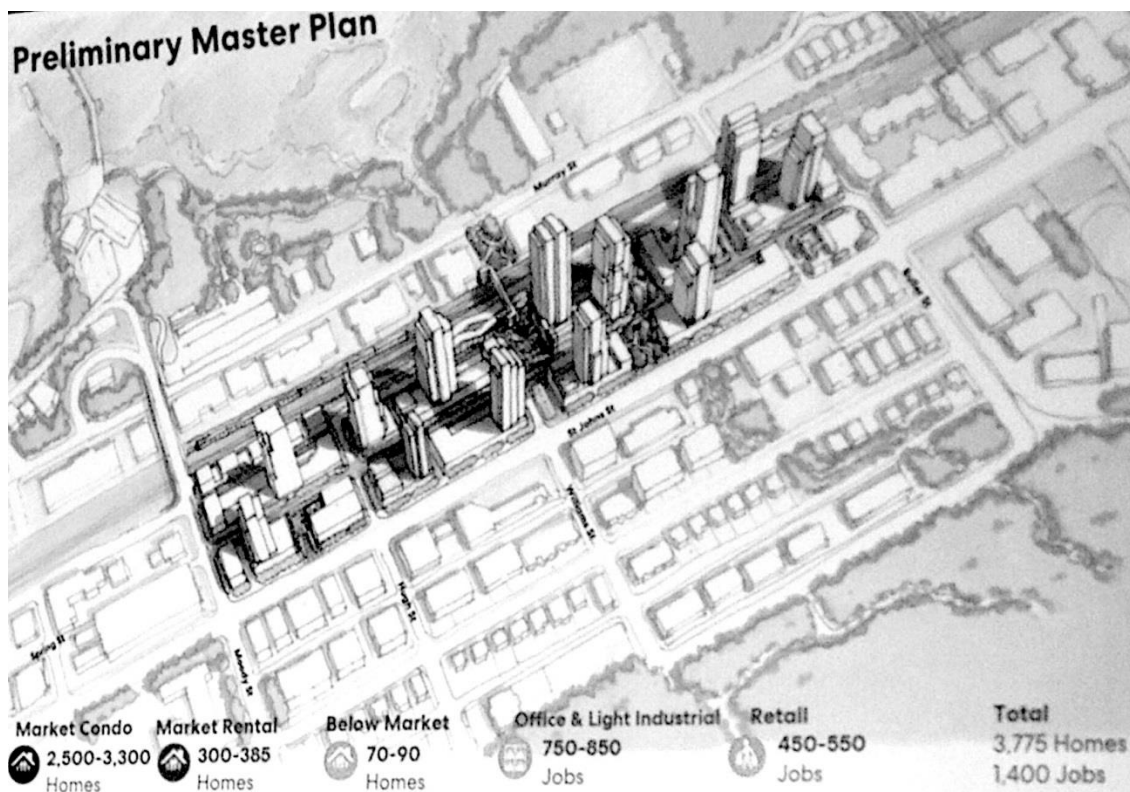
Background

The 'Moody Centre TOD' amendment to our OCP was adopted in 2017, outside of the 'usual' OCP review cycle, and caused considerable consternation in the community. Many questioned the legitimacy of public input exercises [Attachment 1] with under 200 participants, and considered the adopted increases in density and tower heights to be excessive, unnecessary, and poorly suited to the neighbourhood and to the carrying capacities of nearby parks, roads, and services.

This summer, public Council discussions regarding the TOD area's potential role in revitalizing Port Moody's jobs economy have sparked renewed interest in the status and future of Moody Centre. At the same time, discussions between the City and the Moody Centre Developer's Consortium - which has been working on a plan based on the controversial 2017 OCP amendment - have unfortunately occurred behind closed doors, and without much direct Council involvement up to now.

Recently, Council has received a confidential draft of the consortium's master plan. Meanwhile, the Developer Consortium initiated a series of public and invitational open-house sessions, hosted by the global architecture and design firm Perkins&Will, to display some details regarding their Preliminary Master Plan to the public. This public version, as presented at a September 26th 2019 public open house (hereby referred to in this report as the Developer Consortium's Preliminary Master Plan for Moody Centre), serves as the basis for this report.

While the confidential version of the Plan received by Council may or may not contain additional information and details, the information thus far provided to the public has generated concern.



"Preliminary Master Plan" - Photograph of a Perkins&Will presentation at a public open house, dated September 26th 2019.

Discussion

The Developer Consortium's Preliminary Master Plan for the Moody Centre neighbourhood, as presented at a September 26th 2019 public open house, features a wall of thirteen high-rise towers comprising some 3,775 residential units that, assuming an average of just 2.0 residents/unit, could be bringing 7,550 residents to just a handful of blocks.

The Preliminary Master Plan figures dwarf the Build Form Scenario A [Attachment 1], upon which the controversial 2017 OCP amendment was based. Scenario A envisioned a series of nine taller towers plus a few midrise structures, and a population estimate of 3,339. Whether one assumes a 1.5 or a 2.0 person-to-unit ratio, it is clear that the Developer Consortium's Preliminary Master Plan vastly exceeds what was considered by many as a "worst case scenario" vision for neighbourhood over-densification.

Based on the discussions around the Council table, the Developer Consortium's Preliminary Master Plan features an unacceptably low number of market rental (300-385 units, or ~8-10%) and below-market rental (70-90 units or ~1-3%) units. It is paramount that Council expresses, at this early stage, its expectations for significantly boosting these numbers in any future revision.

Finally, Council's desire to rebuild Moody Centre as Port Moody's economic zone, as expressed in the recent creation of the Moody Innovation Centre Task Force, must be clearly expressed in Land Use Policy. In September 2019, Council directed Staff to officially re-open the City's Official Community Plan. This report recommends a starting point for this review of Moody Centre, which is a primary focus on affordable housing, and building Moody Centre as a regional employment hub. The following sessions involved in this OCP review process would provide Council with the opportunity to collect input from the public, and have the much-needed conversation outlining Council's vision for Moody Centre.

Avoiding market housing in the Moody Centre area altogether is neither feasible, desirable, nor suggested. That said, having market housing as the primary purpose of the neighbourhood, as the Developer Consortium's Preliminary Master seems to suggest, is neither a reasonable starting point for a neighbourhood built around technology, education, and innovation jobs, nor a desirable outcome for a neighbourhood so perfectly suited for employment-related growth.

As such, the goal of the final motion in this report is to give Staff a starting point with their report to Council regarding the review of the OCP's Moody Centre neighbourhood vision, specifically. Public input – in whatever form Council deems fit (whether online, open houses, public hearings, etc.) – will be a crucial step in the OCP review process, and is not precluded in any way by this report's recommendations.

Financial Implications

None, as this report seeks only to guide staff's existing work, not create new work.

Council Strategic Plan Objectives

This report's recommendations are in line with the following Strategic Plan items:

- Review the OCP regularly to ensure it aligns with the community vision
- Identify and explore opportunities to develop economic zones in key neighbourhoods
- Support development and revitalization of commercial neighbourhoods

- Make Port Moody attractive to growth business sectors and targeted industries
- Support growth in the number of well-paid local jobs
- Enhance economic development opportunities in Port Moody
- Encourage green, clean, or creative light industry
- Review proposed development projects on a regular basis
- Encourage public participation
- Ensure that available housing meets the community's diverse and emerging needs

Attachment(s)

1. Public Consultation Summary - Moody Centre Station TOD Open House #1

Report Author

Rob Vagramov, Mayor