



# City of Port Moody

## Report/Recommendation to Council

Date: January 7, 2020  
Submitted by: Planning and Development Department – Policy Planning Division  
Subject: Moody Centre TOD Master Plan Update

---

### Purpose

To provide Council with the background process for the development of a Master Plan for Moody Centre Transit-Oriented Development (TOD) in support of an upcoming ownership group presentation and discussion at Committee of the Whole.

---

### Recommended Resolution(s)

**THAT the report dated January 7, 2020 from the Planning and Development Department – Policy Planning Division regarding Moody Centre TOD Master Plan Update be received for information.**

---

### Background

On November 12, 2019, Council released information regarding the process to date for the Master Plan development process for Moody Centre. Council also invited the Ownership Group to provide a presentation about the current plans in an open meeting.

#### CC19/231

THAT Attachments 1 and 2 of the report dated October 30, 2019 from the Planning and Development Department – Policy Planning Division regarding Moody Centre TOD Master Plan Process be publicly released;

AND THAT the Moody Centre TOD Area Ownership Group be invited to present their draft Master Plan at an upcoming Committee of the Whole meeting for further discussion.

### Discussion

In the spring of 2018, Council endorsed the Scope of Work (**Attachment 1**) for the development of a Master Plan for the Moody Centre TOD area to inform a process where interested owners in the area would work with staff towards the creation of a draft Master Plan.

Over the course of approximately 18 months, the ownership group worked on developing proposals in response to the OCP policies and scope of work. Feedback was provided through staff and periodic updates were provided to Council (**Attachment 2**).

In the summer of 2019, the Ownership Group (also referenced by some as the Consortium), initiated a consultation process with community groups regarding the key elements of the draft Master Plan. This process was first announced to Council through a letter in August 2019 and subsequently actioned in September and October.

During the upcoming presentation at the Committee of the Whole meeting, Council can provide comments on the current proposal by the Ownership Group. Based on the outcome of the meeting, the Ownership Group would consider next steps, which may entail an OCP amendment or a Zoning Bylaw amendment application for part or all of the lands. The City on its part could also consider follow-up steps for the master planning and for the economic development of the area.

Council already identified this area as being in need of review of the Official Community Plan policies. The interest of the ownership group in developing plans for the area offers an opportunity to arrive at a plan that meets both the owners' and the community's needs. Staff suggest that an OCP amendment process would provide a way to further review and consider the proposed Master Plan. The result of this process would take the elements of the Master Plan that are supported and use them to create more specific OCP guidance for future redevelopment and economic development in the Moody Centre area.

### **Other Option(s)**

Council may consider providing more specific direction and/or requests to the Ownership Group and/or staff.

### **Financial Implications**

There are no direct financial implications associated with this report.

### **Communications and Civic Engagement Initiatives**

The recently released information about the Master Plan process has been posted to the City's website.

### **Council Strategic Plan Objectives**

Development of a Master Plan for the Moody Centre TOD Area supports the strategic priorities of Economic Prosperity and Community Evolution in the 2019-2022 Council Strategic Plan.

### **Attachment(s)**

1. Scope of Work for the Moody Centre TOD Area Master Plan.
2. Timeline of Master Plan Work/Discussions to Date.

### **Report Author**

Andre Boel, MCIP, RPP  
General Manager of Planning and Development

## Report Approval Details

Document Title:	Moody Centre TOD Master Plan Update.docx
Attachments:	- Attachment 1 - Scope of Work for Moody Centre TOD Area Master Plan, dated May 8, 2018.pdf - Attachment 2 - Timeline of Master Plan Work-Discussions to Date.pdf
Final Approval Date:	Jan 13, 2020

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

Tracey Takahashi for Dorothy Shermer, Corporate Officer - Jan 10, 2020 - 10:35 AM

Rosemary Lodge, Manager of Communications and Engagement - Jan 10, 2020 - 10:47 AM

Paul Rockwood, General Manager of Finance and Technology - Jan 12, 2020 - 8:15 PM

Tim Savoie, City Manager - Jan 13, 2020 - 11:27 AM