



# City of Port Moody

## Minutes

### Community Planning Advisory Committee

Minutes of the electronic meeting of the Community Planning Advisory Committee held on Thursday, October 15, 2020 via Zoom.

#### **Present**

Councillor Steven Milani, Chair  
Councillor Zoë Royer, Vice-Chair  
Megan Chalmers  
Edward Chan  
Melissa Chaun  
Darquise Desnoyers  
Greg Elgstrand  
Patricia Mace  
Wilhelmina Martin  
Hazel Mason  
Ronda McPherson  
Callan Morrison

#### **Absent**

Allan Fawley  
Severin Wolf

#### **In Attendance**

Doug Allan – Manager of Policy Planning  
André Boel – City Planner  
Philip Lo – Committee Coordinator  
Kate Zanon – General Manager of Community Development

#### **Also In Attendance**

Rob Blackwell, Anthem Properties  
Ryan Bragg, Perkins & Will Architects  
Tim Grant, PCI Development

#### **1. Call to Order**

---

The Chair called the meeting to order at 7:03pm.

#### **2. Adoption of Minutes**

---

## Minutes

### 2.1 CPAC20/030

Moved, seconded, and CARRIED

**THAT the minutes of the regular meeting of the Community Planning Advisory Community held on July 13, 2020 be adopted.**

### 3. Unfinished Business

---

### 4. New Business

---

#### **OCP Amendment Application – Moody Centre Transit-Oriented Development Area**

#### 4.1 Report: Community Development Department – Development Planning Division, dated September 24, 2020

Staff introduced the OCP amendment application, noting that this is one of two Transit-Oriented Development (TOD) areas within the OCP, and noting the unusual nature of the application as it covers an entire neighbourhood. Staff highlighted several features of the proposal, including creek daylighting, a pedestrian promenade for Spring Street, and other key amenities including a pedestrian overpass and a plaza next to the transit station. Staff reviewed the next steps of the application.

The applicant (the Moody Centre TOD Area Master Planning Group) gave a presentation on the OCP amendment application, including information on: the collaboration between public and private interests, and the community-driven planning process and collaboratively identified objectives; regional and local context and alignment with the goals of the Metro Vancouver Regional Growth Strategy; existing policy context; the project vision of a sustainable, transit-oriented development which concentrates growth around the station; community-based mobility overview, with pedestrians, cyclists, and transit as the priorities; the public realm experience, including pocket parks, urban plaza, and daylighting of Dallas/Slaughterhouse Creek; amenities, including affordable housing, employment-generating commercial uses, and rooftop gardens; revisions based on community feedback; massing and built form; requested OCP amendments; alignment with City's Climate Action Plan; detailed transportation modelling; and potential inclusion of post-secondary programs.

Staff and the applicant answered questions on: future City-led opportunities for public input; the TOD's impact on the Moody Centre Heritage Conservation Area; active transportation planning; shadowing impact and directional site renderings; when the applicant began working with the City; the portion of the project site area that is owned by the applicant ownership group; the height of the towers and podiums; potential impact to small businesses currently operating in the surrounding areas and their ability to redevelop in the future; the percentage of affordable housing units and their level of affordability; the inclusion of other development projects in the traffic projections;

values of community amenity contributions (CAC) and development cost charges (DCC) requirements for residential and commercial components, and the value differential as a result of variances from the OCP; total financial values of “must have” features for the City based on existing policies; fundamental principles and metrics on which the development is based; base metrics against which the development’s goals can be measured against, including the proposed ratio of jobs-to-residents; the City’s density bonusing policy; the difference in valuation for the pedestrian overpass between the City and the applicant; the prioritization of amenities, such as the consideration of an arts and cultural centre; whether DCC rates will need to be revised with regards to infrastructure cost to support the proposed population growth; whether the City is in support of the projected population increase; whether Golden Spike Way will be extended, and its intended use; the percentage of retail, office, and industrial spaces that will be sold or leased; the anticipated “urban industrial” use and the plans to distribute this space; the total expected value of CAC contributions to infrastructure if the proposal is built to the current OCP; the exclusion of the City’s Arts and Culture Master Plan from the development’s policy context; other TOD areas that were referenced for this development, and why False Creek Flats was not referenced as an example; the amount of additional green space that will be needed to be acquired to accommodate the projected population growth; discussions have with First Nations groups for representation of their arts and culture in the development; designing for added noise and light impact with regards to public plazas; feasibility of including a public library, community centre, or a performing arts centre; consideration to retain ownership of commercial spaces and provide rent control for arts spaces and businesses; whether the Moody Centre TOD will be considered as part of the upcoming OCP review; parking allotment and reductions; potential changes to the application if the OCP amendment is not granted; and the potential impact on City-requested amenities if the development is to proceed along the current OCP.

The Committee noted the following comments in discussion:

- concerns were expressed about potential shadowing on Rocky Point Park and surrounding areas;
- one member expressed concerns that some property owners within the TOD area are not part of the ownership and master planning group, and that this may have potential taxation concerns;
- market rental should not be considered as affordable housing;
- there is a lack of clarity in the City’s goal for the development, in particular with regards to employment generation which requires more focus;
- there are concerns that there are currently no metrics to measure whether the proposal is close to reaching the City’s goals;

- some foundational information necessary to effectively evaluate this proposal is missing; and
- small, unique, and locally-owned businesses and creative enterprises, rather than chain businesses, should be encouraged to thrive in this development, and there are concerns about their viability due to rent requirements; and
- there is a need to ensure that a diversity of business uses (industrial and retail) can afford to operate in this area by way of maximum rents based on the Tri-City average cost for different business types.

CPAC20/031

Moved, seconded, and CARRIED

**THAT the meeting be extended by one hour.**

The Committee noted the following comments in discussion:

- one member suggested that this item should not be considered by the Committee until the City has completed its OCP review on the Moody Centre TOD area;
- concerns were expressed regarding the proposed tower heights, as 36-storeys may not be feasible on the entire site;
- there is no guidance in the current OCP on how this project sustains the City's vision as the "City of the Arts", and also from a social, cultural, and economic standpoint;
- there is no reference in the development context to City's Arts and Culture Master Plan;
- it is important for businesses to be in place to support the arts, and it is not clear how the development will support and sustain the City's creative enterprises;
- the expectations for this proposal may be too high, based on metrics;
- one member suggested that the development process so far has been heavily influenced by developer input and has not been transparent, and that some early public consultation opportunities were missed, including early review by CPAC; and
- one member noted that some residents in the area do not think that this proposal is a suitable fit.

CPAC20/032

Moved, seconded, and CARRIED

**THAT the meeting be extended by 30 minutes.**

The Committee noted the following comments in discussion:

- concerns were expressed regarding potential impact to neighbouring properties and Rocky Point Park, insufficient amenities and greenspace for the proposed scale and for City needs, the lack of details on affordable units;

- one member suggested that there may be a risk of soil liquefaction as a result of an earthquake;
- one member suggested that a town hall consultation was necessary;
- concerns were expressed that this OCP amendment represents a significant deviation from the City's projected population growth, and that the proposed density could result in issues and conflicts related to traffic movement and services;
- one member expressed support for the development, as it provides many things that the City wants to achieve in the area, including creek daylighting;
- one member expressed support for the development as it would bring vibrancy, amenities, and housing options to the neighbourhood;
- the narrow towers supports retention of view corridors;
- the provision of office spaces can help to support the economic vision;
- public art attributes and creative design and architecture is encouraged; and
- the development can consider the inclusion of artist spaces.

Megan Chalmers and Darquise Desnoyers left the meeting at this point and did not return.

CPAC20/033

Moved, seconded, and CARRIED

**THAT staff and the applicant consider the comments provided during the Community Planning Advisory Committee meeting held on October 15, 2020 regarding the proposed Moody Centre TOD Area Master Plan presented in the report dated September 24, 2020 from the Community Development Department – Development Planning Division regarding OCP Amendment Application – Moody Centre Transit-Oriented Development Area.**

CPAC20/034

Moved, seconded, and DEFEATED

**THAT the Community Planning Advisory Committee support the OCP Amendment Application (Moody Centre Transit-Oriented Development Area) moving forward.**

(Voting against: Melissa Chaun, Greg Elgstrand, Patricia Mace, Hazel Mason, and Councillor Milani)

## 5. Information

---

## 6. Adjournment

---

The Chair adjourned the meeting at 10:28pm.

---

Councillor Steve Milani,  
Chair

---

Philip Lo,  
Committee Coordinator