

**Land Use Committee Meeting  
July 12, 2021**

**On-Table Item(s)**

<b>Item Type</b>	<b>Date</b>	<b>Item No.</b>	<b>Item Name</b>	<b>Reason For On-Table Distribution</b>
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Presentation	July 12, 2021	4.1	Official Community Plan (OCP) Update – Land Use Committee	Received after agenda distribution
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**PORT MOODY**  
**2050** How will our community evolve over the next 30 years?

## Official Community Plan (OCP) Update – Land Use Committee

Community Development Department  
July 12, 2021

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### Outline

1. OCP Update Overview
2. Community Survey #1 Results
3. Community Survey #2 – Closed June 28
4. Land Use Scenarios and Priorities

## What is an Official Community Plan (OCP)?

- The Official Community Plan (OCP) is our long-term vision for Port Moody's future.
- It communicates our values and guides us as we make decisions about how we use land for housing, transportation, parks, environmental protection, economic development, and more.

## Why is the Official Community Plan being updated?

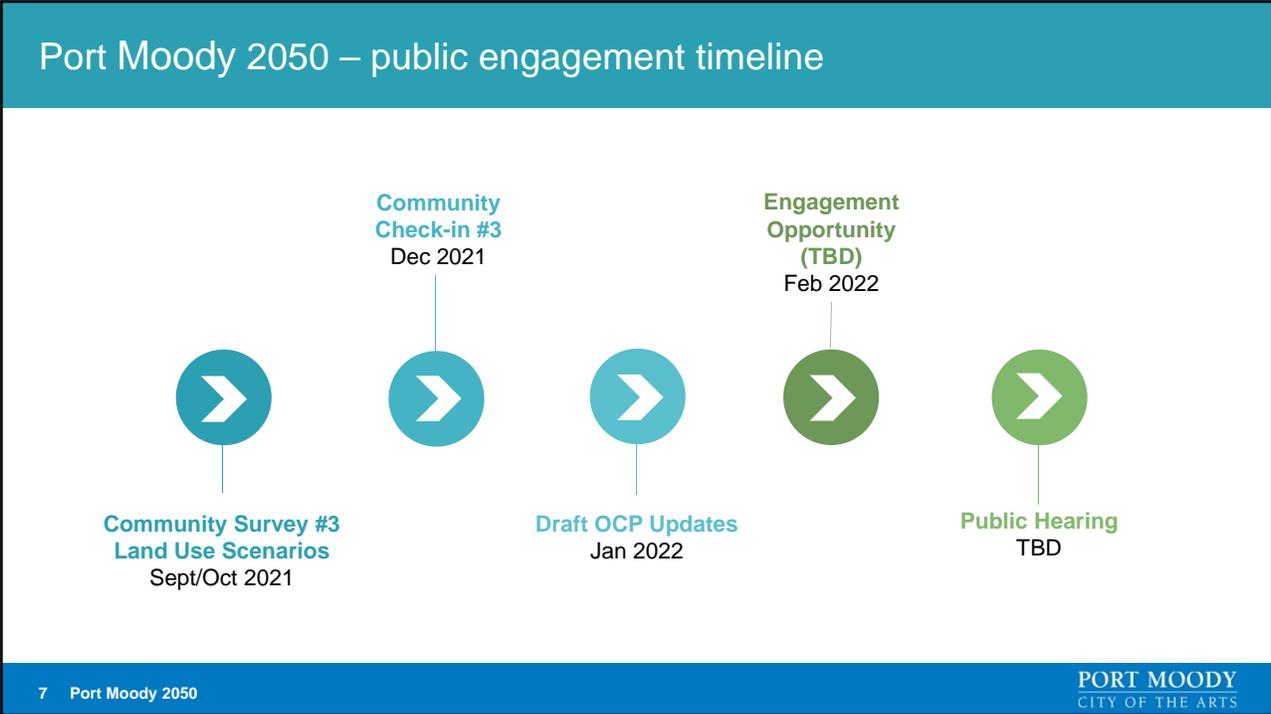
- The plan is a living document that is typically reviewed for updates every five years so it remains relevant as the community evolves.
- The last comprehensive review of the Official Community Plan was in 2013-2014.
- *Port Moody 2050* is a one- to two-year process to gather public input and draft focused updates to the Official Community Plan.

## Why is community input needed?

- Port Moody's Official Community Plan is shaped by its residents.
- We want to hear the community's thoughts and ideas as we explore how Port Moody will evolve over the next 30 years.
- This input will inform staff's development of draft Official Community Plan updates, as well as Council's decision-making as they consider proposed updates.
- [Engage Port Moody](#) is your source for information on Port Moody 2050 and the place where you can share your ideas and provide your feedback.

## Port Moody 2050 – public engagement timeline





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## Community Survey #1 What we heard

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## Community Survey #1 - what we heard

### 1. What is valued about Port Moody today?

- a strong sense of community
- nature
- access to outdoor greenspace/recreation

### 2. What needs to be improved or changed?

- road and traffic planning
- community amenities
- environment and greenspace
- the economy

## Community Survey #1 - what we heard

### 3. What three things will be important for Port Moody 30 years from now?

- community planning
- more parks and greenspaces
- a strong sense of community



## Community Survey #1 – What we heard

Keep the following 2014 OCP goal statements (85% or higher)

- Community involvement and input when determining future directions for the City
- Protecting, remediating, and enhancing the community's environmentally sensitive resources, recreation areas, and heritage assets for public use and enjoyment
- Encouraging and maintaining a strong and diversified economy and tax base
- Seeking a balance between environmental, economic, social, and cultural sustainability in all decision-making
- Encouraging physical development and cultural activities that enhance the sense of community in the City distinguishing Port Moody from its neighbours

## Community Survey #1 – What we heard

2014 Goal statements recommended to be changed or removed:

- Suggestion to change or remove, "*maintaining the "small town" character of the community,*" and replace "*small town*" with terms such as vibrant, connected, neighbourhood oriented, modern, and forward thinking.
- Other suggestions included change or remove "*City of the Arts*" and "*heritage*" from the statement "*Port Moody, City of the Arts, is a unique, safe, vibrant waterfront city of strong neighbourhoods; a complete community that is sustainable and values its natural environment and heritage character.*"

## Community Survey #1 – What we heard

Suggested topics for new vision statements:

- clarify the scale and type of development desired
- focus on innovation and growth
- commitment to protecting environment, parks, and greenspace
- planning for economic development, climate adaptation, and emergency management
- dedication to equity, diversity, inclusion, and reconciliation



## Community Survey #2 Key Themes and Topics

## Community Survey #2 – Exploration of Key Themes

- Closed on June 28
- Key topics identified by Council and the community in our initial phases of public engagement:
  - population growth;
  - community and recreation amenities;
  - parks and green space;
  - development and neighbourhood planning;
  - Moody Centre revitalization; and
  - economic development and employment.

## Completing Community Survey #2

[engage.portmoody.ca](https://engage.portmoody.ca)

## Process for updating OCP

- Incorporate community survey feedback where relevant
- Incorporate Council directions
- Incorporate strategic plans
- Review OCP policies for relevance and update existing and incorporate new policies as necessary
- Integrated climate lens

## Opportunities for Land Use Committee to Participate

- Land Use Committee identified as a stakeholder (ongoing)
- Staff updates (May 2021)
- Engage Port Moody 2050 website (ongoing)
- Community surveys (Winter/Spring 2021)
- Survey on Land Use Scenarios (Fall 2021)
- Comments on draft OCP bylaw as directed by Council (early 2022)

A banner illustration for Port Moody 2050. On the left, a white box contains the text 'PORT MOODY 2050' in blue and black, followed by the question 'How will our community evolve over the next 30 years?'. The background features a stylized landscape with green hills, white houses, a train, and a diverse group of people, including a person in a wheelchair, walking together. The Port Moody City of the Arts logo is in the bottom right corner.

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**2050** How will our community  
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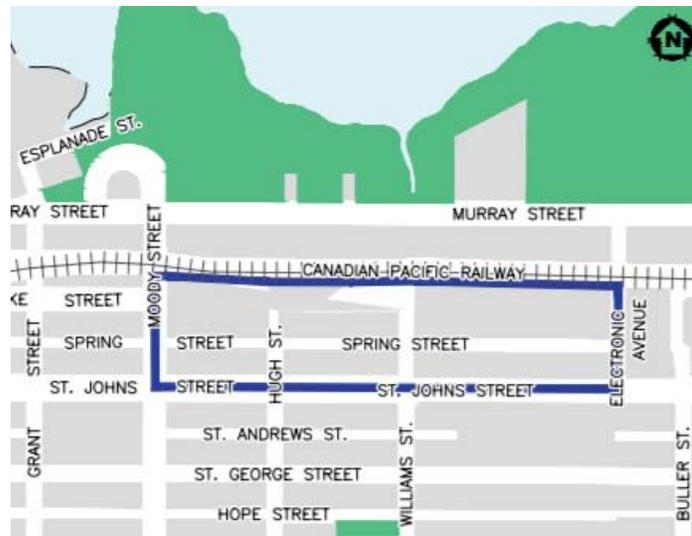
# Land Use Scenarios and Priorities

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## Land Use Scenario Neighbourhood Areas

1. Moody Centre TOD Area
2. Murray Street Boulevard
3. Oceanfront District
4. Seaview Neighbourhood

## MOODY CENTRE STATION TRANSIT-ORIENTED DEVELOPMENT



## MOODY CENTRE STATION TRANSIT-ORIENTED DEVELOPMENT

- Development of **higher density, mixed-use**, pedestrian friendly development around the station.
- Building forms range from **low- to high-rise**; uses will be a mix of residential, retail, office, employment, service, civic, institutional, recreational, and **cultural uses**; and building heights will not exceed 26 storeys.
- Daylighting of Dallas/Slaughterhouse Creek
- Overpass from station over the tracks to Murray St

## MOODY CENTRE STATION TRANSIT-ORIENTED DEVELOPMENT

### Relevant Policies/Vision

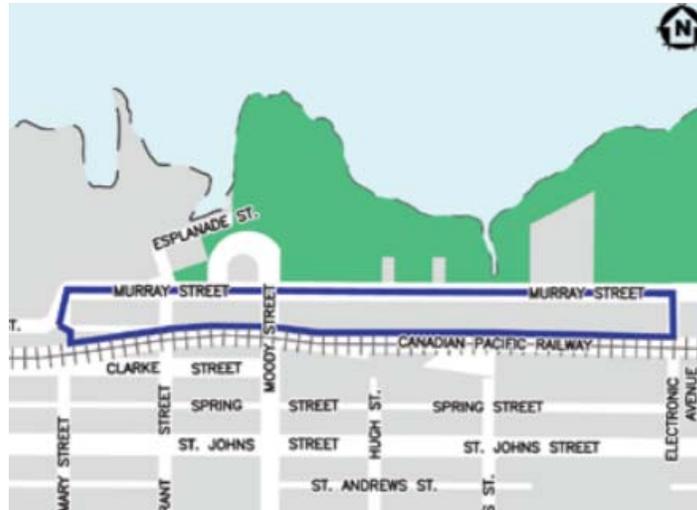
- Encouraging more businesses that serve the daily shopping needs of residents, as well as, specialty retail businesses such as [arts, cultural and entertainment oriented activities](#) that attract people from elsewhere in the Lower Mainland.
- Integration of [public art into public spaces](#)
- Incorporating [landmark features](#) as part of larger scale developments
- The creation of [urban plazas](#) and the careful orientation of uses around this [public space](#)
- Creating [flexible outdoor spaces](#) that can accommodate a variety of uses
- Encouraging [upper floors](#) to be set back from St. Johns Street
- Providing [weather protection and pedestrian scaled amenities](#) to facilitate walking
- Providing at-grade shops and services [creating active edges](#)
- Careful attention to incorporating [landscaping to create a softer, green edge to the built environment](#)
- [View corridors](#) shall be encouraged as part of any new development application for this area

## MOODY CENTRE STATION TRANSIT-ORIENTED DEVELOPMENT

### Relevant Policies

- Residential uses shall include a [range of forms](#) (e.g., ground-oriented townhomes and stacked townhomes, and low-rise and high-rise apartments), tenures (e.g., strata, market rental, and affordable/non-market rental), and unit sizes (e.g., studio to 3+ bedrooms, family-friendly units, and lock-off units). New residential buildings shall include ground oriented/ accessible units at grade
- All new buildings shall be of [high-quality urban design, sited to maximize sunlight and views, be set back from surrounding lower-scale areas, and transition to surrounding neighbourhoods, from a maximum height of 26 storeys around the station, to six \(6\) storeys at the edge](#). New buildings shall capitalize on opportunities for 'placemaking' around this transit destination, including an [enhanced pedestrian realm and strong visual links](#) between St. Johns Street and the station.
- [Sustainable building practices](#), including rooftop gardens and green roofs, are encouraged, where feasible

## MURRAY STREET BOULEVARD



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## MURRAY STREET BOULEVARD

- **Mixed Employment** land use designation (south side of Murray Street between Mary Street and Electronic Avenue) with a six storey height limitation.
- Combination of uses including **light industrial**, commercial, office and residential.
- Pedestrian scaled amenities in order to facilitate walking and provide an **attractive pedestrian environment**.

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## MURRAY STREET BOULEVARD

### Relevant policies

- Weather protection [along the building face](#) fronting Murray Street is encouraged as are other [pedestrian scaled amenities](#) in order to facilitate walking and provide an attractive pedestrian environment.
- As part of new development, focus will be placed on improving Murray Street so that it is more accessible, safe and attractive for pedestrians and cyclists of all ages and abilities. These improvements include, but are not limited to, [designated continuous bike lanes](#), [continuous sidewalks](#), [street furniture](#), [public art](#), [traffic calming measures](#) and additional signalized crossings.
- Above 2 storeys upper floors will be [set back](#) from Murray Street to provide opportunities for [outdoor spaces](#) and allow a buffer from street level activities.
- For new development, access to the properties on the south side of Murray Street is required through [rear laneway access](#).

## OCEANFRONT DISTRICT



## OCEANFRONT DISTRICT

- Envisioned as a **vibrant high-density mixed-use area** where the water's edge is integral to the experience.
- Opening the entire oceanfront to the community by permitting uses that encourage greater public activity, such as retail/commercial, residential, **entertainment, open space**, and an institutional/research facility.
- Maximum 3,397 residential units; up to 38 storeys.
- Minimum 3.05ha to be dedicated as public park space and conservation and environmental setback areas.

## OCEANFRONT DISTRICT

### Relevant policies

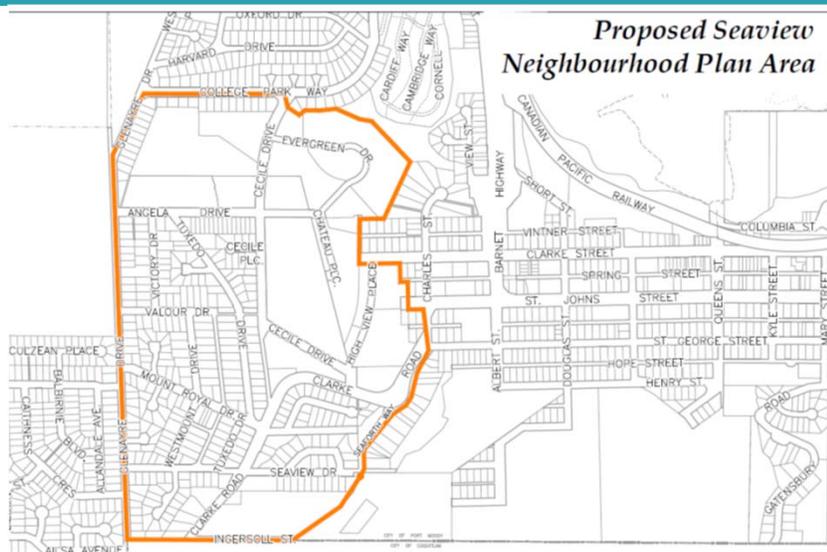
- Opening the entire oceanfront to the community by permitting uses that encourage greater public activity, such as retail/commercial, residential, **entertainment, open space**, and an institutional/research facility
- Exploring locally relevant themes in the development of the **public realm experience** including the historical significance, role, and influence of the industrial heritage of the site, and integrating local **industrial artifacts** as part of this experience
- **Development Permit Area Guidelines for the form and character of development**, including all buildings and landscaping (**including public art**), shall be prepared and adopted as part of the first rezoning of the site. These guidelines shall take into consideration the Inlet's historical use by First Nations, the site's sawmilling history, the site's waterfront location, and other factors that will help create a comprehensively designed neighbourhood that is unique to Port Moody
- Integration of **sustainable building** technologies (e.g. district energy heating, waste, and water recycling)

## OCEANFRONT DISTRICT

### Relevant policies

- Integrating a West Coast sensibility (consideration of the natural aspects of light, air, mountains, and water) in urban design
- Creating a distinct architectural identity in the region where Port Moody is known as a vibrant oceanfront city connected regionally by rapid transit

## SEAVIEW NEIGHBOURHOOD



## SEAVIEW NEIGHBOURHOOD

- Not yet been studied or undergone a neighbourhood planning process.
- Currently in DPA 1
- Some relevant considerations:
  - Maintaining or expanding riparian habitat
  - Maintaining treed character
  - Slope stability
  - Enhancing trail connectivity
  - Green infrastructure
  - Potential parks



# Thank You