



Flavelle Oceanfront Development Proposal



Key Highlights of the Proposal

Waterfront & the Public Realm: Port Moody has a rich pedestrian oriented public realm that encourages community vitality, prosperity, and cultural sustainability, providing a vibrant gathering place for the community. Flavelle Oceanfront will enhance these connection points by building **1.3 KM** of new recreational trails and a boardwalk along the water's edge connecting to Rocky Point Park. This is an increase of 43% to the existing Shoreline Trail.

- **4 park areas are identified for the site** – west, north, east and internal totaling 4.9 acres.
- **Public Plaza:** Port Moody has a tradition of hosting community events and festivals. In addition to the park space, there will be a public plaza (1.92 acres) that will build upon this tradition by providing open spaces for merchants and residents to enjoy.

Economic Development: Over 1,000 on site jobs upon completion of project – generating approx. \$57 million in employment income annually

- 99,000 sq. ft. office space allocated towards local office tenants and will be located closest to Moody Centre Skytrain station and West Coast Express
- 72,000 sq. ft. retail space to include a grocery store, restaurants, cafes
- 103,000 sq. ft. of light industrial including a Maker's Precinct along Murray St.
- 106,000 sq. ft. of campus of care facility
- 75,000 sq. ft. live/work designed for artists and other creative industries



Transit-Oriented Development: Flavelle Oceanfront is located within 10-15 minute walk of the Moody Centre Station on the Evergreen Line and West Coast Express. Street networks and infrastructure that supports active modes of transportation including pedestrian and cycling paths.

Homes for Families to address lack of supply and affordability

- 3,397 Residential units to include condominiums, street-oriented townhouses, rental housing and potential for house boats – **estimated to be built between 15-20 years.**
- Campus of Care facility
- Projected population to be approximately 7,000 residents when completed

Environment /Sustainability: Flavelle Oceanfront has adopted a sustainable design approach with the goal to provide residents and business users with a space to live and work that is energy efficient, lower GHG emissions, share energy needs between buildings and users, and be a model for sustainable communities. We will follow LEED Principles of design and construction to achieve these goals, while supporting economic and environmental sustainability, healthy living and community building.

Access for Everyone: Flavelle Oceanfront will be designed to be universally inclusive for all. Flavelle Oceanfront is a participant in the Rick Hansen Accessibility Certification pilot program, which rates accessibility of the built environment according to the intent of the accessibility component of the National Building Code of Canada, and encourages innovative, inclusive design practices.

Process

- **June 2015:** Flavelle Oceanfront Development submitted an application to amend Port Moody's Official Community Plan in order to re-designate the Flavelle site from industrial use with special study overlay to a mixed-use urban neighbourhood.
- **June 2015:** Flavelle Oceanfront hosted an Open House.
- **January 2016:** City of Port Moody hosted first City-led Open House to gather ideas and the land use concept is presented to the public.
- **January 2016 to December 2016:** Flavelle Oceanfront Development worked with planning staff to map out the OCP amendment process and engaged in conversations with the public regarding their aspirations for the site.
- **January 17, 2017:** Council endorsed the planning process and a full land use plan developed for consideration by the Community Advisory Planning Committee (CPAC)
- **January 26, 2017:** Second City-led Open House held at City Hall
- **February 7, 2017:** Application approved by CPAC
- **June 27, 2017:** Application received First and Second Reading by City Council
- **July 25, 2017:** Public Hearing
- **July 27, 2017:** Application Received Third Reading by City Council
- **February 2, 2018:** Regional Planning Committee - Metro Vancouver
- **February 23, 2018:** Application received First and Second Reading - Metro Vancouver

FLAVELLE OCEANFRONT DEVELOPMENT

A Division of AP Group

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Community-Building: Flavelle Oceanfront Development is a great community-building opportunity for Port Moody and the region. Our goal is to create the best urban design and create a model oceanfront community for Transit-Oriented Development. The project team is tasked to assure that the concept is successful by taking into account the smallest details to ensure it relates and contributes to Metro Vancouver as a region.

Public Consultation: Understanding the community and its many stakeholders has been an integral part of this project. Flavelle Oceanfront Development initiated the community engagement process in April 2015 and since then has engaged in over 1700 conversations with the public through information sessions, event kiosks, site tours, canvassing and the project website. The proposal is a culmination of feedback from the residents, community stakeholders as well as recommendations from City Staff and the many experts retained by Flavelle. A full public consultation report is available on the Flavelle Oceanfront website: www.flavelleoceanfront.ca

