



City of Port Moody

Report/Recommendation to Council

Date: August 5, 2021
Submitted by: General Manager of Community Development
Subject: Follow-up Direction on May 4, 2021, Growth Principles Motions

Purpose

On May 4, 2021, Council passed several motions related to principles to address growth. This report is in follow-up to confirm that the proposed staff direction is in alignment with the Council direction.

Recommended Resolution(s)

THAT staff be directed to action the Principles of Growth Motions as recommended in the report dated August 5, 2021, from the General Manager of Community Development regarding Follow-up Direction on May 4, 2021, Growth Principles Motions;

AND THAT new capital project requests be included in 2022-2026 Capital Budget deliberations;

AND THAT Council refer the current (2021) budget request of \$22,000 related to business building in city centre neighbourhoods, downtown cityscape, maximum density standards, principles to consider for extra OCP density, and construction nuisance impacts resolutions to the Finance Committee for identification of a funding source.

Background

On April 13, 2021, and May 4, 2021, Council discussed a report titled *Shaping the Next Port Moody – Seven Pitfalls and Seven Guidelines for Prudent Growth*. At the conclusion of this discussion, Council passed several resolutions related to Growth Principles.

Discussion

Following are the May 4, 2021, growth principles resolutions. For each resolution, there is a brief summary of staff recommendations for implementing the resolution. Staff recommendations are organized under the following categories:

- Action Under Way – Staff are already in the process of actioning the motion.
- Incorporate Action – A project is under way that can incorporate the actions in the motion, no impact to budget or timeline on the existing project.

- Expand Project – A project is under way that can incorporate the actions in the motion, a modest impact to the budget or timeline may be required.
- New Operating Project – These actions require Strategic Plan project proposals. See attached for project description and budget details.
- New Capital Project – These actions usually would require Strategic Plan project proposals. As the City is in the process of 2022-2026 Capital planning, Staff recommend adding these projects into the 2022 Capital Plan for Council consideration collectively with all projects planned for 2022.
- No Staff Action – The motion is a Council action.

Council Motions	Staff Recommendations
<p><i>RC21/268</i></p> <p>1. Council shall actively manage Port Moody's pace of growth to stay in line with community approved population targets.</p>	<p><u>Incorporate Action</u> – Add updated targets into the OCP 2050 Update project after they are determined.</p> <p><u>Incorporate Action</u> – Inclusion of a growth statement in staff reports for OCP/zoning amendment applications.</p>
<p><i>RC21/269</i></p> <p>2. That Council and Staff (shall) prioritise the rebuilding of Port Moody's economy in proper balance (0.42pop/jobs) with residential growth. (including the 2.i-2.v)</p>	<p><u>Incorporate Action</u> – Add jobs targets into the OCP 2050 Update project following validation from the Economic Development Study/Economic Development Master Plan.</p>
<p>2.i) Foster good jobs in promising and innovative industries, with the Moody Innovation Centre as a key component.</p>	<p><u>Action Under Way</u> – The Council strategic plan project, “Moody Innovation Centre,” and the related Council Task Force are looking at exploring opportunities for business development in emerging technologies; no action recommended at this time.</p>
<p>2ii) Prioritise a restored business district within the Moody TOD area and adjacent lands, along with residential and related shopping/services.</p>	<p><u>Action Under Way</u> – Economic Development Studies project and Economic Development Master Plan project to inform policies for consideration of inclusion in the OCP 2050 Update project.</p>
<p>2.iii) Consider business-building across all suitable city centre areas.</p>	<p><u>Expand Project</u> – Review of City Centre neighbourhoods to determine job creation opportunities and assign a value to each neighbourhood can be included as part of the Economic Development Master Plan project; work anticipated to complete at the end of Q4 2021; budget quote of \$5,000 for scope change, no change to the timeline.</p>

2.iv) Proactively develop a future vision and strategy with landowners to evolve industrial land uses	<u>New Capital Project</u> – Add a project to prepare an industrial land strategy for Port Moody in conjunction with landowners, building on the Metro Vancouver Industrial Land study; respecting the complexity and pressure on Port Moody industrial lands the anticipated budget is expected to be \$15,000-\$25,000.
2.v) For Murray/Clarke corridor, explore business development of an arts and entertainment zone.	<u>Action Under Way</u> – Results of the OCP survey #3 Murray Street land use scenarios consultation will inform updated policies in the OCP 2050 Update project; an Arts and Entertainment District vision is incorporated into one of the Murray Street land use scenarios; no additional action recommended at this time.
<i>RC21/270</i> 3. Council and staff rethink our preferred city-centre built forms to nurture an innovative cityscape less focussed on towers. (including 3.i-3.iii)	<u>Action Under Way</u> – The OCP 2050 Update project land use scenarios consultation includes four options for the Moody Centre TOD area including an option with a reduced focus on a tower building form. <u>New Operating Project</u> – After the OCP 2050 Update project land use scenarios consultation concludes, staff recommend a facilitated session with urban design professionals to seek clarity on building scale choices, and balancing neighbourhood objectives, with consideration of community feedback, and identifying transition elements between the three subject Moody Centre neighbourhoods; see Innovative Cityscape project proposal phase 1; budget quote of approximately \$10,000 and Draft OCP 2050 timeline adjustment of up to 1 month.
3.i) Rethinking our guidance to developers regarding downtown cityscape before we commit to major neighbourhood redevelopments in the city centre.	<u>New Operating Project</u> – Create a Corporate Policy to provide developers direction on downtown redevelopment priorities; see Innovative Cityscape project proposal phase 2; budget \$4,500.
3.ii) Establish maximum density standards, either citywide or by neighbourhood.	<u>New 2022 Capital Project</u> – Third party to conduct an analysis and develop density standard recommendations; this work is recommended following submission of a draft OCP 2050 document; anticipated budget \$15,000-25,000.

3.iii) Prioritise land-use changes that meet the City's specific housing needs, based on a completed housing needs assessment by staff.	<p><u>Action Under Way</u> – At the conclusion of the housing needs study project, and inclusionary zoning policy project, incorporate priorities into OCP 2050 policies.</p> <p><u>New 2022 Capital Project</u> – Creation of a Housing Action Plan; anticipated budget of \$50,000.</p>
<p><i>RC21/273 as amended</i></p> <p>4. Council supports the principle that extra residential density will be granted in OCP amendments only in unusual cases where the proposed project would deliver exceptional value towards other community values.</p>	<p><u>New Operating Project</u> – Update the Prioritising Higher Density Development Policy to include criteria that applicants need to respond to explaining how they are providing exceptional value in their application; see Innovative Cityscape project proposal phase 2; budget \$2,500.</p>
<p><i>RC21/276</i></p> <p>5. Direct staff to develop a framework for modelling how growth under various scenarios drives increased demand and costs for expanded civic services and amenities such that delivery quality is maintained and provide staff's recommendation as to how these growth-related costs might be best levied on developers on a per-project basis.</p>	<p><u>New 2022 Capital Project</u> – Third party facilities planning firm and/or land economist to develop a Port Moody model that based on a list of services, assess anticipated service needs based on growth scenarios including up to what population will the service support; anticipated budget of \$40,000-50,000.</p> <p>Services defined as – replacement of existing and facilities, parks, recreation services, infrastructure, fire department infrastructure, police department infrastructure, library services</p>
<p><i>RC21/278</i></p> <p>6. Affirm in principle that livability and overall quality-of-life for residents takes precedence when deciding whether or not to support specific requests for land use changes. (including 6.1.-6.ii)</p>	<p><u>No Staff Action</u></p>
<p>6.i) Development decisions will minimize big traffic impacts. Direct staff to develop a model and assumptions for projection of cumulative traffic impacts under various growth scenarios. Also, recommend maximum cumulative traffic congestion/average trip time targets during peak am and pm rush hour periods on key roadways crossing our city centre.</p>	<p><u>Expand Project</u> – An update to the Port Moody Master Transportation Plan (MTP) is under way; development of a model for projecting cumulative traffic impacts can be added for a budget of up to \$75,000 with no impact on the project timeline.</p> <p>Development of such a model may have technical and practical limitations and may not be fully in alignment with current or future MTP directions; staff do not recommend changing the project scope at this time as the approved project scope includes a modelling and monitoring</p>

	strategy, along with relevant specifications and guidelines; the current project will inform direction for further technical projects and relevant directions.
6.ii) Development will be managed to minimize extended construction-nuisance impacts. Staff to draft for Council consideration, a Downtown Construction-Management Strategy under various construction project scenarios.	<u>New 2022 Capital Project</u> – Create a Construction Best Practices Policy, establish prescriptive expectations, update applicable Bylaws including monitoring and enforcement procedures, develop procedures to forecast construction over 6 months to one year, establish a deposit (or letter of credit) that can be refunded if the regulations are followed; anticipated budget \$20,000-30,000.
<i>RC21/279 as amended</i> 7. Direct Staff to prepare a Downtown Park Capacity Assessment, under various growth scenarios. (including 7.i-7.ii)	<u>New 2022 Capital Project</u> – Third party to complete a park capacity assessment that contemplates various growth scenarios; anticipated budget \$15,000-25,000 (motions 7 and 7.i).
7.i) Direct Staff to prepare a Downtown Park Protection Plan for Council consideration under various growth/usage scenarios for residential and jobs density.	<u>New 2022 Capital Project</u> – Third party to prepare a park protection plan that contemplates various growth scenarios; budgeted within action 7.
7.ii) Direct Staff to provide a Rocky Point Park Impact Assessment in development applications within walling distance of Rocky Point Park.	<u>New 2022 Capital Project</u> – Third party to create a park impact assessment tool for use in evaluating development applications; anticipated budget \$10,000-20,000.
<i>RC21/282 as amended</i> 8. Staff be directed to incorporate the elements in the resolutions from 5.1 as principles in the OCP process and these concepts be included as subjects for resident input.	<u>New 2022 Capital Project</u> – The draft OCP 2050 is planned to be presented to Council in early 2022; a new consultation and engagement plan is part of the next steps; this plan will incorporate consultation on if the Growth Principles Motions have been addressed in the Draft OCP 2050; anticipated budget \$20,000-\$30,000 for draft OCP consultation and engagement plan.
<i>RC21/284 as amended was POSTPONED</i> 9. Staff be directed to incorporate the elements contained in the resolutions from [Council agenda] item 5.1 into a further update to the Sustainability Report Card.	No Staff Action.

Other Option(s)

None have been identified at this time.

Financial Implications

Action Under Way – no budget implications.

Incorporate Action – no budget implications.

Expand Project – budget implication of up to \$80,000 for action 2.iii (business building across city centre neighbourhoods), and 6 (model cumulative traffic impacts under various scenarios). Staff only recommend actioning \$5,000 for action 2.iii at this time. Recommended funding source is the 2021 Council Strategic Plan Goals project.

New Operating Project – budget implication of \$17,000 for actions 3/3.i (downtown cityscape), and 4 (principles to consider for extra OCP density). Recommended funding source is the 2021 Council Strategic Plan Goals project.

New 2022 Capital Project – no implications at this time; financial implications to be determined during 2022-2026 Capital budget discussions. Estimated budget for these projects is \$185,000-255,000.

No Staff Action – no budget implications.

Communications and Civic Engagement Initiatives

No communications and engagement initiatives have been identified related to this report.

Council Strategic Plan Objectives

As previously stated by the author of the report titled, “Shaping the Next Port Moody – Seven Pitfalls and Seven Guidelines for Prudent Growth”, the motions in this report relate to all the Council strategic plan priorities:

- Exceptional Service: Ensure our customers are highly satisfied with the quality of our service;
- Environmental Leadership: Expand and make the most of our parks and green spaces and design them to create positive and diverse experiences throughout the community;
- Healthy City: Create a safe, friendly, and inclusive community that encourages healthy active living for people of all ages and abilities...Plan for a variety of housing types to meet community needs;
- Economic Prosperity: Foster an environment where businesses can thrive and good local jobs abound, and insure Port Moody's economy and the City's financial position are sustainable; and
- Community Evolution: Plan and develop, for future generations, a vibrant, connected, and livable city, with distinctive places and spaces, where growth is managed in strategic balance with quality of life.

Attachment(s)

1. Innovative Cityscapes Project Proposal.

Report Author

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Report Approval Details

Document Title:	Follow-up Direction on May 4, 2021, Growth Principles Motions.docx
Attachments:	- Attachment 1 - Innovative Cityscapes Project Proposal.pdf
Final Approval Date:	Sep 14, 2021

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

Ron Higo, General Manager of Community Services - Sep 9, 2021 - 12:18 PM

Jeff Moi, General Manager of Engineering and Operations - Sep 9, 2021 - 5:47 PM

Dorothy Shermer, Corporate Officer - Sep 10, 2021 - 4:22 PM

Natasha Vander Wal for Rosemary Lodge, Manager of Communications and Engagement - Sep 11, 2021 - 10:31 AM

Paul Rockwood, General Manager of Finance and Technology - Sep 13, 2021 - 9:22 AM

Tim Savoie, City Manager - Sep 14, 2021 - 1:17 PM