



City of Port Moody

Report/Recommendation to Council

Date: January 25, 2022
Submitted by: Community Development Department – Development Planning Division
Subject: Development Application Metrics

Purpose

To establish 2022 development application metrics related to jobs, population, and rental housing, for the purpose of consistency in the development application review process.

Recommended Resolution(s)

THAT the metrics proposed in the report dated January 25, 2022 from the Community Development Department – Development Planning Division regarding Development Application Metrics be endorsed.

Background

On October 5, 2021, a report from staff was presented to Council outlining previous Council direction regarding Growth Principles. One of the proposed staff actions was to provide development application metrics to be used as reference when assessing development applications. These metrics relate to development components, including employment, population, and rental housing. The metrics that are presented in this report are ones that staff recommend based on regional standards, standards used in evaluating past development applications, and consultant recommendations. These standards are intended to be used for the year with affirmation of the standards annually, but they may be updated within the year if new reports and information become available. In general, once an application has been evaluated at second reading, the existing metrics within the project will continue to be used.

Discussion

Employment/Jobs

Council established a goal of 0.42 jobs per person in Port Moody as the City's long-term goal. To estimate potential jobs in development applications, employment is presented as the number of jobs per person within the proposed development. This metric is calculated based on the floor space per job and will depend on the types of employment uses available in the development. The consultant hired to develop an Economic Development Master Plan has recommended new values for calculating jobs. The recommendations include a new floor space to job type for office, retail, and light industrial calculation, and rate of population employed at home (home-based business jobs). The new calculations are included in the chart below.

Population

Population is presented as the number of persons per unit to predict the population of a proposed development and contribution to the established growth target of 50,000 people within Port Moody by 2041. The number of persons per unit has been identified by Metro Vancouver within the Metro Vancouver Regional Growth Strategy Projections Population, Housing, and Employment 2006-2041. These figures provided by Metro Vancouver are based on regional average household size projections. Census data shows that Port Moody's average persons per occupied household is comparable to regional projections, therefore staff recommend using the Metro Vancouver figure of 1.9 persons per unit.

Rental Housing

Rental housing is presented as a percentage of the total number of units within a development proposal. The number of affordable below-market rental units and breakdown by unit type has been identified in the City's Interim Affordable Housing Guidelines Policy. The interim policy recommends that 15% of the total units be available for below-market rental housing. These units are intended to be in place long-term and serve households considered to be low-income by the Housing Income Limits as published by BC Housing on an annual basis, and are to be rented at 20% below Canadian Mortgage and Housing Corporation median rent for the Tri-Cities area.

The consultant hired to assist the City in developing an Inclusionary Zoning Policy has made recommendations for evaluating non-market rental housing (shelter rate housing) within the context and requirements of the City's Interim Affordable Housing Guidelines Policy. The recommendation includes: the percent of total units that would be needed to meet the non-market rental housing criteria; how the agreements are secured; the length of time the units are secured for; and the maximum earnings to qualify for a unit. A goal of 5% non-market units is estimated to be an equivalent target.

While home ownership programs such as rent-to-own can be considered, they do not provide long-term affordable rental units. Any consideration for rent-to-own units should be combined with affordable rental programs and would be at the discretion of Council. It is anticipated that more specific details on rent-to-own units will be available later this year with the draft of the Housing Action Plan. If Council would like to establish an interim measure, staff recommend that the combined number of affordable rental and rent-to-own units be greater than 15%.

Summary Table

The following table summarizes the identified development components along with the metrics, calculation methods, goals, and sources.

Development Component	Metric	Calculation Method	Goal	Source
Jobs	Number of jobs per person	Floor space per job type <ul style="list-style-type: none"> Office – 175ft²/job Retail – 300ft²/job Institutional – 350ft²/job Light Industrial – 350ft²/job Work at Home – 6.9% of the estimated population 	0.42 jobs per person	Consultant
Population (Apartment unit)	Number of persons per unit	1.9 persons per apartment unit	Population of 50,000 by 2041	Metro Vancouver
Population (Ground-oriented unit)	Number of persons per unit	2.9 persons per ground-oriented unit	Population of 50,000 by 2041	Metro Vancouver
Below-market rental OR Non-market rental units (shelter rates or rent geared to income)	Percentage of total dwelling units Percentage of total dwelling units	15% of total number of units with minimum 20% two-bedroom units and 10% three-bedroom units; minimum discount and term standards met 5% of total number of units, agreement with non-profit, housing society for households earning less than \$30,000, term standards met	15% of newly built units as affordable housing 5% of total number of units	Interim Affordable Housing Guidelines Policy and subsequent Council direction Consultant

Other Option(s)

THAT the report dated January 25, 2022 from the Community Development Department – Development Planning Division regarding Development Application Metrics be received for information.

Financial Implications

There are no financial implications associated with the recommendation in this report.

Communications and Civic Engagement Initiatives

The information contained in this report has been presented and/or established through previous Council discussions and/or approved policies and plans.

Council Strategic Plan Objectives

The recommendation in this report aligns with the following Council Strategic Plan objectives:

- 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;
- 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; and
- Economic Prosperity: Foster an environment where businesses can thrive and good local jobs abound, and ensure Port Moody's economy and the City's financial position are sustainable.

Report Author

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Report Approval Details

Document Title:	Development Application Metrics.docx
Attachments:	
Final Approval Date:	Feb 28, 2022

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

Dorothy Shermer, Corporate Officer - Feb 18, 2022 - 2:35 PM

Lindsay Todd for Rosemary Lodge, Manager of Communications and Engagement -
Feb 18, 2022 - 3:29 PM

Paul Rockwood, General Manager of Finance and Technology - Feb 20, 2022 - 8:49 AM

Tim Savoie, City Manager - Feb 28, 2022 - 12:51 PM