



City of Port Moody

Minutes

Economic Development Committee

Minutes of the meeting of the Economic Development Committee held on Wednesday, February 2, 2022 via Zoom.

Present

Councillor Hunter Madsen – Chair
Councillor Zoë Royer – Vice-Chair
George Broderick
Ed Chan
Dustin Chelen
Aaron Demes
Bill Laidler
Greg Pepler
Robert Simons

In Attendance

Esin Gozukara – Committee Coordinator
Joji Kumagai – Manager of Economic Development

Also In Attendance

Jamie Vann Struth, Vann Struth Consulting Group (re item 4.1)

1. Call to Order

Call to Order

1.1 The Chair called the meeting to order at 7:01pm.

2. Adoption of Minutes

Minutes

2.1 EDC22/002

Moved, seconded, and CARRIED

THAT the minutes of the Economic Development Committee meeting held on Wednesday, January 5, 2022 be adopted.

3. Unfinished Business

4. New Business

Economic Development Master Plan

4.1 Presentation: Jamie Vann Struth, Vann Struth Consulting Group

Jamie Vann Struth, Vann Struth Consulting Group, gave a presentation on the Economic Development Master Plan, and noted the following:

- the report is partially completed, and the Committee is requested to provide input on the Economic Development Objectives and Employment Capacity Analysis sections of the report;
- the employment capacity analysis included a scan of the city's property database to investigate which properties have development improvement value and which ones have land value;
- the scan excluded recently built properties, and adjustments were made based on input from City staff;
- a list of properties was produced from this scan, and development density assumptions were formulated in alignment with the current Official Community Plan (OCP) designation for each property, and adjustments were made to floor area ratios (FAR);
- the Moody Centre Transit Oriented Development (TOD) has the highest FAR in the city based on the detailed calculations from the available data;
- reviewing and/or verifying the jobs-to-population ratio is one of the tasks to be completed within the framework of the Master Plan;
- ground floor employment use assumptions are based on what has been developing in the areas in question, and discussion with the City staff about what type of development applications they expect to receive;
- it is recommended to keep the property designated as Special Study Area in the OCP as general industrial considering its proximity and access to Barnet Highway;
- the employment density assumptions used in the analysis are lower than the City's numbers, and therefore baseline assumptions, more job density and less job density assumptions were formulated;
- key results of the analysis estimate a net increase of employment floor space of 2.1 million square feet;
- when calculating the jobs-to-population ratio, no-fixed-place-of-work jobs were also taken into account, typically, these jobs are missed in similar analyses;
- Metro Vancouver prepared total local jobs estimates for 2040, and the numbers for the city have been included in the calculations for the Master Plan;
- the jobs-to-population ratio increased to 0.30 in 2021, up from 0.28 in 2016 in Port Moody;

- the city has a higher percentage of all employed residents working from home in comparison to the Tri-Cities and Metro Vancouver, and this is partially due to the evolution of working from home;
- work-from-home jobs are typically correlated with higher education and higher earning;
- the percentage of residents working from home in Port Moody is expected to rise 30% compared to 2016 numbers, and based on the calculations made in the Master Plan, it is likely that the City has been using higher estimates for work-from-home jobs;
- increasing the tax base and employment numbers are interconnected goals, and both will be addressed in the report; and
- regardless of the population growth, it is important to increase and expand industrial tax base and focus on industrial and commercial investments.

The Committee noted the following in discussion:

- connection between the numbers presented in the draft report and the larger objectives of economic development in the city should be clearly demonstrated;
- some of the findings of the Master Plan can be mapped based on OCP designations, including FAR targets for specific areas;
- higher numbers of self-employment may not contribute to building a strategic tax base, and the report should focus on ways to create a climate to motivate businesses to build and operate in the city;
- information about commuting times and destinations should be included in the report;
- information about the data and methodology of the Master Plan is useful, and the next step should be to establish how this information will be used to generate specific strategies;
- discussion on purpose-built facilities, single-use buildings, and large-scale residential buildings could be added to the Plan; and
- a review of the complete Plan should be undertaken by the Committee before submitting it to Council for approval.

Mr. Vann Struth left the meeting at this point and did not return.

2022 Work Plan

4.2 Attachments:

- a) [2019-2022 Council Strategic Plan](#)
- b) Council Strategic Plan – Priorities 2022
- c) Council Strategic Plan Priorities – Economic Prosperity and Community Evolution
- d) 2022 Work Plan – Draft Concepts for Review
- e) 2022 Economic Development Committee Work Plan Calendar

The Committee reviewed the 2022 Work Plan – Draft Concepts for Review and 2022 Economic Development Committee Work Plan Calendar and noted the following:

- focusing on the Economic Development Master Plan and Official Community Plan (OCP) updates should be the priority in 2022 to ensure productive use of the Committee's time; and
- the whole Committee could host Invest Vancouver, instead of delegating this event to a working group.

The Manager of Economic Development noted the following:

- Industrial Lands Strategy and Innovation Precinct/Moody Innovation Centre are closely connected with the Council Strategic Priorities;
- Industrial Lands Strategy can be incorporated in the Master Plan updates; and
- A Spike Awards working group can be formed to review the format of the award, applications, and awarding processes.

Action: The Manager of Economic Development to provide a new and simplified draft 2022 Economic Development Committee Work Plan Calendar, based on the Committee's feedback, at the February meeting.

EDC22/003

Moved, seconded, and CARRIED

THAT the meeting be extended for up to 15 minutes.

EDC22/004

Moved, seconded, and CARRIED

THAT Aaron Demes be appointed as the Economic Development Committee Representative to the Land Use Committee.

5. Information

Staff Updates

5.1 There were no updates at this time.

Additional Material

5.2 Attachment: Business Space Developments Across the Region
This item was provided for information only.

6. Adjournment

The Chair adjourned the meeting at 9:01pm.



Councillor Hunter Madsen,
Chair



Esin Gozukara,
Committee Coordinator