

Higher Density Standards Policy Update

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| Date: | May 6, 2022 |
| Department, GM: | Community Development, Kate Zanon |
| Project Manager: | Mary De Paoli |
| Staff Lead: | Jess Daniels |
| Project Origin: | <input checked="" type="checkbox"/> Council Motion # <u>RC21/273</u> (as amended by RC21/274 and RC21/275) <input type="checkbox"/> Staff Initiated <input type="checkbox"/> Other: |
| Priority Area: | <input type="checkbox"/> Exceptional Service <input type="checkbox"/> Environmental Leadership <input type="checkbox"/> Healthy City <input type="checkbox"/> Economic Prosperity <input checked="" type="checkbox"/> Community Evolution |
| Strategic Alignment | Objective & Action 5.1 - Ensure future community growth is carefully considered and strategically managed consistent with the targets approved in our Official Community Plan. |
| Proposed Priority | <input type="checkbox"/> Priority Level 1 <input type="checkbox"/> Priority Level 2 <input checked="" type="checkbox"/> Priority Level 3 |

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| Project Description |
| To update the existing Prioritizing Higher Density Development Policy to include additional criteria related to demonstrating exceptional value toward community values for OCP amendment applications. |

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| Relevant Background |
| <p>Council direction from May 4, 2021 Special Council Meeting:</p> <p><u>RC21/20a:</u></p> <p>THAT Council support the principle that extra residential density will be granted in OCP amendments only in unusual cases where the proposed project would deliver exceptional value toward other community values.</p> <p>Examples of exceptional value discussed during Council deliberation included:</p> <ul style="list-style-type: none"> • local job creation; • key sector development; • housing affordability; • local shopping and services; • civic infrastructure; • public amenities; and • architectural distinction. <p>Since this resolution was passed, several related plans and policies have been completed, or are currently underway, that provide clarity in the following areas:</p> |

- local job creation and key sector development (Economic Development Master Plan) – *completion in Q2 2022*
- housing affordability (Inclusionary Zoning Policy and Family Friendly Units Policy - *completed*, Housing Action Plan – *completion Q3 2022*)
- local shopping and services, public amenities and architectural distinction (Port Moody 2050, OCP update – *completion Q1 2023*)
- civic infrastructure (Master Transportation Plan update – *completion Q2 2023*)

It is anticipated that these plans and policies will potentially lead to updated standards or expectations for new development. Confirmation of community values is also expected as part of community engagement on Port Moody 2050. As Council direction refers to the delivery of exceptional value toward community values when considering OCP amendments, this implies potentially exceeding any new standards or expectations related to new development. As such, the timing for updating the Prioritizing Higher Density Development Policy is recommended to take place following completion of these initiatives.

Project Objectives

- To confirm general expectations applied to all new development (related to completion of plans and policies recently completed or underway)
- To confirm Council's intention of what constitutes exceptional value for OCP amendments beyond established general expectations and how this might change for different development types in different areas
- To update the Prioritizing Higher Density Development Policy to reflect defined parameters for exceptional value toward community values as it relates to OCP amendment applications

Scope

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| In Scope | <ul style="list-style-type: none"> - Confirming standards/expectations for new development resulting from plans and policies recently completed or underway - Reviewing OCP community engagement results and draft vision and goals from Port Moody 2050 to confirm community values - Facilitating a workshop with Council to confirm parameters for determining exceptional value in OCP amendment applications and confirm whether these will vary based on development type and neighbourhood - Proposing updates to the Prioritizing Higher Density Development policy based on findings |
| Out of Scope | <ul style="list-style-type: none"> - Public engagement on these policy updates - Financial analysis on the impact of these exceptional value requirements |

Combined Work Plan Overview - Maximum Density Standards, Downtown Development Priorities Policy, Higher Density Standards Policy Update

Project start date: Q3 2022

Anticipated project end date: Q3 2023

One consultant is anticipated to be hired to complete the Maximum Density Standards Policy, Higher Density Standards Policy Update and the Downtown Development Priorities Policy.

Elements of the work plan will be completed in tandem and other elements will be sequential. Specific order and timing of each step to be confirmed after the consultant is engaged.

Completion of the draft OCP 2050 update will impact this timeline. Based on current Council direction a draft OCP 2050 is anticipated to be delivered in early Q2 2023

| <i>Deliverable/Milestone:</i> | <i>Date:</i> |
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| Draft RFP | July/Aug 2022 |
| Contract initiation | Sept 2022 |
| Review OCP 2050, Community Engagement results and make recommendations of key ideas and concepts for inclusion in the community dialogue sessions | Oct 2022 |
| Identification of density standards, priorities and expectations of new development based on recently completed plans and policies | Nov/Dec 2022 |
| Draft a downtown development policy (following completion of the community dialogue sessions) | March 2023 |
| Council workshop to confirm parameters of what is exceptional value that can lead to increased density | March 2023 |
| Maximum Density Standards Technical Analysis and Testing | Mar-May 2023 |
| Consultation with staff and development community on potential density standards | June 2023 |
| Maximum Density Standards Report to Council (includes results of analysis and testing, proposed OCP amendment to align FAR with OCP land use designations and recommendations for potential related zoning bylaw updates) | July 2023 |
| Report to Council with proposed updates to the Prioritizing Higher Density Development Policy | July 2023 |

Combined Budget - Maximum Density Standards, Downtown Development Priorities Policy, Higher Density Standards Policy Update

Budget Source: TBD

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| Consultant | \$35,000 |
| <input checked="" type="checkbox"/> Request Referral to Finance Committee | \$10,000* |
| *Note: \$25,000 already approved in 2022 Capital Plan for Maximum Density Standards project | |

| Decision Notes (Corporate Planning Advisor use only) | | |
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| Date | Meeting | Decision |
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