

### **Shaping the Next Port Moody – Seven Pitfalls and Seven Guidelines for Prudent Growth Resolutions Update**

On May 4, 2021, Council passed a series of resolutions in response to a report titled, *Shaping the Next Port Moody – Seven Pitfalls and Seven Guidelines for Prudent Growth Resolutions*. Staff prepared a report with recommendations on how to proceed with each resolution and on October 5, 2021, Council gave staff further direction.

Below is a table summarizing the original resolutions, the staff recommended implementation actions, further Council direction, and a status update on each resolution as of May 2022.

<b>May 4, 2021 Council Resolutions</b>	<b>Staff Recommended Implementation Actions</b>	<b>Council Direction</b>	<b>May 2022 Implementation Update</b>
<b>RC21/268</b> 1. Council shall actively manage Port Moody's pace of growth to stay in line with community approved population targets.	<u>Incorporate Action</u> – Add updated targets into the Port Moody 2050, OCP update project after they are determined.  <u>Incorporate Action</u> – Inclusion of a growth statement in staff reports for OCP/zoning amendment applications.	Proceed    Proceed	Population targets will be added into Port Moody 2050, OCP update.   A growth update chart has been prepared and will be included in reports for OCP/Zoning applications over 30 units and pre-public hearing beginning May 1, 2022.
<b>RC21/269</b> 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)	<u>Incorporate Action</u> – Add jobs targets into the Port Moody 2050, OCP update project following validation from the Economic Development Study/Economic Development Master Plan.	Proceed	Job targets will be added into Port Moody 2050, OCP update.
2.i) Foster good jobs in promising and innovative industries, with the Moody Innovation Centre as a key component.	<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	Proceed	Staff continue to look for opportunities to encourage businesses in the emerging technologies sector to locate in Port Moody.

	technologies; no action recommended at this time.		
2ii) Prioritise a restored business district within the Moody TOD area and adjacent lands, along with residential and related shopping/services.	<u>Action Under Way</u> – Economic Development Studies project and Economic Development Master Plan project to inform policies for consideration of inclusion in the Port Moody 2050, OCP update project.	Proceed	The Economic Development Studies project is complete.  The Economic Development Master Plan project will be presented to Council in Q2 2022.
2.iii) Consider business-building across all suitable city centre areas.	<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.	Proceed; Budget approved	Job-creation opportunities at the neighbourhood level have been conducted as part of the Economic Development Master Plan project; Reporting back will be completed with the Master Plan.
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.	Proceed	An Industrial Lands Strategy was included in the approved 2022 Capital Plan; the project proposal was approved by council and the project is underway; the estimated project completion date is December 2022.
2.v) For Murray/Clarke corridor, explore business	<u>Action Under Way</u> – Results of the OCP survey #3 Murray Street land	Proceed	An Arts and Entertainment land use scenario option was included in the



	Port Moody 2050, OCP 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.	Hold actioning; no budget approved	<p>Staff have prepared a project proposal for Council consideration to prepare a Downtown Development Priorities Policy.</p> <p>This project has been bundled with the Maximum Density Standards Policy and the Prioritising Higher Density Development Policy update projects.</p>
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.	Proceed	<p>A Maximum Density Standards project was included in the approved 2022 Capital Plan; a project proposal has been prepared for Council consideration.</p> <p>This project has been bundled with the Downtown Development Priorities Policy and the Prioritising Higher Density Development Policy update projects.</p> <p>The Maximum Density Standards Policy portion of the bundled projects is planned to follow completion of the draft Port Moody 2050, OCP update.</p>

<p>3.iii) Prioritise land-use changes that meet the City's specific housing needs, based on a completed housing needs assessment by staff.</p>	<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>Proceed</p> <p>Proceed; expedite project proposal</p> <p>Proposal and budget approved Nov. 16, 2021</p>	<p>Housing needs and inclusionary zoning policy parameters will be incorporated into Port Moody 2050, OCP update.</p> <p>The project is underway; the estimated completion date for the recommended actions is July 2022.</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>Hold actioning; no budget approved</p>	<p>Staff have prepared a project proposal for Council consideration to prepare an update to the Prioritising Higher Density Development Policy.</p> <p>This project has been bundled with the Maximum Density Standards Policy and the Downtown Development Priorities Policy projects.</p> <p>The Prioritising Higher Density Development Policy update portion of the bundled projects is planned to follow completion of the draft Port Moody 2050, OCP update.</p>

<p><u>RC21/276</u></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>Proceed; expedite project proposal</p> <p>Proposal and budget approved Nov. 16, 2021</p>	<p>The project is underway; the estimated completion date is July 2022.</p>
<p><u>RC21/278</u></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>n/a</p>	<p>No Staff Action</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</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</p>	<p>Proceed; expedite project proposal</p> <p>Proposal and budget approved Nov. 16, 2021</p>	<p>The project is underway; the estimated completion date for the model phase of this project is July 2022.</p>

<p>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>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 strategy, along with relevant specifications and guidelines; the current project will inform direction for further technical projects and relevant directions.</p>		
<p>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.</p>	<p><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.</p>	<p>Proceed</p>	<p>A Construction Best Practices Policy project was included in the approved 2022 Capital Plan; the planned start for this project is Q2 2022; staff are in the process of preparing the project proposal and procuring a consultant.</p>

<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).	Proceed; expedite project proposal  Proposal and budget approved November 16, 2021	The project is underway; the estimated completion date is September/October 2022.  This project has been bundled with the Downtown Park Protection Plan project.
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.	Proceed; expedite project proposal  Proposal and budget approved November 16, 2021	The project is underway; the estimated completion date is September/October 2022.  This project has been bundled with the Downtown Park Capacity Assessment and Management Plan project.
7.ii) Direct Staff to provide a Rocky Point Park Impact Assessment in development applications within walking 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.	Proceed; expedite project proposal  Proposal and budget approved November 16, 2021	The project is underway; the estimated completion date is September/October 2022.
<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 Port Moody 2050, OCP update 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	To be considered at the completion of the draft Port Moody 2050, OCP update; no budget approved	On October 12, 2022, Council directed staff to prepare an OCP blue sky engagement activity as well as provided prescriptive direction on changes to Port Moody 2050, OCP Survey No. 3.  The updated timeline to present Council with a draft Port Moody

	for draft OCP consultation and engagement plan.		2050, OCP update is late Q1/early Q2 2023.
<p><i>RC21/284 as amended was POSTPONED</i></p> <p>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.</p>	No Staff Action.	n/a	No staff action.