



City of Port Moody

Report/Recommendation to Council

Date: December 5, 2023
Submitted by: Community Development Department – Policy Planning Division
Subject: Draft Official Community Plan – *Port Moody 2050*

Purpose

To present the draft updated Official Community Plan – *Port Moody 2050* and a proposed outline for next steps in the OCP update process.

Recommended Resolution(s)

THAT the report dated December 5, 2023, from the Community Development Department – Policy Planning Division regarding Draft Official Community Plan – *Port Moody 2050* be received for information;

AND THAT staff be directed to proceed with all other necessary amendments as specified by the Province that require compliance within the timeframe proposed for the adoption of the draft OCP as outlined in the next steps in the report dated December 5, 2023, from the Community Development Department – Policy Planning Division regarding Draft Official Community Plan – *Port Moody 2050*;

AND THAT staff be directed to proceed with the proposed next steps including the proposed community engagement approach for the OCP update process as attached to (Attachment 3) and recommended in the report dated December 5, 2023, from the Community Development Department – Policy Planning Division regarding Draft Official Community Plan – *Port Moody 2050*.

Executive Summary

Port Moody 2050 is the City's Official Community Plan that guides long-range planning and the continued evolution of Port Moody. It is the community's long-term vision for the future: a living document that is shaped by the people who live and work here.

Port Moody 2050 was developed with broad and far-reaching community engagement that sought to provide equity in access to participate and was inclusive of all residents, landowners and others invested in the future of Port Moody. Throughout the update process, input and feedback from residents and stakeholders was sought, summarized, and incorporated into policy helping to shape the plan through all phases.

Port Moody 2050 communicates community values and guides decision-making about how land is used for housing, transportation, parks, environmental protection, economic development, and more. Port Moody's climate action commitments and carbon neutrality goals are articulated in the OCP and are a critical part of the plan to reduce the City's greenhouse gas emissions and ensure resiliency to climate change for current and future generations. Port Moody's commitment to diversity, equity, inclusion, accessibility, and truth and reconciliation are also articulated in the OCP and are critical to visioning a community that considers everyone.

This report also includes an acknowledgement of recent Provincial legislative changes in the form of the Housing Statutes Amendment Act Bill 44 (Residential Development), Bill 46 (Development Financing) and Bill 47 (Transit-Oriented Areas). The draft Official Community Plan, *Port Moody 2050*, was completed before these announcements and stands as a valid expression of community goals and priorities and a comprehensive integration of all the master plans and guiding documents the City has adopted since the last OCP update. As such the report recommends proceeding with next steps in the OCP update process at this time and addressing any future required OCP amendments to comply with provincial directions following OCP adoption.

Background

Port Moody 2050 has evolved from a focused Official Community Plan (OCP) update initiated in late 2020 to a full revision of the OCP in both content and format.

Throughout the update process, input and feedback from residents and stakeholders was sought, summarized, and incorporated into policy helping to shape the plan through all phases including:

- Virtual Visioning Workshops (November 2020) and Community Survey #1 – Vision and Goals (January 2021) – summarized [here](#)
- Community Survey #2 – Exploration of Key Themes (May 2021) – summarized [here](#)
- Community Survey #3 – Land Use Scenarios (June 2022) – summarized [here](#)
- Community Dialogues (Feb 2023) and Seaview Neighbourhood Workshop (March 2023) – summarized [here](#)

This draft OCP has been in the design and final editing phase since October 2023. As this body of work is the culmination of three years of public, Council and staff work, staff recommend proceeding on the timeline proposed and have prepared this submission.

An OCP is more than just a land use map. An OCP lays out the values, objectives and policies that will guide community growth. Some of the proposed land use changes may be more modest than direction recently provided by the Province, but it is critical that the City still establish the objectives and policies that are relevant for Port Moody. Climate readiness, parks and open space, tree canopy coverage, transportation networks (vehicular and non-vehicular), biodiversity, economic development, arts and culture, and livability continue to be of critical importance to guiding growth in Port Moody. Height and density are only one part of the equation that is going to guide Port Moody to 2050.

Staff proceeded with sharing this document with Council and the community for several reasons:

- To establish a public record of this work;
- To incorporate direction from Bill 44 which was already contemplated in the *Port Moody 2050* document;
- To easily identify where the Housing Statutes (Residential Development) Amendment Act, 2023, Bill 47 is making changes; and
- To encourage that the focus of *Port Moody 2050*, the City's Official Community Plan update project, be the culmination of this very comprehensive document.

Discussion

Unlike previous OCPs, *Port Moody 2050* has a strong climate action focus which is evident in each focus area of the Plan. The City's climate action commitments and carbon neutrality goals are articulated in the OCP and are a critical part of the plan to reduce the City's greenhouse gas emissions and ensure resiliency to climate change for current and future generations. Port Moody's commitments to diversity, equity, inclusion, accessibility and truth and reconciliation are also articulated in this OCP and are critical to visioning a community that considers everyone.

Each chapter of the OCP has been completely revised to reflect the range of Port Moody studies, strategies and plans completed since the 2014 OCP update. *Port Moody 2050* also integrates current senior government legislation and regulation as well as best practices in relevant fields. The resulting Plan is presented in a new refreshed format with enhanced readability and accessibility and a strong Port Moody identity.

Highlights for each chapter of *Port Moody 2050* are presented below followed by a more detailed description of the proposed land use changes:

Chapter 1: Purpose and Scope

This Chapter provides a high-level introduction to why an Official Community Plan (OCP) is necessary, its legislative requirements, and its importance as the City's primary policy document that guides the community's long-term vision. Also highlighted are the engagement processes that underpinned the OCP's development, how the document is used and by whom, as well as its relationship to other City plans and policy instruments.

Chapter 2: Overview

The history and present context of Port Moody is briefly introduced, including specific recognition of the stewardship that has been provided by First Nations since time immemorial. The various lenses (Climate Change, "City of the Arts", Diverse and Affordable Housing, etc.) that the document utilizes to guide growth and change in the City over a 30-year time horizon are explored.

Chapter 3: Community Visions and Goals

Community values, informed by community engagement processes and public feedback, guided the development of *Port Moody 2050*'s overall vision and goals. The clear, shared 'Community Vision' that emerged forms the foundation of this OCP. This 'Vision' will be achieved through the resulting 'Community Goals', as well as the related policies and objectives in the Plan that guide and inform decision making.

Chapter 4: Overall Land Use Strategy

This Chapter provides an overview of land use designations, which are the broad categories of permitted land uses in the City. These designations are also depicted on Map 1 – Overall Land Use Strategy, with the intention of providing a general land use concept plan. A more fulsome overview of *Port Moody 2050's* proposed land use changes can be found in the next section of this report. This Chapter also highlights that specific land uses and their boundaries should be read as a general guide, and that the OCP does not commit or authorize the City to proceed with any project that is specified in the plan.

Chapter 5: Natural Environment

An emphasis is placed on the importance of Port Moody's diverse natural environment as it is highly valued and forms part of the community's identity. The Chapter and its objectives are informed by the relationship between the natural environment and climate change impacts, the City's related climate action goals, and the complex and shared responsibility for the protection and management of Port Moody's natural environment and unique ecosystems.

Importantly, the OCP policies in the Natural Environment chapter build off the Environmentally Sensitive Area Management Strategy (2003), the Climate Action Plan (2020) and the Urban Forest Management Strategy (2023), while ensuring consistency with provincial and federal acts and regulations.

Chapter 6: Parks, Open Spaces and Recreation

The breadth of Port Moody's parkland resources is highlighted in this Chapter, as are the impacts of parks and recreational facilities on supporting climate change resilience and the other co-benefits provided to the community by these spaces. It is emphasized that opportunities are present to enhance and expand existing assets to create a healthier and more resilient community, and that relieving current and anticipated pressure on these resources will require unique solutions to use land effectively and efficiently.

The Official Community Plan (OCP) builds off the Parks and Recreation Master Plan (2015) as the guiding policy framework for parks in Port Moody, in addition to the following recently adopted and upcoming strategies: Climate Action Plan (2020); the Urban Forest Management Strategy (2023); the Trail Network Plan; Parkland Strategy, Rocky Point and Old Orchard Park Master Plans.

Chapter 7: Built Environment

Port Moody is a highly livable city for many residents, however rising prices for both rental and housing ownership create a challenging housing context in the City. Continued growth is expected, and a 'healthy housing spectrum' that can address the present housing type 'gaps' (i.e., Non-Market Housing, Secured Market Rental, etc.) is required.

There is also an emphasis on the interrelationship between affordability, housing diversity, and climate action. The Chapter encourages complete communities that provide many positive benefits and work to address these combined, critical issues.

The OCP policies in the Built Environment Chapter are informed by targets and actions in the Climate Emergency Declaration (2019), Climate Action Plan (2020), Housing Needs Report

(2021), Housing Action Plan (2022-2032) and the Climate Ready Homes and Buildings Plan (2022).

Chapter 8: Transportation and Mobility

Transportation is currently the dominant source of energy use and green house gas (GHG) emissions in Port Moody, and climate change will have future impacts on transportation and mobility. The OCP builds off the City's TransPort Moody Master Transportation Plan (2017-2045), Climate Action Plan (2020), and Climate Emergency Declaration (2019) for transportation and mobility policy, and *Port Moody 2050* supports a greater shift to lower emissions trips across transportation modes.

Further, it is noted how transportation choices are influenced by how we plan and build our community. This interconnectedness and the importance of achieving the goal of more sustainable transportation and healthy communities informs the specific transportation targets and objectives of this Chapter.

Chapter 9: Economic Development

A strong local economy is important for the City and its residents, as well as for supporting the City's climate change goals. This Chapter discusses Port Moody's growth with an understanding that there is a need to find new ways to become more economically competitive for good, sustainable jobs. Attention is called to how relevant policies, including federal, provincial, and regional priorities impact Port Moody's economic development and commercial sector, as do various economic trends.

The City's Economic Development Master Plan (2022), Tourism Strategic Plan (2019), and the Industrial Lands Strategy (2023) guide the City policy, and together, these frameworks inform specific land use policies in the OCP to achieve the City's commitment to Economic Development.

Chapter 10: Arts and Culture

As the "City of the Arts", Port Moody integrates art and culture across all areas of City planning and decision making. The objectives contained in this Chapter work towards providing cultural opportunities, resources, and activities that are accessible to all residents and support a diversity of artistic and cultural themes such as those related to climate change, environment, and Indigenous history.

The OCP builds off the following frameworks to achieve the City's commitment to arts and culture and enhance its City of the Arts brand: Public Art Policy (2014); Private Developer Public Art Guidelines (2017); Arts and Culture Master Plan (2017); and Art in Public Spaces Master Plan (2021). Recommendations on opportunities to strengthen the City's branding as City of the Arts has been provided by the Mayor's Arts and Business Coalition Task Force. This work will also be reflected in a broader City of the Arts Strategy being developed through 2024.

Chapter 11: Heritage

This Chapter acknowledges the breadth of history in Port Moody, and importantly that is located on the ancestral and unceded homelands of many First Nations. It is noted that the conservation

of heritage buildings and areas, archaeological sites and Indigenous traditional use areas, natural heritage, etc. allows a community to retain and convey its sense of history.

The policies in the OCP build upon the Heritage Strategic Plan (2016-2022), Port Moody's Heritage Register and Port Moody's commitment to moving forward on reconciliation with Indigenous Peoples and implementing the five Truth and Reconciliation Commission of Canada's Calls to Action for municipal government (#43, #47, #57, #75, and #77), as well as those Calls to Action with direct relevancy to municipal services.

Chapter 12: Community Well-Being and Resilience

This Chapter expands on the components and vitality of a healthy and complete community, the importance of the City's role, and links how climate change resiliency is a significant factor in achieving this goal. *Port Moody 2050* positions community well-being as being multifaceted and something that is achieved holistically through collaboration with partners.

Community well-being is closely tied to and integrated with other OCP policy areas including Built Environment, Neighbourhood Plan Areas, Parks, Recreation and Open Spaces. The policies in the Community Well-Being and Resilience Chapter build off the Climate Action Plan (2020), the Age-Friendly Assessment and Action Plan (2020), the Child Care Action Plan (2022), the Tri-Cities Region Food Security Action Plan (2021), the Extreme Weather Resilience Plan (2022) and the Disaster Response Plan (2014).

Chapter 13: Community Infrastructure

This Chapter details the importance of understanding community infrastructure as critical to the well-being and quality of life in Port Moody, the risk that climate change will pose to infrastructure in the City, and how complete communities can mitigate pressure on infrastructure assets.

With this understanding, the Chapter's objectives are guided by managing both traditional and natural assets with a climate lens, ensuring that investments will be functional throughout their lifespan to support the transition toward a more energy efficient, resilient, and sustainable future while reducing the burden on existing infrastructure.

Chapter 14: Neighbourhood Plan Areas

The approximate location, amount, type, or density for various kinds of development and facilities are addressed in this Chapter. Accordingly, development policies are set out for each of the City's neighbourhoods which are unique in size, age, land use, densities, and phase of development. Specific policies guide development in each neighbourhood area.

This Chapter contains a focus on bringing clarity to areas of the City where specific policies are proposed, and reducing ambiguity by specifying the provision of amenities, services, plans, heritage and commercial considerations, etc. that are expected by the City when contemplating development in these areas.

Chapter 15: Development Permit Area Guidelines

Under the *Local Government Act*, an OCP may designate Development Permits Areas for multiple purposes, including to protect the natural environment, establish objectives for form and

character, etc. This Chapter identifies, and provides the purpose, justification, and objective of each Development Permit Area in the City of Port Moody. Further details relating to Development Permit Areas are found within certain OCP Chapters as well as the OCP's appendices.

Chapter 16: Implementation

This Chapter notes how the OCP will be implemented and highlights its guiding relationship to other City plans, bylaws, policies, and programs. The OCP is a 'living plan', meaning that while it is typically reviewed and updated every five to ten years, periodic updates may also occur to proactively address or respond to changes in the community or local, regional, provincial, and global trends or requirements.

Proposed Land Use Changes

(a) New and updated land use designation categories including:

- New designations for Duplex, 3-storey Multi-Residential, 6-storey Multi-Residential, Urban Industrial
- Updated designations for Moody Centre Transit-Oriented Development (TOD) Area and Mixed Employment

(b) Moody TOD expansion and policy refinements:

- Expanded to the north to include Murray St. properties where the pedestrian overpass to the station and Dallas Creek daylighting is expected to extend
- Expanded to the south to include 2 blocks on the south side of St. Johns St., one on either side of Williams St.
- Expanded to the east to encompass lands within a 400m radius of the station and facilitate the extension of Golden Spike Way and Spring St.
- Policy refinements to allow for flexibility in height maximums subject to achieving policy objectives; new policy section on Climate Change; and more detailed parks and open space policies

(c) Other proposed Moody Centre land use changes:

- Expansion of 3-storey Multi-Residential use into 7 blocks west of Moody St. and the properties surrounding the Pinda Dr. and Edward Cr. Cul-de-sacs
- Identification of a Cultural Node including Kyle Centre, PoMoArts and Queens St. and surrounding areas with an arts and heritage focus that promotes better connections between the north and south sides of St. Johns St.
- Identification of a new West Moody Centre Study Area between Albert St./Barnet Hwy and Queens St. where more detailed planning is required prior to future land use changes

(d) Oceanfront District policy refinements:

- More specific parks and open space, mobility and climate change policies

(e) Murray St. land use changes (south side):

- Urban Industrial designation west of Moody St. (up to 3 storeys)
- Extension of Moody TOD designation to include Murray St. properties where a pedestrian overpass and a daylight Dallas Creek is expected to extend (up to 12 storeys)

- Mixed Employment designation on remaining properties; designation now includes entertainment uses (up to 6 storeys)

(f) Seaview Neighbourhood:

- 8 areas identified for land use changes, primarily involving an evolution from single detached forms to multi-unit forms (townhomes and 6 storey apartments), as well as limited neighbourhood commercial areas
- New policy framework reflecting values of protecting and enhancing trees and environmentally sensitive areas; improved trails and more open space; housing diversity and affordability; and locally serving commercial uses

(g) Coronation Park:

- Identification of a new study area east of Balmoral Drive
- Redevelopment is subject to preparation of a detailed master plan that includes locally serving park space, range of housing types, tenures and affordability, and compatibility with adjacent uses

The Regional Context Statement component of *Port Moody 2050* will be presented separately to Council in early 2024.

Port Moody 2050 and Recent Provincial Housing Directions

In November 2023, three bills related to Housing Statutes Amendment Act, 2023 were introduced including:

- Housing Statutes (**Residential Development**) Amendment Act, 2023 (Bill 44), tabled Nov 1. *Requirements for Small Scale Multi-Unit Housing to be met by June 30, 2024. Requirement for Interim Housing Needs Report by January 1, 2025.*
- Housing Statutes (**Development Financing**) Amendment Act, 2023 (Bill 46), tabled Nov 7. *Requirement deadlines to be determined.*
- Housing Statutes (**Transit-Oriented Areas**) Amendment Act, 2023 (Bill 47), tabled Nov 8. *Requirement to complete first review and update of OCP and zoning bylaw (based on interim HNR and in compliance with Bill 47) by December 31, 2025.*

Attachment 1 includes an overview of Bills 44, 46 and 47 and a timeline for municipalities associated with each based on staff's current understanding.

Attachment 2 includes a map showing 200m, 400m and 800m radii from the Moody Centre and Inlet Centre transit stations referred to in Bill 47. It is a visual representation related to limited information provided by the Province in Bill 47 (Transit-Oriented Areas) as of November 21, 2023. The radii circles shown are estimates only and have not accounted for natural topography or built environment considerations at the site-specific level. Detailed guidance regarding how radius boundaries will be drawn and how they will be interpreted is yet to be determined.

Despite these provincial directions and the future impact they may have on Chapters 4, 7 and 14 of the OCP, the overall scope of the work reflected in *Port Moody 2050* is valid as it reflects community goals and priorities, and encompasses all the master plans and guiding documents the City has adopted since the last OCP update. OCP policy updates in a range of focus areas provide valuable up-to-date guidance for how Port Moody will evolve despite

changing Provincial legislation. The input received from the community, Council and staff have all contributed to this comprehensive update which reflects local aspirations for Port Moody's future. A preliminary staff analysis of the Small Scale Multi-Unit Housing (SSMUH) requirements of Bill 44 has found that once further guidance is received from the Province, staff can make amendments to the impacted OCP chapter (anticipated to be only Chapters 4 and 7).

Based on provincial timelines, staff anticipate that if any additional changes are required to comply with Bill 44, these changes can be incorporated in January 2024, prior to beginning consultation.

Changes related to Bills 46 and 47 and the required future Interim Housing Needs Report (HNR) (Bill 44) can be addressed after the adoption of *Port Moody 2050* as an amendment. At this time, staff anticipate updates would be required to Chapters 4, 7 and 14, and Maps 1 and 11.

Next Steps

Staff recommend that the process to adopt *Port Moody 2050* proceed without delay. This includes the following next steps and estimated timeline:

- update the chapters impacted by the SSMUH requirements in Bill 44 (anticipated to be only Chapter 4 and 7) and any other provincial requirements in January 2024
- present a draft Regional Context Statement in January 2024
- community engagement on the draft OCP in February/March 2024
- reporting back to Council for first and second reading of OCP Bylaw in April 2024
- forwarding Regional Context Statement to Metro Vancouver in April/May 2024
- Public Hearing and adoption of *Port Moody 2050* (sometime between July and September 2024)

Some elements of this timeline are dependent on other levels of government (e.g. Metro Vancouver). If their actions and reviews take longer than anticipated the draft timeline will need to adjust accordingly.

The City has responsibilities for housing action, climate action and action on truth and reconciliation that are currently absent in the existing OCP. By not moving forward with *Port Moody 2050* at this time, these components are not prioritized in the City's overall guiding document. This OCP update is also critical to implementing the goals in Council's Strategic Plan. Delaying the OCP update to incorporate provincial directions will likely extend the adoption of *Port Moody 2050* until the end of 2025.

Other Option(s)

As directed by Council.

Staff does not recommend delaying the OCP process to incorporate Bill 44 (HNR) and Bill 47 (Transit-Oriented Areas) at this time as the detailed guidance on what municipalities need to do to comply with this regulation is still to be determined. With a deadline of December 31, 2025, the City has time to make these amendments at a later date.

Financial Implications

The *Port Moody 2050* OCP project budget was funded for the completion of special studies and the community engagement phases required to prepare a draft OCP. Through careful budget administration, a small amount of that funding is available to be used to complete this next phase of engagement on the draft OCP.

Communications and Civic Engagement Initiatives

The Communications and Engagement Strategy for the OCP Update was approved by Council on October 20, 2020 and later expanded to include additional community engagement opportunities. In total, between 2021-2023, engagement included virtual visioning workshops, 3 community surveys, 4 community dialogue sessions and a Seaview Neighbourhood workshop.

In accordance with the *Local Government Act*, early engagement was also initiated with Metro Vancouver, adjacent municipalities, First Nations, School District 43 and Fraser Health.

Proposed future engagement on *Port Moody 2050* is outlined in the table included as **Attachment 3**. This phase of engagement is expected to be completed in March/April 2024.

Council Strategic Plan Goals

The recommendations in this report align with the following Healthy Community Development Council Strategic Plan Goals:

- Strategic Goal 3.1 – Create compact and connected communities through balanced growth;
- Strategic Goal 3.2 – Provide safe, efficient, and accessible transportation options.
- Strategic Goal 3.3 – Enhance community well-being.

Attachment(s)

1. Summary of Housing Statutes Amendment Act, 2023 (Bills 44, 46 and 47).
2. Map showing 200m, 400m, and 800m radii associated with Bill 47.
3. Proposed communications and engagement approach for *Port Moody 2050*.
4. Attachment 4a: [Draft Port Moody 2050 Official Community Plan \(December 2023\)](#) (175 pages, 16MB) – Hardcopy available for viewing at the Planning Division counter
5. Attachment 4b: [Draft Port Moody 2050 Official Community Plan Appendices \(December 2023\)](#) (178 pages, 20MB) – Hardcopy available for viewing at the Planning Division counter.

Report Author

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Report Approval Details

Document Title:	Draft Official Community Plan – <i>Port Moody 2050.docx</i>
Attachments:	- Attachment 1 - Summary of Housing Statutes Amendment Act, 2023 (Bills 44, 46 and 47).pdf - Attachment 2 - Map showing 200m, 400m, and 800m radii associated with Bill 47.pdf - Attachment 3 - Communications and Engagement Approach for <i>Port Moody 2050.pdf</i>
Final Approval Date:	Nov 27, 2023

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

Mary De Paoli, Manager of Policy Planning, for Kate Zanon, General Manager of Community Development - Nov 27, 2023

Stephanie Lam, City Clerk and Manager of Legislative Services - Nov 27, 2023

Lindsay Todd, Manager of Communications and Engagement - Nov 27, 2023

Paul Rockwood, General Manager of Finance and Technology - Nov 27, 2023

Tim Savoie, City Manager - Nov 27, 2023