



Memo to Council

Date: February 13, 2024
Subject: Supporting transparent and responsible land-use planning during city OCP process – Motion Served by Councillor Lurbiecki

Motion Served

Notice of the following motion was provided at the January 23, 2024, Regular Council meeting:

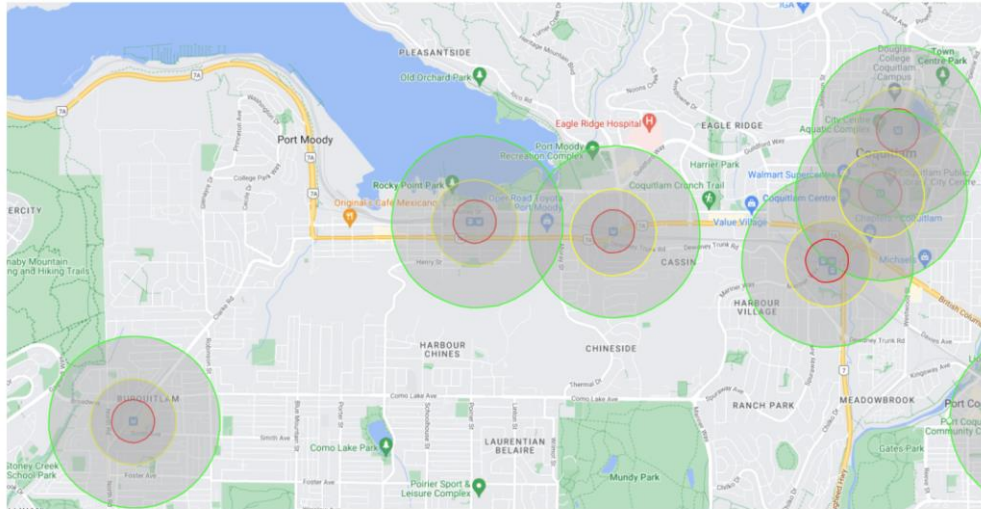
THAT prior to first reading on all OCP amendment applications staff provide the following information so that council can make fully informed and responsible planning decisions:

- **The city's overall projected growth and density levels at full build-out under the provincial housing legislation including Bill 47 and the draft OCP or newly adopted OCP when complete, and the proposed development's relative contribution to this growth;**
- **Total number and type of other housing units in Port Moody approved, proposed or planned and their relative locations to the proposed development;**
- **Current status of meeting provincially mandated Housing Targets with already approved development and the proposed development's contribution to the targets; and,**
- **Projected infrastructure, amenity and service impacts for different cumulative growth scenarios to 2050, including scenarios with and without the proposed development being approved, looking at traffic, parks, water and sewer, recreation and other city services and related costs to maintain current service levels across each scenario.**

Background

While Port Moody has recently released its draft Official Community Plan (OCP) the province has moved at a rapid pace to bring in transformational housing legislation over the last several weeks and months. This includes legislation that will drastically increase densification in Port Moody in the areas surrounding both skytrain stations, encompassing much of the city's core (see figure below), as well as in single family neighbourhoods (now to allow minimum 3 units per lot)¹.

¹ [More small-scale, multi-unit homes coming to B.C., zoning barriers removed | BC Gov News](#)



Proposed radiuses around each of the Tri-Cities rapid transit stations. Red: 200 metres, yellow: 201 to 400 metres, green: 401- 800 metres.

2

Although the cumulative effects of the provincial legislation are still unclear several major developments are being considered that far exceed provincial density mandates. This includes the first of 14 towers up to 40 stories currently proposed for the Moody Centre skytrain area. The proposals exceeding provincial density mandates are being considered without understanding the implications of the provincial legislation now allowing significant, unplanned-for density in surrounding areas. These applications are also being considered without an updated affordable housing policy, without updated family housing policies, and outside of the OCP update process that is currently underway.

While the city is unable to put a 'pause' on receiving and reviewing major development proposals while we are completing our new OCP and other important policy updates, what we can do is develop an approach to reviewing applications that ensures both council and the public have the necessary information to support transparent and responsible decision-making.

We need to fully understand how each development proposal fits within the broader context of the new provincial housing legislation and against the proposed new OCP, or otherwise our city could be left with major deficits in infrastructure and community amenities. This could negatively impact residents' quality of life and the long-term fiscal health of the city as taxpayers are left paying for the costs of growth. In addition, provincial legislation has changed how and when developer contributions are to be negotiated and reviewing projects without a full understanding of this new approach could result in disadvantaged outcomes for the city.

While there may appear to be pressure to approve housing proposals as quickly as possible Port Moody has already approved a significant amount of housing³ over the last several years and is on its way to meeting its provincial housing target⁴, especially pertaining to market

² Source: Tri cities Dispatch, Jan 11, 2024

³ See [filestream.ashx \(scribemeetings.com\)](https://filestream.ashx?scribemeetings.com) – semi-annual Growth Horizons Report last released in February 2022. To note since this time Coronation Park has been approved for rezoning for 2587 units.

⁴ [Targets released for 10 municipalities to deliver more homes for people | BC Gov News](https://www.bccw.ca/news/targets-released-for-10-municipalities-to-deliver-more-homes-for-people) Port Moody target is 1694 units over next five years.

housing. We need to get things right for large development projects while we properly plan for our city's future through our new OCP.

Requested Timeline

| <u>Level</u> | <u>Criteria</u> | <u>Staff Turnaround Time</u> |
|--|---|------------------------------|
| <input checked="" type="checkbox"/> Urgent | <ul style="list-style-type: none">• Regulatory or interjurisdictional requirements• Major and immediate risk and/or financial impact | < 3 months |
| <input type="checkbox"/> Time-sensitive | <ul style="list-style-type: none">• Significant impact to the community• Significant financial impact | 3-6 months |
| <input type="checkbox"/> Non-urgent | All other work | < 12 months |
| <input type="checkbox"/> Other | | |

Council Strategic Plan Alignment

This motion aligns with the following Council Strategic Plan Goal(s):

- Create complete and connected communities through balanced growth;
- Ensure financial sustainability;
- Lead With Good Governance.

Council Options

The following responses are available for Council consideration:

1. Receive for information.
2. Refer to staff to bring back a report (staff will determine if the nature of the work warrants a project proposal or a staff report, and will include considerations with respect to feasibility, resources, timeline, strategic plan alignment, and legislative analysis).
3. Other.