



City of Port Moody

Report/Recommendation to Council

Date: October 4, 2019
Submitted by: Planning and Development Department – Policy Planning Division
Subject: Official Community Plan Review

Purpose

To present scope of work options for consideration as part of an upcoming Official Community Plan review.

Recommended Resolution(s)

THAT feedback be provided to staff regarding the scope considerations, including specific direction regarding key areas of the Official Community Plan that require review and what this review should consider, as outlined in the report dated October 4, 2019 from the Planning and Development Department – Policy Planning Division regarding Official Community Plan Review;

AND THAT staff report back with an updated scope of work, budget and draft engagement plan for an OCP review.

Background

At the Closed Council meeting on September 17, 2019 the following motion was passed and subsequently publicly released:

CC19/195

THAT staff be directed to report back to Council on scoping and next steps for re-opening the Official Community Plan for review and revision by November 2019.

In response to this direction, the purpose of this report is to provide:

- typical scope considerations and process elements that should be considered as part of an OCP review;
- staff suggestions on the potential scope and process for an OCP review; and
- an opportunity for specific Council direction on the preferred scope and process for an OCP review.

What is an OCP?

An OCP is a municipality's statement of its long-term vision for the future and includes objectives and policies to guide decisions on planning and land use management. It reflects community values and is informed through public consultation and analysis undertaken during the OCP preparation. OCP policies, land use plan and urban design guidelines provide guidance and a level of land use certainty for the community, where residents, businesses, property owners, community groups and developers have an understanding of where, how and in what form future growth might occur. Once adopted, the OCP has legal status which requires that all development and use of land be consistent with the policies of the plan.

The OCP is not a static document. For the OCP to reflect the needs and aspirations of Port Moody residents, it must evolve as conditions and values change in the community. New opportunities will present themselves and new approaches to addressing issues and needs will be developed. Although it is not expected to be revised on a frequent basis, an OCP can be amended to respond to changing conditions and values thereby keeping the plan alive and relevant.

Local Government Act (LGA) Regulations Related to OCPs

The LGA defines an OCP as a "statement of goals and priorities to guide decisions on planning and land use management within the area covered by the plan" and Section 473 specifies that an OCP must include certain statements and maps regarding:

- the approximate location, amount, type and density of residential development required to meet anticipated housing needs over a period of at least five years;
- the approximate location, amount and type of present and proposed commercial, industrial, institutional, agricultural, recreational, public utility uses;
- the approximate location and area of sand and gravel deposits that are suitable for future sand and gravel extraction;
- restrictions on the use of land that is subject to hazardous conditions or that is environmentally sensitive to development;
- the approximate location and phasing of any major road, sewer and water systems;
- the approximate location and type of present and proposed public facilities, including schools, parks and waste treatment and disposal sites;
- housing policies respecting affordable housing, rental housing and special needs housing including the consideration of a housing needs report; and,
- targets for the reduction of greenhouse gas emissions and policies and actions proposed to achieve these targets.

Section 474 includes consideration for additional policy statements related to social well-being, the maintenance/enhancement of farming, the protection/enhancement of the natural environment and a regional context statement.

The LGA (Section 475) also outlines requirements for local governments to conduct "early and ongoing" consultation when preparing or amending an OCP. This includes providing "one or more opportunities it considers appropriate for consultation with persons, organizations and authorities it considers will be affected. Specific consideration must be given to whether

consultation is required with:

- regional district boards relevant to the area covered by the plan;
- the council of any municipality adjacent to the area covered by the plan;
- First Nations;
- School district boards; and
- Provincial or federal governments and their agencies.

Discussion

Current Official Community Plan Bylaw No. 2955

OCP Bylaw No. 2955 is the result of a comprehensive update process that took place between 2012 and 2014. One of the primary objectives of this update was to reflect the presence of the Evergreen Rapid Transit Line targeted for completion in 2016. The process included six public input sessions, a design charrette, three town hall meetings, surveys, civic committee consultation and hundreds of individual feedback submissions.

Highlights of this OCP included a focus on growth closest to the proposed Moody Centre and Inlet Centre SkyTrain stations and along the corridor between stations and developing visions for seven distinct Evergreen Line sub-areas. This OCP also included new city initiatives, policies and directions that had taken place since the previous OCP was adopted in January 2011. These are included in 14 individual policy chapters which encompass a range of subject areas from stormwater management and stream enhancement to housing and sustainable resource use, as well as development permit area guidelines.

Since its adoption on October 14, 2014, there have been a number of amendments to the OCP, most notably:

- Coronation Park Neighbourhood Plan (adopted May 9, 2017): policies and land use designations to support transit-oriented development in the Coronation Park neighbourhood;
- Prioritizing Higher Density Development (adopted October 10, 2017): policy to support prioritizing higher density development in areas well served by transit and public amenities;
- Moody Centre Intensive Residential Development Guidelines (adopted October 10, 2017): guidelines to guide the form and character of intensive residential development on RS1-S zoned parcels (small lots) in the Moody Centre Heritage Character Area;
- Moody Centre Transit-Oriented Development Neighbourhood Plan (adopted November 28, 2017): policies and land use designations to support transit-oriented development in the Moody Centre TOD area; and,
- Oceanfront District (adopted June 12, 2018): policies and land use designation to support high density mixed use development on the Flavelle site.

The amendments related to Coronation Park, the Moody Centre TOD Area and the Oceanfront District each included their own extensive community consultation process.

Scope Considerations for an OCP Review

Any OCP review should be guided by the following objectives, where the OCP should:

1. Be clear where growth is to occur and in what form;
2. Be 'user friendly' by providing clear policies, land use certainty, form and character (DP) guidelines and policies that respond to community needs;
3. Maintain consistency with Provincial Regulations and the Regional Growth Strategy;
4. Include achievable and realistic policies and implementation actions; and,
5. Address additional items that might emerge from the public consultation process.

Given that the existing OCP is considered to be comprehensive and is the product of a significant amount of recent community consultation, a complete review of the OCP may not be an optimal use of resources and the time of those consulted, relative to an OCP review that focusses on specific OCP components that need to be revisited.

With this in mind, and taking into consideration emerging community needs and redevelopment pressures, Council may wish to consider a more focussed OCP update, potentially involving the following components:

Affordable Housing Policy Review

Many of the affordable housing related policies in the OCP were derived from the 2009 Affordable Housing Strategy. Some of these policies have now been implemented and other new initiatives have been identified. Since the 2014 OCP adoption, there has also been new Provincial legislation that allows local governments to zone for housing tenures, namely rental only, and new affordable housing investment initiatives from senior governments. A recent change to the Local Government Act now requires municipalities to consider a Housing Needs Assessment at the time of certain OCP changes. These new tools and opportunities, coupled with the rising costs of housing in the region, highlight the need to bring a renewed focus and understanding of local housing needs and how Port Moody will facilitate the provision of a variety of housing types, forms and tenures to meet these needs. Much of this study is anticipated to be undertaken in 2020 which aligns well with an upcoming OCP review.

Areas Experiencing Redevelopment Pressures

While the current OCP includes a strong policy framework for future growth and development in many neighbourhood areas in Port Moody, there are some areas which would benefit from further study. The Seaview neighbourhood is one such area where the age of housing and the presence of underutilized land have led to increased redevelopment pressures. In the absence of a future land use concept for this area, redevelopment proposals are being considered in isolation from a clear policy framework. This OCP review provides an opportunity to re-imagine how this neighbourhood could evolve and to engage the community in a broader dialogue for what is desired for this area. This would involve a comprehensive look at range of potential land uses and building forms and the resulting impacts to transportation and infrastructure services.

Climate Change Mitigation and Adaptation

As Port Moody moves toward the completion of a Climate Action Plan in Spring 2020, there is an opportunity to provide a strong climate lens to this OCP review through the integration of

climate related policies, directions and recommendations to both mitigate and adapt to the impacts of climate change.

Environmental Protection

Similarly, the City's Environmentally Sensitive Areas (ESA) Management Strategy update is anticipated to be completed in Spring 2020. This timing allows for the recommendations of the ESA Strategy, updated mapping and development guidelines to be incorporated into an upcoming OCP review.

Economic Development

To support the growth of businesses and business neighbourhood development, an economic development strategy will be completed by the end of 2020. The creation of this strategy allows for the integration of economic development related policies, recommendations and employment targets to be included as part of an upcoming OCP review.

Housekeeping Updates

Due to the timing of the previous OCP update, the statistical data in the current OCP is limited to the 2011 Census. New community data from the 2016 Census and other sources is now available and can be incorporated into an OCP review to provide an updated community profile. A number of other studies completed since 2014 can also be integrated into an updated OCP including the Master Transportation Plan, the Heritage Strategic Plan 2016-2022, the Parks and Recreation Master Plan. An OCP review also provides an opportunity to update Port Moody's Regional Context Statement with updated population, dwelling unit and employment estimates.

Other OCP components as directed by Council

Council may direct staff to review other components and land uses in the current OCP as part of an upcoming OCP review. Other community needs to be addressed may also be identified through the community engagement process.

Timeline

Staff anticipates that the review process will take approximately 1½ to 2 years. This is considered the average time an OCP review typically takes, especially when the majority of the work is being done by staff.

Financial Implications

Significant staff time will be required mostly from the Policy Planning Division but an OCP review will also include necessary input and resources from other departments and Divisions including Communications, Engineering, Parks and Environment, Economic Development, and Development Planning. A budget for this project is dependent on the scope of the OCP review, the related engagement plan, and the need for external resources for background studies (e.g. consultant) and the associated timelines.

Communications and Civic Engagement Initiatives

The scope of the community engagement plan will depend on the scope of the OCP review. A comprehensive community engagement plan would be developed and could include a variety of engagement activities such as public open houses, townhall meetings, stakeholder workshops, community event outreach; and online dialogue and feedback.

Council Strategic Plan Objectives

An OCP Review is consistent with the following components of the 2019-2022 Council Strategic Plan:

- *Strategic Priority: Community Evolution*
- *Objective: Ensure future community growth is carefully considered and strategically managed*
- *Action: Review the Official Community Plan regularly to ensure it aligns with the community vision*

Report Author

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Report Approval Details

Document Title:	Official Community Pkan Review.docx
Attachments:	
Final Approval Date:	Oct 8, 2019

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

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