

Released from September 10, 2019 Closed Council Agenda

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Item 5.5

Closed Report/Recommendation to Council

Moody Centre Transit-Oriented Development Area Master Plan – Housing and Jobs

Backgrounder

August 30, 2019

Discussion

1. Port Moody Population and Dwelling Units

In Metro Vancouver's Regional Growth Strategy, *Metro Vancouver 2040: Shaping our Future*, Port Moody's expected growth from 2011 to 2041 is 16,400 new residents and 6,600 new dwelling units (Table 1). These projections were prepared by Metro Vancouver in association with member municipalities. Each municipal projection is taken from the respective Regional Context Statement contained in its Official Community Plan (OCP) in order to direct growth throughout the Metro Vancouver Region.

Table 1: City of Port Moody – Population and Dwelling Unit Projections

	2011	2021	2031	2041	30 Year Change	Average Annual Change
Total Population	33,600	39,700	44,800	50,000	16,400	547 (1%)
Total Dwelling Units	12,600	14,900	17,000	19,200	6,600	220 (1%)

Metro Vancouver 2040: Shaping our Future (2011)

Based on BC Stats data, the current (2018) population of Port Moody is estimated at about 36,000, which is a 7.1% (2,400 people) increase from 2011. This is an annual average increase of about 1.0% (345 people) over the seven-year period.

As of the 2016 Census, there were 12,975 dwelling units in Port Moody. There have been only a small number of new dwelling units constructed and occupied since then. Therefore, the total number of dwelling units in Port Moody as of 2018 is estimated at 13,000 (rounded).

In Table 2, Port Moody's approved projects, applications in progress, and potential development areas are listed to illustrate the possible population and dwelling unit increases through the municipality over the next 20-25 years. It should be noted that the population and dwelling unit targets for the potential development areas are estimates with expected 20-25 year timelines for complete build-out. These estimates may be affected by many factors, notably future market conditions, and they could be higher or lower than anticipated at this point. For the Moody Centre TOD Area and Coronation Park, the dwelling units and population listed in the table were derived from densities that were explored on a preliminary basis during the OCP amendment processes for the two areas; however, they are not enshrined in OCP policy for either area and require a more detailed level of planning to arrive at more accurate estimates.

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Table 2: City of Port Moody – Future Possible Population and Dwelling Units

Approved Applications*	Population	Dwelling Units
Townhouse Units	568	196
Apartment Units	3,144	1,572
Approved Applications Total	3,712	1,768
Applications in Progress**	Population	Dwelling Units
Townhouse Units	168	58
Apartment Units	1,924	971
Applications in Progress Total	2,092	1,029
Potential Development Areas	Population	Dwelling Units
Coronation Park	4,450	2,225
Flavelle Oceanfront	6,800	3,397
Moody Centre TOD Area	4,000	2,000
Potential Development Areas Total	15,250	7,622
Grand Total	21,054	10,419

Planning and Development Department – Policy Planning Division (2019) – As of August 29, 2019

*Approved Applications include those that have received rezoning adoption and development permit approval.

**Applications in Progress are those that are at various stages of approval, including applications that are at 3rd reading of rezoning /OCP bylaws e.g. Westport Village.

These population and dwelling unit estimates would result in Port Moody possibly achieving the following totals within 20 – 25 years (i.e, 2038 to 2043):

- Total population of 57,000 (36,000 in 2018 plus the projected 21,000 - rounded), which is an average annual increase of between 840 (2.3%) and 1,050 (2.9%) people.
- Total dwelling units of 23,400 (13,000 in 2018 plus the projected 10,400 - rounded), which is an average annual increase of between 415 (4.0%) and 520 (5.0%) units.