



City of Port Moody

Report/Recommendation to Council

Date: November 6, 2019
Submitted by: Planning and Development Department – Policy Planning Division
Subject: Scope and timing for Development Horizon Update and Growth Impact Review

Purpose

To outline the scope and timing of the initial Update and Review for the Council request of a Development Horizon Update and a Growth Impact Review.

Recommended Resolution(s)

THAT the report dated November 6, 2019 from the Planning and Development Department regarding Scope and timing for Development Horizon Update and Growth Impact Review be received for information.

Background

Council's Strategic Plan for 2019 – 2022 identifies the need for monitoring and reviewing the progress of new development and comparing it to anticipated growth related impacts on city services and the general development of the City. To implement this action a project called Development Horizon Update and Growth Impact Review Workshop (the project) had been identified at the time of the development of the Strategic Plan. This project would also support the OCP Review project by providing information about recently approved projects in relation to long term growth projections.

The initial timing indicated for the project was October 2019 – June 2020. However, on September 17, 2019 Council asked for the initial workshop to be prepared and scheduled for December 2019.

CW19/143

WHEREAS providing attentive management and proactive oversight of Port Moody's coming growth is among the foremost responsibilities and key challenges of City Council;

AND WHEREAS Council's Strategic Plan for 2019-2022 calls upon Council to rigorously manage "growth in strategic balance with quality of life" and, to this end, directs Council to "develop tools to help us plan and prepare for the future" and "review proposed development projects and updated population projections on a regular basis";

THEREFORE BE IT RESOLVED THAT staff be directed to provide Council and the Executive Leadership Team semi-annually with two reports: a Development Horizon Update and a Growth Impact Review. The Update will present a deep-dive look at general market trends and potential real estate projects on the City's 20-year development horizon; and the Review will work from the latest Update to present a cross-departmental assessment of likely cumulative-growth impacts that will help Council to anticipate possible growth issues, shape its community vision and development strategies, and plan for adjustments in municipal capacities and amenities, as recommended in the report dated September 4, 2019 from Councillor Hunter Madsen regarding Information Requests to Help Council Track and Manage Port Moody's Growth; AND THAT the first of these semi-annual Updates and Reviews be scheduled to take place in December 2019.

Discussion

Staff have reviewed the requested scope outlined by Councillor Madsen in the report dated September 4, 2019 (**Attachment 1**). The report outlines an extensive analysis with projections for future development. Based on the results, a comprehensive growth impact review workshop would determine to what extent the City is adequately preparing for increasing and changing community needs.

Staff note that with current staffing and budget levels and other projects being underway already, there is insufficient staff and budget available to prepare the workshop as outlined in the report to Council. The extent and level of analysis requires the collection of data for new metrics and a subsequent analysis of the potential impacts. Combined with Council's direction to prepare and hold this workshop twice a year the scope goes far beyond day to day planning and monitoring currently done.

Given these limitations, for the first workshop, staff have started work on the preparation of a more high level development horizon update and a more general growth impact review as outlined in the attached scope for the first workshop (**Attachment 2**). Staff are collating data and preparing a workshop with current available resources. The first workshop would inform next steps as well as assist in defining staffing and budget needs for a semi-annual workshop moving forward.

Other Option(s)

1. THAT staff be directed to update the proposed scope of the initial Development Horizon Update and Growth Impact Review by (removing, adding, changing.....).
2. THAT staff report back on scope and budget options prior to scheduling the first Development Horizon Update and Growth Impact Review workshop.

Financial Implications

Additional budget and / or staff resources will be required before the full scope of the requested workshop can be implemented. Staff recommend that a more detailed budget will be provide at or shortly after the first workshop.

Other than staff resources assigned to this project there will be no other direct financial implications to the preparation of the first Development Horizon Update and Growth Impact Review.

Communications and Civic Engagement Initiatives

There are no communications or civic engagement initiatives associated with this report.

Council Strategic Plan Objectives

The Development Horizon Update and Growth Impact Workshop has been identified by Council as a project under the strategic priority of *“Community Evolution”*. The project supports the objective of *“Ensure future community growth is carefully considered and strategically managed consistent with the targets approved in our Official Community Plan”*. It also supports the following action:

- *“Review proposed development projects and updated population projections on a regular basis.”*

The workshop results will also support the concept of a regular environmental scan. This was discussed at the time of the development of the Strategic Plan as one way to monitor whether the plan and its implementation needs to address new developments / trends since the completion of the plan.

Accelerating up the timing of this planned project as requested by Council will affect the timing of the following other Strategic Plan and results in delays for the following projects:

- Official Community Plan Review (Strategic Plan project)
- Development Review Process Improvements (Strategic Plan project)
- Zoning Bylaw CD zone house keeping

Attachment(s)

1. Report dated September 4, 2019 from Councillor Hunter Madsen regarding Information Requests to Help Council Track and Manage Port Moody's Growth.
2. Scope of first Development Horizon Update and Growth Impact Workshop

Report Author

Andre Boel, MCIP, RPP

General Manager of Planning and Development

Report Approval Details

Document Title:	Scope and timing of Development Horizon Update and Growth Impact Review.docx
Attachments:	- Attachment 1 Council Report Clr Madsen September 4 2019.pdf - Attachment 2 Scope for initial workshop.docx
Final Approval Date:	Nov 19, 2019

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

Rosemary Lodge, Manager of Communications and Engagement - Nov 15, 2019 - 3:39 PM

Paul Rockwood, General Manager of Finance and Technology - Nov 18, 2019 - 8:33 AM

André Boel, General Manager of Planning and Development - Nov 18, 2019 - 10:31 AM

Tim Savoie, City Manager - Nov 19, 2019 - 12:20 PM

Report Approval Details

Document Title:	Scope and timing of Development Horizon Update and Growth Impact Review.docx
Attachments:	- Attachment 1 Council Report Clr Madsen September 4 2019.pdf - Attachment 2 Scope for initial workshop.docx
Final Approval Date:	Nov 19, 2019

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

No Signature - Task assigned to Rosemary Lodge was completed by workflow administrator Dorothy Shermer

Rosemary Lodge - Nov 19, 2019 - 12:31 PM

No Signature - Task assigned to Paul Rockwood was completed by workflow administrator Dorothy Shermer

Paul Rockwood - Nov 19, 2019 - 12:31 PM

Tim Savoie - Nov 19, 2019 - 2:37 PM