



City of Port Moody Community Services

Population and Demographics Analysis Impacting Kyle Centre Redevelopment

July 2019

Introduction and Purpose of the Report

The existing Kyle Centre is approximately 9,300 gross square feet or 864 square metres was constructed in 1977 and is nearing the end of expected service life. The facility has some functional issues (layout, access, etc.) that make it marginally suitable for the types of recreation and community programming that is expected by users today. The building and parking are on an approximately 42,500 SF or 1.0 acres) or 3,950 SM (0.41 hectares) L-shaped site.

The site is bounded by Kyle Street to the east, St. Andrew's Street to the north and St. George Street to the south and, the site is strategically well-located to meet the long-term needs of the community. The facility is in close proximity to current and proposed Skytrain stations where most of the future high and medium-density residential development is planned and zoned to occur.

Replacing the existing building with an identical building would not be recommended as the needs and preferences of the community has changed in the past forty-two years since the building was built. The replacement facility needs to be more multi-purposed to ensure all-day every-day use is possible and, that single-purpose spaces are kept to a minimum. The demographics of Port Moody have changed and will continue to do so in the future and with it, the types of activities to be accommodated will change as well.

The new redevelopment recreation facility should be larger than it's predecessor and can be achieved by maximizing the available site. This means potentially a multi-storey building and could even be combined with other compatible public service uses on the site (i.e library, municipal offices, health services tenant, etc.). The new redeveloped facility should include multiple multi-purpose rooms of different sizes, a large assembly/activity space such as a gymnasium, a fitness centre and childcare.

The purpose of this report was to examine population and demographic trends to determine what are the factors influencing demand and what the facility response will need to be. This report examined historical, current and projected future population and considers compositional including changes by age-groupings. The analysis also compares Port Moody's profile with the Tri-Cities region and Metro Vancouver as a whole to identify unique characteristics and patterns. The report also examined factors such as changing ethnicity, income/education (indicators of health and at-risk populations) and lastly, examines regional and national recreation trends to reveal what other municipalities are experiencing and how they are responding to changing demand.

From this first-stage analysis, the City of Port Moody can begin future steps (such as public consultation) to further refine and calibrate the needs assessment and, ultimately create the appropriate functional facility program for a new Kyle Centre. Some of these facility program requirements have been identified in section 3.0 of this report to guide future visioning.

1.0 Port Moody Population Trends

The chart below illustrates population in Port Moody Historical projections, as well as for comparative purposes, the Tri-Cities Region and the Vancouver Metropolitan Area. The analysis looked 10, 20 and 30 years past and projected populations looked 10 and 20 years forward in order to examine relative growth rates, especially in key age-cohorts as they relate to recreation demand. Data was sourced from BC Stats and StatCan. There are no credible projection models available beyond 20 years to refer to. Local Port Moody population data was extrapolated from Local Health Area and School District models for the Tri-Cities region, with future projections a blending of optimistic and conservative models. Also factored into the equation is local OCP and Planning Department projections based on real variables such as known developments in the planning stages, as well as an assessment of impacts of the Evergreen Skytrain Line's on accelerated development. Vancouver Census Metropolitan Area (VCMA) data is based on their own data and projections modeling.

Key demand generators and the age groups that typically have the highest participation in recreation services are youth 5 to 19 age grouping (15-year spectrum) and the 65+ older adult age grouping (includes all seniors, but active lifestyle tends to drop off after 80 years of age). The working age adult population has been sub-divided in the 20-44 age grouping (25-year spectrum) whom generalizing are either single young adults or married young parents, traditionally this age cohort has a lower participation rate due to other opportunities or obligations or, limited disposable income. Also with a lower participation rate is the 45 to 64 age cohort (20-year spectrum tend to be parents whose children have grown and more disposable income and free time. The under-4 age cohort is not active per se aside from involvement in childcare and early childhood programming.

Figure 1. Historical and Projected Populations for Port Moody and Regions

Port Moody (Extrapolated)

	Under 4	% of Ttl.	5 to 19	% of Ttl.	20 to 44	% of Ttl.	45 to 64	% of Ttl.	Over 64	% of Ttl.	Total	Change
1989	1,343	7.7%	4,404	25.2%	6,939	39.7%	3,645	20.8%	1,168	6.7%	17,500	-
1999	1,416	6.3%	4,853	21.6%	9,358	41.6%	5,085	22.6%	1,788	7.9%	22,500	128.6%
2009	1,667	5.2%	6,196	19.4%	11,714	36.6%	9,206	28.8%	3,216	10.1%	32,000	142.2%
2019	1,938	5.1%	6,286	16.5%	13,313	35.0%	11,020	29.0%	5,443	14.3%	38,000	118.8%
2029	2,050	4.8%	6,380	14.8%	14,381	33.4%	11,542	26.8%	8,646	20.1%	43,000	113.2%
2039	2,043	4.3%	6,779	14.1%	14,769	30.8%	12,839	26.7%	11,570	24.1%	48,000	111.6%

Tri-Cities Region

	Under 4	% of Ttl.	5 to 19	% of Ttl.	20 to 44	% of Ttl.	45 to 64	% of Ttl.	Over 64	% of Ttl.	Total	Change
1989	11,500	7.7%	37,700	25.2%	59,400	39.7%	31,200	20.8%	10,000	6.7%	149,800	-
1999	12,200	6.3%	41,800	21.6%	80,600	41.6%	43,800	22.6%	15,400	7.9%	193,800	129.4%
2009	11,300	5.2%	42,000	19.4%	79,400	36.6%	62,400	28.8%	21,800	10.1%	216,900	111.9%
2019	13,100	5.1%	42,500	16.5%	90,000	35.0%	74,500	29.0%	36,800	14.3%	256,900	118.4%
2029	14,300	4.8%	44,500	14.8%	100,300	33.4%	80,500	26.8%	60,300	20.1%	299,900	116.7%
2039	14,500	4.3%	48,100	14.1%	104,800	30.8%	91,100	26.7%	82,100	24.1%	340,600	113.6%

Vancouver Census Metropolitan Area

	Under 4	% of Ttl.	5 to 19	% of Ttl.	20 to 44	% of Ttl.	45 to 64	% of Ttl.	Over 64	% of Ttl.	Total	Change
1989	102,000	6.5%	287,000	18.3%	679,000	43.4%	307,000	19.6%	190,000	12.1%	1,565,000	-
1999	115,000	5.7%	373,000	18.4%	840,000	41.5%	460,000	22.7%	236,000	11.7%	2,024,000	129.3%
2009	114,000	4.9%	388,000	16.8%	874,000	37.9%	636,000	27.6%	291,000	12.6%	2,304,000	113.8%
2019	127,000	4.8%	392,000	14.7%	975,000	36.7%	723,000	27.2%	443,000	16.7%	2,660,000	115.5%
2029	149,000	4.9%	424,000	14.0%	1,058,000	34.8%	767,000	25.2%	641,000	21.1%	3,039,000	114.2%
2039	145,000	4.3%	475,000	14.0%	1,076,000	31.6%	889,000	26.1%	819,000	24.1%	3,404,000	112.0%

This analysis reveals a number of important trends that have shaped recreation demand in the past and will continue to do so in the future. In absolute numbers Port Moody has 44% more active-age children and youth (5 to 19) than found 30 years ago but in the next 20 years there will only be 8% growth in that cohort. As percentage of total population, they have gone from over 25% of total Port Moody population down to only 16.5% today and will decline further to only 14% two decades hence. Note this is raw numbers only and does not account for participation rate changes (ratio of total cohort actually participating) or demographic changes that reshape demand for specific recreation activities.

Port Moody's experiences mirrors that of the Tri-Cities region, but overall the VCMA as a ratio had fewer children, has fewer children and in the future will see a very modest decline on already a low number. What this suggests is Port Moody has been popular with families and will continue to be so, even if much of the development and residential increase is to be high and medium-density housing unlike the single family development of the past.

Conversely, the Port Moody older adult population has increased by 450% from 30 years ago and is projected to grow by an additional 215% over the next two decades. Beyond 2039 and adjusting for net growth, the current 45 to 64 age cohort (2019) will replace the projected (2039) 65+ population with almost the exact same number, meaning demand generated by seniors will flat-line before stating a slow precipitous decline. Twenty years hence is only about the half-life of a new building replacing the Kyle Centre so designing a flexible, adaptable facility will be an important consideration. In terms of gender, all age groups are relatively equal except the 65+ cohorts where there are 50% more females than males.

The Tri-Cities experience again mirrors Port Moody's, which is far more pronounced than the VCMA older-adult experience which has only slightly more than doubled in the past 30 years but will see only a slightly lower 186% increase in the next 20 years. In other words, Port Moody's older adult population has grown twice as fast as the VCMA as a whole, but the future curve will be identical.

In the working age adult sub-groupings of 20-to-44 and 45-to-64 have doubled 200% and tripled 300% respectively over the past 30 years and projecting to the next two decades is expected to only increase by 8% and 16% respectively, trends identical to those modeled for the Tri-Cities region as a whole. VCMA has seen a much lower rate of growth of 44% in the 20 to 44 age cohort in the past 30 years (affordability possibly a factor) and 235% in the 45 to 64 group. Projecting to 2039, increases of 10% and 23% are forecasted for the VCMA in the two respective age groupings. What this demonstrates is Port Moody has historically grown faster (on a percentage gain basis) in both age groups over the past 30 years, but in the future the increase in the working age population of Port Moody will be only four-fifths of the VCMA in the 20 to 44 age cohort and for the 45 to 64 grouping only two-thirds that of the VCMA.

In summation, thirty years ago 33% of the population of Port Moody were children and youth (0 to 19), in 2019 it is 22% and in 2039 it will fall again to just about 18%. In real numbers children and youth went up from 5,700 in 1989 to 8,200 in 2019 to 8,800 in 2039 – an increase of only 50% over 60 years. Thirty years ago 60% of the population of Port Moody was working age adults (20 to 64), in 2019 it is 64% and in 2039 it will fall again to just below 58%. As we move into the future, this not only impact a segment of demand but also potentially means a smaller portion of the total population is working and capable of support recreation infrastructure through taxation.

Thirty years ago 7% of the population of Port Moody were seniors (65+), in 2019 it is 14% and in 2039 it will fall again to just about 24%. In real numbers the seniors population has grown from 1,200 in 1989 to 5,500 in 2019 and is projected to grow to 11,600 in 2039 – a ten-fold increase over 60 years from the time the Kyle Centre was built around 1989 to what is estimated for the future in 2039. This is a key demographic for the City of Port Moody and Community Services to focus on as this cohort has time, interest and disposable income. In real numbers alone the existing Kyle Centre is likely inadequate for meeting current, let alone future demand.

2.0 Demographic Profile Changes and Participation Rates

A number of factors influence demand and the types of demand for recreation, including preferences and participation. These areas include an examination of variables including ethnicity and immigration, income and at-risk populations, trends in recreation and, participation rates in recreation activities.

Ethnicity and Immigration

Port Moody currently is 68% European Caucasian, 21% Asian (including Chinese, Korean), 8% South and West Asian (including Indian and Filipino) and 3% Aboriginal. Port Moody at about 38,000 residents encompasses about 1.5% of the total VCMA current population of 2.7 million people. According to the federal government Immigration, Refugees and Citizenship Canada, a disproportionate less than 1% of recent immigrants settle in Port Moody. A number of factors could influence this including established immigrant communities and affordable entry-level housing. Port Moody's total immigrant population is about 10,800 of which about 1,200 are relatively recent. The four largest identified groups of New Canadians are Chinese including Hong Kong (1,500 or 14%), Korean (1,400 or 13%), UK (1,000 or 9.3%) and Iranian (1,000 or 9%). This compares with Metro Vancouver's Chinese at 25%, South Indian 16%, Philippines 14%, Iranian 6% and Korean at 5%.

In terms of age distribution Port Moody's immigrant population has fewer children and youth than Canadian-born residents (about one-fifth) but more working-age adults (about 20% more than Canadian-born residents and recent immigrants almost double the percentage of working-age). Seniors as a ratio of aggregate immigrant population is almost twice the Canadian-born rate. These rates are comparable to VCMA as a whole.

Education and Income as an Inverse Indicator of At-Risk Populations

Most of the time, education and income are directly correlated with healthier lifestyles. The higher the levels of education and income, the lower the risk for health issues and greater tendency to be pro-active. UBC's Human Early Learning Partnership has for decades been mapping and tracking the inverse relationships between low household incomes and the higher incidences of health issues, disease, substance abuse and other at-risk behaviors. Unfortunately, the system is temporarily off-line and data was not available for this report (but the City of Port Moody may wish to monitor HELP's website in the future for this risk mapping). This can be an important indicator when it comes to planning Community Services programs, services and facilities. Generally speaking, healthier neighbourhoods will seek out individual recreation pursuits (i.e. fitness) and group activities (team sports, group exercise), whereas low income residents often need to be reached out to and will need different types of services depending on circumstances.

According to StatCan, average individual income for working-age in Port Moody is \$49,000 per year, about 5% higher than the BC average. Total household income is about \$102,000 per year, about 10% higher than the provincial average. This implies each household has approximately two incomes, likely both parents working. Overall, relating immigrant populations to education levels, 53% of Port Moody's immigrant population have completed university post-secondary and 23% have college certification or incomplete university. Only 16% of Port Moody's immigrant population has high-school equivalency and only 3% incomplete secondary. In terms of average income, Port Moody's immigrant populations earn an annual \$46,000 compared with \$56,000 for Canadian-born residents. Somewhat counterintuitive but not entirely unique in the Lower Mainland, 18% of the immigrant population is defined as low income (31% for recent immigrants) as compared with only 12% of the total population.

What this suggests is that Port Moody's immigrants are highly educated, but for as much as 25% this has not translated into high-paying jobs. Given that much of Port Moody's new planned development will be higher-density in areas clustered around the Evergreen Line stations and offered at market prices, it would have to be assumed that the increasing population will be made up of a combination of wealthier immigrants and migration from other parts of the Lower Mainland. No data has been made publicly available yet as to who specifically is buying into the Port Moody new development market, but it would be reasonable to assume those migrating from other VCMA municipalities share a similar demographic profile.

Trends and Participation in Recreation

There are a number of trends shaping the future of recreation across Canada. These emerging preferences are a reflection of changing demographics and are influencing the types of programs and services being offered. A number of these trends could impact the new replacement for the Kyle Centre including:

- Nationally registration statistics reveal a shift is occurring away from organized and team sports to individual, group exercise and informal activities
- There is a growing interest in functional training and intensity training with a slight decline in interest in individual equipment-based fitness training (exception being Spin which remains popular)
- The most sought-after space in recreation centres tends to be multi-purpose flexible space (especially larger spaces that can be sub-divided such as gymnasiums), and a shift away from sport-specific dedicated spaces
- New Canadians are bringing an interest in 'new' activities such as table tennis, badminton, cricket and futsal and, while curious about Canadian activities such as ice-skating, that curiosity has not translated into increased registrations in traditional organized sports (i.e. hockey, baseball)
- Older adults are interested in activities for the mind and body such as adult learning and engaging in new pursuits such as creative writing (noted by Kyle Centre staff)
- Among older adults, pickleball continues to increase in popularity while conversely activities such as golf are in decline. Pickleball which began as a fun activity has become increasingly more organized and competitive
- Youth participation rates in general are declining but especially so among organized team sports such as hockey and baseball and have plateauing in soccer, though drop-in activities such as ball-hockey and basketball are showing incremental growth
- Female youth participation remains low with an exception being programs such as dance (i.e. hip-hop)
- The need for after school care and after-school drop-in for older youth has noticeably increased everywhere. Libraries are being overwhelmed by students and recreation centres are beginning to offer space for study, group study and socializing
- Social but not physically active, gaming eSports such as the professional OverwatchLeague (see overwatchleague.com) and the Vancouver Titans are growing in popularity as a spectator sport among youth
- With growing non-binary gender identification, activities previously seen as female-only or male-only are adapting
- Many facilities now exclusively have universal change rooms to accommodate the needs of families, adults with body-modesty issues and the LGBTQ community
- The demand for parks and outdoor spaces continue to grow with all demographic groups
- Volunteerism is generally in a systemic decline except for unique niches such as internships
- Partnerships continue to become more commonplace especially with health and educational institutions and, user groups and not-for-profit societies that may have access to different funding sources

3.0 Facility Planning Considerations Based on Changing Demand

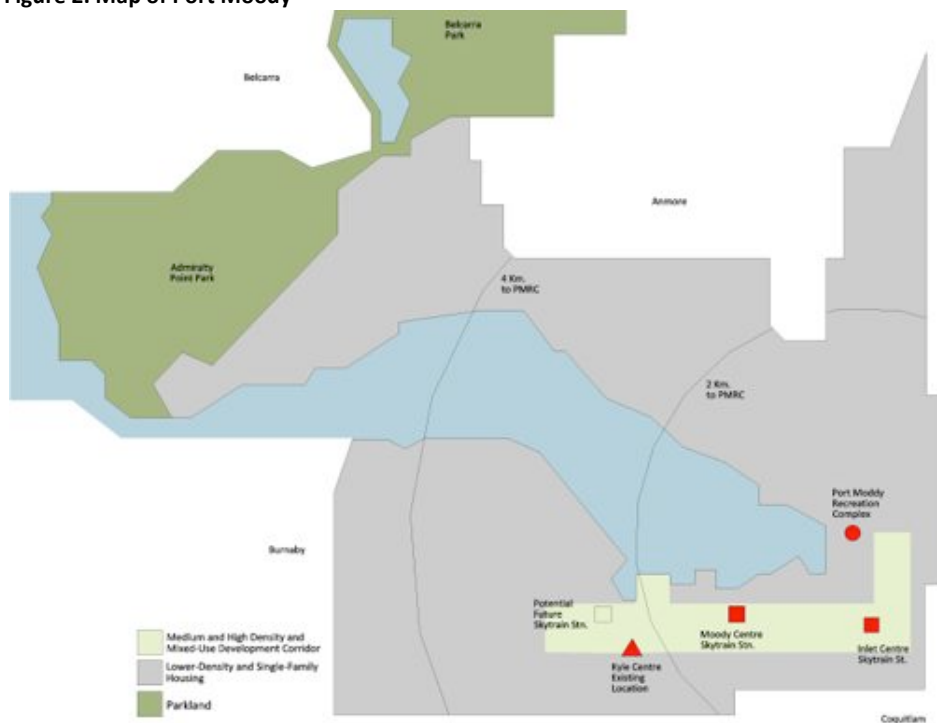
Based on changing demographics, increasing demand, community needs and informed by trends in recreation facilities the Kyle Centre would need to be replaced by a facility that includes modern amenities such as a fitness centre, large multi-purpose spaces, childcare and ideally a large sport / assembly space like a sub-dividable gymnasium. A crude estimate at this stage would suggest a facility of at least 15,000 square feet (1,400 square metres) or, more than 50% larger than the existing 9,500 sf Kyle Centre, would be required. This type of new facility would serve the needs of the new urban community.

Mapping Growth Areas and Proximity to Recreation Facilities

In twenty years in 2039, Port Moody will have 48,000 residents, about 10,000 more people than today. According to the Official Community Plan, almost all of the new residents would be absorbed in a high-to-medium density corridor (shown in yellow in the map below) connected by the two existing Skytrain stations and by the potential future third station. The Kyle Centre and the existing Port Moody Recreation Complex essentially bookend the corridor and are strategically well-located to serve the current and future needs of the community. A new Kyle Centre would be intensively used and accessed by most users on foot, by bicycle or by Skytrain and, the new facility should compliment and augment what is offered at the recreation complex.

The Port Moody Recreation Complex includes ice arenas, curling, gymnasiums, fitness and multi-purpose spaces is conveniently located within a three-kilometre radius for all Port Moody residents. The recreation complex does not have a pool, but there are pools in neighbouring Coquitlam and Burnaby. The Kyle Centre site would not be large enough to accommodate a future pool as well, if that is being considered when the population reaches over 50,000.

Figure 2. Map of Port Moody

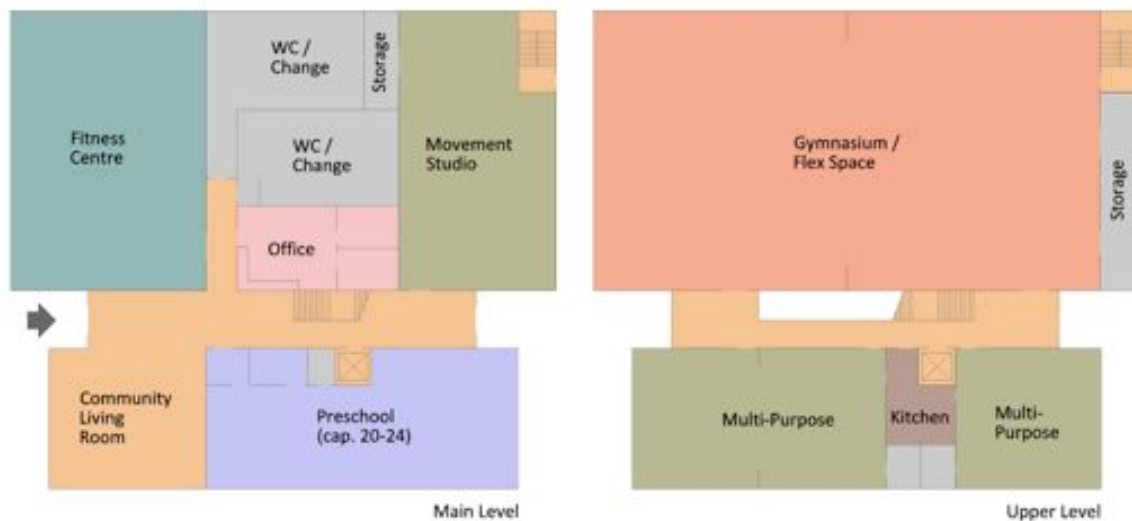


Redevelopment of the Kyle Centre

The Kyle Centre site is well-located strategically in the City and would be of sufficient size to accommodate phased redevelopment. A new 2-level facility or approximately 16,000 SF (1,500 SM) could be built on the existing parking area and greenspace and new parking constructed when the decommissioned building would be demolished. The illustrations below are of a hypothetical concept for discussion purposes only and subsequent detailed planning and programming will need to be carried out.

A new Kyle Centre could include needed amenities such as multi-purpose spaces (also used for seniors), a fitness centre, a gymnasium (built above fitness to economize on land), change rooms, childcare centre, offices, kitchen and storage. The gymnasium could be sub-dividable with a curtain or movable wall and could accommodate court sports, group exercise classes, assemblies, banquets and so on. The fitness centre could accommodate a peak demand of about 40 users. A gym could support 4 badminton or pickleball courts or, 1 volleyball or basketball court as well as assemblies for 500 or banquets for 250 persons. The fitness centre, gym and multi-purpose spaces could accommodate a breadth of recreation programming and generate revenues through rentals. Childcare could accommodate 20 to 24 children depending on type and age group, and would also require adjacent outdoor fenced space.

Figure 3. Hypothetical example concept plan of a new replacement for the Kyle Centre



4.0 Summary of Key Findings

- Thirty-years ago one-third of Port Moody (5,700) were children and youth (aged 0 to 19), in 2019 it is 22% (8,200) and in 2039 it will fall again to just about 18% (8,800).
- Port Moody has 44% more active-age children and youth (5 to 19) than 30 years ago but the next 20 years will only see an 8% increase. As percentage of total population, they were 25% of total Port Moody in 1989 population down to 16.5% today and will further decline to only 14% by 2039.
- Thirty years ago 7% of the population of Port Moody (1,200) were seniors aged-65+, in 2019 it is 14% (5,500) and in 2039 it will increase to 24% (11,600). This means the older adult population has increased by 450% from 1989 and is projected to grow by an additional 215% over the next 20-years before beginning to level-off and begin to decline. By gender, all age groups are relatively equal except the 65+ cohorts where females out-number males 3-to-2.
- Thirty years ago 60% of the population of Port Moody was working age adults (20 to 64), in 2019 it is 64% and in 2039 it will fall again to just below 58%. Working age adults cohorts have increased by 250% over the past 30 years and are projecting over the next two decades to only increase by about 20%.
- Port Moody current population of 38,000 is 68% European Caucasian, 21% Asian (including Chinese, Korean), 8% South and West Asian (including Indian and Filipino) and 3% Aboriginal. A disproportionate one-third fewer recent immigrants choose to settle in Port Moody than Metro Vancouver as a whole. Port Moody's total immigrant population is about 10,800 of which about 1,200 are relatively recent.
- Age distribution, Port Moody's immigrant population has fewer children and youth than Canadian-born residents (about one-fifth) but more working-age adults (about 20% more than Canadian-born residents and, recent immigrants are almost double the percentage of working-age). Seniors as a ratio of immigrant population is double the Canadian-born rate.
- Education and income are indicators of healthier lifestyles. Average individual income for working-age in Port Moody is \$49,000 per year, about 5% higher than the BC average. Total household income is about \$102,000 per year, about 10% higher than the provincial average. This implies each household has approximately two incomes, likely both parents working.
- Relating immigrant populations to education levels, 76% of Port Moody's immigrant population have some post-secondary. In terms of average income, Port Moody's immigrant populations annual income is about 10% less than Canadian-born residents. Further, 18% of the immigrant population is defined as low income (31% for recent immigrants) as compared with only 12% of the total population. Port Moody's immigrants are highly educated, but up to 25% this has not translated into higher-paying jobs.
- Given that much of Port Moody's new planned development will be higher-density in areas clustered around the Evergreen Line stations and offered at market prices, much of increasing population will be made up of a combination of wealthier immigrants and migration from other parts of Metro Vancouver.
- New Canadians bring 'new' activities such as table tennis, badminton, cricket and futsal and, while curious about traditional Canadian activities such as ice-skating, that curiosity has not translated into increased registrations in organized sport.
- Older adults are interested in activities for the mind and body such as adult learning and lower-impact activities such as group fitness and casual sports such as pickleball.