

CITY OF PORT MOODY

Interim Housing Needs Report

Prepared by the City of Port Moody's Policy Planning Division

December 2024



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Appendix E: Port Moody Interim Housing Needs Report

Question 1. The number of housing units required to meet current and anticipated need for the next 5 and 20 years, as calculated using the HNR Method provided in the Regulation

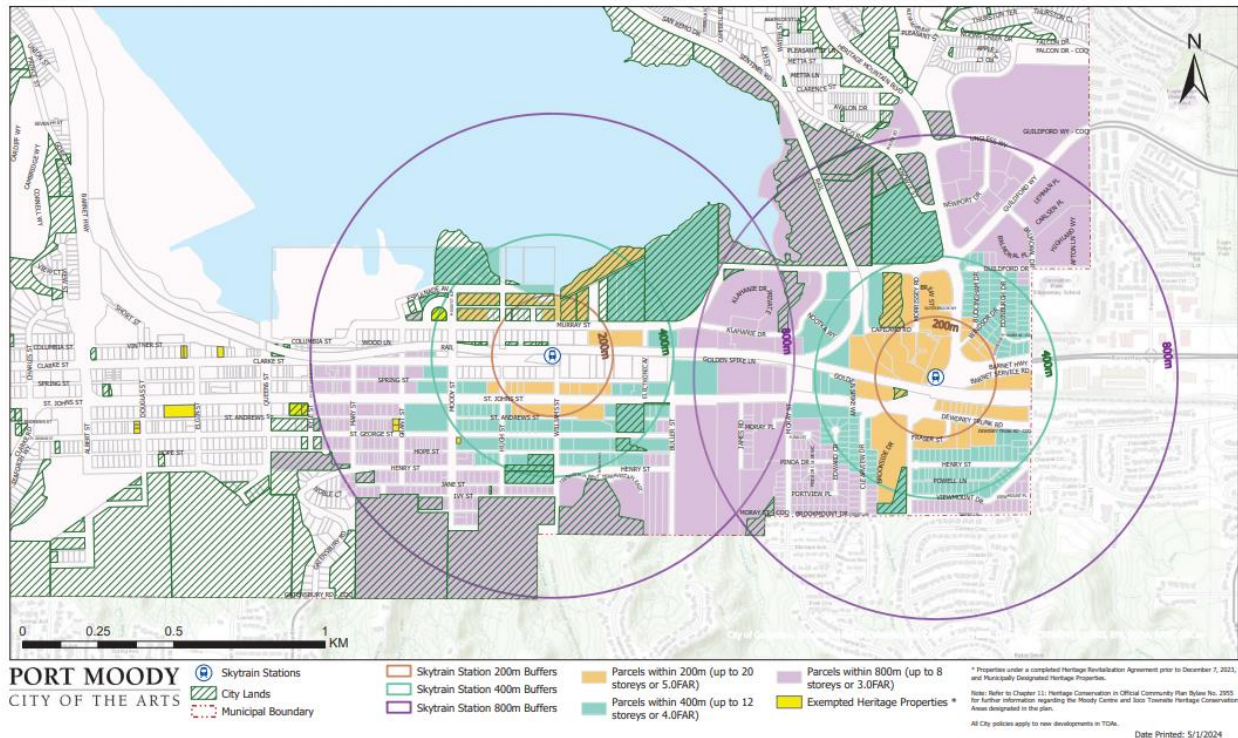
Table 1: 2024 Interim Housing Needs Report (Standardized Methodology) Key Findings, prepared by Metro Vancouver Regional District, Regional Planning & Housing Services		
Component	5-year Need	20-year Need
Extreme Core Housing Need	130	518
Persons Experience Homelessness	73	146
Suppressed Household Formation	117	467
Anticipated Household Growth	2,499	7,685
Rental Vacancy Rate Adjustment	0	0
Additional Demand	245	979
Total New Units – 5 Years	3,063	n/a
Total New Units – 20 years	n/a	9,796

Question 2: A statement about the need for housing in close proximity to transportation infrastructure that supports walking, bicycling, public transit or other alternative forms of transportation.

According to the 2021 Census, the population of Port Moody was 33,535 residents living in over 13,100 private dwellings. As demonstrated in the Metro Vancouver 20-year housing need calculation, Port Moody may experience a population increase requiring an additional 9,800 units. This increase of new residents is best absorbed in the transit-oriented areas around Moody Centre and Inlet Centre Stations as they have the increased capacity to absorb population density on a per-square kilometre basis. Recognizing this opportunity, in the Official Community Plan (OCP), transit-oriented development (TOD) policies are already established to encourage concentrations of higher density, mixed use development around transit stations. These TOD policies support high-quality, low greenhouse gas emission connections to the Skytrain, including improved transit, walking and cycling access. Prioritizing transit-oriented development was further enforced due to *Bill 47: Housing Statutes (Transit-Oriented Areas) Amendment Act*, resulting in the adoption of Port Moody’s Transit-Oriented Areas Designation Bylaw, 2024, No. 3465, which included a map designating Transit-Oriented Areas (TOA) in Port

Moody. The map of the TOA areas, and the corresponding densities is included as Map 1: Transit-Oriented Areas.

Map 1 Transit-Oriented Areas



By focusing housing in close proximity to transportation infrastructure, Port Moody can meet its sustainability and development goals for servicing and transportation infrastructure as greater density will be served by new or upgraded infrastructure. Additionally, by locating housing near transportation infrastructure, the City can encourage a mode shift towards more sustainable, lower emissions and equitable modes of transportation that do not rely on motor vehicles. The need for housing in close proximity to transportation also aligns with the Metro 2050: Regional Growth Strategy’s Goal 5: Support Sustainable Transportation Choices as aligning land use and transportation would enable a diversity of transit-oriented affordable housing options, shorter trips and greater access to services and employment opportunities.

Question 3: A description of the actions taken by the local government, since receiving the most recent Housing Needs Report, to reduce housing needs.

Since the September 2021 Housing Needs Report, the City adopted the *Housing Action Plan 2022-2032* which identified the following four strategic directions to guide the implementation of actions to support a healthy housing system.

- 1) Improve Affordability
- 2) Catalyze Rental
- 3) Diversify Housing
- 4) Be a Housing Champion

Under these strategic directions, 73 sub-actions were identified for implementation by 2032. Of the 73 sub-actions, 33 are complete or are continuously monitored due to their ongoing nature. For example, in the OCP, new townhome development is encouraged by creating a specific OCP designation to identify locations for suburban townhouses, fee simple rowhouses and stacked townhouses where appropriate. The City has also created guidelines and policies for the strategic use of city-owned land for affordable housing, developed a missing middle housing policy through the adoption of SSMUH requirements, and created a standards of maintenance bylaw.

For a detailed breakdown of the 73 sub-actions, their priority levels and completion status, please review Appendix F: Housing Action Plan Tracker. The image below provides a high-level chart on the status of Housing Action Plan Items.

Image 1: Status of Housing Action Plan Items



The City also adopted the *Council Strategic Plan, 2023 – 2026* which identified Healthy Community Development: Create complete and connected communities through balanced growth, with the Objective of Prioritize transit-oriented development and diverse and equitable housing options as a Strategic Priority Area. In addition, in response to *Bill 44: Housing Statutes (Residential Development) Amendment Act, 2023*, the City also amended its Zoning Bylaw to enable small-scale, multi-unit housing (SSMUH) by establishing unit maximums for all single-family and duplex lots. City staff are working on plans for guidelines and policies for the TOA and SSMUH.

In terms of more direction action taken to address housing needs, the October 2023 *Housing Target Orders* of 1,694 net new units by 2028 was received. As of this order, the City has completed 167 net new units.