Growth Considerations

These projections are intended to identify potential facility growth needs and an indication of full replacement values. This analysis has not included upgrade and expansion opportunities. For precise growth requirements and costing, detailed analysis such as individual facility condition assessments, project scoping, land value, and architectural drawings is required. Other factors that need to be considered in a detailed amenity-specific analysis include level of service (basic, moderate, enhanced), choice of neighbourhood vs central amenities, demographic trends (level of service and demand), and supporting regional services.

Assumptions: All Cost Projections are in 2020 dollars. Unless otherwise stated, cost estimates are based on the 2020 Canadian Cost Guide by the Altus Group and only include construction costs - costs not considered include land acquisition, equipment, technology, furnishings, operations. The analysis below does not include any amenities that have not been previously considered in long range planning exercises.

	Current Have	Current Need	Port Mo	oody Population	in 2041	Methodology	
Population	33,551 (2	2016 census)	50,000	60,000	70,000		
Civic Facilities				1			
Kyle Centre	9.3k sq. ft.	16k sq. ft.	16k sq. ft.	16k sq. ft.	16k sq. ft.	Sq. ft. and cost estimate data based on previous	
Complex		(\$12-16M)	(\$12-16M)	(\$12-16M)	(\$12-16M)	studies. Project scope includes building replacement, new amenities, and overall site upgrades.	
Main Recreation Centre	138k sq. ft.	N/A	+107k sq. ft.	+128k sq. ft.	+150k sq. ft.	Sq. ft. data based on a municipal comparison. Cost	
			(\$28M-38M)	(\$34M-46M)	(\$40M-54M)	data is from a third party. Project scope includes building replacement.	
Library	12.5k sq. ft.	23k-33k sq. ft.	23k-33k sq. ft.	42-60k sq. ft.	49-70k sq. ft.	Sq. ft. data is based on the general ratio of 0.7 to 1.0	
		(\$12M-18M)	(\$12M-18M)	(\$23M-32M)	(\$26M-38M)	of sq. ft. per resident. Cost projections are based on a municipal comparison. Project scope includes building upgrade.	
Works Yard	121k sq. ft.	160k sq. ft.	160k sq. ft.	192k sq. ft.	224k sq. ft.	Sq. ft. and cost estimate data based on previous	
Complex	·	(\$30M)	(\$30M)	(\$36M)	(\$42M)	studies. Project scope includes building replacement, expanded amenities, and overall site upgrades.	
City Hall Offices	47k sq. ft.	47k sq. ft. Unknown	+17k sq. ft.	+17k sq. ft.	+25k sq. ft.	Sq. ft. data based on a municipal comparison. Cost	
			(\$18M-27M)	(\$18M-27M)	(\$21M-30M)	data is from a third party. Project scope includes building replacement.	
Performance	6k sq. ft.	N/A	7.1k sq. ft.	8.6k sq. ft.	10k sq. ft.	Sq. ft. data based on a municipal comparison. Cost	
Space			(\$3M-4M)	(\$4M-5M)	(\$4M-\$6M)	data is from a third party. Project scope includes building replacement.	
Police Facilities	42k sq. ft.	N/A	42k sq. ft.	51-66k sq. ft.	60-90k sq. ft.	Sq. ft. data based on a municipal comparison. Cost	
				(\$14M-23M)	(\$17M-31M)	data is from a third party. Project scope includes building replacement.	

Population	Current Have	Current Need	Port Moody Population in 2041			Methodology
	33,551 (2016 census)		50,000	60,000	70,000	
Fire Rescue - Inlet Centre Fire Hall	21k sq. ft.	N/A	21k sq. ft.	21k sq. ft.	21k sq. ft.	Current Fire Hall is anticipated to meet growing needs over the next 20 years.
Fire Rescue - Glenayre Fire Hall	5k sq. ft.	N/A	7.5k sq ft (\$5.5M)	7.5k sq. ft. (\$5.5M)	21k sq. ft. (\$15M)	Sq. ft. projections are based on internal input. Projected cost is based on municipal comparison. Project scope include facility replacement.
Total Park Space	348.6ha	N/A	348.6ha	348.6ha	348.6ha	Total park space refers to City Parks, Community Parks, Neighbourhood Parks, and Natural Areas. Total park space is sufficient to meet the target of 2.5ha per 1,000 population.
	(10ha/1,000)		(7ha/1,000)	(5.8ha/1,000)	(5ha/1,000)	
Park Space	84.5ha	+16.7ha	+40.5ha	+65.5ha	+90.5ha	Current ha and the 2.5ha/1,000 pop target are from
excluding Natural Areas	(2.4ha/1,000)	(2.5ha/1,000)	125ha	150ha	175ha	the Parks and Recreation Master Plan. Cost of land for new parks varies depending on location and method of acquisition.
Jobs						
Total Jobs	8,490 (0.25 jobs/pop)	11,743 (0.35 jobs/pop)	17,500	21,000	24,500	Current job numbers are from the 2016 census. Job projections are based on a target of 0.35 jobs per population.
Net increase in business district jobs	N/A	1,243	4,600	6,945	9,290	
Business space (mostly office space)	~1.4M sq. ft.	180k – 323k sq. ft.	667k - 1.2M sq. ft.	1.0M - 1.8M sq. ft.	1.3M – 2.4M sq. ft.	Current business space does not include large industrial uses.
Business space required – Covid considerations	N/A	208k – 372k sq. ft.	769k – 1.4M sq. ft.	1.2M – 2.1M sq. ft.	1.6M – 2.8M sq. ft.	Data includes a ratio of 45% retail, 55% office, and 5% industrial for a blended approach to required business space. Covid considerations (more sq. ft. per job required), were incorporated into the figures.
Post-secondary Institutions	N/A	N/A	120k sq. ft.	120k sq. ft.	120k sq. ft.	
Housing						

	Current Have	Current Need	Current Need Port Moody Population in 2041			Methodology
Population	33,551 (2016 census)		50,000	60,000	70,000	
Submarket Rentals	557,782 sq. ft.	N/A				Projection data will be provided at the conclusion of the Housing Needs Study.
Seniors Assisted Living	27,060 sq. ft.					
Supportive Housing	17,817 sq. ft.					