

# Purpose and Scope

## What is an Official Community Plan (OCP)?

An Official Community Plan (OCP) is a wide-ranging policy document that establishes a community's long-term vision for the future. In practice, an OCP informs decisions relating to issues such as planning and land use management and the types of infrastructure and services in a community. While an OCP indicates a desired direction, various other instruments (e.g., Zoning Bylaw, Building Bylaw, etc.) are required to implement the Plan's contents and aspirations.

OCPs are prepared and adopted as a bylaw in compliance with the *Local Government Act*. This provincial legislation requires that when a municipality adopts an OCP, it must include a range of information, including but not limited to:

- ▶ the approximate location, amount and type of present and proposed commercial, industrial, institutional, agricultural, recreational and public utility land uses;
- ▶ details of the residential development that is required to meet anticipated housing needs over a period of at least 20 years; and
- ▶ the restrictions on the use of land that is subject to hazardous conditions or that is environmentally sensitive to development.

## Why is it important?

*Port Moody 2050*, the City's OCP, guides the long-range planning and continued evolution of Port Moody. It captures the community's principles, goals and vision for the future; an adaptive document that is shaped by the people who live and work here. *Port Moody 2050* speaks to community values and guides decision making about how and where land is used for housing, transportation systems, parks, environmental protection, economic development, and more. Port Moody's climate action commitments and carbon neutrality goals are articulated in the OCP and are a critical part of the plan to reduce the City's greenhouse gas emissions and ensure resiliency to climate change for current and future generations. Port Moody's commitment to diversity, equity, inclusion, accessibility, and Truth and Reconciliation are all articulated in the OCP and are critical to visioning a community that considers everyone. *Port Moody 2050* responds to the housing crisis by ensuring enough land is designated for future housing needs, as required by the provincial government.

## Who uses it and how?

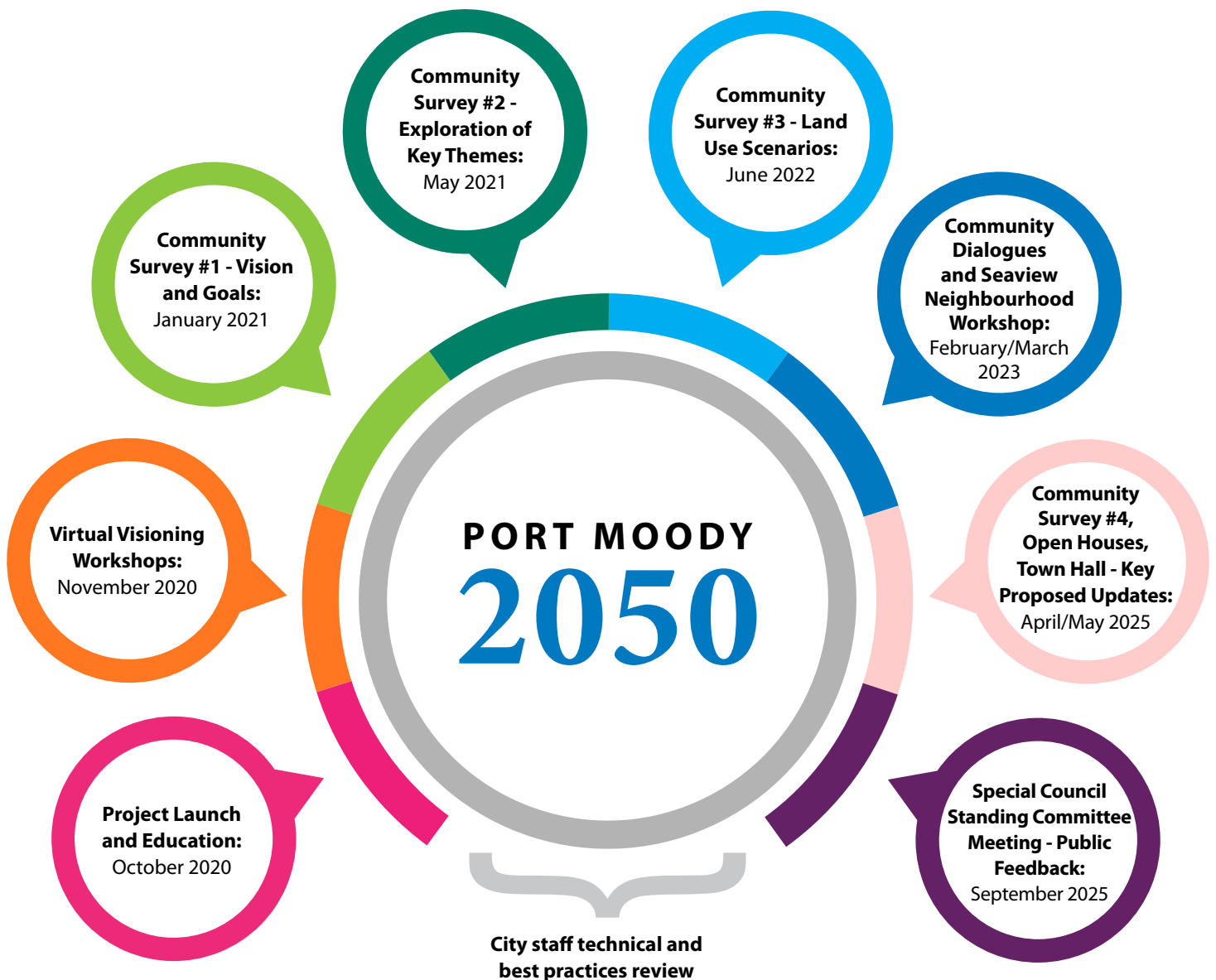
*Port Moody 2050* is for all members of the community. The OCP is used in practice by Council and staff, where it is applied to a wide range of municipal decisions such as servicing, capital projects, financial planning, and when reviewing land use and development proposals. Residents of Port Moody, community groups, local businesses, and more can use the OCP to see where and how change may occur, staying both informed and involved in the City's future growth.

Once adopted by Council, all bylaws and works undertaken by Council, greater boards and improvement districts must be consistent with the Plan. The OCP bylaw, however, does not commit Council, nor local or regional partners, to proceed with specific projects identified in the Plan. The OCP does not confer development entitlements to properties subject to the Plan, but sets the vision and objectives to be realized through future growth and development.

# Community Engagement

*Port Moody 2050* was informed by input collected via broad and far-reaching community engagement. Through multiple phases, the City sought to provide meaningful, inclusive engagement opportunities for everyone who wished to participate. A variety of different touchpoints, from surveys and community dialogues to online information sessions and youth-focused activities, created space for interested and affected parties to ask questions, gain knowledge, deepen their understanding of OCP-related topics, and share relevant values-based information and lived experience. All input collected was considered during policy development, helping to shape the OCP through all phases.

The timeline and scope of community engagement, shown in the image below, reflect *Port Moody 2050*'s evolution from a focused update initiated in 2020 to a comprehensive review of content and format. The timeline also reflects the changing contexts in which this plan was developed, specifically accounting for the changes to provincial housing regulations enacted in late 2023.



OCPs are living documents. *Port Moody 2050* must reflect the diversity of the community and the shared aspirations and priorities of its residents, and it must seek to address the community's current and future needs. To achieve these goals, the Plan must evolve as conditions and values change in the community and the region. Although the OCP is not expected to be revised on a frequent basis in between required updates, elements within the Plan can be amended to respond to changing conditions and values, thereby keeping the Plan alive and relevant. Comprehensive and inclusive engagement will be a vital part of the OCP's evolution, and the City will continue to explore innovative ways to connect with the diverse voices in the community.

## Relationship to Other Plans and Instruments

Applicable to the entirety of the municipality, *Port Moody 2050* is the City's principal policy document and the guiding plan for all City departments. It informs higher level strategies like Council's Strategic Plan and is shaped in part by different legislative requirements. This includes the incorporation of a Regional Context Statement, which indicates how the City's OCP aligns with the goals of *Metro 2050*. Additionally, the Provincial Government's Housing Supply Act and Housing Statutes Amendments Acts have altered municipal planning frameworks, and amongst other changes, require the OCP to take into consideration the community's latest assessment of its housing needs. In this OCP, when a reference to a statute or legislative provision is included, it is generally intended to include that statute or provision as amended, supplemented, re-enacted, or replaced from time to time. This is also generally applicable to bylaws and policies of the City, as amended or replaced from time to time.

### Provincial Housing Legislation and the Official Community Plan

In 2022 and 2023, the Provincial government passed a suite of initiatives and legislation primarily aimed at increasing housing supply in communities throughout B.C. During our process to update *Port Moody 2050*, our Official Community Plan (OCP), we considered how to incorporate these required changes, including how to explicitly address the provision of housing within the community over the short and longer term.

The Province requires that municipalities review and update their OCPs and Zoning Bylaws to ensure that statements, maps, and land use designations permit the number of housing units identified as needed in each community's unique Housing Needs Report.



Port Moody's 2024 Interim Housing Needs Report identifies the City's five-year need as 3,063 new dwelling units and its 20-year need as 9,796 new dwelling units.

Chapter 7 (Built Environment) further addresses Port Moody's housing needs, and other provincial housing legislation (e.g., Transit-Oriented Areas (TOA) and Small-Scale, Multi-Unit Housing (SSMUH)).

Additionally, starting in 2025, OCPs across the province must be reviewed and updated regularly, to ensure they are in alignment with their Housing Needs Reports. While local governments can improve upon and create new policy during each of these updates, the required focus is on housing policy and how to account for the anticipated future housing needs within their communities over a 20-year horizon.

The OCP sets direction for more specific departmental plans and strategies, which are ultimately implemented through a range of mechanisms and tools available to local governments as documented below.

