

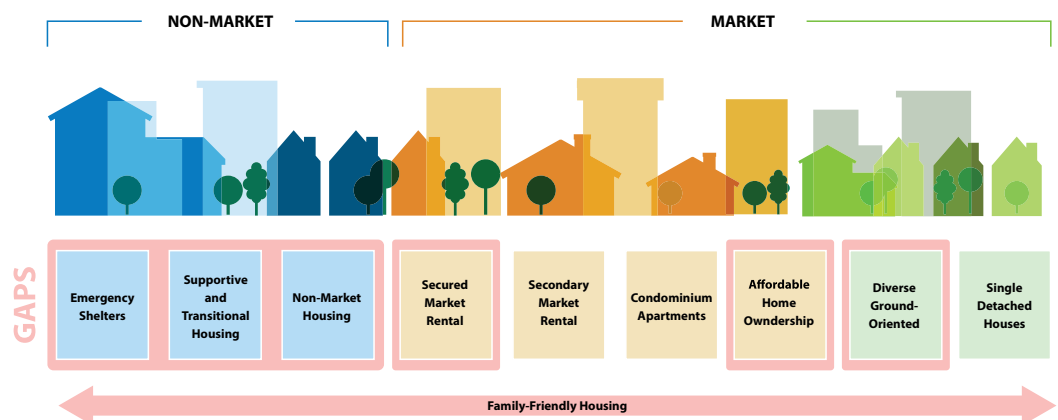
# Built Environment



Port Moody is a highly livable city for many residents and desirable to potential newcomers. In recent years, population growth in Port Moody has coincided with regional growth across Metro Vancouver, the SkyTrain’s Millennium Line Evergreen Extension, and sought-after community amenities.

Like all Metro Vancouver municipalities, housing prices for both rental and ownership in Port Moody have increased significantly in recent years while incomes have not kept up. This creates pressure on many residents to relocate and increases the risk that some may become homeless. Within this challenging housing context, Port Moody must simultaneously prepare for a changing climate and reduce its greenhouse gas emissions. Affordability, housing diversity, and climate action are closely interrelated.

Port Moody is expected to continue to grow and will require a diverse and healthy housing spectrum to meet future population growth which includes market and non-market housing options. A healthy housing spectrum will need to address several housing type “gaps” that presently exist in the Port Moody’s housing market.



*Housing Spectrum and Current Housing Gaps, Housing Action Plan 2022*

A healthy housing spectrum allows current and new residents to find suitable, affordable, and well-maintained housing options as their needs change throughout their lives. The housing spectrum is a fluid, interdependent network of options. When there is a shortage in one type of housing, it will impact other options; particularly for low-income and other priority groups.



## PORT MOODY'S HOUSING OVERVIEW

Despite new growth, most of Port Moody's current built environment will still exist in 2050. Retrofitting and maintaining these buildings is essential to reduce emissions and adapt to climate change. Homes and buildings in Port Moody are currently responsible for almost half of the City's greenhouse gas (GHG) emissions. These emissions predominantly come from fossil-fuel-powered heating, cooling, and hot water systems. Retrofitting and constructing new climate ready homes and buildings (i.e., single detached homes, small businesses, multi-residential dwellings and industrial buildings) that meet low carbon and high energy-efficiency standards will help the City work towards carbon neutrality. These homes and buildings also need to be built to withstand the effects of climate change including extreme rainfall events, extreme heat, drought, wildfire, poor air quality, and sea level rise.

Encouraging complete communities with medium- and high-density affordable housing in transit-oriented locations, as well as gentle density options that fit within existing neighborhood character to address the "missing middle," provides many positive benefits to address affordability, housing diversity, and climate action, including:

- reducing transportation and housing costs for residents;
- encouraging more efficient public transportation options;
- increasing active/alternative transportation and micro-mobility;
- reducing reliance on vehicles;
- reducing the impacts on ecosystems and greenspace by using limited land efficiently;
- reducing the effects of urban heat islands through mitigation;
- encouraging retail and amenities within walking distance;
- creating more community amenity space for parks and recreation;
- facilitating community and social well-being; and
- meeting provincial housing legislation, such as planning for core housing need.



## HOUSING NEEDS REPORT

In April 2019, the Ministry of Municipal Affairs and Housing introduced new legislation under Part 14 of the *Local Government Act*. Required by the Province, Housing Needs Reports (HNR) are intended to help communities understand their current and future housing needs. Per the legislative requirements, statements about seven key areas of local need, including affordable housing, rental housing, special needs housing, seniors housing, family housing, housing in proximity to transit, and shelters and housing for people at risk of homelessness were included as part of the HNR.

As of 2023, municipalities are required to use the HNR Method, a standardized methodology, to complete a report every five years, which identifies the amount of housing needed over five- and 20-year timeframes. The Official Community Plan has been prepared based on the information on which the HNR was developed.

Interim reports were due January 1, 2025, and the first regular reports are due December 31, 2028. 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.

In addition to accounting for anticipated population growth, HNRs identify the components of need that comprise the City's five-year need of 3,063 new dwelling units and its 20-year need of 9,796 new dwelling units. As such, the HNR identifies additional housing supply required to address community needs and gaps and identify priority groups in need of greater housing options, such as households paying more than 50 per cent of their income for housing (Extreme Core Housing Need) and housing supply for those who are homeless or at risk of homelessness.

Table 1 shows how these components of needs are broken down into the different types of housing. Appendix 5: Housing Needs Report Policy Statements includes a list of OCP housing policies that address each class of housing need in accordance with provincial requirements.

As identified in Chapter 4 and displayed on Map 1 (p. 168), the residential land use designations in this OCP are projected to exceed the 20-year housing need requirement.

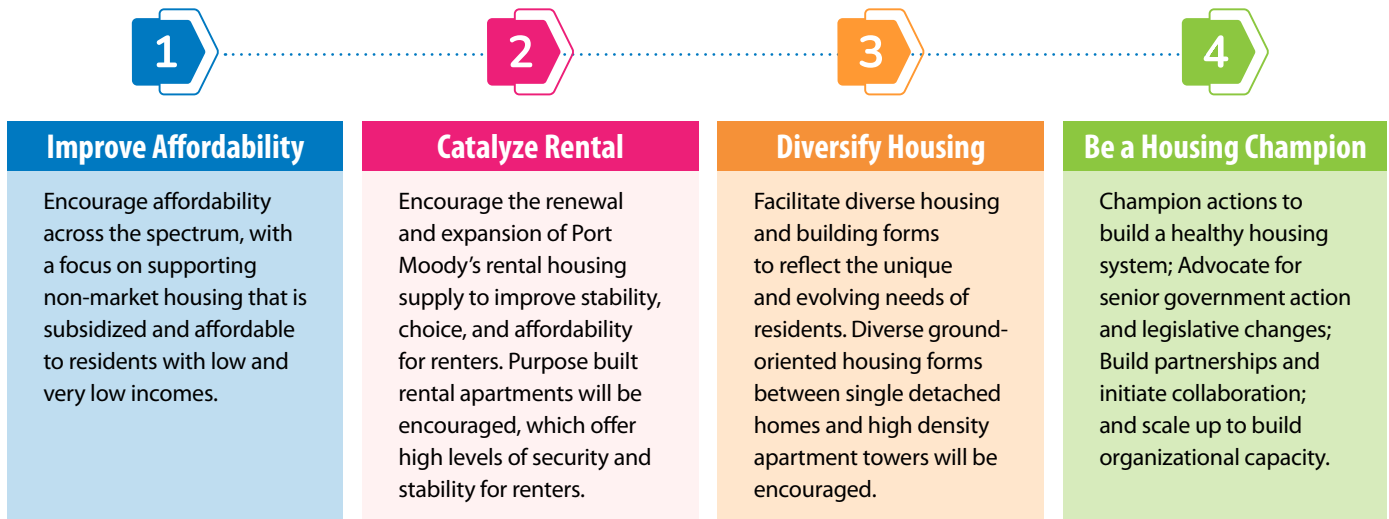
The Housing Needs Report calculations are different from the Housing Target Order set by the 2022 Housing Supply Act. Housing targets are a way to track progress toward addressing the total unmet need for new dwelling units. Under the order, the City of Port Moody is required to complete a minimum of 1,694 new dwelling units between October 2023 and October 2028.

**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 Experiencing 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

## **i** HOUSING ACTION PLAN

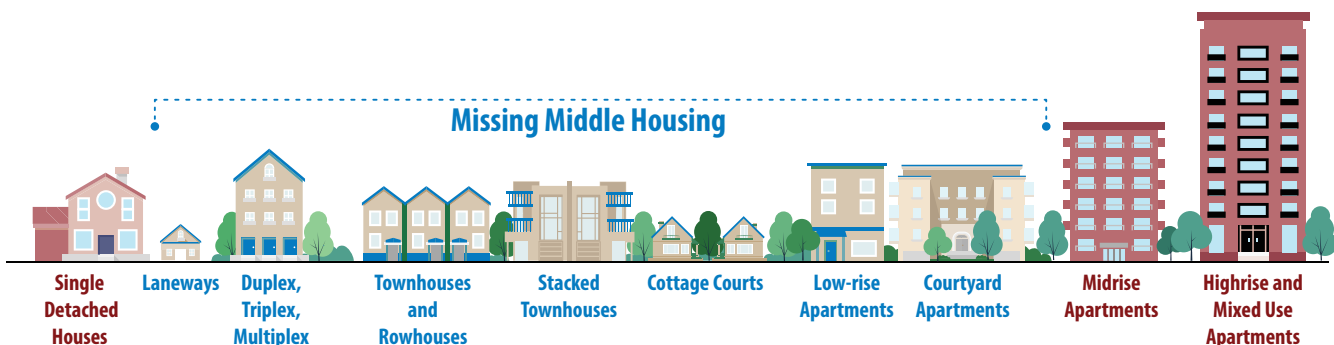
The City's Housing Action Plan (2022-2032) addresses housing gaps and needs identified in Port Moody's 2021 Housing Needs Report.



## **i** MISSING MIDDLE HOUSING AND SMALL-SCALE, MULTI-UNIT HOUSING (SSMUH)

"Missing Middle Housing" refers to diverse ground-oriented housing (i.e., duplex, triplex, fourplex, and multiplex), townhouses, and low-rise apartments such as courtyard and small-lot apartments that are more attainable to moderate income earners, and attractive and livable for families with children, intergenerational households, people with disabilities, and are often pet friendly. These gentle density options fit within existing neighbourhood character and provide positive benefits including greater walkability, enhanced public transportation and amenities such as parks, viability of local serving retail and businesses, and increased housing supply overall. Missing Middle Housing diversifies housing options, allows for more flexibility in dwelling size and is needed to meet the City's housing targets for moderate-, average-, and high-income earners.

As required by the Province, Small-Scale, Multi-Unit Housing (SSMUH) is now permitted in many neighbourhoods across the city that had previously only allowed for single-detached residential. In Port Moody, this means that depending on eligibility, individual lots can have between three to six units in various unique configurations depending on lot size and proximity to a prescribed bus stop. SSMUH typologies tend to be ground-oriented, and would contribute to meeting the City's Missing Middle Housing goals. In Port Moody, SSMUH applies to lots that allow for single-detached and duplex uses.



*Missing Middle, Diverse Ground Oriented Housing Options, Housing Action Plan, 2022*

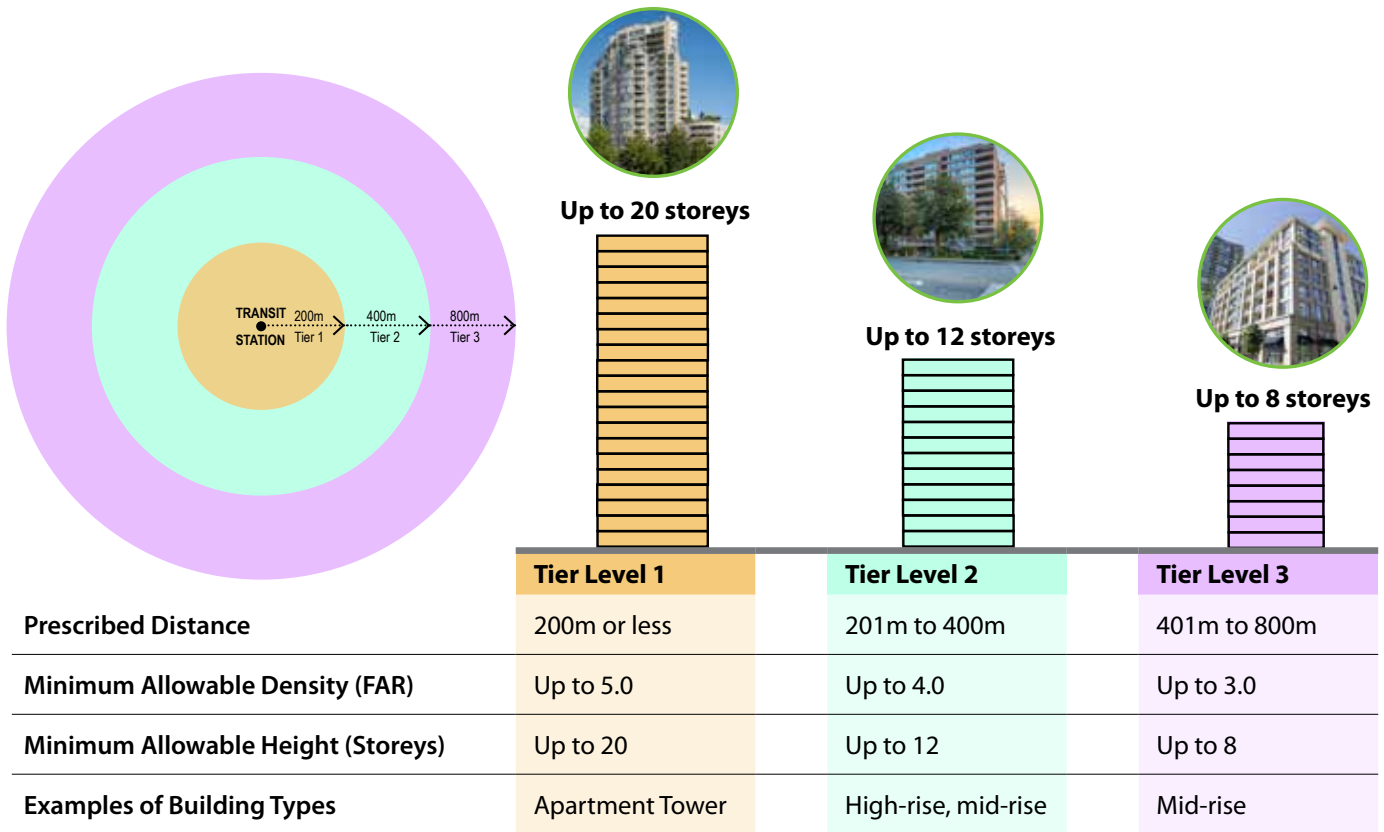
## **i** TRANSIT-ORIENTED AREAS (TOA)

The *Local Government Act* requires municipalities to designate Transit-Oriented Areas (TOAs) near transit hubs to permit housing development that meets specific requirements for building heights and density. The framework creates a tier system (based on distance from the transit centre and type of transit centre) that defines standards such as minimum allowable density and heights and removes minimum parking requirements for off-street residential users. In Port Moody, the Moody Centre and Inlet Centre SkyTrain stations are both subject to the TOA framework. Map 1: Overall Land Use Plan (p. 168) shows the location of TOA tiers in relation to these stations. All lands currently zoned for residential or mixed residential uses and located within the 200m, 400m, and 800m rings around either station now allow for the minimum densities and heights set out by the Province.

Certain properties within the TOAs are also subject to other City plans and policies which guide future growth and development beyond what is enabled by the provincial legislation. This includes specific sub area policies contained in the OCP which are applicable to core areas around the Moody Centre and Inlet Centre SkyTrain stations. Chapter 14 - Neighbourhood Plan Areas provides more detail. The TOA guidelines have been considered and reflected throughout the OCP as applicable.



### Transit-Oriented Areas – Minimum Density Framework



## **i** BUILT ENVIRONMENT- OBJECTIVES AND POLICIES

The OCP policies in the Built Environment Chapter are informed by targets and actions in the City's Climate Emergency Declaration (2019), Climate Action Plan (2020), Housing Needs Report (2021 and 2024), Housing Action Plan (2022-2032) and the Climate Ready Homes and Buildings Plan (2022).

### Specific targets include:

- ▶ achieve the City's housing targets as outlined in the Housing Action Plan (2022-2032);
- ▶ aim for 90% of all new residents to live within an easy walk of daily needs; and
- ▶ accelerate goal of 40% of trips in the city made by walking, biking, or transit by 2030.

### By 2030, the City aspires to have:

- ▶ 50% of cars driven on city roads are zero emission vehicles;
- ▶ all new and replacement heating and hot water systems are zero emissions;
- ▶ all oil and propane heating and hot water systems replaced with zero emissions systems; and
- ▶ carbon content of new buildings and construction projects reduced by 40% (compared to 2018).

### By 2050, the City aspires to have:

- ▶ heating and hot water systems replaced with zero emissions systems in all buildings.





## Objective 1: Build new and retrofit existing housing to be climate ready and resilient.

Building and retrofitting low carbon resilient buildings will help withstand and adapt to the effects of climate change. Co-benefits of low carbon resilient buildings include improved cost savings, support for local jobs and the economy, improved health, well-being and livability, and water reduction and resource optimization.

### ► Climate Ready Housing Policies

1. Develop a resilient, zero emissions plan for all existing buildings that addresses indoor air quality, extreme temperatures, and climate risks.
2. Explore opportunities for partnerships and financing strategies to support residents and business owners to address climate action for buildings.
3. Encourage the design, construction, and renovation of buildings that:
  - a. are durable and more likely to withstand and/or recover quickly from the anticipated effects of climate change;
  - b. use relatively little energy to operate;
  - c. provide a healthy indoor environment with good air quality;
  - d. incorporate low carbon energy cooling/heating systems;
  - e. use materials that are associated with low levels of embodied carbon;
  - f. use materials that store carbon; and
  - g. use sources of energy that produce lower amounts of greenhouse gas emissions and energy systems that are more likely to withstand or recover quickly from disruptive events.
4. Encourage wood-frame rental construction in moderate density forms and housing forms that do not include substantial underground concrete for parkades.
5. Promote building design, landscaping, and treatments that work to mitigate extreme heat, lessen the urban heat island effect, incorporate albedo surfaces, and expand neighbourhood tree canopy coverage in line with other applicable City direction.



## Objective 2: Create affordable housing opportunities.

Climate action and housing affordability are closely interrelated. Encouraging affordable housing in transit-oriented locations with a mix of medium and high densities has several co-benefits. These include reducing the combined cost of transportation and housing, reduced reliance on vehicles, and increasing opportunities for active and alternative transportation. In addition, there are several ways the City can help to facilitate affordable market and non-market housing to address the community's affordability needs, including those in Extreme Core Housing Need and experiencing homelessness.

### ► Affordable Housing Policies

1. Expedite the creation of non-market housing built and funded by senior governments and non-profit housing partners.
2. Identify opportunities to work with senior governments to provide supportive housing for persons at risk of and/or experiencing homelessness.
3. Collaborate with builders, funders, and operators to improve housing affordability and develop innovative solutions.
4. Expand the supply of non-market housing through process and regulatory tools.
5. Explore all tools available and develop a suite of incentives, such as parking reductions, bonus densities aligned with the OCP, fee waivers, and/or property tax exemptions for developments with non-market housing.
6. Support the creation of new co-operative and community land trust housing.
7. Consider affordable housing ownership programs where possible.
8. Encourage the creation of seniors focused housing opportunities in transit-oriented areas that are adaptable and affordable.
9. Continue to support tenants displaced in redeveloping areas through the implementation of the City's Tenant Relocation Assistance Policy and strive to retain and replace existing affordable rental housing through the City's Rental Protection Policy.



## Objective 3: Incentivize new market rental housing and protect existing stock.

Securing new market rental and secondary market rental homes with a variety of price points and typologies will help meet the City's housing targets. There is a need for both market rental and below market rental to meet the needs of all rental households and reduce pressure on the current older, more affordable rental stock. Older, existing rental stock should be safe, healthy and habitable, and protected from neglect and premature demolition.

### ► Rental Housing Policies

1. Encourage retention, renewal, expansion, and creation of purpose-built rental.
2. Reduce energy poverty and explore opportunities to retrofit aging rental apartment buildings for energy efficiency.
3. Explore the use of incentives to encourage renewal of existing purpose-built rental including decarbonization incentives and secure these through affordability covenants.
4. Encourage compliance and pursue enforcement for the City's Standard of Maintenance Bylaw to ensure the quality of rental stock is upheld to a minimum standard that protects the health and safety of renters.

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### ENERGY POVERTY

Energy poverty refers to individuals or households that are unable to access and/or afford adequate energy or fuel for basic necessities of life, such as heating and cooling.

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## Objective 4: Diversify Housing.

A diverse housing stock provides a greater variety of affordability levels, tenure options, accessibility features, and typologies to meet the varied and evolving needs of current and future residents. This includes diverse housing choices between single detached homes and apartment towers, which are currently 'missing' or limited in Port Moody. Creating more types of housing allows Port Moody's residents to continue to grow, live, and work without having to move out of their communities to find the housing they need. Greater housing diversity will allow the City to meet future anticipated household growth, and to provide more opportunities for families to find the required housing to meet their needs. Diversifying housing in existing neighbourhoods also helps achieve the City's climate goals by supporting locally serving retail and amenities, and for public and active transportation infrastructure to be available in all neighbourhoods.

### ► Diversify Housing Policies

1. Continue to monitor uptake of SSMUH housing typologies to ensure alignment with the City's needs for Missing Middle Housing.
2. Explore density bonusing, where permitted, to encourage rental, accessible, affordable and non-market housing, as well as encourage more units and green space preservation on-site.
3. Encourage townhouse podiums with apartments with family-friendly options on the lower levels.
4. Encourage suitable transitions between differing land uses or residential densities through the design and placement of buildings that are sensitive to adjacent properties, particularly between the TOA tiers and adjacent surrounding neighbourhoods.
5. Continue to support an increased number of family-friendly units with 2 or more bedrooms in all multi-residential developments with improved design considerations.
6. Continue to enhance housing accessibility for people of all ages, abilities, needs, and walks of life by encouraging inclusive, universal, and culturally respectful design in both new development and through renovation of existing properties, recognizing that housing is a fundamental aspect of individual dignity, community well-being, and intergenerational living.



## Objective 5: Continue to advocate for housing.

Collaboration across the housing sector with senior governments, non-profits and property developers is required to address the housing crisis. As a municipality, Port Moody can help facilitate and develop partnerships with builders, funders, legislators, and operators of housing to take effective action. Advocating for legislative changes, convening partners and initiating collaboration, sharing information, and engaging with the community are characteristics of championing housing that helps build a healthy and complete housing system.

### ► Housing Advocacy Policies

1. Advocate for legislative changes and senior government action to support housing affordability, tenant protections, and equity.
2. Routinely assess land use designations and zoning regulations to ensure the City can meet its housing targets.
3. Continue to ensure incentives for social objectives (family-friendly amenities, affordability and livability features, and rental requirements) are sufficiently offset by incentives for successful project viability.
4. Prioritize Indigenous housing development in Port Moody.
5. Look for opportunities to create housing to accommodate the unique needs of individuals with disabilities.