

ITEM	14
MANAGER'S REPORT NO.	48
COUNCIL MEETING	90/07/23

TO: MUNICIPAL MANAGER 1990 JULY 17

FROM: DIRECTOR PLANNING & BUILDING INSPECTION OUR FILE: 01.226.1

SUBJECT: BYLAW #2039, CITY OF PORT MOODY  
"OFFICIAL COMMUNITY PLAN AMENDMENT BYLAW NO. 7, 1990"

PURPOSE: To provide comment on the City of Port Moody's Official Community Plan Amendment pursuant to Section 947(2)(b) of the Municipal Act.

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RECOMMENDATION:

1. THAT a copy of this report be forwarded to the City Clerk, City of Port Moody, P.O. Box 36, Port Moody, B.C. V3H 3E1.

R E P O R T

1.0 INTRODUCTION

Appearing on the 1990 July 09 Council Agenda was a letter from the Municipal Clerk for the City of Port Moody referring an Amendment to the Official Community Plan (OCP) to Council for comment in relation to Section 947(2)(b) of the Municipal Act. This report responds to that referral.

2.0 BACKGROUND

The City of Port Moody Official Community Plan Bylaw 1984, No. 1660, established an Official Community Plan for the City of Port Moody. The proposed amendment to this OCP covers a roughly triangular area in the St. Johns Street Corridor bounded by Electronic Street to the west, Murray Street and the Canadian Pacific right-of-way to the north and St. Johns Street to the south (see attached Sketch 1). The sites contain a mixture of industrial, under-utilized industrial and commercial properties.

The purpose of the amendment is to redesignate these lands from Light Industrial and Service Commercial to Mixed-Use Residential, Office/Commercial. Financial reasons appear to have reduced the demand for industrial uses, while residential demand has grown. Other sites within the "town centre" will also be changing based upon the direction provided by the OCP.

Three figures from Bylaw No. 2018 "Official Community Plan Bylaw No. 5, 1990" are also to be amended to show the redesignation of the subject sites.

3.0 AMENDMENT TO THE OFFICIAL COMMUNITY PLAN

In reviewing the land uses outlined in this amendment, it becomes apparent that the redesignation reflects Bylaw No. 2018's amendment to Policy 3 of the Port Moody OCP:

"Industrial lands may be considered for high density residential and commercial development if this does not negatively impact, in Council's opinion, upon the immediately abutting properties."

The redesignated land uses, which resemble those of Sub Area H located to the north (see attached Sketch 2), support the creation of the new Town Centre Area through:

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- a) the ability to serve these lands with public transportation;
- b) the existing amenities which are present in the surrounding area;
- c) the availability of services which will be relatively inexpensive for the community to install.

The guidelines described within Development Permit Area 1, New Town Centre Area, of the OCP will be applied to these lands. In particular:

- a) the form and character of development should be sensitive to pedestrian needs;
- b) the landscaping of the area should reflect a combination of both natural and urban treatments;
- c) the building siting and form should promote an urban streetscape and be sensitive to neighbouring land uses;
- d) the maximum height generally should not exceed 220 ft. for high-rises and 50 ft. for low-rises;
- e) the sequence and timing of development shall involve the provision of public amenities.

From a transportation perspective, this redesignation appears to be supportive of the desired extension of the ALRT to the northeast sector and flexible enough to accommodate the possible ALRT extension running through or near the St. Johns Corridor.

**4.0 CONCLUSION**

On the basis of the review undertaken by staff, it is concluded that the adoption of the City of Port Moody "Official Community Plan Amendment Bylaw No. 7, 1990" (Bylaw 2039) poses no apparent problem to the Municipality of Burnaby and would not conflict with any of the development policies as contained within Burnaby's Official Community Plan.

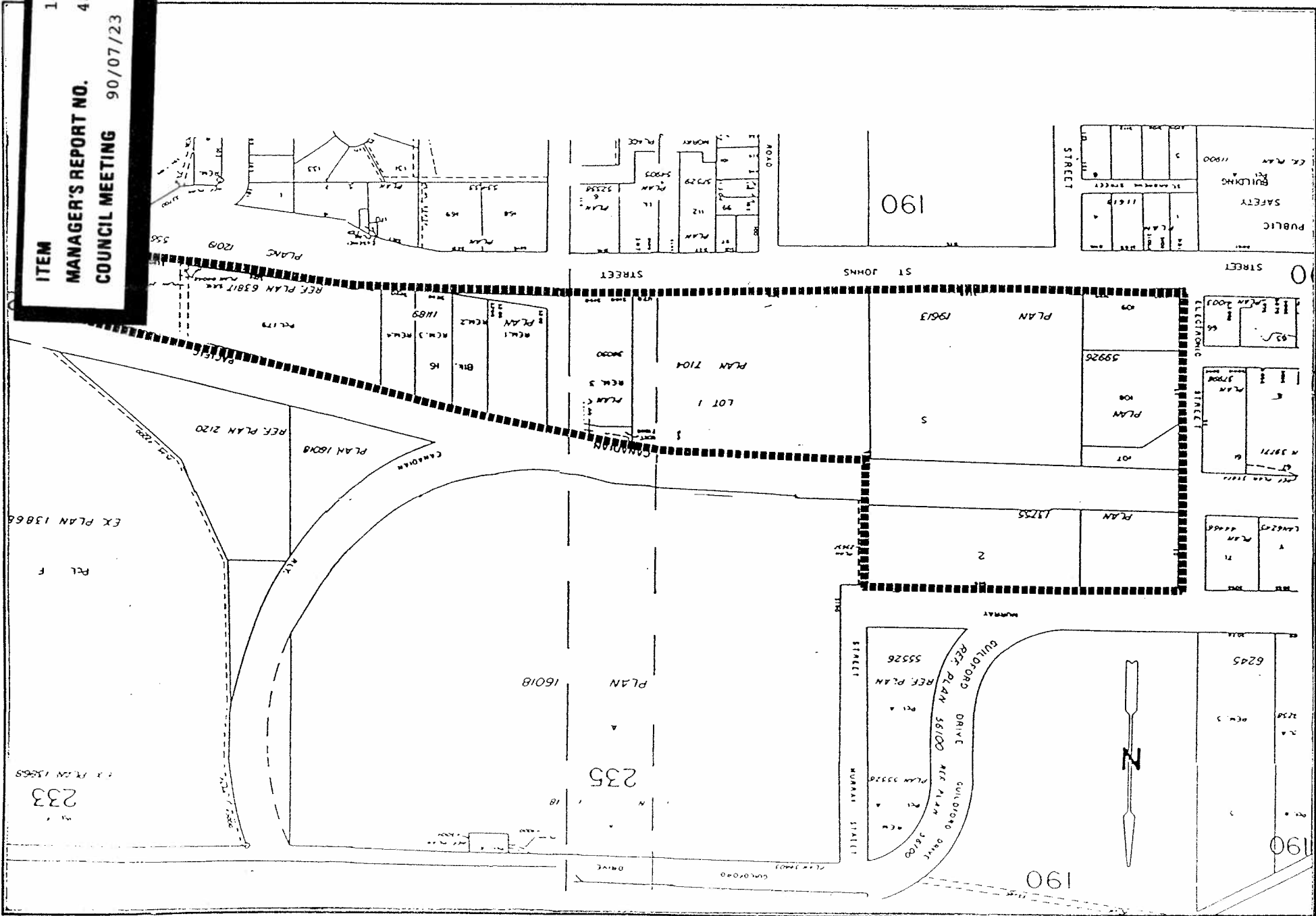
A copy of the draft Port Moody Official Community Plan is available for viewing in the Planning & Building Inspection Department.

*AP*  
FA/jp

*A. L. Parr*  
A.L. Parr  
DIRECTOR PLANNING &  
BUILDING INSPECTION

Attachments

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Date:

Scale:

Drawn By:

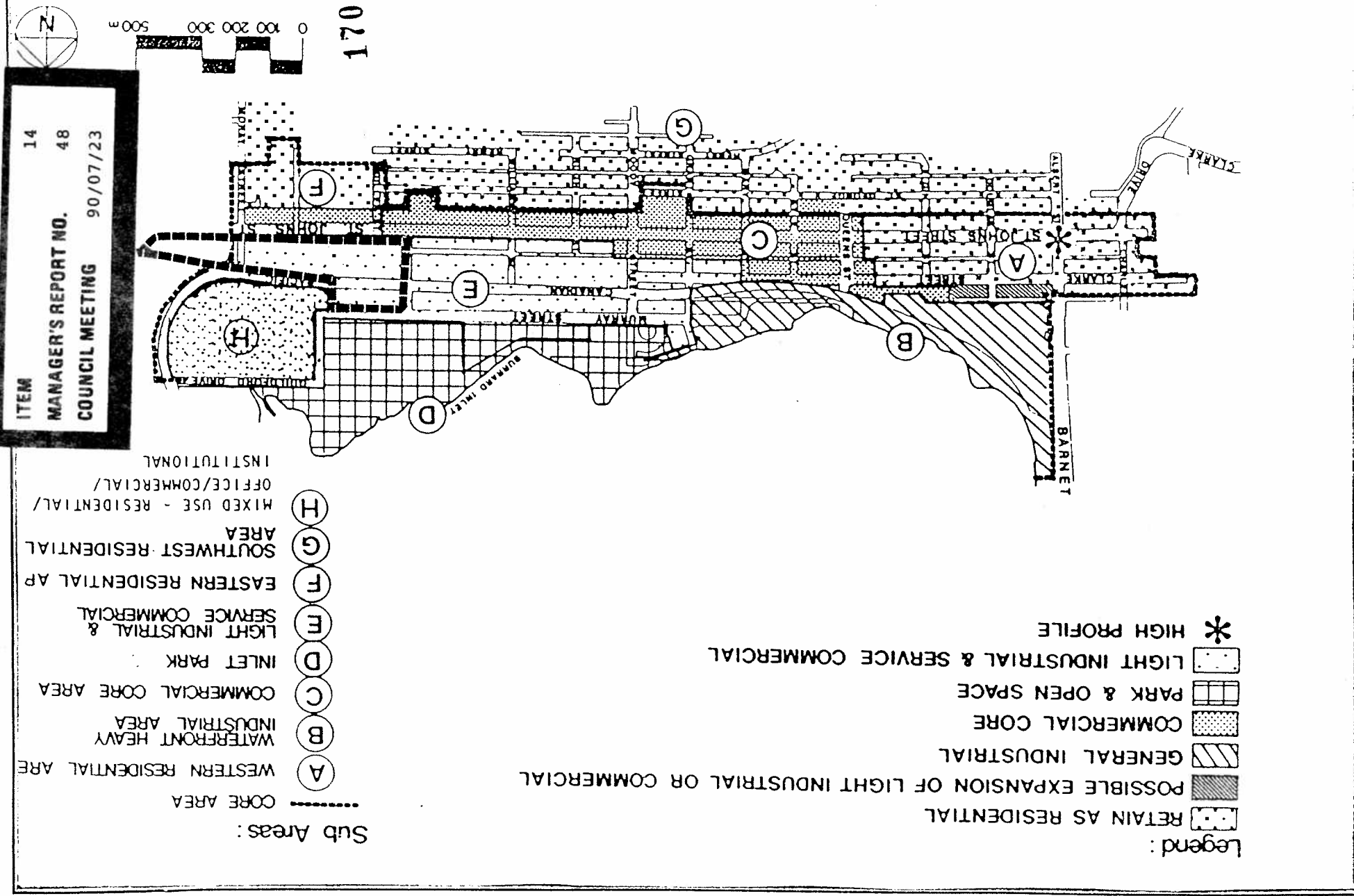


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Extent of Area Redesignated through  
 Bylaw #2039, City of Port Moody

Sketch 1

# ST. JOHNS STREET CORRIDOR



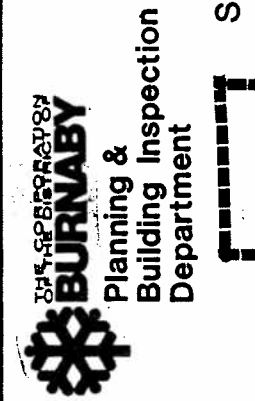
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Sub Areas:

- CORE AREA
- (A) WESTERN RESIDENTIAL AREA
- (B) WATERFRONT HEAVY INDUSTRIAL AREA
- (C) COMMERCIAL CORE AREA
- (D) INLET PARK
- (E) LIGHT INDUSTRIAL & SERVICE COMMERCIAL
- (F) EASTERN RESIDENTIAL AREA
- (G) SOUTHWEST RESIDENTIAL AREA
- (H) MIXED USE - RESIDENTIAL/OFFICE/COMMERCIAL/INSTITUTIONAL

Legend:

- [Pattern: Dotted] RETAIN AS RESIDENTIAL
- [Pattern: Diagonal lines] POSSIBLE EXPANSION OF LIGHT INDUSTRIAL OR COMMERCIAL
- [Pattern: Horizontal lines] GENERAL INDUSTRIAL
- [Pattern: Vertical lines] COMMERCIAL CORE
- [Pattern: Grid] PARK & OPEN SPACE
- [Pattern: Dotted] LIGHT INDUSTRIAL & SERVICE COMMERCIAL
- [Symbol: Asterisk] HIGH PROFILE



Date: \_\_\_\_\_

Scale: \_\_\_\_\_

Drawn By: \_\_\_\_\_

Subject Site

