

TO: CITY MANAGER 1993 AUGUST 10

FROM: DIRECTOR PLANNING AND BUILDING OUR FILE: 01.226.1

SUBJECT: CITY OF PORT MOODY OFFICIAL COMMUNITY PLAN, AMENDMENT BYLAW #1, 1993.

PURPOSE: To provide comment on the City of Port Moody Official Community Plan, Amendment Bylaw #1, 1993.

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.

REPORT

1.0 BACKGROUND

Appearing on the Council agenda of 1993 August 9 was a letter from the City of Port Moody requesting comment on an Amendment Bylaw (Bylaw No. 2166) to its Official Community Plan (OCP). This referral is being made in accordance with section 947 2(b) of the Municipal Act which requires that an OCP be referred to adjoining municipalities for comment.

A copy of the Amendment Bylaw has been provided in the agenda materials provided to Members of Council. Others may review a copy of the Bylaw in the Planning and Building Department.

This report responds to the referral of the Amendment Bylaw to the City of Burnaby.

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2.0 CONTEXT

Earlier this year, Port Moody completed an updating and revision to its original OCP adopted in 1984. The OCP, as adopted, sets broad policy directions for the next ten years and beyond. Included within that revision was provision for a new Town Centre site at the head of Burrard Inlet. Within the Town Centre was to be a mix of uses including residential, retail, office civic, institutional and recreational. Proposed civic uses for the Town Centre include a new City Hall, library and community theatre complex. The retail and office uses are proposed to serve the Port Moody area and not be of a Regional Town Centre scale.

3.0 BYLAW NO. 2166

Bylaw No. 2166 is the proposed Amendment Bylaw which amends the existing Official Community Plan for Port Moody. It provides more specific development guidelines for Development Permit Area 1 which includes the New Town Centre and the East St. John's Street Areas. The guidelines describe the desired form and character of development for this area, as well as parameters for landscaping, building siting and form and other major urban design considerations.

The main thrust of the Amendment Bylaw is concerned with a large triangular site within the Town Centre bounded by Ungless Way, Guildford Way and Ioco Road. This is to be the site of the major commercial focus within the New Town Centre area and will accommodate a market square, open space, a single office tower, five point block residential towers and terraced low-rise residential buildings. Provision is also made for a desired sequence of subdivision and construction.

4.0 CONCLUSION

The proposed Amendment Bylaw represents a refinement of Port Moody's existing Official Community Plan. It provides more technical specifications for the development of the New Town Centre area which conform to the policies established in the Official Community Plan adopted earlier in the year. The Official Community Plan for Port Moody was the subject of a previous report to Council at its meeting of 1993 January 11.

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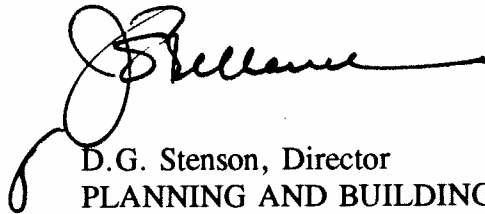
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It is the view of staff that the adoption of Amendment Bylaw No. 2166 would not conflict with any of the policies and plans as contained within the OCP for the City of Burnaby. It is recommended that a copy of this report be forwarded to the City of Port Moody.



D.G. Stenson, Director
PLANNING AND BUILDING



JSB/jp

