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| ITEM | 11 |
| MANAGER'S REPORT NO. | 8 |
| COUNCIL MEETING | 95/02/20 |

TO: CITY MANAGER 1995 FEBRUARY 16

FROM: DIRECTOR PLANNING & BUILDING OUR FILE: 01.226.1

SUBJECT: BYLAW NO. 2203-"CITY OF PORT MOODY OFFICIAL COMMUNITY PLAN BYLAW, 1992, NO. 2136"

PURPOSE: To provide comment on the City of Port Moody OCP Amendment Bylaw No. 5, 1995, No. 2227.

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 is a letter from the City of Port Moody requesting comment on Bylaw 2227, an amendment to Bylaw No. 2203 - "City of Port Moody Official Community Plan Bylaw, 1992, No. 2136. 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. This report responds to that referral.

2.0 DISCUSSION

2.1 Context

Port Moody City Council adopted the Moody Centre Land Use Plan and associated policies on 1994 October 17 through OCP Amendment Bylaw No. 3, 1994, No. 2203. This same bylaw dealt with Development Permit Area Guidelines.

As part of adopting Bylaw No. 2203, Council directed that a number of blocks of St. George Street that had been proposed for "medium density residential " land use designation retain their previous OCP land use designation, namely "low to medium density residential". Council also placed a six month freeze on consideration of any rezoning applications in these blocks while residents' concerns about the appropriate land use designation for their blocks were addressed.

As a result of a meeting with residents in 1994 December, it was concluded that the affected blocks of St. George Street should have the same land use designation as the other blocks along St. George Street, namely "single family density residential". OCP Amendment Bylaw No. 5, 1995, No. 2227 addresses residents' concerns and has now received First and Second Reading by Council. A Public Hearing for the Bylaw has been scheduled for 1995 March 6. The Bylaw cover the following items:

1. The properties in the affected blocks that are currently zoned RS1 (One-Family Residential) and RT1 (Two-Family Residential) and designated as "low to medium density residential" land use are redesignated as "single family density residential" land use.
2. The properties in the affected blocks that are currently zone RM4 (Multi-Family Residential) are designated as "medium density residential" land use.
3. The south side of the 2400 block of St. George Street, which has four properties zoned RS1 and one zoned RT1, is redesignated from "medium density residential" land use to "single family density residential" land use in order to conform with the remainder of St. George Street.
4. The text and Figure 13-1A of Section 13 of the OCP dealing with Moody Centre land use policies are amended to reflect these changes (*see Attachment A*).
5. The Development Permit Area boundaries have been amended to extend the Heritage Character Area of DPA 2 (Moody Centre). The Development Permit Area gives the City control over the form and character of multi-family residential development, including duplexes, as part of any rezoning approvals or issuance of building permits for substantial renovation or reconstruction.

2.2 Relationship to Burnaby


A relatively small area of Port Moody is affected by OCP Amendment Bylaw No. 5, 1995, No. 2227. This amendment would have no impact on the City of Burnaby.

3.0 CONCLUSION

The adoption of OCP Amendment Bylaw No. 5, 1995, No. 2227 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.


MM/db

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D.G. Stenson, Director
PLANNING & BUILDING

COMMUTER RAIL STATION
 LOCATION AMENDED

SEE RED HATCHED AREA FOR NEW LOCATION

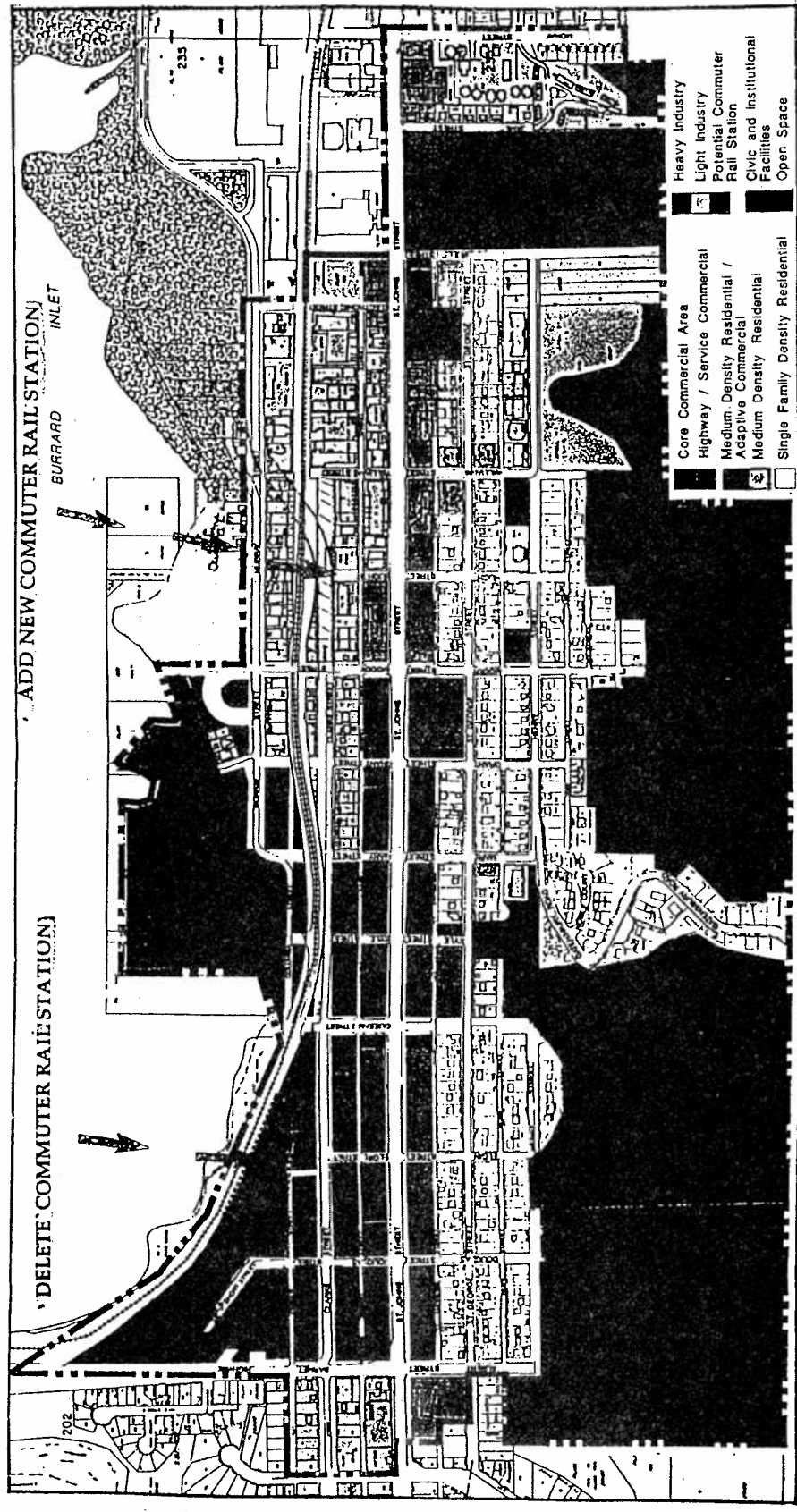


Figure 13-1.A. LAND USE PLAN amended by bylaws #2203 & #2227

Moody Centre Neighbourhood Plan

DAVIDSON YUKON SIMPSON ARCHITECTS
 HARVEY HUBBARD CONSULTING GROUP LIMITED

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