

**TO:** CITY MANAGER November 12, 1999  
**FROM:** DIRECTOR PLANNING AND BUILDING Our File: 01.226.1  
**SUBJECT:** CITY OF PORT MOODY DRAFT OFFICIAL COMMUNITY PLAN  
**PURPOSE:** To provide comment on the City of Port Moody's draft Official Community Plan.

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**RECOMMENDATION:**

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

**REPORT**

**1.0 BACKGROUND**

On 1999 October 29, the Planning Department received a letter from the Director of Planning and Development Services for the City of Port Moody requesting comment on the City of Port Moody's draft Official Community Plan (OCP) dated October 1999. The request for comment is being made in accordance with Section 882 (3) of the Municipal Act which requires that an Official Community Plan be referred to adjacent municipalities for comment. This report responds to the City of Port Moody's referral.

**2.0 THE PLAN**

The City of Port Moody's draft Official Community Plan is an updated and substantially revised version of its 1992 OCP. It reflects work taken over the last sixteen months by staff, Council and the community to update policy guidelines for the management of growth over the next decade and beyond. The policy framework for the OCP focuses on overall land use, environment, parks, open space, housing development, economic development, transportation, community facilities, heritage conservation and neighbourhood development.

As required by the Municipal Act, the draft OCP includes a regional context statement (RCS) which describes how the policies contained in the draft OCP support the Livable Region Strategic Plan's growth management strategies of protecting the green zone, building complete communities, achieving a compact metropolitan region and increasing transportation choice. Although specific dwelling unit and employment projections are not included in the Plan, it states that the main focus of new residential and commercial development will be at the new Inlet Centre Neighbourhood (adjacent to the new civic centre area) and Moody Centre which includes St. Johns Street as its main commercial street. In recognition of broader economic shifts, its industrial business policies include maintaining and supporting existing industries as well as encouraging the redevelopment of some underutilized general industrial lands for hybrid industrial/business and high technology businesses.

In terms of population growth, the RCS states that, provided necessary infrastructure requirements are secured, the City in its future planning initiatives, will work towards accommodating its potential population capacity of 46,000 (up from 23,000 in 1998) as stated in Table 2: Current Municipal Growth Capacities in the Livable Region Strategic Plan. As required by Section 882 (3) of the Municipal Act, the GVRD will be specifically reviewing Port Moody's OCP and RCS in relation to the growth management objectives of the LRSP.

### 3.0 RELATIONSHIP TO BURNABY

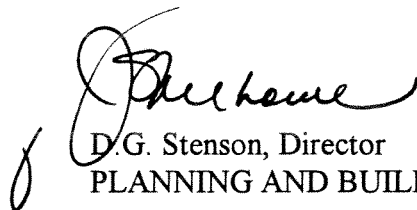
Of interest to the City of Burnaby, Port Moody's draft OCP contains policies pertaining to watershed management and streamside protection that are consistent with Burnaby's policies regarding the Brunette River Basin and Burrard Inlet. It specifically states that the City of Port Moody will establish streamside protection areas through an Environmentally Sensitive Area Management Strategy to protect riparian areas that contribute to fish life processes and fish habitat and encourage the rehabilitation, restoration and enhancement of negatively impacted riparian areas. In addition, it states that the City will work in cooperation with neighbouring municipalities in shared watersheds to work towards an integrated watershed management approach.

The draft OCP also includes a policy to develop an integrated bicycle path system for recreational and commuter cyclists that will connect with adjacent municipalities based on the City's trail and bicycle plan and the GVRD Greenways Plan.

### 4.0 CONCLUSION

To meet the requirements of the Municipal Act, the City of Port Moody is required to solicit comments on its proposed OCP from adjacent municipalities. A review of the draft OCP reveals no conflicts with the policies and goals contained in Burnaby's OCP.

It is recommended that a copy of this report be forwarded to the City of Port Moody.

  
D.G. Stenson, Director  
PLANNING AND BUILDING

  
MM/sla

cc: Director Engineering  
Director Parks, Recreation and Cultural Services