

TO: CITY MANAGER 2000 JUNE 21
FROM: DIRECTOR PLANNING AND BUILDING Our File: 01.226.1
SUBJECT: CITY OF PORT MOODY OFFICIAL COMMUNITY PLAN
PURPOSE: To provide comment on the City of Port Moody's Official Community Plan

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

Appearing on the Council agenda for the regular meeting of 2000 June 19 was a letter from the City Clerk for the City of Port Moody seeking comment on Port Moody's Bylaw No. 2465 - City of Port Moody Official Community Plan. The request for comment is being made in accordance with Section 882 (3) (d) of the Municipal Act which requires that an Official Community Plan (OCP) be referred to adjacent municipalities for comment. This report responds to Port Moody's referral.

2.0 THE PLAN

On 2000 June 8, Port Moody City Council gave first and second reading to Bylaw 2465 - City of Port Moody Official Community Plan. A Public Hearing for the Bylaw has been scheduled for 2000 June 29.

The Plan is an updated and substantially revised version of its 1992 OCP. It reflects work taken over the last two years 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. The Plan 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 (see *Attachment 1*). 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.

A preliminary draft of the OCP was referred to and received comments from Burnaby City Council in 1999 November. Since that time, some policy-related and editorial amendments have been made. In terms of policy, 3 notable changes have been made:

- a special study area in the Heritage Mountain,/Twin Creeks/Heritage Woods Neighbourhood (formerly referred to as Neighbourhoods 3 and 4 in Amendment Bylaw 2253, adopted by City of Port Moody Council in August 1995) has now been redesignated from low density residential to park and open space;
- in the Regional Context Statement (which appears in the appendix of the OCP), the potential growth capacity for Port Moody has been reduced from 46,000 to 44,000; and
- the Regional Context Statement now includes a statement concerning an employment projection for the City. It states that the City will work towards promoting appropriate economic development that will generate jobs in order to move closer to the employment target of approximately 14,239 jobs as identified in the GVRD's Livable Region Strategic Plan.

As with all member municipalities, the GVRD will review Port Moody's Regional Context Statement as to its conformity with the Regional Plan.

3.0 RELATIONSHIP TO BURNABY

Of interest to the City of Burnaby, Port Moody's 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 OCP 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. It also states that the City will work with provincial and regional agencies and neighbouring municipalities in determining an acceptable rapid transit alignment through the City so as to mitigate impact on local residents, the natural environment and heritage resources.

4.0 CONCLUSION

To meet the requirements of the Municipal Act that City of Port Moody is required to solicit comments on its OCP from adjacent municipalities. A review of the 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


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Attachment

