

Request to Appear as a Delegation

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Name of Delegation: Clarifying the OCP - Interpretation of Land Use Planning Maps
Name of Primary Contact Person: Haven Lurbiecki
Name(s) of Delegation Member(s) in Attendance: Haven Lurbiecki
Purpose of Delegation: To review MAP 1 (Overall Land Use) and MAP 11 (Evergreen Line Sub-Station) and show how it relates to development applications in Port Moody. A recent interpretation by staff regarding James Road leads us to believe that a look back at the intent of the 2014 OCP amendment process would be very helpful to everyone at this time. In particular with regard to those neighbourhoods outside of MAP 11.
Details of Request: To present to Council our concerns around the lack of public engagement or feedback from the public on OCP Map 1 and the potential impacts from the use of this map for determining land use planning in Port Moody. During the 2014 OCP engagement process the public provided zero input to Map 1, because the priority focus was centred around growth for the Evergreen Line map overlay, known as Map 11. Map 11 was intended to indicate (and does so via coloured areas and height labels) where growth around the Evergreen Line would occur - the neighborhood character of the unlabeled "grey areas" of MAP 11 were not intended to change. In 2014 the City Planning Department presented information to decision makers and the public that clearly stated that the grey areas of Map 11 would not change from their current land use. Moving forward with current staff's interpretation of Map 1 and Map 11 would mean that any grey area of Map 11 would be determined by Map 1 - meaning a significant portion of our city could potentially be developed up to 6 floors without an OCP amendment. This would set a new precedent. The consequences of proceeding with this interpretation could mean development pressures beyond what our community endorsed during the 2014 OCP process. We are asking Council to clarify the grey areas of MAP 11 as "no change" as originally intended.
Additional Information in Support of Request: