



City of Port Moody

Bylaw No. 3214

A Bylaw to amend City of Port Moody Official Community Plan Bylaw, 2014, No. 2955.

The Council of the City of Port Moody enacts as follows:

1. Citation

- 1.1 This Bylaw may be cited as “City of Port Moody Official Community Plan Bylaw, 2014, No. 2955, Amendment Bylaw No. 22, 2019, No. 3214 (Ioco Area)”.

2. Amendments

- 2.1 City of Port Moody Official Community Plan, 2014, Bylaw No. 2955 is amended by removing the Special Study Area designation for the Ioco Lands on “Map 1 – Overall Land Use Plan” as shown on the attached map in Schedule A and the Location Map in Schedule B marked “Certified True Copy of Map Referred to in section 2 of Bylaw No. 3214”.
- 2.2 Bylaw No. 2955 is further amended by replacing Chapter 9 Economic Development, Industrial Policy 11.(b) IOCO Lands in its entirety with the following:

It is envisioned that a significant portion of this site will be eventually used for an innovative combination of uses, including single-family residential, multi-family residential of varying densities, and mixed-use commercial/residential. Redevelopment will require significant infrastructure and transportation improvements, as well as environmental considerations.

Future development of this area will require the developer and/or landowner to prepare a comprehensive land use plan and full environmental assessment prior to any large-scale development application that addresses the following:

- opportunities to preserve the historical character of the Ioco Townsite;
- protection and enhancement of environmentally sensitive areas;
- potential consolidation of environmentally sensitive areas into Bert Flinn Park;
- incorporation of an integrated stormwater management plan for Mossom and North Schoolhouse Creeks;
- integration of sustainable building technologies (e.g. low-carbon energy systems, and waste and water recycling);

- integration and transition with surrounding neighbourhoods, including Anmore;
- potential traffic impacts on loco Road;
- creation and/or maintenance of employment-generating uses;
- maintaining public access to the waterfront; and
- future recreational needs of the community.

In an effort to initiate a rebirth of the loco Townsite, infill single-family residential development will be allowed within the loco Heritage Conservation Area, provided that new development maintains the integrity of and is compatible with the scale of the existing development and is consistent with the guidelines established for this area.

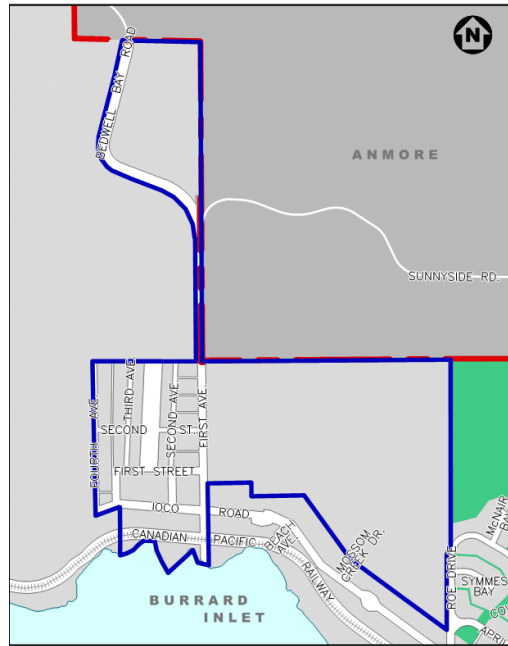
2.3 Bylaw No. 2955 is further amended by replacing Chapter 15 Neighbourhood Areas, Section 15.2.3 loco Area in its entirety with the following:

1. Future development of this area will require the developer and/or landowner to prepare a comprehensive land use plan and full environmental assessment prior to any large-scale development application that addresses the following:

- opportunities to preserve the historical character of the loco Townsite;
- protection and enhancement of environmentally sensitive areas;
- potential consolidation of environmentally sensitive areas into Bert Flinn Park;
- incorporation of an integrated stormwater management plan for Mossom and North Schoolhouse Creeks;
- integration of sustainable building technologies (e.g. low-carbon energy systems, and waste and water recycling);
- integration and transition with surrounding neighbourhoods, including Anmore;
- potential traffic impacts on loco Road;
- creation and/or maintenance of employment-generating uses;
- maintaining public access to the waterfront; and
- future recreational needs of the community.

2. In an effort to initiate a rebirth of the loco Townsite, infill single-family residential development will be allowed within the loco Heritage Conservation Area, provided that new development maintains the integrity of and is compatible with the scale of the existing development and is consistent with the guidelines established for this area.

3. For that portion of the loco Lands outlined in the following map, a maximum residential density of 253 dwelling units will be permitted.



3. Attachments and Schedules

3.1 The following schedules are attached to and form part of this Bylaw:

- Schedule A – Map 1 – Overall Land Use Plan
- Schedule B – Location Map

4. Severability

4.1 If a portion of this Bylaw is found invalid by a court, it will be severed and the remainder of the Bylaw will remain in effect.

Read a first time this 3rd day of December, 2019.

Read a second time this 3rd day of December, 2019.

Public Hearing this ____ day of ____, 2020.

Read a third time this ____ day of ____, 2020.

Adopted this ____ day of ____, 2020.

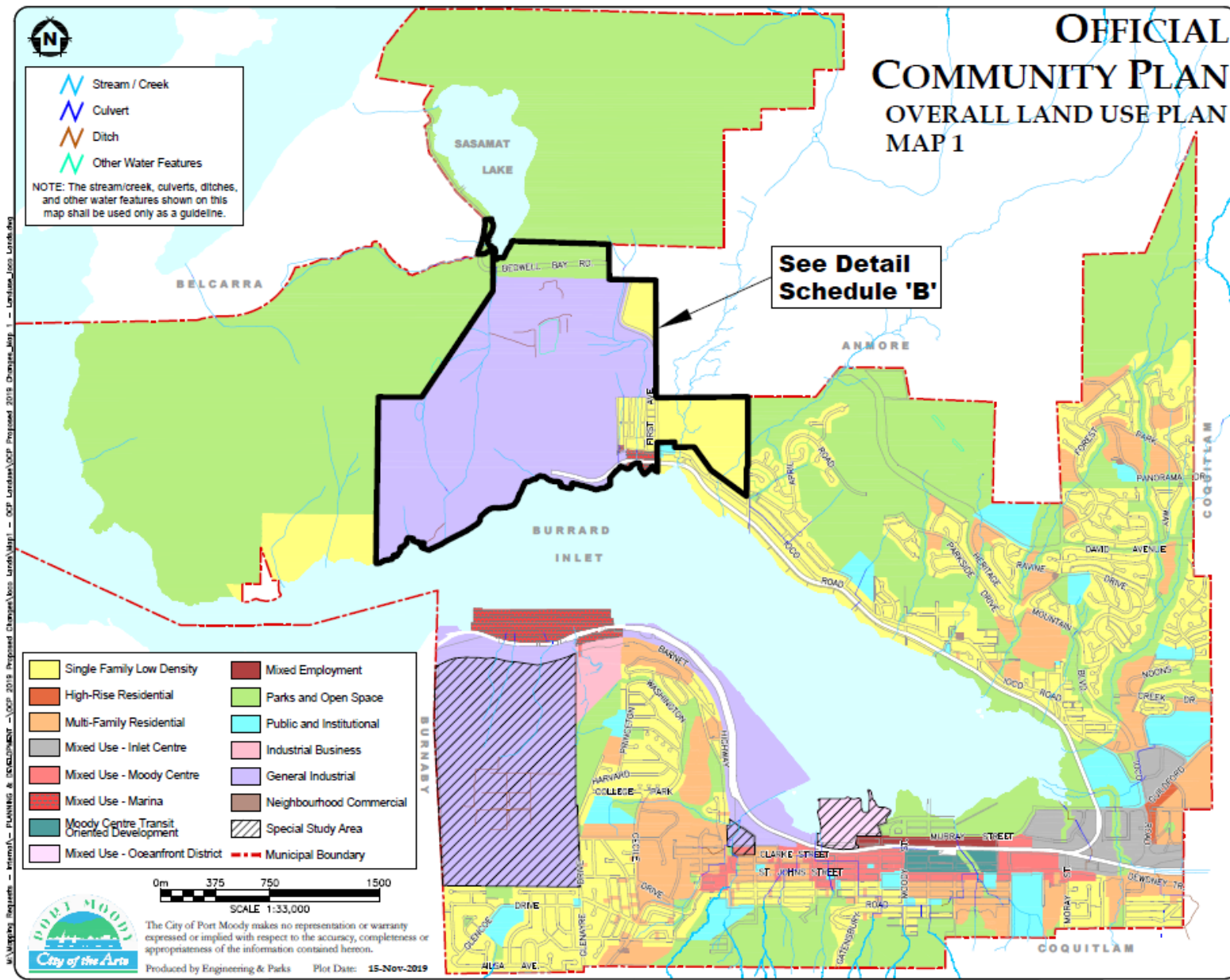
R. Vagramov
Mayor

D. Shermer
Corporate Officer

I hereby certify that the above is a true copy of Bylaw No. 3214 of the City of Port Moody.

Dorothy Shermer
Corporate Officer

Schedule 'A' – Map 1 – Overall Land Use Plan



Schedule 'B' – Location Map

