

GENERAL POLICIES

1. Inlet Centre as defined on Map 10 – Neighbourhood Plan Areas shall serve as a focal point of pedestrian oriented higher density development in the community. Within this area, a mix of uses shall be permitted, including residential, retail and office commercial, civic, institutional, recreational, cultural and religious institutional.
2. Within Inlet Centre, the City shall investigate opportunities to create urban plazas and pedestrian oriented public gathering spaces as part of a wider system of connected greenways, trails and parks including a forested trail extending from the civic centre to the Inlet Centre SkyTrain station.
3. The property at 221 Ioco Rd (Heritage Shoppers Mall) is designated as Mixed Use – Inlet Centre and will be considered for redevelopment to a maximum height of 4 storeys.
4. Land use options for the City owned Works Yard and former Firehall site will be explored including a range of uses such as residential, institutional, commercial and parks and open space.

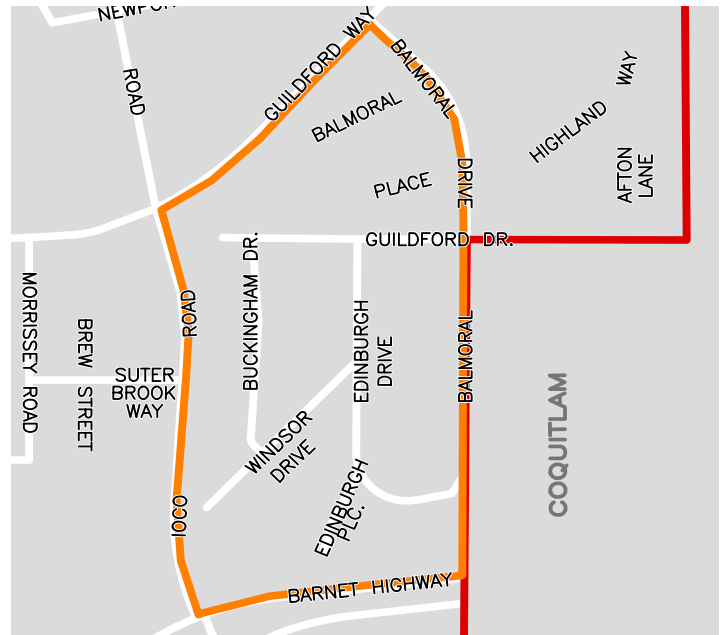
15.3.1 CORONATION PARK

The following section applies to the Coronation Park Neighbourhood Plan Area. The Neighbourhood Plan envisions Coronation Park as a transit-oriented, pedestrian and bike-friendly community that is made up of a range of housing forms and types, in close proximity to shops, amenities, and transit. The Plan includes four land uses:

1. Hi-Rise Residential: Slender towers on 3-storey podia, with ground-oriented housing (maximum 26 storeys).
2. Hi-Rise Mixed-Use: Slender towers on 3-storey podia, with ground-oriented commercial (maximum 26 storeys).
3. Low-Rise Residential: Mix of townhomes and apartments (maximum 4 storeys).
4. Park – A new central, public park.

CORONATION PARK POLICIES

1. New residential uses, as identified on Map 1, shall include a range of forms (e.g., ground oriented townhomes and stacked town homes, and low-rise and high-rise apartments), tenures (e.g., strata, market rental and affordable/non-market rental), and unit sizes (e.g., studio to 3+ bedrooms and family friendly units). New residential buildings shall include ground-oriented/accessible units at grade.
2. New mixed residential/commercial uses, as identified on Map 1, shall include commercial at grade, oriented to the street and designed at a pedestrian scale. Low impact uses (e.g., banks, coffee shops, take-out eateries), are encouraged throughout the mixed-use area, while higher impact uses (e.g., bars, restaurants, patios) are encouraged to have a buffer from residential uses beside or above them.



Policy directions in this section apply to the area outlined in the map above.

3. For new high-rise buildings (above the podium), a minimum distance separation of 60 metres between adjacent towers, and floorplates in the range of 700 square metres, are encouraged.
4. Redevelopment is encouraged to dedicate space for child, family, and senior-friendly amenities, such as child care, community care; and seniors care facilities, outdoor amenity and play space. Redevelopment applications within Coronation Park shall provide a demographic analysis identifying the estimated childcare demand produced by the proposed development, how this demand could be accommodated and, if necessary, how the development would contribute towards the provision of daycare spaces.
5. The envisioned 0.4 hectare park in Coronation Park will be either provided through dedication as part of a redevelopment proposal, or purchased by the City. Its design, function, location, and cost will be determined through further study. New buildings adjacent to the park shall front/face the park and be designed to minimize overshadowing, through stepping back of building heights away from the park.
6. The City will continue to work with School District 43 and Fraser Health on servicing the expected population growth in Coronation Park.
7. The redevelopment of Coronation Park is encouraged to support alternative transportation modes, and shall include:
 - Pedestrian and cycling infrastructure, including a pedestrian/bicycle overpass to Inlet Centre Station, and on-road separated bike lines connecting the neighbourhood to surrounding areas;
 - Vehicle infrastructure, including a new road connection/access to Barnet Highway. Rezoning of any properties within the Coronation Park Neighbourhood Plan Area will not be considered by the City until an agreement has been reached on a new transportation access. This may include a feasibility study on access options.

8. Given its proximity to Inlet Centre Station, and vision towards creating a complete and walkable community, TOD parking standards (i.e. parking relaxations in certain areas) are encouraged for Coronation Park, while still ensuring adequate parking to support retail vitality. All off-street parking should be underground. On-street loading areas in front of multi-family residential entrances are encouraged.
9. Integrating rooftop gardens and green roofs into new buildings is encouraged.
10. For a site to be considered for a rezoning within the Coronation Park Neighbourhood Plan area, it shall be of such a size and configuration that it can reasonably accommodate a form of development as outlined in the plan. Substantial lot consolidation is required. Rezoning of lot configurations that unreasonably preclude future planning and design opportunities (i.e., that result in excluded, isolated, or small lots that cannot reasonably be redeveloped) will not be considered. To ensure that sites are not “orphaned”, rezoning applicants shall demonstrate that any sites “left behind” can be reasonably developed with consideration for building massing, underground parking, and project economics.
11. All redevelopment and/or rezoning applications shall include a phasing plan and may be required to support ‘up-fronting’/oversizing of infrastructure.

15.4 MOODY CENTRE

Moody Centre encompasses the south shore of Port Moody and is the City’s most diverse neighbourhood from a land use perspective. It is composed of a number of distinct areas, each with its own character. These include:

- The waterfront industrial area, which is bounded on the east by the Mill and Timber sawmill site and on the west by Pacific Coast Terminals. This area also contains industries such as Reichhold Chemicals.
- A light industrial area of Port Moody, which is largely made up of small manufacturers and distributors located on Murray Street and Spring Street.
- Moody Centre Heritage Conservation Area and Heritage Character Area are located in Moody Centre. These areas contain a number of buildings that are listed on the City’s heritage register.
- The remainder of St. Johns Street outside of the Heritage Conservation Area is primarily commercial, although there are some residential land uses at both the eastern and western ends of the St. Johns Street corridor.
- Rocky Point Park acts as the major south shore access to the head of Inlet Park, which extends to Shoreline Park and Old Orchard Park on the City’s north shore.
- The primary residential area in Moody Centre is to the south of St. Johns Street, containing a mix of single-family homes, townhouses, and apartments. There is one manufactured (mobile) home site at the eastern end of Moody Centre on Dewdney Trunk Road. The

age of the housing in Moody Centre varies considerably, but some of the existing housing stock is nearing redevelopment age. Very few parcels of undeveloped land remain in Moody Centre.

- The Murray-Clarke Corridor is located in Moody Centre. As part of the Corridor Visioning Study, ideas for improvements to this area were compiled and included in the Murray-Clarke Stakeholder Summary to be considered as part of the final plan.

15.4.1 CULTURAL PLAZA

It is envisioned that a cultural plaza will be developed on city-owned land around the existing Arts Centre as part of the redevelopment of Kyle Recreation Centre. The Cultural Plaza is intended to be a heritage and arts focused development area, and potentially a performance and cultural centre and a library. This area would also be considered a suitable location for the preservation of heritage buildings that may be donated to the City. The Cultural Plaza could include a range of components such as public art, flexible performance, exhibit and gathering spaces, unique landscaping and street furniture elements.

GENERAL POLICIES

1. The City shall continue to pursue revitalization of the Moody Centre historic commercial area, with emphasis on a strong heritage theme and a pedestrian oriented environment. This will be accomplished through:
 - Encouraging more businesses that serve the daily shopping needs of residents, as well as, specialty retail businesses such as arts, cultural and entertainment oriented activities that attract people from elsewhere in the Lower Mainland.
 - Maintaining and improving the appearance and heritage character of the area through Development Permit Area design guidelines (Appendix 2) and the Moody Centre Heritage Conservation Area guidelines (Appendix 4).
 - Undertaking the development of zoning and development permit area guidelines for intensive residential development forms in keeping with the scale and character of existing low density single family areas e.g. laneway housing, duplexes, triplex, four-plex, small lot subdivisions.
 - Encouraging the retention and revitalization of heritage character buildings.
 - Upgrading the pedestrian environment through such means as widening sidewalks, additional street trees and soft landscaping, special lighting, street furniture, signage and the installation of pedestrian overpasses.
 - Investigating opportunities to create urban plazas and pedestrian oriented public gathering spaces as part of a wider system of connected greenways, trails and parks.
 - Pursuing opportunities for the creation of a Moody Centre Cultural Plaza as part of new development on City-owned lands in the Kyle Centre/Arts Centre area.
 - Encouraging mixed use developments with residential or office commercial uses above street-level commercial businesses. Culturally related commercial activities would also be appropriate.