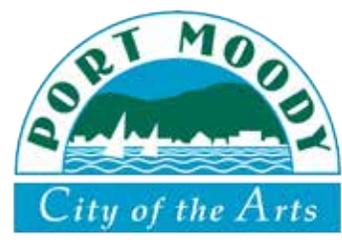


CITY OF PORT MOODY HERITAGE STRATEGIC PLAN 2016-2022



DECEMBER 2015

DONALD LUXTON
AND ASSOCIATES INC 

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EXECUTIVE SUMMARY

The purpose of this Heritage Strategic Plan is to provide the City of Port Moody and the Port Moody Heritage Commission with an effective, sustainable, and realistic plan of action for the next seven years, which will proactively encourage the preservation and long-term viability of the City’s heritage resources. The first *Port Moody Heritage Strategic Plan* was prepared in 2001, and updated in 2007. During that time Port Moody has developed an effective heritage policy framework and a mature heritage program. It is now timely to review the strategic focus of the City’s heritage initiatives, in order to ensure the most effective stewardship of the City’s heritage resources.

The Heritage Strategic Plan provides the opportunity to assess those aspects of the heritage program that are most successful, to determine what needs to be re-focused for maximum effectiveness, and to outline a series of actions that best utilize scarce resources. The Plan responds to challenges and opportunities, and sets new directions based on a consensus approach to community values.

The Plan identifies a community-based Vision for the heritage program, seven overarching Goals, four strategic priorities, and recommended Actions for implementation:

A VISION FOR PORT MOODY’S HERITAGE PROGRAM 2016-2022

Port Moody’s Heritage Program will protect and enhance the City’s heritage buildings and maintain the heritage character of its neighbourhoods and original commercial areas for future generations. This will provide opportunities for increased public awareness and educational opportunities through heritage planning, information and communication.

Port Moody’s broad range of heritage resources will be protected and enhanced for public use and enjoyment. In recognition of the public benefits of our local heritage resources, the City of Port Moody will continue to work in partnership with community stakeholders to further the goal of heritage conservation.

GOALS

- **Aligning** the vision and work-plan of the Port Moody Heritage Commission with the heritage policies in the Port Moody Official Community Plan;
- **Identifying** the gaps in the existing heritage management program and using this analysis to inform the Port Moody Heritage Commission work-plan;
- **Broadening** the definition of heritage value;
- **Defining** a clear pathway to achieve a heritage vision;
- **Enhancing** conservation incentives;
- **Leveraging** federal and provincial Acts and programs;
- **Inspiring** community engagement in local heritage conservation;
- **Increasing** public awareness of the community benefits of heritage conservation; and
- **Promoting** the development of heritage infrastructure.

Four strategic priorities, based on OCP Policies, support these Goals, and individual Actions are recommended for implementation.

**STRATEGY 1:
Enhanced Heritage Program**

**STRATEGY 2:
Accessible Heritage Information**

**STRATEGY 3:
Improved Heritage Communication**

**STRATEGY 4:
Enriched Heritage Partnerships**

This strategic framework is supported by recommended Actions that will be achieved over a seven-year period, between 2016 and 2022. The intent of the recommendations is to proactively encourage the identification, conservation and commemoration of the City’s heritage resources, for the benefit of the entire community.

1.0 INTRODUCTION

Port Moody's unique heritage character is based on its small town atmosphere, enclaves of older buildings, a rich industrial history and strong links to the development of the transcontinental railway. Originally the territory of local First Nations, the announcement in 1880 that Port Moody would be the western terminus for the Canadian Pacific Railway caused rampant land speculation and created a boom of European settlement. The settlement developed primarily as a resource industry town with the creation of the port, construction of several large sawmills, the establishment of B.C. Union Oil in 1910 and Imperial Oil's first west coast refinery in 1914. Lumber was readily available in Port Moody, and the early residential and commercial buildings were built of wood-frame construction. These historic events all contributed to the City's ongoing growth, and have left a rich legacy of older buildings and historic industrial sites, that combined with a spectacular natural setting, are an abiding source of pride for the community.

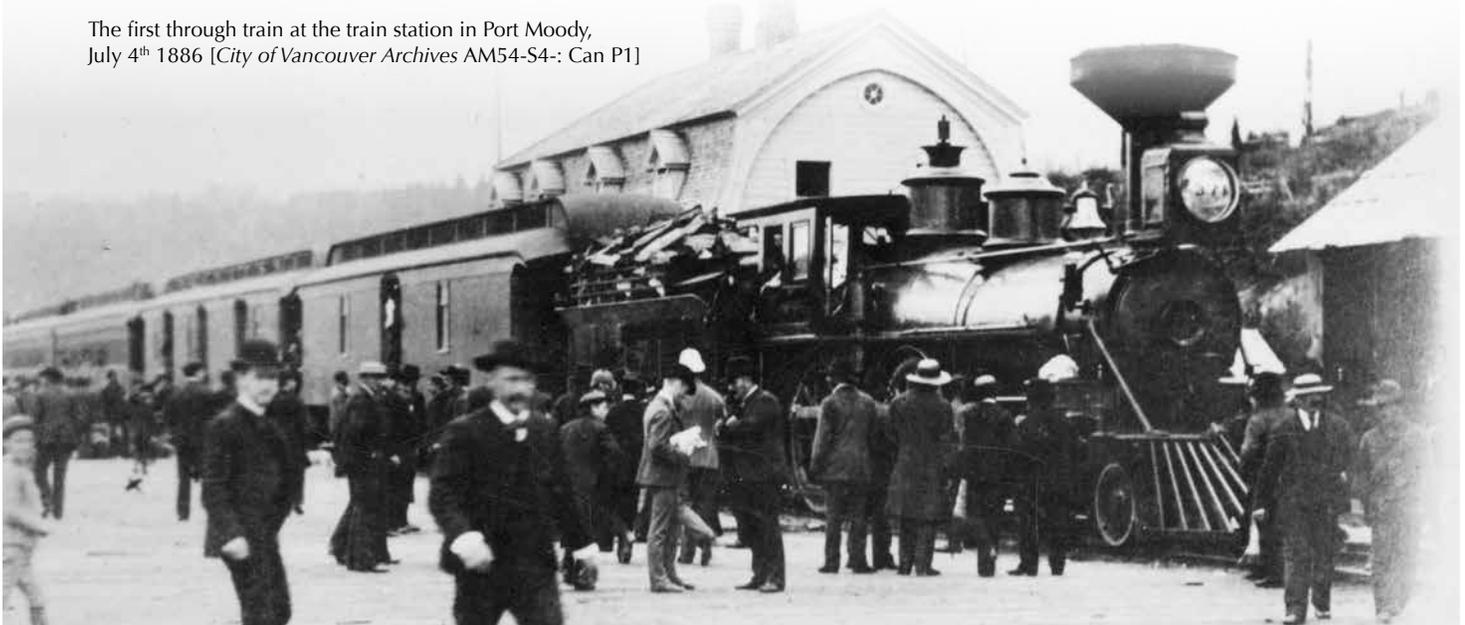
In 2001, a five-year Heritage Strategic Plan was prepared in order to identify, maintain and protect Port Moody's unique heritage resources. This Plan

successfully guided Port Moody's heritage program from 2001 until 2007, and many of the tasks outlined in the Plan were completed successfully. The Heritage Strategic Plan was comprehensively updated in 2007 through a community engagement process that identified a Vision, Goals, Strategic Priorities and recommended Actions.

The City currently has 66 buildings listed on the heritage register; designated and legally-protected sites; two heritage conservation areas (Moody Centre HCA and loco Townsite HCA); eleven stone markers; and other heritage projects, including a heritage award plaque program and interpretive vinyl wraps.

This current update of the Heritage Strategic Plan will guide Port Moody in conserving significant heritage resources for future generations. Developed in consultation with the Port Moody Heritage Commission and City staff, this Plan outlines a prioritized strategy for the development of Port Moody's heritage conservation initiatives for the next seven years. It answers key questions about the existing situation, defines a community vision for heritage, and recommends a strategy for implementation.

The first through train at the train station in Port Moody, July 4th 1886 [City of Vancouver Archives AM54-S4:- Can P1]



Heritage Strategic Plans address five questions:

- ***Where are we now?***
Strengths and weaknesses of the current management of heritage issues, and defines future opportunities.
- ***Where do we want to go?***
The Vision for the future direction of heritage resource management.
- ***How do we get there?***
Means of achieving this vision for heritage resource management.
- ***What resources do we need to get there?***
The information and resources required to implement the Heritage Strategic Plan.
- ***How do we know whether we got there?***
Methods for evaluating and monitoring the effective implementation of the Heritage Strategic Plan over time

This Plan builds on almost forty years of municipal heritage planning and initiatives. It is evident that the City values its historical roots as evidenced through consistent reference in policy statements to the importance of recognizing and protecting its built, cultural and natural heritage. The City is fortunate to

have a Council committed to heritage conservation, as well as strong support and awareness within the local community. Heritage awareness and support in Port Moody has been steadily on the rise and has been invaluable in creating a solid base of community support.

This current update of the Heritage Strategic Plan is a tool that will provide the City of Port Moody and the Port Moody Heritage Commission with an effective, sustainable, and realistic strategic plan of action for the next seven years, which will proactively encourage the preservation and long-term viability of the City's heritage resources.

Through the development of a shared community vision for heritage conservation and a planning framework for the Port Moody's heritage program, the Heritage Strategic Plan provides an opportunity to assess those aspects of the program that are most successful, to determine what needs to be re-focused for maximum effectiveness, and to outline a series of actions that best utilize scarce resources. This has determined a new Vision for Port Moody's heritage program, and sets new directions based on a consensus of community values.



View of houses in loco townsite, 1923 [City of Vancouver Archives PAN N139]

1.1 METHODOLOGY

This Plan outlines a prioritized strategy for Port Moody's heritage program for the next seven years (2016-2022). It answers key questions about the existing situation, defines a community vision for the direction of the program, and proposes an Implementation Strategy.

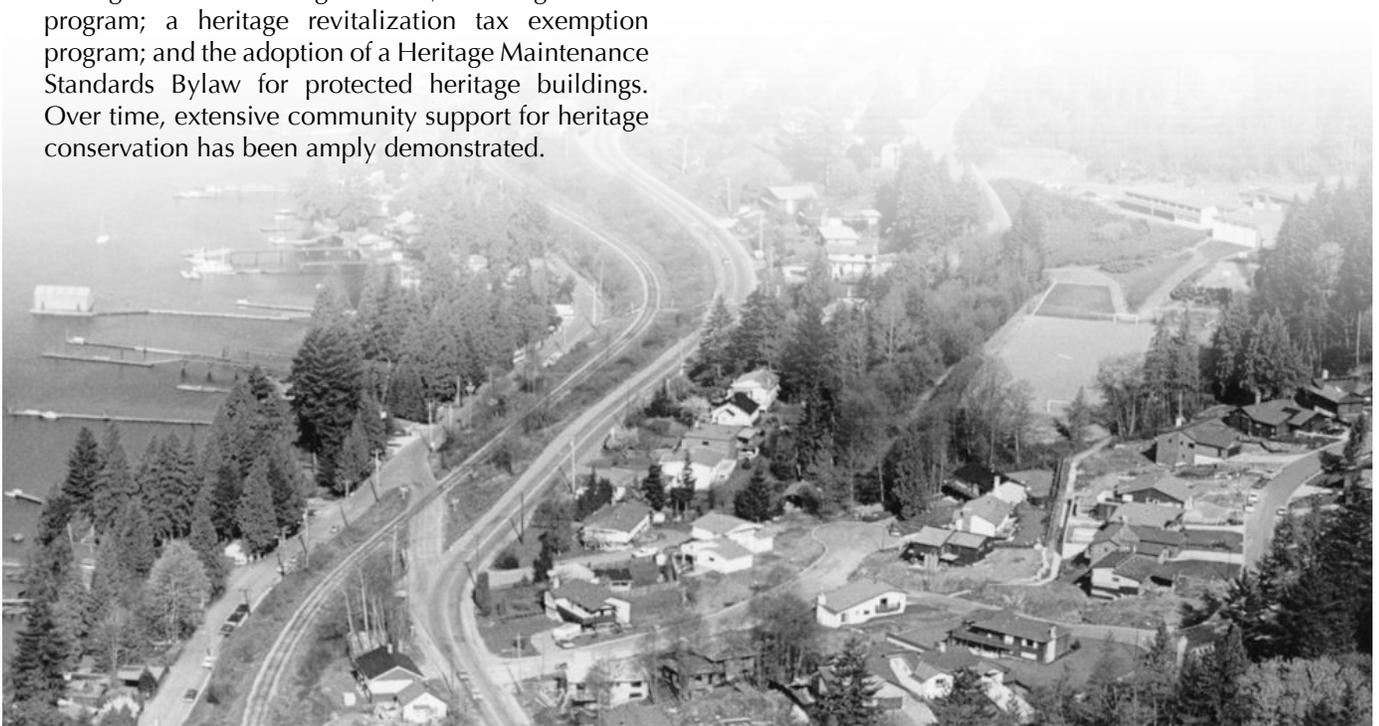
In 2014, the Port Moody Heritage Commission began an internal process of reviewing and updating the 2007 Heritage Strategic Plan, in order to focus their yearly work plans. In 2015, a consultant was retained to work with City staff and the Port Moody Heritage Commission to complete the work through a series of iterative drafts and workshops. This has ensured that there was a thorough and comprehensive discussion of the process and proposed outcomes.

The Heritage Strategic Plan builds on almost four decades of municipal heritage planning and initiatives, including the creation of a formal heritage register; the designation of two heritage conservation areas; a number of municipal heritage designations and heritage revitalization agreements; a heritage awards program; a heritage revitalization tax exemption program; and the adoption of a Heritage Maintenance Standards Bylaw for protected heritage buildings. Over time, extensive community support for heritage conservation has been amply demonstrated.

1.2 MANDATE

The governing authority for the Heritage Strategic Plan is the City of Port Moody. Primary responsibility for the implementation of the heritage program lies with the Planning Department. The Port Moody Heritage Commission performs an active role in many aspects of the heritage program, including advising Council and in the areas of heritage information, education and awareness. City Council, through its ongoing support and approval of budgets, provides the overall direction and authorization for the implementation of the Plan.

Throughout the development of this Plan, political, public and administrative support has been demonstrated for the goal of heritage conservation. Opportunities have also been identified for ongoing heritage partnerships that will advance the heritage program.



North Shore Port Moody, c. 1949 [Port Moody Station Museum Acc. # 1982.026.004 (c)]



1.3 COMMUNITY BENEFITS

Conserving and celebrating its heritage resources helps a community retain and convey a sense of its unique history, and provides aesthetic enrichment as well as educational opportunities. Our heritage resources help us understand where we have come from so that we can appreciate the continuity in our community, from past to present to future. Historic sites become landmarks and touchstones for the community, and a broad range of tangible heritage features exist that add to Port Moody's vibrancy and character. In addition, a legacy of personal histories, traditions and events weave a rich community tapestry that enriches the life of Port Moody's residents and visitors.

Community heritage resources are the physical elements unique to a community. They are the embodiments of historical, social and cultural values that give a community its distinctive sense of place and time. When a community places value and retains symbols from its past, the result is a more interesting and unique urban environment.

Heritage conservation has a number of potential cultural, social, environmental and economic benefits. Cultural and heritage-based tourism, such as the visitation of historic sites, is one of the fastest growing segments of the burgeoning tourism industry. Other benefits of strong heritage policies include maintaining distinctive neighbourhoods, conserving cultural heritage, providing community identity and promoting civic pride.

The economic benefits associated with heritage conservation may also relate to spinoffs from the movie and tourist industries. There are a number of regional examples that demonstrate the success of promoting linkages between the heritage, tourism and education sectors. Heritage conservation is also an inherently sustainable activity, and supports broader sustainability initiatives. From an environmental perspective, the retention and adaptable reuse of heritage buildings is consistent with the principle of sustainability through recycling materials and reducing landfill waste.

These are all important considerations in the long-term management of our built environment. A well-managed heritage conservation program provides numerous community benefits that can:

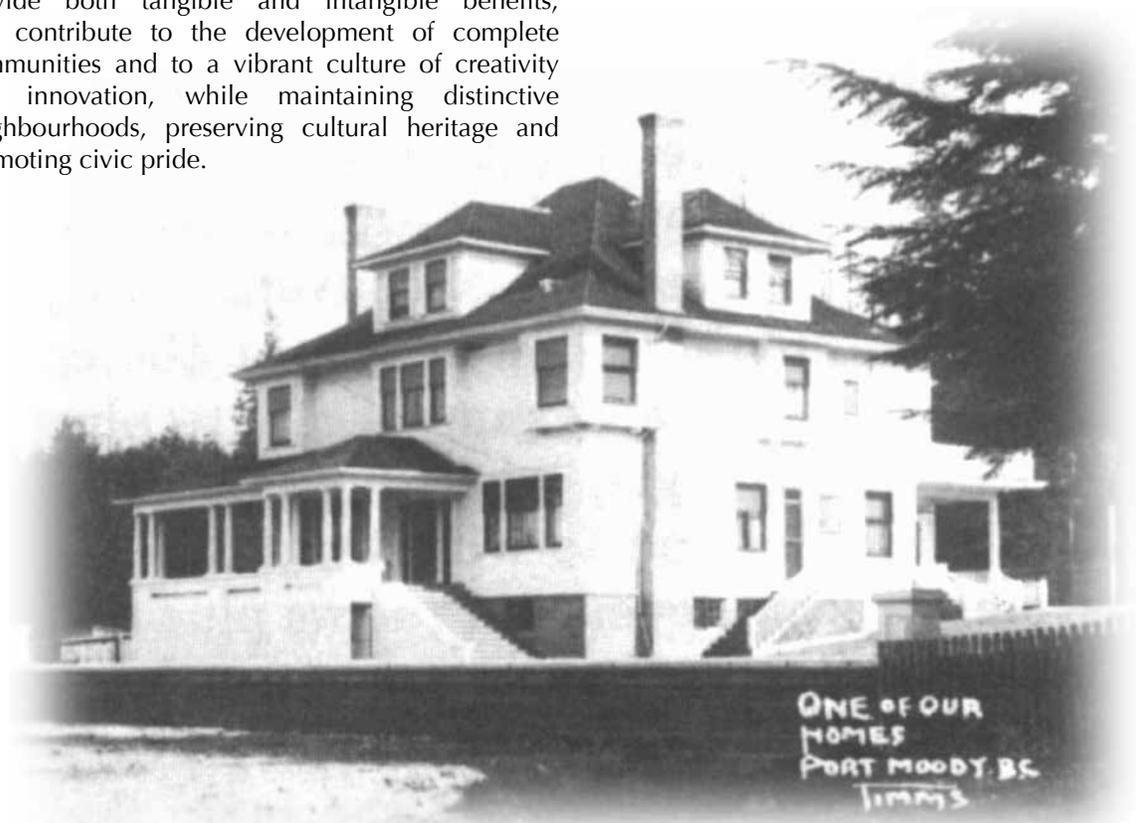
- encourage retention of unique physical heritage features;
- celebrate historical events and traditions;
- identify ways that partnership opportunities can be fostered with senior levels of government;
- engage the broader community, including the private and volunteer sectors;
- conserve a broad range of historical sites that supports other public objectives such as tourism and education;
- assist private owners in retaining historic resources through flexible heritage planning;
- invest in heritage sites through community partnerships and strategic alliances;
- support economic development initiatives through job creation and retention, investment potential and new tourism opportunities.
- support sustainability initiatives; and
- generate employment opportunities and other economic spin-offs.

There is a widely-held perception that protecting heritage property reduces property values or inhibits development. Numerous studies have shown that this is not so; Professor Robert Shipley of the University of Waterloo examined almost 3,000 properties in 24 communities across Ontario between 1998 and 2000. He found that heritage designation did not have a negative impact on property values. In fact there appears to be a distinct and generally robust market in protected heritage properties. They generally perform well in the market, with 74% doing average or better than average. The rate of sale among designated properties is as good or better than ambient market trends. Moreover, the values of heritage properties tend to be resistant to downturns in the general market.

The Vancouver Heritage Foundation has undertaken research that compares the assessed value of Heritage Register, designated heritage and non-heritage properties in four Vancouver neighbourhoods (Strathcona, Kitsilano, Mount Pleasant & Hastings Sunrise). The study indicated that between 1999 and 2005, Heritage Register and designated heritage houses increased in value at almost the same rate (42.1% & 42% respectively), while non-heritage houses increased at a slightly slower rate (39%).

The Victoria Heritage Foundation has been tracking market values and assessments of 142 heritage houses designated prior to 1988. Between 1988 and 1999 the tax assessments for these houses increased 26% faster than the norm for the City, resulting in increased tax returns to the City.

There is mounting evidence that heritage initiatives provide both tangible and intangible benefits, and contribute to the development of complete communities and to a vibrant culture of creativity and innovation, while maintaining distinctive neighbourhoods, preserving cultural heritage and promoting civic pride.



2227 St. Johns Street: Roe Residence

2.0 PROVINCIAL ENABLING LEGISLATION

While the national government, in collaboration with the provinces and municipalities, has played a leadership role in some key policy areas, provincial legislation, statutes and regulations provide the legal framework for conservation practice. Local governments have managed their resources through the legislative tools provided by provincial legislation, such as heritage registers, heritage designation and heritage revitalization agreements. These are some of the most significant conservation tools that are available at the local level for the management of heritage resources.

Prior to 1994, two provincial Acts enabled municipal heritage conservation initiatives: the *Heritage Conservation Act* and the *Municipal Act*. These two Acts, and a number of others, were amended through the *Heritage Conservation Statutes Amendment Act 1994*. These changes to the *Municipal Act* (later the *Local Government Act*) enabled municipalities to better integrate heritage conservation activities into the mainstream of development and community planning by defining new procedures for more powerful regulations (heritage conservation areas, community heritage commissions, heritage site maintenance standards, tree protection, etc.) and heritage incentives (tax exemptions, an expanded legal protection toolkit, consolidated approvals for heritage rehabilitation work, etc.).

Heritage tools are referenced in a number of other provincial Acts, such as the *Land Titles Act* (which enables covenants to be registered on land titles), but the majority of the tools Port Moody uses in the conservation of heritage resources are enabled under the *Local Government Act*.

2.1 LOCAL GOVERNMENT ACT

Under the *Local Government Act*, a legal framework is provided for the establishment and continuation of local governments to represent the interests and

respond to the needs of their communities. Local governments are enabled with the powers, duties and functions necessary for fulfilling their purposes, including stewardship of public assets, and the flexibility to respond to the different needs and changing circumstances of their communities. Port Moody is empowered to regulate land development through zoning, subdivision control, building bylaws, maintenance and occupancy bylaws, and a number of other policy and regulatory mechanisms. Heritage incentives can be provided through a number of mechanisms including negotiated agreements and periods of tax relief for up to 10 years. Most of the tools that Port Moody will use to provide incentives and regulations for the heritage program are enabled under *Part 27: Heritage Conservation*.

One of the tools commonly used as the basis of a municipal heritage program is a community heritage register, an official listing of properties having heritage value, passed by resolution of local government. Inclusion on a register does not confer any other form of permanent heritage protection, is not listed on the Land Title and does not create any financial liability for the local government. The register may, however, be used to “flag” properties for possible future protection, and does enable a local government to withhold approval and/or a demolition permit for a limited amount of time. In addition to the tracking and regulatory powers implied by a register listing, there are also important incentives that can be offered to assist owners with conservation.

Properties listed on a heritage register are eligible for special provisions, including equivalencies under the B.C. Building Code, alternative compliance under the *Energy Efficiency Requirements* and exemptions from the *Homeowner Protection Act*. Port Moody has been very successful in establishing its Heritage Register, with all of the listed sites documented through Statements of Significance and many sites now designated or legally protected.

2.2 HERITAGE CONSERVATION ACT

The purpose of this Act is to encourage and facilitate the protection and conservation of heritage property in British Columbia. This Act is most relevant when dealing with archaeological issues, the management of which remains a provincial jurisdiction. The province may enter into a formal agreement with a First Nation with respect to the conservation and protection of heritage sites and heritage objects that represent the cultural heritage of the indigenous people who are represented by that First Nation. Owners of identified archaeological sites are required to conform to provincial requirements. The provincial Archaeology Branch maintains a list of known archaeological sites.

2.3 COMMUNITY CHARTER

The *Community Charter* came into effect in 2004, and provides municipalities with a framework for local activities and services. This legislation applies to all municipalities whose core powers were previously found in the *Local Government Act*, and replaces the tradition of prescriptive legislation with enabling legislation that allows municipalities to be innovative in meeting the needs of their communities. The *Charter* gives municipalities broad powers, including permissive tax exemptions, to regulate activities within their communities.

The Permissive Exemptions provisions in the Community Charter that can be used for facade improvement and heritage conservation projects are listed below:

- **Section 225:** Permissive tax exemptions can be offered to “eligible property”, as defined by heritage protection. A rebate on municipal and provincial taxes can be provided. There is no specified time limit to the exemption that can be negotiated. These provisions require a 2/3 supporting vote of Council for enactment.
- **Section 226:** Permissive tax exemptions can be offered to revitalization projects. A rebate can only be provided on municipal taxes, and can be offered to any property. There is a 10-year time limit to this exemption, however it requires only a simple majority vote of Council for enactment.

The City has already enabled permissive tax exemptions to provide heritage incentives for maintenance, repair, renovation and/or revitalization projects of varying degrees (see **Section 3.4.1**).

2.4 B.C. BUILDING CODE

Building Code upgrading is the most important aspect of heritage building rehabilitation, as it ensures life safety and long-term protection for the resource. It is essential to consider heritage buildings on a case-by-case basis, as the blanket application of Building Code requirements does not recognize the individual requirements and inherent performance strengths of each building. A number of equivalencies have been adopted in the British Columbia Building Code that enable more sensitive and appropriate heritage building upgrades. As example of a Code equivalency is the use of sprinklers in a heritage structure to satisfy fire separation and exiting requirements.

Given that Code compliance is such a significant factor in the conservation of heritage buildings, the most important consideration is to provide viable economic methods of achieving building upgrades. In addition to the equivalencies offered under the current Code, Port Moody can also accept the report of a Building Code Engineer as to acceptable levels of code performance.

Under the B.C. Building Code, a building protected through designation or listed on a Community Heritage Register is defined as a heritage building.

2.5 ENERGY EFFICIENCY ACT

The *Energy Efficiency Act* (Energy Efficiency Standards Regulation) was amended in 2009 to include the following definition:

“designated heritage building” means a building that is:

- (b) protected through heritage designation or included in a community heritage register by a local government under the Local Government Act,

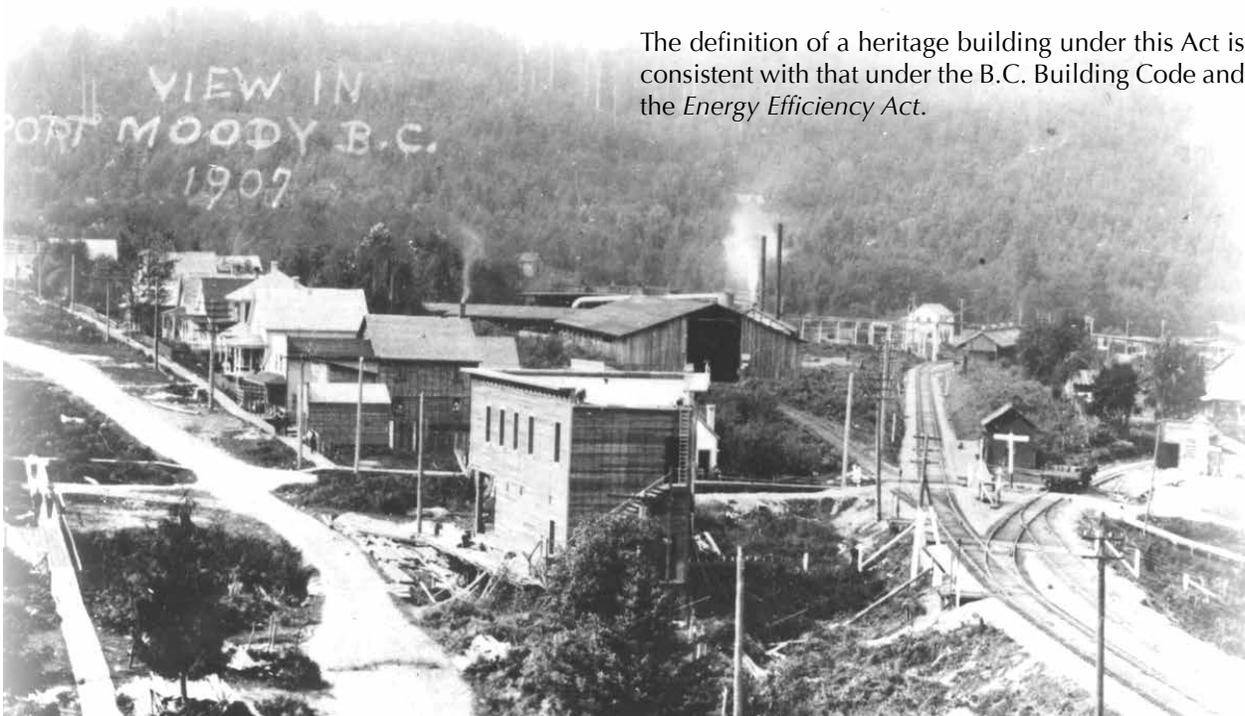
Under this definition, Energy Efficiency standards do not apply to windows, glazing products, door slabs or products installed in heritage buildings. This means that exemptions can be allowed to energy upgrading measures that would destroy heritage character-defining elements such as original windows and doors.

2.6 HOMEOWNER PROTECTION ACT

Amendments to the *Homeowner Protection Act Regulation* were made in 2010 to allow for exemptions for heritage sites from the need to fully conform to the B.C. Building Code under certain conditions, thus removing some of the barriers to compliance that previously conflicted with heritage conservation standards and guidelines. The changes involved:

- an amendment to the Homeowner Protection Act Regulation, B.C. Reg. 29/99 that allows a warranty provider, in the case of a commercial to residential conversion, to exclude components of the building that have heritage value from the requirement for a warranty; and
- clarification of the definition of ‘substantial reconstruction.’ The latter clarification explains that 75% of a home must be reconstructed for it to be considered a ‘new home’ under the Homeowner Protection Act, thus enabling single-family dwelling to multi-family and strata conversions without the Act now coming into play.

The definition of a heritage building under this Act is consistent with that under the B.C. Building Code and the *Energy Efficiency Act*.



View of Clarke Street

3.0 CURRENT SITUATION

3.1 OFFICIAL COMMUNITY PLAN

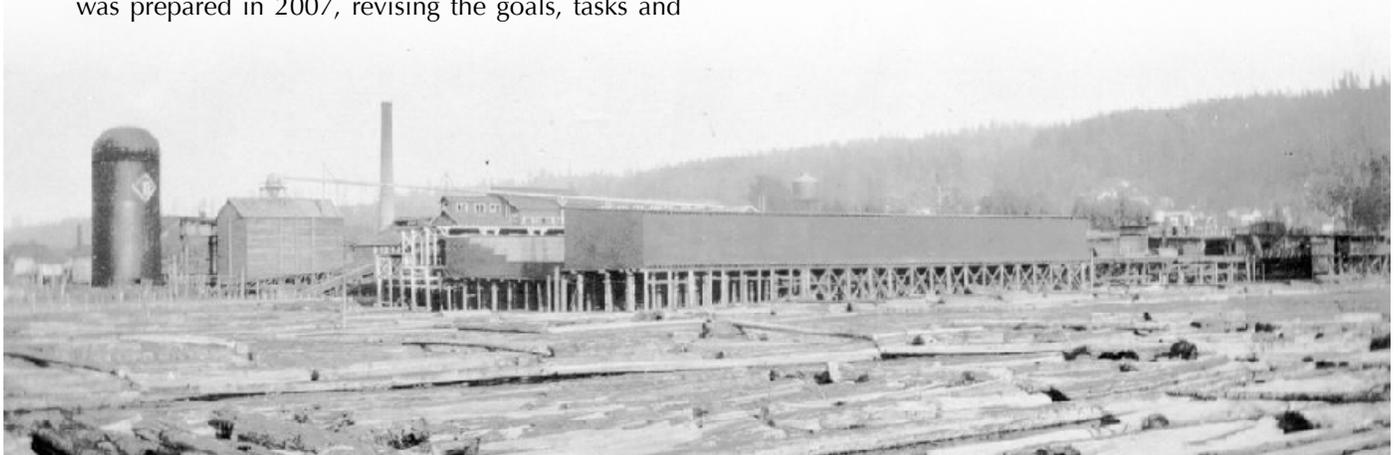
The heritage resources of Port Moody are a key component of the community's identity. A number of people see Port Moody's uniqueness not only in its small town atmosphere, but its heritage character and its historical link to Canada's past. Port Moody's heritage character is linked to its rich industrial history and status as the original western terminus of the transcontinental railway. Located at the head of Burrard Inlet, the area was settled around the turn-of-the-century primarily as a resource industry town with the creation of a deep-sea port, construction of several sawmills and establishment of two oil refineries. A legacy of wood-frame commercial and residential buildings contribute to the small town character and charm of Port Moody.

Over almost forty years, Port Moody has undertaken a number of initiatives to conserve heritage structures for the enjoyment of future generations. In 1995, council created a Heritage Commission to act as an advisory body to Council on matters relating to Port Moody's natural and cultural heritage resources including heritage buildings, sites and neighbourhoods. The Commission members participate in heritage building identification and documentation process as well as heritage education and awareness. In 2001, Council endorsed a *Heritage Strategic Plan* that was prepared in consultation with the community, and set out a five-year Action Plan to implement strategic recommendations. A *Heritage Strategic Plan Update* was prepared in 2007, revising the goals, tasks and

timelines related to the City's natural, industrial, archaeological and built heritage resources. Port Moody has also adopted Parks Canada's *Standards and Guidelines for the Conservation of Historic Places in Canada* to guide restoration and rehabilitation efforts on protected heritage resources.

Historic buildings are recognized as landmarks in the community, adding to the vibrancy and character of a place. The conservation of heritage buildings allows a community to retain and convey its sense of history and provides opportunities for education, awareness and aesthetic enrichment. An understanding of the past helps residents to appreciate the continuum from past to present to future in the built environment. Heritage sites have been protected, and heritage conservation and character areas have been identified and designated. Port Moody has enjoyed active political, public and administrative support in pursuing the goal of heritage conservation.

Communities are increasingly realizing the value of heritage and the role it can play in preserving neighbourhood character. A survey conducted as part of the previous Official Community Plan update process revealed a high level of support in Port Moody for the broad goals of heritage conservation, heritage awareness and education, including strong support for the museum and fostering partnerships between heritage, arts, culture and tourism.



Flavelle Mill as seen from wharf, 1926 [Port Moody Station Museum Acc. # 1971.050.005]

3.1.1 OCP OVERALL COMMUNITY VISION

During the public consultation phase of the Official Community Plan update process, residents confirmed a number of elements that formed part of the vision identified in the previous OCP. This feedback has been used to provide an updated overall Community Vision: “Port Moody, City of the Arts, is a unique, safe, vibrant waterfront city of strong neighbourhoods; a complete community that is sustainable and values its natural environment and heritage character as well as:

- Protecting, remediating and enhancing the community’s environmentally sensitive resources, recreation areas and heritage assets for public use and enjoyment;
- Maintaining the “small town” character of the community;
- Encouraging developments that respect the community and are functional, universally accessible, exhibit good urban design and are environmentally sound;
- Encouraging physical development and cultural activities that enhance the sense of community in the City distinguishing Port Moody from its neighbours;
- Encouraging and maintaining a strong and diversified economy and tax base;
- Supporting community involvement and input when determining future directions for the City.
- Seeking a balance between environmental, economic, social and cultural sustainability in all decision-making.”

OCP Vision for Heritage Conservation

- **Buildings and Character:** To protect and enhance the City’s heritage buildings and maintain the heritage character of its neighbourhoods and original commercial areas for future generations.
- **Public Awareness:** To provide opportunities for increased public awareness and educational opportunities through heritage planning, information and communication.

The overarching goal of the City respecting heritage is to encourage the conservation of buildings and neighbourhoods that reflect Port Moody’s traditions and history, as well as the role played by its residents in the history of the region.

The following policies are identified to preserve and enhance Port Moody’s heritage resources:

Heritage Conservation Policies

1. The City will actively pursue the conservation of community heritage resources by implementing the appropriate legislative tools available for this purpose.
2. The identification and conservation of community heritage resources will continue to be considered within the development process.
3. The City will review the existing zoning in Moody Centre and develop a zone in the Moody Centre Heritage Character Area designed to retain the heritage character of Moody Centre’s residential and commercial areas.
4. The City will continue to explore various incentive programs to foster heritage conservation and other ways to encourage the preservation of heritage buildings.
5. The City will consider allowing an appropriate reuse of commercial, multifamily or other historical buildings in order to ensure their ongoing viability and preservation.
6. The City will consider transferring potential density from a site included on the heritage register or located within a Heritage Conservation Area to a non-heritage site in an effort to retain and enhance the City’s heritage resources.
7. The City will explore opportunities to conserve, restore and enhance the integrity of the loco Townsite and its residential and community structures located on the site in cooperation with the property owner.

3.1.2 THE LINK BETWEEN HERITAGE AND SUSTAINABILITY

8. The City requires all developments within the loco Townsite Heritage Conservation Area and the Moody Centre Heritage Conservation Area to respect and reinforce the area's existing architecture and heritage character.
9. In consultation with property owners, the City will continue to add properties to its heritage register as a means of informing the conservation and maintenance of historic buildings.
10. In cooperation with the community and Port Moody Heritage Commission, the City will continue to implement heritage planning initiatives identified in the Port Moody Heritage Strategic Plan (2001-2006) and Heritage Strategic Plan Update (2007-2011).
11. The City will continue to support activities of community heritage groups that work towards developing programs and methods to educate the public regarding local heritage resources and foster an awareness of heritage.
12. The City will explore partnerships and linkages between heritage and arts, culture and tourism to further the community's social and cultural goals.
13. The City will continue to maintain the former City Hall (Arts Centre) and support the Port Moody Heritage Society in the preservation of the Port Moody Station Museum for community purposes.
14. Given the historic importance of industry in the development of Port Moody, the City will undertake the compilation of an inventory of industrial heritage sites and artifacts.
15. The City will explore the development of a memorial garden or memory park to recognize and celebrate early Port Moody residents.
16. The City will continue to draw upon the names of Port Moody pioneer residents for street naming purposes, at Council's discretion.

In recent years heritage conservation has found a new place within the sustainability framework, in which economic, environmental, social and cultural interests support common community goals. Conserving heritage values has a significant impact on all aspects of sustainability – social, environmental and economic. Within this larger model, both the tangible and intangible benefits of heritage conservation find a broadened relevance in the areas of tourism, job creation, business development, education, recreation and the environment. Heritage conservation contributes to the diversity, variety and long-term sustainability of the urban fabric of our existing communities.

Heritage conservation is inherently sustainable, as it minimizes the need to destroy existing building materials and retains established land use patterns and infrastructure. It also conserves embodied energy, the sum of all the energy required to produce a building and its materials; reduces pressure on landfill sites; avoids the energy required to raze, load, haul away and dispose of construction materials; avoids impacts of new construction; and minimizes the need for new building materials. Heritage conservation and sustainable development align in their mutual interest of enhancing the relationship people have with their built environment. The environmental impact associated with building demolition is a major concern, and as a consequence an increasing number of existing buildings are being retained and retrofitted for new uses for reasons that go beyond historic merit. It is widely recognized that society can no longer afford to waste resources of any type, and responsible stewardship – including re-use of the built environment – has become the accepted norm in managing our urban areas while enhancing their livability.

It is also important to upgrade the energy efficiency of heritage buildings, and this can be accomplished in many ways without destroying heritage character-defining elements. Information on energy upgrading measures for heritage buildings is available in the *Standards and Guidelines for the Conservation of Historic Places in Canada*.

The conservation of heritage sites is also important from an urban design perspective. Historic places contribute significantly to Port Moody's unique sense of place by maintaining historic context and providing a framework for new development.

The renewed focus of the heritage program should recognize the importance of sustainability initiatives. Heritage conservation should be integrated with sustainability initiatives – including environmental, economic, cultural and social initiatives – whenever possible.

The City of Port Moody's sustainability objectives are covered in **OCP Chapter 5: Sustainable Resource Use and Climate Change Response**.

3.1.3 THE LINK BETWEEN HERITAGE AND ECONOMIC DEVELOPMENT

Heritage is good for Port Moody's economic environment and good for business. Investment in heritage conservation provides economic stimulus that results in enhanced tax assessments, creates more interesting urban environments, supports competitive business recruitment and retention strategies, and provides opportunities for business incubation. Heritage conservation does not mean "no change," rather it is an opportunity for creative community building that also provides sustainable amenities as our urban environment becomes subject to further intensification.

One of the fastest growing sectors of the tourism market is cultural tourism, which consists of travellers engaging in cultural events and activities while away from their home communities. This umbrella term includes, but is not limited to: performing arts; museums and galleries; visual arts; heritage events; visits to historic sites; genealogical research; multicultural/ethnic events; and tourist destination attractions. Education is also a significant part of cultural tourism, as these features may involve a high degree of interactivity.

OCP Range of Opportunities:

To provide a range of office, retail, high technology, tourism, home-based business and other commercial opportunities that meet existing and future market and service needs of the community and contribute towards the achievement of a more complete community.

Improved Economic Base: To expand the City's economic base through encouraging a range of high technology, environmentally sensitive, and employment intensive businesses to move toward a balance between the resident labour force and jobs in the City and accommodate the diverse needs and skills of the community. To maintain and cultivate jobs through redevelopment and encourage businesses to operate in a sustainable manner.

Moody Centre: To strengthen the shopping and business district of Moody Centre as one of the core commercial areas of the community capable of meeting the daily needs of residents while conserving and maintaining its unique heritage resources, character and view corridors of the waterfront and North Shore.

The City's economic development objectives are covered in **OCP Chapter 9: Economic Development**.

3.2 PORT MOODY'S HERITAGE RESOURCES

There are five distinct categories of heritage resources that can be identified within Port Moody's boundaries. Even though these resources are diverse in age, style and condition they contribute to a unique sense of place and continuing community tradition.

3.2.1 HERITAGE BUILDINGS AND SITES

In 2003, City Council endorsed the creation of a Heritage Register. The Register is based on the previously prepared heritage inventory of significant heritage buildings in the city identified according to architectural, historical and environmental criteria. To date, 66 properties have been listed, and two conservation areas (Moody Centre and loco Townsite) have been established that legally protect many of the Register sites. In addition, a number of sites have been designated as municipal heritage sites, two of which are maintained by the City (the Port Moody Arts Centre/Appleyard Residence and Port Moody Station Museum buildings).

3.2.2 HERITAGE AREAS

Although heritage resources can be found throughout the City, built heritage resources are clustered in three identifiable areas: the Moody Centre commercial and residential neighbourhood, the early oil refining company town of loco, and the Belcarra South Cottages.

Early commercial activity occurred in Moody Centre near the working waterfront of the Burrard Inlet. A number of buildings remain intact along Clarke Street, the original settlement area and commercial core. loco was developed as an early company town for the Imperial Oil Company and a number of buildings and community amenities have survived (e.g. the bowling green). A unique opportunity exists for creative adaptive reuse of the site, conserving the existing heritage buildings and allowing redevelopment of the area.

Both Moody Centre and the loco Townsite are designated as Heritage Conservation Areas in recognition of their historic value. A secondary area in Moody Centre is also identified as a Heritage Character Area. The Belcarra South Cottages have been designated as municipal heritage sites.

See **Appendix A: OCP Neighbourhood Area Plans** for further information.



Aerial photograph of Burrard Inlet & Port Moody, 1960-1964 [City of Burnaby Archives Itm. # 561-009]

3.2.3 ARCHAEOLOGICAL HERITAGE

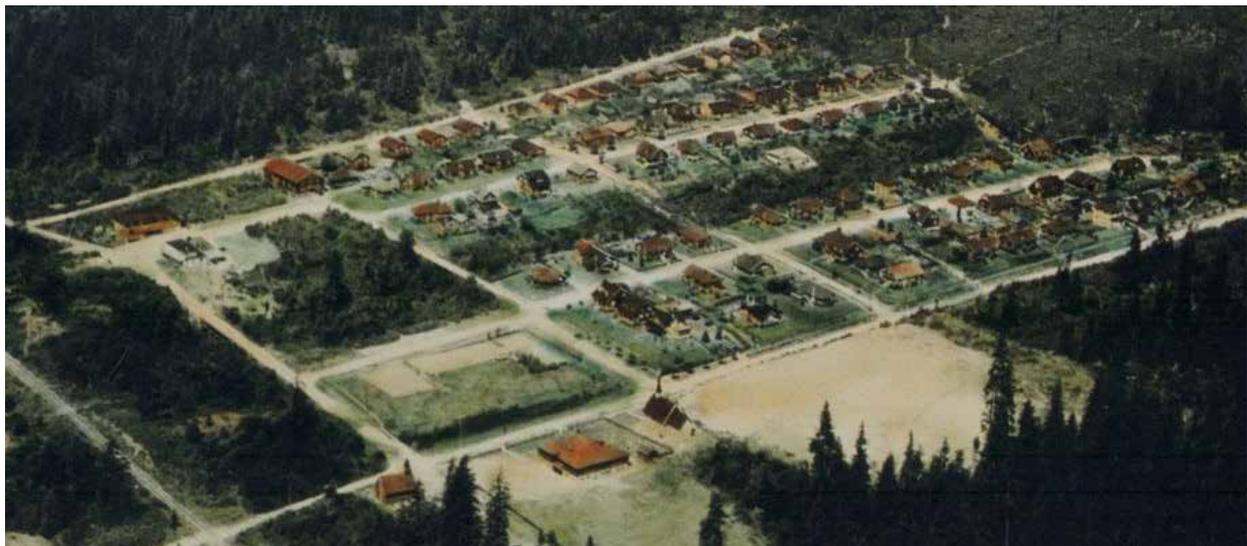
Archaeological sites consist of the physical remains of past human activity. The scientific study of these remains provides a greater understanding and appreciation of pre-contact and historic cultural development in British Columbia. Archaeological sites are protected under the *Heritage Conservation Act* and managed for their historical, cultural, scientific and educational value to the general public, local communities and First Nations.

3.2.4 NATURAL HERITAGE

Landscape features, such as saltwater marshes, mudflats and other natural elements contribute to neighbourhood character and present opportunities for the celebration of Port Moody's natural and cultural heritage. A number of plantings brought by early settlers remain, and tree preservation is valued highly by residents. Council has endorsed the development of a process to identify Significant Trees in the City.

3.2.5 INDUSTRIAL HERITAGE

A number of industrial buildings and sites remain that reflect the early industrial nature of Port Moody, including the Mill and Timber site and the loco townsite. Industrial elements and artifacts can be integrated with new developments or used to inform the design of new buildings in the waterfront area.



Top: Hage Timber forest scene, 1923 [Port Moody Station Museum Leonard Frank photo Acc. # 2003.026.006]
 Bottom: Aerial Photo of loco (colour added later), 1930-1946 [Port Moody Station Museum Acc. # 2009.012.028]

3.3 HERITAGE PLANNING

It is evident that the City values its historical roots as evidenced through consistent reference in policy statements to the importance of recognizing and protecting its built and cultural heritage. Heritage awareness and support in Port Moody has been steadily on the rise and has been invaluable in creating a solid base of community support to take the next step in updating the 2007 Heritage Strategic Plan. The City has also undertaken significant heritage communication initiatives, including online and hard copy brochures for heritage revitalizations agreements, zoning and other incentives.

Community heritage awareness conservation dates back to the late 1960s, and City heritage planning commenced in the late 1970s. Some of the more significant accomplishments are summarized below:

Year	Heritage Initiative	Description
1969	Establishment of Port Moody Heritage Society	Operates the Port Moody Museum
1978	Designation of first historic buildings	3 heritage buildings, 2 of which are City-owned, designated under Heritage Conservation Act.
1995	Bylaw No. 2250: Establishment of Port Moody Heritage Commission	Advisory committee to Council for natural and cultural heritage resources.
1999	Stone Marker Program	Program to place stone memorials around the City in honour of the City's early pioneers.
1999	The City of Port Moody Heritage Inventory	Publication of an inventory of the City's valuable heritage buildings.
	Website	Online heritage information
	Renovator's Guide	For local heritage homeowners.
2000	OCP Heritage Update	OCP updated with comprehensive heritage policies.
2001	City of Port Moody <i>Heritage Strategic Plan</i> , 2001	First Heritage Strategic Plan.
2002	loco Heritage Conservation Area	loco Townsite designated as an HCA.
2007	City of Port Moody <i>Heritage Strategic Plan</i> , 2007	Adopted July 22, 2007.
2011	Moody Centre Heritage Conservation Area	Moody Centre designated as an HCA.
2014	Official Community Plan	Update adopted October 14, 2014
2015	Belcarra South Cottages Heritage Designation	The six Belcarra South Cottages receive heritage designation.

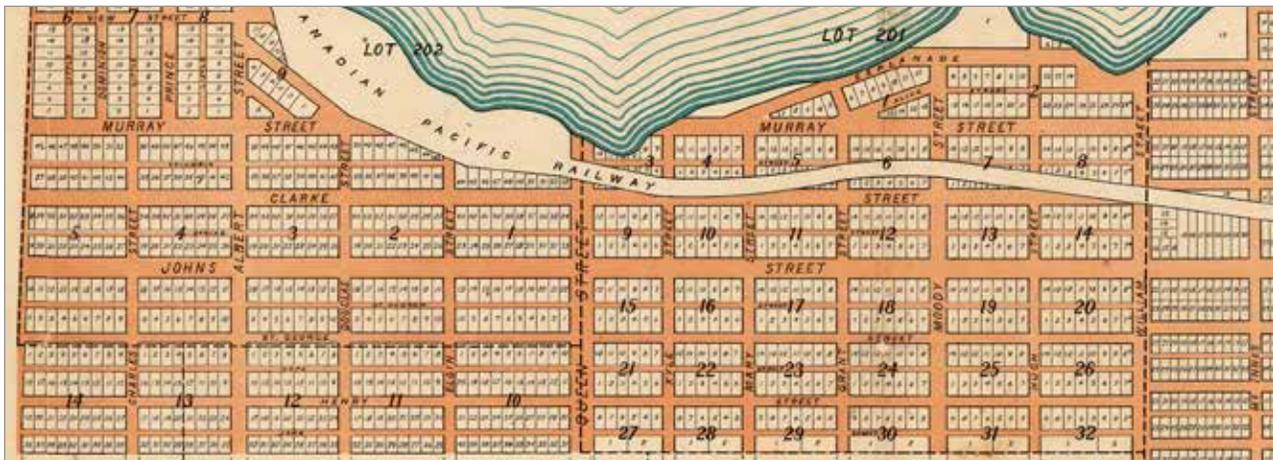
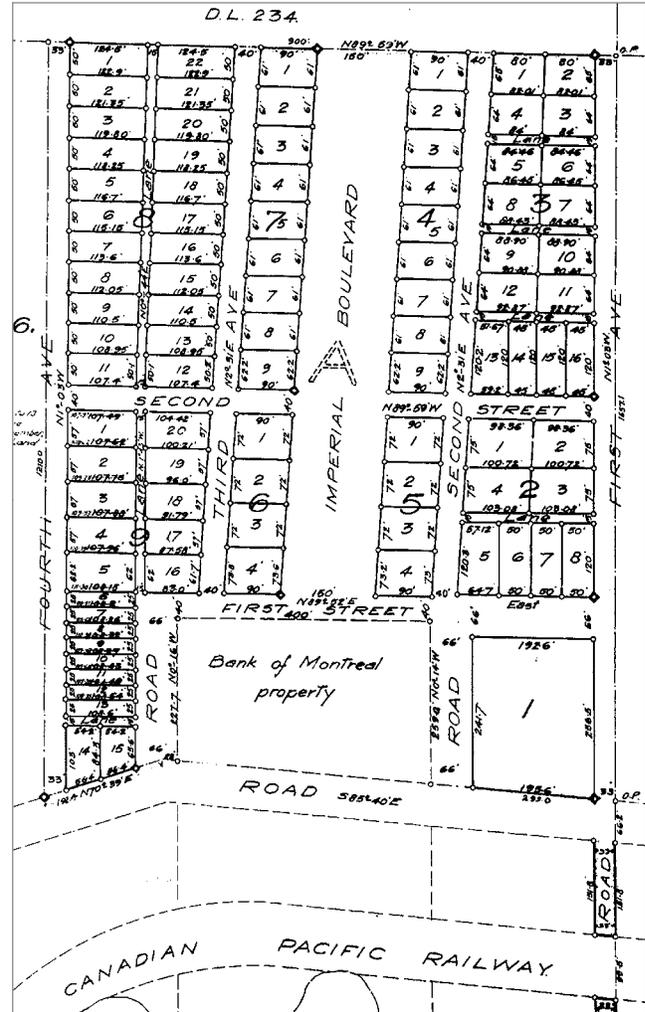
3.3.1 HERITAGE CONSERVATION AREAS

A Heritage Conservation Area (HCA) is a distinct district with special heritage value and/or heritage character identified for heritage conservation purposes in the Official Community Plan (OCP). It is intended to provide long-term protection to a distinctive heritage area.

Port Moody has adopted two Heritage Conservation Areas. The first is the loco Townsite HCA and includes the former company town that served the Imperial Oil Refinery. The loco Townsite HCA, which was approved by Council in 2002, provides protection of the heritage resources remaining on the loco Townsite. The second area identified for heritage conservation purposes is in Moody Centre. The process to establish a Heritage Conservation Area in Moody Centre was spearheaded by the community and the Heritage Commission. The Moody Centre HCA was adopted as part of the Official Community Plan in January of 2011.

Properties that are scheduled in the HCA bylaws are considered legally-protected. Owner must not undertake any of the following activities when their property is located within a HCA, without first obtaining a Heritage Alteration Permit issued by City Council:

- Subdivide a property
- Add a structure
- Add on to an existing structure
- Construct a new building
- Alter a building, structure, land or feature



Top: loco Townsite Subdivision Plan Map 3286, c. 1920 [Port Moody Station Museum City of Port Moody, Planning and Development Services]
 Bottom: Port Moody, the Western Terminus of the CPR, 1884 [City of Vancouver Archives AM1594-: MAP 91]

3.3.2 HERITAGE PROTECTION

The City of Port Moody, starting in 1978, has undertaken heritage protection of a number of historic sites. The following indicates that a high degree of protection of heritage resources has been achieved through the establishment of the two Heritage Conservation Areas.

Heritage Protection (Municipally Designated Heritage Properties)

- 2224/2226 Clarke Street C.P. Lumber Co. & McLean Residences
- 2320 Clarke Street, Commercial Building
- 2734 Murray Street: CPR Railway Station
- 2628 St. George Street (Judd Residence)/125 Grant Street (Alexander Residence)
- 2227 St. Johns Street: Roe Residence
- 2425 St. Johns Street: Old City Hall and the Appleyard Residence
- Belcarra South: Bylaw no. 3006 protects six cottages through heritage designation.

Protected Heritage Property:

- Ioco Heritage Conservation Area: sites have received legal protection through inclusion in Schedule "A" of the Ioco HCA:
 - o 101 First Avenue (Ioco School)
 - o 306 First Avenue (Chivers Residence)
 - o 203 First Street (Assistant Supervisor's Residence)
 - o 1790 Ioco Road (Ioco United Church)
 - o 205 Second Avenue (Tremaine Residence)
 - o 300 Second Avenue (Belton Residence)
 - o 304 Second Avenue (MacDonald/Betterton Residence)
 - o 306 Second Avenue (Ioco Company Residence)
 - o 316 Second Avenue (Potter Residence)
 - o 207 Second Street (Clarke Residence)
 - o Third Avenue (Ioco Grocery)
 - o Third Avenue (Ioco Community Hall)
 - o 200 Third Avenue (Medley Residence)
 - o 206 Third Avenue (McFarlane Residence)
 - o 207 Third Avenue (Reynolds Residence)
 - o 303 Third Avenue (Runnels Residence)
 - o 307 Third Avenue (Horne Residence)
 - o 203 Fourth Avenue (Kilvert Residence)

- Moody Centre Heritage Conservation Area: 26 sites have received legal protection through inclusion in Schedule "A" of the Moody Centre HCA:
 - o 2214 Clarke Street (Williams Residence)
 - o 2224 Clarke Street (McLean Residence) [also designated]
 - o 2226 Clarke Street (C.P. Lumber Co. Residence)
 - o 2310 Clarke Street (Joseph Côté Residence)
 - o 2317 Clarke Street (B.C. Telephone Company Exchange)
 - o 2320 Clarke Street (Commercial Building) [also designated]
 - o 2322 Clarke Street (Residence)
 - o 2326 Clarke Street (Residence)
 - o 2329 Clarke Street (Residence)
 - o 2335 Clarke Street (Etter's Beauty Salon and Barber Shop)
 - o 2337 Clarke Street (John's Barber Shop)
 - o 2341-45 Clarke Street / 49 Queen Street (Commercial Building)
 - o 2346 Clarke Street (Royal Bank)
 - o 2407-09 Clarke Street (Roe & Abernathy Grocery Store)
 - o 2419 Clarke Street (P. Burns and Co. Butcher Shop)
 - o 125 Elgin Street (Vaughan Residence)
 - o 2201 St. George Street (McNeice Residence)
 - o 2214 St. George Street (Dr. Cartwright Residence)
 - o 2221 St. George Street (Clement Elsdon Residence)
 - o 2225 St. George Street (Elsdon Residence)
 - o 2131 St. Johns Street (Martha Johnston Residence)
 - o 2206 St. Johns Street (St. John the Apostle Anglican Church)
 - o 2329 St. Johns Street (White Residence)
 - o 2414 St. Johns Street (Hotel Burrard)
 - o 2227 St. Johns Street (Roe Residence) [also designated]
 - o 2425 St. Johns Street (Old City Hall) [also designated]



3.3.3 HERITAGE REGISTER

The Port Moody Heritage Register was established in August 2003 by a resolution of Council. A Heritage Register is an official list of properties identified by a local government as having heritage significance. Extensive research is compiled for each Register listing and written in the form of a Statement of Significance (or SOS). A Statement of Significance consists of the following three components:

- a description of the historic place, which explains the general character of the historic place;
- heritage value of the historic place, which explains why the historic resource is valuable; and
- a list of the character defining elements, which describes the physical elements of heritage value.

The Heritage Register is a planning tool that assists property owners and local governments in determining heritage value and identifying how individual properties can contribute to broader community heritage planning objectives. Local governments are authorized to withhold (delay) demolition and building permits for sites listed on a Register for a maximum of 60 days. This allows municipalities the time to make provisions to relocate the building to another site or to salvage building materials. A Register does not provide legal protection (such as designation) but enables the monitoring of proposed changes to heritage properties. At present, the Port Moody Heritage Register consists of 66 property listings; one of which, the Belcarra South Cottages, contains six buildings.

Advantages to being on a register may include eligibility for federal, provincial or local grants as well as eligibility for building code equivalencies, and alternate compliance under other provincial acts. Buildings listed on the Port Moody Heritage Register also receive an etched bronze plaque identifying the property.

The City of Port Moody Heritage Register has been fully updated and is available online.

3.3.4 PORT MOODY HERITAGE STRATEGIC PLAN UPDATES

The Port Moody Heritage Commission spearheaded the preparation of the City's *Heritage Strategic Plan* that City Council endorsed on June 26, 2001. The Heritage Strategic Plan outlined prioritized heritage conservation initiatives for the following five years. With funding assistance from the B.C. Heritage Trust, the Port Moody Heritage Commission and the City undertook a Heritage Strategy Update for Port Moody (2007 – 2011). On July 22, 2007, City Council approved the *Heritage Strategic Plan 2007* to guide future heritage initiatives in the City. The plan was based on past accomplishments and extensive consultation, and outlined the City's position respecting community heritage resources. The Update also provided a vision of what Council, the Heritage Commission and the community wanted to achieve as well as an action plan to set out how to achieve that vision.

This current *Heritage Strategic Plan 2016-2022* represents an ongoing commitment of the City and the Heritage Commission in focusing and directing their efforts through ongoing monitoring of the programs, policies and initiatives of the Heritage Conservation Program, in order to achieve maximum efficiencies and outcomes.

3.4 HERITAGE INCENTIVES

The City currently can offer a wide range of incentives, including those enabled under the *Local Government Act*, which can be negotiated through heritage agreements. In addition, the City currently offers Heritage Revitalization Tax Incentives that are enabled under the *Community Charter*.

3.4.1 HERITAGE REVITALIZATION TAX EXEMPTION

In 2011, the City of Port Moody offered a tax exemption program to owners of heritage property listed on the City's Heritage Register, and land within the designated Moody Centre Heritage Conservation Area and Character Area. This tax exemption bylaw lowers costs for property owners for up to ten years after a major capital investment. The exemption is

based on annual property taxes, and specifics depend on the project's value and heritage status.

The four main goals of our Heritage Revitalization Tax Exemption Program are to:

- support the conservation of heritage properties.
- foster revitalization through heritage and cultural awareness.
- increase the economic vitality of the city's designated heritage areas.
- enhance quality of life in the city.

Benefits

The program helps offset the cost of heritage conservation projects and creates an incentive for redevelopment that meets heritage and sustainability guidelines in the city's heritage precinct. By making improvements to their property, owners see a return on their investment. The whole community benefits from a stronger of place in an identified historic area of the city.

What properties are eligible?

Eligible lots must not be currently receiving a municipal tax exemption or have property taxes in arrears and include:

- lots listed on the City's Heritage Register; and
- lots located within the Moody Centre Heritage Conservation and Character Areas.

What type of projects are eligible?

A project must be consistent with the Official Community Plan land use designation for the lot, and involve either:

- preserving the heritage significance of a building on the City's Heritage Register with qualifying project costs valued at \$15,000 or greater.
- a construction value of \$100,000 or greater as determined by building permits issued where the project retains the existing principal building. Projects must also follow the Moody Centre Heritage Conservation Area guidelines, and either involve a green building or heritage conservation.

How much is the tax exemption?

The amount of the exemption is the lesser of:

- the increase in the assessed value of improvements of the lot between the year before construction starts and the year in which the tax exemption is issued; or
- 100% of the municipal share of the property tax due annually in relation to the improvements on the lot for a maximum term of ten years for Heritage Register properties and five years otherwise.

3.5 PORT MOODY STATION MUSEUM

The Port Moody Station Museum is owned and operated by the Port Moody Heritage Society, and is their flagship of their operations in promoting increased awareness and knowledge of Port Moody's heritage and history. Exhibitions at the museum include the historic Port Moody Station, community displays and the *Venosta*, a restored 1920s railcar.

Construction of the Port Moody Station began in 1907 and was completed in 1908, and was the second railway station built in the area. In 1945, the Canadian Pacific Railway decided to move the station closer to town. Their employees lifted the station off its foundation, placed it directly onto greased railway tracks and used an engine to pull it to its second location at the foot of Queen Street. The station was officially closed on September 25, 1976, when the CPR discontinued their passenger service.

The Port Moody Historical Society (now the Port Moody Heritage Society), who were operating a museum on Kyle Street, bought the station. In 1978, it was moved to its present location on Murray Street, and refurbished as a museum facility. The Port Moody Station Museum was officially opened on July 1st, 1983.



3.6 PORT MOODY HERITAGE COMMISSION

The Port Moody Heritage Commission was established under Bylaw No. 2250 in December 1995, which was subsequently amended under Bylaw No. 2451 adopted on February 8, 2000. This bylaw identified the composition, purpose, duties and operations of the Commission, which acts as an advisory body to Council on matters relating to Port Moody's natural and cultural heritage resources, including heritage buildings, sites and neighbourhoods. The duties of the Commission include the following:

- Submit an annual report to Council that summarizes the Commission's activities over the past year;
- Develop and implement educational and public awareness programs around issues of heritage and heritage conservation which Council has approved for implementation; and
- With the approval of Council, raise funds for local conservation projects.

Since its inception, the Heritage Commission has completed many projects including the following: an award-winning heritage inventory; a brochure intended to assist owners of heritage structures who are renovating; incremental additions to the Heritage Register; a plaque program for buildings listed on the Register, and the placement of stone markers in prominent locations throughout the City to commemorate early pioneers. The Heritage Commission holds the authority to authorize expenditures and to control budget funds that are approved by Council on an annual basis. Recent Heritage Commission initiatives include the *Port Moody Heritage and Public Art Guide* and the *Heritage Revitalization Tax Exemption Brochure*.

3.7 CURRENT CHALLENGES

Through a "gap analysis" of the existing situation, key areas have been identified where existing heritage policies and initiatives could be strengthened.

- Heritage incentives tend to be minimal, and are not resulting in significant uptake.
- Senior levels of government are not contributing through ongoing programs to heritage conservation at the local level.
- There are significant economic and development pressures on sites, including the potential for redevelopment that is driving land prices higher.
- The cost of upgrading existing buildings to achieve code compliance and upgraded services can be expensive, and render projects financially unviable unless there are offsetting incentives.
- The City owns heritage sites that do not have Conservation Plans.
- The current focus is on tangible heritage, with less emphasis on intangible cultural heritage.
- There are no incentives for the ongoing maintenance of heritage sites.
- There is a need for education, collaboration and community involvement in order to engender "value" for heritage structures and initiatives, and to enable community acceptance of the importance of heritage conservation.
- There is a need to find, explore, and create opportunities to celebrate, protect and enhance Port Moody's heritage conservation areas.

3.8 CURRENT OPPORTUNITIES

There are also opportunities for Port Moody to increase the effectiveness of its heritage program:

3.8.1 ENHANCED CONSERVATION INCENTIVES

The current focus of Port Moody's heritage policies is to use incentives rather than regulations in order to encourage property owners to maintain and restore their heritage properties. Incentives are determined on a site-by-site basis and are subject to Council's approval. Not every incentive will necessarily apply to a particular project, and must be individually

assessed. Currently, most incentives are development driven/based incentives, such as HRAs and density bonusing. Other incentives include Building Code equivalencies, negotiated agreements for use or extra density, time-limited tax exemptions, and zoning incentives, including pre-zoning, that are currently being reviewed by staff.

There are limitations on the extent of incentives being offered. Conservation incentives are offered during a development application that can include a heritage revitalization agreement. Although these incentives offer a financial benefit to the owner in the form of subdivision, extra density, etc., these are most effective when there is land that can be subdivided and redeveloped. Port Moody does not currently offer direct financial incentives in the form of grants for restoration or maintenance of heritage sites. Maintenance of heritage buildings can be an expensive undertaking, particularly when respecting the accepted standards for heritage conservation.

Port Moody can explore ways in which the level of heritage incentives can be increased. The experience of other municipalities is that stable support programs can leverage investment in heritage properties, which ultimately return value to the municipality in increased property tax assessments.

Provincial Financial Incentives

Provincial legislation is now aligned to offer exemptions and alternate compliance methods for heritage buildings (See **Section 2: Provincial Enabling Legislation**). There are also programs under which heritage sites may apply for heritage funding:

- **Heritage Legacy Fund:** Under its Heritage Conservation Program, The Heritage Legacy Fund provides financial contributions of up to \$25,000 for projects involving the preservation, rehabilitation and/or restoration of a built community heritage resource. Eligible applicants include the municipality, registered non-profit societies and registered federal charities.

The Heritage Awareness Program provides financial contributions up to \$10,000 for projects involving the research, documentation, presentation, interpretation, and publication of information that will increase public understanding, appreciation, and education of specific existing built community heritage resources.

Federal Financial Incentives

The Residential Rehabilitation Assistance Program (RRAP), offered through the Canada Mortgage and Housing Corporation, helps low-income Canadians, people with disabilities and First Nations people live in decent, affordable homes. These programs also support renovations to rooming houses and rental units to increase the availability of housing for those in need. Depending on the individual situation for each resource, one of the following programs may apply:

- **Homeowner RRAP:** Financial assistance to repair substandard housing to a minimum level of health and safety
- **Rental RRAP:** Assistance for landlords of affordable housing to pay for mandatory repairs to self-contained units occupied by low-income tenants
- **Secondary/Garden Suite RRAP:** Financial assistance for the creation of a Secondary or Garden Suite for a low-income senior or adult with a disability, making it possible for them to live independently in their community, close to family and friends.
- **RRAP for Persons with Disabilities:** Assistance for homeowners and landlords to improve accessibility for persons with disabilities
- **RRAP for Conversions:** Assistance for converting non-residential buildings into affordable housing

3.8.2 ALIGNMENT WITH PROVINCIAL LEGISLATION

Additional conservation incentives can be provided as resources are added to the Heritage Register, providing alternate compliance measures under the B.C. Building Code, and exemptions under the *Energy Efficiency Act* and the *Homeowner Protection Act*. The definition of a heritage site for the purposes of granting incentives or equivalencies is now consistent; the site must be either legally protected or listed on a Community Heritage Register.

3.8.3 CURRENT GROWTH AND DEVELOPMENT

The population of Port Moody is expanding as new development takes place. This provides opportunities for the rehabilitation of heritage sites, integration with new development and the ability to capitalize on demographic shifts.



3.8.4 A BROADER RECOGNITION OF HERITAGE VALUES

The Heritage Register is focused on buildings, but there are many sites of heritage value and historical interest throughout the City. These may fall outside the purview of heritage planning, but the Heritage Commission has already undertaken significant projects that commemorate the city's history and citizens. These public awareness initiatives can continue to focus on tangible as well as intangible cultural heritage.

3.8.5 INCREASED ACCESS TO ARCHIVAL MATERIAL

At present, there is limited public access to local archival material. The Port Moody Station Museum holds a significant collection of community historical records, but has limited resources to make them physically or digitally accessible. There are no specific provisions in the City's Records Management Bylaw No. 2741 to make the City's historic records more widely available.

3.8.6 PARTNERSHIP OPPORTUNITIES

The City already has a close and effective working relationship with the Port Moody Heritage Society. There may be other community heritage partnerships and strategic alliances that can be developed over time.



Top: Moving the Second Station, 1978 [Port Moody Station Museum] Bottom: Port Moody Second Station, date unknown [Port Moody Station Museum Acc. # 1987.018.001]

4.0 NEW DIRECTIONS

4.1 FINANCIAL INCENTIVES

The most effective way to encourage heritage property owners to conserve and invest in rehabilitation is by offering incentives. Incentives refer to programs or measures administered by the City or other community-based agencies to encourage the protection and retention of historic resources. Unlike regulatory measures, these tools usually offer something to the owner or developer in return for undertaking rehabilitation work or legal protection. Often they work hand-in-hand with the regulatory policies, in order to offer tangible advantages to heritage property owners. Examples of incentives include grant programs, tax incentives, technical assistance, or negotiated agreements that waive or vary standard requirements.

The City of Port Moody already provides incentives to conservation projects. Uptake of existing incentives has been slow, however, and further study will be required to fine-tune the type and amount of incentives that will be most effective in achieving heritage outcomes.

Assistance to heritage projects can be broadly grouped into the categories of financial and non-financial incentives.

The City of Port Moody has already enacted a Heritage Revitalization Tax Exemption Bylaw, 2011, No.2913 under the permissive tax exemptions enabled under Section 226 of the *Community Charter*; only one application has been processed to date. The feedback has been that the program is cumbersome for homeowners, and has proven to be of limited applicability. This program could be more useful in promoting commercial rehabilitation projects, and may be useful in the development of a Clarke Street Revitalization Plan. The program could be maintained but targeted to commercial projects through a review of the maximum funding limits.

One of the most motivating incentives, especially for homeowners, can be direct financial assistance. Modest financial grants are sometimes extremely effective in promoting conservation, especially in the residential context. These are often only seed money or a show of support, rather than reflecting a large share of restoration costs. Grants sometimes “top up” a project so that the specific heritage character-defining elements (e.g., porches) can be restored. Sometimes relatively small projects can have a dramatic impact on the appearance of a heritage building (e.g., opening of an enclosed verandah, heritage paint colours, or re-



2317 Clarke Street: B.C. Telephone Company Exchange



Ioco General Store, c. 1921 [Port Moody Station Museum Acc. # 2009.012.023]

installation of wood windows and doors). There are a number of municipalities throughout the province that offer programs through municipally-funded foundations that provide direct financial assistance to the owners of residential heritage properties. These include Vancouver, New Westminster, Oak Bay and Saanich; Victoria has separate heritage foundations for residential and commercial properties. The City of Surrey and the Township of Langley also offer direct grants, and the City of Kelowna offers a grant program that is administered by an outside agency. The City of Port Moody could consider an annual budget allocation for heritage conservation grants that could be targeted to the needs of heritage property owners. This could be brought forward as part of the Heritage Commission's Annual Work Plan and Budget. Typically, the Commission requests \$10,000 annually as part of their work plan; Council approval would therefore be required for consideration of a heritage grants program.

The City could also review its current permit application procedures to ensure that there are no financial disincentives to heritage conservation. Permit fees could be reduced or waived for heritage projects; this would not be a large incentive but would send a message of administrative support.

4.2 NON-FINANCIAL INCENTIVES

Heritage conservation incentives may also be provided through non-monetary support. The City already provides incentives through the negotiation of heritage revitalization agreements. The terms of these agreements supersede zoning regulations, and may vary use, density, and siting regulations. Through an HRA, heritage projects can be designed with special conditions that promote financial viability. Each situation is unique and requires special consideration.

When approving Development Permit applications, the City has discretionary powers and may relax some requirements, especially when other amenities are being offered. In return for the conservation and rehabilitation of a heritage building, the City may be able to relax requirements related to parking, setbacks and access.

Similarly, zoning requirements can be relaxed in order to prevent conservation standards and guidelines from being compromised. The City is currently undertaking a Zoning Bylaw Review, part of which includes a proposal to rezone a specified area in Moody Centre for Heritage Intensive Residential: Small Lot and infill Development. This revised zoning could act as a model for the retention of heritage and character homes in other areas.

An effective heritage incentive can sometimes be offered through the redistribution of density or an increase in allowable density. Density refers to the ratio of floor area to the lot size. Sometimes there is an option to increase the allowable onsite density without compromising the context of the heritage building. In other cases, a heritage building may be located on a property that has much higher development potential than currently occupied by the building, meaning that there is residual density that is not being utilized. In this situation, the residual density can be transferred or sold to another property, negating the need to achieve the allowable density onsite. In other cases, a conservation incentive – usually used to offset the costs of rehabilitation – may be offered through the creation of an additional bonus density that can be sold to a receiver site, with the resulting financial benefits being considered part of the incentives (compensation) package. Each of these situations require careful study of the potential impact on the heritage site, and an understanding of appropriate receiver sites for transferred density.

As discussed in **Sections 2.4, 2.5 and 2.6**, exemptions and alternate compliance methods can be offered to Heritage Register or Protected Heritage Sites under the B.C. Building Code, the *Energy Efficiency Act (Energy Efficiency Standards Regulation)* and the *Homeowner Protection Act Regulation*. The definition of a heritage building is consistent under all three pieces of legislation. These equivalencies and exemptions are offered on a case-by-case basis, and must be individually applied in each circumstance. Staff should be thoroughly familiar with the provisions of these Acts and the way in which they can be used to facilitate heritage projects.

Streamlining the development and building permit application processes for heritage properties is a desirable objective (also known as a “Green Door” policy). Heritage projects can be adversely affected by complicated procedures if owners are already concerned about costs; heritage projects are frequently complex and can require additional review. Time equals money, therefore it is recommended that the permit review procedure be simplified as much as possible, and that every consideration be given to expediting City procedures. The City should examine the permit application and approval process for heritage projects, to ensure the removal of any disincentives to heritage conservation.

4.3 CITY HERITAGE STEWARDSHIP

The City can continue in the leadership role that it has established through several key initiatives. In addition to the exploration of enhanced conservation incentives for heritage property owners the City could advance several key policy areas.

- **Integrated Heritage Policies:** Advance stewardship policies for the integrated management of heritage resources by promoting heritage awareness within all City departments.
- **Enhanced Conservation Planning for Public Heritage Resources:** Provide an enhanced conservation framework for publicly-owned heritage properties, through the development of comprehensive Conservation and Maintenance Plans that will guide on-going maintenance and repair of the City’s heritage properties according to heritage *Standards and Guidelines*. Two designated sites are maintained by the City (the Port Moody Arts Centre/Appleyard Residence and Port Moody Station Museum buildings). Appleyard House has been recently conserved and in the short-term will only require a maintenance plan. Other historic aspects of the public realm, such as monuments, trees, etc. on public land should also be reviewed.



Top: Applewood House, date unknown [Port Moody Station Museum Geoff Goodship photo Acc. # 2011.009.002]
Bottom: Moving of the house, 2014 [City of Port Moody]

5.0 THE HERITAGE STRATEGIC PLAN 2016-2022

The Visions, Strategies, Goals and Actions of the Heritage Strategic Plan have been developed to recognize the current issues regarding heritage conservation, as well as take advantage of these opportunities.

A VISION FOR PORT MOODY'S HERITAGE PROGRAM 2016-2022

Port Moody's Heritage Program will protect and enhance the City's heritage buildings and maintain the heritage character of its neighbourhoods and original commercial areas for future generations. This will provide opportunities for increased public awareness and educational opportunities through heritage planning, information and communication.

Port Moody's broad range of heritage resources will be protected and enhanced for public use and enjoyment. In recognition of the public benefits of our local heritage resources, the City of Port Moody will continue to work in partnership with community stakeholders to further the goal of heritage conservation.

GOALS

The purpose of the Port Moody Heritage Strategic Plan is to establish a strategic plan of action for the next seven years, based on the following goals:

- Aligning the vision and work-plan of the Port Moody Heritage Commission with the heritage policies in the Port Moody Official Community Plan;
- Identifying the gaps in the existing heritage management program and using this analysis to inform the Port Moody Heritage Commission work-plan;
- Broadening the definition of heritage value;
- Defining a clear pathway to achieve a heritage vision;
- Enhancing conservation incentives;
- Leveraging federal and provincial Acts and programs;

- Inspiring community engagement in local heritage conservation;
- Increasing public awareness of the community benefits of heritage conservation; and
- Promoting the development of heritage infrastructure.

STRATEGIES AND ACTIONS

Four strategic priorities, based on OCP Policies, support these Goals, and individual Actions are recommended for implementation.

STRATEGY 1: Enhanced Heritage Program

STRATEGY 2: Accessible Heritage Information

STRATEGY 3: Improved Heritage Communication

STRATEGY 4: Enriched Heritage Partnerships

5.1 ACTION PLAN FOR IMPLEMENTATION

The implementation of the Heritage Strategic Plan will unfold over time, through the combined efforts of the City of Port Moody Council and staff, the Port Moody Heritage Commission, key stakeholders, individuals and community partnerships. This process will benefit from a coordinated community effort to advance the goals of heritage conservation. The following Action Plan provides a road map for how the goals of the Heritage Strategic Plan can be prioritized, who can take the lead and who can provide support for each proposed Action, and what resources will be required for success.

It has been noted where additional costs outside the current annual budget may be anticipated, but the budget amounts are currently unknown, and will require further consideration. There are a number of outside resources that may be available to help undertake some of these initiatives, including senior government grant programs and private foundation programs (such as digital access grants), and private and corporate sponsors; securing these resources will require support and resources from Port Moody and volunteers.

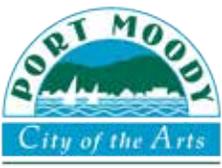
CITY: City of Port Moody
PMHC: Port Moody Heritage Commission
PMHS: Port Moody Heritage Society

IMPLEMENTATION TIME LINE

- **Short: 1-2 years**
- **Medium: 2-5 years**
- **Long: 5-7 years**
- **Ongoing**



STRATEGY 1: ENHANCED HERITAGE PROGRAM					
ACTIONS	TIME	LEAD	PARTNERS	COST	OUTCOMES
1.1 Adopt a City Heritage Stewardship Policy. <ul style="list-style-type: none"> • Advance stewardship policies for the management of heritage resources by promoting heritage awareness within all City departments. • Enhanced conservation framework for publicly-owned properties, through the development of comprehensive Conservation and Conservation Plans that will guide on-going maintenance and repair to a high standard. 	Medium	City	PMHC	Cost of consultant to prepare Conservation and Maintenance Plans.	Enhanced conservation of Port Moody's municipal heritage sites. Municipal leadership in setting the standards for heritage conservation.
1.2 Further integrate heritage management into the overall municipal operations and departmental processes, and enhance the City's capacity to manage heritage resources.	Ongoing	City	PMHC	Current Budget	Enhanced heritage planning capacity.
1.3 Continue to review and update, as required, Statements of Significance, conservation and maintenance standards, development guidelines, and the scheduled list of buildings.	Ongoing	City	PMHC	Current Budget	Improved identification and evaluation of a broad range of heritage resources.



STRATEGY 1: ENHANCED HERITAGE PROGRAM continued					
ACTIONS	TIME	LEAD	PARTNERS	COST	OUTCOMES
1.4 Undertake a comprehensive review of Heritage Conservation Incentives, including the potential for a heritage grants program. Review an enhanced range of conservation incentives, including zoning, developmental, financial, and administrative incentives for properties listed on the Port Moody Heritage Register and within the Heritage Conservation Areas. Require resources that benefit from heritage incentives to have a certain level of heritage protection in place, with adding the property to the City's Heritage Register being the minimum level acceptable.	Short	City	PMHC	Consider annual budget allocation for grant program.	Enhanced conservation of Port Moody's heritage sites; improved ability to offer heritage incentives.
1.5 Continue to develop policies for the celebration, protection, enhancement and revitalization of the Heritage Conservation Areas, e.g., Further explore the potential of a living museum at loco Townsite.	Ongoing	PMHC	PMHS	Current Budget	Ongoing commemoration and celebration of Port Moody's significant history.
1.6 Work toward the restoration and redevelopment of the loco Townsite as a living community <ul style="list-style-type: none"> Continue dialogue with Imperial Oil and the Brilliant Circle regarding the future plans for loco. Pursue discussions with other property owners on the loco site, with high priority given to negotiations with the School Board. 	Ongoing	City	PMHC	Current Budget	Conserve and revitalize loco Townsite and ensure conservation of individual buildings as well as their context.
1.7 Develop a Clarke Street Revitalization Plan that will ensure the development of a vibrant destination area through a comprehensive approach to the management of traffic, economic revitalization and enhanced heritage conservation and infill.	Short	City / Consultants	PMHC	Cost of consultants to prepare Revitalization Plan.	Conserve and revitalize Clarke Street's heritage resources and ensure conservation of individual buildings as well as their context.
1.8 Undertake the development of a Port Moody Historic Context Statement and Thematic Framework to provide the basis for the values-based evaluation of heritage resources.	Medium	City / Consultants	PMHC	Cost of consultant to prepare documentation.	Ensure best practice in heritage conservation evaluation.

STRATEGY 1: ENHANCED HERITAGE PROGRAM continued					
ACTIONS	TIME	LEAD	PARTNERS	COST	OUTCOMES
1.9 Ensure that a heritage workshop is offered annually to the Port Moody Heritage Commission in order to increase their understanding of the role of the Heritage Commission, heritage protection, and heritage management theory and practice.	Ongoing	PMHC	City	Current Budget	Consistent and focused direction in heritage initiatives.
1.10 On an ongoing basis, monitor the implementation of the Actions outlined in the Heritage Strategic Plan. <ul style="list-style-type: none"> Once updated policies, procedures and regulations are established, continue to monitor the heritage management program to ensure its ongoing effectiveness Ensure that new inter-governmental programs are being developed or expanded, providing new opportunities for community-based heritage incentives 	Ongoing / Annual	City	PMHC	Current Budget	Ongoing effectiveness of heritage initiatives, through constant review and monitoring.
1.11 Ensure enhanced heritage promotion and communications, which could include initiatives such as: an annual heritage newsletter distributed to heritage area residents and heritage building owners; promotion of heritage events throughout the year; and engaging, fun and informative information about selected heritage sites and Port Moody History.	Ongoing	City	PMHC	Current Budget	Improved connections between heritage stakeholders. Enhanced heritage information available to the public.
STRATEGY 2: ACCESSIBLE HERITAGE INFORMATION					
ACTIONS	TIME	LEAD	PARTNERS	COST	OUTCOMES
2.1 Continue to Identify the City's natural, industrial and built heritage resources.	Ongoing	PMHC	City	Current Budget	Improved identification and evaluation of heritage resources.
2.2 Assess Moody Centre Heritage Conservation Area and Moody Centre Heritage Character Area on an annual basis for properties in Moody Centre that could be considered as potential additions to the Heritage Register	Ongoing	PMHC	City	Current Budget	Strengthening of the Heritage Areas through improved identification and evaluation of a broad range of heritage resources.
2.3 Provide technical assistance to owners of properties on the Community Heritage Register.	Ongoing	City	PMHC	Current Budget	Improved conservation outcomes.

STRATEGY 2: ACCESSIBLE HERITAGE INFORMATION continued					
ACTIONS	TIME	LEAD	PARTNERS	COST	OUTCOMES
2.4 Continue to promote the City's Heritage Register and to ensure annual budget is allocated towards purchasing plaques for properties that become new additions to the Heritage Register	Ongoing	PMHC	City	Current Budget	Enhanced public education and awareness.
2.5 Investigate and create an inventory of industrial artifacts that may be located a various site within the City, such as the Flavelle Mill site and the former Barnet Landfill site.	Ongoing	City / Consultants	PMHC	Current Budget	Broaden the range of interpretation opportunities to tell the broader story of Port Moody's history.
2.6 Develop a comprehensive Archival Records Feasibility Study, to ensure that historical information is properly conserved and accessible. This could explore ways to make archival information more readily accessible (enhanced services, online access, crowd-sourcing).	Short	City / PMHS	PMHC	Cost of consultant to undertake Archival Feasibility Study.	Retain and preserve significant historical records. Enhanced public education and awareness. Better information base for the Heritage Program. Enhanced community outreach.
STRATEGY 3: IMPROVED HERITAGE COMMUNICATION					
ACTIONS	TIME	LEAD	PARTNERS	COST	OUTCOMES
3.1 Continue to develop online resources of heritage information.	Ongoing	PMHC	City	Current Budget. Apply for cost-shared grants as required.	Enhanced public education and awareness. Better information base for the Heritage Program. Enhanced community outreach.
3.2 Continue communication tactics for properties that qualify for zoning and subdivision incentives.	Ongoing	City	PMHC	Current Budget	Improved identification and evaluation of heritage resources. Enhanced conservation outcomes.
STRATEGY 4: ENRICHED HERITAGE PARTNERSHIPS					
ACTIONS	TIME	LEAD	PARTNERS	COST	OUTCOMES
4.1 Promote and enhance the heritage tourism potential and economic benefits of existing heritage assets. Possible additions include a living museum in loco and CPR Terminus.	Ongoing	City	PMHC, PMHS, Community partnerships	Current Budget	Enhanced public education and awareness. Enhanced community outreach.

STRATEGY 4: ENRICHED HERITAGE PARTNERSHIPS continued					
ACTIONS	TIME	LEAD	PARTNERS	COST	OUTCOMES
<p>4.2 Continue to encourage and support special events and initiatives that educate, commemorate, and increase awareness. This may include, but is not limited to:</p> <ul style="list-style-type: none"> • The Stone Marker Program • Ioco Ghost Town Days • Heritage Week activities • Heritage Awards • Heritage plaques • Museum programs • Heritage-related events, lectures, tours and workshops • Inventory of Industrial Resources 	Ongoing	City / PMHC	PMHS, Community partnerships	Current Budget	Enhanced public education and awareness. Enhanced community outreach.
4.3 Continue to explore ongoing opportunities to work with the local media to promote awareness of local history and heritage issues.	Ongoing	PMHC	PMHS / Local Media	Current Budget	Enhanced public education and awareness. Enhanced community outreach.
<p>4.4 Partner with senior governments to achieve heritage conservation initiatives.</p> <ul style="list-style-type: none"> • Apply for funding to develop implementation plans for the Action items in the Heritage Strategic Plan. 	Ongoing	PMHC	City / Senior Governments	Current Budget	Improved partnerships. Enhanced public education and awareness. Enhanced community outreach.
4.5 Seek to coordinate joint initiatives and alliances with other community organizations and agencies.	Ongoing	PMHC	City / Community Partners	Current Budget	Improved partnerships. Enhanced public education and awareness. Enhanced community outreach. Increased capacity to undertake community initiatives.
4.6 Seek to coordinate alliances between heritage and cultural tourism.	Ongoing	PMHC	City / Destination BC / Community Partners	Current Budget	Improved partnerships. Enhanced public education and awareness. Enhanced community outreach.
4.7 Initiate dialogue with Coquitlam School District #43 to encourage School Programs that involve local heritage. This may include special projects involving web-based research.	Short / Medium	PMHC	Coquitlam School District #43	Current Budget	Improved partnerships. Enhanced public education and awareness. Enhanced community outreach.
4.8 Continue dialogue with local First Nations and encourage expansion of the Port Moody Museum to include First Nations historical exhibits.	Ongoing	PMHC / PMHS	City / First Nations	Current Budget	Improved partnerships. Enhanced public education and awareness. Enhanced community outreach. Opportunities to broaden the understanding of the shared, rich and layered history of Port Moody,

5.2 IMPLEMENTATION PLANS

The following framework provides a basis for the sequencing of the recommended Actions.

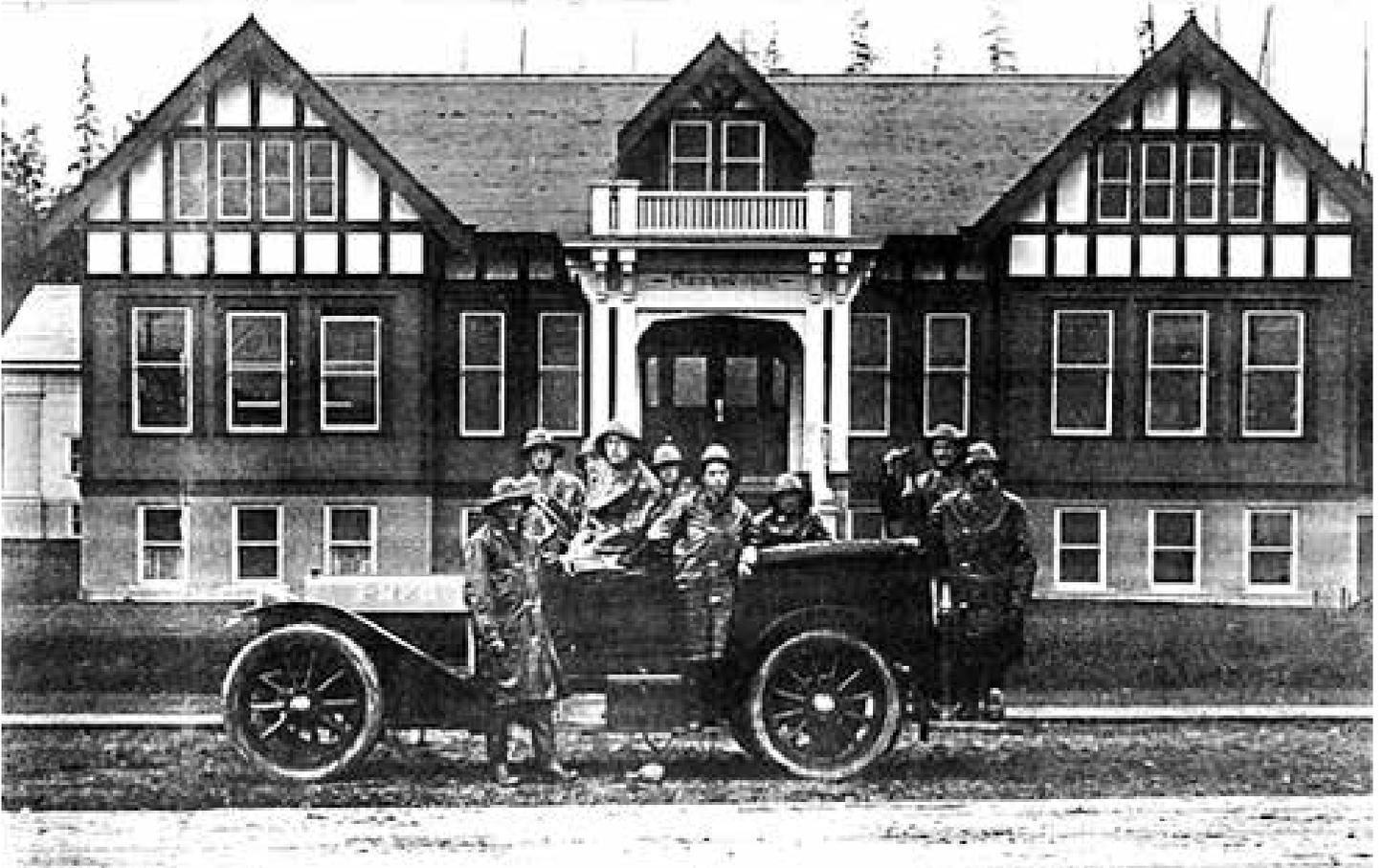
ONGOING / YEARLY			
ACTIONS	LEAD	PARTNERS	COMMENTS
Continue to monitor the Heritage Conservation Program to ensure relevance and effectiveness, and ensure integration within the City's administrative framework.	City	PMHC	Ongoing action.
Continue to identify heritage resources, and improve the information base of the Heritage Program through ongoing review and documentation of heritage sites and artifacts.	City	PMHC	Ongoing action. Promote and document potential heritage sites.
Continue to review and develop policies to enhance and support the Heritage Conservation Areas.	City	PMHC / PMHS	Develop partnerships and strategic alliances in loco and Moody Centre.
Continue to provide technical assistance and support to heritage property owners.	City	PMHC	Ongoing action.
Continue heritage education and awareness initiatives, including online / digital initiatives.	PMHC / PMHS	City	Ongoing action. Apply for cost-share grants and seek sponsorship as required.
Continue the development of partnerships and strategic alliances with community groups, media, senior governments, educational partners and local First Nations to achieve the goals of the Heritage Program.	City	PMHC / PMHS	Outreach to other partners with similar mandates to achieve common goals.
Annual heritage workshop for the PMHC.	PMHC	City	Support capacity-building and education.
Year-end review of progress, and final development of PMHC workplan for the following year.	PMHC	City	Feedback process to ensure maximum program effectiveness.

2016			
ACTIONS	LEAD	PARTNERS	COMMENTS
Initiate the Clarke Street Revitalization Plan.	City / Consultants	PMHC	Begin review of initiatives, including zoning and infill review, which will respond to the impact of the Evergreen Line.
Initiate a comprehensive review of Heritage Conservation Incentives, including the potential for a heritage grants program.	City	PMHC	Undertake study in 2016 so that any proposed allocations can be built into the City's budget process.
Initiate a comprehensive Archival Records Feasibility Study, to ensure that historical information is properly conserved and accessible.	City / PMHS / Consultants	PMHC	Explore ways to make archival information more readily accessible (enhanced services, online access, crowd-sourcing).
Prepare for Canada 150 celebrations.	PMHC / PMHS	City	Review availability of federal grants.

2017			
ACTIONS	LEAD	PARTNERS	COMMENTS
Complete the Clarke Street Revitalization Plan.	City / Consultants	PMHC	Implement recommendations as required, including zoning review, incentives, etc.
Complete the comprehensive review of Heritage Conservation Incentives, including the potential for a heritage grants program.	City	PMHC	Implement as required the recommended new incentives by ensuring allocations within the City budget process.
Complete the comprehensive Archival Records Feasibility Study, and determine an Implementation Strategy.	City / PMHS / Consultants	PMHC	Determine budget implications of capital cost and operational requirements.
Initiate City Stewardship Policy by initiating one Conservation and Maintenance Plan for a City Heritage Site.	City / Consultants	PMHC	Undertake all maintenance and repair work of civic heritage sites according to heritage Standards and Guidelines.
Undertake the development of a Port Moody Historic Context Statement and Thematic Framework to provide the basis for the values-based evaluation of heritage resources.	City / Consultants	PMHC	Review and update procedures for the evaluation of heritage resources.
Celebrate Canada 150.	PMHC / PMHS	City	Coordinate with community partners and senior governments.

2018-2020			
ACTIONS	LEAD	PARTNERS	COMMENTS
Monitor the effectiveness of the Clarke Street Revitalization Plan.	City	PMHC	Review the progress and success of the revitalization initiatives.
Monitor the effectiveness of new Heritage Conservation Incentives.	City	PMHC	Review uptake and impact of any new incentives.
Implement recommendations of the Archival Records Feasibility Study, as required.	City / PMHS	PMHC / PMHS	Implementation and operation of capital facilities, as required.
Complete City Stewardship Policy by completing Conservation and Maintenance Plans for City Heritage Sites.	City / Consultants	PMHC	Undertake all maintenance and repair work of civic heritage sites according to heritage Standards and Guidelines.

2021-2022			
ACTIONS	LEAD	PARTNERS	COMMENTS
Initiate thorough review of the current situation of the Heritage Conservation Areas.	City	PMHC	Ensure ongoing viability of incentives and regulations.
Continue implementation of Archival Records Strategy, as required.	City / PMHS	PMHC	Implementation and operation of capital facilities, as required.
Initiate an update of the Heritage Strategic Plan for 2023-2029.	City	PMHC	Cyclical re-examination of the effectiveness of the Heritage Program.



2425 St. Johns Street: Old City Hall

APPENDIX A: OCP NEIGHBOURHOOD PLANS

1. IOCO Area

The area to the west of April Road is owned primarily by the Imperial Oil Company, including the historic loco Townsite. The loco area was incorporated into the municipality as part of a City boundary expansion in 1988 and 1993. The preparation of an area plan will be required prior to any large scale redevelopment. Redevelopment will require significant infrastructure and transportation improvements as well as environmental considerations.

Policies

- A) The IOCO area is designated as a Special Study Area subject to further analysis. 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
 - The protection and enhancement of environmentally sensitive areas
 - The 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. district energy heating using surplus heat from Burrard Thermal, 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
 - Future recreational needs of the community
- B) 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.

- C) The completion of an east-west connection to David Avenue will be required for any future development in the IOCO lands area except for infill houses within the loco Heritage Conservation Area.

See **Appendix 3: *Loco Townsite Heritage Conservation Area Guidelines*** for further information.

2. 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.
- The Moody Centre Heritage Conservation Area contains a number of buildings that are listed on the City's Heritage Register.
- The Moody Centre Heritage Character Area is primarily large single-family lots, with several 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.

3. 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.
 - Considering work/live, as well as live/work, opportunities within commercial areas in Moody Centre.
 - Permitting varying building heights along major arterial streets and in the vicinity of the proposed Moody Centre transit station to create an attractive accessible pedestrian and street environment and taking into consideration potential impacts to adjoining lower density land uses.
 - Consideration of stepping back upper storeys to provide for a more pedestrian scaled environment and reduce the street wall.
 - Consideration of view corridors and the provision of physical breaks within development projects to create public gathering spaces and mid-block connections.
2. In order to encourage the preservation of heritage character homes, adaptive commercial re-use of existing residential buildings shall be considered if the building is located within the heritage character area of the City or if the building has been identified on the City's heritage register.
3. Single storey commercial development along St. Johns Street shall be discouraged in order to reduce the commercial "strip" image of the street.

4. Multi-family housing shall be encouraged in designated areas of Moody Centre in order to provide a range of housing opportunities for residents and to support the commercial area and future transit improvements. The following objectives shall be taken into consideration in evaluating the merits of specific multi-family development proposals:
 - Ensuring developments comply with the form and character guidelines established for the designated Moody Centre Heritage Conservation Area and the Heritage Character Area.
 - Ensuring that development densities and building forms fit the character of the neighbourhood.
 - Encouraging housing that meets a range of demographic, socio-economic and physical needs.
 - Encouraging the development of both ownership and rental housing.
 - Encouraging live/work and work/live units as part of multi-family and mixed use development as a means of creating local jobs and small business opportunities and reducing commuter traffic.
 - Incorporation of transit oriented development principles to promote development of higher concentrations of commercial and residential uses within close proximity to transit stations.
5. With the exception of parts of the Heritage Commercial District along Queens and Clarke Streets, the area west of Queens will remain largely residential. Building heights of multi-family designated properties within this area will be considered to a maximum of 3 storeys in a ground-oriented form compatible with adjacent low-density residential areas. In cases where multi-family redevelopment includes the conservation and integration of heritage buildings, a fourth storey may be considered. For those multi-family designated properties within the 2200 block of the north side of Clarke Street, building heights up to a maximum of 6 storeys will be considered, with the exception of the property at 2224 Clarke Street which will be limited to a maximum of 3 storeys.
6. Mixed Use – Moody Centre designated areas along St. Johns Street between Kyle and Moray Streets, along Clarke Street between Kyle and Moody Streets, as well as the 3100 block of Murray Street, are envisioned as more intensely concentrated commercial and residential areas. These areas will provide for a more vibrant and enhanced pedestrian environment supported by local commercial opportunities and residential development in a lower scale building form. Maximum building height in these areas will be limited to 6 storeys.
7. Redevelopment within the Mixed Use – Moody Centre designated areas on the south side of St. Johns Street between Elgin and Grant Streets will be considered up to a maximum height of 4 storeys.
8. New development should provide a sensitive transition in height between new mixed use and multi-family developments along the south side of St. Johns Street and adjacent lower density residential areas.
9. The north side of the 3300 block of Dewdney Trunk Road is designated as Multi-family Residential for consideration of redevelopment to a maximum height of 4 storeys.
10. Laneway housing will be considered on all single-family properties with lane access.
11. The conversion of large heritage character homes to multifamily use shall be considered in order to encourage their conservation.
12. Heavy industry shall be confined to those areas currently zoned for this use. In cases where heavy industry operations cease, opportunities for alternative uses of the subject properties may be explored.
13. Institutional uses are considered appropriate within areas designated for residential or mixed-use commercial/ residential purposes.
14. Additional north-south connections for pedestrians, cyclists and/or vehicles across the CPR right of way will be required as part of new development opportunities in Moody Centre.
15. The City will develop an incentive program to encourage the daylighting of key drainages including Kyle Creek, Schoolhouse Creek, and Dallas Creek and their integration as part of a network of N-S greenways as part of the review of redevelopment proposals in Moody Centre.
16. A pedestrian overpass crossing of St. Johns Street, in the vicinity of Moody Middle School, is a desirable amenity to be pursued as part of any new development along St. Johns Street, east of Moody Street.

4. Spring Street Promenade

Spring Street is a unique roadway in Moody Centre with a distinct character that changes as you move from west to east. The Spring Street Promenade identified here extends from Douglas Street to Electronic Avenue. The goal of the Spring Street Promenade sub-area is to acknowledge its character while maintaining the functionality of Spring Street. Elements that distinguish Spring Street from main roads are encouraged such as incorporating narrowed street entrances, varied paving materials, landscaping, lighting, street furniture, off-setting onstreet parking and other features that contribute to making this an attractive and inviting pedestrian realm.

Active uses are encouraged to be oriented to Spring Street with design elements such as entrances and doors, windows and building forms compatible with the scale of the street. Opportunities for spilling out of uses into the pedestrian realm e.g. cafes, patio seating are encouraged.

Given the narrow nature of Spring Street, upper storeys (above 2 storeys) should be stepped back from Spring Street. The objective is that together the orientation of buildings at the street, lighting, materials, sidewalk width, landscaping, and other urban design features will work together to create a local neighbourhood identity. Spring Street can be divided into 3 distinct sections (Historic Area listed below):

A) *Historic area between Douglas and Queens Streets*

- includes predominantly residential forms with commercial mixed use potential near Kyle Street
- may involve sidewalk on one side only
- buildings can be situated against the property line — laneway housing for residential areas, commercial frontage in mixed use areas
- gates for residential sections could open directly onto Spring Street
- commercial entrances and driveways could face Spring Street
- edge of sidewalk could be soft — roll over; distinguished more by material than by height
- building forms are generally limited to 3 storeys with the potential for up to 4 storeys where the project features exemplary urban design, includes the preservation of a heritage building and/or achieves other sustainability objectives.

B) *Commercial Mixed Use Area between Queens and Moody Streets*

5. Heritage Commercial District

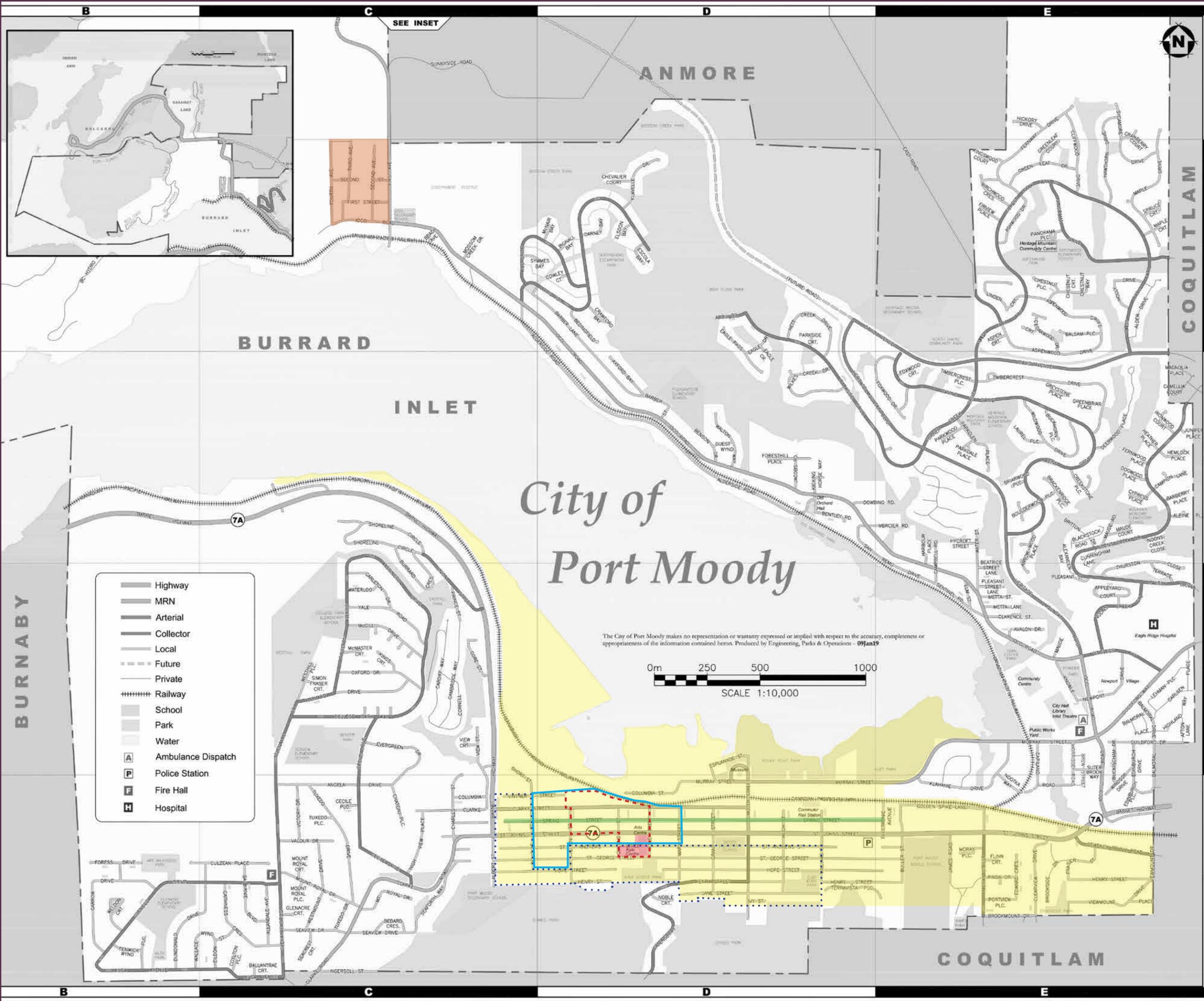
The Heritage Commercial District is envisioned to be an attractive and eclectic mix of boutique style retailers and an economically vibrant heritage themed tourist destination. The Heritage Commercial District encompasses the heritage register buildings in the Moody Centre Heritage Conservation Area along Clarke Street and a portion of St. Johns Street. The objective of this area is to preserve existing heritage buildings and ensure their sensitive integration within new development. Queens Street Plaza is the heart of this heritage district providing opportunities for community events, seasonal markets and daily enjoyment. The area is not envisioned as exclusively commercial. A residential component is considered vital to creating activity all day and supporting local businesses.

New development within the Heritage Commercial District should be architecturally consistent with and complementary to existing heritage structures and comply with the Moody Centre Heritage Conservation Area guidelines where applicable. Buildings should enhance the pedestrian experience through the creation of patio spaces, display areas and other opportunities for interaction along or adjacent to the sidewalk. The existing tree lined streetscape is an important feature of this area and should be enhanced where possible. Consideration should be given to including a planted median to slow traffic and to distinguish this area from the rest of Clarke Street.

In this area:

1. Mixed Use – Moody Centre designated areas within the Heritage Commercial District are intended to be compatible in scale and character with other parts of the Moody Centre Heritage Conservation Area. For the vacant lots on the eastern portion of the 2400 block of Clarke Street, building heights up to 6 storeys will be considered. In other areas within the Heritage Commercial District, building heights up to a maximum of 3 storeys will be considered. In cases where redevelopment includes the conservation or integration of heritage buildings, a fourth storey may be considered.
2. The adaptive re-use of existing heritage buildings is encouraged to support the commercial function of the area.

See **Appendix 4: Moody Centre Heritage Conservation Area Guidelines** for further information.



OCP NEIGHBOURHOOD PLANS MAP

- Ioco Area
- Moody Centre
- Cultural Plaza
- Heritage Commercial District
- Moody Centre Heritage Character Area
- Moody Centre Heritage Conservation Area
- Spring Street Promenade

3
4
5
6
7

ANMORE

BURRARD INLET

COQUITLAM

COQUITLAM

BURNABY

B C D E

SEE INSET

APPENDIX B: DEFINITIONS

Canadian Register of Historic Places: A listing of all historic sites of local, provincial and national significance. Sites are documented through a Statement of Significance. The Government of Canada administers the Register.

Character-Defining Elements: The materials, forms, location, spatial configurations, uses and cultural associations or meaning that contribute to the *heritage value* or a *historic place*, which must be retained in order to preserve its heritage value.

Community Heritage Commission: A commission or board appointed by a municipal Council for the purposes of advising a local government on heritage matters or undertaking other activities authorized by a local government.

Conservation: All actions or processes that are aimed at safeguarding the *character-defining elements* of a cultural resource so as to retain its heritage value and extend its physical life. This includes the identification, protection and promotion of places that are important to our culture and history. It involves three components that aid in the protection of the heritage value:

- *Preservation:* The process of maintaining and/or stabilizing the existing materials, form and integrity of a historic place.
- *Restoration:* The process of uncovering or revealing the state of a historic place or material as it appeared in a particular period in its history.
- *Rehabilitation:* The processing or action of making possible a continuing or compatible contemporary use of a historic place or individual material/component and restoration of these places to retain their historical and cultural significance.

Cultural Landscape: Any geographical area that has been modified, influenced, or given special cultural meaning by people [*Standards and Guidelines*].

Guidelines: Statements that provide practical guidance in applying the Standards for the Conservation of Historic Places. They are presented as recommended and non-recommended actions.

Heritage: Heritage is a broad term that refers to all that is inherited from the past. It therefore includes the built environment, those buildings and works of the past, sites of historic events, historic skills, behaviours and patterns of life. A community's heritage encompasses its entire environmental inheritance.

Heritage Character: This means the overall effect produced by traits or features that give property or an area a distinctive quality of appearance dating from an earlier period.

Heritage Register: A list of sites that are officially recognized by resolution of Council as having heritage value.

Heritage Value: The aesthetic, historic, scientific, cultural, social or spiritual importance or significance for past, present or future generations. The heritage value of a historic place is embodied in its character-defining materials, forms, location, spatial configurations, uses and cultural associations or meanings.

Historic Context Statement: A historic context statement provides a framework for understanding and evaluating historical resources. The significance of an individual site can be judged and explained by providing information about patterns and trends that define community history. Each site should be considered in the context of the underlying historical influences that have shaped and continue to shape the area. Historic context may be organized by theme, geographic area, or chronology, and is associated with a defined area and an identified period of significance. In this way, common, ever-present and representative historic sites, as well as interesting, rare or exceptional examples, can be identified and placed in context.

Historic Place: A structure, building, group of buildings, City, landscape, archaeological site or other place in Canada that has been formally recognized for its heritage value.

Heritage Register: A list of sites that are officially recognized by resolution of Council as having heritage value.

Intangible Cultural Heritage: Practices, representations, expressions, knowledge and skills, as well as associated tools, objects, artifacts and cultural spaces that communities and groups recognize as part of their history and heritage. [UNESCO *Convention for the Safeguarding of the Intangible Cultural Heritage*].

Interpretation: Any communication process designed to reveal the characteristics, meanings and relationships of a community's built heritage to the public through reference to objects, artifacts, landscapes, and structures or persons.

Intervention: Any action, other than demolition or destruction, that results in a physical change to an element of a historic place.

Legal Protection: Continuing protection provided through a bylaw of Council including either municipal heritage designation or a Heritage Revitalization Agreement, or a Section 215 Covenant on Title.

Maintenance: Routine, cyclical non-destructive actions necessary to slow the deterioration of a historic place. It entails periodic inspection; routine, cyclical, non-destructive cleaning; minor repair and refinishing operations; replacement of damaged or deteriorated materials that are impractical to save.

Minimal Intervention: The approach that allows functional goals to be met with the least physical intervention.

Natural Heritage: Natural sites, features, or formations or precisely delineated natural areas of outstanding universal value from the point of view of science, conservation or natural beauty.

Preservation: The action or process of protecting, maintaining, and/or stabilizing the existing materials, form and integrity of a historic place or of an individual component, while protecting its heritage.

Rehabilitation: The action or process of making possible a continuing or compatible contemporary use of a historic place or an individual component, through repair, alterations, and/or addition, while protecting its heritage value.

Renovation: This is a generic term used to describe various levels of intervention including remodeling, recycling and rehabilitation. It refers to the improvement of existing buildings or neighbourhoods.

Restoration: The action or process of accurately revealing, recovering or representing the state of a historic place or of an individual component, as it appeared at a particular period in its history, while protecting its heritage value.

Revitalization: Revitalization is a term that describes the process of economic, social, physical and cultural redevelopment of an area or street.

Standards: Norms for the respectful conservation of historic places.

Statement of Significance: A statement that identifies the description, heritage value, and character-defining elements of an historic place. A Statement of Significance is required in order for an historic place to be listed on the Provincial and Canadian Registers of Historic Places. The document is used at the local level as a planning tool for future conservation interventions.

Thematic Framework: A thematic framework organizes and defines historical themes that identify significant sites, persons and events. Historical themes provide a context within which heritage significance can be understood, assessed and compared. Themes help to explain why a site exists, how it was changed and how it relates to other sites linked by the theme. Historical themes are identified when a thematic history is prepared. The *National Historic Sites of Canada System Plan* provides an overall thematic framework that is a comprehensive way of looking at Canadian history and identifies sites of national significance. Thematic Frameworks identify the best themes for future designations and commemorations, help to prioritize research priorities and encourage a more comprehensive representation of heritage themes.

APPENDIX C: ACKNOWLEDGEMENTS

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