



CHAPTER 4: OVERALL LAND USE STRATEGY

The OCP Overall Land Use Plan map (Map 1) depicts existing and future land uses for the purpose of guiding future land use decisions. The land use designations set out in this Chapter and depicted on Map 1 are the approximate locations, amount, type or density for various kinds of development and facilities as required under section 877 of the Local Government Act. This means that the specific land uses and their boundaries should be read as a general guide, as they may not represent precisely what would be allowed on any particular property.

Map 1 Overall Land Use Plan is intended as a general land use concept plan. An OCP does not commit or authorize the City to proceed with any project that is specified in the OCP. However, after an OCP has been adopted, all bylaws enacted or works undertaken by Council must be consistent with the OCP.

A Public Hearing is required to adopt or change a land use designation.

4.1 LAND USE DESIGNATIONS

Land use designations are the broad categories of permitted land uses. The following provides a brief description of each land use designation

4.1.1 SINGLE FAMILY FORM

The Single Family/Low Density form designation is intended to accommodate the development of single family homes with the option for a secondary suite.

This form of housing generally consists of one house, or one house with a secondary suite, on a single lot. Laneway housing will be considered when associated with heritage conservation or to allow for a modest amount of infill that preserves the scale and character of existing single family areas. Density will not exceed that permitted in the zoning regulations for single family low density forms except in cases where secondary suites and/or laneway housing are permitted in an effort to conserve heritage buildings.

Laneway housing refers to a detached dwelling unit that is secondary to the primary residence of the property owner and includes a detached rear garage apartment or cottage style structures.

4.1.2 MULTI-FAMILY RESIDENTIAL

The Multi-Family Residential designation is intended to support the development of low to medium density attached housing. Building forms will range from ground oriented duplexes, townhouses or stacked townhouses to apartment structures and will generally range from 3 to 6 storeys in height depending upon area specific policies.

4.1.3 HIGH-RISE RESIDENTIAL

The High-Rise Residential designation is intended to support the development of residential towers on podia, with ground oriented housing (e.g., apartment or townhouse units). Building heights will be determined by area specific policies.

4.1.4 MIXED USE – OCEANFRONT DISTRICT

The Mixed Use – Oceanfront District designation applies to the development of a mix of residential, commercial, light industrial, institutional, and public open space uses on the waterfront site currently occupied by the Mill and Timber sawmill.

4.1.5 MIXED USE – MOODY CENTRE

The Mixed Use – Moody Centre designation applies to an area intended for the development of a variety of retail, service, office and stand-alone commercial activities. Multi-family residential uses will also be permitted in association with commercial uses. A range of building heights are permitted up to a maximum of 6 storeys.

4.1.6 MOODY CENTRE STATION TRANSIT-ORIENTED DEVELOPMENT

The Moody Centre Station Transit-Oriented Development designation applies to the development of mixed use, pedestrian friendly development around Moody Centre Station. Building forms will be diverse (ranging from low- to high-rise); uses will be a mix of residential, retail, office, employment, service, civic, institutional, recreational, and cultural uses; and building heights will not exceed 26 storeys. Redevelopment is encouraged as part of a comprehensive plan, and must follow other area-specific policies.

4.1.7 MIXED EMPLOYMENT

The Mixed Employment designation applies to the development of a combination of uses including light industrial, commercial, office and residential. A maximum of 6 storey building forms within this designation will be considered, the first storey of which must be employment related non-residential uses.

4.1.8 MIXED USE – INLET CENTRE

The Mixed Use – Inlet Centre designation applies to the development of low, mid and high rise forms of pedestrian oriented higher density mixed use development within the Inlet Centre neighbourhood. Within these areas, a mix of uses will be permitted including residential, retail, office, service, civic, institutional, recreational, and cultural. Building heights for mid rise building forms will not exceed 12 storeys. Building heights for high rise building forms will not exceed 26 storeys.

4.1.9 MIXED USE – MARINA

The Mixed Use – Marina designation applies to areas intended for the development of a variety of retail, service, office and stand-alone commercial activities including marina related uses. Multi-family residential uses will also be permitted in association with commercial uses with heights not to exceed four storeys.

4.1.10 NEIGHBOURHOOD COMMERCIAL

The Neighbourhood Commercial designation applies to isolated properties within the Seaview, Heritage Mountain and Pleasantside neighbourhoods that are intended to provide local retail opportunities in keeping with the scale and character of the surrounding neighbourhood. Stand-alone commercial or mixed use commercial/residential uses are permitted within this designation.

4.1.11 SPECIAL STUDY AREA

The Special Study Area designation applies to lands where more detailed planning is required by way of an area plan or a site specific development plan.



4.1.12 PARKS AND OPEN SPACE

The Parks and Open Space designation encompasses lands intended for public open space providing recreational opportunities for Port Moody residents. It also provides protection for environmentally sensitive lands.

4.1.13 PUBLIC AND INSTITUTIONAL

The Public and Institutional designation is intended for a range of sites that provide public amenities and facilities for Port Moody residents (e.g. schools, hospitals, places of worship).

4.1.14 GENERAL INDUSTRIAL

The General Industrial designation provides for the development of heavier industrial uses such as manufacturing and port related uses.

4.1.15 SECTION 286 AGREEMENT AREA

The Section 286 Agreement Area designation applies to areas that are subject to an agreement between the City, Park Lane Homes Ltd. and the Province under what was section 286 of the Municipal Act. This area is located within the Heritage Woods neighbourhood area.

4.1.16 SAND AND GRAVEL EXTRACTION

Based on available soils information and in light of existing and future settlement patterns, it has been determined that there are no significant sand and gravel deposits suitable for extraction within the City of Port Moody.

4.1.17 AGRICULTURAL USES

There are no present or proposed agricultural lands within the City of Port Moody.