



CHAPTER 11: HERITAGE CONSERVATION

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.

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. Port Moody has enjoyed active political, public and administrative support in pursuing the goal of heritage conservation.

People 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 goal of heritage conservation. The goal of advancing heritage awareness and education, including support for the museum and fostering partnerships between heritage, arts, culture and tourism was also strongly supported.

11.1 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.

11.1.1 HERITAGE BUILDINGS AND SITES

In 2004, 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, 65 properties and two conservation areas have been documented as part of the heritage register. In addition, six buildings have been designated as municipal heritage sites, two of which are maintained by the city (the Port Moody Arts Centre and Port Moody Station Museum buildings).

11.1.2 HERITAGE AREAS

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

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 this plan in recognition of their historic value. A secondary area in Moody Centre is also identified as a Heritage Character Area. Map 3 shows these areas.

11.1.3 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 Provincial Heritage Conservation Act and managed for their historical, cultural, scientific and educational value to the general public, local communities and First Nations.

11.1.4 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.

11.1.5 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 may be integrated with new developments or used to inform the design of new buildings in the waterfront area.

11.2 HERITAGE CONSIDERATIONS

11.2.1 RECOGNIZING THE BENEFITS OF HERITAGE CONSERVATION

Community heritage resources are the physical elements unique to a community that set it apart. They are the tangible 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. The preservation of culture heritage is the most frequently given reason for the conservation of structures, landscapes and sites. Conserving heritage allows a community to convey a sense of history, to provide aesthetic enrichment and to offer educational opportunities.

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. From an environmental perspective, the retention and adaptable reuse of heritage buildings is consistent with the principle of sustainability through recycling materials thereby reducing landfill waste.

11.3 INTEGRATING HERITAGE CONSERVATION INTO COMMUNITY PLANNING

Port Moody has an overall strategy to retain heritage structures for the enjoyment of future generations. Port Moody is fortunate to have an active Heritage Commission, whose members participate in heritage building identification and documentation process as well as heritage education and awareness raising events. In 2001, Council endorsed a Heritage Strategic Plan which was prepared in consultation with the community and set out a five year action plan to implement recommendations in the short and long term. 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.

In 2011 the City adopted a Heritage Revitalization Tax Exemption Bylaw. The purpose of this Bylaw is to support conservation of heritage properties, foster revitalization through heritage and cultural awareness, increase economic viability of the Heritage Conservation and Heritage Character Areas, and enhance the overall quality of life in the City. To accomplish these objectives, the program establishes a financial incentive for redevelopment by lowering the costs of investment in the restoration, rehabilitation and repair of heritage properties,



cultivating a heritage district for business attraction and cultural tourism, and improving the sense of place and historic vitality of these areas within the City by promoting a heritage aesthetic.

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 (*see Map 3 for the location of the Moody Centre Heritage Character Area*).
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.
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.