



CHAPTER 17: IMPLEMENTATION & MONITORING

The policies contained in this Official Community Plan are designed to help guide day-to-day decision-making on land use issues in Port Moody. Effective implementation of these policies is the key to transforming this document into reality and keeping the Plan vision alive and relevant. Given the broad nature of these policies, implementation will require the involvement of many individuals and organizations in a variety of different ways. This includes federal and provincial governments, private sector builders and developers, the school board and non-profit agencies. Council appointed advisory bodies are also involved in providing guidance to Council on a regular basis, as are individual actions by concerned residents, business operators, employees and property owners. With this input in mind, policies in the OCP are ultimately carried out by the decisions made by Council.

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.

Implementation mechanisms will involve both City programs and activities that are currently in place, as well as new programs and initiatives that need to be considered.

There are a number of strategies that can be used to implement this OCP including:

17.1 PUBLIC AWARENESS AND INVOLVEMENT

Building public awareness and understanding of the goals of the OCP and its policies are integral to achieving support for the Plan and its effective implementation. Public involvement in Port Moody is essential to maximize community benefits and minimize negative impacts. In this regard, the City will continue to work towards improving its communications and public engagement practices in the implementation of this OCP.

17.2 MONITORING

Monitoring can be an effective tool in determining how well OCP goals and policies are being met. Monitoring programs can help to show which areas are being adequately addressed and which may require further attention. Monitoring methods may include the development of targets or indicators to track the City's progress on OCP policies and reporting the results on a regular basis.

17.3 POLICY PLANNING

This OCP is intended to assist future decision making, but it must also evolve on a continuing basis, or it will become obsolete and a hindrance to managing change within the City. Part of the implementation of the OCP involves resolving those issues which — for reasons of complexity or time — could not be addressed within this document but would benefit from more detailed study or analysis. To do this, a number of studies and plans will be undertaken following the adoption of this OCP. These include:

- Master Transportation Plan Update
- Parks and Recreation Plan Update
- Zoning Bylaw Update
- Heritage Zoning Development – Moody Centre
- Density Bonus Provisions for Community Amenities e.g. affordable housing
- Sustainable Building Policy
- Community Energy and GHG Emission Reduction Plan
- Update to the Corporate Energy and GHG Management Plan
- Liveable Streets Plan
- Completion of a Moody Centre Parking Strategy

17.4 ZONING BYLAW

The Zoning Bylaw is one of the principal tools used to implement OCP land use plans and policies. Amendments to the Zoning Bylaw may be necessary to bring it into conformity with the directions included in the OCP with respect to encouraged land uses, densities and building heights. Such amendments will be considered as part of the Port Moody Zoning Bylaw update underway in order to ensure its compatibility with this OCP.

17.5 GROWTH MANAGEMENT AND THE OCP

The OCP is a broad statement of goals, directions and policies guiding change in the City of Port Moody. City Council will use the OCP as a general reference in its annual budgetary process, its decisions about programs and capital expenditures and its support for proposed land developments.

The OCP is a statement of objectives and policies to guide decisions on planning and land use management, within the City of Port Moody and, to the extent that it deals with these matters, the OCP should work towards the purpose and goals of Metro Vancouver's regional growth strategy. After the OCP is adopted, all bylaws enacted, including zoning, subdivision and development bylaws and all works undertaken by City Council, must be consistent with the OCP.

The OCP and other planning tools provide a framework for assessing the suitability of every proposed land development. When proposals to develop land are brought forward to City Council, it turns to the OCP and the Zoning Bylaw to determine what would be acceptable. If a development application meets the City's requirements, then a development permit may be issued. If a development application does not meet the zoning requirements, then a rezoning application will be necessary. Before applying for a zoning amendment, applicants should check the zoning to confirm whether an amendment to the OCP is required. An OCP amendment will be required when a rezoning application is not consistent with the OCP designation. A rezoning and OCP amendment may proceed together at the same time. The Local Government Act sets out requirements for amending the OCP or zoning bylaw. Pursuant to section 879 of the Local Government Act, during the amendment of an OCP, the proposing local government must provide one or more opportunities it considers appropriate for consultation with persons, organizations and authorities it considers will be affected 890 of the Local Government Act. A local government must not adopt an OCP bylaw or a zoning bylaw without holding a public hearing on the bylaw for the purpose of allowing the public to make representations to the local government respecting matters contained in the proposed bylaw.

17.6 ONGOING CONSULTATION

In order to ensure that residents are familiar with the OCP and are involved in the land use decision making process, the City will engage in consultation, on a regular basis, with groups and members of the community, in addition to the Public Hearings required under the Local Government Act. This continuing dialogue with the community will also help to keep the OCP a vital and significant document, ensuring that it guides Port Moody to build and maintain a city which promotes and protects the quality of life for all people living, working and visiting the community, now and in the future.

POLICIES

1. The City will consider establishing a monitoring process to track progress on the goals and policies outlined in this OCP.
2. The City will undertake an update of the Port Moody Zoning Bylaw to ensure its compatibility with the directions included in this OCP.
3. The City will continue to provide opportunities to enhance public awareness and understanding of this OCP.
4. The City will continue to provide residents with information on changes proposed for their neighbourhoods and ensure processes are in place for residents to provide input into the proposed changes.
5. The City will continue to consult with residents, organizations, businesses and agencies during policy planning exercises.
6. The City will conduct consultation for special study areas and neighbourhood plans where identified.
7. At the time of the drafting of the OCP, the Murray-Clarke Corridor visioning process is still underway and upon completion policy changes may be made to the OCP as required.