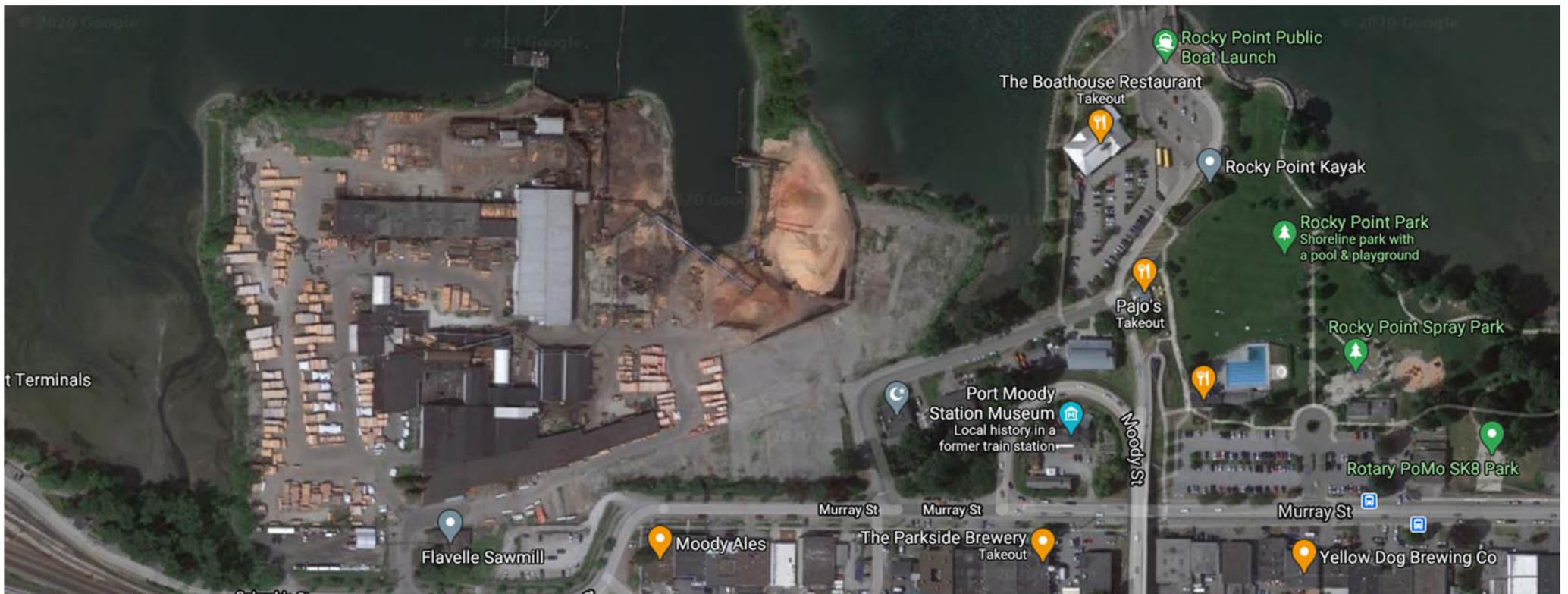


Welcome



Flavelle Oceanfront Development has applied to the City to change the Official Community Plan (OCP) designation for the Flavelle Mill property. As part of the application process, the City is engaging the community on the most recent version of Flavelle's proposed land use plan for the site. This plan has far more detail than the one that was presented by Flavelle at the last City Open House a year ago.

The City wants public feedback on this plan. You can participate by:



Talking to City staff or members of the Flavelle Project Team at this Open House



Filling out a feedback form here, or online at portmoody.ca/flavelle, before Thursday, February 2.



Writing to us at planning@portmoody.ca

The Planning Process

Port Moody's OCP sets the pattern of land uses and states the community's objectives and policies to guide servicing and physical, social, environmental and economic changes in Port Moody over the long term. Flavelle wishes to amend the OCP designation for its property from General Industrial with a Special Study Area overlay to Mixed Use – Oceanfront District.

When the City receives an application to amend the OCP designation for a property, it follows a process. To date, this has involved:

Hosting an initial Open House on Jan 7, 2016 to present a preliminary land use concept, and receive public input.

Early consultation with external agencies and neighbouring municipalities.

Staff review of background technical reports required at the OCP amendment stage.

Hosting a second Open House on Jan 26, 2017 to present a more detailed version of Flavelle's plan.



Next Steps

Here's what happens after this Open House:

Port Moody's Community Planning Advisory Committee* considers the plan at 7pm on February 7, 2017 at City Hall. Members of the public are welcome to attend and speak to the Committee. ** Formerly the Land Use Committee*

Council considers the 1st and 2nd readings of an OCP amendment bylaw to change the land use designation on the site.

There is a Public Hearing, and Council considers the 3rd reading of the OCP amendment bylaw.

The bylaw is referred to the Metro Vancouver Board to consider amending the Regional Growth Strategy (Metro 2040) to change the regional land use designation on the property from Industrial to General Urban.

If the Metro Vancouver Board changes the property's regional designation, Council can consider adoption of the OCP amendment bylaw.

Following final adoption of the OCP amendment bylaw, Flavelle could apply for rezoning, which would require much more detailed technical studies and further public consultation.

If the Metro Vancouver Board does not amend the Regional Growth Strategy to allow the proposed change in land use, the Flavelle site will remain in industrial use. The site could continue to be used for some time by the sawmill, or it could be used for a wide range of other industrial uses.

Next Steps

