

15.5 EVERGREEN LINE SUB-AREAS

Map 11 shows all of the Evergreen Line Sub-Areas and includes more detailed information related to OCP land use designations and permitted building heights for these areas.

15.5.1 WESTPORT

As part of new development in this area, a number of desirable components have been identified including:

- artist live/work space
- public arts presentation space
- seniors accommodation
- assisted living accommodation
- high tech mixed employment space
- enhanced green space
- new parks
- commercial/retail service space
- a pedestrian trail connecting Seaview, Glenayre, and College Park to the area.

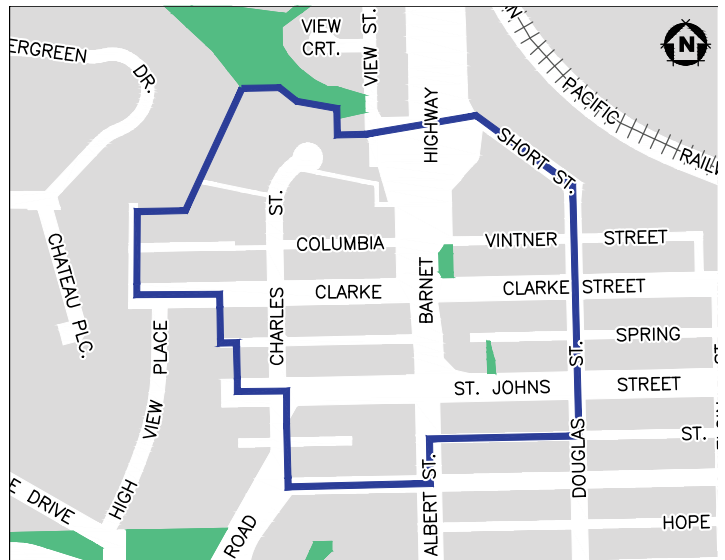
The western end of Moody Centre adjacent to Barnet Highway is envisioned as the western gateway to Port Moody. Future development in this area will strive to balance the local residential character and functions with new opportunities for locally serving commercial uses, as well as more diverse housing options.

To achieve this, a number of properties adjacent to Barnet Hwy have been designated as Mixed Use – Moody Centre with building heights ranging up to 6 storeys. The remainder of the proposed land use changes encourage multi-family residential forms including ground-oriented and apartment forms. As an entrance into Port Moody from the west, this area provides a unique opportunity for the incorporation of a welcome or identity feature potentially through the use of a prominent piece of public art. This area borders the Moody Centre Heritage Conservation Area (HCA) to the east. Development in this area is expected to be distinct from yet compatible with the objectives of the HCA.

The property commonly known as the Andres Wines site is designated as a Special Study Area in the OCP. 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. It is envisioned that in the future this area may transition into a comprehensive development with a mix of uses taking advantage of its proximity to rapid transit.

In this area:

1. The existing land use and character of the Glenayre, College Park, Seaview and Harbour Heights neighbourhoods shall generally be retained.



Policy directions in this section apply to the area outlined in the map above.

2. For multi-family residential designated properties south of Clarke St and north of St Johns St in the 2100 block, building heights up to a maximum height of 3 storeys will be considered.
3. For the Mixed Use designated property at 2036 St Johns St, a maximum height of 6 storeys will be considered.
4. For the Mixed Use designated properties in the 2000 blocks of St. George Street and the south side of St Johns Street (former Barnet Hotel site and adjacent properties), a maximum building height of 6 storeys will be considered. Commercial uses will be limited to the St. Johns St and Albert St frontages. A comprehensive development plan will be required for these blocks taking into consideration the change in grade, access, potential traffic impacts and compatibility with adjacent single family uses.
5. Identified heritage buildings in the Westport area should be conserved and retained as part of any redevelopment project.
6. Above 2 storeys, upper floors will be set back from St. Johns and Clarke Streets. Above 4 storeys, upper floors will be set back from Barnet Highway.
7. For the multi-family designated properties in the cul-de-sac on Charles St, a maximum height of 6 storeys will be considered in order to create open space for intact forests, creeks and trails.
8. Prior to any significant redevelopment in the Charles Street neighbourhood, the City will develop a comprehensive plan for this area.
9. Multi-family designated properties in the 2100 block of the south side of St. Johns Street will be considered for redevelopment up to a maximum height of 6 storeys.