

Chapter 9 – Heritage Conservation

The heritage resources of Port Moody are a key component of the community's identity. A number of people see Port Moody's uniqueness not only as its small town atmosphere, but its heritage character and its historical link to British Columbia's past. Indeed, the City has a rich history starting with the arrival of the Canadian Pacific Railway in 1885, the creation of the port, the building of the Ioco refinery in 1915 and the opening of a number of sawmills at the turn of the century. This heritage should be preserved in cooperation and in consultation with the individual land owners for both present, as well as, future generations.

Increasingly, people are realizing the value of preserving buildings and neighbourhoods which reflect the history of their community. Whether "west coast style", Edwardian or neo-gothic, these buildings are often better proportioned, more finely crafted, and generally more interesting than many of our modern structures.

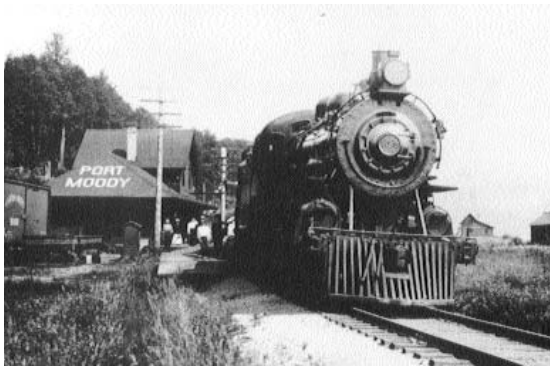
Port Moody's Heritage Resources

There are several categories of heritage resources that can be identified within the City's boundaries. These heritage resources are diverse in age, style and condition but they contribute to a sense of continuing community tradition.

1. Heritage Buildings and Sites

The City has compiled and published a heritage inventory which identifies significant heritage buildings in the City based on architectural, historical and environmental criteria.

Original buildings represent artifacts of another time when craftsmen and builders operated in a different aesthetic and value system. Keeping the building and the artifacts is therefore a way of refreshing our personal links with our forebears, those who struggled and made their way in the community before us.



The 20th Century growth of Port Moody was spurred by the coming of the CPR, the creation of the port and local resource based industries. Prior to this, Port Moody was inhabited by the Squamish and Musqueam bands during the summer periods.

The City has designated three buildings as municipal heritage sites (the former City Hall/currently the City's Arts Centre, the former Perry Roe residence and the Station Museum). The City owns and assists in maintaining the Arts Centre and the Station Museum buildings.

2. Heritage Areas

The City's heritage resources are clustered in two identifiable groupings; the Moody Centre area, which includes both commercial and residential buildings, and the early oil refining company town of Ioco.

The early commercial activity in Port Moody occurred in Moody Centre, near the working waterfront. A number of these turn-of-the-century buildings still remain intact along Clarke Street giving this area of the City a turn-of-the-century ambiance.

Ioco is one of the most intact and interesting early company towns that has survived in the Lower Mainland. The quality of the remaining building stock is very high and presents many opportunities for creative adaptive re-use within a redevelopment context. Ioco represents a unique opportunity to conserve the existing buildings while allowing the area to re-develop and evolve simultaneously.

In recognition of this historic value, both Moody Centre and the Ioco Townsite have been identified as Heritage Conservation Areas in this plan.

3. Natural Heritage

Throughout the City are many landscape features including trees and other plantings brought to Port Moody by the original settlers. These natural elements have community significance and provide for additional opportunity for the community to celebrate both its natural and cultural heritage.

In order to assist in this conservation, Council has endorsed the development of a Natural Heritage Inventory for the City.



Former Perry Roe Residence -2227 St. Johns Street, one of the City's designated Heritage Buildings.



The development of community and tourist attractions based on a heritage theme can provide direct economic benefits.

4. Industrial Heritage

The early industrial character of Port Moody is reflected in a number of existing buildings and sites including the Imperial Oil and Flavelle Cedar (Interfor) sites. The City purchased a number of industrial artifacts in 1996 from the former Flavelle Cedar sawmill of which some of the material is planned to be used in the construction of a sail and paddle centre in the future.

Considerations for the Future

Community Heritage Resources and Associated Benefits

Community Heritage Resources are the physical elements that make each community what it is. They are tangible embodiments of historical, cultural and social values. They are things that give Port Moody its particular sense of time and place, and they are cultural expressions of what that place is.

Heritage conservation has many potential cultural, social and economic benefits. The preservation of cultural heritage is by far the most frequently given reason for the conservation of structures and sites. Conserving heritage allows a community to convey a sense of history, it provides aesthetic enrichment as well as educational opportunities.

A community maintains a more interesting urban environment by retaining symbols of its past. These elements serve to moderate the impact of rapid change in our community.

Economic benefits have also been proven to result from heritage conservation activities such as spinoffs associated with the movie and tourist industries. Provincial strategy now links heritage conservation with tourism and many regional examples show the success of this approach. Conservation activities have also resulted in the provision of trade related jobs for communities. Also, the preservation of historical sites sometimes supports other public needs such as educational programs.

Planning for Heritage

If Port Moody is to be successful in retaining heritage structures for future generations an overall strategy and management plan is necessary. Port Moody's Heritage Strategy was created with extensive public input and includes a five year action plan for implementation. A management plan will be developed in the future with extensive public input.

The following policies are aimed at preserving and enhancing Port Moody's heritage resources:

Heritage Conservation Policies

1. *The City encourages the conservation of buildings and neighbourhoods which reflect Port Moody's traditions and history, and the role played by its residents in the history of the region. The City will give consideration to permitting commercial, multi-family or other appropriate use of historical buildings in order to ensure their preservation.*
2. *The City requires that all developments within the Ioco Townsite Heritage Conservation Area and the Moody Centre Heritage Character Area reflect and reinforce the area's historical architecture and character.*
3. *The City will continue to maintain the former City Hall (Arts Centre) and the Station Museum for community purposes.*
4. *The City will explore opportunities to conserve, restore and enhance the integrity of the Ioco Townsite and its residential and community structures located on the site, in cooperation with the property owner.*
5. *Portions of Moody Centre are being considered as Heritage Conservation Areas as shown on Map 3.*
6. *The City will develop guidelines to manage change in the Moody Centre Heritage Conservation Area.*

*The City's Heritage Commission
mission statement is as follows:*

*To identify and prepare through public
awareness and strategic planning, those
assets of physical, natural and cultural
significance which are valued and define
Port Moody's past for present and
future enjoyment.*

7. *The City will undertake the preparation of a heritage registry of buildings with a view to their conservation and maintenance as elements in the cultural and social life of the community to be registered with the Province in cooperation and consultation with property owners.*
8. *The City will develop a comprehensive and balanced framework for heritage planning by implementing the initiatives contained within the City's Heritage Strategy and developing a Heritage Management Plan in full consultation with the community.*
9. *The City will continue to support the activities of community heritage groups that work towards developing programs and methods to educate the public as to the community's heritage resources and foster an awareness of heritage.*
10. *A natural heritage inventory will be prepared to celebrate features of both the City's natural and cultural heritage.*
11. *The City will actively pursue the conservation of community heritage resources with full use of the legislative tools available for this purpose.*
12. *The City will consider transferring potential density from a site included on the heritage inventory and located within a Heritage Conservation Area to a non heritage site in an effort to save the City's heritage resources.*
13. *The City will explore incentive programs associated with heritage conservation.*
14. *Given the importance of industry in the development of Port Moody, the City will undertake the compilation of an industrial heritage inventory.*
15. *The City may develop a zone designed to preserve heritage characteristics of the Moody Centre commercial and residential neighbourhoods.*
16. *The City will explore the development of a memorial garden/memory park as a way to recognize and celebrate early Port Moody residents.*