



City of Port Moody

Bylaw No. 3285

A Bylaw to amend City of Port Moody Official Community Plan Bylaw, 2014, No. 2955 to implement the Coronation Park Neighbourhood Plan.

The Council of the City of Port Moody enacts as follows:

1. Citation

- 1.1 This Bylaw may be cited as “City of Port Moody Official Community Plan Bylaw, 2014, No. 2955, Amendment Bylaw No. 27, 2021, No. 3285 (Coronation Park)”.

2. Amendments

- 2.1 City of Port Moody Official Community Plan Bylaw, 2014, No. 2955 is amended by replacing the following in Chapter 15, section 15.3.1 of Schedule “A”:

“The Plan includes four land uses:

1. Hi-Rise Residential: Slender towers on 3-storey podia, with ground-oriented housing (maximum 26 storeys).
2. Hi-Rise Mixed-Use: Slender towers on 3-storey podia, with ground-oriented commercial (maximum 26 storeys).
3. Low-Rise Residential: Mix of townhomes and apartments (maximum 4 storeys).
4. Park – A new central, public park.”

with the following:

“The Plan includes four land uses:

1. Hi-Rise Residential: Slender towers on 3-storey podia, with ground-oriented housing (maximum 26 storeys), except for Area A (as indicated in the map below), where podia up to 6 storeys and towers of up to 40 storeys will be considered.
2. Hi-Rise Mixed-Use: Slender towers on 3-storey podia, with ground-oriented commercial (maximum 26 storeys), except for Area A (as indicated in the map below), where podia up to 8 storeys and towers up to 40 storeys will be considered.

3. Low-Rise Residential: Mix of townhomes and apartments (maximum 4 storeys), except for Area A (as indicated in the map below), where up to 6 storeys and one tower of up to 37 storeys will be considered.
4. Park – A new central, public park.



Area A

For Area A, five towers will be considered. The total residential floor area for Area A shall not exceed 224,000 square metres.”

- 2.2 Bylaw No. 2955 is further amended by replacing the following Coronation Park Policy 3 in Chapter 15 of Schedule “A”:

“3. For new high-rise buildings (above the podium), a minimum distance separation of 60 metres between adjacent towers, and floorplates in the range of 700 square metres, are encouraged.”

With the following:

“3. For new high-rise buildings (above the podium), a minimum distance separation of 60 metres between adjacent towers, and floorplates in the range of 700 square metres, are encouraged, except for Area A where a minimum distance separation of 48 metres for two towers on the Barnet Highway frontage will be considered, and floor plates up to 790 square meters for towers will be considered where outstanding architectural design can be demonstrated.”

- 2.3 Bylaw No. 2955 is further amended by replacing the following Coronation Park Policy 5 in Chapter 15 of Schedule “A”:

“5. The envisioned 0.4 hectare park in Coronation Park will be either provided through dedication as part of a redevelopment proposal, or purchased by the City. Its design, function, location, and cost will be determined through further study. New buildings adjacent to the park shall front/face the park and be designed to minimize overshadowing, through stepping back of building heights away from the park.”

With the following:

“5. The envisioned park of at least 0.64 hectares in size shall be provided in Area A, either through dedication as part of a redevelopment proposal, or purchased by the City. Its design, function, location, and cost will be determined through further study. New buildings adjacent to the park shall front/face the park and be designed to minimize overshadowing, through stepping back of building heights away from the park. Additional park space will be required in the remainder of the neighbourhood, the amount, location, and function of which shall be determined as part of a redevelopment proposal.”

- 2.4 Bylaw No. 2955 is further amended by replacing the following in Chapter 15, section 15.5.7 of Schedule “A”:

“In this area:

1. Building heights up to 26 storeys will be considered for the following Mixed Use – Inlet Centre designated areas:
 - 130 loco Rd
 - The triangular portion of land between the Klahanie and Suter Brook developments
 - The 2400 block of Barnet Hwy (Honda dealership site)
 - Parcel D, Onni Suter Brook Development site
 - Areas within Coronation Park as shown on Maps 1 and 11
2. Redevelopment on the triangular portion of land between the Klahanie and Suter Brook developments will be subject to the provision of vehicle and pedestrian crossings over the CPR right of way providing linkages to Nootka Way and Capilano Road.
3. The 3300 block of Dewdney Trunk Road is designated for the development of multi-family housing to a maximum height of 4 storeys with the exception of the property at 3370 Dewdney Trunk Road which, if redeveloped as a rental housing project, is permitted to a maximum height of 6 storeys.

4. The 3200 block of the north side of St. Johns Street and the properties at 3180/3190 St. Johns Street are designated as Mixed Use – Inlet Centre which envisions a mix of commercial and residential uses in a building form not to exceed 12 storeys.
5. The 3200 block of the south side of St. Johns Street is designated as Mixed Use – Inlet Centre which envisions a mix of commercial and residential uses in a building form not to exceed 6 storeys.
6. Above 4 storeys, upper floors will be set back from St. Johns Street, loco Road and Barnet Highway.
7. The construction of a pedestrian/cyclist overpass or underpass across loco Road to facilitate safe access to the Inlet Centre station will be required in conjunction with new development in this area.
8. Additional policies for the Coronation Park Neighbourhood portion of Inlet Centre can be found in Section 15.3.1 of this OCP.”

With the following:

“In this area:

1. Building heights up to 26 storeys will be considered for the following Mixed Use – Inlet Centre designated areas:
 - 130 loco Rd
 - The triangular portion of land between the Klahanie and Suter Brook developments
 - The 2400 block of Barnet Hwy (Honda dealership site)
 - Parcel D, Onni Suter Brook Development site
2. Building heights up to 40 storeys will be considered for the following Mixed Use – Inlet Centre and Hi-Rise Residential designated areas:
 - Areas within Coronation Park as shown on Maps 1 and 11
3. Redevelopment on the triangular portion of land between the Klahanie and Suter Brook developments will be subject to the provision of vehicle and pedestrian crossings over the CPR right of way providing linkages to Nootka Way and Capilano Road.
4. The 3300 block of Dewdney Trunk Road is designated for the development of multi-family housing to a maximum height of 4 storeys with the exception of the property at 3370 Dewdney Trunk Road which, if redeveloped as a rental housing project, is permitted to a maximum height of 6 storeys.
5. The 3200 block of the north side of St. Johns Street and the properties at 3180/3190 St. Johns Street are designated as Mixed

Use – Inlet Centre which envisions a mix of commercial and residential uses in a building form not to exceed 12 storeys.

6. The 3200 block of the south side of St. Johns Street is designated as Mixed Use – Inlet Centre which envisions a mix of commercial and residential uses in a building form not to exceed 6 storeys.
7. Above 4 storeys, upper floors will be set back from St. Johns Street, loco Road and Barnet Highway.
8. The construction of a pedestrian/cyclist overpass or underpass across loco Road to facilitate safe access to the Inlet Centre station will be required in conjunction with new development in this area.
9. Additional policies for the Coronation Park Neighbourhood portion of Inlet Centre can be found in Section 15.3.1 of this OCP.”

2.5 Bylaw No. 2955 is further amended by replacing Map 11 – Evergreen Line Sub Areas in Schedule “A” with Map 11 – Evergreen Line Sub-Areas attached to this Bylaw as Schedule A.

3. Attachments and Schedules

3.1 The following schedule is attached to and form part of this Bylaw:

- Schedule A – Map 11 – Evergreen Line Sub-Areas

4. Severability

4.1 If a portion of this Bylaw is found invalid by a court, it will be severed and the remainder of the Bylaw will remain in effect.

Read a first time this ___ day of ____, 20__.

Read a second time this ___ day of ____, 20__.

Read a third time this ___ day of ____, 20__.

Adopted this ___ day of ____, 20__.

R. Vagramov
Mayor

D. Shermer
Corporate Officer

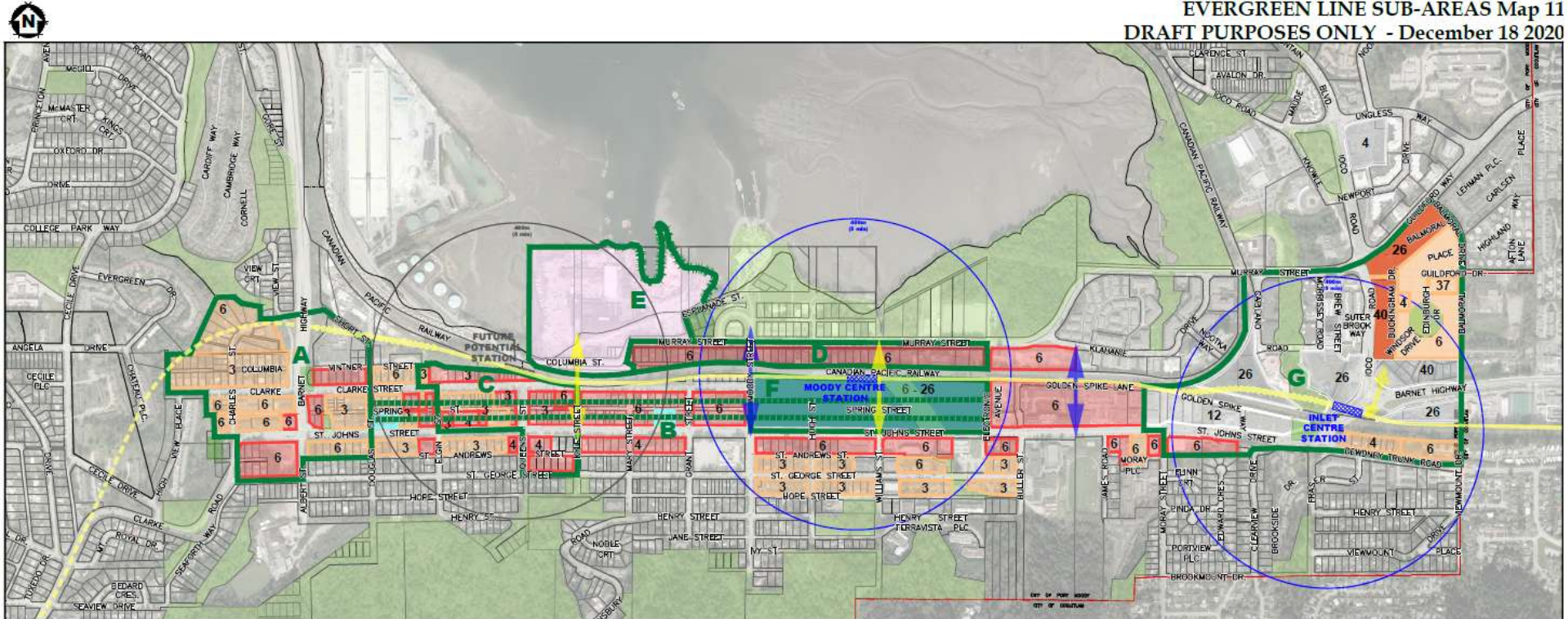
I hereby certify that the above is a true copy of Bylaw No. 3285 of the City of Port Moody.

D. Shermer
Corporate Officer

Schedule A – Map 11 – Evergreen Line Sub-Areas

OFFICIAL COMMUNITY PLAN

EVERGREEN LINE SUB-AREAS Map 11
DRAFT PURPOSES ONLY - December 18 2020



EVERGREEN LINE SUB AREAS

- | | |
|--|---|
| — A Westport | — E Oceanfront District |
| - - - B Spring Street Promenade | — F Moody Centre Station Transit Oriented Development |
| — C Heritage Commercial District | — G Inlet Centre Station Transit Oriented Development |
| — D Murray Street Boulevard | |

LEGEND

- | | | |
|--|---|---|
| Multi-Family Residential | Moody Centre Station Transit-Oriented Development | --- Evergreen Line - Tunnel |
| High-Rise Residential | Public and Institutional | --- Evergreen Line - Elevated |
| Mixed Use - Inlet Centre | Mixed Employment | --- Evergreen Line - Ground Level |
| Mixed Use - Moody Centre | Mixed Use - Oceanfront District | --- 400m Radius from Station (≈ 5 min Walk) |
| Parks and Open Space | | ↔ Existing Connections |
| 3 Proposed Number of Storeys | --- Municipal Boundary | ↔ Future Connections |

The City of Port Moody makes no representation or warranty expressed or implied with respect to the accuracy, completeness or appropriateness of the information contained herein.
Produced by Engineering & Parks Date Plotted: 25-Dec-2020

\\VIT-01-01\Maping\Maping Reports - Internal- PLANING & DEVELOPMENT -GSP 2020 Proposed Changes\Port Moody\Map 11 Proposed Shopping

*NOTES: This map shows the amended locations of the Evergreen Line Stations and Future Potential Station. Evergreen Line projected completion date of 2016.