



# City of Port Moody

## Bylaw No. 3305

A Bylaw to amend City of Port Moody Official Community Plan Bylaw, 2014, No. 2955 to add the Mixed Use – Woodland Park designation (1142 Cecile Drive and 300 Angela Drive).

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

### 1. Citation

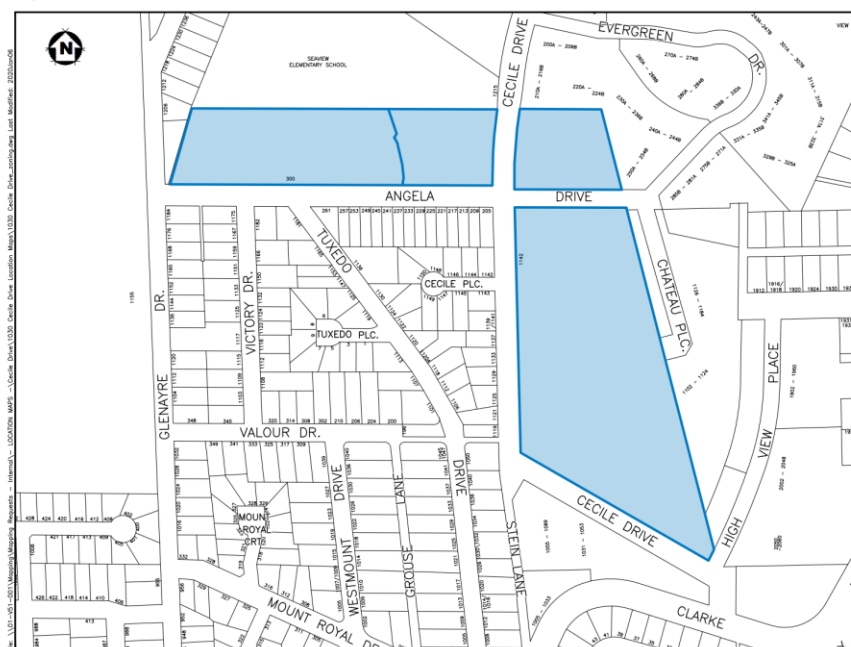
- 1.1 This Bylaw may be cited as City of Port Moody Official Community Plan Bylaw, 2014, No. 2955, Amendment Bylaw No. 31, 2021, No. 3305 (1142 Cecile Drive and 300 Angela Drive).

### 2. Amendments

- 2.1 Schedule “A” of City of Port Moody Official Community Plan Bylaw, 2014, No. 2955 is amended by adding the following to Chapter 4 as section 4.1.8 and renumbering subsequent sections accordingly:

“4.1.8 MIXED USE – WOODLAND PARK – The Mixed Use – Woodland Park designation applies to the redevelopment of the Woodland Park site, illustrated on Map 1 – Woodland Park, for multi-family residential purposes with complementary commercial uses and park spaces.

Map 1 – Woodland Park



- 2.2 Schedule “A” of City of Port Moody Official Community Plan Bylaw, 2014, No. 2955 is further amended by replacing the following Policy 1 of Chapter 15, section 15.1:

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

with the following Policy 1 of Chapter 15, section 15.1:

“1. The existing land use and character of the Glenayre, College Park, Harbour Heights, and Seaview neighbourhoods shall generally be retained with the exception of the redevelopment of the Woodland Park site.”

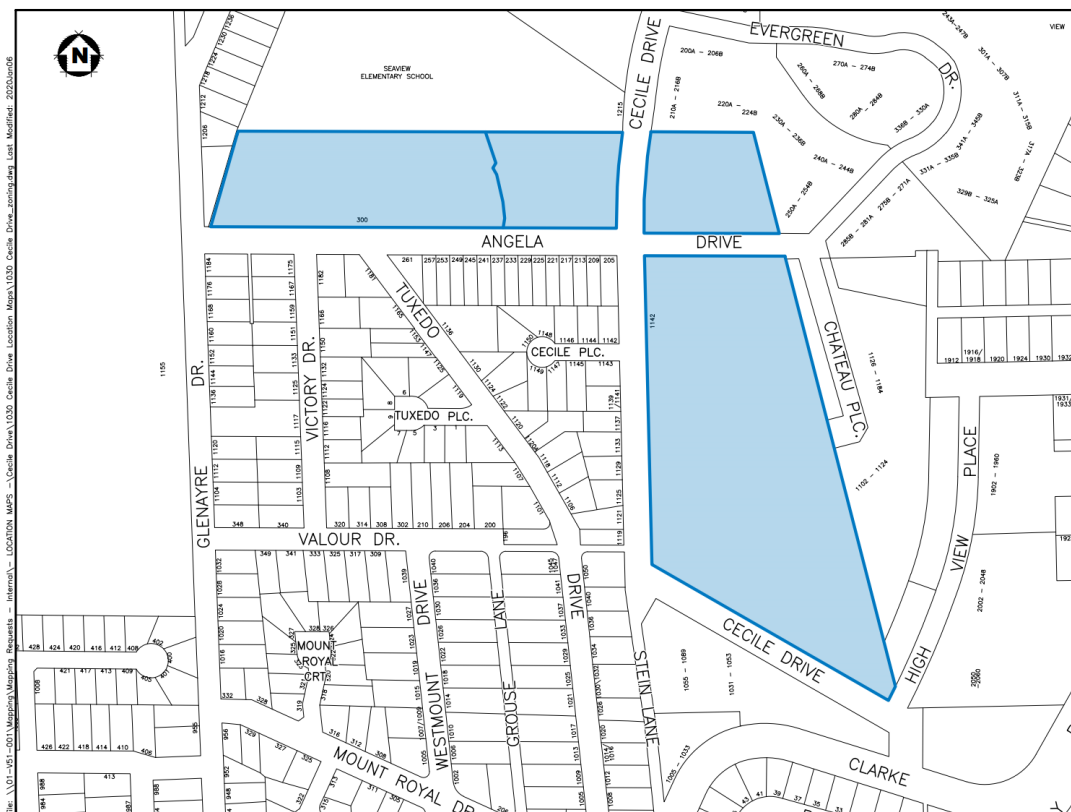
- 2.3 Schedule “A” of City of Port Moody Official Community Plan Bylaw, 2014, No. 2955 is further amended by adding the following Chapter 15, section 15.1.1:

#### “15.1.1 WOODLAND PARK

The following policies apply to the redevelopment of the area known as Woodland Park identified on the accompanying Map 1.

For reference, where maps and illustrations identify building locations and shapes, they are intended to be representative only. Detailed building designs will be established through future Development Permit application reviews.

**Map1 – Woodland Park**



Woodland Park is envisioned as a complete, sustainable neighbourhood composed of a mix of housing tenures complemented by small-scale commercial and childcare uses and neighbourhood park spaces, as illustrated on the accompanying Master Plan (Map 2). For reference, the buildings identified on the Master Plan are shown schematically for illustration only. Actual building siting will be determined in conjunction with the review of individual development permits.

Aside from the provision of a range of housing tenures, the key cornerstone of the Master Plan is the protection and enhancement of the existing Environmentally Sensitive Areas on the site for the long-term benefit of Woodland Park and the surrounding community.

**Map 2 – Woodland Park Master Plan**



The vision for Woodland Park is based on the following principles:

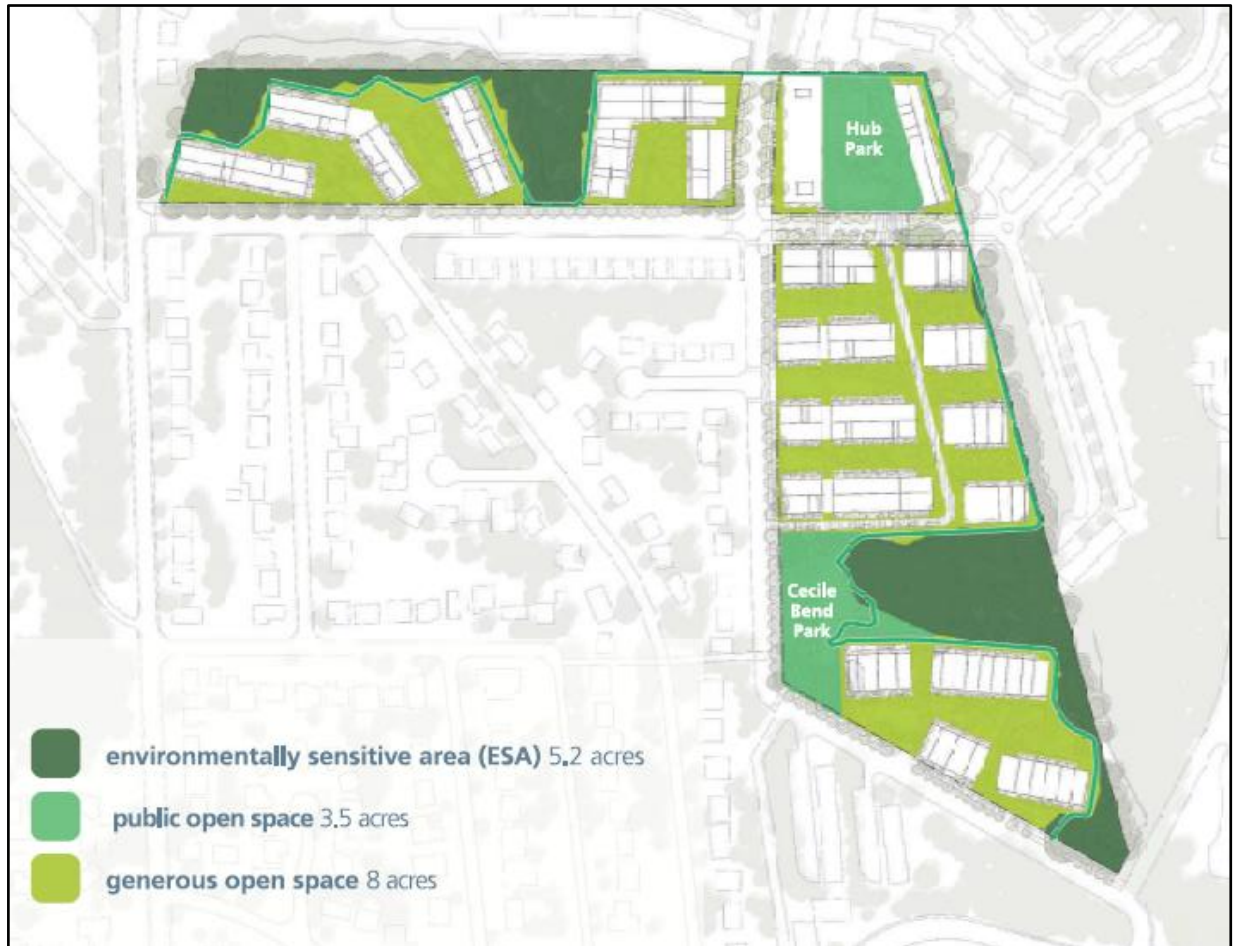
- the creation of a complete, sustainable neighbourhood;
- the provision of range of housing tenures to accommodate the housing needs for different segments along the housing continuum;
- the integration and enhancement of the existing natural elements, including watercourses and forest resource environmentally sensitive areas (refer to Map 3 – Environmentally Sensitive Areas and Open Space Concept Plan);



- the provision of usable park spaces incorporating a variety of recreational and social uses, complemented by a perimeter pedestrian trail and green spaces between buildings for passive or active purposes and green infrastructure;
- the provision of a range of local retail uses and childcare to serve the daily needs of the local population;
- improvement to neighbourhood access and egress; and
- the provision of a strong arts and culture focus through the installation of a variety of public art elements throughout the site.

To support this vision, it is expected that future buildings will be designed to create a distinct architectural identity on the site and incorporate a variety of sustainable building technologies intended to address climate change issues and ensure a livable environment for occupants.

**Map 3 – Environmentally Sensitive Areas and Open Space Concept Plan**



While the Master Plan and the Environmentally Sensitive Areas and Open Space Concept Plan are provided as a visual representation of the proposed development, these plans represent a singular point in time rather than final decisions. As redevelopment will be phased over a lengthy period of time, it is recognized that the Master Plan may be adjusted by Council in response to changing demographic and economic conditions and City requirements.

## DEVELOPMENT PHASING

Redevelopment within Woodland Park will be gradual, spread across five individual neighbourhood Areas, on a phased basis. Map 4 illustrates the five Neighbourhood Areas. While this Map illustrates the current phased development approach, this approach may be altered over time.

**Map 4 – Phasing Plan**



A key community benefit of the project is the provision of a variety of amenities, which will be provided commensurate with the approval of individual development permits for each phase.

## WOODLAND PARK POLICIES

1. Within Woodland Park, the maximum residential floor area (excluding interior common amenity areas) across all Areas shall not exceed 167,225m<sup>2</sup> (1,800,000ft<sup>2</sup>), except in the case of a transfer of density when the total residential floor area may be increased by a maximum of 10%.

2. The total local commercial floor area shall not be less than 1,765m<sup>2</sup> (19,000ft<sup>2</sup>) and the childcare use shall not be less than 1,096m<sup>2</sup> (11,800ft<sup>2</sup>).
3. To address issues related to housing tenure, Woodland Park shall include a minimum of 324 below-market rental units and a minimum of 132 market rental units.
4. Opportunities for other flexible housing options to respond to changes in household needs (e.g. lock-off units).
5. Building heights may range from six storeys up to a maximum of 12 storeys, except where sloping grades result in a greater number of storeys as illustrated on the following Map 5 – Building Heights.

**Map 5 – Building Heights**



6. A public path around the perimeter of the property, as shown on the Master Plan, is required, which will generally define the extent of the Environmentally Sensitive Areas to be protected and enhanced.
7. The phased development of Woodland Park shall include the provision of road improvements to enable a safer and operationally effective means of access to, and egress from, the neighbourhood.

8. In accordance with the Master Plan, two parks, 'Cecile Bend' and 'The Hub', shall be provided with a minimum total area of 0.97ha (2.4ac). These parks shall incorporate a variety of opportunities to promote physical and social activities to meet the needs of a variety of user groups.
9. Detailed plans for each park shall be provided and, once developed, the two parks, along with the perimeter path and on-site environmentally sensitive areas shall be dedicated to the City.
10. In order to support the creation of a sustainable community at Woodland Park, development shall address the City's policies related to climate change adaptation and shall include the incorporation of:
  - a) transportation demand management strategies, including, but not limited to:
    - the provision of on-site pedestrian and cycling facilities with linkages to an improved neighbourhood pedestrian and cycling network; and
    - parking requirements;
  - b) best management green building and energy efficiency practices; and
  - c) green infrastructure strategies.
11. A cohesive Public Art Master Plan that identifies opportunities and priorities for the provision of public art in Woodland Park.
12. Opportunities along the perimeter trail to incorporate interpretative and educational signage.
13. Development Permit Area 4: Environmentally Sensitive Areas and Development Permit Area 5: Hazardous Conditions development permit area guidelines shall apply to the preservation and enhancement of the on-site watercourses and forest resources and address hazardous conditions as necessary."

- 2.4 Schedule "A" of City of Port Moody Official Community Plan Bylaw, 2014, No. 2955 is further amended by changing the land use designation for Woodland Park on Map 1 – Overall Land Use Plan from "Multi-Family Residential" to "Mixed Use – Woodland Park" as indicated on Schedule A – Map 1 – Overall Land Use Plan attached to and forming part of this Bylaw.

### 3. Attachments and Schedules

- 3.1 The following schedule is attached to and forms part of this Bylaw:
- Schedule A – Map 1 – Overall Land Use Plan.

#### 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\_\_.

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R. Vagramov  
Mayor

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D. Shermer  
Corporate Officer

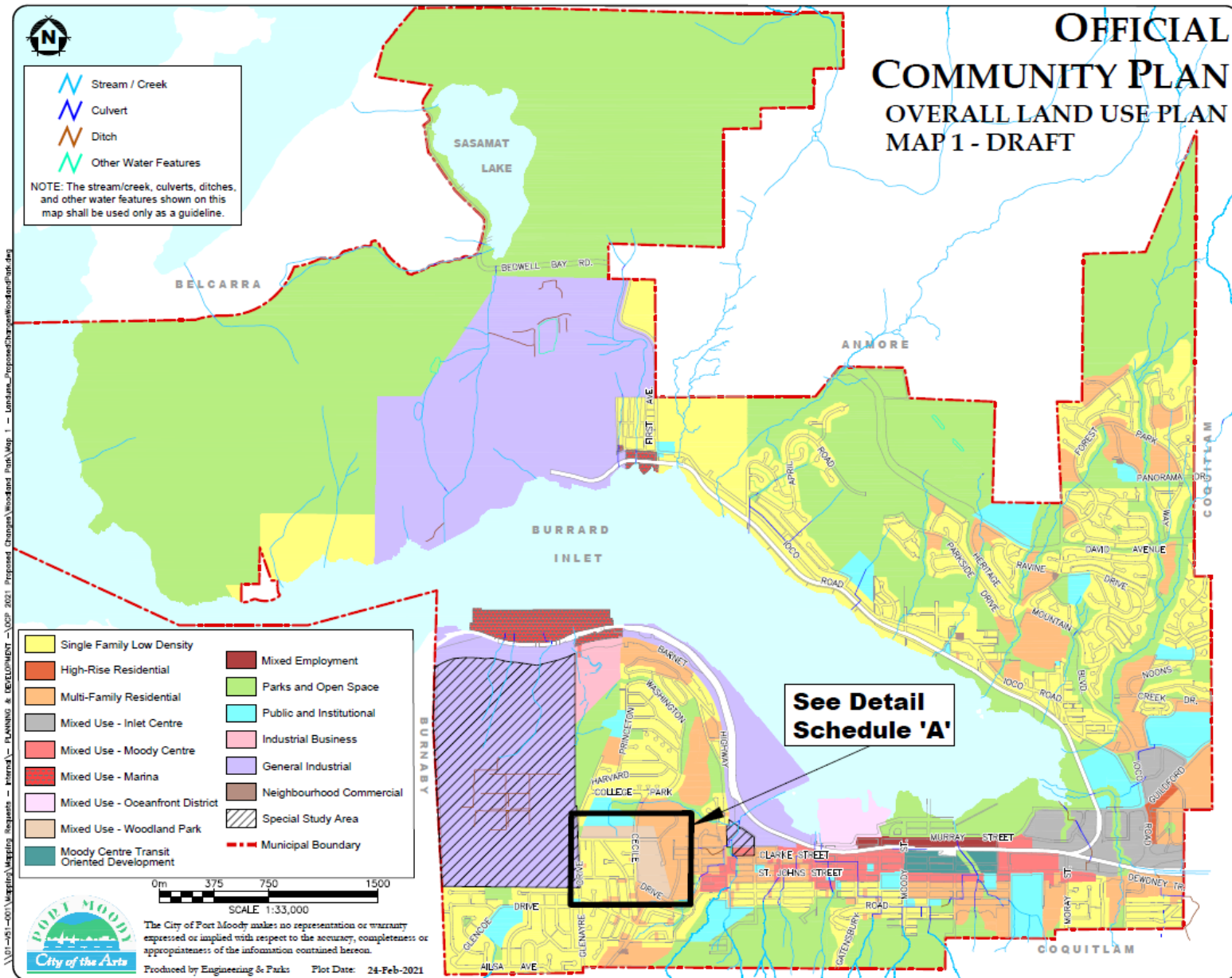
I hereby certify that the above is a true copy of Bylaw No. 3305 of the City of Port Moody.

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D. Shermer  
Corporate Officer



## Schedule A – Map 1 – Overall Land Use Plan



# Schedule A – Map 1 – Overall Land Use Plan

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