



City of Port Moody

Bylaw No. 3306

A Bylaw to amend City of Port Moody Zoning Bylaw, 2018, No. 2937 to facilitate the development of a mixed-use project on the Woodland Park property at 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 Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 52, 2021, No. 3306 (1142 Cecile Drive and 300 Angela Drive) (CD83)”.

2. Amendments

- 2.1 City of Port Moody Zoning Bylaw, 2018, No. 2937 is amended by adding the following definition to section 4:

“IN-SUITE STORAGE/FLEX SPACE” means floor area within a dwelling unit, used to store personal and miscellaneous household articles, or, which may be used as a home office or den, excluding closets, and which may not be used as a bedroom;”

- 2.2 Bylaw No. 2937 is further amended by rezoning the following lands from Multi Unit Flex Residential (RM3) to Comprehensive Development Zone 83 (CD83):

LOT A PLAN EPP 93132 DISTRICT LOT 377 NEW WESTMINSTER
DISTRICT, BCAGROUP 1
PID: 030-919-967

LOT B PLAN EPP 93132 DISTRICT LOT 377 NEW WESTMINSTER
DISTRICT BCAGROUP 1
PID: 030-919-975

as shown on the location map in Schedule A attached to and forming part of this Bylaw. attached map.

2.3 Bylaw No. 2937 is further amended by adding the following section CD83 to Schedule D:

“CD83 Comprehensive Development Zone 83 (CD83)

CD83.1 Intent

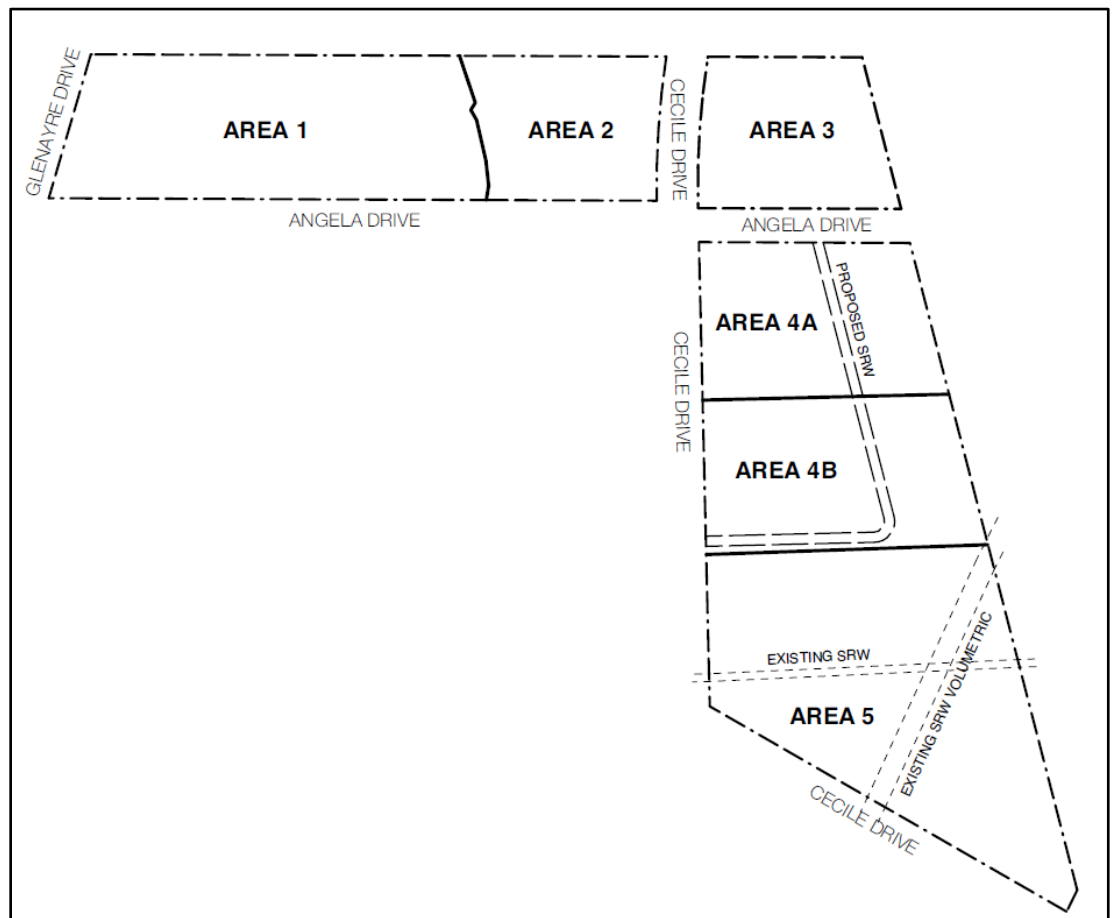
The intent of this zone is to facilitate the phased development of a multi-family residential project with complementary commercial uses and park spaces in five development Areas.

CD83.2 Definitions

For the purposes of the CD83 Zone only, the following definitions will apply:

“Areas” means the phased development Areas identified as Areas 1 to 5 on the following Figure 1, which may be further subdivided into lots or air space parcels.

Figure 1 – Phased Development Areas



“Lot Area” means the area of any and all of the individual Areas 1 to 5, including all Environmentally Sensitive Lands and lands to be developed for parks and the perimeter pathway.

CD83.3 Permitted Uses

The following uses are permitted within the individual Areas:

Area 1:

Principal Use:

- 1) Multi-Residential, limited to:
 - a) rental housing

Accessory Use:

- 1) Building Manager Office
- 2) Home Occupation – Type A
- 3) Off-Street Parking

Area 2:

Principal Use:

- 1) Multi-Residential

Accessory Use:

- 1) Home Occupation – Type A
- 2) Off-Street Parking

Area 3:

Principal Use:

- 1) Artist Studio – Type A and Type B
- 2) Child Care
- 3) Commercial Athletic and Recreation Use
- 4) Multi-Residential, limited to:
 - a) rental housing
- 5) Office
- 6) Park
- 7) Personal Service
- 8) Restaurant
- 9) Retail Use
- 10) Retail Food Service

Accessory Use:

- 1) Building Manager Office
- 2) Home Occupation – Type A
- 3) Off-Street Parking

Area 4:

Principal Use:

- 1) Multi-Residential
- 2) Retail Food Service

Accessory Use:

- 1) Home Occupation – Type A
- 2) Off-Street Parking

Area 5:

Principal Use:

- 1) Multi-Residential
- 2) Park

Accessory Use:

- 1) Home Occupation – Type A
- 2) Off-Street Parking

CD83.4 Coverage

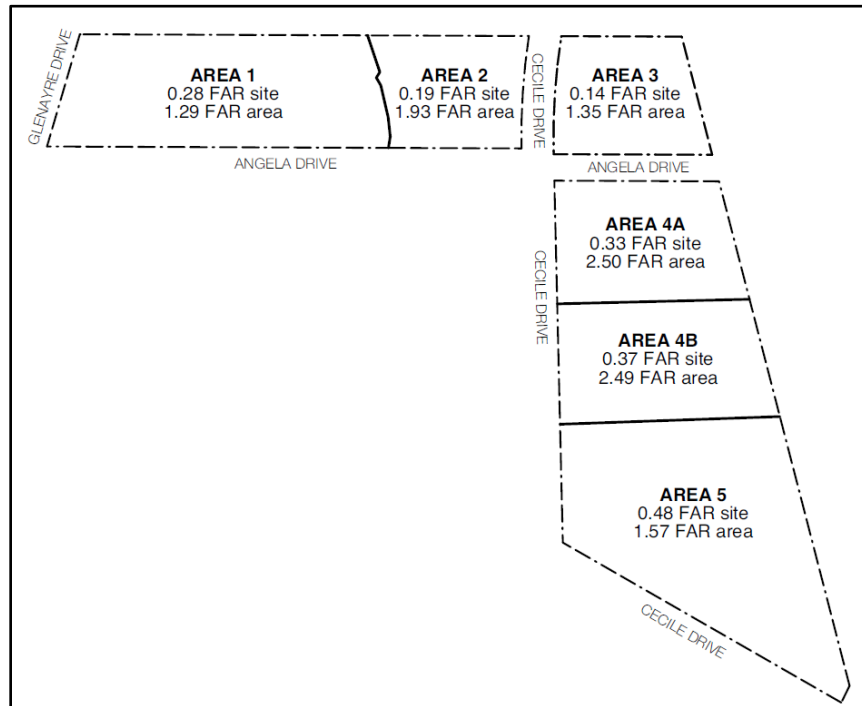
The maximum permitted coverage of all buildings and structures in the CD83 Zone shall not exceed 60% of the lot area of any individual phased development Area, excluding all structures less than 0.6m above grade.

CD83.5 Floor Area Ratio

CD83.5.1 The maximum Floor Area Ratio permitted in the CD83 Zone shall not exceed 1.80.

CD83.5.2 The maximum Floor Area Ratio permitted in each individual Area and, in relation to the total area of land zoned CD83, is established in Figure 2:

Figure 2 – Maximum Permitted Floor Area Ratios



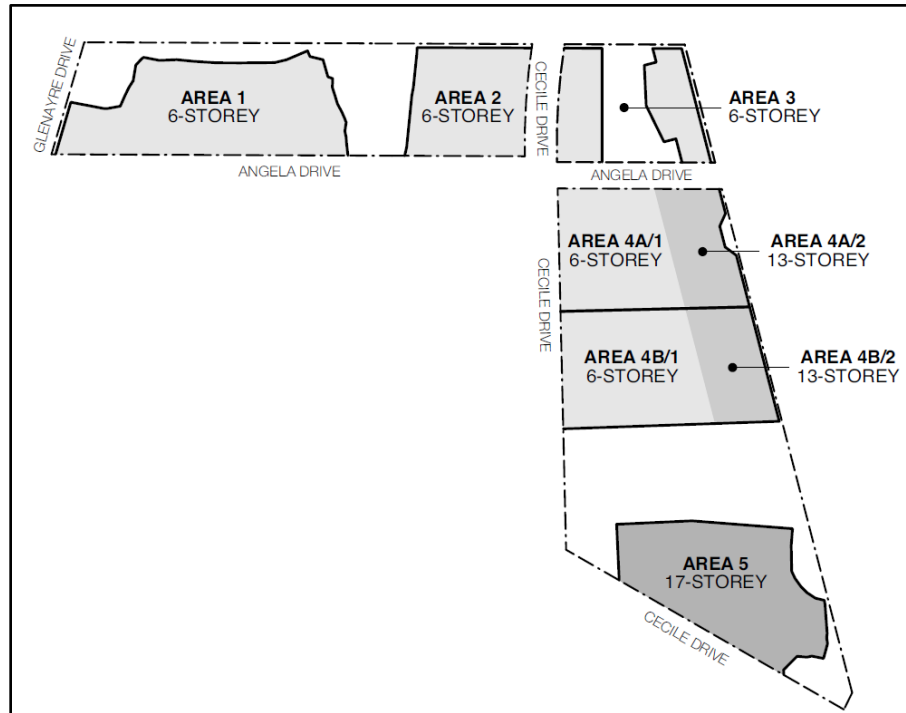
CD83.5.3 For the purposes of the Floor Area Ratio calculation, the following are excluded from the calculation:

- in-suite storage/flex room space up to a maximum of 4m² (43ft²) per dwelling unit; and
- enclosed deck space up to 12% of the total floor area of each dwelling unit.

CD83.6 Building Height

CD83.6.1 Within the CD83 Zone, buildings shall not exceed the number of storeys indicated on Figure 3.

Figure 3 – Building Height (Storeys)



CD83.6.2 The maximum height of buildings, as measured from grade to the highest point of the roof, shall exclude all roof top mechanical equipment, elevator run-on shafts, and unenclosed roof top amenity structures.

CD83.7 Transfer of Density

CD83.7.1 Notwithstanding CD83.5.1, CD83.5.2, and CD83.5.3, where density is transferred from a donating parcel:

- a) the maximum allowable floor area permitted in the CD83 Zone may be increased by the amount of the density transfer up to a maximum of 10% of the total floor area permitted in the CD83 Zone;
- b) the maximum Floor Area Ratio permitted in each individual Area is indicated on Figure 4; and
- c) building height may be increased up to the maximum number of storeys indicated on Figure 5.

Figure 4 – Maximum Floor Area Ratios Permitted By Density Transfer

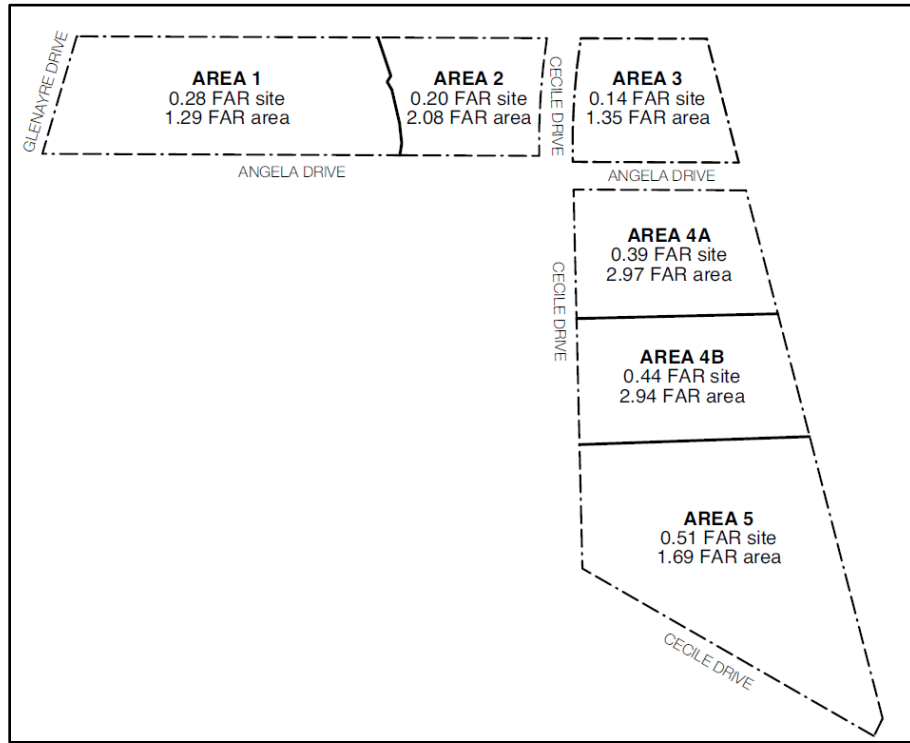
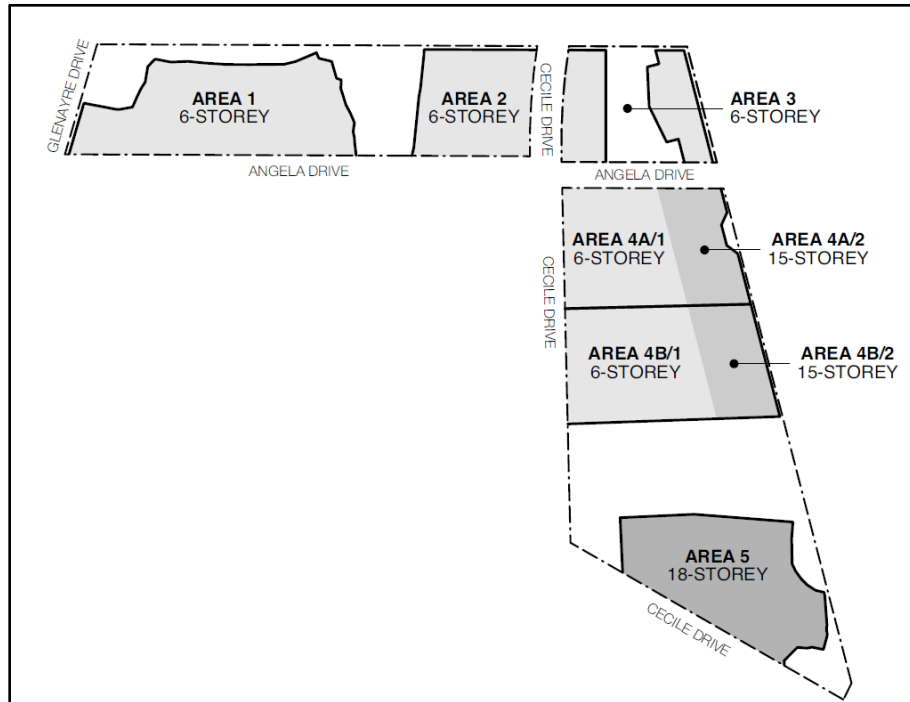


Figure 5 – Maximum Building Heights Permitted By Density Transfer



CD83.8 Building Setbacks

CD83.8.1 Buildings in the CD83 Zone shall be setback from property lines in accordance with the following Figures 6 to 9:

Figure 6 – Building Setbacks

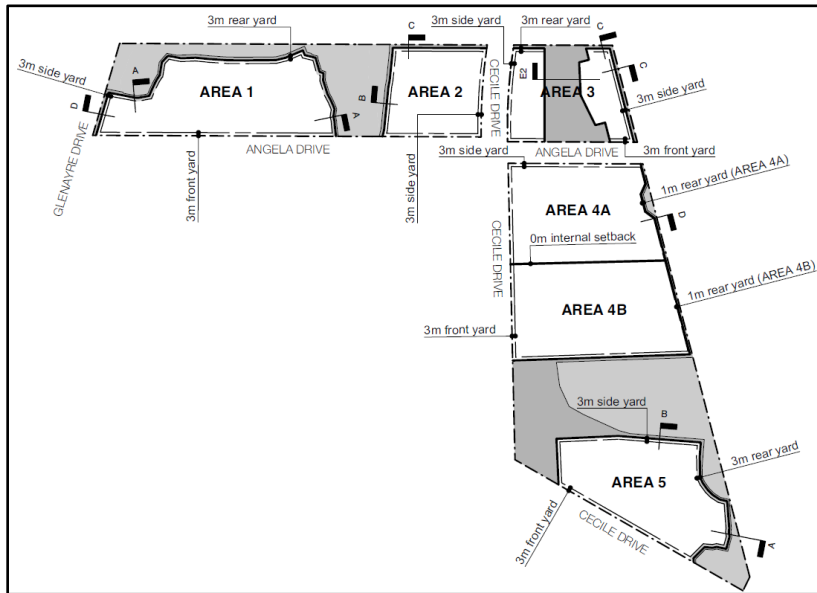


Figure 7 – Building Setback Details – Sections A and B

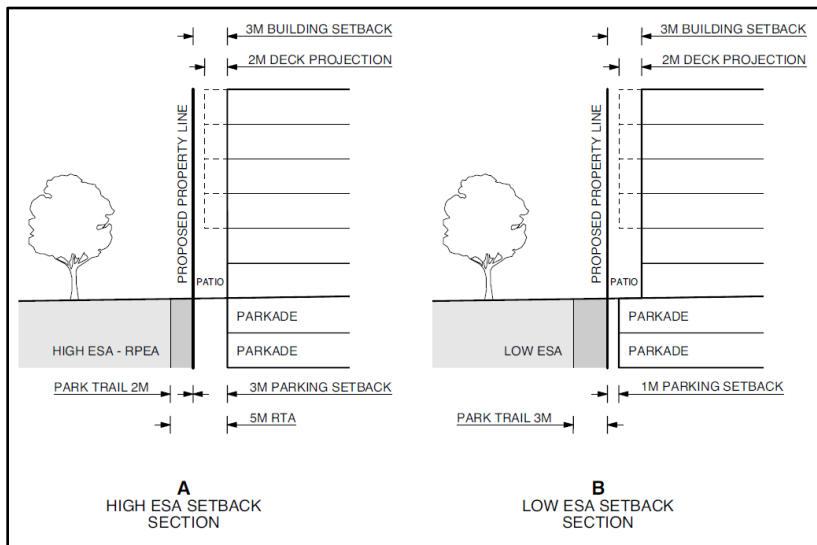


Figure 8 – Building Setback Details – Sections C and D

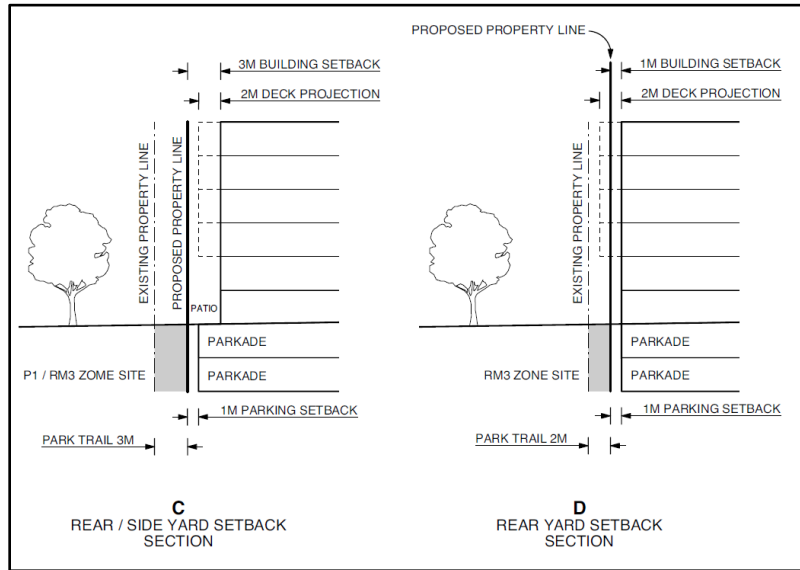
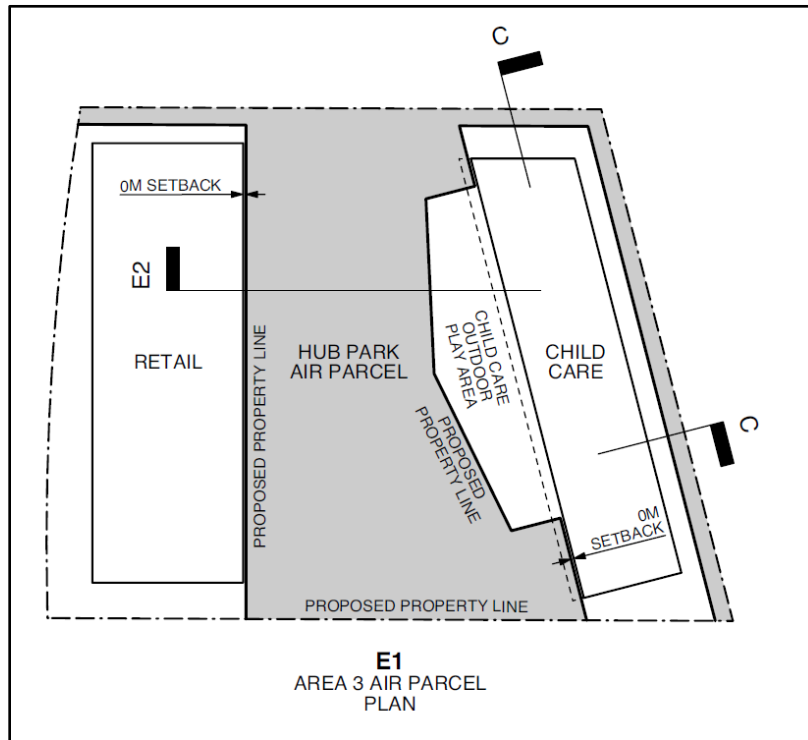


Figure 9 – Building Setback Details



CD83.8.2 Where Decks, Porches, and Stairs project beyond the exterior building face, the setback from an interior or exterior lot line may be reduced in accordance with a development permit.

CD83.9 Parking, Loading, and Bicycle Parking

The provision of parking, loading, and bicycle parking for buildings in the CD83 Zone shall comply with the applicable regulations in section 6 of the Zoning Bylaw except where amended by the following regulations:

CD83.9.1 Parking in the CD83 Zone shall be provided in accordance with the following requirements:

Type of Building or Use	Parking Required
Apartment or Townhouse	<u>Market Ownership</u> 1.0 spaces per studio or 1-bedroom unit 1.17 spaces per 2-bedroom unit 1.25 spaces per 3-bedroom unit 0.1 designated residential visitor spaces per dwelling unit <u>Market Rental</u> 1.1 spaces per dwelling unit 0.1 designated residential visitor spaces per dwelling unit <u>Below-Market (including below-market rental, moderate income housing, and low income housing)</u> 1.0 spaces per studio, 1-bedroom, or 2-bedroom dwelling unit 1.25 spaces per 3-bedroom dwelling unit 0.1 designated residential visitor spaces per dwelling unit
Artist Studio – Type A	1 space per each 100m ² of floor area or part thereof
Child Care	1.8 spaces per each 93m ² of floor area
Commercial Athletic and Recreation	1 space per 40m ² of floor area
Home Occupation – Type A	No additional requirement beyond the residential requirement
Office	1 space per 50m ² of floor area
Personal Service Use	1 space per 40m ² of floor area
Restaurant	1 space per 18m ² of floor area
Retail Use, including Retail Food Service	1 space per 33m ² of floor area

CD83.9.2 Notwithstanding section 6.4.3(e) of the Zoning Bylaw, in the case of two adjacent accessible parking spaces, the required pedestrian aisle of 1.2m may be shared between the spaces.

CD83.9.3 A maximum of 30% of the total parking spaces on a lot may be small car spaces.

CD83.9.4 A minimum of 1 off-street loading space is required for each Area.”

3. Attachments and Schedules

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

- Schedule A – Location Map.

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. 3306 of the City of Port Moody.

D. Shermer
Corporate Officer

Schedule A – Location Map

This is a certified true copy of the map referred to in section 2 of City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 52, 2021, No. 3306 (1142 Cecile Drive and 300 Angela Drive) (CD83).

Corporate Officer

