

**Attachment 2: Comparison of LUC and Port Moody Comprehensive Development (CD 88)
Zone**

Provision	Land Use Contract	Proposed Comprehensive Development (CD) Zone 88
Intent	40 residential dwelling units contained in 40 principal buildings for residential use with accessory off-street parking.	To provide for residential dwelling use with accessory off-street parking.
Min. Lot Size	Approx. 439 m ²	n/a
Permitted Uses	40 residential dwelling units, and accessory off-street parking.	<p>40 residential dwelling units and accessory off-street parking.</p> <p>a) Secondary Use</p> <p>(1) One of the following:</p> <ul style="list-style-type: none"> a. Bed and Breakfast b. Boarding c. Child Care d. Community Care e. Home Occupation – Type B <p>(2) Home Occupation – Type A</p> <p>(3) Supportive Recovery (see section 5.2.9)</p> <p>(4) Secondary Suite</p>
Size, Shape, and Siting of Buildings and Structures	Buildings and structures shall be constructed in accordance with respect to the size, shape, and siting.	n/a
Principal Building Separation	Only one principal building per lot.	n/a
Max. Lot Coverage	Approx. 176 m ²	<p>a) for lot sizes up to and including 278m² – 45%</p> <p>b) for lot sizes between 279m² and 371m² – 35%</p> <p>c) for lot sizes above 372m² – 30%</p>

Max. Floor Area	n/a	n/a
Max. Building Height	<ul style="list-style-type: none"> i. Principal Building – not specified. ii. Building Addition on side yard – max one storey. iii. Addition on rear yard – max two storeys. 	<p>Principal Building – the lesser of 3 Storeys and the vertical distance from Grade to the highest point of the Building which shall be 10.5m for roofs with a pitch of 3:12 or greater, and 9.0m for roofs with a pitch less than 3:12</p> <p>Accessory Building – 3.7m for a flat roof and 4.5m for a roof with a slope angle more than 3:12 measured to the highest point</p> <p>Principal Building – Roof top access area may not exceed 3.5 m² for each access.</p>
Min. Front yard setback	4.5 – 6.0 m	<p>Principal Building - 6.0 m</p> <p>Accessory Building or Structure – rear of principal building</p>
Min. Rear yard setback	6.5 m	<p>Principal Building - 7.5 m</p> <p>Accessory Building or Structure – 1.5 m</p>
Min. Side yard setback	1.0 m	<p>Principal Building - 1.2m or 10% of lot width, whichever is less.</p> <p>Accessory Building or Structure – 0.9 m</p>
Building Additions	<p>Side yard</p> <ul style="list-style-type: none"> i. Max height – 1 storey ii. Setbacks must be maintained iii. Windows facing side yard not permitted iv. Addition must not protrude beyond outermost wall of building facing side yard. <p>Sunrooms and solariums</p> <ul style="list-style-type: none"> i. Max height – 2 storeys ii. Must not be visible from San Remo Drive. 	n/a

	<p>iii. Materials must conform to principal building</p> <p>Must remain attached to principal building</p>	
Accessory Buildings	<p>Permitted in rear yard and not to be located within 2ft/ .6 m of side property line.</p> <p>Max floor area: 6.0m²</p> <p>Max height: 2.7m</p>	<p>Permitted in rear yard:</p> <ul style="list-style-type: none"> • 30 m² (included in max lot coverage) • Max height: 2.7 m
Parking	<p>40 covered spaces</p> <p>40 uncovered spaces</p>	<p>Refer to section 6 of the Zoning Bylaw for Off-Street Parking requirements for single detached dwellings or semi-detached dwellings.</p>

Other Provisions | Either Covered by General Regulations in Zoning Bylaw or Not Applicable

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Windows	Additional windows may be installed to first storey, in compliance with building code and fire safety regulations.	n/a
Balconies	<ul style="list-style-type: none"> i. Doors may be altered. ii. Overhangs and glass may be increased for weather protection; must follow slope of roof. iii. Wood designs may be replaced with glass or metal. 	n/a
Garages	<ul style="list-style-type: none"> i. Existing garage may be enclosed to create indoor living space, provided that two on-site parking spaces are maintained; existing driveway to be maintained and no additional installation of hard surfaces. ii. Garage doors may be altered. 	n/a
Building and Roof Elements	<ul style="list-style-type: none"> i. Minor changes permitted, must be consistent with basic form and massing of existing building ii. Roof tops may be used for greenhouses, decks, and patios or similar uses. iii. New sloped roofs are permitted if an additional living space is not created, and the peak of the roof does not extend above the roof parapet wall. 	n/a (roof top access area added to building heights section)
Awnings and Canopies	Permitted over doorways.	n/a
Exterior Building Materials	Stucco is the preferred material for exterior cladding; alternatives may be used.	n/a
Raised Sundecks in Rear Yards	May be installed in rear yards or above grade adjacent to ground floor level of principal building.	n/a

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Fencing	<ul style="list-style-type: none"> i. No fencing in front yard or forward of the front face of a building on a parcel. ii. Fencing adjoining loco Rd. must not exceed 6ft in height. 	n/a (General Regulations in Zoning Bylaw apply)
Landscaping	<ul style="list-style-type: none"> i. Vegetation remains as major component of vegetation ii. No installation of additional hard surfacing in yards visible from San Remo Drive 	n/a (General Regulations in Zoning Bylaw apply)
Swimming Pools and Hot Tubs	One of each may be constructed or placed on a parcel within side or rear yards; shall not affect stability of land.	n/a (General Regulations in Zoning Bylaw apply)