



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 in Chapter 4, section 4.1.8 Mixed Use – Inlet Centre of Schedule “A” by replacing the following sentence:

“Building heights for high rise building forms will not exceed 26 storeys.”

with the following sentence:

“Building heights for high rise building forms will not exceed 26 storeys, except for Area A of Coronation Park, where building heights up to 31 storeys will be considered.”.

- 2.2 Bylaw No. 2955 is further amended by replacing “Building heights are limited to 26 storeys” with “Building heights are generally limited to 26 storeys” in Chapter 8, section 8.9.2 (d).

- 2.3 Bylaw No. 2955 is further amended by replacing Chapter 15, section 15.3.1 Coronation Park in its entirety with the following:

“15.3.1 Coronation Park

Coronation Park is envisioned as a transit-oriented mixed-use neighbourhood. It is made up of a variety of multi-family housing forms and includes a significant commercial component to serve residents and create employment. Strong emphasis is placed on pedestrian circulation within the neighbourhood as well as connections to surrounding areas, including Inlet Centre Station. A large centrally-located public park will help meet the recreational needs of residents and create opportunities for social interaction.

The neighbourhood is divided into two areas:

- Area A will be assembled and redeveloped for medium- to high-density mixed-use. The only exception to the land assembly in Area A is the lot at 103 Ioco Road, which is currently zoned Service Station Commercial (C4). This lot is designated in the OCP as Mixed Use – Inlet Centre but is anticipated to remain in service station use for the foreseeable future.
- Area B will be assembled and redeveloped for medium- to high-density residential use.

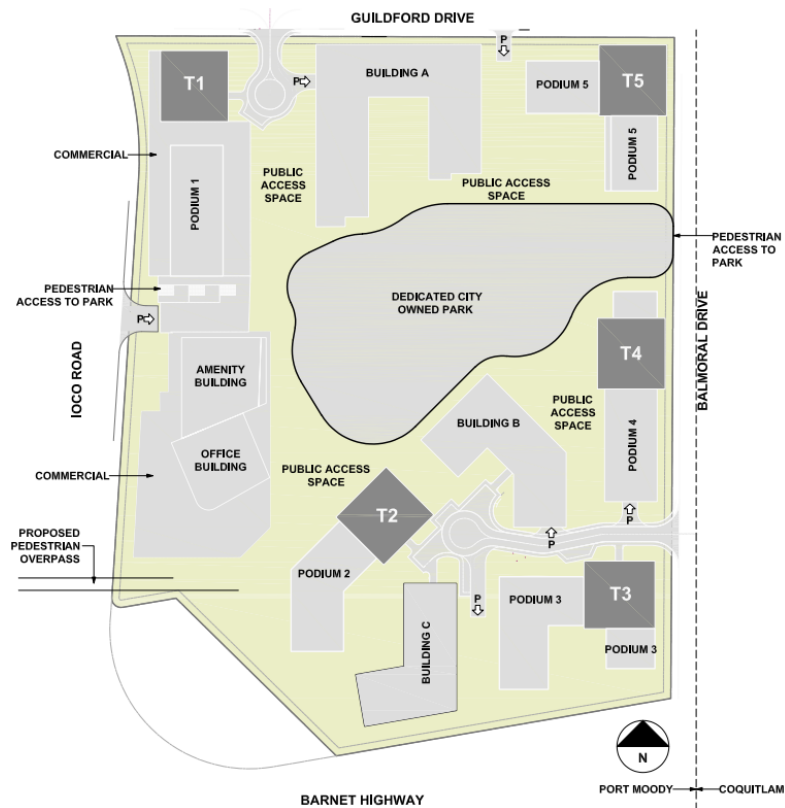


Policies

1. The following policies apply to both Area A and Area B:
 - i. Residential uses shall include a range of forms (e.g., ground-oriented and stacked townhomes and low-rise and high-rise apartments), tenures (e.g., strata, market rental and affordable below-market rental), and unit sizes (e.g., studio to 3+ bedrooms and family-friendly units). Residential buildings shall include ground-oriented accessible units at grade.
 - ii. Redevelopment is encouraged to provide space for child, family, and senior-friendly amenities, such as childcare, community care, and seniors care, with outdoor amenity and play space. Rezoning applications within the neighbourhood shall provide a demographic analysis identifying the estimated childcare demand produced by the proposed development, how this demand can be accommodated, and if necessary, how the development will contribute towards the provision of childcare spaces.
 - iii. The City will continue to work with School District No. 43 and Fraser Health on servicing the expected population growth in the neighbourhood.

- iv. The redevelopment of the neighbourhood is encouraged to support alternative transportation modes, such as:
 - a. pedestrian and cycling infrastructure both within the neighbourhood and connecting to other areas; and
 - b. an overpass between the neighbourhood and Inlet Centre Station.
 - v. At least one additional road connection shall be required to serve the neighbourhood and the location must be resolved prior to the City approving any rezoning applications within the neighbourhood.
 - vi. Given the proximity to Inlet Centre Station, TOD parking standards are encouraged, subject to the implementation of transportation demand management strategies to reduce personal car ownership and use.
 - vii. All long-term off-street parking shall be underground.
 - viii. Use of building rooftops for uses such as outdoor amenity space, community gardens, and green roofs is encouraged.
 - ix. All rezoning applications shall include a phasing plan and may be required to support up-fronting / oversizing of infrastructure.
 - x. A public art plan shall be required as part of all rezoning applications within the neighbourhood.
2. The following additional policies apply to Area A, with the exception of 103 loco Road:
- i. All the properties in Area A shall form part of a comprehensive development.
 - ii. Building placements, land uses, pedestrian and vehicle circulation, and public park space shall generally be as shown on the Area A – Land Use Concept Plan.
 - iii. The maximum permitted residential gross floor area is 194,276m², excluding private indoor amenity space.
 - iv. A minimum of 7,780m² of the residential gross floor area shall be purpose-built rental housing.
 - v. Five residential towers shall be permitted.
 - vi. Heights up to 26 storeys shall be considered for two of the towers (T1, T2) and up to 45 storeys for three of the towers (T3, T4, T5) in the Area A - Land Use Concept Plan.

Area A – Land Use Concept Plan



Note: This Land Use Concept Plan is for illustrative purposes only, with further details to be determined at the rezoning stage

- vii. Notwithstanding iii. to vi. above, additional residential gross floor area and increased building heights may be considered as part of a rezoning application in exchange for below-market rental housing units and other forms of affordable housing.
- viii. Low-rise to mid-rise buildings, including tower podiums, shall range in height up to a maximum of 12 storeys.
- ix. A minimum of 1,860m² of gross floor area shall be provided for a stand alone private indoor amenity use.
- x. The minimum required commercial gross floor area is 12,117m².
- xi. A minimum of 5,017m² of the commercial gross floor area shall be for purpose-built office use.
- xii. A minimum of 888m² of gross floor area shall be provided for childcare use.
- xiii. A public park a minimum of 1.03ha in size shall be provided, generally as configured on the Area A – Land Use Concept Plan.

- xiv. The public park shall be designed and programmed to accommodate all age groups, from children to seniors, and will include both passive and active space, as well as barrier-free fully accessible circulation.
- xv. A civic facility with a minimum gross floor area of 186m² shall be provided in close proximity to the public park and will be programmed by the City to meet future needs in the neighbourhood.

3. The following additional policies apply to Area B:

- i. High-rise residential buildings shall be a maximum of 26 storeys on three-storey podiums with ground-oriented housing.
- ii. Low-rise residential buildings shall be a maximum of four storeys and a mix of apartments and townhomes.
- iii. For high-rise residential buildings, a minimum distance separation of 60m above the podium is encouraged.
- iv. For high-rise residential buildings, floorplates in the range of 700m² above the podium are encouraged.”

2.4 Bylaw No. 2955 is further amended in Chapter 15, section 15.5.7 Inlet Centre Transit-Oriented Development of Schedule “A” by replacing 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
 - Areas within Coronation Park as shown on Maps 1 and 11”

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; and
 - The 2400 block of Barnet Hwy (Honda dealership site).

2. Within the Coronation Park neighbourhood:

- Building heights up to 26 storeys will be considered for the area designated Hi-Rise Residential; and
- Building Heights up to 45 storeys will be considered for the area designated Mixed Use – Inlet Centre, with possible additional height above 45 storeys considered per 15.3.1.2 (vii).”;

and renumbering the policies in section 15.5.7 accordingly.

2.5 Bylaw No. 2955 is further amended by replacing Map 1 – Overall Land Use Plan and Map 11 – Evergreen Line Sub Areas in Schedule “A” with Map 1 – Overall Land Use Plan and Map 11 – Evergreen Line Sub-Areas attached to and forming part of this Bylaw as Schedules A and B.

3. Attachments and Schedules

3.1 The following schedules are attached to and form part of this Bylaw:

- Schedule A – Map 1 – Overall Land Use Plan.
- Schedule B – 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 29th day of January, 2021.

Read a second time this 7th day of December, 2021.

Second reading rescinded this ___ day of _____, 2022.

Read a second time as amended this ___ day of _____, 2022.

Public Hearing held this ___ day of _____, 2022.

Read a third time this ___ day of _____, 2022.

Adopted this ___ day of _____, 2022.

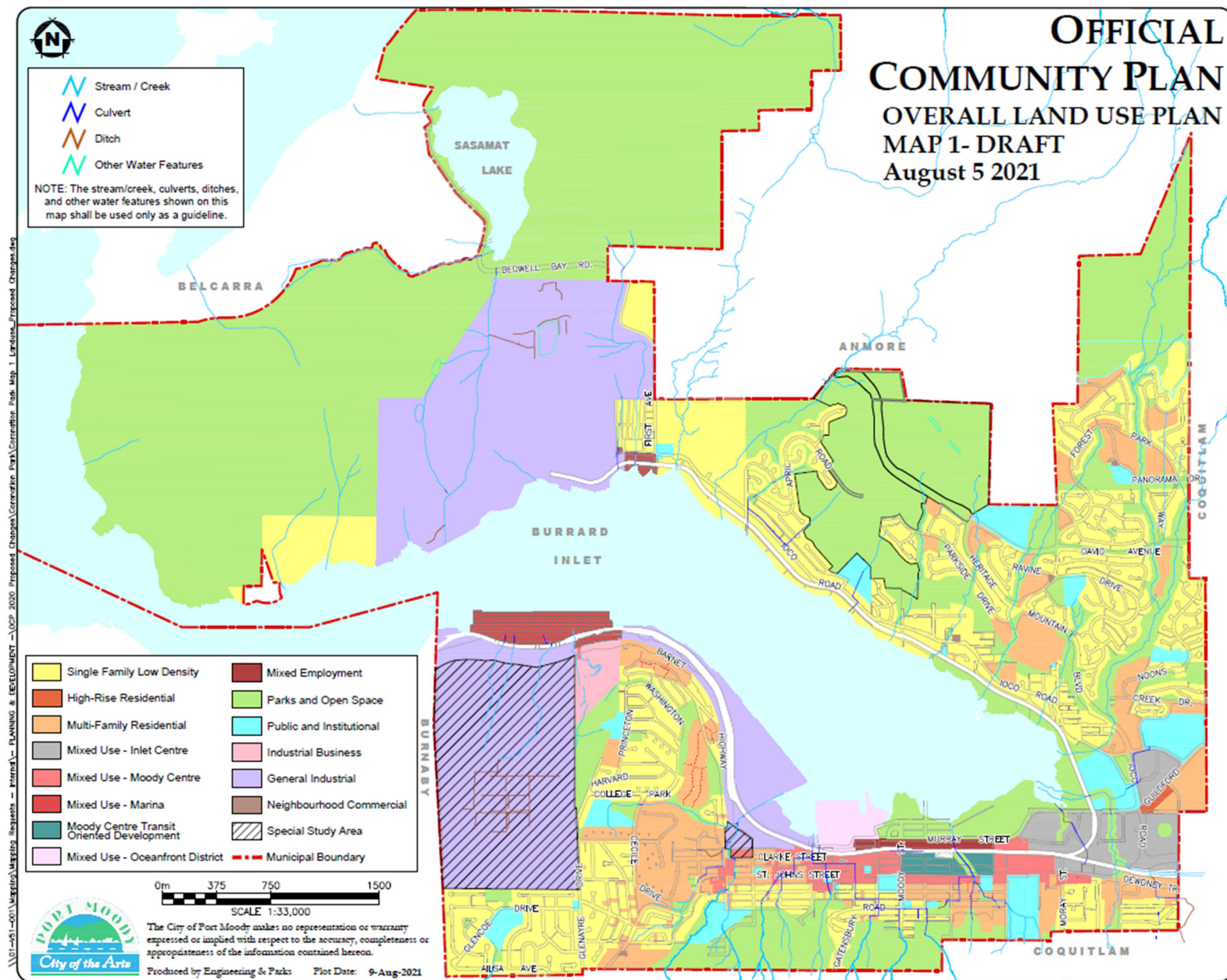
R. Vagramov
Mayor

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

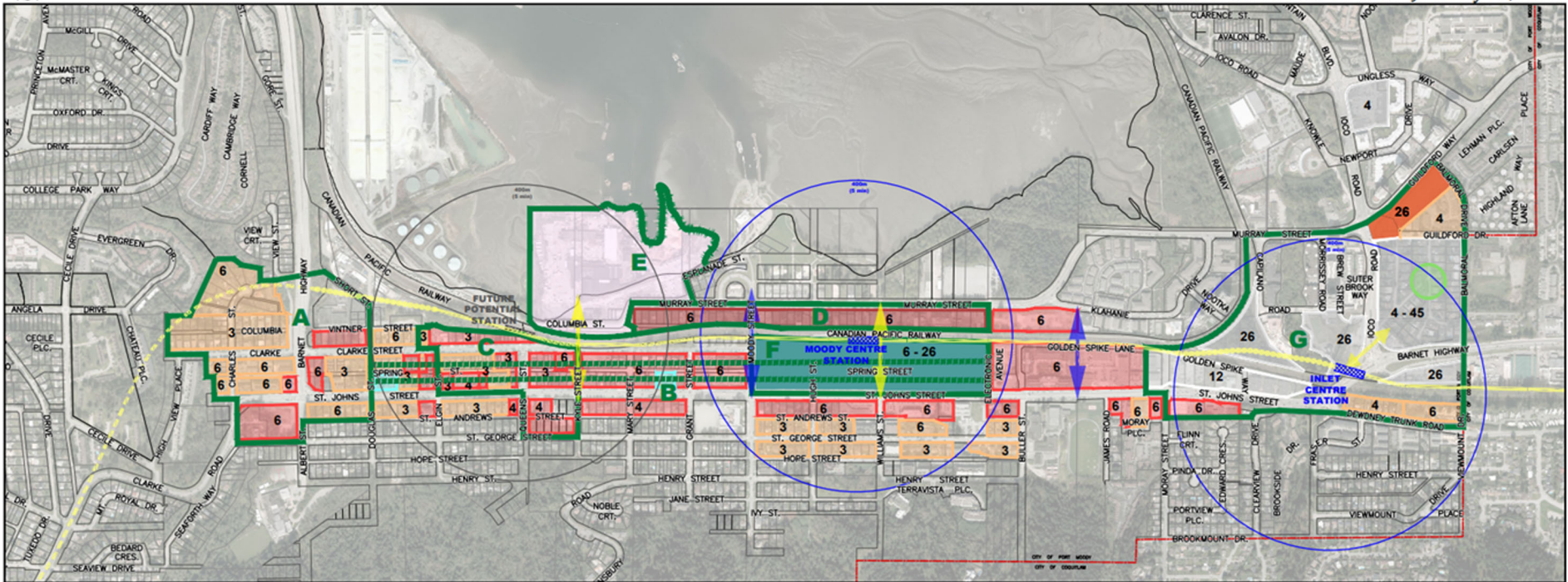
Schedule A – Map 1 – Overall Land Use Plan



Schedule B – Map 11 – Evergreen Line Sub-Areas



EVERGREEN LINE SUB-AREAS Map 11
DRAFT PURPOSES ONLY - January 28, 2022



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