



City of Port Moody

Bylaw No. 3204

A Bylaw to amend the Official Community Plan to designate the Westport Village lands as Mixed Use – Westport Village and provide a policy framework for development of the site.

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. 21, 2019, No. 3204 (Westport Village) (CD77)”.

2. Amendment

- 2.1 Chapter 4 of Schedule A of City of Port Moody Official Community Plan Bylaw, 2014, No. 2955 is amended by adding the following as section 4.1.5 and renumbering subsequent sections accordingly:

“4.1.5 MIXED USE – WESTPORT VILLAGE – The Mixed Use – Westport Village designation applies to the development of a mix of residential, commercial, light industrial, and other uses on a portion of the site occupied by the former Andrés Wines facility along with the adjacent residential lots fronting Clarke Street.”

- 2.2 Chapter 8, section 8.9.2 of Schedule A of Bylaw No. 2955 is amended by adding the following new subsection:

“(f) High-Density Multi-Family Form: High Rise (up to 31 storeys)

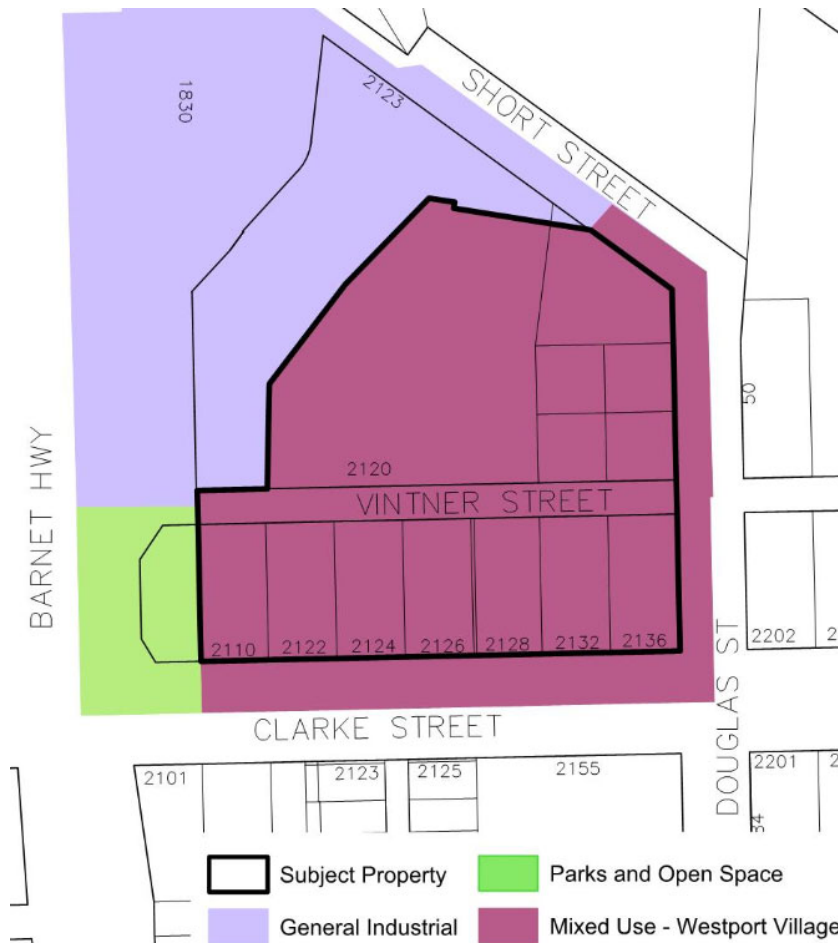
This designation is limited to Westport Village and provides for high density residential and mixed-use development. Building heights are limited to 31 storeys.”

- 2.3 Chapter 15, section 15.5.1 Westport of Schedule A of Bylaw No. 2955 is amended by deleting the following:

“The property commonly known as the Andrés Wines site is designated as a Special Study Area in the OCP. The Special Study Area designation applies to lands where more detailed planning is required by way of an area plan or a site specific development plan. It is envisioned that in the future this area may transition into a comprehensive development with a mix of uses taking advantage of its proximity to rapid transit.”

- 2.4 Chapter 15 of Schedule A of Bylaw No. 2955 is amended by adding the following as section 15.5.2 and renumbering subsequent sections accordingly.

“15.5.2 WESTPORT VILLAGE”



The primary objective of Westport Village is to support development which provides a mix of housing types, services, and employment opportunities at the western end of Moody Centre. The village is envisioned as a vibrant, high-density, mixed-use site that includes:

- diverse employment generating activities;
- arts and culture, including artist live/work space and public arts presentation space;
- a range of housing choices that include rental, seniors accommodation and assisted living accommodation;
- child care space;
- retention and enhancement of environmental values along South Schoolhouse Creek;
- a strong set of transportation demand management measures;

- a distinct architectural identity;
- a welcoming pedestrian-oriented environment by creating plazas, walkways, paths, and other publically accessible areas; and
- integration of sustainable building technologies.

WESTPORT VILLAGE POLICIES

1. The maximum permitted density of development on the site for all uses combined is 67,500m² of floor area.
 2. The development must provide a mix of housing that includes rental, seniors, and assisted living components.
 3. Employment generating uses and services on the site shall, at a minimum, include all of the following uses: light industry, retail, food and beverage, office, hotel, medical clinic, child care, artist live/work space, and public arts presentation space.
 4. The maximum permitted building height on the site is 26 storeys, with the exception of one building of 31 storeys.
 5. The development must provide a public trail on the edge of the site along South Schoolhouse Creek and a viewing platform.
 6. A transportation demand management plan shall be completed prior to development of the site that considers not only traffic generated by the site, but also the traffic associated with growth outside of the site.”
- 2.5 Schedule A of Bylaw No. 2955 is amended by replacing *Map 1 – Overall Land Use Plan* with *Map 1 – Overall Land Use Plan* attached to this Bylaw as Schedule A.
- 2.6 Schedule A of Bylaw No. 2955 is amended by replacing *Map 11 – Evergreen Line Sub-Areas* with *Map 11 – Evergreen Line Sub-Areas* attached to this Bylaw as Schedule B.
- 2.7 Schedule A of Bylaw No. 2855 is amended by replacing the Regional Land Use Designations map in Appendix 1 Regional Context Statement with the Regional Land Use Designations map attached to this Bylaw as Schedule C.

3. Attachments and Schedules

- 3.1 Schedule A – *Map 1 – Overall Land Use Plan* is attached to and forms part of this Bylaw.
- 3.2 Schedule B – *Map 11 – Evergreen Line Sub-Areas* is attached to and forms part of this Bylaw.
- 3.3 Schedule C – Regional Land Use Designations map is attached to and forms part of this Bylaw.

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 9th day of July, 2019.

Read a second time this 9th day of July, 2019.

Public Hearing this 23rd day of July, 2019.

Read a third time this 23rd day of July, 2019.

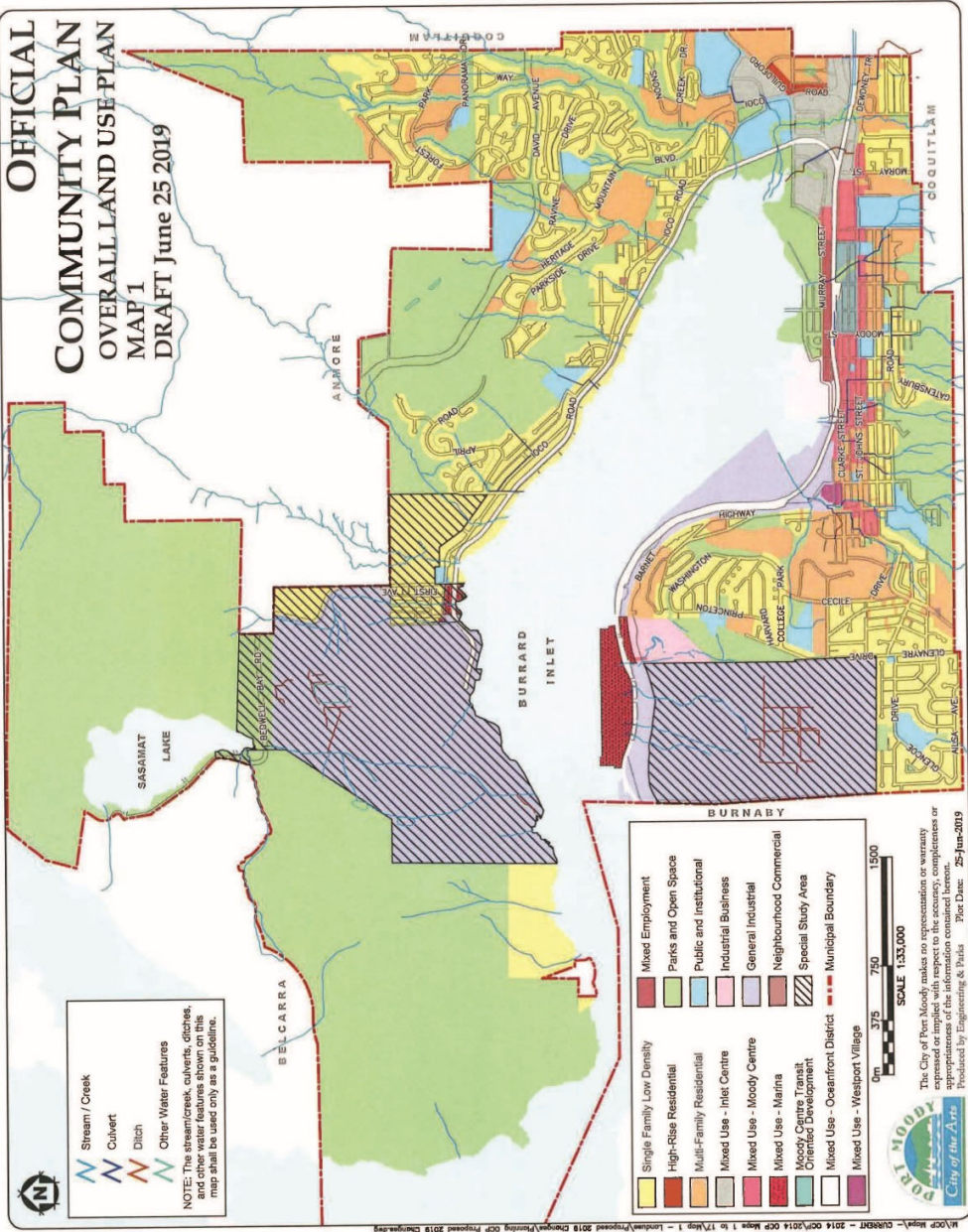
Adopted this ____ day of _____, 20__.

M. Lahti
Mayor

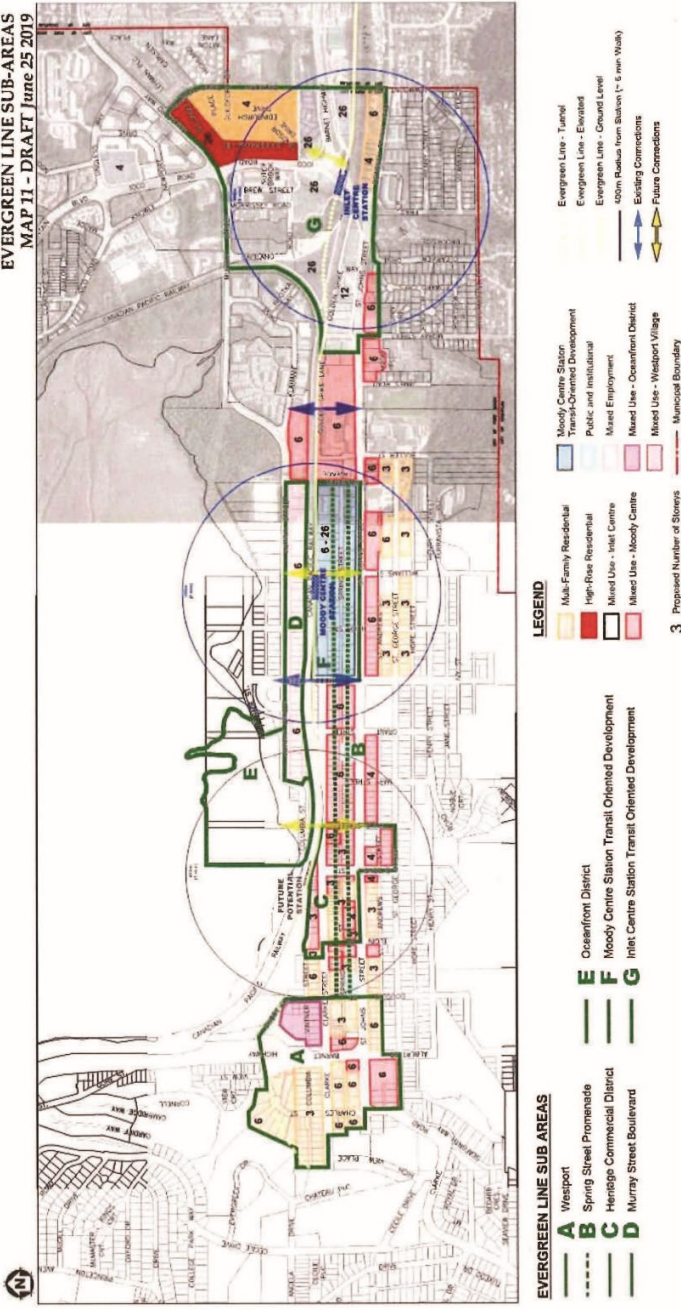
S. Lam
City Clerk

I hereby certify that the above is a true copy of Bylaw No. 3204 of the City of Port Moody.

S. Lam
City Clerk



**OFFICIAL
COMMUNITY PLAN
EVERGREEN LINE SUB-AREAS
MAP 11 - DRAFT June 25 2019**



NOTES: This map shows the intended location of the Evergreen Line Station and Future Potential Station. Evergreen Line projects completion date is 2026.

