



# City of Port Moody

## Bylaw No. 3203

A Bylaw to amend City of Port Moody Zoning Bylaw, 2018, No. 2937 to establish a Comprehensive Development 77 (CD77) zone.

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. 20, 2019, No. 3203 (Westport Village) (CD77)”.

### 2. Amendment

- 2.1 City of Port Moody Zoning Bylaw, 2018, No. 2937 is amended by rezoning the lands shown in Schedule A from General Industrial (M2), Single Detached Residential (RS1), and Semi-Detached Residential (RT) to Comprehensive Development 77 (CD77) zone.
- 2.2 City of Port Moody Zoning Bylaw, 2018, No. 2937 is further amended by adding the following Section 183:

#### 183. Comprehensive Development Zone 77

##### 183.1 Intent

To accommodate a mixed-use high-density development on the Westport Village site based on a comprehensive development plan.

##### 183.2 Permitted Uses

(a) The following uses are permitted based on the accompanying comprehensive development plan in Schedule B which forms part of this zone:

CD77 Zone	
a. Principal Use	i. Apartment ii. Artist Studio – Type A and B iii. Assembly iv. Child Care v. Civic vi. Commercial Athletic and Recreation vii. Common Amenity Space (indoor) viii. Community Care ix. Entertainment

	x. Hotel xi. Light Industrial xii. Office xiii. Personal Service xiv. Private Hospital xv. Restaurant xvi. Retail xvii. Retail Food Service xviii. Townhouse xix. Work-Live
b. Secondary Use	i. Home Occupation – Type A

(b) For Artist Studio – Type A, retail use only for gallery space up to 20% of the total Floor Area is permitted.

### 183.3 Development Regulations

(a) The following densities apply based on the accompanying comprehensive development plan in Schedule B which forms part of this zone:

CD77 Zone	
Permitted Use	Floor Area
i. Apartment and Townhouse – Market Rental	15,640 m <sup>2</sup>
ii. Apartment and Townhouse	16,392 m <sup>2</sup>
iii. Artist Studio	660 m <sup>2</sup>
iv. Assembly – Art Centre	1,320 m <sup>2</sup>
v. Commercial Athletic and Recreation	938 m <sup>2</sup>
vi. Child Care	325 m <sup>2</sup>
vii. Common Amenity Space (indoor) for Apartment and Townhouse, including Market Rental	418 m <sup>2</sup>
viii. Hotel	3,842 m <sup>2</sup>
ix. Light Industrial	4,045 m <sup>2</sup>
x. Office	4,931 m <sup>2</sup>
xi. Personal Service – Medical Clinic	4,219 m <sup>2</sup>
xii. Seniors Residential	6,966 m <sup>2</sup>
xiii. Seniors Common Amenity Space (indoor)	1,365 m <sup>2</sup>
xiv. All Other Uses Combined	6,439 m <sup>2</sup>
Total – Maximum	67,500 m <sup>2</sup>

(b) Notwithstanding (a) above, the Floor Area for a use may be increased by up to 15% more or decreased by up to 15% less as long as the maximum Floor Area for the zone of 67,500m<sup>2</sup> is not exceeded.

(c) The maximum permitted building heights, the minimum required building setbacks, and the maximum permitted lot coverage must be in compliance with the accompanying comprehensive development plan in Schedule B which forms part of this zone.

### 183.4 Landscaping

The landscape standards must be in compliance with the accompanying comprehensive development plan in Schedule B which forms part of this zone.

183.5 Parking

- (a) A minimum of 940 off-street Parking Spaces shall be provided for all uses combined.
- (b) Refer to section 6.0 of this Bylaw for all other Off-Street Parking Requirements.
- (c) Refer to section 6.10 of this Bylaw for Bicycle Parking requirements

183.6 Building Forms

The form of all buildings, including building scale, massing, and interrelationship of the built form components and the locations of access points, parking areas and open areas shall be in general accordance with the comprehensive development plan in Schedule B which forms part of this zone.

5. **Attachments and Schedules**

- 5.1 CD77 Zoning Map.
- 5.2 Comprehensive Development Plan.

6. **Severability**

- 6.1 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 9<sup>th</sup> day of July, 2019.

**Read a second time** this 9<sup>th</sup> day of July, 2019.

**Public Hearing** this 23<sup>rd</sup> day of July, 2019.

**Read a third time** this 23<sup>rd</sup> day of July, 2019.

**Adopted** this \_\_\_\_ day of \_\_\_\_, 20\_\_.

---

M. Lahti  
Mayor

---

S. Lam  
City Clerk

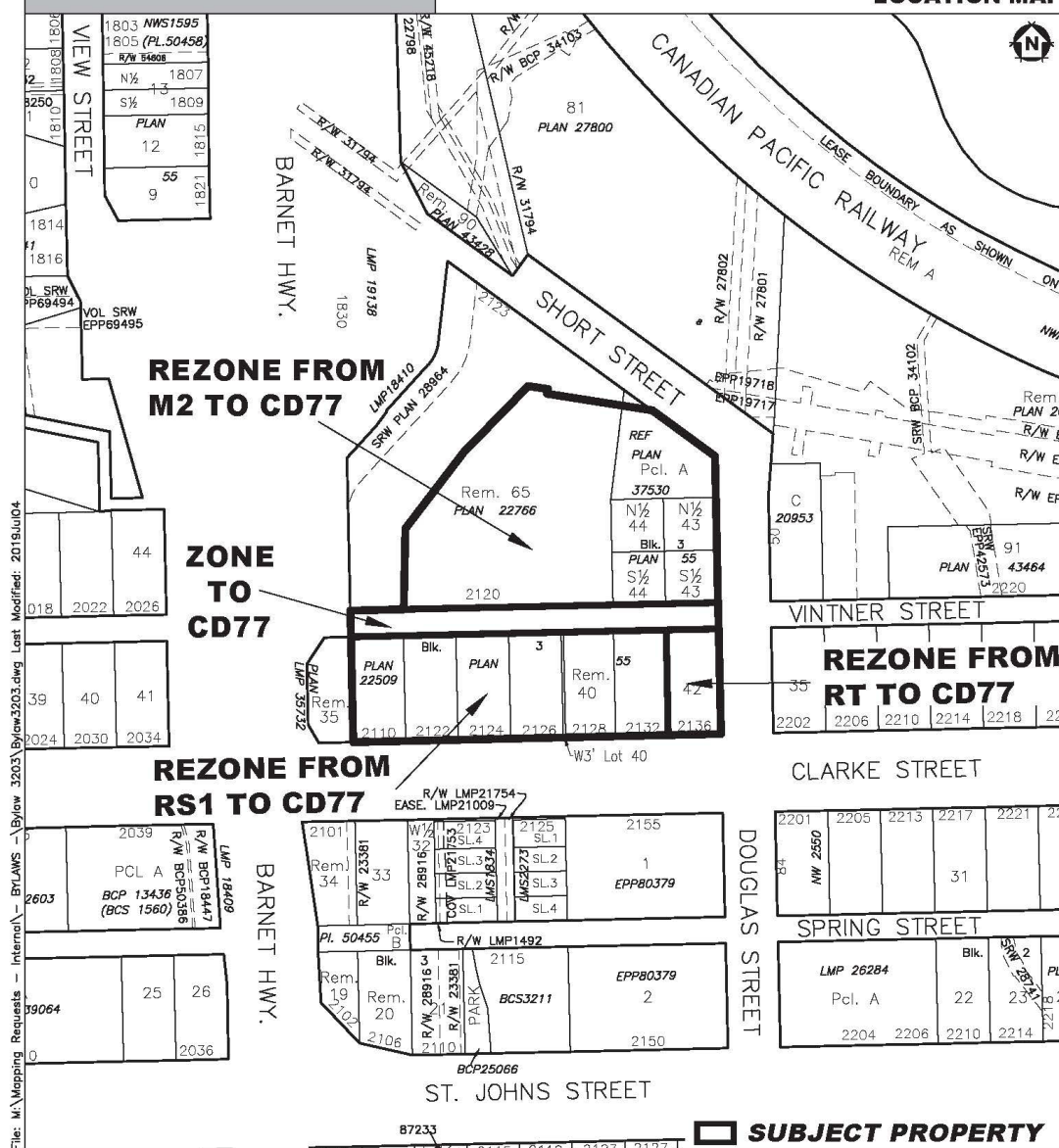
I hereby certify that the above is a true copy of Bylaw No. 3203 of the City of Port Moody.

---

S. Lam  
City Clerk

**CITY CLERK**

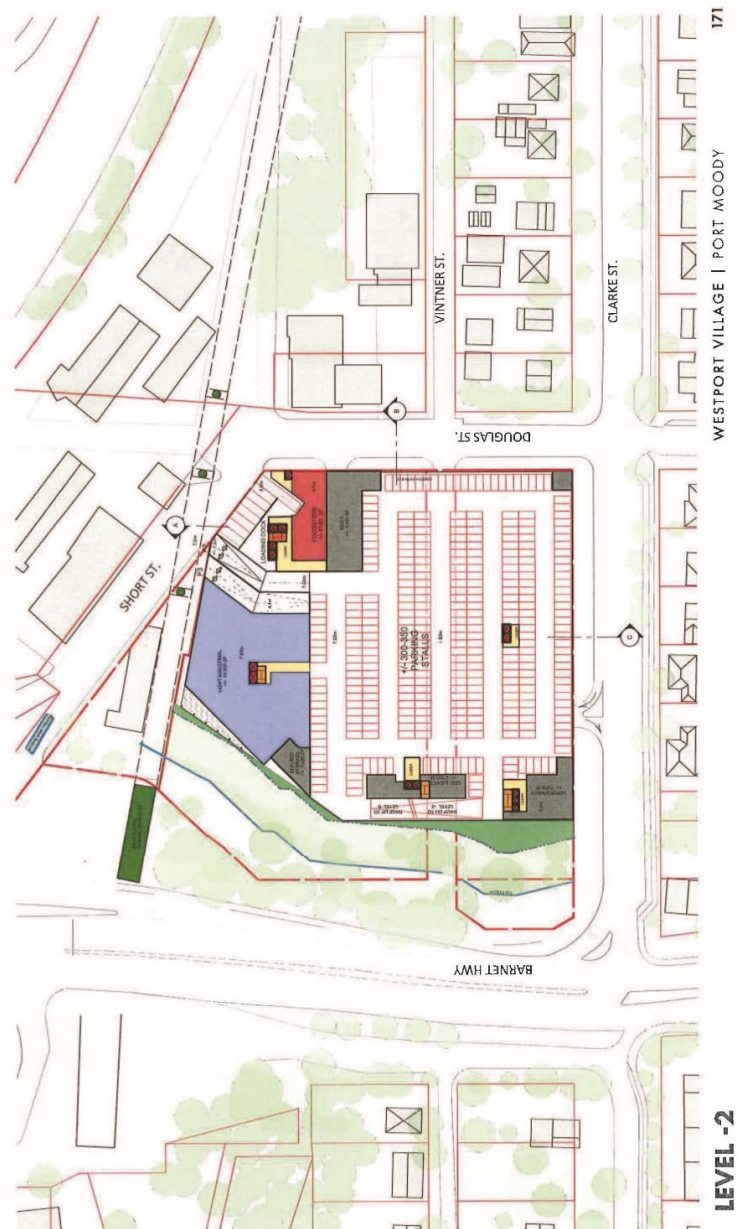
### LOCATION MAP

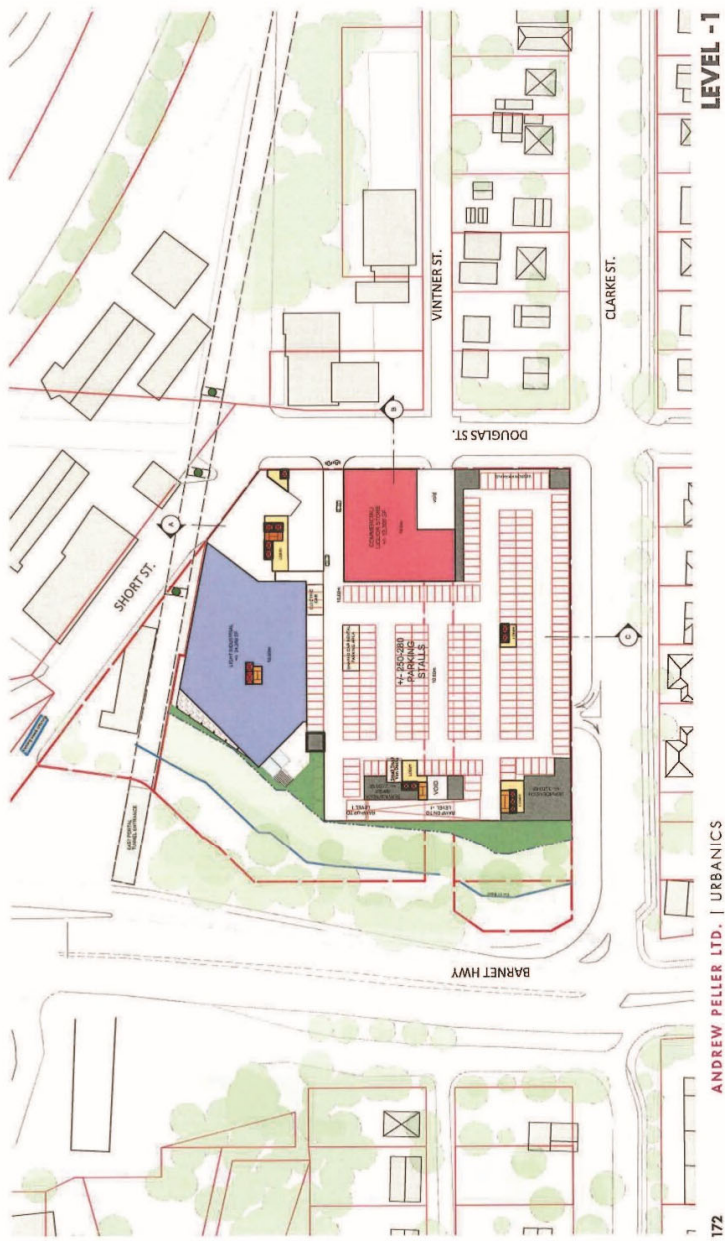




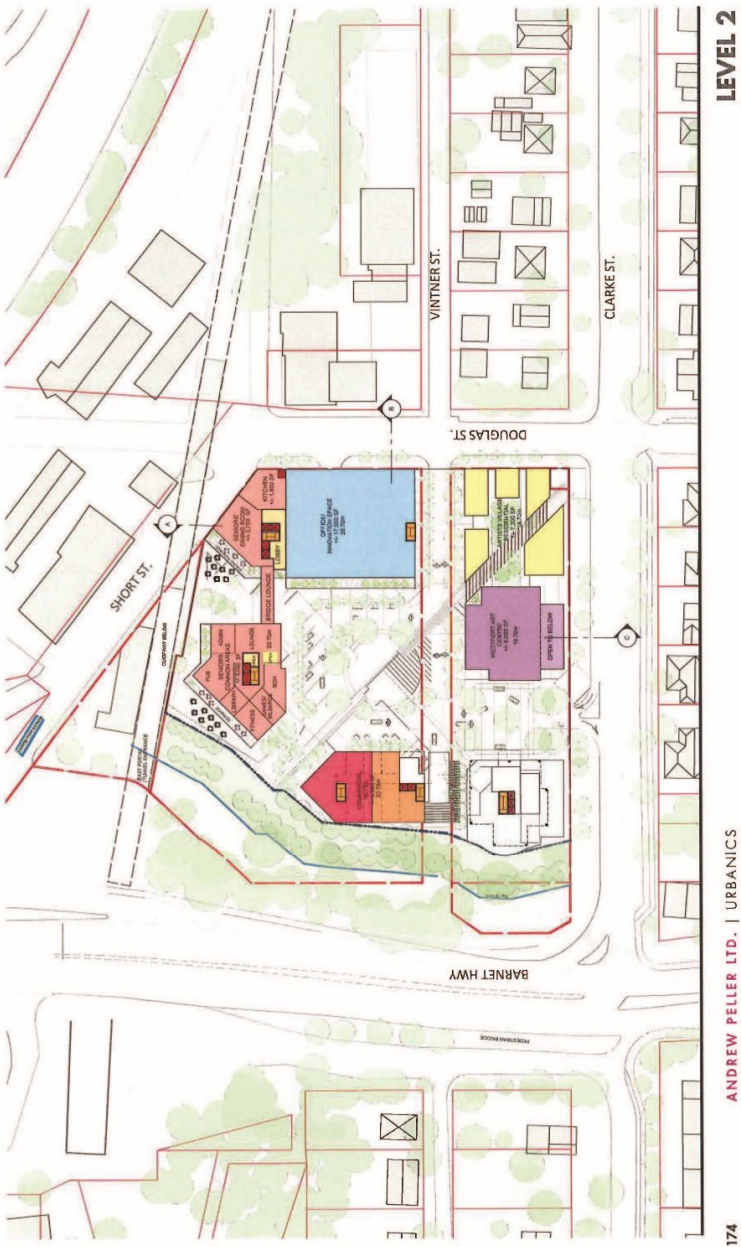
LEVEL -3

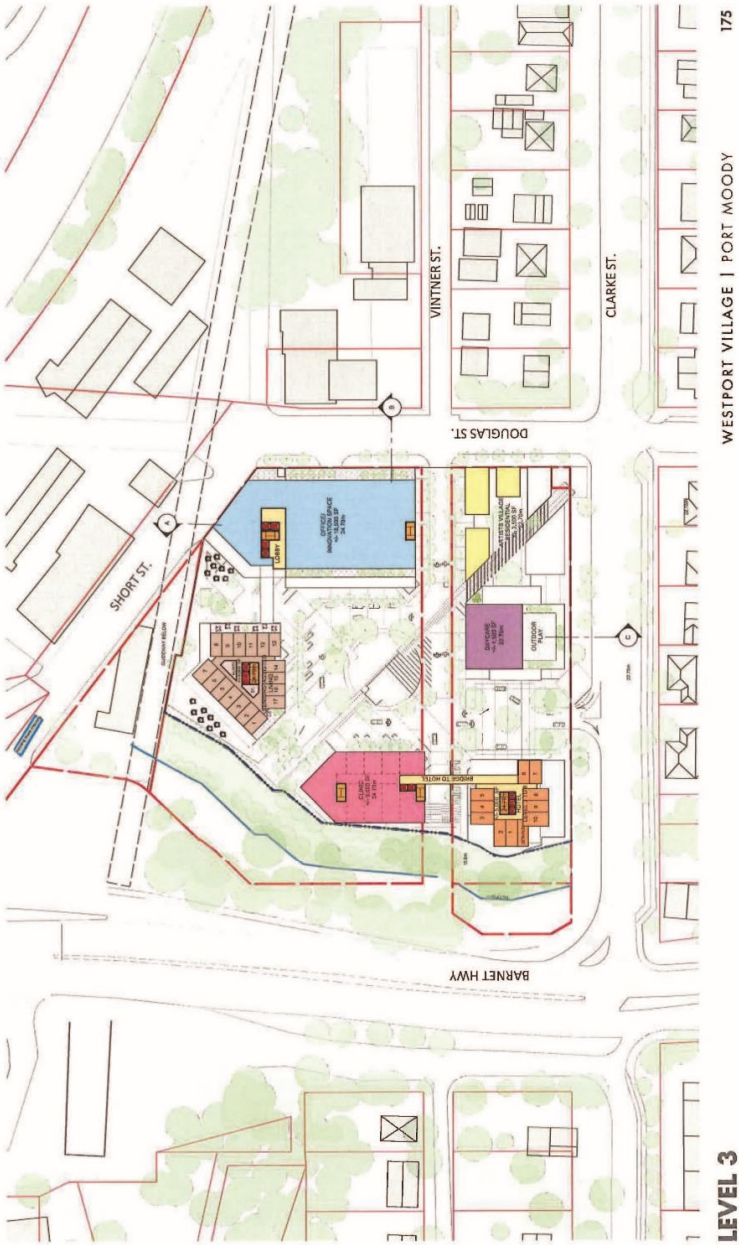
170 ANDREW PELLER LTD. | URBANICS  
Westport Village OCP Amendment and Rezoning Application, August 2016

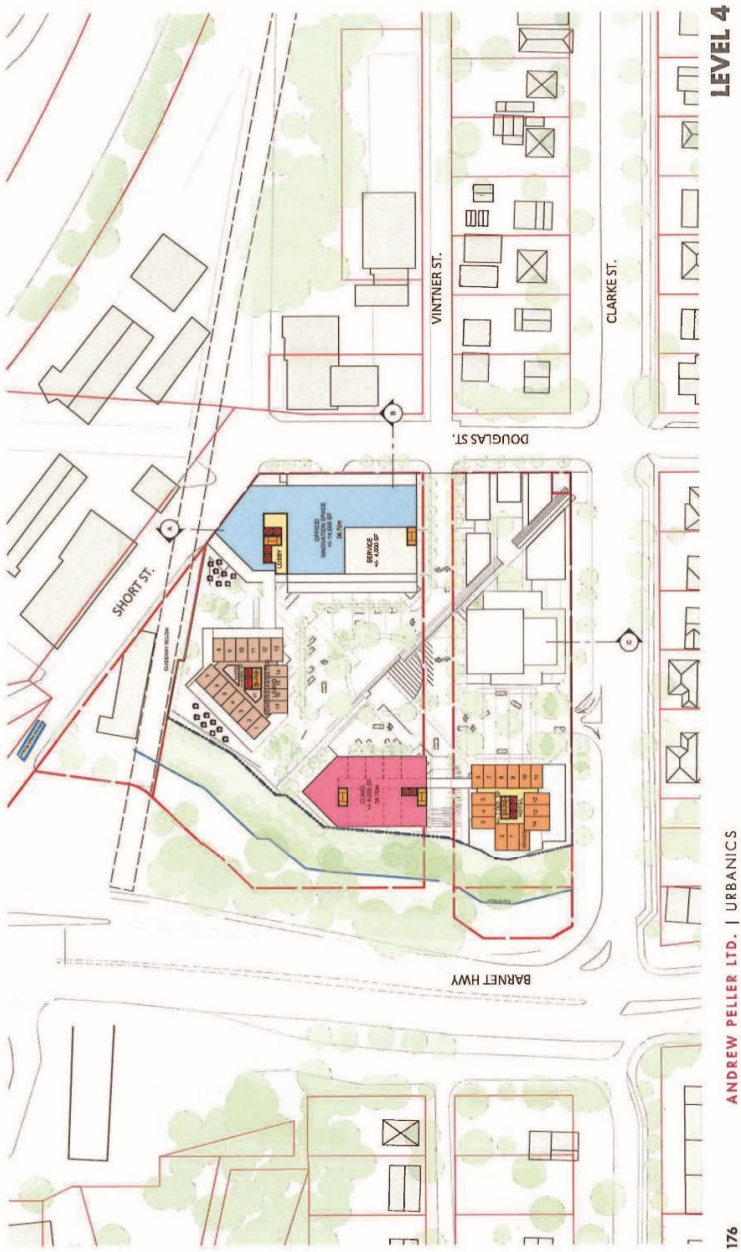


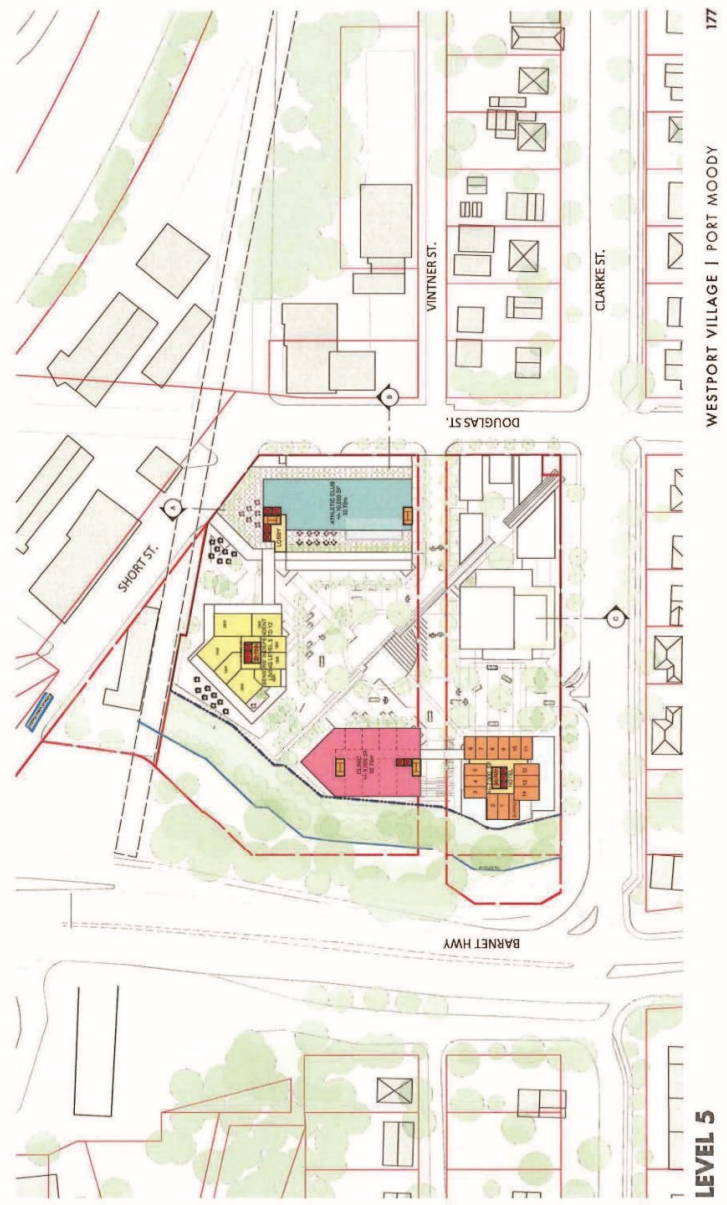


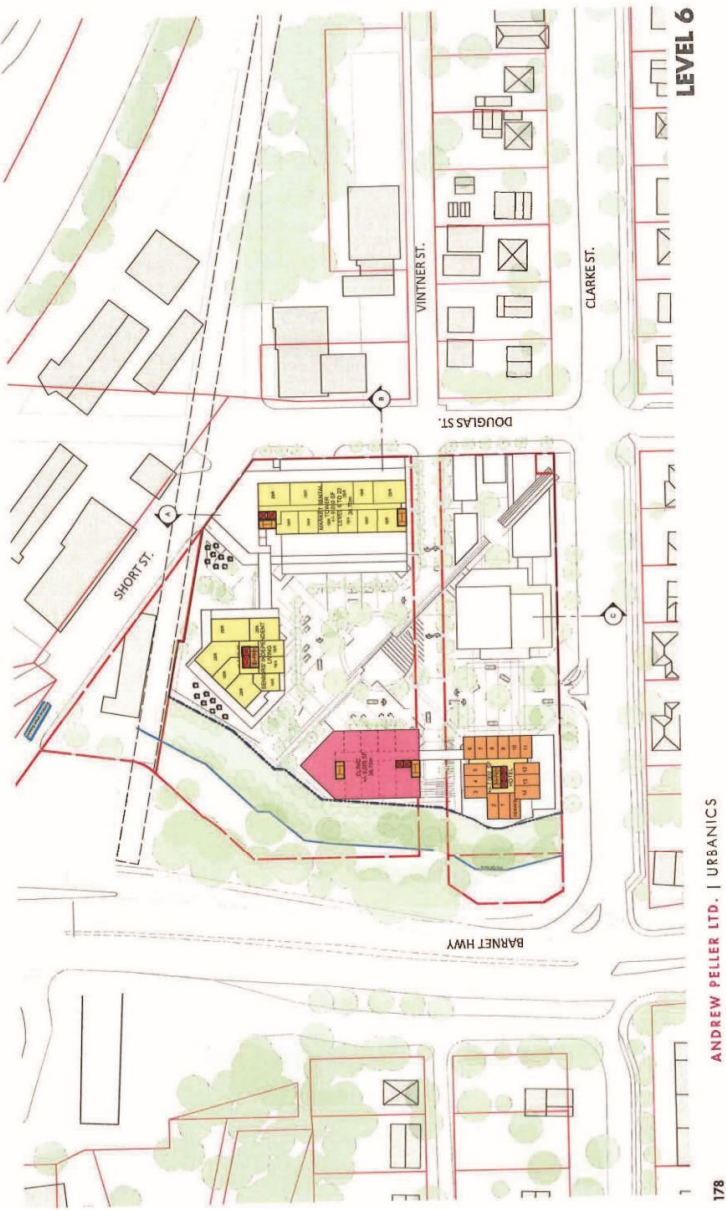


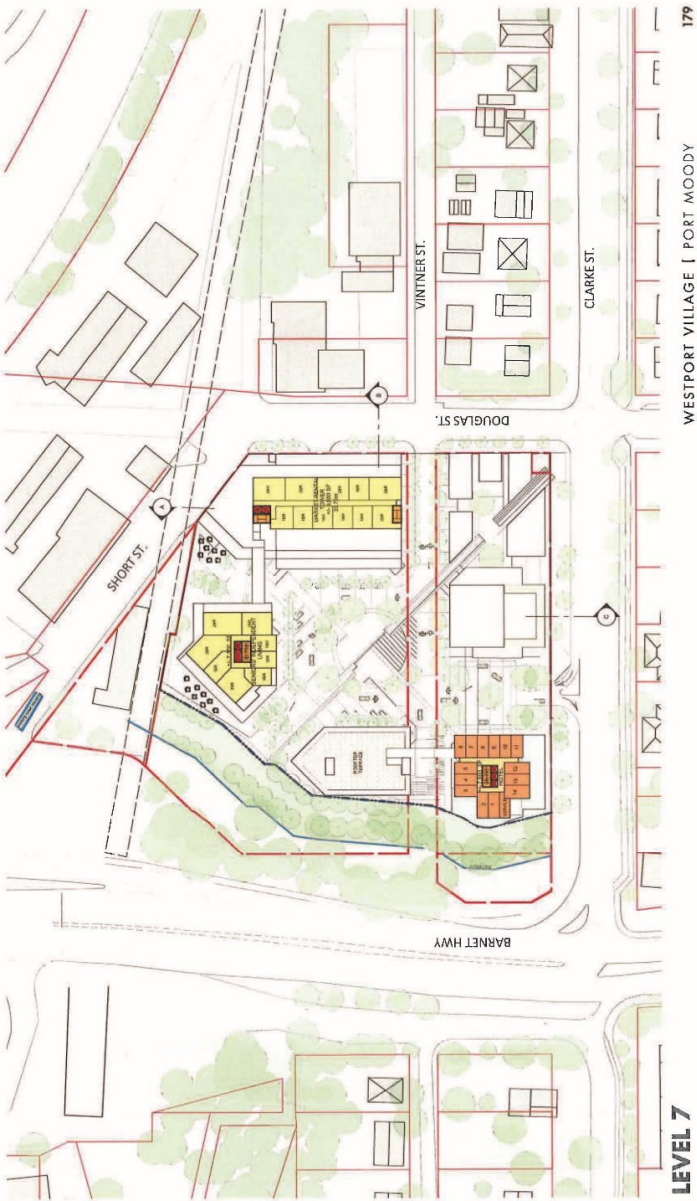


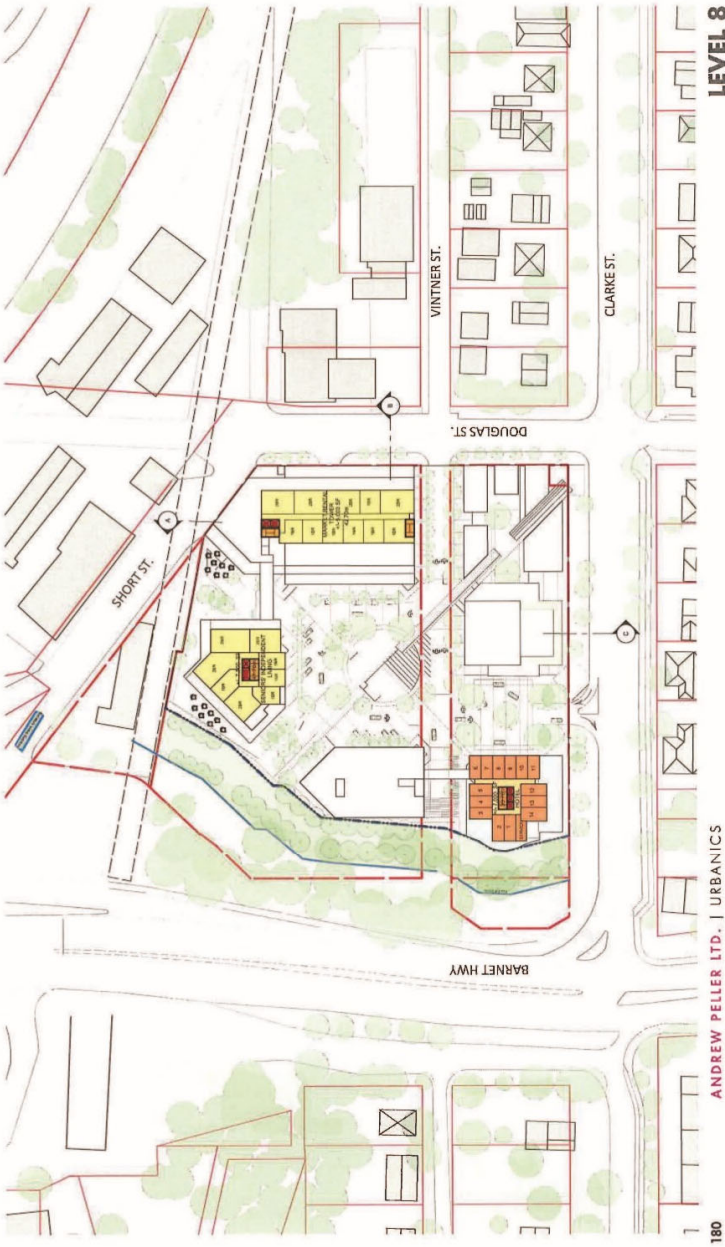


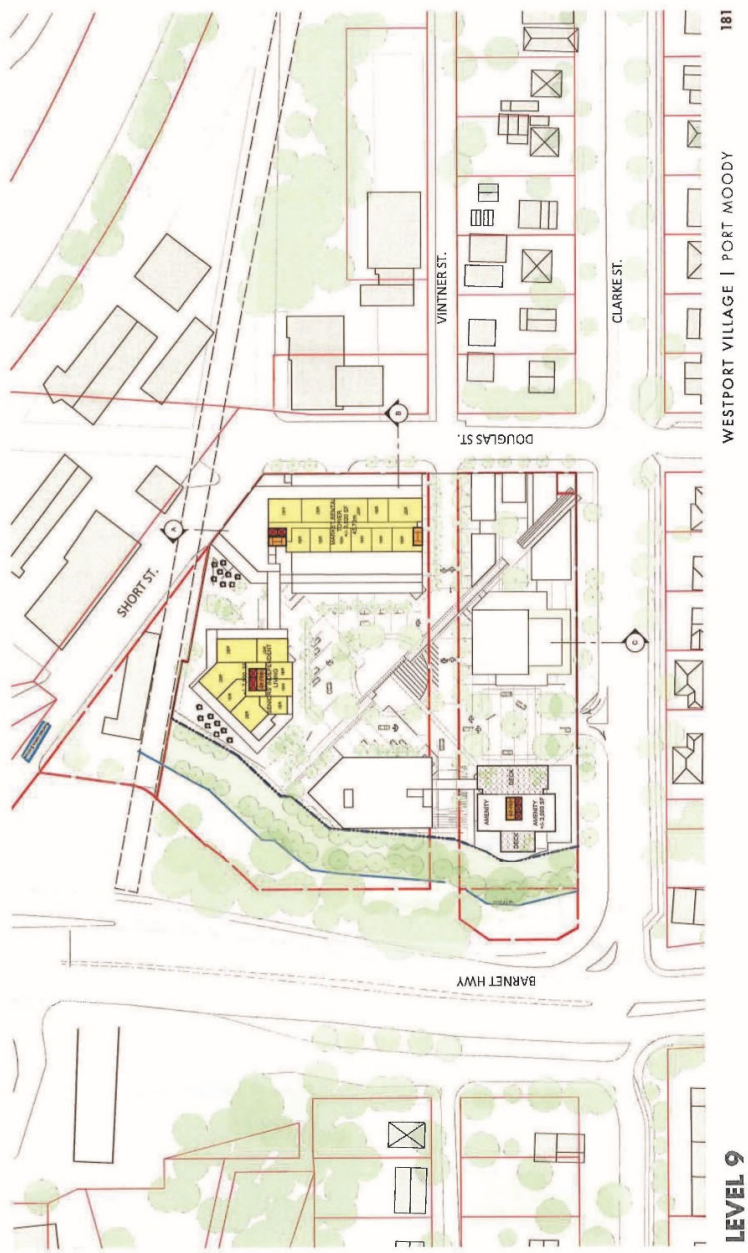


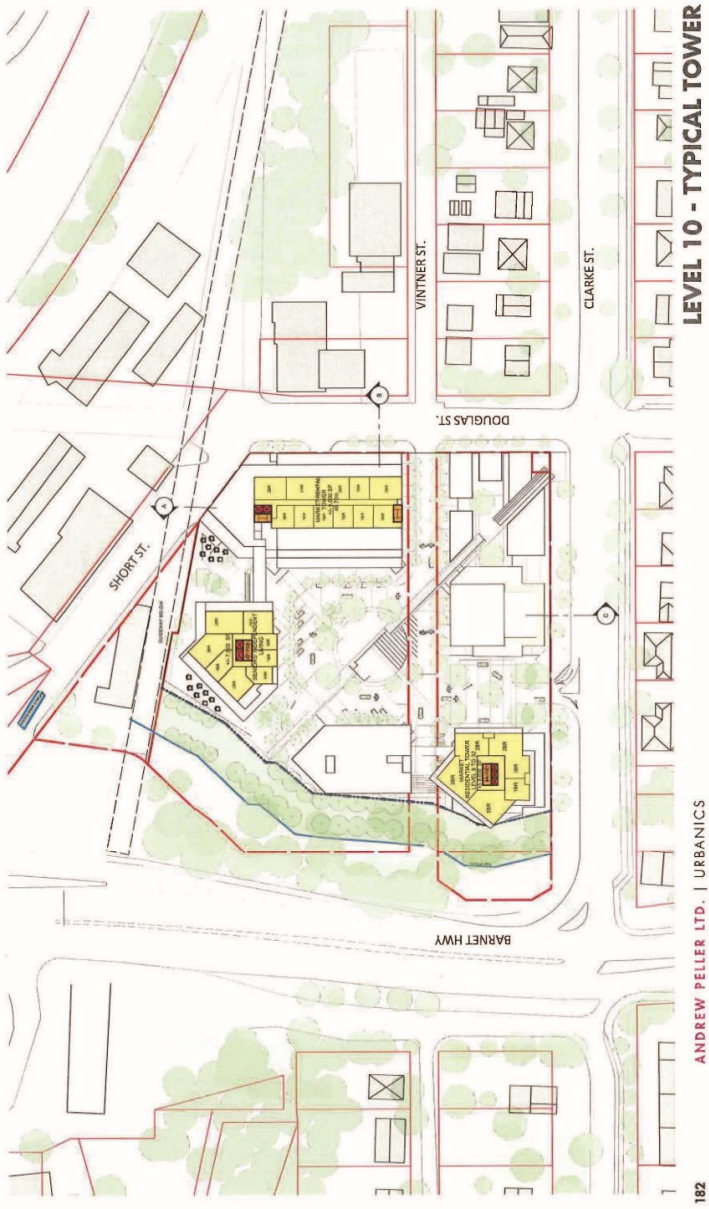


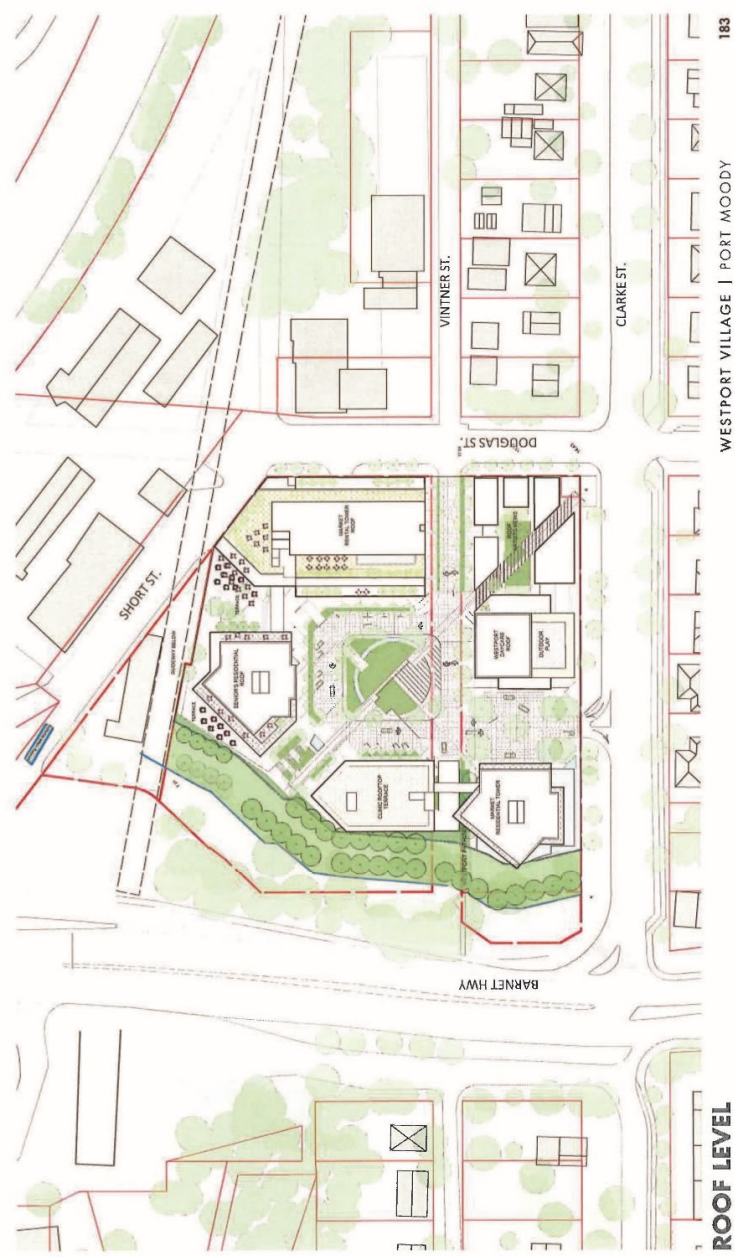




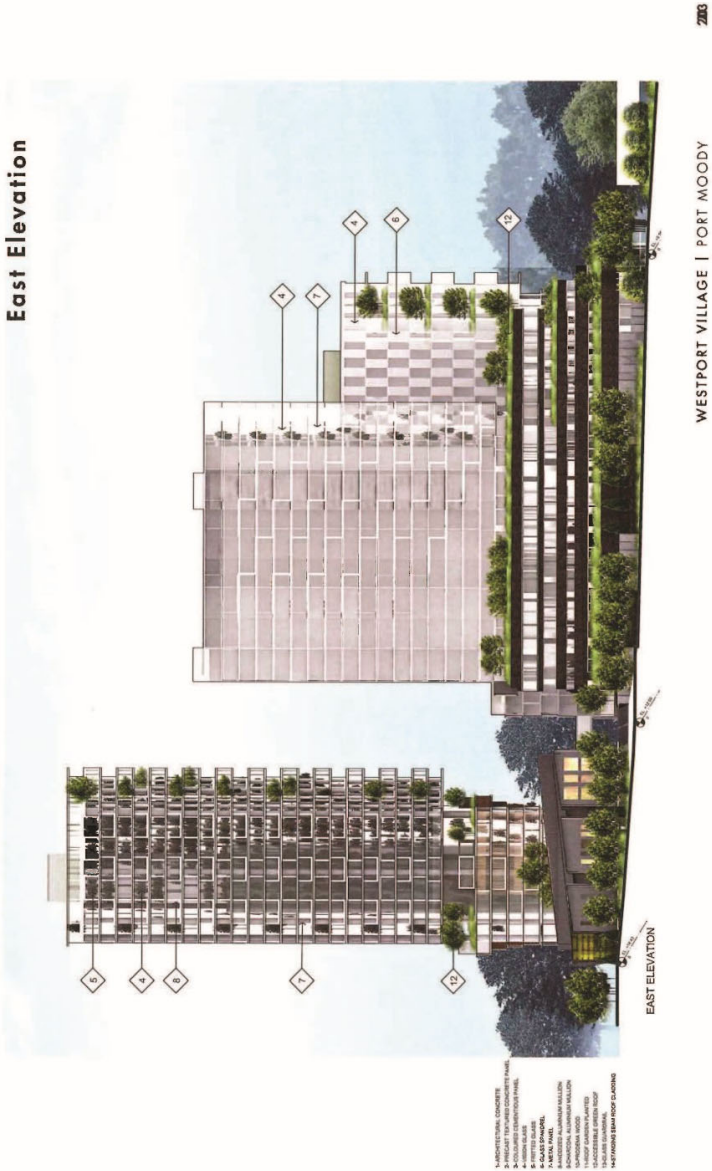


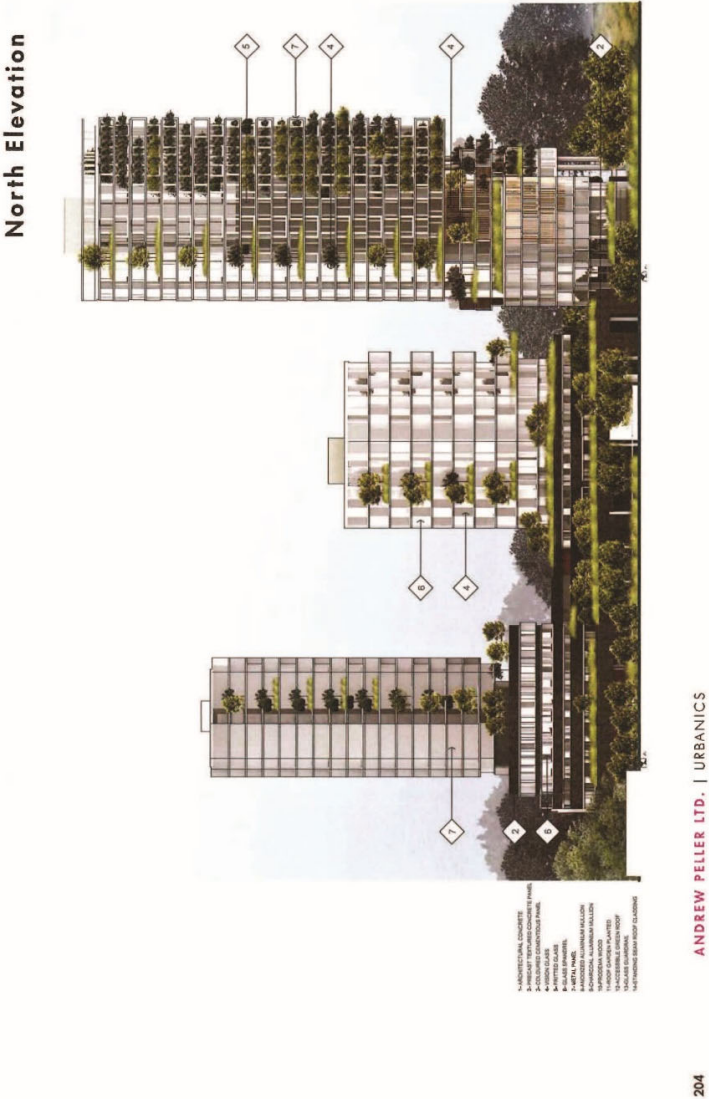


















Open Space  
Characteristics

OPEN SPACE STATISTICS  
Ground Level Publicly-Accessible Open Spaces: 54,500 sq ft (25% site coverage)  
Riparian landscape within Property Line: 40,610 sq ft (19% site coverage)  
Total Ground Level Open Spaces: 95,110 sq ft (44% site coverage)  
Green Roofs: 47,600 sq ft (semi-public and private amenity roof, planted green roof)  
Westport Commons: 10,340 sq ft (21,400 sq ft (with road closure during events))

- LEGEND
- Central Plaza / Westport Commons
  - Plaza
  - Green Courtyard
  - Forest-Character / Buffer Landscape
  - Riparian Landscape
  - Amenity Green Roof
  - Extensive Green Roof
  - Water Feature / Reflecting Pool
  - Stormwater Filtration Pond
  - Existing Trans Canada Trail
  - Preferred Trans Canada Trail
  - Green Linkage
  - View Corridor at Creekside Lookout
  - Creekside Lookout
  - Public Art / Play Elements

