



City of Port Moody

Report/Recommendation to Council

Date: February 11, 2025
Submitted by: Community Development Department – Policy Planning Division
Subject: Zoning Bylaw Housekeeping Amendments – February 2025

Purpose

To present a housekeeping amendment bylaw for City of Port Moody Zoning Bylaw, 2018, No. 2937 to Council for consideration.

Recommended Resolution(s)

THAT City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 105, 2025, No. 3503 (Housekeeping – February 2025) be read a first and second time as recommended in the report dated February 11, 2025, from the Community Development Department – Policy Planning Division regarding Zoning Bylaw Housekeeping Amendments – February 2025;

AND THAT Bylaw No. 3503 be referred to a Public Hearing.

Background

The City's current Zoning Bylaw (Zoning Bylaw, 2018, No. 2937) was adopted in 2018. Zoning Bylaws are wide ranging documents and one of the main tools by which local governments enact their long-term community vision. Outside of comprehensive updates, staff generally prepare a housekeeping amendment bylaw on an annual basis to address errors or omissions, improve language clarity, and address changes to procedures or industry practices.

Discussion

One of the key reasons for proposing a Zoning Bylaw housekeeping amendment for consideration at this time is to bring the City's Zoning Bylaw into alignment with the changes made to the *British Columbia Building Code* regulations regarding adaptable housing standards. Another notable change in this proposed amendment is clarifying the requirements for the provision of electric vehicle charging infrastructure. Further housekeeping updates are expected later in 2025, but these are anticipated to primarily address changes related or adjacent to the implementation of Small-Scale Multi-Unit Housing (SSMUH).

Draft Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 105, 2025, No. 3503 (Housekeeping – February 2025) (**Attachment 1**) provides for the following housekeeping amendments:

General

- Remove the following duplicate section from the Zoning Bylaw:
 - Section 117 Comprehensive Development Zone (CD58).

Rationale: To remove a duplicate CD Zone from the Zoning Bylaw.

Section 5.2.1 – Adaptable Housing Requirements

- Replace policy in 5.2.1(a) with:
 - “Building access and circulation, including access to all Dwelling Units, accessible and visitor parking, common amenity areas, and common washroom and laundry facilities, shall be designed and built in accordance with the Adaptable Housing standards in the *British Columbia Building Code*, as amended or re-enacted from time to time; and”.
- Replace policy in 5.2.1(b) with:
 - “100% of all one-storey Dwelling Units shall be designed to meet all the Adaptable Housing standards set out in the *British Columbia Building Code*, as amended or re-enacted from time to time, unless exempted under Article 3.8.5.1. of Division B (as amended).”.

Rationale: To bring the City’s Zoning Bylaw into alignment with *British Columbia Building Code* regulations relating to adaptable housing standards. The Zoning Bylaw previously required 50% of all one-storey dwelling units to meet adaptable housing standards.

Section 5.3.4(b)(ii) – Floor Area Ratio Calculations

- Delete policy 5.3.4(b)(ii)
 - “exclude a maximum of 2.0m² for each Dwelling Unit designed and built to comply with all Adaptable Housing standards relating to circulation and kitchen, bathroom, fixture, and flooring requirements as set out in the *British Columbia Building Code*;”.

Rationale: To remove a Floor Area exclusion relating to adaptable housing standards due to recent changes in the *British Columbia Building Code* that now require all one-storey dwelling units to meet adaptable housing standards.

Section 6.8.1 – Access Driveways

- Replace policy in 6.8.1(d) with:
 - “via not more than two driveways of not less than 4.0m in width nor more than 6.0m in width per Lot for lots with more than 6 Multi-Residential units;”.

Rationale: To remove a typo (“f”) at the start of the sentence.

Section 6.11 – Electric Vehicle Charging Infrastructure Requirements

- Replace the introductory paragraph of section 6.11.1 with:
 - “All Parking Spaces required or provided for Residential units including Single Detached Residential, Semi-Detached Residential, Small-Scale Multi-Unit Housing (SSMUH) Apartments, Multi-Residential buildings, Townhouses, and Additional Dwelling Units shall include an Energized Outlet capable of providing Level 2 Charging or a higher charging level intended for Electric Vehicle charging, except:”.

Rationale: To clarify that electric vehicle charging infrastructure is also required where parking is “provided”. This change intends to clarify that when parking is provided, regardless of whether the parking is required or not, that supporting infrastructure also must be provided that can meet the relevant charging standards in the Zoning Bylaw.

Section CD92 – Comprehensive Development Zone 92

- Replace the table in CD92.5.7 with:

<u>Parcel</u>	<u>Maximum Dwelling Unit</u>
Parcel A	129
Parcel B	176
Parcel C	112
Parcel D	512
Parcel E	543

Rationale: To address an error in the CD92 zone. Previously the title read “Minimum Dwelling Unit”. The change to a “Maximum Dwelling Unit” heading aligns the table with the in-text provision of the CD92 zoning district which applies solely to Suterbrook Village.

Future Changes

Staff will continue to monitor the Zoning Bylaw for any additional changes that are warranted for clarification or to respond to new policies.

Other Option(s)

1. THAT City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 105, 2025, No. 3503 (Housekeeping – February 2025) be amended as follows:
2. THAT the report dated February 11, 2025, from the Community Development Department – Policy Planning Division regarding Zoning Bylaw Housekeeping Amendments – February 2025 be received for information.

Financial Implications

There are no financial implications associated with the recommendations in this report.

Communications and Public Engagement Initiatives

Should Council choose to refer Bylaw No. 3503 to a Public Hearing, notification will occur in accordance with notification requirements set out in the City's Development Approval Procedures Bylaw and the *Local Government Act*.

Council Strategic Plan Goals

Maintaining the effectiveness and legibility of the City's Zoning Bylaw through the proposed amendments is consistent with the following 2023-2026 Council Strategic Plan goals:

- Goal 1.1 – Prioritize core services; and
- Goal 1.3 – Lead with good governance.

Attachment(s)

1. Draft Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 105, 2025, No. 3503 (Housekeeping – February 2025).

Report Author

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Report Approval Details

Document Title:	Zoning Bylaw Housekeeping Amendments – February 2025.docx
Attachments:	- Attachment 1 - Draft Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 105, 2025, No. 3503 (Housekeeping - February 2025).pdf
Final Approval Date:	Feb 4, 2025

This report and all of its attachments were approved and signed as outlined below:

Tracey Takahashi, Deputy Corporate Officer - Jan 28, 2025

Mary De Paoli, Manager of Policy Planning - Jan 29, 2025

Kate Zanon, Deputy City Manager - Jan 29, 2025

Stephanie Lam, City Clerk and Manager of Legislative Services - Jan 29, 2025

Lindsay Todd, Manager of Communications and Engagement - Jan 29, 2025

Paul Rockwood, General Manager of Finance and Technology - Jan 30, 2025

Anna Mathewson, City Manager - Feb 4, 2025