



City of Port Moody

Report/Recommendation to Council

Date: February 25, 2025
Submitted by: Community Development Department – Development Planning Division
Subject: Amendments to CD83 Zone, Bylaw No. 3501 – Woodland Park

Purpose

To present proposed amendments to certain aspects of the existing CD83 Zone regulations which govern the phased development of the Woodland Park lands.

Recommended Resolution

THAT City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 104, No. 3501 (1142 Cecile Drive) be read a first, second, and third time as recommended in the report dated February 25, 2025, from the Community Development Department – Development Planning Division regarding Amendments to CD83 Zone, Bylaw No. 3501 – Woodland Park;

AND THAT Bylaw No. 3501 not be referred to a Public Hearing.

Background

On December 7, 2021, Council adopted OCP Amendment Bylaw No. 3305 and Rezoning Bylaw No. 3306, creating the CD83 Zone to facilitate the phased development of Woodland Park. Concurrently, Council endorsed a Development Agreement which established the developer's obligations with respect to the development and includes specific requirements for each phase of the project. One key obligation was the identification of a suitable alignment for, and construction of a new Collector Road from Cecile Drive/Highview Place to the Barnet Highway/St. Johns Street area through the property at 2002-2050 Highview Place. In exchange for that benefit, the Development Agreement allows for the transfer of the density from that property (the Donating Parcel) to the Woodland Park Phases 4 and 5 lands, and the transfer of the title to the Donating Parcel to the City. The Development Agreement stipulates that no occupancy permits will be issued for any development on Phases 4 and 5 until the new road is constructed. At this time, the road design is proceeding. The five phases of the development are illustrated on the Woodland Park Phasing Plan (**Attachment 1**). A separate subdivision application is under review to create Phases 4A, 4B and 5.

The CD83 Zone (**Attachment 2**), establishes the key development regulations for each of the development phases including provisions for density (FAR), building heights and setbacks. The

CD83 Zone also includes additional regulations which allow for greater development potential on Phases 4 and 5 in the event of a transfer of density from the Donating Parcel.

Discussion

The property lines between Phases 4A and B and between Phase 4B and 5 shown in the CD83 Zone were not based on a detailed subdivision plan. As site planning has progressed, those property lines have been refined resulting in marginal increases in the area of Phases 4A and 4B (70m² and 84m², respectively) offset with a corresponding decrease in the area of Phase 5 (by 154m²). Those minor adjustments have resulted in small changes in the maximum permitted FARs for each of Phases 4A, 4B and 5. As a result of these changes the applicant has proposed amendments to various aspects of the CD83 Zone outlined in their letter (**Attachment 3**). A description of the proposed amendments follows:

1. FAR Allocation Without Density Transfer

S. CD83.5.4, Figure 3, indicates the maximum FAR permitted on Phases 4A, 4B and 5 without the transfer of any density. The new Phase property lines result in minor changes to the area FAR regulations, necessitating an amendment to Figure 3. The following Table 1 illustrates the changes in the lot areas of Phases 4A, 4B and 5 and permitted densities:

Table 1 – Lot Area and FAR Changes (Without Density Transfer)

Phase	Lot Area (m ²)		Area FAR		Site FAR	
	Existing	Proposed	Existing	Proposed	Existing	Proposed
4A	12,427	12,497	2.51	2.50	0.33	0.33
4B	14,183	14,267	2.49	2.46	0.37	0.37
5	28,625	28,471	1.57	1.60	0.48	0.48
Total	55,235	55,235				

This amendment does not result in any change in the maximum density permitted in Phases 4A and 4B of 0.7 and does not alter the overall site density attributable to each Phase, which, for all 5 Phases, remains at an FAR of 1.8.

2. Density Transfer

As specified in the Development Agreement and in s.CD83.7, the maximum density that may be transferred is 14,865m² (160,005ft²). Of that floor area, 4,692m² (50,504ft²) is directed to Phase 4A, 5,574m² (59,998ft²) to Phase 4B and 4,599m² (49,503ft²) to Phase 5.

Section CD83.7, Figure 5 specifies the maximum FAR ratio permitted on the individual Phases 4A, 4B and 5 areas with the density transfer and the maximum amount of the total site density attributable to each of the Phases. The proposed amendments:

- replace the first paragraph of s. CD83.7 with revised wording to clarify when the density transfer may occur;
- amend s. CD83.7(a) to clarify that the density transfer originates with the Donating Parcel and confirm that the amount of the density transfer is the amount of the density that would have been permitted on the Donating Parcel;
- replace the text in subsections CD83.7(b) and (c) with a new subsection (b)(i) and (ii) establishing the maximum FAR permitted in each individual area and on the development site as a whole, and confirming the maximum building heights with the transfer of density;
- Figure 5 is replaced with a new Figure 5, which reallocates the maximum permitted density on Phases 4A, 4B, and 5 based on the new property lines. The following Table 2 illustrates the changes to the density limits in Phases 4 and 5

Table 2 – Changes in Area and Site FAR With Density Transfer

Phase	Area FAR		Site FAR	
	Existing	Proposed	Existing	Proposed
4A	2.92	2.88	0.38	0.38
4B	2.89	2.85	0.43	0.43
5	1.73	1.76	0.53	0.53

This amendment does not result in an increase in the maximum density permitted on Phases 4A and 4B of 0.81 and the overall Site FAR remains at 1.96.

3. Setbacks

Subsection CD83.8.1 establishes the building setbacks from the perimeter property lines for all phases as shown on Figure 7. Within Phases 4A and B, the low- and high-rise components, referred to as Areas 4A1 and 2 and 4B1 and 2, will be developed separately and the low- and high-rise building sites will be separated by an internal driveway (illustrated on the **Attachment 1** Phasing Plan as a proposed SRW). In order to address the location of the internal driveway and underground infrastructure, additional setbacks are established between Phases 4A and 4B and between Phases 4B and 5. Additional east and west setbacks are also proposed for Phase 5. The amendments will:

- replace Figure 7 in s. CD83.8.1 with a new Figure 7 introducing additional setbacks;
- add new wording to clarify the setback details on the east side of Phase 4A (Section D) in Figure 9 ; and
- add a new Figure 9.1 to s. CD83.8.1 to provide additional setback requirements for Section E between Phases 4A and 4B and Section F between Phases 4B and 5.

Attachment 4 is included to provide a comparison of the Original and Amended Figures 3, 5, 7, and 9. Draft City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 104, 2025, No. 3501 (1142 Cecile Drive) (CD83) is included as **Attachment 5**.

Other Option

Council may consider the following option if there are concerns with the proposed amendments:

THAT Bylaw No. 3501 be referred back to staff and the applicant for further consideration.

Financial Implications

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

Communications and Public Engagement Initiatives

Amendment Bylaw No. 3501 does not require a public hearing as the proposed changes align with the objectives and policies of the adopted OCP, they are for the purpose of permitting residential development and the residential component in Phases 4 and 5 constitute the majority of the gross floor areas. As a result, the amendments meet the necessary criteria in accordance with s. 464(3) of the *Local Government Act*. While a public hearing will not be held, notice of the bylaw amendments was given under s. 467 of the *Act* to advise the public that Council will be considering the proposed amendments on February 25, 2025. A notification sign has also been placed on the site informing the public of the proposed amendments, the date of Council's consideration and confirming that no public hearing will be held.

Council Strategic Plan Goals

The recommendations in this report align with the following Council Strategic Plan Goals:

- Strategic Goal 3.1 Create complete and connected communities through balanced growth; and
- Strategic Goal 3.2 Provide safe, efficient, and accessible transportation options.

Conclusion

In addition to responding to the minor changes in the lot pattern of Phases 4 and 5, the amendments reallocate the density between Phases 4A and B and 5 without any density transfer, add further detail and clarity to the CD83 Zone in the event of the transfer of density, and incorporate consequential amendments to building setbacks in Phases 4A, 4B and 5. The proposed amendments maintain consistency with the intent of the original CD83 Zone and the Development Agreement. The proposed amendments do not convey any additional development density rights, with and without a density transfer, beyond what is already permitted under the Development Agreement and the CD83 Zone.

If Bylaw No. 3501 receives three readings on February 25, 2025, adoption may be considered at the March 11, 2025, Council meeting.

Attachments

1. Woodland Park Phasing Plan.
2. CD83 Zone.
3. Letter of Intent from Edgar.
4. Comparison of Original and Amended Figures 3, 5, 7, and 9.
5. Draft City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 104, 2025, No. 3501 (1142 Cecile Drive) (CD83).

Report Author

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Report Approval Details

Document Title:	Amendments to CD83 Zone – Woodland Park.docx
Attachments:	- Attachment 1 - Woodland Park Phasing Plan.pdf - Attachment 2 - CD83 Zone.pdf - Attachment 3 - Letter of Intent From Edgar.pdf - Attachment 4 - Comparison of Original and Amended Figures 3, 5, 7 and 9.docx - Attachment 5 - Draft Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 104, 2025, No. 3501.pdf
Final Approval Date:	Feb 18, 2025

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

No Signature - Task assigned to Tracey Takahashi, Deputy Corporate Officer was completed by workflow administrator Adam Shroff, Legislative Services Coordinator

Tracey Takahashi, Deputy Corporate Officer - Feb 12, 2025 - 9:32 AM

Michael Olubiyi, Manager of Development Planning - Feb 12, 2025 - 1:48 PM

Kate Zanon, Deputy City Manager - Feb 12, 2025 - 5:42 PM

No Signature - Task assigned to Stephanie Lam, City Clerk and Manager of Legislative Services was completed by workflow administrator Adam Shroff, Legislative Services Coordinator

Stephanie Lam, City Clerk and Manager of Legislative Services - Feb 18, 2025 - 8:49 AM

Lindsay Todd, Manager of Communications and Engagement - Feb 18, 2025 - 9:55 AM

Paul Rockwood, General Manager of Finance and Technology - Feb 18, 2025 - 9:57 AM

Anna Mathewson, City Manager - Feb 18, 2025 - 6:56 PM