



City of Port Moody

Bylaw No. 3501

A Bylaw to amend City of Port Moody Zoning Bylaw, 2018, No. 2937, to revise certain aspects of the Comprehensive Development Zone 83 (CD83 Zone) for the Woodland Park lands (1142 Cecile Drive).

The Council of the City of Port Moody enacts as follows:

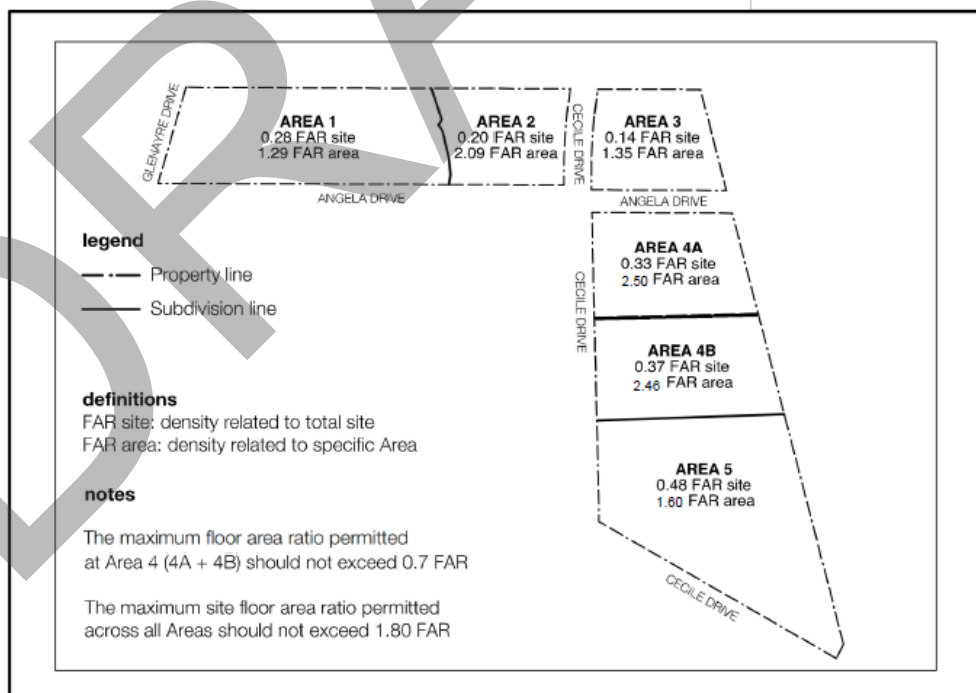
1. Citation

- 1.1 This Bylaw may be cited as “City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 104, 2025, No. 3501 (1142 Cecile Drive) (CD83)”.

2. Amendments

- 2.1 City of Port Moody Zoning Bylaw, 2018, No. 2937 is amended by replacing Figure 3 in section CD83.5.4 with the following Figure 3:

Figure 3 – Maximum Permitted Floor Area Ratios



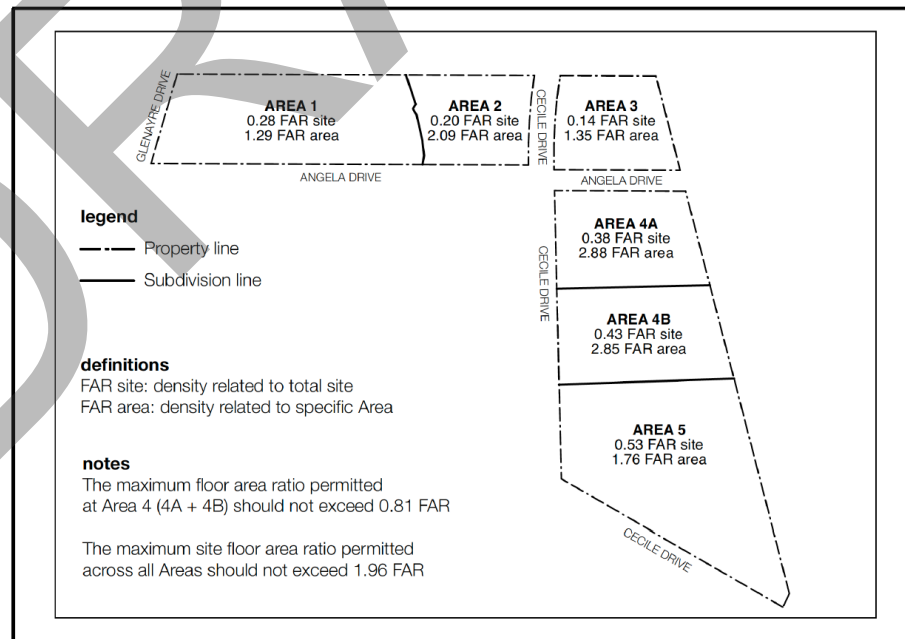
2.2 Bylaw No. 2937 is further amended by deleting the first paragraph of section CD83.7 Transfer of Density in its entirety and replacing it with the following:

“Notwithstanding sections CD83.5.1, CD83.5.2, and CD83.5.3, on the earlier of the transfer of the Donating Parcel to the City or the appointment of a liquidator to wind up the strata corporation for the Donating Parcel, the maximum allowable floor area permitted in the CD83 Zone is increased in accordance with this section:

- (a) The maximum allowable floor area permitted in the CD83 Zone is increased by 14,865m², which is the maximum density that would have otherwise been allowed on the Donating Parcel (the “**Transferred Density**”);
- (b) Notwithstanding section CD83.7(a), the Transferred Density must be allocated within the CD83 Zone as follows:
 - (i) The maximum floor area ratio permitted in each individual Area is as indicated on Figure 5; and
 - (ii) The maximum building heights that may be permitted in each individual Area is as indicated on Figure 6;”.

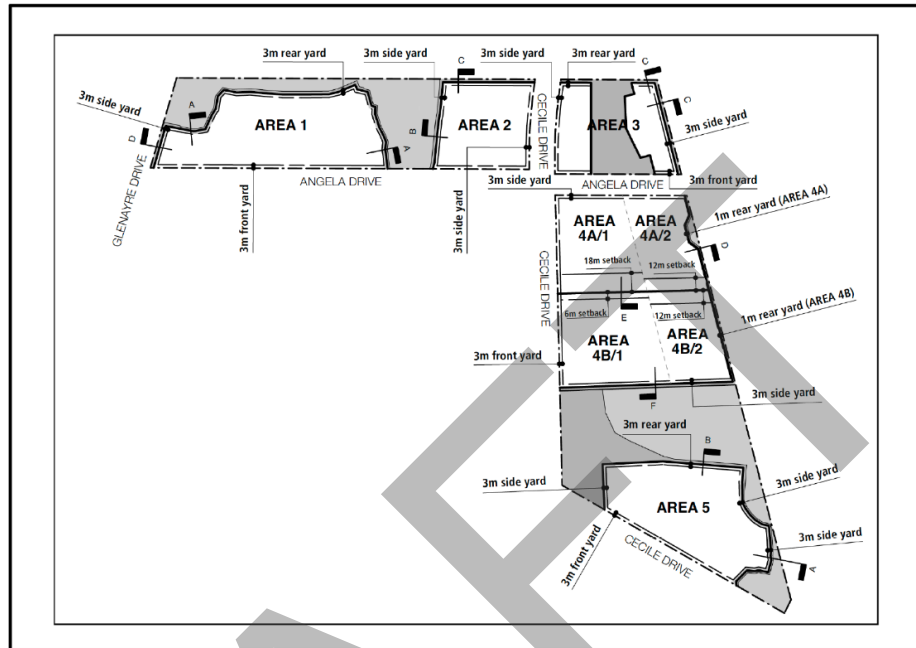
2.3 Bylaw No. 2937 is further amended by replacing Figure 5 in section CD83.7 with the following Figure 5:

Figure 5 – Maximum Floor Area Ratios Permitted by Density Transfer



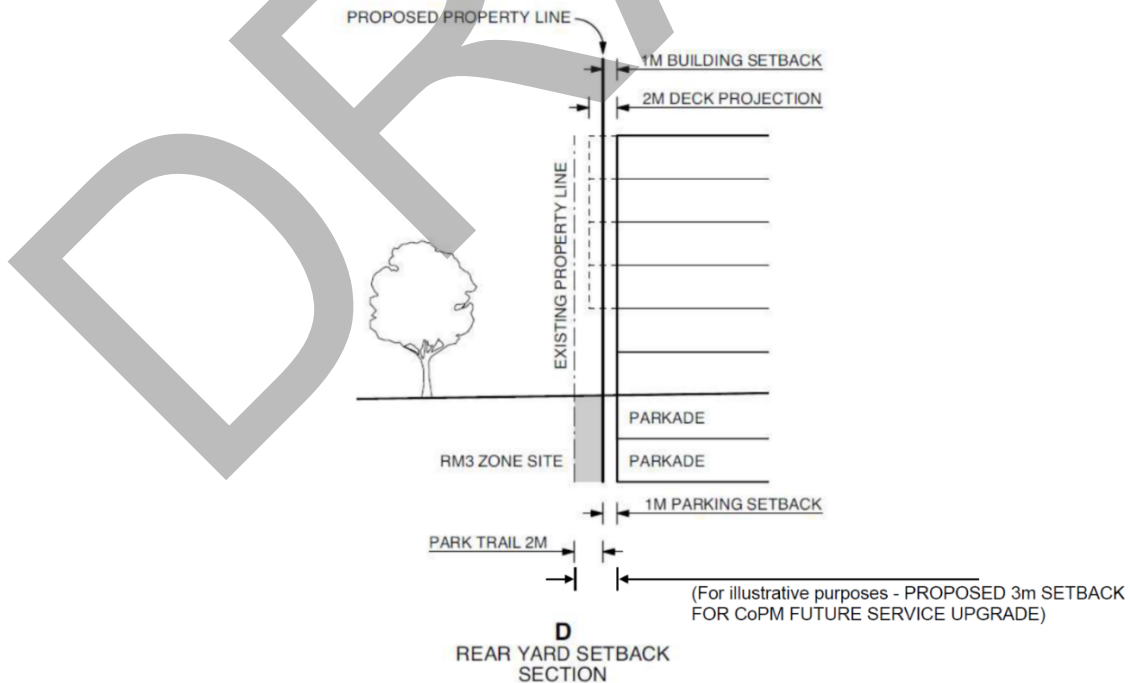
- 2.4 Bylaw No. 2937 is further amended by replacing Figure 7 in section CD83.8.1 with the following Figure 7:

Figure 7 – Building Setbacks



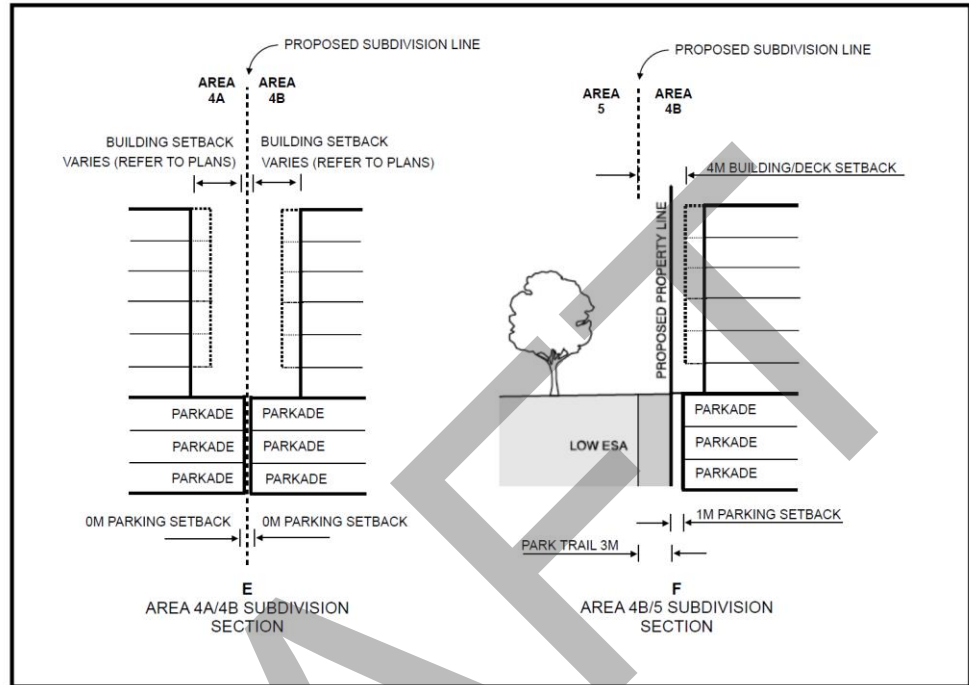
- 2.5 Bylaw No. 2937 is further amended by replacing Section D Figure 9 in section CD83.8.1 with the following Section D Figure 9:

Figure 9 – Building Setback Details (as to Section D only)



- 2.6 Bylaw No. 2937 is further amended by adding the following Figure 9.1 to section CD83.8.1 immediately following Figure 9 and before Figure 10:

Figure 9.1 – Building Setback Details – Sections E and F



3. Severability

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 ___ day of ____, 2025.

Read a second time this ___ day of ____, 2025.

Read a third time this ___ day of ____, 2025.

Adopted this ___ day of ____, 2025.

M. Lahti
Mayor

S. Lam
City Clerk

I hereby certify that the above is a true copy of Bylaw No. 3501 of the City of Port Moody.

S. Lam
City Clerk

DRAFT