



# City of Port Moody

## Bylaw No. 3477

A Bylaw to amend City of Port Moody Zoning Bylaw, 2018, No. 2937 to facilitate the rezoning of four Lots in the Moody Centre Transit Oriented Development (TOD) Area from Light Industrial (M1) to Comprehensive Development Zone 93 (CD93) and Civic Service (P1).

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. 100, 2024, No. 3477 (60 Williams Street and 3006-3022 Spring Street) (CD93 and P1)”.

### 2. Amendments

- 2.1 City of Port Moody Zoning Bylaw, 2018, No. 2937 is amended by rezoning the following lands from Light Industrial (M1) to Comprehensive Development Zone 93 (CD93):

PID	Legal Description
028-911-580	THAT PART OF LOT 60 DISTRICT LOT 190 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 37869 SHOWN ON PLAN EPP12997
029-274-192	LOT 1 DISTRICT LOT 190 GROUP 1 NEW WESTMINSTER DISTRICT PLAN EPP29640
A portion of: 005-024-641	A portion of: PARCEL “A” (EXPLANATORY PLAN 53550) LOT 79 DISTRICT LOT 190 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 52176
A portion of: 006-308-261	A portion of: LOT 69 DISTRICT LOT 190 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 42015

as shown on the location map in Schedule A attached to and forming part of this Bylaw.

- 2.2 City of Port Moody Zoning Bylaw, 2018, No. 2937 is further amended by rezoning the following lands from Light Industrial (M1) to Civic Service (P1):

PID	Legal Description
A portion of: 005-024-641	A portion of: PARCEL "A" (EXPLANATORY PLAN 53550) LOT 79 DISTRICT LOT 190 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 52176
A portion of: 006-308-261	A portion of: LOT 69 DISTRICT LOT 190 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 42015

as shown on the location map in Schedule A attached to and forming part of this Bylaw.

- 2.3 City of Port Moody Zoning Bylaw No. 2937 is further amended by adding the following section CD93 to Schedule D:

"CD93. Comprehensive Development 93 Zone (CD93)

**CD93.1 Intent**

The intent of this zone is to facilitate the phased development of a high density mixed-use project in the Moody Centre Transit Oriented Development area.

**CD93.2 Definition**

For the purposes of the CD93 Zone only, the following definition will apply:

"IN-SUITE STORAGE SPACE" means Floor Area within or Accessory to a Dwelling Unit, used to store personal items such as recreation equipment, tires, barbecues, suitcases and miscellaneous household articles, but does not include Floor Area for clothes closets, linen closets, or kitchen or bathroom cupboards.

**CD93.3 Uses**

The following uses are permitted in the CD93 zone, with the location of the uses as indicated in Schedule B:

Principal Uses:

- 1) Assembly
- 2) Civic
- 3) Commercial – Artist Studio
- 4) Commercial – Child Care
- 5) Commercial – Commercial Athletic and Recreation
- 6) Commercial – Entertainment
- 7) Commercial – Licensee Retail Store
- 8) Commercial – Liquor Primary Establishment
- 9) Commercial – Office
- 10) Commercial – Personal Service

- 11) Commercial – Restaurant
- 12) Commercial – Retail
- 13) Commercial – Retail Food Service
- 14) Common Amenity Space
- 15) Community Care
- 16) Multi-Residential, limited to Market Rental and Below Market Rental housing
- 17) Residential Sales Centre

Secondary Use:

- 1) Home Occupation – Type A

#### **CD93.4 Densities**

CD93.4.1 The densities permitted in the CD93 zone are as follows:

Uses	Minimum Floor Area (m <sup>2</sup> )	Maximum Floor Area (m <sup>2</sup> )
Multi-Residential (Market Rental housing)	N/A	57,000
Multi-Residential (Below Market Rental housing)	3,000	N/A
Commercial	5,600	6,200
Common Amenity Space	2,100	N/A

CD93.4.2 All Multi-Residential Floor Area shall be for purpose-built rental Dwelling Units.

CD93.4.3 For the purposes of Floor Area calculation, In-Suite Storage Space to a maximum of 2.8m<sup>2</sup> space per Dwelling Unit may be excluded from the calculation provided that:

- storage space may be located in a single room, not exceeding 2.8m<sup>2</sup> (if storage spaces exceed 2.8m<sup>2</sup>, the total area will be included in the calculation of Floor Area);
- must be full floor-to-ceiling height (minimum of 2.1m) and have a minimum clear horizontal dimension of 1.2m in all directions and a maximum horizontal dimension of 1.8m;
- the storage space cannot be part of or adjunct to any other closet in the unit and must be accessed from a common area or hallway within the Dwelling Unit; and
- the storage space must not contain windows.

CD93.4.4 For the purposes of Floor Area calculation, corridors, elevator shafts, foyers, hallways, landings, Mezzanines, staircases and stairwells used to directly access Common Amenity Space shall be excluded from the calculation.

- CD93.4.5 For the purposes of Floor Area calculation, any portion of Floor Area open to below which is used exclusively for Natural Ventilation shall be excluded from the calculation up to a maximum of 1% of the Floor Area.

**CD93.5 Residential Unit Mix**

- CD93.5.1 For the overall development covered by the CD93 zone, the mix of Dwelling Unit sizes shall include a minimum of 20.4% two-bedroom units and a minimum of 5.4% three- or more-bedroom units.

**CD93.6 Building Siting and Separation**

- CD93.6.1 The siting of Buildings shall be in conformity with Schedule C.
- CD93.6.2 The minimum separation required between the two Building towers on the site is 28m.
- CD93.6.3 The separation between Buildings is measured from Building face to Building face.

**CD93.7 Building Heights**

- CD93.7.1 Buildings shall not exceed 39 Storeys, as indicated in Schedule C.

**CD93.8 Rooftop Common Amenity Structures**

- CD93.8.1 Common Amenity Structures on the rooftops of Buildings shall not count as a Storey.
- CD93.8.2 Common Amenity Structures (including both enclosed and unenclosed) on the rooftops of Building towers, excluding architectural elements, shall be limited to a combined total of no more than 40% of the Floor Area of the Storey below and, for the rooftop of the podium, limited to a combined total of no more than 60% of the Floor Area of the Storey below.
- CD93.8.3 Common Amenity Structures on the rooftops of Building towers shall be limited to a maximum of 4.3m in height.

**CD93.9 Tower Floor Areas**

- CD93.9.1 The maximum permitted Floor Area of any Storey in a Multi-Residential Building tower, above the podium level, is 759m<sup>2</sup>.

**CD93.10 Parking, Loading, and Bicycle Parking**

CD93.10.1 The provision of parking, loading and bicycle parking for Buildings in the CD93 zone shall comply with the applicable regulations in section 6 of the Zoning Bylaw except where amended by the following regulations in conjunction with transportation demand management measures:

Type of Use	Vehicle Parking Required
Commercial and Visitor	160 spaces
Residential	240 spaces
Bicycle Parking	1.3 long-term spaces per Dwelling Unit

**3. Schedules**

3.1 The following schedules are attached to and form part of this Bylaw:

- Schedule A – Location Map;
- Schedule B – Use Locations; and
- Schedule C – Siting and Building Heights.

**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 25<sup>th</sup> day of October, 2024.

**Read a second time** this 25<sup>th</sup> day of October, 2024.

**Public Hearing held** this 1<sup>st</sup> day of April, 2025.

**Read a third time** this 1<sup>st</sup> day of April, 2025.

**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. 3477 of the City of Port Moody.

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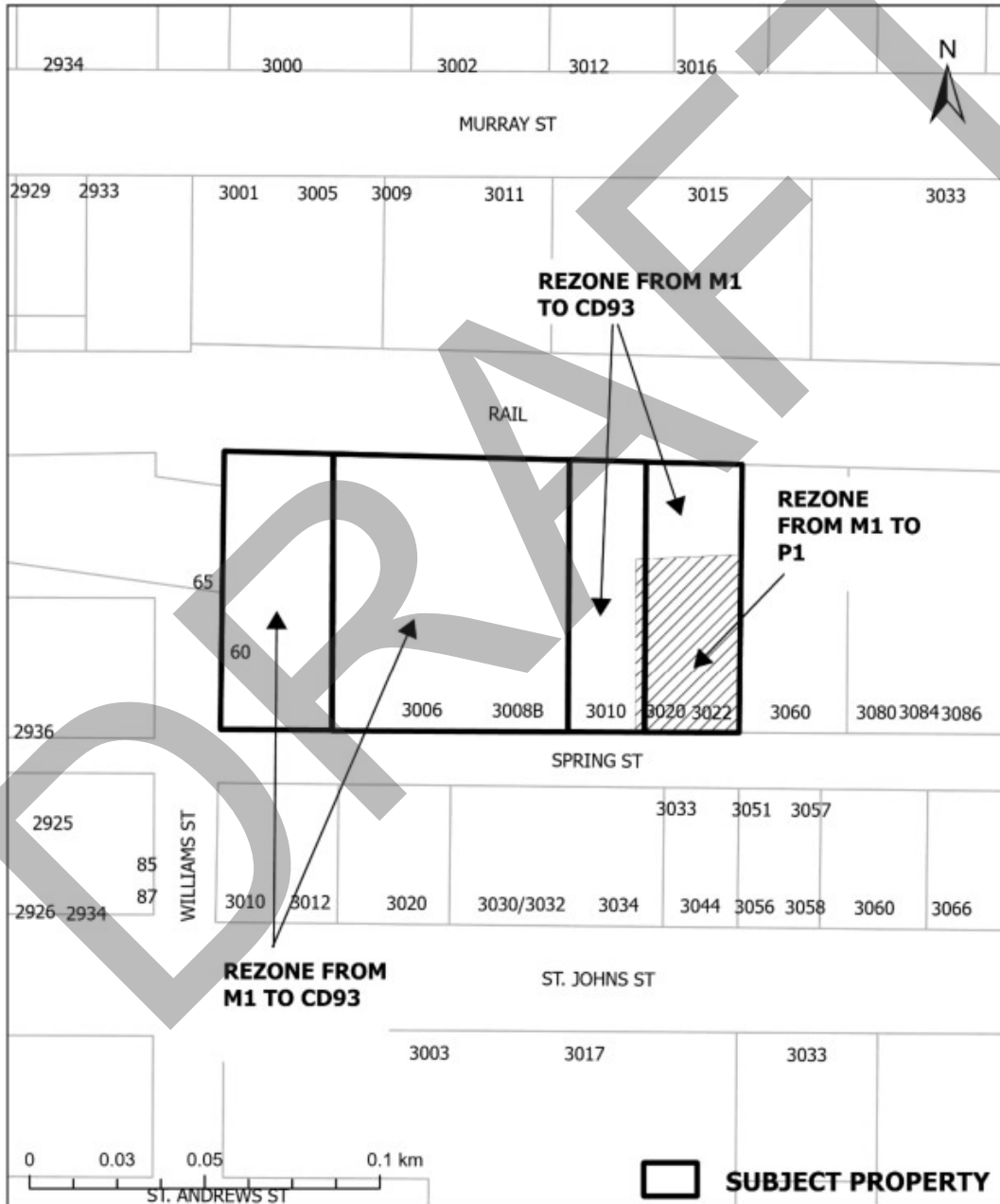
S. Lam  
City Clerk

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**Schedule A to Bylaw No. 3477 – Location Map**

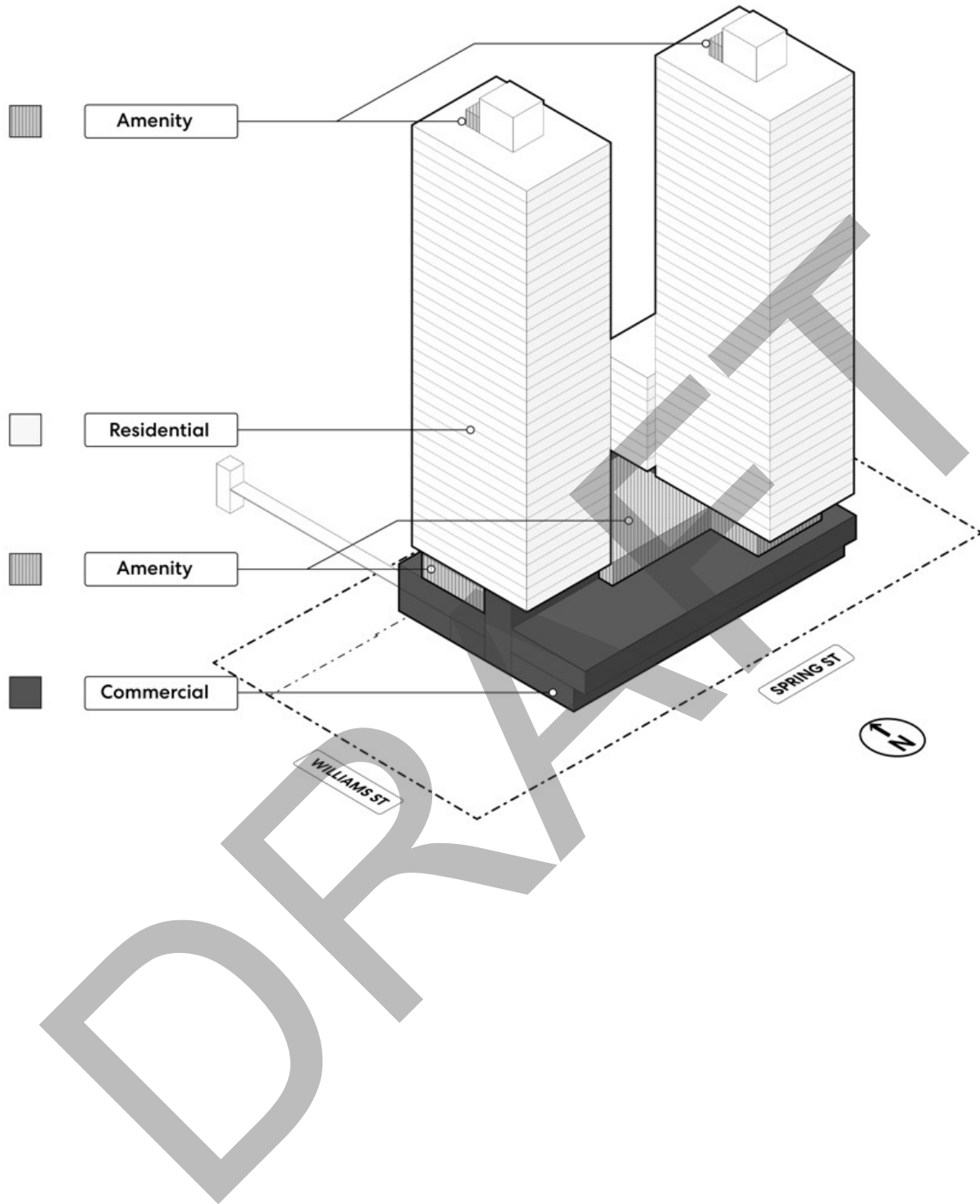
This is a certified true copy of the map referred to in section 2 of City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 100, 2024, No. 3477 (60 Williams Street and 3006-3022 Spring Street) (CD93 and P1).

Stephanie Lam  
City Clerk



Last Modified: 6/18/2024

Schedule B to Bylaw No. 3477 – Use Locations



Schedule C to Bylaw No. 3477 – Siting and Building Heights

