



City of Port Moody

Bylaw No. 3538

A Bylaw to amend City of Port Moody Zoning Bylaw, 2018, No. 2937 to facilitate the rezoning of one Lot in the Moody Centre Transit-Oriented Development (TOD) Area from General Commercial (C3) to Comprehensive Development Zone 99 (CD99) to allow for the development of a high-density mixed-use project.

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. 115, 2026, No. 3538 (Anthem – Moody Centre) (CD99)”.

2. Amendments

- 2.1 City of Port Moody Zoning Bylaw, 2018, No. 2937 is amended by rezoning the following lands from General Commercial (C3) to Comprehensive Development Zone 99 (CD99):

PID	Legal Description
011-451-823	LOT “A” BLOCK 14 DISTRICT LOT 201 GROUP 1 NEW WESMINSTER DISTRICT PLAN 72

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

- 2.2 Bylaw No. 2937 is further amended by adding the following section CD99 to Schedule D:

“CD99. Comprehensive Development Zone 99 (CD99)

CD99.1 Intent

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

CD99.2 Definition

For the purposes of the CD99 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.

CD99.3**Uses**

The following uses are permitted in the CD99 zone, with the location of the uses as indicated in Schedule B:

Principal Uses:

- 1) Assembly
- 2) Civic
- 3) Commercial – Artist Studio
- 4) Commercial – Athletic and Recreation
- 5) Commercial – Child Care
- 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 housing
- 17) Residential Sales Centre

Secondary Use:

- 1) Home Occupation – Type A

CD99.4**Densities**

CD99.4.1 The densities permitted in the CD99 zone are as follows:

Uses	Minimum Floor Area (m ²)	Maximum Floor Area (m ²)
Multi-Residential (Market Rental housing)	N/A	22,175
Commercial	2,960	N/A
Common Amenity Space (Indoor)	370	N/A

Common Amenity Space (Outdoor)	1,265	N/A
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CD99.4.2 For the purposes of Floor Area calculation, In-Suite Storage Space to a maximum of 2.8m² space per Dwelling Unit may be excluded from the calculation provided that:

- 1) storage space may be located in a single room, not exceeding 2.8m² (if storage spaces exceed 2.8m², the total area will be included in the calculation of Floor Area);
- 2) 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;
- 3) 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
- 4) the storage space must not contain windows.

CD99.4.3 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.

CD99.4.4 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.

CD99.5 Residential Unit Mix

CD99.5.1 For the overall development covered by the CD99 zone, the mix of Dwelling Unit sizes shall be as follows:

- 1) Studio and One-Bedroom (Combined maximum): 65% with no more than 15% being studios;
- 2) Two-bedroom units: 25%; and
- 3) Three-bedroom units: 10%.

CD99.6 Building Siting

CD99.6.1 The siting of Buildings shall be in conformity with Schedule C.

CD99.7 Building Heights

CD99.7.1 Maximum buildings heights, as expressed in Storeys, shall be as indicated in Schedule C.

CD99.8 Rooftop Common Amenity Space Structures

CD99.8.1 Common Amenity Space Structures on the rooftops of Buildings shall not count as a Storey.

CD99.8.2 Common Amenity Space Structures (including both enclosed and unenclosed) on the rooftops of Building towers and all other structures, excluding architectural elements, on the rooftops of Building towers shall be limited to a combined total of no more than 40% of the Floor Area of the Storey below.

CD99.8.3 Common Amenity Space Structures on the rooftops of Building towers shall be limited to a maximum of 4.3m in height.

CD99.9 Tower Floor Areas

CD99.9.1 The maximum permitted Floor Area of any Storey in a Multi-Residential Building tower, above the podium and mid-rise level, is 707m².

CD99.10 Parking, Loading and Bicycle Parking

CD99.10.1 The provision of parking, loading, and bicycle parking for Buildings in the CD99 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:

Vehicle Parking

Type of Use	Vehicle Parking Required
Commercial and Visitor	60 spaces
Residential	148 spaces

Bicycle Parking

Type of Use	Bicycle Parking Required
Residential	482 spaces
Residential Visitors	29 spaces
Commercial / Office / Retail long-term	7 spaces
Commercial / Office / Retail short-term	8 spaces

CD99.11 Adaptable Units

CD99.11.1 A minimum of 50% or 160 of dwelling units shall be adaptable units that are constructed to comply with the standards specified in the British Columbia Building Code.”.

3. Attachments and Schedules

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

- Schedule A – Location Map;
- Schedule B – Land 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 ____ day of _____, 2026.

Read a second time this ____ day of _____, 2026.

Read a third time this ____ day of _____, 2026.

Adopted this ____ day of _____, 2026.

M. Lahti
Mayor

S. Lam
Corporate Officer

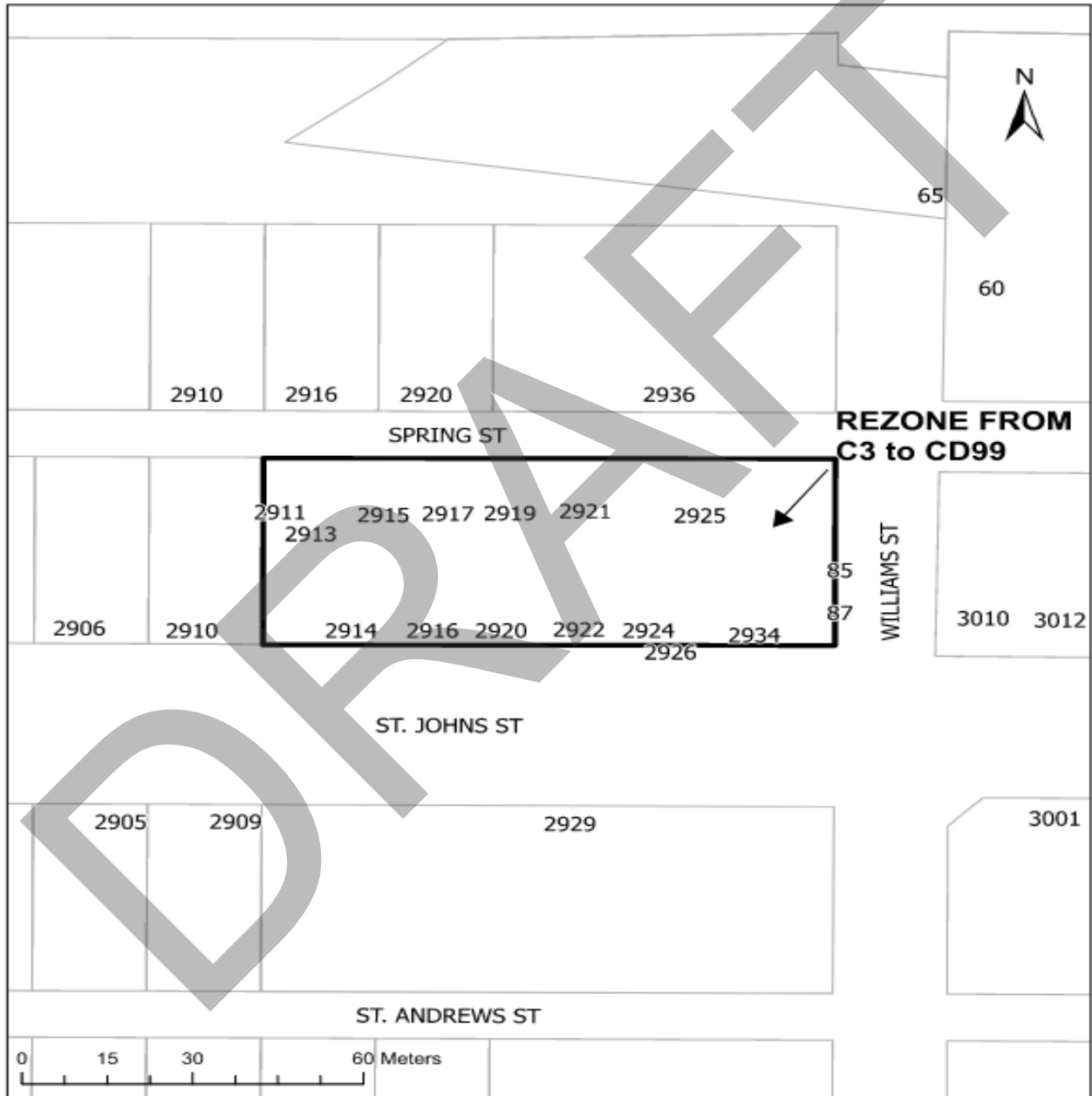
I hereby certify that the above is a true copy of Bylaw No. 3538 of the City of Port Moody.

S. Lam
Corporate Officer

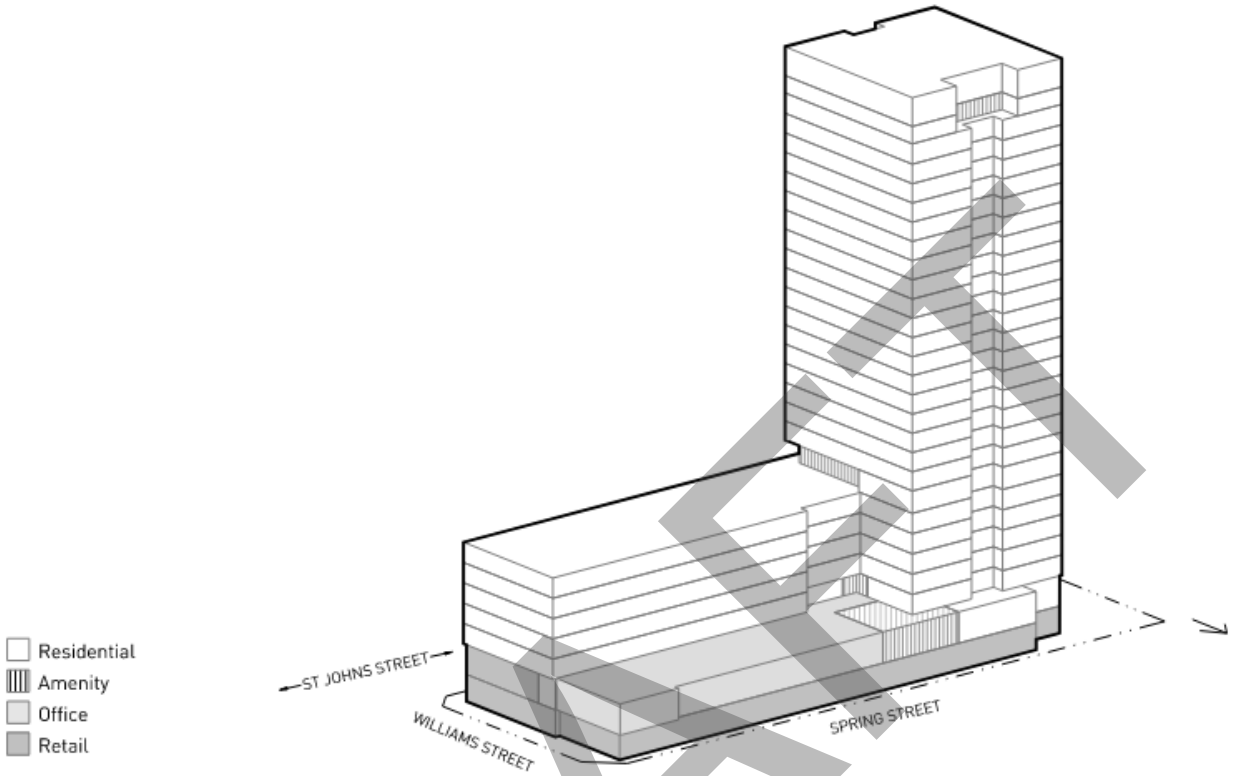
Schedule A – Location Map

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. 115, 2026, No. 3538 (Anthem – Moody Centre) (CD99).

Corporate Officer



Schedule B – Land Use Locations



Schedule C – Siting and Building Heights

