



# City of Port Moody

## Report to Land Use Committee

Date: April 16, 2026  
Submitted by: Community Development Department – Development Planning Division  
Subject: 112 Moray Street – Rezoning and Development Permit (CityState)

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### **Purpose:**

To present to the Land Use Committee (LUC) a rezoning and development permit application for a 24-unit townhouse development at 112 Moray Street.

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### Resolution Options

**The following resolutions are available for Land Use Committee consideration:**

**THAT the proposed project be endorsed as presented the report dated April 16, 2026 from the Community Development Department – Development Planning Division regarding 112 Moray Street – Rezoning and Development Permit (CityState).**

**OR**

**THAT the proposed project be endorsed subject to the applicant addressing the following specific items:**

**OR**

**THAT proposal not be endorsed as presented for the following reasons:**

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### **Applicant:**

CityState Consulting Group

### **Property Description:**

The subject property is located at 112 Moray Street and is bounded by Moray Street and Flinn Court (**Attachment 1**). It consists of one lot which is approximately 3,948m<sup>2</sup> (0.98 acres) in size and slopes downwards from south to north with an elevation change of 7m (23ft). The lot is currently vacant. Previously, it contained the Nielsen Residence, a wood-frame cottage constructed in approximately 1933 and listed in the City of Port Moody's Heritage Register. The City and the applicant were previously working on a Heritage Revitalization Agreement on the subject property from 2021 until 2024, which would have restored the building. However, the proposed development was ultimately withdrawn and closed in April 2025. In October 2025, the City received a demolition permit for the residence, and due to the poor condition of the building,

it was demolished in January 2026. At this time, significant tree canopy had covered the property. However, prior to submitting the current development application in February 2026, the property owner removed almost all the trees on the site.

### **Land Use Policy:**

#### Official Community Plan (OCP)

The subject property is designated Single Family Low Density in the City's current OCP (**Attachment 2**). This designation is intended to accommodate the development of single-family homes with the option for a secondary suite. However, the property is also subject to Bill 47 (2023) – Transit Oriented Areas (TOA), the provincial mandate to establish higher densities around rapid transit. This property is within 800m of the Inlet Centre SkyTrain station placing it in the third tier, allowing density of up to eight storeys or 3.0 Floor Area Ratio (FAR). The TOA densities supersede the OCP's residential density designations within the TOA, and as such, an OCP amendment is not required.

The Port Moody 2050 draft OCP designates the subject property as Multi Residential – 3 Storey, which is intended to support ground-oriented townhouses up to 3 storeys.

The subject property is also within two Development Permit Areas (DPAs):

- DPA1 – Neighbourhood Residential for form and character; and
- DPA5 – Hazardous Lands due to potential for soil liquefaction

#### Zoning

The subject property is zoned Single Detached Residential (RS1) (**Attachment 3**).

### **Neighbourhood Context:**

The following land uses are adjacent to the subject property:

- **North:** General Commercial (C3) zoned lot that contains a Shoppers Drug Mart with a parking lot.
- **South:** Single family homes zoned Single Detached Residential (RS1) clustered around Flinn Court.
- **East:** Single family homes zoned RS1.
- **West:** Medium Density Townhouse Residential (RM4) zoned lot with a 52-unit townhouse development .

### **Proposal:**

The applicant is proposing to rezone the site from RS1 to RM4 to facilitate a 24-unit townhouse development. Four buildings are proposed with a maximum height of three storeys (Building A, Building B, Building C, and Building D). Additional details of the proposal are as follows:

- 14 three-bedroom units and seven four-bedroom units;
- Outdoor amenity space approximately 132m<sup>2</sup> (1420ft<sup>2</sup>) in size;
- 37 new trees proposed; and
- 51 vehicular parking spaces (including 2 visitor parking and one accessible parking space).

Due to the steep and varied grades on site, the development will require an expansive retaining wall approximately 4.28m (14ft) tall along the north property line. A variance to height for

Building C and Building D are also required which are located along the northern property line, abutting the Shoppers Drug Mart. The variances required are approximately 20.3% for Building C and 31.7% for Building D as referenced in the table below.

Building	RM4 Zone Height	Proposed Height	% Variance
Building A	3 storeys and 10.5m	9.95m	N/A
Building B		9.22m	N/A
Building C		12.63m	20.3%
Building D		13.83m	31.7%

The architectural drawings and landscape plans are provided in **Attachment 4** and **Attachment 5** respectively. An Application Fact Sheet is included as **Attachment 6**.

### **Items for Further Review:**

#### Urban Design and Architecture

The subject property is located within Development Permit Area 1 – Neighbourhood Residential, as such, the property will be subject to a form and character review. As part of this process, the design elements and architecture of the project will be reviewed by the City’s architect and landscape architect consultants before being presented to Council for consideration.

#### Pedestrian Access and Traffic

The submitted plans indicate limited pedestrian connectivity from Flinn Court, and no direct connectivity from the proposed development to Moray Street. While the applicant indicated that the site itself is approximately 55m (180ft) from the nearest eastbound bus stop, in practice, residents would be required to walk approximately 250m (820ft) to reach the bus stop, unless access is provided to Moray Street.

The proposal also indicates that a dog run is provided in the north side yard setback, however it remains unclear how residents can gain access to it.

The applicant submitted a traffic and parking study as part of their application. In reviewing the application, Engineering staff noted that the study used 2021 data from the COVID-19 pandemic. An updated Traffic Impact Assessment and Transportation Demand Management plan will be required for the proposal.

#### Sustainability Report Card

The submitted Sustainability Report Card (SRC) for multi-family development is included as **Attachment 7**. The SRC has been graded and will be provided to the applicant for their consideration. Some of the lower scores were attained because the applicant did not complete some questions (ex: social sustainability). The applicant also scored lower in environmental sustainability because the applicant removed nearly all trees prior to submitting the application. As the application progresses, the SRC will be revised and re-graded accordingly. A summary of the scores can be seen in the table below.

Pillar	Max. Achievable Score	Sum of missed points	Applicant total points	Pillar % score
Cultural Sustainability	56	33	11	25%
Economic Sustainability	30	17	10	37%
Environmental Sustainability	178	117.5	35.5	23%
Social Sustainability	165	114	20	18%
Overall Sustainability Score	429	281.5	76.5	18%

Art in Public Spaces Policy.

The City’s Art in Public Spaces Policy encourages voluntary contributions towards public art for any development. The policy recommends that developers contribute 0.6% of the project’s construction value towards art in the City, which the applicant identified as \$74,886.59.

**Concluding Comments:**

The proposed development to rezone the subject property from RS1 to RM4 can be supported from a land use perspective. City staff are still reviewing the application, and the proposal has been submitted to external reviewers for architecture and urban design, landscape architecture, building energy and sustainability, and accessibility and inclusion. Staff will work with the applicant to address the items that are under review. While the 24-unit townhouse development is under the TOA’s density entitlement, it is a balanced middle ground between the TOA density entitlement of up to eight storeys and the OCP’s Single Family-Low density, and provides for ground-oriented family housing.

**Attachment(s)**

1. Location Map
2. OCP Land Use Map
3. Zoning Map
4. Architectural Drawing Package
5. Landscape Plans
6. Application Fact Sheet
7. Sustainability Report Card (Multi-Family)

**Report Author**

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## Report Approval Details

Document Title:	LUC - 112 Moray Street - Rezoning and Development Permit (CityState).docx
Attachments:	<ul style="list-style-type: none"><li>- Attachment 1 - Location Map.pdf</li><li>- Attachment 2 - OCP Land Use Map.pdf</li><li>- Attachment 3 - Zoning Map.pdf</li><li>- Attachment 4 - Architectural Drawing Package.pdf</li><li>- Attachment 5 - Landscape Plans.pdf</li><li>- Attachment 6 - Application Fact Sheet.pdf</li><li>- Attachment 7 - Sustainability Report Card (Multi-Family).pdf</li></ul>
Final Approval Date:	Apr 9, 2026

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

Wesley Woo, Manager of Development Planning - Apr 8, 2026

Lindsay Todd, Manager of Communications and Engagement - Apr 8, 2026

Mary De Paoli, Manager of Policy Planning, for Suzanne Smith, General Manager of Community Development - Apr 9, 2026