



# City of Port Moody

## Bylaw No. 3407

A Bylaw to amend City of Port Moody Zoning Bylaw, 2018, No. 2937 to facilitate the rezoning of the properties in the Coronation Park neighbourhood from Single Detached Residential (RS1) to Comprehensive Development Zone 89 (CD89).

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. 79, 2023, No. 3407 (Coronation Park) (CD89)”.

### 2. Amendments

- 2.1 City of Port Moody Zoning Bylaw, 2018, No. 2937 is amended by rezoning the following lands from Single Detached Residential (RS1) to Comprehensive Development Zone 89 (CD89):

PID	Legal Description
009-893-351	LOT 1 BLOCK “D” DISTRICT LOT 233 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 13859
009-893-377	LOT 2 BLOCK “D” DISTRICT LOT 233 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 13859
009-893-385	LOT 3 BLOCK “D” DISTRICT LOT 233 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 13859
009-893-415	LOT 4 BLOCK “D” DISTRICT LOT 233 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 13859
009-893-423	LOT 5 BLOCK “D” DISTRICT LOT 233 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 13859
002-135-299	LOT 6 BLOCK “D” DISTRICT LOT 233 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 13859
009-864-296	LOT 9 BLOCK “D” DISTRICT LOT 233 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 13859
009-864-253	LOT 8 BLOCK “D” DISTRICT LOT 233 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 13859
001-754-904	LOT 7 BLOCK “D” DISTRICT LOT 233 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 13859
007-327-846	LOT 10 BLOCK “D” DISTRICT LOT 233 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 13859
001-528-718	LOT 5 BLOCK “C” DISTRICT LOT 233 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 13859

009-893-253	LOT 6 BLOCK "C" DISTRICT LOT 233 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 13859
009-263-217	LOT 12 DISTRICT LOT 233 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 23726
003-986-080	LOT 8 BLOCK "C" DISTRICT LOT 233 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 13859
009-893-300	LOT 9 EXCEPT: PART SUBDIVIDED BY PLAN 23726; BLOCK "C" DISTRICT LOT 233 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 13859
007-794-622	LOT 10 BLOCK "E" DISTRICT LOT 233 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 13859
001-437-054	LOT 9 BLOCK "E" DISTRICT LOT 233 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 13859
009-864-385	LOT 12 BLOCK "E" DISTRICT LOT 233 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 13859
000-557-129	LOT 8 BLOCK "E", DISTRICT LOT 233 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 13859
009-864-351	LOT 6 BLOCK "E" DISTRICT LOT 233 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 13859
003-785-831	LOT 7 BLOCK "E" DISTRICT LOT 233 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 13859
009-864-377	LOT 11 BLOCK "E" DISTRICT LOT 233 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 13859
009-864-300	LOT 2 BLOCK "E" DISTRICT LOT 233 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 13859
004-886-721	LOT 1 BLOCK "E" DISTRICT LOT 233 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 13859
009-864-326	LOT 3 BLOCK "E" DISTRICT LOT 233 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 13859
003-707-415	LOT 4 BLOCK "E" DISTRICT LOT 233 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 13859
004-966-775	LOT 5 BLOCK "E" DISTRICT LOT 233 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 13859
000-702-480	LOT 1 BLOCK C DISTRICT LOT 233 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 13859
009-893-181	LOT 2 BLOCK "C" DISTRICT LOT 233 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 13859
009-893-211	LOT 3 BLOCK "C" DISTRICT LOT 233 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 13859
002-259-869	LOT 11 BLOCK "C" DISTRICT LOT 233 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 13859
009-893-229	LOT 4 BLOCK "C" DISTRICT LOT 233 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 13859
007-442-254	LOT 17 BLOCK "A" DISTRICT LOT 233 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 13859
009-892-885	LOT 4 BLOCK "A" DISTRICT LOT 233 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 13859

009-893-113	LOT 20 BLOCK "A" DISTRICT LOT 233 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 13859
009-893-105	LOT 19 BLOCK "A" DISTRICT LOT 233 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 13859
009-892-818	LOT 1 BLOCK "A" DISTRICT LOT 233 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 13859
002-360-896	LOT 3 BLOCK "A" DISTRICT LOT 233 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 13859
005-549-213	LOT 18 BLOCK "A" DISTRICT LOT 233 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 13859
009-892-842	LOT 2 BLOCK "A" DISTRICT LOT 233 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 13859
009-893-059	LOT 15 BLOCK "A" DISTRICT LOT 233 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 13859
009-893-075	LOT 16 BLOCK "A" DISTRICT LOT 233 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 13859
010-273-603	LOT "A" DISTRICT LOT 233 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 16957
018-719-708	LOT 1 DISTRICT LOT 233 GROUP 1 NEW WESTMINSTER DISTRICT LMP16345
018-719-716	LOT 2 DISTRICT LOT 233 GROUP 1 NEW WESTMINSTER DISTRICT PLAN LMP16345
018-719-724	LOT 3 DISTRICT LOT 233 GROUP 1 NEW WESTMINSTER DISTRICT PLAN LMP16345
009-892-907	LOT 9 BLOCK "A" DISTRICT LOT 233 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 13859
018-566-588	LOT 2 DISTRICT LOT 233 GROUP 1 NEW WESTMINSTER DISTRICT PLAN LMP13602
009-893-032	LOT 14 BLOCK "A" DISTRICT LOT 233 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 13859
009-893-008	LOT 13 EXCEPT: PARCEL "A" (EXPLANATORY PLAN 28892); BLOCK "A" DISTRICT LOT 233 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 13859
007-614-888	PARCEL "A" (EXPLANATORY PLAN 28892) LOTS 12 AND 13 BLOCK "A" DISTRICT LOT 233 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 13859
009-826-271	LOT 10 BLOCK "A" DISTRICT LOT 233 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 13859
009-892-931	LOT 11 BLOCK "A" DISTRICT LOT 233 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 13859
001-808-044	LOT 4 BLOCK "B" DISTRICT LOT 233 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 13859
009-893-148	LOT 5 BLOCK "B" DISTRICT LOT 233 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 13859
002-181-614	LOT 6 BLOCK "B" DISTRICT LOT 233 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 13859
001-984-250	LOT 3 BLOCK "B" DISTRICT LOT 233 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 13859
007-581-785	LOT 99 DISTRICT LOT 233 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 44673

000-525-537

LOT 100 DISTRICT LOT 233 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 44673
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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 CD89 to Schedule D:

**“CD89. Comprehensive Development Zone 89 (CD89)**

**CD89.1 Intent**

The intent of this zone is to facilitate the phased development of a high density mixed-use transit-oriented project in the Coronation Park neighbourhood.

**CD89.2 Definitions**

For the purposes of the CD89 zone only, the following definitions 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.

“RESIDENTIAL SALES CENTRE” means a temporary Building used for the marketing of residential development.

**CD89.3 Uses**

The following uses are permitted in the CD89 zone, with the location of the uses as indicated in Schedule B:

Principal Uses:

- 1) Assembly
- 2) Civic
- 3) Commercial – Artist Studio – Type A
- 4) Commercial – Child Care
- 5) Commercial - Licensee Retail Store
- 6) Commercial – Liquor Primary Establishment
- 7) Commercial - Office
- 8) Commercial – Personal Service

- 9) Commercial – Restaurant
- 10) Commercial – Retail
- 11) Commercial – Retail Food Service
- 12) Common Amenity Space
- 13) Community Care
- 14) Multi-Residential
- 15) Residential Sales Centre

Secondary Use:

- 1) Home Occupation – Type A

#### **CD89.4      Densities**

4.1 The densities permitted in the CD89 zone are as follows:

<b>Uses</b>	<b>Minimum Floor Area (m<sup>2</sup>)</b>	<b>Maximum Floor Area (m<sup>2</sup>)</b>
Civic	186	N/A
Commercial – Child Care	883	N/A
Commercial – Office	2,717	7,500
Commercial – All Other	6,180	10,000
Commercial – Combined Total	9,780	17,500
Common Amenity Space	5,903	N/A
Multi-Residential	N/A	194,276

4.2 The distribution of the Multi-Residential Floor Area by phase of development shall be as follows:

<b>Phase</b>	<b>Maximum Floor Area (m<sup>2</sup>)</b>
A	42,054
B	67,410
C	37,505
D	47,307
Total	194,276

4.3 Notwithstanding 4.2, up to 5% of the permitted Multi-Residential Floor Area in a phase may be transferred to another phase.

- 4.4 A minimum of 101 units and 7,781 m<sup>2</sup> of the Multi-Residential Floor Area shall be for purpose-built rental Dwelling Units.
- 4.5 A minimum of 209 m<sup>2</sup> of the commercial Floor Area shall be in Building B-7, as shown in Schedule C.
- 4.6 For the purposes of Floor Area calculation, In-Suite Storage Space to a maximum of 2.8 m<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 2.8 m<sup>2</sup> (if storage spaces exceed 2.8 m<sup>2</sup>, the total area will be included in the calculation of Floor Area);
  - must be full floor-to-ceiling height (minimum of 2.1 m) and have a minimum clear horizontal dimension of 1.2 m in all directions and a maximum horizontal dimension of 1.8 m;
  - 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.
- 4.7 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.
- 4.8 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.
- 4.9 For the purposes of Floor Area calculation, any lobby Floor Area in a Multi-Residential Building in excess of 100 m<sup>2</sup> shall be excluded from the calculation.

**CD89.5 Residential Unit Mix**

- 5.1 For the overall development covered by the CD89 zone, the mix of Dwelling Unit sizes shall include a minimum of 30% two-bedroom units and a minimum of 12% three or more bedroom units.
- 5.2 The Dwelling Unit mix may vary for each Multi-Residential Building and for each phase of development.

**CD89.6 Building Siting and Separation**

- 6.1 The siting of Buildings and the separation between Buildings shall be in general conformity with Schedule C.
- 6.2 The minimum separation required between Multi-Residential Buildings on the site is 15 m.
- 6.3 Notwithstanding 6.2, the minimum separation required between Multi-Residential Building 3 and Multi-Residential Building 4 is 14 m.
- 6.4 The minimum separation required between Building 2 and the Office Building on the site is 12 m.
- 6.5 The separation between Buildings is measured from Building face to Building face.

**CD89.7 Building Heights**

- 7.1 Buildings shall not exceed the number of Storeys indicated in Schedule C.

**CD89.8 Rooftop Common Amenity Structures**

- 8.1 Common Amenity Structures on the rooftops of Buildings shall not count as a Storey.
- 8.2 Common Amenity Structures (including both enclosed and unenclosed) on the rooftops of Buildings and all other structures on the rooftops of Buildings shall be limited to a combined total of no more than 40% of the Floor Area of the Storey below.
- 8.3 Common Amenity Structures on the rooftops of Buildings shall be limited to a maximum of 4.3 m in height.

**CD89.9 Parking, Loading, and Bicycle Parking**

The provision of parking, loading and bicycle parking for Buildings in the CD89 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.

Parking Spaces for Buildings shall be provided in accordance with the following requirements:

Type of Use	Parking Required
Multi-Residential	0.5 spaces per studio  0.85 spaces per one-bedroom unit  1.25 spaces per two-bedroom unit  2.0 spaces per three-bedroom or more unit  0.2 visitor spaces per Dwelling Unit for the first 100 units and 0.1 visitor spaces for each additional unit
All Other Uses	1 space per 44m <sup>2</sup> of Floor Area

### 3. Schedules

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

- Schedule A – Location Map
- Schedule B – Land Use Locations
- Schedule C – Building Siting, Heights, and Phasing

### 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 23<sup>rd</sup> day of May, 2023.

**Read a second time** this 12<sup>th</sup> day of September, 2023.

**Public Hearing held** this 3<sup>rd</sup> day of October, 2023.

**Read a third time** this 3<sup>rd</sup> day of October, 2023.

**Adopted** this 23<sup>rd</sup> day of July, 2024.



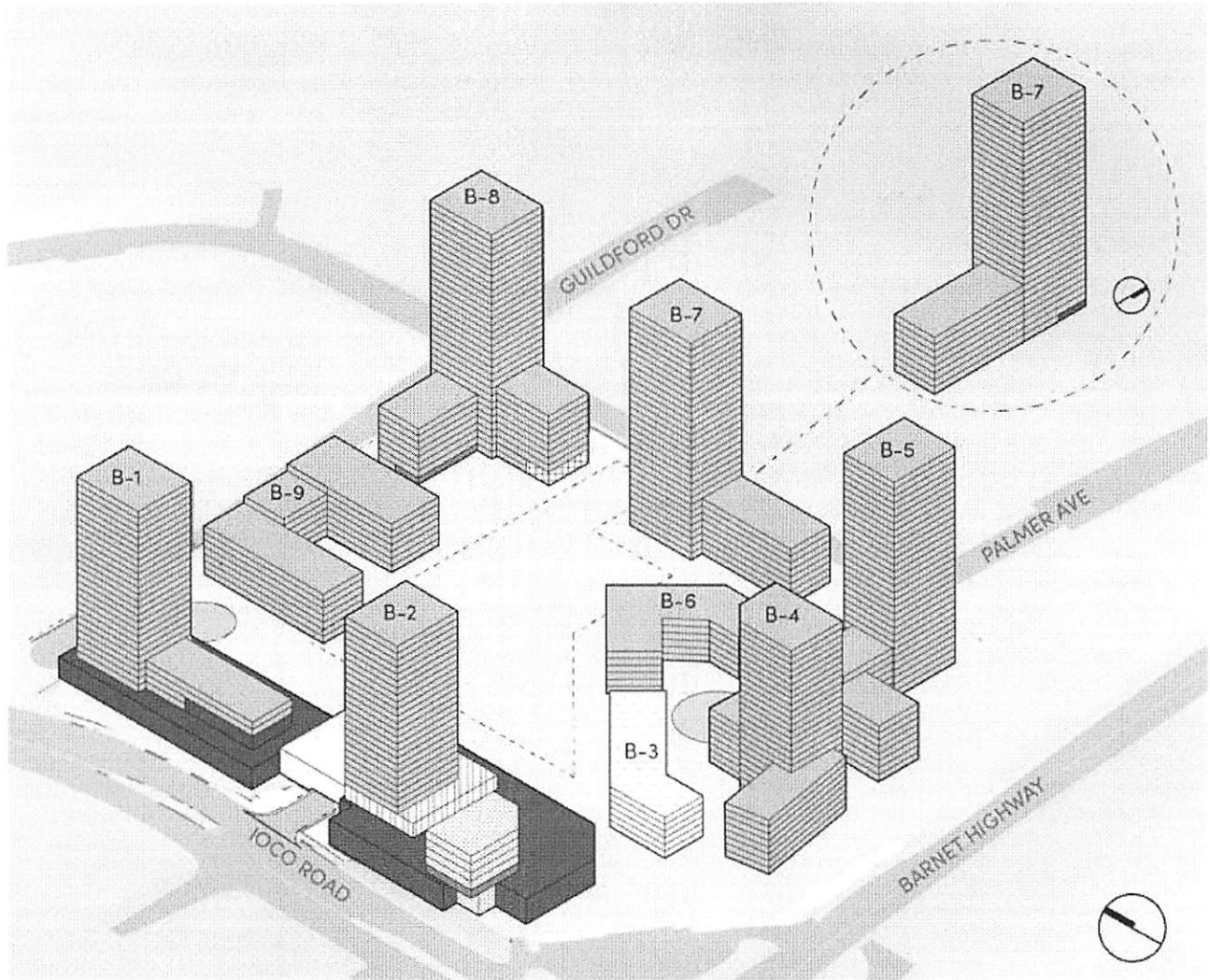
Megan Lahti  
Mayor










Stephanie Lam  
City Clerk



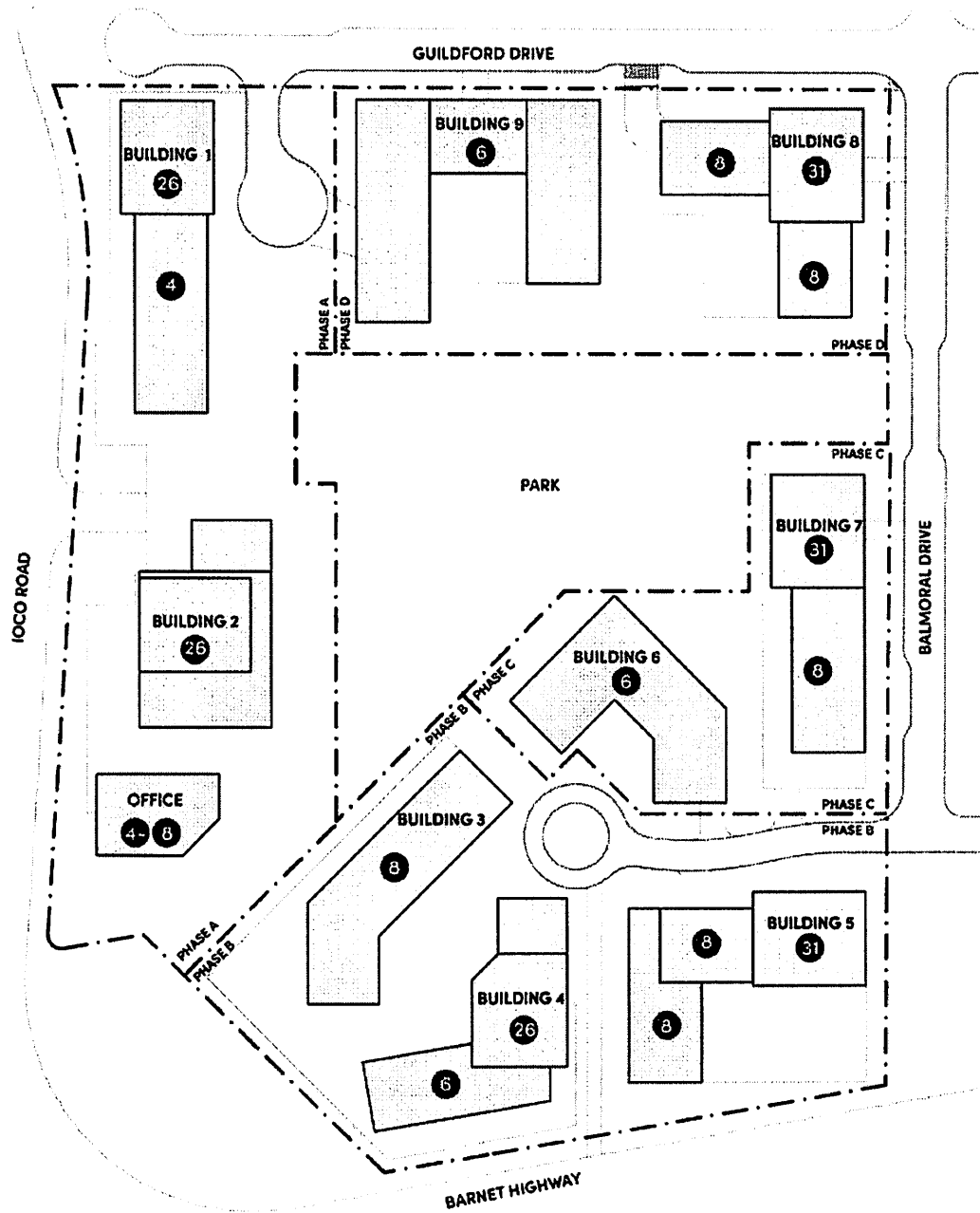
### Schedule B – Land Use Locations



**LEGEND**

	RESIDENTIAL		COMMON AMENITY SPACE
	RENTAL RESIDENTIAL		OFFICE
	CHILD CARE		COMMERCIAL
	CIVIC		

### Schedule C - Building Siting, Heights, and Phasing



**LEGEND**  
 # NUMBER OF STOREYS