

Attachment 2: Comparison of LUC at Balmoral Place and Port Moody Medium Density Townhouse Residential (RM4) Zoning

Provision	Land Use Contract	RM4 Zoning	Comments
Intent	88 residential dwelling units contained in 88 principal buildings for residential use with accessory off-street parking and one recreation area.	To provide for Townhouse development at medium density.	None.
Min. Lot Size	Not specified.	Lot Area: 1,600.0m ² Lot Width: 40.0m	None.
Permitted Uses	88 residential dwelling units and accessory off-street parking.	Principal Uses: - Townhouse Secondary Uses: i. Home Occupation – Type A ii. Community Care	Main use remains, further secondary uses added/clarified.
Max. Lot Coverage	Refers to drawings. (estimated to be 29%)	40%	Adds clarification.
Max. Floor Area	Refers to drawings. (estimated to be 0.87)	i. Floor Area Ratio – 1., except in cases where required parking is underground, a maximum FAR of 1.25 is permitted	Adds clarification.
Max. Building Height	Refers to drawings. (existing buildings are three storeys)	ii. Principal Building – 10.5m and 3 Storeys ii. Accessory Building or Structure – 4.5m	Adds clarification.
Min. Front yard setback	Refers to drawings.	i. Principal Building – 4.0m minimum and 6.0m maximum ii. Accessory Building or Structure – rear of the principal Building Setback	Adds clarification.
Min. Rear yard setback	Refers to drawings.	i. Principal Building – 3.0m ii. Accessory Building or Structure – 3.0m, except it may be 1.8m where the Lot abuts a Street or Lane	Adds clarification.
Min. Side yard setback	Refers to drawings.	i. Principal Building – 2.0m Interior Lot line and 3.0m exterior Lot line ii. Accessory Building or Structure – 2.0m Interior Lot line and 3.0m exterior Lot line	Adds clarification.
Parking	88 covered spaces 88 uncovered spaces	1.5 spaces per Dwelling Unit of 2 bedrooms or less 2 spaces per Dwelling Unit for 3 bedrooms or more.	Adds clarification.