City of Port Moody

Bylaw No. 3306

A Bylaw to amend City of Port Moody Zoning Bylaw, 2018, No. 2937 to facilitate the rezoning of the properties at 1142 Cecile Drive and 300 Angela Drive from Low-Density Townhouse Residential (RM3) to Comprehensive Development Zone 83 (CD83).

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. 52, 2021, No. 3306 (1142 Cecile Drive and 300 Angela Drive) (CD83)".

2. Amendments

2.1 City of Port Moody Zoning Bylaw, 2018, No. 2937 is amended by rezoning the following lands from Low-Density Townhouse Residential (RM3) to Comprehensive Development Zone 83 (CD83):

LOT A PLAN EPP 93132 DISTRICT LOT 377 NEW WESTMINSTER DISTRICT, BCAGROUP 1
PID: 030-919-967

LOT B PLAN EPP 93132 DISTRICT LOT 377 NEW WESTMINSTER DISTRICT BCAGROUP 1
PID: 030-919-975

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 CD83 to Schedule D:

"CD83 Comprehensive Development Zone 83 (CD83)

CD83.1 Intent

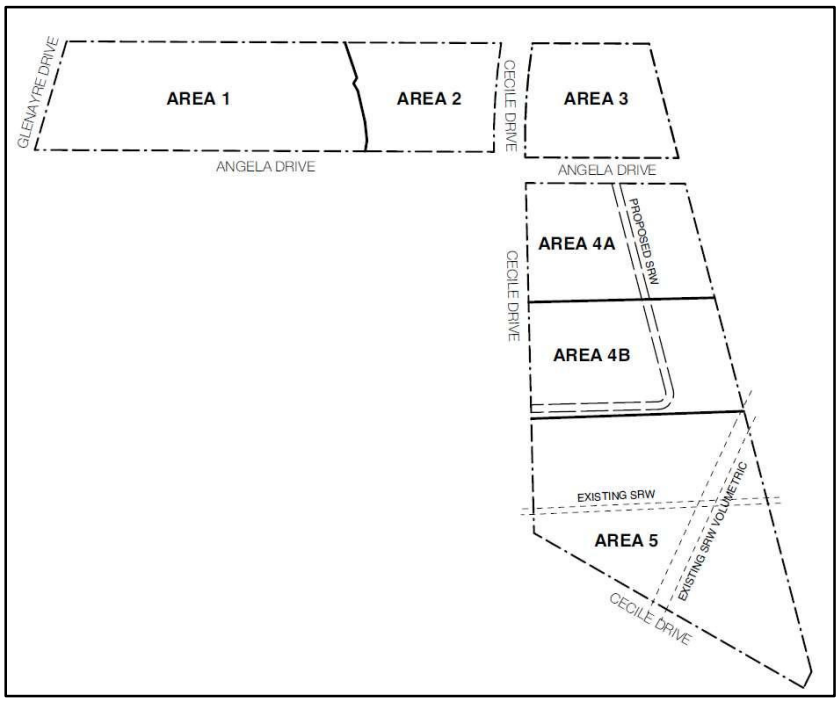
The intent of this zone is to facilitate the phased development of a mixed-use project with complementary commercial and residential uses and park spaces in five development Areas.

CD83.2 CD83.2 Definitions

For the purposes of the CD83 Zone only, the following definitions will apply:

"AREAS" means those phased development Areas identified by Numbers 1 to 5 as identified on the following Figure 1 which may be further subdivided into lots or air space parcels;

Figure 1 – Phased Development Areas



"LOT AREA" means the area of any and all of the individual Areas 1 to 5, including all Environmentally Sensitive Lands and lands to be developed for parks and the perimeter pathway;

"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;

"DONATING PARCEL" refers to the following legal lot descriptions:

STRATA LOT 1-30, PLAN NWS2, DISTRICT LOT 202 & GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPIATE; and

LOT 18 BLOCK 5 DISTRICT LOT 202 GROUP 1 NEW WESTMINSTER DISTRICT PLA 55.

CD83.3 Permitted Uses

The following uses are permitted within the individual Areas:

Area 1:

Principal Use:

1) Multi-Residential, limited to Below Market Rental housing

Accessory Uses:

1) Building Manager Office
2) Home Occupation – Type A

Area 2:

Principal Use:

1) Multi-Residential

Accessory Use:

1) Home Occupation – Type A
2) Off-Street Parking

Area 3:

Principal Use:

1) Residential – Multi-Residential, limited to Market Rental Housing
2) Commercial – Artist Studio – Type A
3) Commercial – Child Care
4) Commercial – Commercial Athletic and Recreation Use
5) Commercial – Convenience Retail
6) Commercial – Licensee Retail Store

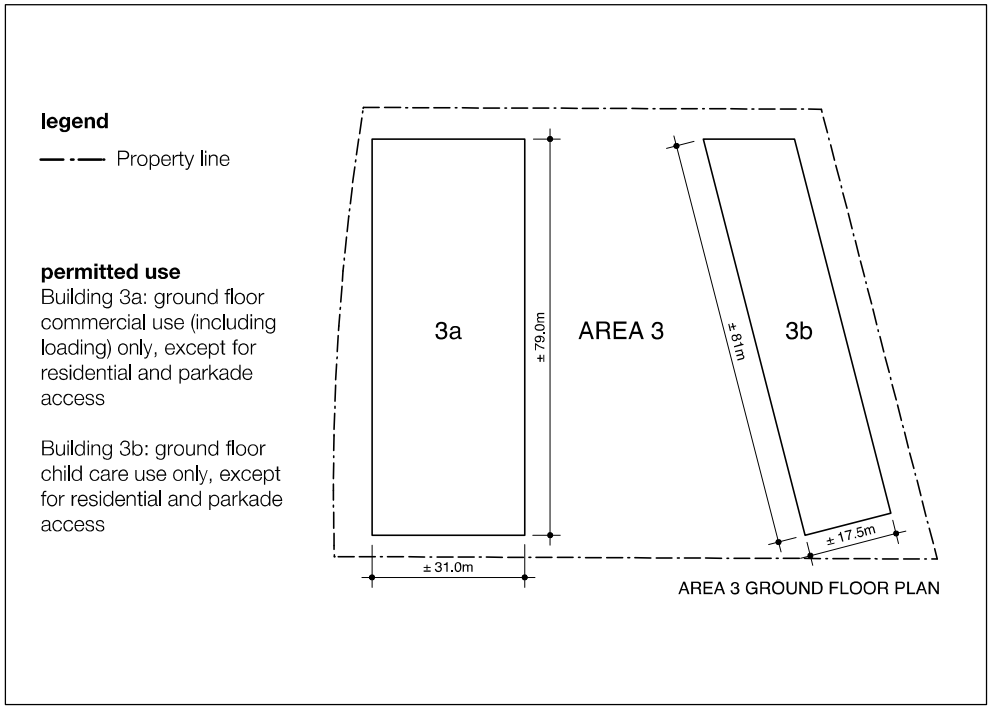
7) Commercial – Office
8) Commercial – Personal Service
9) Commercial – Restaurant
10) Commercial – Retail Use
11) Commercial – Retail Food Service
12) Other – Park

Accessory Use:

1) Residential – Building Manager Office
2) Residential – Home Occupation – Type A

For Area 3 ground floor uses will be as set out in Figure 2 below.

Figure 2 – Area 3 Ground Floor Plan



Area 4:

Principal Use:

1) Multi-Residential
2) Retail Food Service

Accessory Use:

1) Home Occupation – Type A

Area 5:

Principal Use:

1) Multi-Residential
2) Park

Accessory Use:

1) Home Occupation – Type A

CD83.4 Coverage

The maximum permitted coverage of all buildings and structures in the CD83 Zone shall not exceed 60% of the lot area of any individual phased development Area, excluding all structures less than 0.6m above grade.

CD83.5 Floor Area Ratio

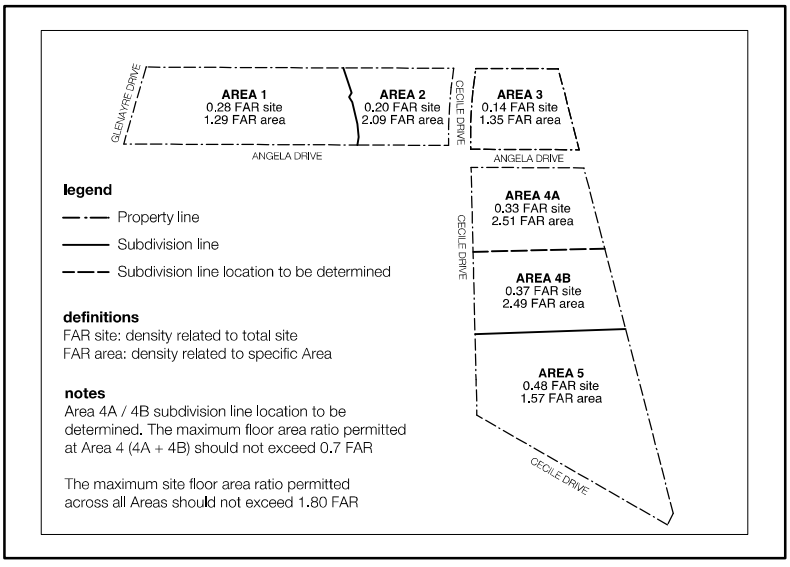
CD83.5.1 The maximum Floor Area Ratio permitted in the CD83 Zone shall not exceed 1.80.

CD83.5.2 Furthermore, Area 1 shall include a minimum floor area of 26,595m² Below-Market Rental.

CD83.5.3 Furthermore, Area 3 shall include a minimum floor area of 9,870m² of Market Rental.

CD83.5.4 The maximum Floor Area Ratio permitted in each individual Area and, in relation to the total area of land zoned CD83, is established in Figure 3:

Figure 3 – Maximum Permitted Floor Area Ratios



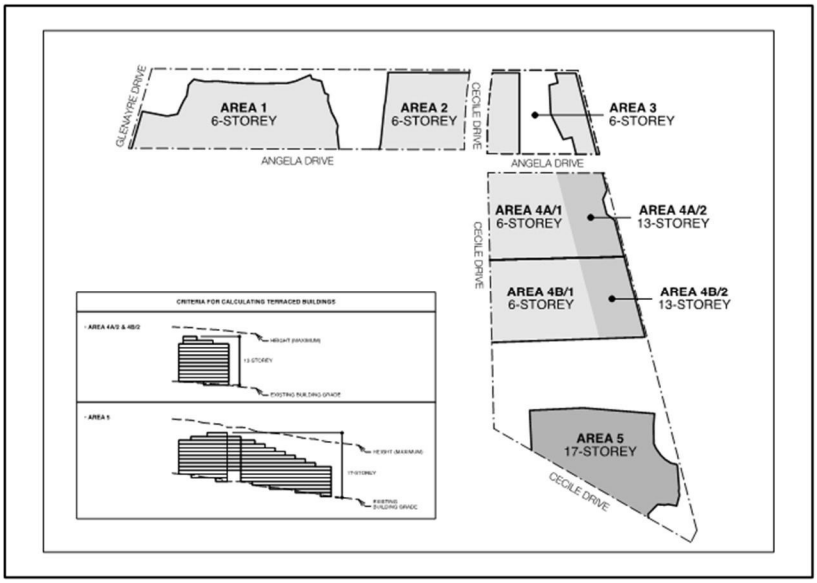
CD83.5.5 For the purposes of floor area calculation, In-Suite Storage Space to a maximum of 2.8 m² space per dwelling unit may be excluded from the calculation provided that:

- storage space may be located in a single room, not exceeding 2.8 m² (if storage spaces exceed 2.8 m², the total area will be included in FAR);
- surface provided the total area, including access, does not exceed the maximum permitted exclusion of 2.8 m² per unit;
- must be full floor-to-ceiling height (min 2.1 m) and have a minimum clear horizontal dimension of 1.2 m 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;
- the storage space must not contain windows.

CD83.6 Building Height

CD83.6.1 Within the CD83 Zone, buildings shall not exceed the number of storeys indicated on Figure 4.

Figure 4 – Building Height (Storeys



CD83.6.2 The maximum height of buildings, as measured from grade to the highest point of the roof, shall exclude all roof top mechanical equipment, elevator run-on shafts and unenclosed roof top amenity structures.

CD83.7 Transfer of Density

Notwithstanding CD83.5.1, CD83.5.2, and CD83.5.3, where density is transferred from the Donating Parcel:

a) the maximum allowable floor area permitted in the CD83 Zone may be increased by the amount of the density transfer up to a maximum floor area of 14,865m²;

b) the maximum floor area ratio permitted in each individual Area is indicated on Figure 5;

c) building height may be increased up to the maximum number of storeys indicated on Figure 6.

Figure 5 – Maximum Floor Area Ratios Permitted By Density Transfer

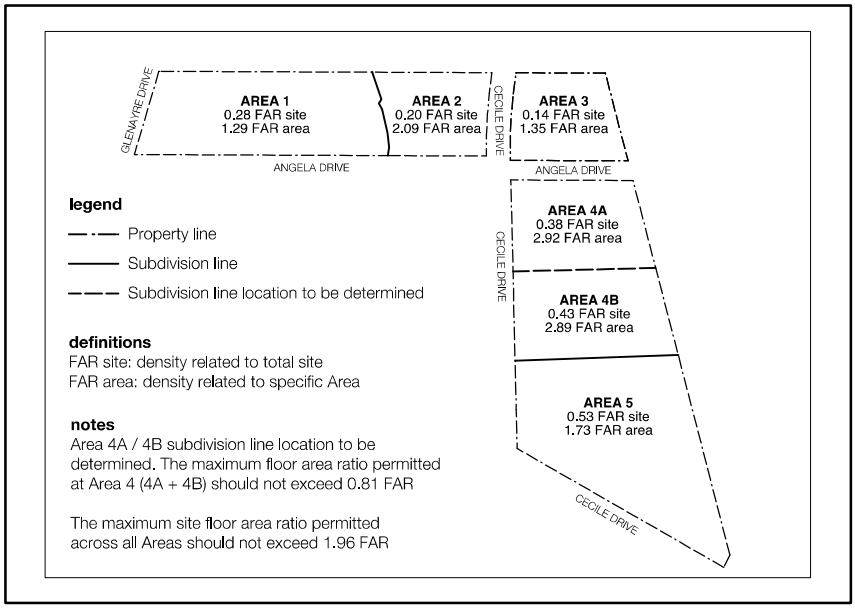
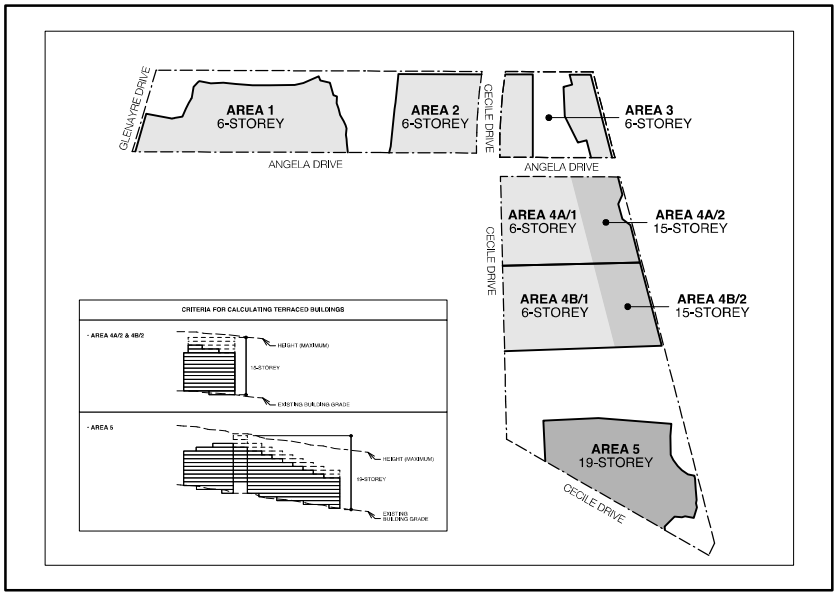


Figure 6 – Maximum Building Heights Permitted By Density Transfer



CD83.8 Building Setbacks

CD83.8.1 Buildings in the CD83 Zone shall be setback from property lines in accordance with the following Figures 7 to 10.

Figure 7 – Building Setbacks

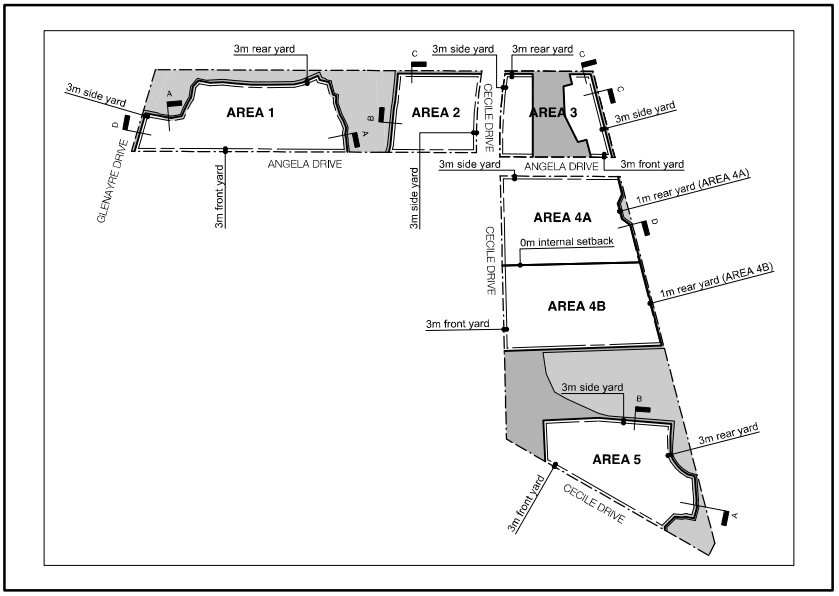


Figure 8 – Building Setback Details – Sections A and B

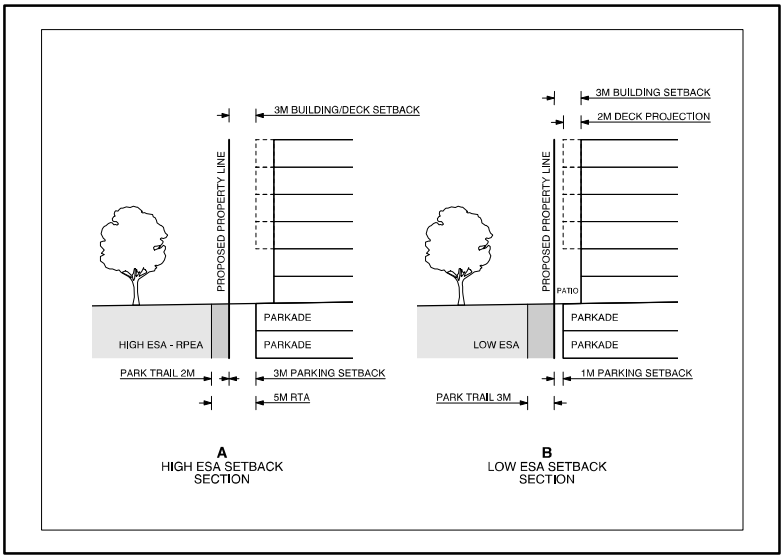


Figure 9 – Building Setback Details – Sections C and D

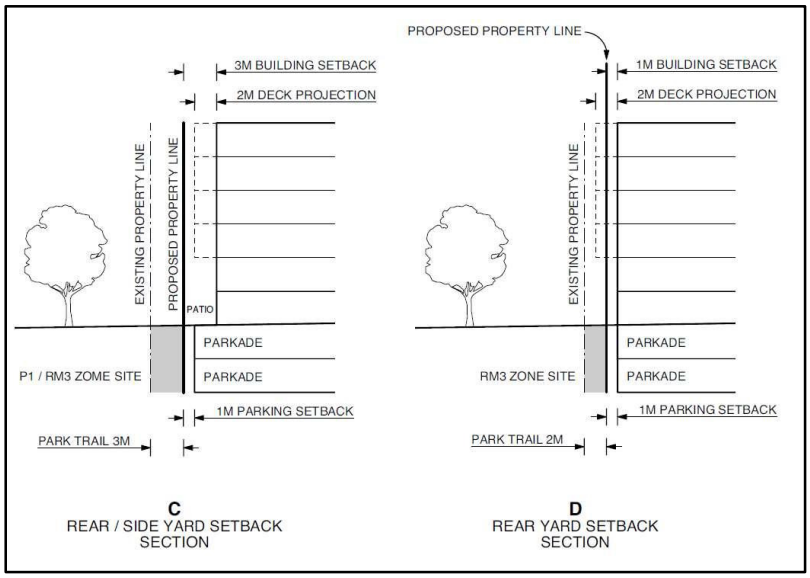
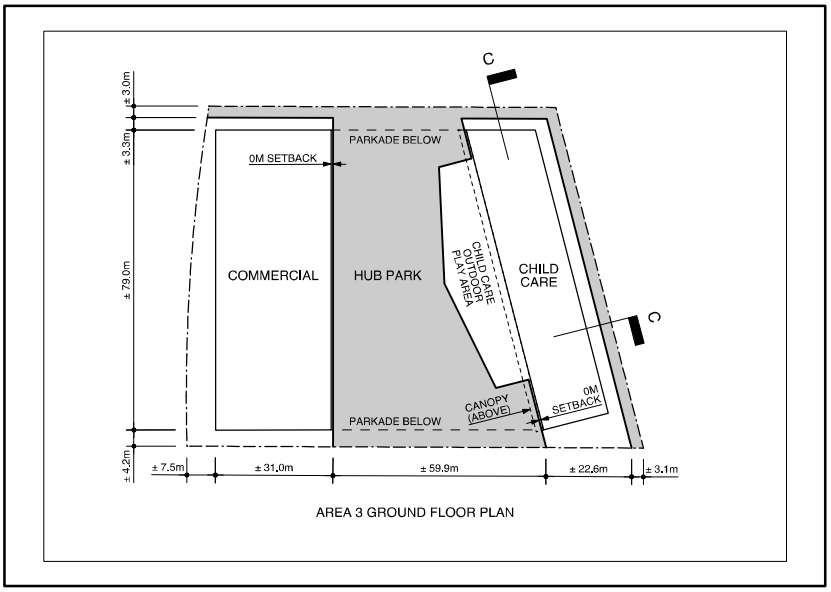


Figure 10 – Building Setback Details



CD83.8.2 Streamside Protection setbacks shall be in accordance with Section 5.4 of the Zoning Bylaw except where amended by the following regulations:

The Riparian Transition Area setback can be reduced for the areas shown in Figure 11 and 12, provided that there is no loss in total RTA area.

Figure 11 – RTA Setback Details: Area 1

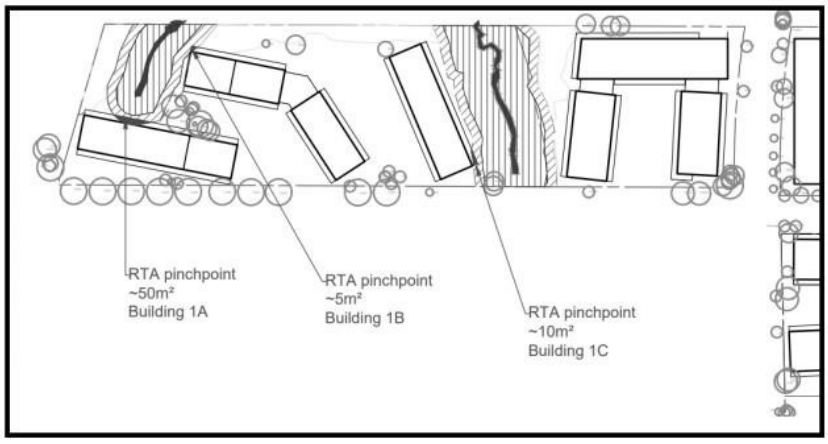
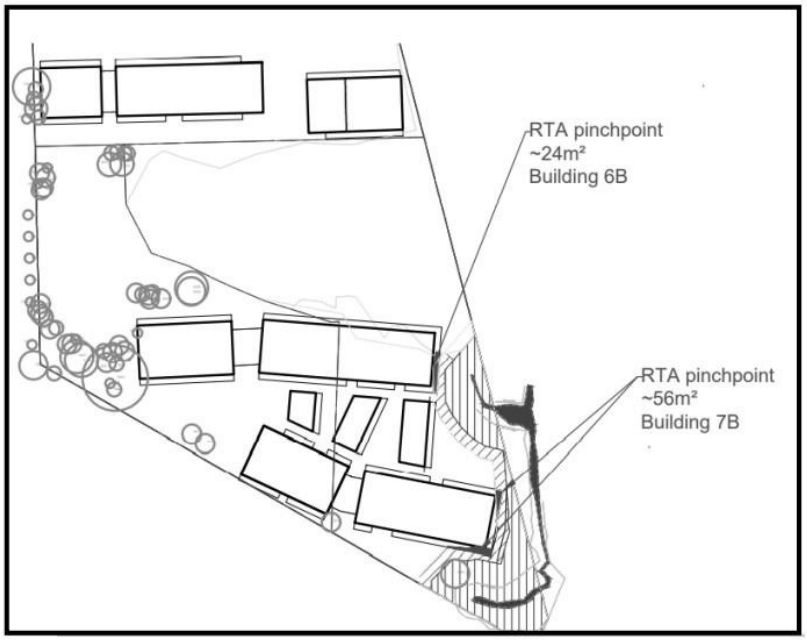


Figure 12 – RTA Setback Details: Area 5



CD83.9 Parking, Loading, and Bicycle Parking

The provision of parking, loading and bicycle parking for buildings in the CD83 Zone shall comply with the applicable regulations in section 6 of the Zoning Bylaw except where amended by the following regulations where in conjunction with transportation demand management measures.

CD83.9.1 Parking in the CD83 Zone shall be provided in accordance with the following requirements:

Type of Building or Use	Parking Required
Apartment or Townhouse	**Market Ownership** 1.0 spaces per studio or 1 bedroom unit 1.17 spaces per two-bedroom unit 1.25 spaces per three-bedroom unit 0.1 designated residential visitor spaces per dwelling unit **Market Rental** 1.0 spaces per dwelling unit 0.1 designated residential visitor spaces per dwelling unit

	<u>Below Market</u> (including below market rental, moderate income housing and low income housing) 1.0 spaces per studio, one-bedroom or two-bedroom dwelling unit 1.25 spaces per three-bedroom dwelling unit 0.1 designated residential visitor spaces per dwelling unit
Artist Studio – Type A	1 space per each 100m^2 of floor area or part thereof
Child Care	1.8 spaces per each 93m^2 of floor area
Commercial Athletic and Recreation	1 space per 40m^2 of floor area
Home Occupation – Type A	No additional requirement beyond the residential requirement
Office	1 space per 50m^2 of floor area
Personal Service Use	1 space per 40m^2 of floor area
Restaurant	1 space per 18m^2 of floor area
Retail Use, including Retail Food Service	1 space per 33m^2 of floor area

CD83.9.2 Notwithstanding section 6.4.3(e) of the Zoning Bylaw, in the case of two adjacent accessible parking spaces, the required pedestrian aisle of 1.2m may be shared between the spaces.

CD83.9.3 A maximum of 30% of the total parking spaces on a lot may be small car spaces."

3. Attachments and Schedules

3.1 The following schedule is attached to and forms part of this Bylaw:

- Schedule A – Location Map.

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 23rd day of March, 2021.

Read a second time as amended this ___ day of _____, 20__.

Read a third time this ___ day of _____, 20__.

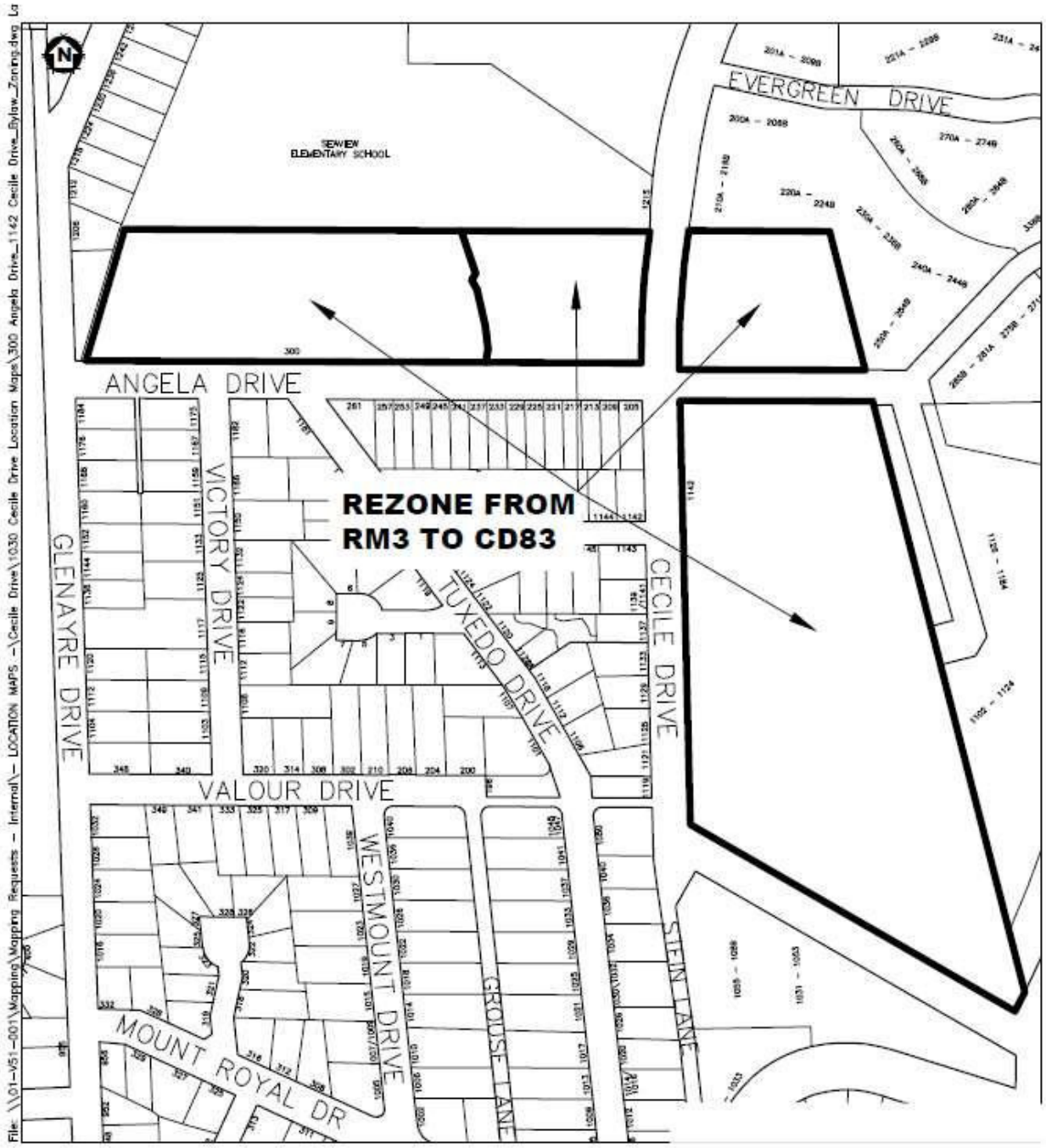
Adopted this ___ day of _____, 20__.

R. Vagramov Mayor	D. Shermer Corporate Officer

I hereby certify that the above is a true copy of Bylaw No. 3306 of the City of Port Moody.

D. Shermer
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. 52, 2021, No. 3306 (1142 Cecile Drive and 300 Angela Drive) (CD83).

_____
Corporate Officer