



City of Port Moody

Bylaw No. 3465

A Bylaw to designate Transit-Oriented Areas in Port Moody as prescribed by Bill 47.

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 Transit-Oriented Areas Designation Bylaw, 2024, No. 3465”.

2. Definitions

- 2.1 In this Bylaw:

“PARKING SPACES” means a space for the parking of one vehicle but does not include aisle space for access and manoeuvring of vehicles.

“TANDEM PARKING” means any parking arrangement where two vehicles are parked one behind the other, and one of these vehicles is blocked by the other.

“TRANSIT-ORIENTED AREA (TOA)” means an area within a prescribed distance from a transit station.

“TRANSPORTATION DEMAND MANAGEMENT MEASURES” means measures intended to reduce reliance on personal motor vehicles by residents, patrons, and visitors of a development.

“TRANSPORTATION DEMAND MANAGEMENT PLAN” means a document forming part of a development permit application that sets out the commitments made by the owner of a development regarding the implementation of Transportation Demand Management Measures.

3. Designation of Transit-Oriented Areas under the *Local Government Act*

- 3.1 The parcels shown as being within or partially within the 200-metre tier, 400-metre tier, and 800-metre tier on Map 1 – Transit-Oriented Areas, attached hereto as Schedule “A”, are designated as Transit-Oriented Areas in accordance with the *Local Government Act*.
- 3.2 Map 1 – Transit-Oriented Areas outlines density and height entitlements for any future development in relation to land that is in Transit-Oriented Area tiers and zoned to permit any residential use, or a prescribed use other than residential use, as set out in *Local Government Act* s. 481.01.

- 3.3 Notwithstanding the parking standards included in section 6.3.2 of the City of Port Moody Zoning Bylaw, as amended from time to time, and in accordance with *Local Government Act* s. 525.1, the number of Off-Street Parking Spaces for residential uses in the Transit-Oriented Areas identified on Map 1 – Transit-Oriented Areas shall be calculated in accordance with the following table:

Type of Building or Use	Parking Required
Apartment	<u>Market Ownership</u> No specified minimum or maximum spaces per Dwelling Unit. No visitor parking spaces required.
	<u>Market Rental</u> No specified minimum or maximum spaces per Dwelling Unit. No visitor parking spaces required.
	<u>Below Market Rental</u> No specified minimum or maximum spaces per Dwelling Unit. No visitor parking spaces required.
Townhouse, Triplex, or Quadruplex	No specified minimum or maximum spaces per Dwelling Unit.

- 3.4 For Townhouse, Triplex, or Quadruplex developments, a maximum of 75% of parking shall be permitted as Tandem Parking in Transit-Oriented Areas identified on Map 1 – Transit-Oriented Areas. For Tandem Parking arrangements, one (1) space can be provided on the driveway apron outside the garage if the apron is at least 6.1m long.
- 3.5 All developments located within the Transit-Oriented Areas identified on Map 1 must provide a Transportation Demand Management Plan to the satisfaction of the General Manager of Engineering and Operations.

4. Attachments and Schedules

- 4.1 The following schedule is attached to and forms part of this Bylaw:
- Schedule A – Map 1 – Transit-Oriented Areas.

5. Severability

- 5.1 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 18th day of June, 2024.

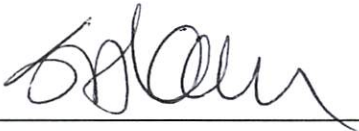
Read a second time this 18th day of June, 2024.

Read a third time this 18th day of June, 2024.

Adopted this 25th day of June, 2024.



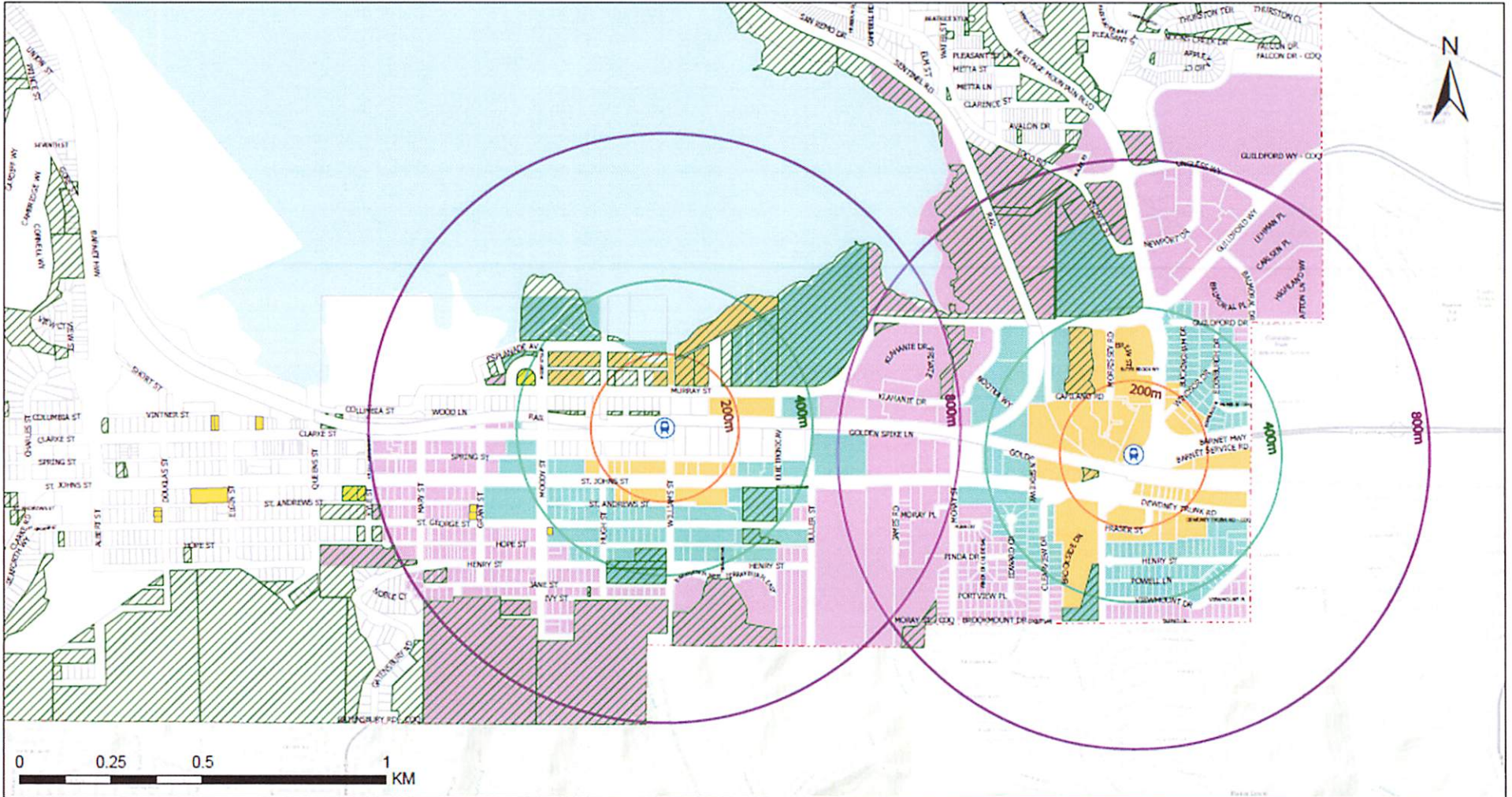
M. Lahti
Mayor



S. Lam
City Clerk

Schedule "A" to Bylaw No. 3465

Map 1 Transit-Oriented Areas



PORT MOODY
CITY OF THE ARTS

- Skytrain Stations
- City Lands
- Municipal Boundary

- Skytrain Station 200m Buffers
- Skytrain Station 400m Buffers
- Skytrain Station 800m Buffers

- Parcels within 200m (up to 20 storeys or 5.0FAR)
- Parcels within 400m (up to 12 storeys or 4.0FAR)

- Parcels within 800m (up to 8 storeys or 3.0FAR)
- Exempted Heritage Properties *

* Properties under a completed Heritage Revitalization Agreement prior to December 7, 2023, and Municipally Designated Heritage Properties.
 Note: Refer to Chapter 11: Heritage Conservation in Official Community Plan Bylaw No. 255 for further information regarding the Moody Centre and Soco Townsite Heritage Conservation Areas designated in the plan.
 All City policies apply to new developments in TODs.

Date Printed: 5/1/2024