


# Overall Land Use Strategy



The Official Community Plan's (OCP) Overall Land Use Plan map (Map 1, p. 168) depicts existing and future land uses for the purpose of guiding future land use decisions. The land use designations set out in this Chapter and depicted on Map 1 (p. 168) are the approximate locations, amount, type, or density for various kinds of development and facilities as required in the *Local Government Act*. This means that the specific land uses, and their boundaries should be read as a general guide, as they may not represent precisely what would be allowed on any particular property. Map 1: Overall Land Use Plan (p. 168) is intended as a general land use concept plan. An OCP does not commit or authorize the City to proceed with any project that is specified in the OCP. However, after an OCP has been adopted, all bylaws enacted or works undertaken by Council must be consistent with the OCP.

*Port Moody 2050* has been developed in compliance with provincial legislative requirements for growth in Transit-Oriented Areas and Small Scale Multi-Unit Housing, mandated 5-year housing targets and established 20-year housing needs, as well as Regional Growth Strategy requirements. The resulting employment, dwelling unit and population projections have been developed accordingly and are generally reflected in land use designations and policies of the Port Moody 2050 Official Community Plan. These include a projected 18,200 jobs, 32,300 dwelling units and a future population of 74,300. Many factors including economic influences, demographic shifts, and infrastructure considerations will affect the implementation of *Port Moody 2050* over the next 25 years and these final projection outcomes. Future regular OCP updates will provide an opportunity to revisit and refine these projections based on development trends and evolving community priorities.

# Land Use Designations

Land use designations are the broad categories of permitted land uses. Please note that many of these land use designations intersect with the provincially mandated Transit-Oriented Areas (TOA) Minimum Density Framework enabling greater height and density for some properties than outlined in the following designations. For more information, please refer to Chapter 7 - Built Environment, or the City of Port Moody Transit-Oriented Areas Designation Bylaw, 2024, No. 3465. The following provides a brief description of each land use designation.

## Low Density Residential

The Low Density Residential designation is intended to accommodate a wide range of ground-oriented housing forms that can be developed on a single lot. This includes single-unit homes with the option for secondary suites, duplexes, accessory dwelling units, and a variety of Small-Scale, Multi-Unit (SSMUH) housing types permitted on eligible lots across the City. Density will not exceed what is permitted in the zoning regulations for the specific ground-oriented form.

## Multi-Residential – 3 Storeys

This designation is intended to support ground-oriented townhouses up to 3 storeys. However, stacked townhouses up to 4 storeys may be considered if there are opportunities for underground parking and green space. A maximum floor area ratio (FAR) of 1.0 is permitted for ground-oriented townhouses under this designation. However, for stacked townhouse forms, where the required or provided parking is situated underground, a maximum FAR of 1.25 is permitted.

## Multi-Residential – 6 Storeys

This designation is intended to support apartments ranging up to 6 storeys in height depending on area specific policies.

## High-Rise Residential

The High-Rise Residential designation is intended to support the development of residential towers on podiums, with ground-oriented housing (e.g., apartment or townhouse units). Building heights will be determined by area specific policies.

## Mixed Use – Oceanfront District

The Mixed Use – Oceanfront District designation applies to the development of a mix of residential, commercial, light industrial, institutional, and public open space uses on the waterfront site occupied by the former Mill and Timber sawmill.

## Mixed Use – Moody Centre

The Mixed Use – Moody Centre designation applies to an area intended for the development of a variety of retail, service, office, and stand-alone commercial activities. Multi-Residential uses will also be permitted in association with commercial uses. A range of building heights up to 6 storeys is permitted with a maximum floor area ratio (FAR) of 2.5. Building heights will be determined by area-specific policies.

## Mixed Use – Westport Village

The Mixed Use – Westport Village designation applies to the development of a mix of residential, commercial, light industrial, and other uses on a portion of the site occupied by the former Andrés Wines facility along with the adjacent residential lots fronting Clarke Street.

## Moody Centre Station Transit-Oriented Area – Core

The Moody Centre Station Transit-Oriented Area – Core designation applies to the development of high density, mixed-use, pedestrian friendly, transit-oriented development around Moody Centre Station. Building forms will be diverse (ranging from low- to high-rise); uses will be a mix of residential, retail, office, employment, service, civic, institutional, recreational, and cultural uses; and building heights up to 26–39 storeys. Redevelopment is encouraged as part of a comprehensive plan and must follow other area-specific policies.

As of 2024, with the designation of provincially mandated Transit-Oriented Areas, the Moody Centre Station Transit-Oriented Area – Core and properties beyond now fall within this broader TOA as well. The TOA regulation identifies minimum densities and the following building heights around transit hubs: up to 20 storeys within 200 metres; up to 12 storeys within 400 metres; and up to 8 storeys within 800 metres.

## Mixed Employment

The Mixed Employment designation applies to the development of a combination of uses including urban industrial, commercial, office, breweries, and entertainment. A maximum of 6 storey building forms within this designation will be considered, the first storey of which must be employment related non-residential uses (commercial, entertainment, and urban industrial). Second storey job space is strongly encouraged where feasible and where such uses are compatible with adjacent residential uses.

## Urban Industrial

The Urban Industrial designation applies to the development of a blend of uses comprising creative and innovative employment, entertainment, breweries, food manufacturing, prototyping, small-scale manufacturing, workshops, artist spaces (i.e., studios, galleries, and production spaces) and other non-residential related uses. A maximum height of 3 storey building forms with ceiling heights that can appropriately accommodate the anticipated uses will be considered.

## Mixed Use – Woodland Park

The Mixed Use – Woodland Park designation applies to the redevelopment of the Woodland Park site for multi-unit residential purposes with complementary commercial uses and park spaces. Building heights range from 6 to 19 storeys.

## Mixed Use – Inlet Centre

The Mixed Use – Inlet Centre designation applies to the development of low, mid and high-rise forms of pedestrian-oriented higher density mixed use development within the Inlet Centre neighbourhood. Within these areas, a mix of uses will be permitted including residential, retail, office, service, civic, institutional, recreational, and cultural. A range of building height will be considered. Building heights for low-rise building forms will not exceed 8 storeys. Building heights for mid-rise building forms will not exceed 12 storeys. Building heights for high-rise building forms will not exceed 26 storeys, except for Area A of Coronation Park, where building heights up to 31 storeys will be considered. Area-specific policies provide additional guidance for redevelopment in these areas.

## Mixed Use – Marina

The Mixed Use – Marina designation applies to areas intended for the development of a variety of retail, service, office and stand-alone commercial activities including marina related uses. Multi-unit residential uses will also be permitted in association with commercial uses with heights not to exceed 4 storeys.

## Neighbourhood Commercial

The Neighbourhood Commercial designation applies to isolated properties within the Seaview, Heritage Mountain and Pleasantside neighbourhoods that are intended to provide local retail opportunities in keeping with the scale and character of the surrounding neighbourhood. Stand-alone commercial or mixed-use commercial/residential uses are permitted within this designation.

## Special Study Area

The Special Study Area designation applies to lands where more detailed planning is required by way of an area plan or a site-specific development plan. The City of Port Moody has three designated Special Study Areas: The Suncor Lands Special Study Area, the South of St. Johns Street Special Study Area, and the Murray Street Industrial Special Study Area.

## Parks and Open Space

The Parks and Open Space designation encompasses lands intended for public open space providing recreational opportunities for Port Moody residents. It also provides protection for environmentally sensitive lands.

## Public and Institutional

The Public and Institutional designation is intended for a range of sites that provide public amenities and facilities for Port Moody residents (e.g., schools, hospitals, and places of worship). This designation also includes non-market housing, including, but not limited to, shelter and housing for people at-risk of homelessness.

## General Industrial

The General Industrial designation provides for the development of heavier industrial uses such as manufacturing and port related uses.

## Sand and Gravel Extraction

Based on available soils information and in light of existing and future settlement patterns, it has been determined that there are no significant sand and gravel deposits suitable for extraction within the City of Port Moody; therefore, the sand and gravel extraction land use designation has not been applied to any properties within Port Moody.

## Agricultural Uses

There are no present or proposed agricultural lands within the City of Port Moody; therefore, this land use designation has not been applied to any properties within Port Moody.