



City of Port Moody

Bylaw No. 3474

A Bylaw to amend City of Port Moody Zoning Bylaw, 2018, No. 2937 to facilitate the rezoning of a Lot in the Moody Centre Transit-Oriented Development Area from Light Industrial (M1) to Comprehensive Development Zone 95 (CD95) to allow for a nine-storey Multi-Residential Building.

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. 99, 2024, No. 3474 (2806 Spring Street) (CD95)”.

2. Amendments

- 2.1 City of Port Moody Zoning Bylaw, 2018, No. 2937 is amended by rezoning the following land from Light Industrial (M1) to Comprehensive Development Zone 95 (CD95):

PID	Legal Description
004-369-670	LOT 13 BLOCK 13 DISTRICT LOT 201 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 72

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 CD95 to Schedule D:

“CD95. Comprehensive Development Zone 95 (CD95)

CD95.1 Intent

The intent of this zone is to facilitate the development of up to a nine-storey Multi-Residential Building in the Moody Centre Transit Oriented Development area.

CD95.2 Uses

The following uses are permitted in the CD95 zone:

Principal Uses:

- 1) Common Amenity Space
- 2) Community Care
- 3) Multi-Residential limited to Non-Market Housing

CD95.3 Density

CD95.3.1 The densities permitted in the CD95 zone are as follows:

Uses	Minimum Floor Area (m ²)	Maximum Floor Area (m ²)
Multi-Residential	N/A	4,805
Common Amenity Space	145	N/A

CD95.3.2 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.

CD95.4 Building Siting and Height

CD95.4.1 The siting of the Building shall be in conformity with Schedule B.

CD95.4.2 The height of the Building shall not exceed nine Storeys.

CD95.5 Rooftop Common Amenity Structures

CD95.5.1 Common Amenity Structures on the rooftop of the Building shall not count as a Storey.

CD95.5.2 Common Amenity Structures (including both enclosed and unenclosed) on the rooftop of the Building shall be limited to a combined total of no more than 40% of the Floor Area of the Storey below.

CD95.5.3 Common Amenity Structures on the rooftop of the Building shall be limited to a maximum of 4.3m in height.

CD95.6 Parking, Loading, and Bicycle Parking

The provision of parking, loading and bicycle parking for Buildings in the CD95 zone shall comply with the applicable regulations in section 6 of the Zoning Bylaw except where amended by the following regulations:

CD95.6.1 Vehicle Parking

Type of Use	Vehicle Parking Required
All uses combined	Four Parking Spaces

CD96.6.2 Off-Street Bicycle Parking

Type of Use	Bicycle Parking Required
Multi-Residential	0.7 long term parking spaces per bedroom

3. Schedules

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

- Schedule A – Location Map
- Schedule B – Building Siting

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 July, 2024.

Read a second time this 2nd day of December, 2024.

Public Hearing held this ____ day of _____, 2025.

Read a third time this ____ day of _____, 2025.

Adopted this ____ day of _____, 2025.

M. Lahti
Mayor

S. Lam
City Clerk

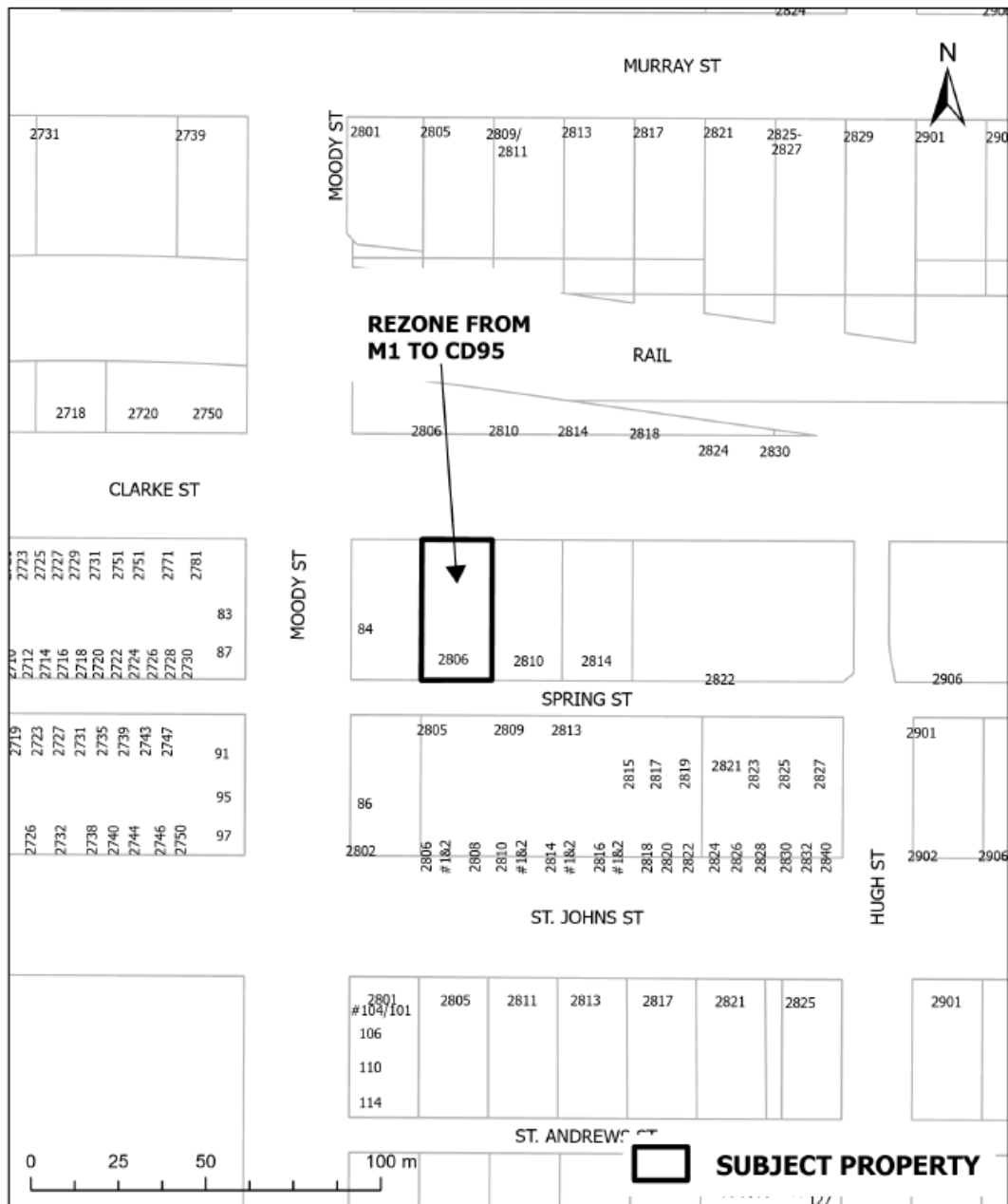
I hereby certify that the above is a true copy of Bylaw No. 3474 of the City of Port Moody.

S. Lam
City Clerk

Schedule A – Location Map

This is a certified true copy of the map referred to in section 2 of the City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 99, 2024, No. 3474 (Spring Street) (CD95).

Corporate Officer



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Schedule B – Building Siting

Number of Storeys

