



City of Port Moody

Bylaw No. 3549

A Bylaw to amend Zoning Bylaw, 2018, No. 2937 to comply with provincially legislated requirements relating to updated density bonusing provisions.

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. 117, 2026, No. 3549 (Density Bonus)”.

2. Amendments

- 2.1 City of Port Moody Zoning Bylaw, 2018, No. 2937 is amended in section 4 by adding the following definitions in the correct alphabetical order:

““BASE DENSITY” means [the lower of the maximum density permitted in a zone for residential uses or] the corresponding Floor Area Ratio listed in the column titled “Base Density FAR” for the applicable area in section 7.2.1.1.

“DENSITY BONUS” means residential density over and above the Base Density permitted on a Lot in exchange for the provision of Density Bonus Affordable Housing Units in accordance with section 7 of this Bylaw.

“DENSITY BONUS AFFORDABLE HOUSING UNITS” means rental units provided through density bonusing with rental rates set at no more than 20% below CMHC median rents for the Tri-Cities area.

“HOUSING AGREEMENT” means a legal contract between a property developer/landowner and a local government established under section 483 of the *Local Government Act* to secure affordable housing or special needs housing.

“TRANSIT-ORIENTED AREA” means an area within a prescribed distance from a transit station as designated in City of Port Moody Transit-Oriented Areas Designation Bylaw, 2024, No. 3465.”.

2.2 Bylaw No. 2937 is further amended by replacing section 7. Density Bonus in its entirety with the following section:

“7. Density Bonus

7.1 Intent

This section applies to development proposals where a density greater than the Base Density is being sought on a Lot.

7.2 Provisions

7.2.1 Notwithstanding the Base Density [or the maximum permitted density in any applicable zone], Density Bonus in the form of additional floor area is permitted if the applicant/owner provides the minimum amount of floor area identified in section 7.2.1.1 as rental Density Bonus Affordable Housing Units, or provides the applicable cash-in-lieu per section 7.2.2.1, or a combination of both up to the required minimum floor area.

7.2.1.1 Density Bonus Provisions

Area of Applicability	Base Density FAR	Density Bonus Affordable Housing Unit provisions
Transit-Oriented Area Tier 1	5	Bonus residential FAR is permitted up to the maximum height identified in the OCP if 5% of the net residential bonus FAR is composed of Density Bonus Affordable Housing Units
Transit-Oriented Area Tier 2	4	
Transit-Oriented Area Tier 3	3	
Outside Transit-Oriented Areas	2.5	Bonus residential FAR is permitted up to the maximum height identified in the OCP if 10% of the net residential bonus FAR is composed of Density Bonus Affordable Housing Units

7.2.1.2 Prior to issuing a building permit, the Density Bonus Affordable Housing Units must be secured by a Housing Agreement for 60 years or the useful life of the building, whichever is longer. Density Bonus Affordable Housing Units may be owned by the owner/applicant with occupancy management arranged through a non-profit society or BC Housing, or sold to a non-profit society or BC Housing at below-market value. Confirmation of these arrangements is required prior to adoption of the requested land use changes and will form part of the Housing Agreement.

7.2.2 As an alternative to providing Density Bonus Affordable Housing Units, an applicant/owner may elect to pay the City the cash-in-lieu rates in accordance with 7.2.2.1.

7.2.2.1 Cash-in-Lieu Rates

Area of Applicability	Cash-in-Lieu Rate
Transit-Oriented Area Tier 1	\$390 per square foot of bonus residential FAR
Transit-Oriented Area Tier 2	
Transit-Oriented Area Tier 3	
Outside Transit-Oriented Areas	\$310 per square foot of bonus residential FAR

7.2.2.2 The cash-in-lieu amount must be paid to the City at, or prior to, building permit issuance for any development utilizing Density Bonus floor area.

7.2.2.3 The cash-in-lieu amount shall be deposited in the City's Housing Reserve Fund.

7.2.3 Density Bonus Affordable Housing Units may be owned by the owner/applicant with occupancy management arranged through a non-profit society or BC Housing or sold to a non-profit society or BC Housing at below-market value. The City requires confirmation of these arrangements prior to adoption of the requested land use changes.”.

3. Severability

3.1 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 _ day of ___, 2026.

Read a second time this _ day of ___, 2026.

Read a third time this _ day of ___, 2026.

Adopted this _ day of ___, 2026.

M. Lahti
Mayor

S. Lam
Corporate Officer

I hereby certify that the above is a true copy of Bylaw No. 3549 of the City of Port Moody.

S. Lam
Corporate Officer

DRAFT