



City of Port Moody

Bylaw No. 3473

A Bylaw to amend City of Port Moody Zoning Bylaw, 2018, No. 2937 to facilitate the rezoning of four lots in the Moody Centre Transit-Oriented Development (TOD) Area from Light Industrial (M1) to Comprehensive Development Zone 94 (CD94) to allow for the development of a high-density mixed-use project.

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. 98, 2024, No. 3473 (Beedie – Moody Centre) (CD94)”.

2. Amendments

- 2.1 City of Port Moody Zoning Bylaw, 2018, No. 2937 is amended by rezoning the following lands from Light Industrial (M1) to Comprehensive Development Zone 94 (CD94):

PID	Legal Description
008-665-508	LOT 67 DISTRICT LOT 190 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 39771
008-449-660	LOT 61 DISTRICT LOT 190 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 37998
029-324-246	LOT 1 DISTRICT LOT 190 GROUP 1 NEW WESTMINSTER DISTRICT PLAN EPP31869
006-128-131	LOT 68 DISTRICT LOT 190 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 41261

along with that northern portion of Electronic Avenue, all of which are 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 CD94 to Schedule D:

“CD94. Comprehensive Development Zone 94 (CD94)

CD94.1 Intent

The intent of this zone is to facilitate the development of a high-density mixed-use project in the Moody Centre Transit-Oriented Development area.

CD94.2 Definition

For the purposes of the CD94 zone only, the following definition will apply:

“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.

CD94.3 Uses

The following uses are permitted in the CD94 zone, with the location of the uses as indicated in Schedule B:

Principal Uses:

- 1) Assembly
- 2) Civic
- 3) Commercial – Artist Studio
- 4) Commercial – Athletic and Recreation
- 5) Commercial – Child Care
- 6) Commercial – Entertainment
- 7) Commercial – Licensee Retail Store
- 8) Commercial – Liquor Primary Establishment
- 9) Commercial – Office
- 10) Commercial – Personal Service
- 11) Commercial – Restaurant
- 12) Commercial – Retail
- 13) Commercial – Retail Food Service
- 14) Common Amenity Space
- 15) Community Care
- 16) Multi-Residential
- 17) Non-Market Housing
- 18) Residential Sales Centre

Secondary Use:

- 1) Home Occupation – Type A

CD94.4 Density

CD94.4.1 The densities permitted in the CD94 zone are as follows:

Uses	Minimum Floor Area (m ²)	Maximum Floor Area (m ²)
Multi-Residential	N/A	80,080
Commercial	6,300	6,700
Common Amenity Space	1,975	N/A

CD94.4.2 For the purposes of Floor Area calculation, In-Suite Storage Space to a maximum of 2.8m² space per Dwelling Unit may be excluded from the calculation provided that:

- storage space may be located in a single room, not exceeding 2.8m² (if storage spaces exceed 2.8m², the total area will be included in the calculation of Floor Area);
- must be full floor-to-ceiling height (minimum of 2.1m) and have a minimum clear horizontal dimension of 1.2m 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; and
- the storage space must not contain windows.

CD94.4.3 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.

CD94.4.4 For the purposes of Floor Area calculation, any portion of Floor Area open to below which is used exclusively for Natural Ventilation shall be excluded from the calculation up to a maximum of 1% of the Floor Area.

CD94.5 Residential Unit Mix

CD94.5.1 For the overall development covered by the CD94 zone, the mix of Dwelling Unit sizes shall include a minimum of 20% two-bedroom units and a minimum of 10% three- or more-bedroom units.

CD94.6 Building Siting and Separation

- CD94.6.1 The siting of Buildings shall be in conformity with Schedule C.
- CD94.6.2 The minimum separation required between the three Building towers on the site shall be in conformity with Schedule C.
- CD94.6.3 The separation between the Building towers is measured from Building tower face to Building tower face.

CD94.7 Building Heights

- CD94.7.1 Maximum buildings heights, as expressed in Storeys, shall be as indicated in Schedule C.

CD94.8 Rooftop Common Amenity Space Structures

- CD94.8.1 Common Amenity Space Structures on the rooftops of Buildings shall not count as a Storey.
- CD94.8.2 Common Amenity Space Structures (including both enclosed and unenclosed) on the rooftops of Building towers and all other structures, excluding architectural elements, on the rooftops of Building towers shall be limited to a combined total of no more than 40% of the Floor Area of the Storey below.
- CD94.8.3 Common Amenity Space Structures on the rooftops of Building towers shall be limited to a maximum of 4.3m in height.

CD94.9 Tower Floor Areas

- CD94.9.1 The maximum permitted Floor Area of any Storey in a Multi-Residential Building tower, above the podium and mid-rise level, is 790m².

CD94.10 Parking, Loading, and Bicycle Parking

- CD94.10.1 The provision of parking, loading and bicycle parking for Buildings in the CD94 zone shall comply with the applicable regulations in section 6 of the Zoning Bylaw except where amended by the following regulations in conjunction with transportation demand management measures:

Type of Use	Vehicle Parking Required
Commercial and Visitor	181 spaces
Residential	687 spaces

3. Schedules

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

- Schedule A – Location Map
- Schedule B – Use Locations
- Schedule C –Siting and Building Heights

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 as amended 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

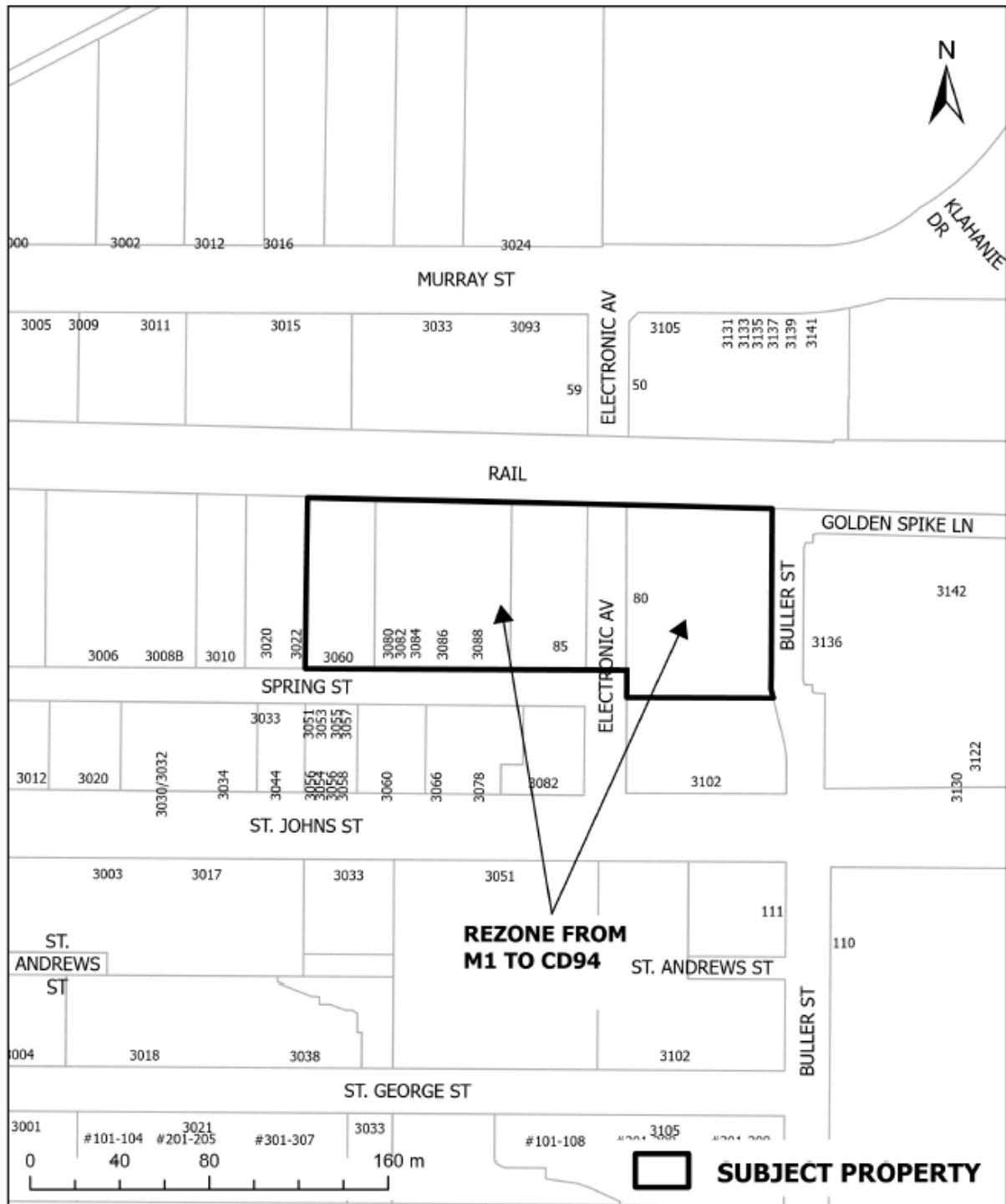
I hereby certify that the above is a true copy of Bylaw No. 3473 of the City of Port Moody.

S. Lam
City Clerk

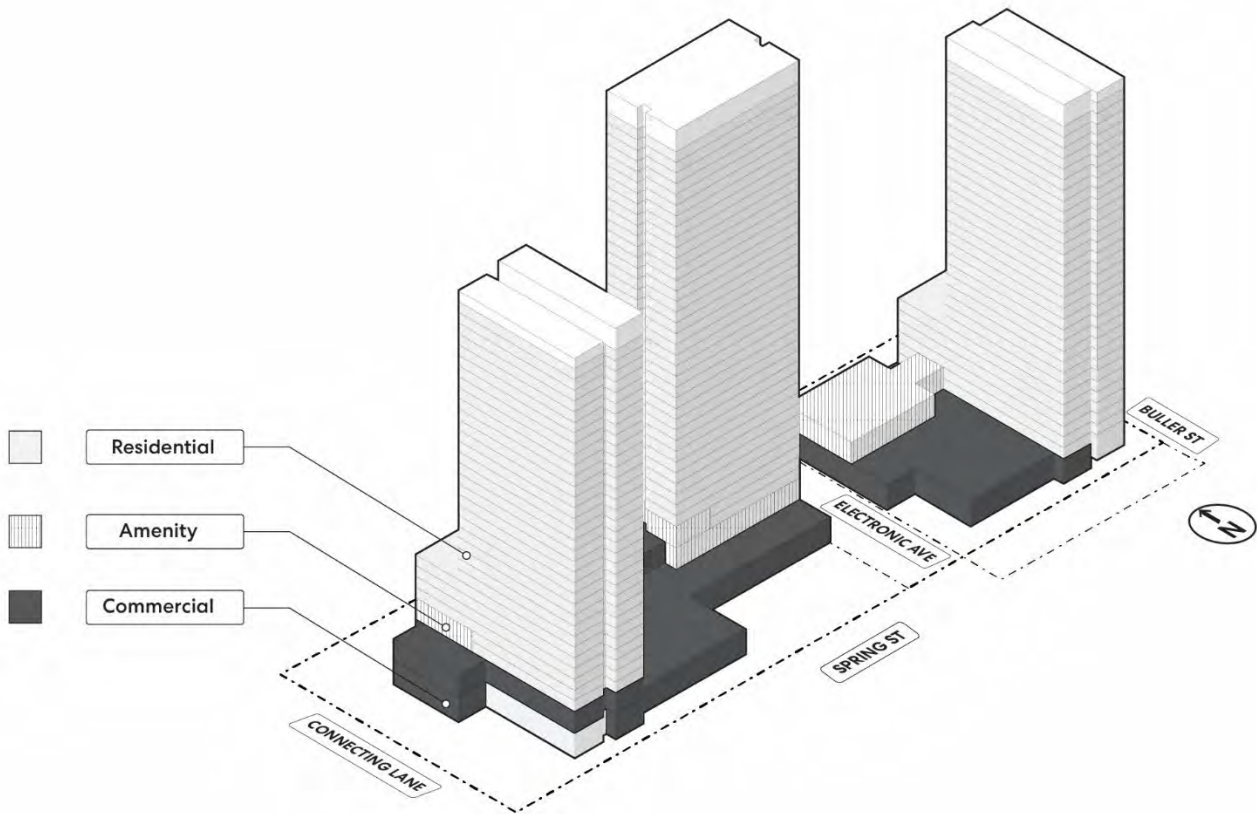
Schedule A – Location Map

This is a certified true copy of the map referred to in section 2 of City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 98, 2024, No. 3473 (Beedie – Moody Centre) (CD94).

S. Lam
City Clerk



Schedule B – Use Locations



Schedule C – Siting and Building Heights

