

**CITY OF PITT MEADOWS**  
**ZONING AMENDMENT BYLAW**  
**No. 2927, 2022**

A bylaw to amend applicable sections of Zoning Bylaw No. 2505, 2011

---

**WHEREAS** it is deemed expedient to amend the City of Pitt Meadows Zoning Bylaw No. 2837, 2019;

**NOW THEREFORE** the Council of the City of Pitt Meadows enacts as follows:

1. This Bylaw may be cited as the "Zoning Amendment Bylaw No. 2927, 2022".
2. The Zoning Bylaw No. 2505, 2011 is amended as follows:

- a) The following definition is added to Section 2.3 [General Definitions]:

RESIDENTIAL RENTAL TENURE means occupancy of an *apartment* or *townhouse dwelling unit* under a rental agreement that is subject to the Residential Tenancy Act, and where the minimum occupancy period is thirty consecutive days.

- b) Part 16 [Comprehensive Development] is amended by adding a new zone titled Comprehensive Development Q ("CD-Q"), with the addition of the following subsection:

**16.17 CD-Q Comprehensive Development Q**

**16.17.1 Intent**

The intent of the Comprehensive Development Q (CD-Q) Zone is to permit rental *apartments* with *child daycare* on the ground floor on Lot 2 Section 1 Range 1 New Westminster District Plan BCP327.

**16.17.2 Permitted Uses**

<i>Principal Uses</i>	<i>Accessory Uses</i>
<ul style="list-style-type: none"> <li>• <i>Apartment</i></li> <li>• <i>Child Daycare</i></li> </ul>	<ul style="list-style-type: none"> <li>• <i>Home-Based Business</i></li> <li>• <i>Accessory Buildings and Uses</i></li> </ul>

**16.17.3 Permitted Density**

- a) The maximum number of *dwelling units* is 115.
- b) The maximum *floor-area ratio* is 2.0.

**16.17.4 Permitted Lot Coverage**

- a) The maximum *lot coverage* is 40%.

**16.17.5 Permitted Height**

- a) The maximum permitted *height* for *principal buildings* is 6 storeys and 22 m.

**16.17.6 Siting**

- a) *Principal buildings* shall not be sited less than
  - i. 4.5 m from *front lot line*;
  - ii. 6 m from *rear lot line*;
  - iii. 5.5 m from *interior side lot lines*;

**16.17.7 Conditions of Use**

- a) Despite any other provision of this bylaw, the following parking requirements apply:
  - i. Minimum 94 vehicle parking spaces, including 6 accessible spaces;
  - ii. Minimum 69 Class 1 bicycle parking spaces;
  - iii. Minimum 6 Class 1 cargo bicycle parking spaces;
  - iv. Minimum 12 Class 2 bicycle parking spaces;
  - v. Minimum 7 accessible scooter parking spaces;
  - vi. At least 50% of Class 1 bicycle parking spaces to have electric charging capability;
  - vii. All vehicle parking spaces contained within an underground parkade to be equipped with an outlet capable of providing minimum Level 2 or equivalent charging for electric vehicles
- b) All *dwelling units* in this zone are required to be under *residential rental tenure*.
- c) The parcel of land legally described as:

PID: 027-242-269

Lot 2 Section 1 Block 5 North Range 1 East New Westminster  
District Plan BCP32780,

and as shown boldly outlined and shaded in Attachment 1 which forms part of this bylaw, is hereby rezoned to Comprehensive Development P (CD-P) Zone.

**READ** a FIRST and SECOND time on [DATE].

**PUBLIC HEARING** held on [DATE].

**READ** a THIRD time on [DATE].

**ADOPTED** on [DATE].

---

Bill Dingwall  
Mayor

---

Kate Barchard  
Corporate Officer

Attachment 1

