



# City of Port Moody

## Bylaw No. 3292

A Bylaw to amend City of Port Moody Zoning Bylaw, 2018, No. 2937 to facilitate the development of a ten-unit stacked townhouse project at 2222 Clarke Street.

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. 49, 2021, No. 3292 (2222 Clarke Street) (CD80)”.

### 2. Amendments

- 2.1 City of Port Moody Zoning Bylaw, 2018, No. 2937 is amended by rezoning the following lands from Single Detached Residential (RS1) to Comprehensive Development Zone 80 (CD80):

Lot 40 Block 2 District Lot 202 Group 1 New Westminster District Plan 55  
011-458-526

as shown on the attached map.

- 2.2 City of Port Moody Zoning Bylaw, 2018, No. 2937 is further amended by adding the following section CD80 to Schedule D:

“CD80. Comprehensive Development Zone (CD80)

CD80.1 Intent

The intent of this zone is to facilitate the development of a ten-unit stacked townhouse project.

CD80.2 Permitted Uses

The following uses are permitted in the CD80 Zone:

- (1) Townhouse (Principal Use);
- (2) Home Occupation – Type A (Secondary Use); and
- (3) Community Care (Secondary Use).

CD80.3 Lot Coverage

The maximum permitted lot coverage is 44%.

CD80.4 Residential Density

No more than ten (10) residential dwelling units shall be permitted.

CD80.5 Floor Area Ratio (FAR)

The maximum permitted gross FAR is 1.32.

CD80.6 Building Height

The maximum height of any building shall not exceed three (3) storeys.

CD80.7 Setbacks

The location of buildings and setbacks from property lines to the principal face of a building shall be as follows:

- Front Lot Line (Clarke Street): 4.0m;
- Rear Lot Line (Vintner Street): 5.0m; and
- Side Lot Line: 2.0m.

CD80.8 Landscaping

Refer to section 5.2.10 of this Bylaw for landscaping requirements.

CD80.9 Parking

Off-Street Parking requirements shall conform to Section 6.0 of this Bylaw with 15 residential designated parking spaces and two (2) visitor-designated parking spaces.

CD80.10 Amenity Space

Outdoor Common Amenity Space shall be provided in the amount of 7.0m<sup>2</sup> per dwelling.

### 3. Attachments and Schedules

3.1 The following schedule is attached to and forms part of this Bylaw:

- Schedule A – Location Map.

### 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 \_\_\_\_ day of \_\_\_\_\_, 2021.

**Read a second time** this \_\_\_\_ day of \_\_\_\_\_, 2021.

**Read a third time** this \_\_\_\_ day of \_\_\_\_\_, 2021.

**Adopted** this \_\_\_\_ day of \_\_\_\_\_, 2021.

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R. Vagramov  
Mayor

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D. Shermer  
Corporate Officer

I hereby certify that the above is a true copy of Bylaw No. 3292 of the City of Port Moody.

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D. Shermer  
Corporate Officer

## 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. 49, 2021, No. 3292 (2222 Clarke Street) (CD80).

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Corporate Officer

