



# City of Port Moody

## Bylaw No. 3308

A Bylaw to amend City of Port Moody Zoning Bylaw, 2018, No. 2937 to facilitate the development of a six-storey residential apartment building at 148 and 154 James Road.

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. 53, 2021, No. 3308 (148 and 154 James Road) (CD84)”.

### 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 84 (CD84):

Lot 57 District Lot 190 Group 1 New Westminster District Plan 32978  
PID: 000-852-996; and

Lot 58 District Lot 190 Group 1 New Westminster District Plan 32978  
PID: 006-760-104.

as shown on the location map in Schedule A of this Bylaw.

- 2.2 City of Port Moody Zoning Bylaw, 2018, No. 2937 is further amended by adding the following section CD84 to Schedule D:

“CD84. Comprehensive Development Zone (CD84)

#### CD84.1 Intent

The intent of this zone is to facilitate the development of a six-storey residential apartment building containing a maximum of 111 units, including 11 fully accessible units.

#### CD84.2 Permitted Uses

The following uses are permitted in the CD84 Zone:

a) Principal Use

(1) Apartment.

b) Secondary Use

(1) Home Occupation – Type A; and

(2) Community Care.

#### CD84.3 Floor Area Ratio (FAR)

The maximum permitted Floor Area Ratio in the CD84 Zone shall not exceed 3.08.

#### CD84.4 Lot Coverage

The maximum permitted Lot Coverage is 55%.

#### CD84.5 Building Height

Buildings in the CD84 Zone shall not exceed six storeys and 21.5m, whichever is less.

#### CD84.6 Setbacks

Minimum setbacks in the CD84 Zone shall be in accordance with the following:

Front Lot Line: 5.5m

Side Lot Line: 3.0m

Rear Lot Line: 4.5m.

#### CD84.7 Parking

A total of 84 Parking Spaces in the CD84 Zone shall be provided with the following allocations:

- (a) 40 residential spaces for one-bedroom units;
- (b) 5 residential spaces for one-bedroom rent-to-own units;
- (c) 6 residential spaces for two-bedroom and greater units;
- (d) 18 residential spaces for micro dwelling or studios units;
- (e) 5 residential spaces for micro dwelling or studios rent-to-own units; and
- (f) 10 visitor spaces.

#### CD84.8 Bicycle Parking

A total of 171 long-term bicycle parking spaces in the CD84 Zone shall be provided, including 57 long-term electric bike charging parking spaces.

A total of 20 short-term bicycle parking spaces in the CD84 Zone shall be provided.

#### CD84.9 Landscaping

Refer to section 5.2.10 of this Bylaw for landscaping requirements.

#### CD84.10 Common Amenity Space

Indoor and outdoor Common Amenity Space in the CD84 Zone shall be in accordance with the following:

- (a) The minimum amount of indoor Common Amenity Space shall be 242m<sup>2</sup>; and
- (b) The minimum amount of outdoor Common Amenity Space shall be 320m<sup>2</sup>, which includes a rooftop amenity space of, at minimum, 300m<sup>2</sup>.

#### CD84.11 Adaptable Units

A minimum of 48 units shall be adaptable units and constructed to comply with the standards specified in the *British Columbia Building Code*.

A minimum of 11 units shall be fully accessible units and constructed to comply with the standards specified in the *British Columbia Building Code*.

### 3. Attachments and Schedules

3.1 The following schedules are attached to and form 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. 3308 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. 53, 2021, No. 3308 (148 and 152 James Road) (CD84).

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Corporate Officer

