



# City of Port Moody

## Bylaw No. 3259

A Bylaw to rezone Lots 17-20 in the 3000 block of Henry Street from Acreage Reserve (A1) to Comprehensive Development Zone 57 (CD57) and Civic Institutional (P1).

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. 41, 2020, No. 3259 (Lots 17-20 Henry Street) (CD57)”.

### 2. Amendments

- 2.1 City of Port Moody Zoning Bylaw, 2018, No. 2937 is amended by rezoning the following lands from Acreage Reserve (A1) to Comprehensive Development Zone 57 (CD57) and Civic Institutional (P1):

Lots 17, 18, 19 and 20 District Lot 190, Group 1, New Westminster  
District Plan 11618;  
PID Nos.: 002-083-931; 002-083-957; 002-422-875; and 002-422-891

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

- 2.2 City of Port Moody Zoning Bylaw, 2018, No. 2937 is amended by adding the following section CD57 to Schedule D:

“CD57. Comprehensive Development Zone (CD57)

#### CD57.1 Intent

The intent of this zone is to facilitate the development of an 11-storey multiple family development with a maximum floor area ratio of 1.82 in one building with underground parking.

#### CD57.2 Permitted Uses

The following uses are permitted in the CD57 Zone:

- (1) Multiple Family Residential Use
- (2) Community Care
- (3) Accessory Off-Street Parking
- (4) Accessory Home Occupation Use –Type A

CD57.3 Conditions of Use

Adaptable units shall be provided per section 5.2 of the Zoning Bylaw.

CD57.4 Coverage

The maximum permitted coverage of all buildings and structures shall not exceed 32%.

CD57.5 Floor Area Ratio

The maximum permitted Floor Area Ratio shall not exceed 1.82.

CD57.6 Height of Buildings

The maximum permitted building height shall not exceed 11 storeys and 27.1m (89 ft).

CD57.7 Setbacks

CD57.7.1. The location of buildings and setbacks from property lines and watercourses to buildings and structures shall be as established in Schedule B of Bylaw No. 3259 (Drawing A100).

CD57.7.2. Setbacks to watercourses shall also be in conformance with section 5.4 of the Zoning Bylaw.

CD57.8 Parking

CD57.8.1. Off-Street Parking shall be provided in conformance with section 6.0 of the Zoning Bylaw.

CD57.8.2. Bicycle Parking shall be provided in conformance with section 6.0 of the Zoning Bylaw.

CD57.9 Amenity Space

CD57.9.1. An indoor common amenity area of 3.0m<sup>2</sup> per unit shall be provided.

CD57.9.2. An outdoor common amenity area of 5.0m<sup>2</sup> per unit shall be provided.”

### 3. Attachments and Schedules

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

- Schedule A – Location Map
- Schedule B – Drawing A100 – Building Setbacks

#### 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 2<sup>nd</sup> day of June, 2020.

**Read a second time** this 2<sup>nd</sup> day of June, 2020.

**Public Hearing** this 28<sup>th</sup> day of July, 2020.

**Read a third time** this 28<sup>th</sup> day of July, 2020.

**Adopted** this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

---

R. Vagramov  
Mayor

---

D. Shermer  
Corporate Officer

I hereby certify that the above is a true copy of Bylaw No. 3259 of the City of Port Moody.

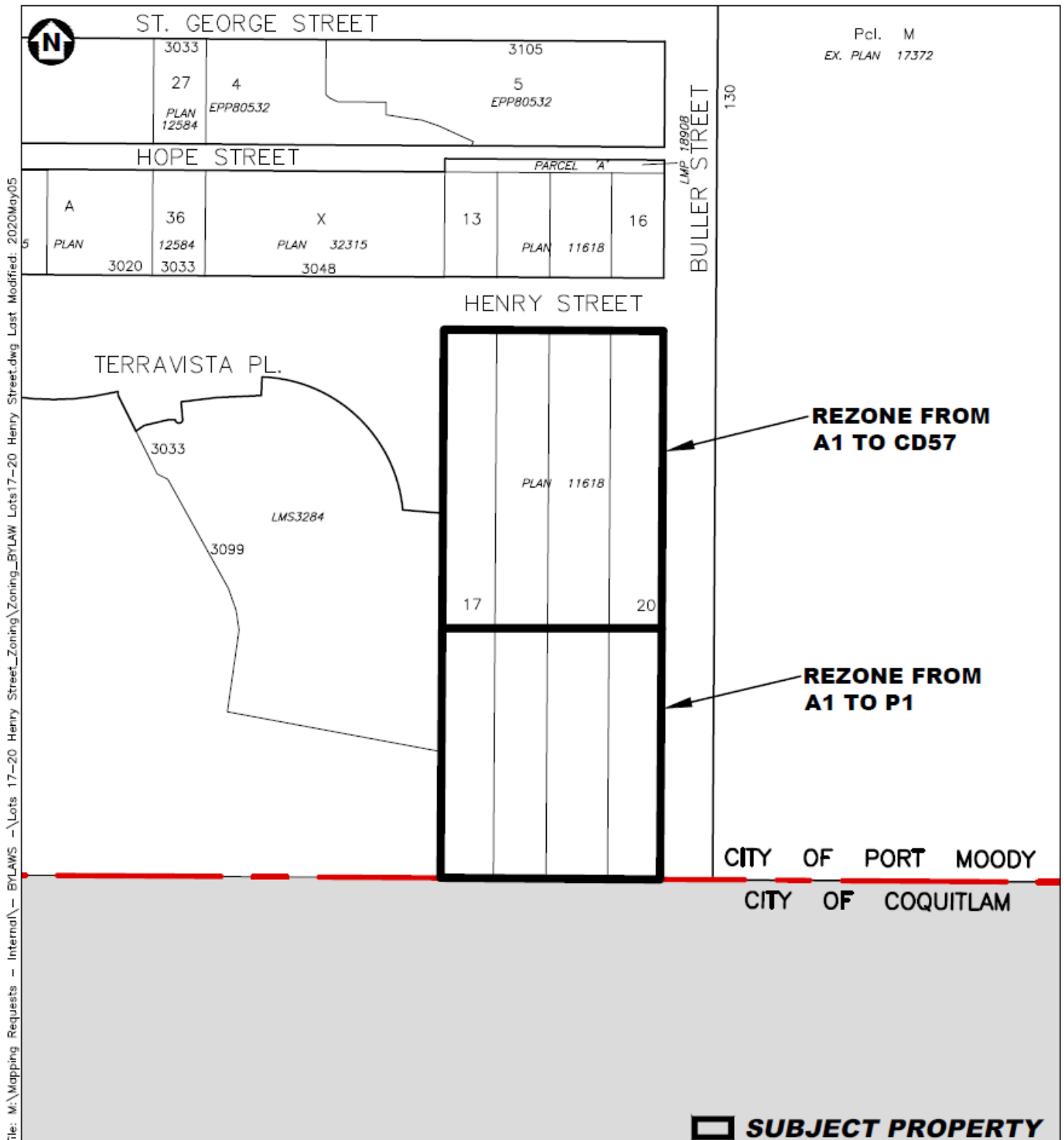
---

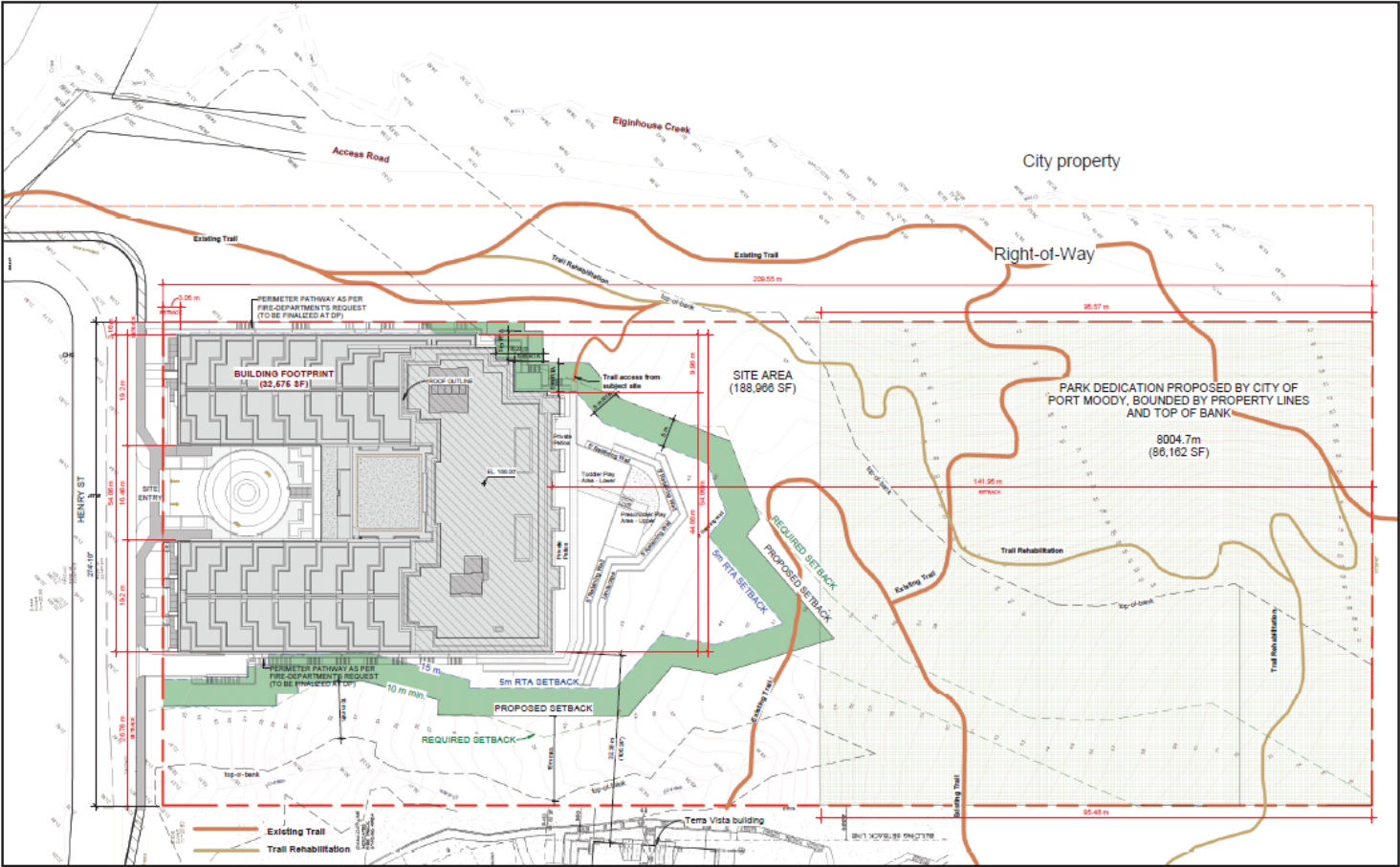
D. Shermer  
Corporate Officer

## 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. 41, 2020, No. 3259 (Lots 17-20 Henry Street) (CD57).

Corporate Officer





① Site Plan (Full)  
1" = 30'-0"

PLEASE REFER TO  
ENVIRONMENTAL PLANS AND  
RIPARIAN SETBACKS

ARCHITECTS

ANKENMAN MARCHAND

1648 West 5th Avenue  
Vancouver, BC V6J 1N6

Tel: (604) 872-2595 Fax: (604) 872-2505  
Email: office@ankmanmarchand.com

NORTH

Project:  
1738

Henry Street  
3000 Henry Street - Port Moody

Drawing:  
SITE PLAN (FULL)

Project Status:  
REZONING

SUBMISSION

Date	Description
2024-01-28	Revised for Planning
2024-03-10	File Issued for Planning
2024-05-04	File Issued for Planning

REVISION

No.	Date	Description

© Design is the work of the architect in cooperation with the client. Any reuse or distribution of the material is the client's responsibility. All rights reserved. © Copyright Ankenman Marchand Inc. All rights reserved.

Scale:  
1" = 30'-0"

DWG. NO:  
**A100**