



City of Port Moody

Bylaw No. 3303

A Bylaw to amend City of Port Moody Zoning Bylaw, 2018, No. 2937 to facilitate the development of three mixed-use buildings containing light industrial and commercial uses on the ground floor/mezzanine and residential uses above, all over a common underground/podium parking structure at 3015-3093 Murray 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. 51, 2021, No. 3303 (3015-3093 Murray Street) (CD82)".

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 82 (CD82):

Lot 78 District Lot 190 Group 1 New Westminster District Plan
NWP46958
006-138-616;

Lot 6 Except: Firstly: The East 20 Feet (Plan With Bylaw Filed 37048)
Secondly: Part Subdivided By Plan 44466 Thirdly: Part Subdivided By
Plan 46958; District Lot 190 Group 1 New Westminster District Plan 6245
011-179-805; and

Lot 71 District Lot 190 Group 1 New Westminster District Plan 44466
007-444-176

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 definitions to section 4:

“ARTIST STUDIO” means the use of a premises for the production or instruction of: dance or live music involving amplified sound; moving or still photography or video which may involve on-site film processing; painting, drawing, pottery, or sculpture which may involve the use of fibreglass, epoxy, and other toxic or hazardous materials; or one or more of the following processes: welding, woodworking, or spray painting.

“LOW IMPACT LIGHT INDUSTRIAL USE” means the manufacturing (including “Table-Top Manufacturing”), fabricating, assembling, storage (excluding public storage), wholesaling, and distribution of goods, film and television production, information technology services, data centre and excludes vehicle and heavy equipment servicing, the wrecking or salvaging of materials or things, metal fabricating and bulk materials processing.

“TABLE-TOP MANUFACTURING” means the research and development and manufacturing associated with electronic and consumer products which may be located in a Building containing Residential use subject to the provisions of the B.C. Building Code.

“CREATIVE INDUSTRY USE” means a business which may include information technology services, digital production, film or television production or other high-skill professional work but excludes professional or office uses such as notary, legal services, real estate services, travel, accounting, or other personal services.

- 2.3 City of Port Moody Zoning Bylaw, 2018, No. 2937 is further amended by adding the following section CD82 to Schedule D:

“CD82. Comprehensive Development Zone (CD82)

CD82.1 Intent

The intent of this zone is to facilitate the development of one mixed-use building containing low impact light industrial and commercial uses on the ground floor/mezzanine level, and two residential apartment buildings and one market/affordable rental building, all over a common underground/podium parking structure. The development allows for a total maximum of 215 residential units and approximately 2,900m² (31,245ft²) of low impact light industrial/commercial space.

CD82.2 Permitted Uses

The following uses are permitted in the CD82 Zone:

Building 1 & 2 (as identified in Schedule B)

a) Principal Use

- (1) Apartment;
- (2) Artist Studio;
- (3) Artist Studio – Type A;
- (4) Child Care;
- (5) Civic;
- (6) Commercial Athletic and Recreation;
- (7) Community Care;
- (8) Entertainment;
- (9) Hotel;
- (10) Low Impact Light Industrial Use;
- (11) Office;
- (12) Personal Service;
- (13) Restaurant;
- (14) Retail Food Service;
- (15) Retail; and
- (16) Work-Live.

b) Secondary Use

- (1) Home Occupation – Type A; and
- (2) Home Occupation – Type B, limited to the first residential storey of Building 2.

Building 3 (as identified in Schedule B)

a) Principal Use

- (1) Apartment;
- (2) Artist Studio;
- (3) Artist Studio – Type A;
- (4) Commercial Athletic and Recreation;
- (5) Creative Industry Use;
- (6) Laboratory; and
- (7) Low Impact Light Industrial Use.

b) Secondary Use

- (1) Home Occupation – Type A;
- (2) Home Occupation – Type B, limited to the first residential storey of Building 3;
- (3) Office;
- (4) Retail; and
- (5) Retail Food Service.

CD82.3 Conditions of Use

CD82.3.1 Apartment use shall not be permitted on the first storey.

CD82.3.2 Low Impact Light Industrial Uses are subject to the following:

- a) Office, Retail and Retail Food Service uses, shall:
 - (1) in any combination, be limited to a Floor Area not exceeding 50% of the total Floor Area used by the business on the premises,
 - (2) for Retail and Retail Food Service use, be limited to goods manufactured, stored, or Wholesaled at the same location; and
 - (3) not have the remaining Floor Area open to the public.
- b) All use and Accessory use thereto shall be carried on wholly within a completely enclosed Building except for parking and loading facilities;
- c) There is no bulk storage or processing of lime, fertilizer, toxic or corrosive chemicals and acids, flammable liquids or solids, explosives, compressed gas, scrap materials, junk, wood, metal or other waste, fungicides, herbicides, pesticides, paint, varnish, oil, shellac, turpentine, petroleum, bitumen, or tar products, or their derivatives;
- d) There is no bulk materials handling, wrecking, or salvaging of goods and materials, nor the production, refining, processing, or storage of Dangerous Goods as regulated and defined under any Provincial or Federal Act; and
- e) Nothing shall be done which is or shall become an annoyance or nuisance to the surrounding areas by reason of unsightliness nor by the emission of odours, liquid effluents, dust, fumes, smoke, vibrations, noise, or glare; nor shall anything be done which creates or causes a health, fire, or explosion hazard, electrical interference, or undue traffic congestion.

CD82.4 Floor Area Ratio (FAR)

The maximum permitted Floor Area Ratio in the CD82 Zone shall not exceed 2.3.

CD82.5 Building Height

Buildings in the CD82 Zone shall not exceed six storeys or 23.3m, whichever is less.

CD82.6 Setbacks

Minimum setbacks in the CD82 Zone shall be in accordance with the plans included as Schedule B of Bylaw No. 3303.

CD82.7 Parking

A total of 352 Parking Spaces in the CD82 Zone shall be provided with the following allocations:

- (a) 233 residential spaces (1.08) spaces per residential dwelling unit);
- (b) 32 visitor spaces (0.15 visitor spaces per residential dwelling unit); and
- (c) 87 industrial/commercial parking spaces.

Parking spaces for visitor and industrial/commercial parking spaces shall be combined in the form of shared/flexible parking.

Accessible Parking: a total of 8 accessible parking spaces shall be provided.

A total of 347 bicycle parking spaces shall be provided, with the following allocations:

- (a) 323 long-term residential spaces;
- (b) 18 short-term residential spaces;
- (c) 4 long-term industrial/commercial spaces; and
- (d) 6 short-term industrial/commercial spaces.

CD82.8 Landscaping

Refer to section 5.2.10 of this Bylaw for landscaping requirements.

CD82.9 Common Amenity Space

Amenity spaces in the CD82 Zone shall be in accordance with the following:

- (a) The minimum amount of indoor amenity area is 162m²; and
- (b) The minimum amount of outdoor amenity area is 3,176m²."

3. Attachments and Schedules

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

- Schedule A – Location Map; and
- Schedule B – 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 6th day of April, 2021.

Read a second time as amended this 6th day of July, 2021.

Public Hearing held this ___ day of _____, 2021.

Read a third time this ___ day of _____, 2021.

Adopted this ___ day of _____, 2021.

R. Vagramov
Mayor

D. Shermer
Corporate Officer

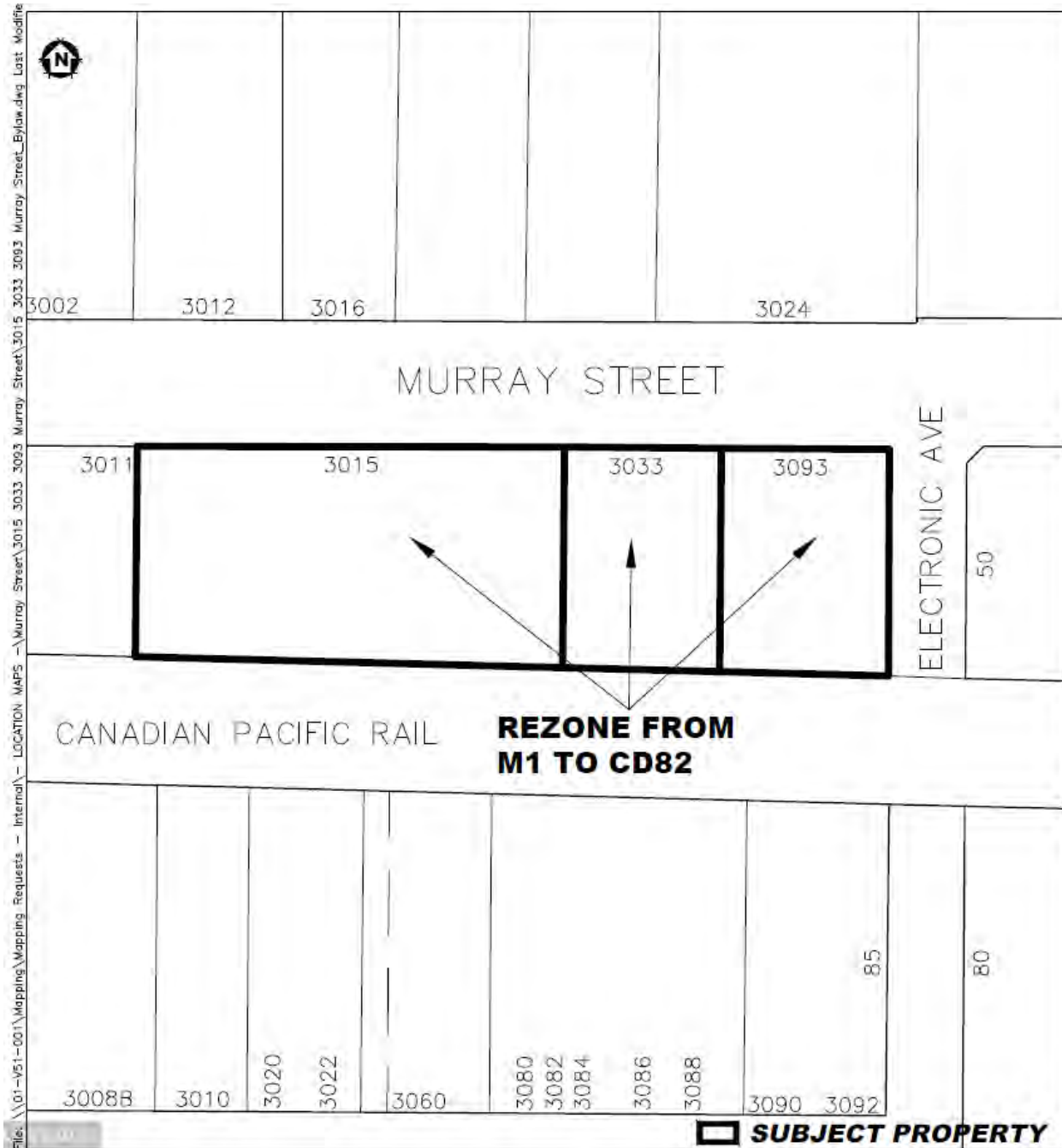
I hereby certify that the above is a true copy of Bylaw No. 3303 of the City of Port Moody.

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. 51, 2021, No. 3303 (3015-3093 Murray Street) (CD82).

Corporate Officer



Schedule B – Building Setbacks

