



City of Port Moody

Bylaw No. 3332

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. 63, 2021, No. 3332 (148 and 154 James Road) (CD87)”.

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 87 (CD87):

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 CD87 to Schedule D:

“CD87. Comprehensive Development Zone (CD87)

CD87.1 Intent

The intent of this zone is to facilitate development of a six-storey residential apartment building containing a maximum of 88 units.

CD87.2 Permitted Uses

The following uses are permitted in the CD87 Zone:

- a) Principal Use
 - (1) Apartment.
- b) Secondary Use
 - (1) Home Occupation – Type A; and
 - (2) Community Care.

CD87.3 Floor Area Ratio (FAR)

The maximum permitted Floor Area Ratio in the CD87 Zone shall not exceed 3.13.

CD87.4 Lot Coverage

The maximum permitted Lot Coverage is 57%.

CD87.5 Building Height

Buildings in the CD87 Zone shall not exceed six storeys and 21.5m, whichever is less.

CD87.6 Setbacks

Minimum setbacks in the CD87 Zone shall be in accordance with the following:

Front Lot Line: 5.5m
Side Lot Line: 3.0m
Rear Lot Line: 4.5m.

CD87.7 Parking

CD87.7.1 A total of 88 Parking Spaces in the CD87 Zone shall be provided with the following allocations:

- a) 80 residential spaces; and
- b) 8 visitor spaces.

CD87.7.2 A maximum of 34 parking spaces may be small car spaces

CD87.7.3 A minimum of 3 accessible parking spaces are required.

CD87.7.4 A total of 129 long-term bicycle parking spaces in the CD87 Zone shall be provided, including 38 long-term electric bike parking spaces and 10 long-term electric bike-share parking spaces.

CD87.7.5 A total of 3 mobility scooter parking spaces in the CD87 Zone shall be provided

CD87.8 Landscaping

Refer to section 5.2.10 of this Bylaw for landscaping requirements.

CD87.9 Common Amenity Space

Indoor and outdoor Common Amenity Space in the CD87 Zone shall be in accordance with the following:

- (a) The minimum amount of indoor amenity area is 242m²; and
- (b) The minimum amount of outdoor amenity area is 273m².

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.

R. Vagramov
Mayor

D. Shermer
Corporate Officer

I hereby certify that the above is a true copy of Bylaw No. 3332 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. 63, 2021, No. 3332 (148 and 154 James Road) (CD87).

Corporate Officer

