



City of Port Moody

Bylaw No. 3316

A Bylaw to amend City of Port Moody Zoning Bylaw, 2018, No. 2937 to facilitate the development of a six-storey mixed-use commercial/residential project at 2101 Clarke Street and 2102-2106 St. Johns 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. 55, 2021, No. 3316 (2101 Clarke Street and 2102-2106 St. Johns Street) (CD86 and P1)”.

2. Amendments

- 2.1 City of Port Moody Zoning Bylaw, 2018, No. 2937 is amended by rezoning the following lands from Semi-Detached Residential (RT) to Comprehensive Development Zone 86 (CD86):

LOT 34 EXCEPT: PART DEDICATED ROAD ON PLAN LMP19138,
BLOCK 3 DISTRICT LOT 202 GROUP 1 NEW WESTMINSTER
DISTRICT PLAN 55
003-991-644

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

- 2.2 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 86 (CD86):

A portion of LOT 33 BLOCK 3 DISTRICT LOT 202 GROUP 1 NEW
WESTMINSTER DISTRICT PLAN 55
003-991-563

A portion of WEST HALF LOT 32 BLOCK 3 DISTRICT LOT 202 GROUP
1 NEW WESTMINSTER DISTRICT PLAN 55
003-991-474

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

- 2.3 City of Port Moody Zoning Bylaw, 2018, No. 2937 is amended by zoning the following lands to Comprehensive Development Zone 86 (CD86):

A portion of PARCEL B (BYLAW PLAN 50455) EXCEPT: PART
DEDICATED ROAD ON PLAN LMP19138, BLOCK 3 DISTRICT LOT 202
GROUP 1 NEW WESTMINSTER DISTRICT PLAN 55
013-589-717

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

- 2.4 City of Port Moody Zoning Bylaw, 2018, No. 2937 is amended by rezoning the following lands from Service Station Commercial (C4) to Comprehensive Development Zone 86 (CD86):

A portion of LOT 19 EXCEPT: PART DEDICATED ROAD ON PLAN
LMP19138, BLOCK 3 DISTRICT LOT 202 GROUP 1 NEW
WESTMINSTER DISTRICT PLAN 55
003-991-253

A portion of LOT 20 EXCEPT: PART DEDICATED ROAD ON PLAN
LMP19138, BLOCK 3 DISTRICT LOT 202 GROUP 1 NEW
WESTMINSTER DISTRICT PLAN 55
003-991-318

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

- 2.5 City of Port Moody Zoning Bylaw, 2018, No. 2937 is amended by rezoning the following lands from Single Detached Residential (RS1) to Civic Institutional (P1):

A portion of LOT 33 BLOCK 3 DISTRICT LOT 202 GROUP 1 NEW
WESTMINSTER DISTRICT PLAN 55
003-991-563

A portion of WEST HALF LOT 32 BLOCK 3 DISTRICT LOT 202 GROUP
1 NEW WESTMINSTER DISTRICT PLAN 55
003-991-474

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

- 2.6 City of Port Moody Zoning Bylaw, 2018, No. 2937 is amended by zoning the following lands to Civic Institutional (P1):

A portion of PARCEL B (BYLAW PLAN 50455) EXCEPT: PART
DEDICATED ROAD ON PLAN LMP19138, BLOCK 3 DISTRICT LOT 202
GROUP 1 NEW WESTMINSTER DISTRICT PLAN 55
013-589-717

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

- 2.7 City of Port Moody Zoning Bylaw, 2018, No. 2937 is amended by rezoning the following lands from Single Detached Residential (C4) to Civic Institutional (P1):

A portion of LOT 19 EXCEPT: PART DEDICATED ROAD ON PLAN
LMP19138, BLOCK 3 DISTRICT LOT 202 GROUP 1 NEW
WESTMINSTER DISTRICT PLAN 55
003-991-253

A portion of LOT 20 EXCEPT: PART DEDICATED ROAD ON PLAN
LMP19138, BLOCK 3 DISTRICT LOT 202 GROUP 1 NEW
WESTMINSTER DISTRICT PLAN 55
003-991-318

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

- 2.8 City of Port Moody Zoning Bylaw, 2018, No. 2937 is amended by adding the following section CD86 to Schedule D:

“CD86. Comprehensive Development Zone (CD86)

CD86.1 Intent

The intent of this zone is to facilitate the development of a mixed-use building containing commercial and residential uses. The development allows for a total maximum of 45 residential units and approximately 479m² for childcare uses and 405m² for office uses.

CD86.2 Permitted Uses

The following uses are permitted in the CD86 Zone:

- (1) Multiple-Residential;
- (2) Accessory Home Occupation Use –Type A;
- (3) Accessory Off-Street Parking;
- (4) Child Care; and
- (5) Office.

CD86.3 Conditions of Use

Child Care and Office Uses are only permitted on the ground floor and second floor levels.

CD86.4 Floor Area Ratio (FAR)

CD86.4.1 The maximum permitted Floor Area Ratio in the CD86 Zone shall not exceed 3.15.

CD86.4.2 Section 7.0 of the Zoning Bylaw shall not apply to this CD Zone.

CD86.5 Unit Density

The maximum permitted number of residential units shall not exceed 45.

CD86.6 Building Height

Buildings in the CD86 Zone shall not exceed six storeys, nor 21m, whichever is less.

CD86.7 Setbacks

North: 0.15m

South: 0.3m

East: 0m

West: 0.9m

CD86.8 Parking

CD86.8.1 A total of 73 parking spaces in the CD86 Zone shall be provided with the following allocations:

- i) a minimum of 42 residential spaces;
- ii) a minimum of 8 visitor spaces;
- iii) a minimum of 8 spaces for office uses; and
- iv) a minimum of 15 spaces for childcare uses.

CD86.8.2 A minimum of 3 accessible spaces are required.

CD86.8.3 A maximum of 39% of the total parking spaces may be small car spaces.

CD86.8.4 Refer to section 6.10 of this Bylaw for Bicycle Parking requirements.

CD86.8.5 No on-site loading space will be required.

CD86.9 Landscaping

Refer to section 5.2.10 of this Bylaw for landscaping requirements.

CD86.10 Common Amenity Space

Amenity space in the CD86 Zone shall be in accordance with the following:

The minimum amount of outdoor amenity area required in the CD86 Zone is 1,215m²."

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 22nd day of June, 2021.

Read a second time this 12th day of October, 2021.

Public Hearing held this 9th day of November, 2021.

Read a third time as amended this 9th day of November, 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. 3316 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. 55, 2021, No. 3316 (2101 Clarke Street 2102-2106 St. Johns Street) (CD86 and P1).

Corporate Officer

