



# City of Port Moody

## Bylaw No. 3315

A Bylaw to amend City of Port Moody Zoning Bylaw, 2018, No. 2937 to facilitate a six-storey mixed-use development at 2025 St. Johns Street, including two buildings, with commercial and residential uses all located over a common underground parking structure.

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. 54, 2021, No. 3315 (2025 St. Johns Street) (CD85)”.

### 2. Amendments

- 2.1 City of Port Moody Zoning Bylaw, 2018, No. 2937 is amended by rezoning the following lands from Automobile Sales and Service (C5) to Comprehensive Development Zone 85 (CD85) and Civic Service (P1):

Lot 92 District Lot 202 Group 1 New Westminster District Plan 52281  
PID: 004-963-539

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 CD85 to Schedule D:

“CD85. Comprehensive Development Zone (CD85)

#### CD85.1 Intent

The intent of this zone is to facilitate a six-storey mixed-use development at 2025 St. Johns Street, including two buildings, with commercial and residential uses, all located over a common underground parking structure. The development allows for a total maximum of 222 residential units and approximately 1,414m<sup>2</sup> (15,220ft<sup>2</sup>) of commercial space.

## CD85.2 Permitted Uses

The following uses are permitted in the CD85 Zone:

### a) Principal Uses

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

### b) Secondary Use

- (1) Home Occupation – Type A.

## CD85.3 Conditions of Use

Commercial Uses, as set out in CD85.2(a)(2-16) are only permitted on the ground floor and second floor.

## CD85.4 Floor Area Ratio (FAR)

CD85.4.1 The maximum permitted Floor Area Ratio in the CD85 Zone shall not exceed 2.65.

CD85.4.2 Section 7.0 of the Zoning Bylaw shall not apply to this CD zone.

## CD85.5 Building Height

Buildings in the CD85 Zone shall not exceed six storeys or 23m, whichever is less.

## CD85.6 Setbacks

Minimum setbacks in the CD85 Zone shall be in accordance with the plans included as Schedule B.

CD85.7 Parking

CD85.7.1 Refer to section 6.0 of this Bylaw for Off-Street Parking Requirements.

CD85.7.2 Refer to section 6.10 of this Bylaw for Bicycle Parking requirements.

CD85.7.3 No on-site loading space will be required.

CD85.8 Landscaping

Refer to section 5.2.10 of this Bylaw for landscaping requirements.

CD85.9 Common Amenity Space

Amenity Spaces in the CD85 Zone shall be in accordance with the following:

- (a) The minimum amount of indoor amenity area is 222m<sup>2</sup>; and
- (b) The minimum amount of outdoor amenity area is 942m<sup>2</sup>.

### 3. Attachments and Schedules

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

- Schedule A – Location Map.
- 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 15<sup>th</sup> day of June, 2021.

**Read a second time** this 25<sup>th</sup> day of January, 2022.

**Public Hearing** this 22<sup>nd</sup> day of February, 2022.

**Read a third time** this 22<sup>nd</sup> day of February, 2022.

**Adopted** this \_\_\_\_ day of \_\_\_\_\_, 2022.

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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. 3315 of the City of Port Moody.

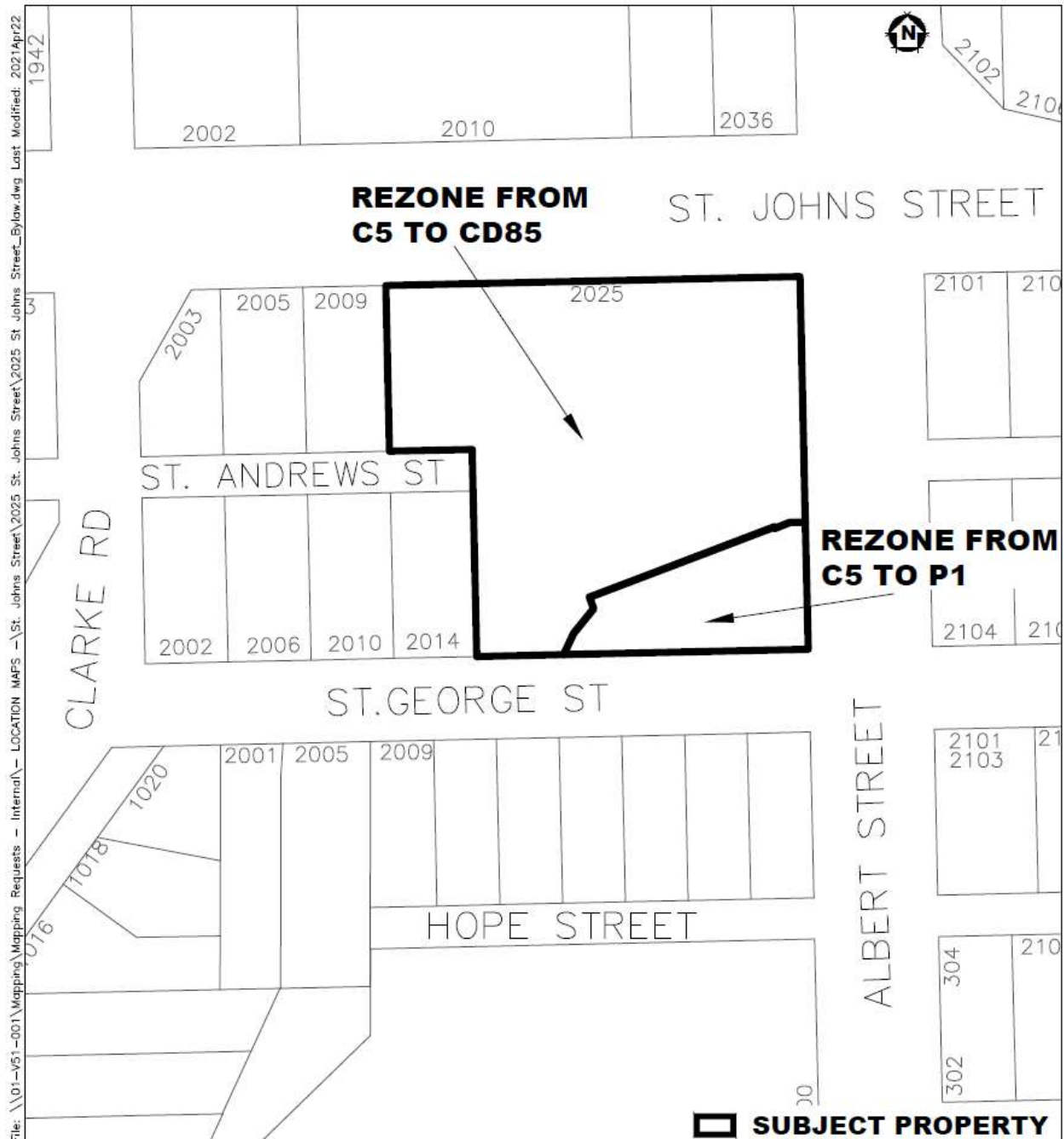
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D. Shermer  
Corporate Officer

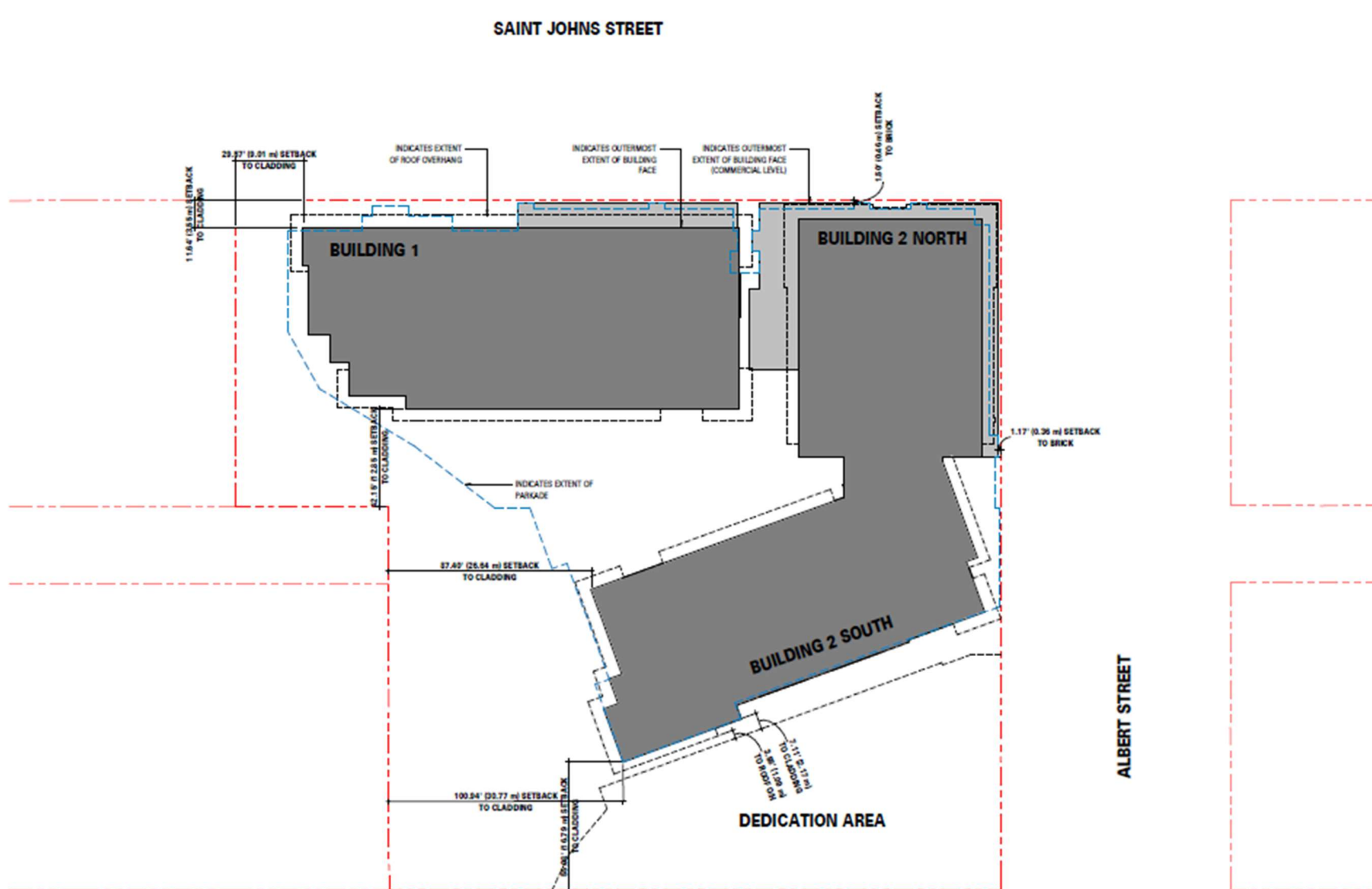
## Schedule A – Location Map

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. 54, 2021, No. 3315 (2025 St. Johns Street) (CD85).

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Corporate Officer



# Schedule B – Building Setbacks



## Schedule B – Building Setbacks

