



City of Port Moody

Bylaw No. 3294

A Bylaw to amend City of Port Moody Zoning Bylaw, 2018, No. 2937 to facilitate the development of one mixed-use building containing commercial uses on the ground floor and residential uses above, and one residential apartment building, all over a common underground parking structure at 3101 and 3103 St. Johns Street, 123-129 Buller Street, and 3104, 3108, and 3112 St. George 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. 50, 2021, No. 3294 (St. Johns Street, St. George Street, and Buller Street) (CD81)”.

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 81 (CD81):

Lot 5 District Lot 190 Group 1 New Westminster District Plan 11618
009-553-843;

Lot 6 District Lot 190 Group 1 New Westminster District Plan 11618
009-553-860;

Lot 7 District Lot 190 Group 1 New Westminster District Plan 11618
002-389-886; and

Lot 1 District Lot 190 Group 1 New Westminster District Plan 11618
Except Plan 12019
009-610-812.

as shown on the attached map.

- 2.2 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 81 (CD81):

Lot 2 District Lot 190 Group 1 New Westminster District Plan 11618
Except Plan 12019
003-597-393

as shown on the attached map.

- 2.3 City of Port Moody Zoning Bylaw, 2018, No. 2937 is amended by rezoning the following lands from Medium Density Townhouse Residential (RM4) to Comprehensive Development Zone 81 (CD81):

Strata Lot 1 District Lot 190 Group 1 New Westminster District Strata Plan
EPS669 Together With An Interest In The Common Property In
Proportion To The Unit Entitlement Of The Strata Lot As Shown On
Form V
028-989-627

Strata Lot 2 District Lot 190 Group 1 New Westminster District Strata Plan
EPS669 Together With An Interest In The Common Property In
Proportion To The Unit Entitlement Of The Strata Lot As Shown On
Form V
028-989-635

Strata Lot 3 District Lot 190 Group 1 New Westminster District Strata Plan
EPS669 Together With An Interest In The Common Property In
Proportion To The Unit Entitlement Of The Strata Lot As Shown On
Form V
028-989-643

Strata Lot 4 District Lot 190 Group 1 New Westminster District Strata Plan
EPS669 Together With An Interest In The Common Property In
Proportion To The Unit Entitlement Of The Strata Lot As Shown On
Form V
028-989-651

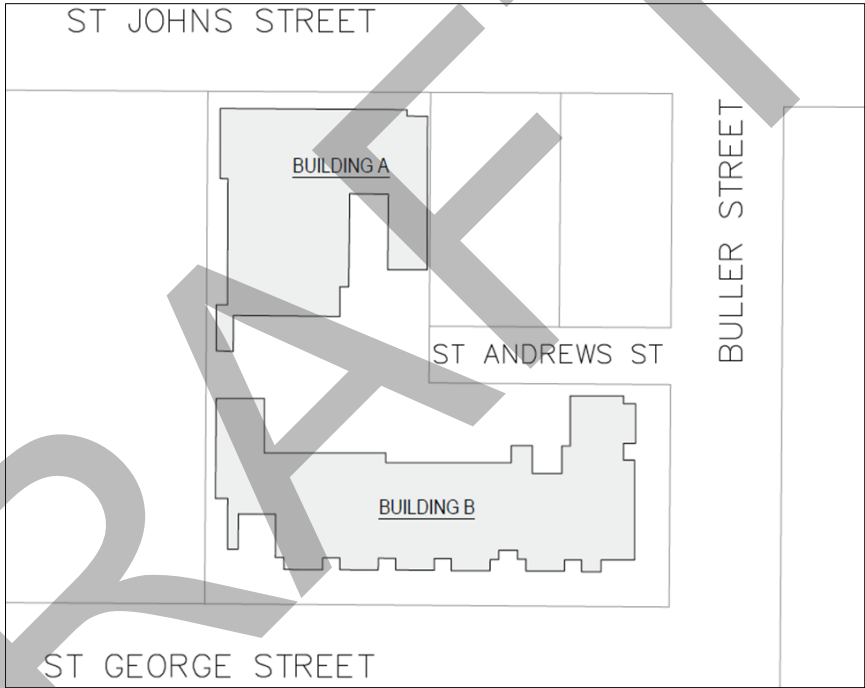
as shown on the attached map.

2.4 City of Port Moody Zoning Bylaw, 2018, No. 2937 is amended by adding the following section CD81 to Schedule D:

“CD81. Comprehensive Development Zone (CD81)

CD81.1 Intent

The intent of this zone is to facilitate the development of one mixed-use building containing commercial uses on the ground floor and residential uses above, and one residential apartment building, all over a common underground parking structure. The development allows for a total maximum of 197 residential units and approximately 836m² (9,000ft²) of commercial space. The site plan shall be in general accordance with the following:



CD81.2 Permitted Uses

The following uses are permitted in the CD81 Zone:

- (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; and
- (17) Home Occupation – Type A (Secondary Use).

CD81.3 Conditions of Use

Commercial uses are only permitted on the ground floor of Building A.

CD81.4 Floor Area Ratio (FAR)

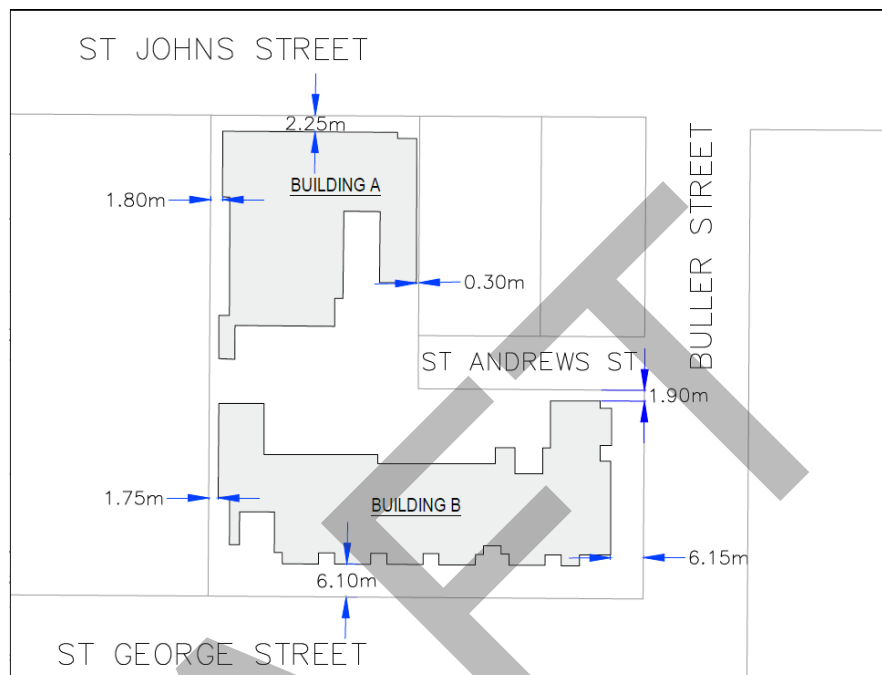
The maximum permitted Floor Area Ratio in the CD81 Zone shall not exceed 2.92.

CD81.5 Building Height

Buildings in the CD81 Zone shall not exceed six storeys or 23m, whichever is less.

CD81.6 Setbacks

Minimum setbacks in the CD81 Zone shall be in accordance with the following plan:

**CD81.7 Parking**

- (a) Refer to section 6.0 of this Bylaw for all Off-Street Parking requirements.
- (b) A total of 296 long-term bicycle parking spaces shall be provided.

CD81.8 Landscaping

Refer to section 5.2.10 of this Bylaw for landscaping requirements.

CD81.9 Common Amenity Space

Amenity spaces in the CD81 Zone shall be in accordance with the following:

- (a) The minimum amount of indoor amenity area is 280m²;
- (b) The minimum amount of outdoor amenity area is 730m²; and
- (c) An outdoor covered amenity space dedicated for child care uses shall be provided in the minimum amount of 294m²."

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 9th day of February, 2021.

Read a second time this 9th day of February, 2021.

Public Hearing held this 28th day of June, 2022.

Read a third time this 28th day of June, 2022.

Third reading rescinded this ___ day of ____, 2023.

Read a third time this ___ day of ____, 2023.

Adopted this ___ day of ____, 2024.

M. Lahti
Mayor

S. Lam
City Clerk

I hereby certify that the above is a true copy of Bylaw No. 3294 of the City of Port Moody.

S. Lam
City Clerk

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. 50, 2021, No. 3294 (St. Johns Street, St. George Street, and Buller Street) (CD81).

Corporate Officer

