



City of Port Moody

Bylaw No. 3429

A Bylaw to amend City of Port Moody Zoning Bylaw, 2018, No. 2937 to facilitate the development of a high-rise seniors residential and supportive care development on the lands located at 2505-2517 St. George Street and 123-129 Mary 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. 86, 2024, No. 3429 (2505-2517 St. George Street and 123-129 Mary Street) (CD91)”.

2. Amendment

- 2.1 City of Port Moody Zoning Bylaw, 2018, No. 2937 is amended by rezoning the following lands from Single Family Residential (RS1) to Comprehensive Development Zone 91 (CD91) and Civic Service (P1):

2505 St. George Street and legally described as Lot 64, Block 22, District Lot 201, New Westminster District Plan 58631
PID: 005-686-784

as shown on the map in Schedule A of this Bylaw.

- 2.2 City of Port Moody Zoning Bylaw, 2018, No. 2937 is further amended by rezoning the following lands from Single Family Residential (RS1) to Comprehensive Development Zone 91 (CD91):

2509 St. George Street and legally described as Lot 10, Block 22, District Lot 201, New Westminster District Plan NWP72
PID: 011-452-820

2513 St. George Street and legally described as Lot 9, Block 22, District Lot 201, New Westminster District Plan NWP72
PID: 009-294-341

2517 St. George Street and legally described as Lot 8, Block 22, District Lot 201, New Westminster District Plan NWP72
PID: 011-452-781

as shown on the map in Schedule A of this Bylaw.

- 2.3 City of Port Moody Zoning Bylaw, 2018, No. 2937 is further amended by rezoning the following lands from Multi-Family Residential (RM4) to Comprehensive Development Zone 91 (CD91):

123-129 Mary Street and legally described as Lot 7, Block 22, District Lot 201, New Westminster District Plan NWP72
PID: 011-452-757

as shown on the map in Schedule A of this Bylaw.

- 2.4 City of Port Moody Zoning Bylaw, 2018, No. 2937 is further amended by adding the following section CD91:

“CD91. Comprehensive Development Zone 91 (CD91)

CD91.1 Intent

To accommodate a high-rise seniors residential and supportive care development on the subject lands.

CD91.2 Definitions

For the purposes of the CD91 Zone only, the following definitions will apply:

- (a) Accessory Seniors Apartment Use means an Apartment that is restricted to residents aged 55 and over and is subject to a Housing Agreement or Land Title Act covenant;
- (b) Rental Seniors Assisted Living Use means rental residential units for seniors aged 55 or over living independently, but with supportive care and is subject to a Housing Agreement or Land Title Act covenant; and
- (c) Senior Community Care Use means supportive care for adults requiring ongoing supportive care, including the accommodation of seniors aged 55 and over and is subject to a Housing Agreement or Land Title Act covenant.

CD91.3 Permitted Uses

The following uses are permitted:

CD91 Zone	
a. Principal Use	<ul style="list-style-type: none"> i. Rental Seniors Assisted Living Use ii. Senior Community Care Use iii. Common Amenity Space (indoor)
b. Secondary Use	<ul style="list-style-type: none"> i. Accessory Seniors Apartment Use ii. Home Occupation – Type A

CD91.4 Conditions of Use

Accessory Seniors Apartment Use shall be limited to a maximum of 133 dwelling units and a maximum Floor Area of 4,097.03m².

CD91.5 Lot Coverage

The maximum permitted Lot Coverage shall be 77%.

CD91.6 Floor Area Ratio

The maximum permitted Floor Area Ratio prior to dedication of any land shall be 3.33.

CD91.7 Height of Building

The maximum Height of a Building shall not exceed 12 storeys plus basement, nor 42m.

CD91.8 Parking

- (a) A minimum of 115 off-street Parking Spaces shall be provided for all uses combined, with no less than 24 visitor spaces and 17 staff spaces;
- (b) A minimum of 15 Long-Term Bicycle Parking Spaces and 12 Short-Term Bicycle Parking Spaces shall be provided; and
- (c) A minimum of 20 mobility scooter parking stalls shall be provided.

CD91.9 Vehicular Access

One vehicular access shall be permitted from St. George Street.

CD91.10 Loading

A minimum of one loading bay shall be provided.

CD91.11 Setbacks

- (a) North: 4.0m;
- (b) South: 4.0m;
- (c) East: 2.0m; and
- (d) West: 1.5m.”.

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 ___ day of ____, 2024.

Read a second time this ___ day of ____, 2024.

Read a third time this ___ day of ____, 2024.

Adopted this ___ day of ____, 2024.

M. Lahti
Mayor

S. Lam
City Clerk

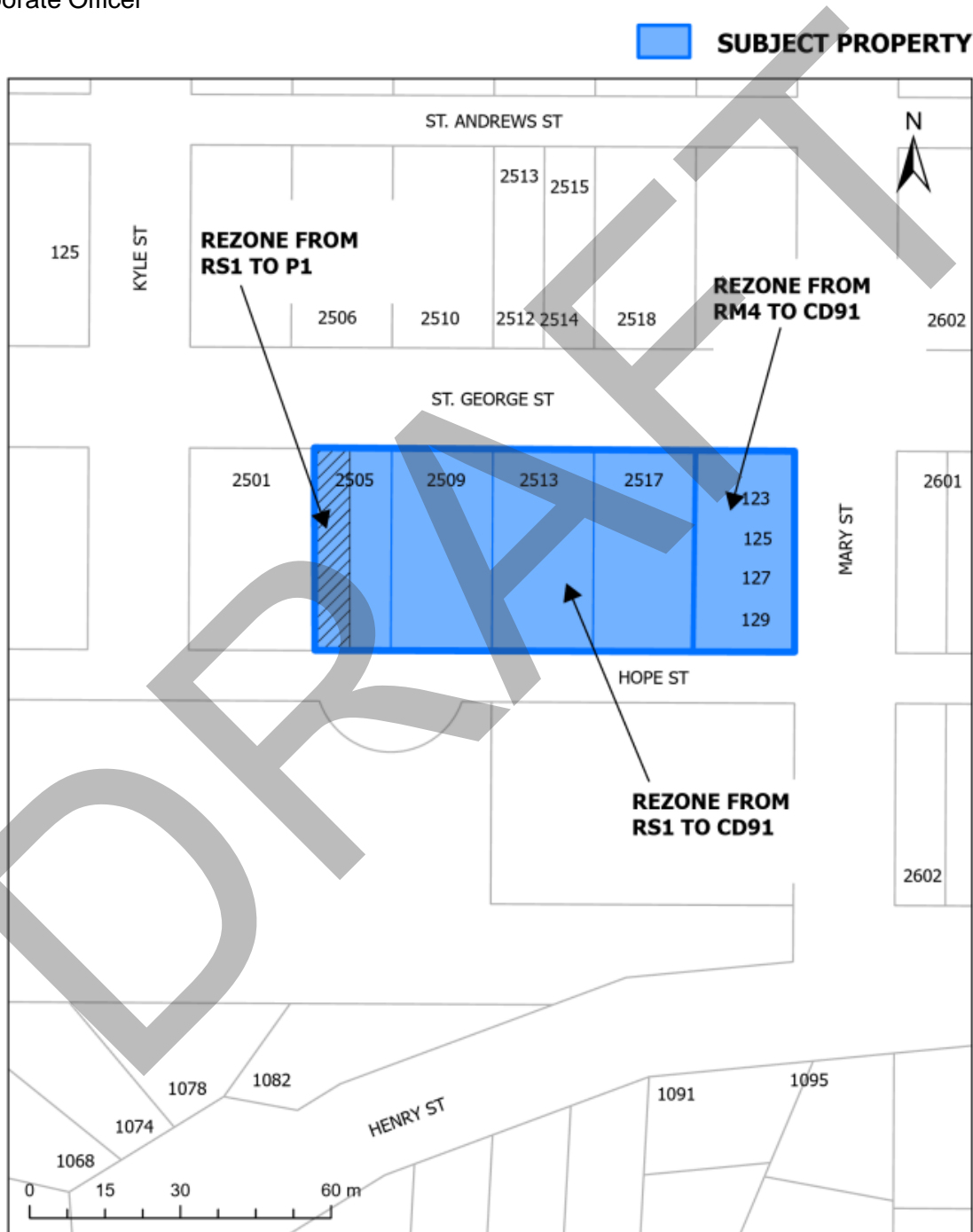
I hereby certify that the above is a true copy of Bylaw No. 3429 of the City of Port Moody.

S. Lam
City Clerk

Schedule A to Bylaw No. 3429

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. 86, 2024, No. 3429 (2505-2517 St. George Street and 123-129 Mary Street) (CD91).

Corporate Officer



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