



City of Port Moody

Bylaw No. 3471

A Bylaw to amend City of Port Moody Official Community Plan Bylaw, 2014, No. 2955 to change the land use designation on a portion of the subject site at 2331 St. Johns Street from Multi-Family Residential to Mixed Use – Moody Centre and to change the proposed number of storeys for the subject properties at 2331-2335 St. Johns Street and a 5.5-metre-wide portion of Queens Street right-of-way from three (3) and four (4) to six (6) storeys.

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 Official Community Plan Bylaw, 2014, No. 2955, Amendment Bylaw No. 38, 2024, No. 3471 (2331-2335 St. Johns Street and a 5.5-metre-wide portion of Queens Street right-of-way)”.

2. Amendments

- 2.1 The Official Community Plan Overall Land Use Plan – Map 1 in Schedule “A” of City of Port Moody Official Community Plan Bylaw, 2014, No. 2955 is amended as indicated on Schedule A of this Bylaw, to change the land use designation of the following properties from Multi-Family Residential to Mixed Use – Moody Centre:

Strata Lot 1 District Lot 202 Group 1 New Westminster District Strata Plan NW282 Together With An Interest In The Common Property In Proportion To The Unit Entitlement Of The Strata Lot As Shown On Form 1
PID: 001-257-692

Strata Lot 2 District Lot 202 Group 1 New Westminster District Strata Plan NW282 Together With An Interest In The Common Property In Proportion To The Unit Entitlement Of The Strata Lot As Shown On Form 1
PID: 000-765-040

Strata Lot 3 District Lot 202 Group 1 New Westminster District Strata Plan NW282 Together With An Interest In The Common Property In Proportion To The Unit Entitlement Of The Strata Lot As Shown On Form 1
PID: 001-257-706

Strata Lot 4 District Lot 202 Group 1 New Westminster District Strata Plan NW282 Together With An Interest In The Common Property In Proportion To The Unit Entitlement Of The Strata Lot As Shown On Form 1
PID: 001-257-714

- 2.2 The Official Community Plan Overall Land Use Plan – Map 11 – Evergreen Line Sub-Areas Map in Schedule “A” of City of Port Moody Official Community Plan Bylaw, 2014, No. 2955 is amended by changing the maximum number of storeys permitted from three and four to six for the following properties as indicated on Map 11 – Evergreen Line Sub-Areas Map, attached to this Bylaw as Schedule B, and on Detail Map, attached to this Bylaw as Schedule C:

Strata Lot 1 District Lot 202 Group 1 New Westminster District Strata Plan NW282 Together With An Interest In The Common Property In Proportion To The Unit Entitlement Of The Strata Lot As Shown On Form 1
PID: 001-257-692

Strata Lot 2 District Lot 202 Group 1 New Westminster District Strata Plan NW282 Together With An Interest In The Common Property In Proportion To The Unit Entitlement Of The Strata Lot As Shown On Form 1
PID: 000-765-040

Strata Lot 3 District Lot 202 Group 1 New Westminster District Strata Plan NW282 Together With An Interest In The Common Property In Proportion To The Unit Entitlement Of The Strata Lot As Shown On Form 1
PID: 001-257-706

Strata Lot 4 District Lot 202 Group 1 New Westminster District Strata Plan NW282 Together With An Interest In The Common Property In Proportion To The Unit Entitlement Of The Strata Lot As Shown On Form 1
PID: 001-257-714

Lot 22 Block 1 District Lot 202 Group 1 New Westminster District Plan 55
PID: 011-453-877

- 2.3 The Official Community Plan Overall Land Use Plan – Map 11 – Evergreen Line Sub-Areas Map in Schedule “A” of City of Port Moody Official Community Plan Bylaw, 2014, No. 2955 is amended by designating the maximum number of six storeys for the 5.5-metre-wide portion of Queens Street right-of-way as indicated on Map 11 – Evergreen Line Sub-Areas Map, attached to this Bylaw as Schedule B, and on Detail Map, attached to this Bylaw as Schedule C.

3. Attachments and Schedules

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

- Schedule A – Location Map
- Schedule B – Map 11 – Evergreen Line Sub-Areas Map
- Schedule C – Detail 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. 3471 of the City of Port Moody.

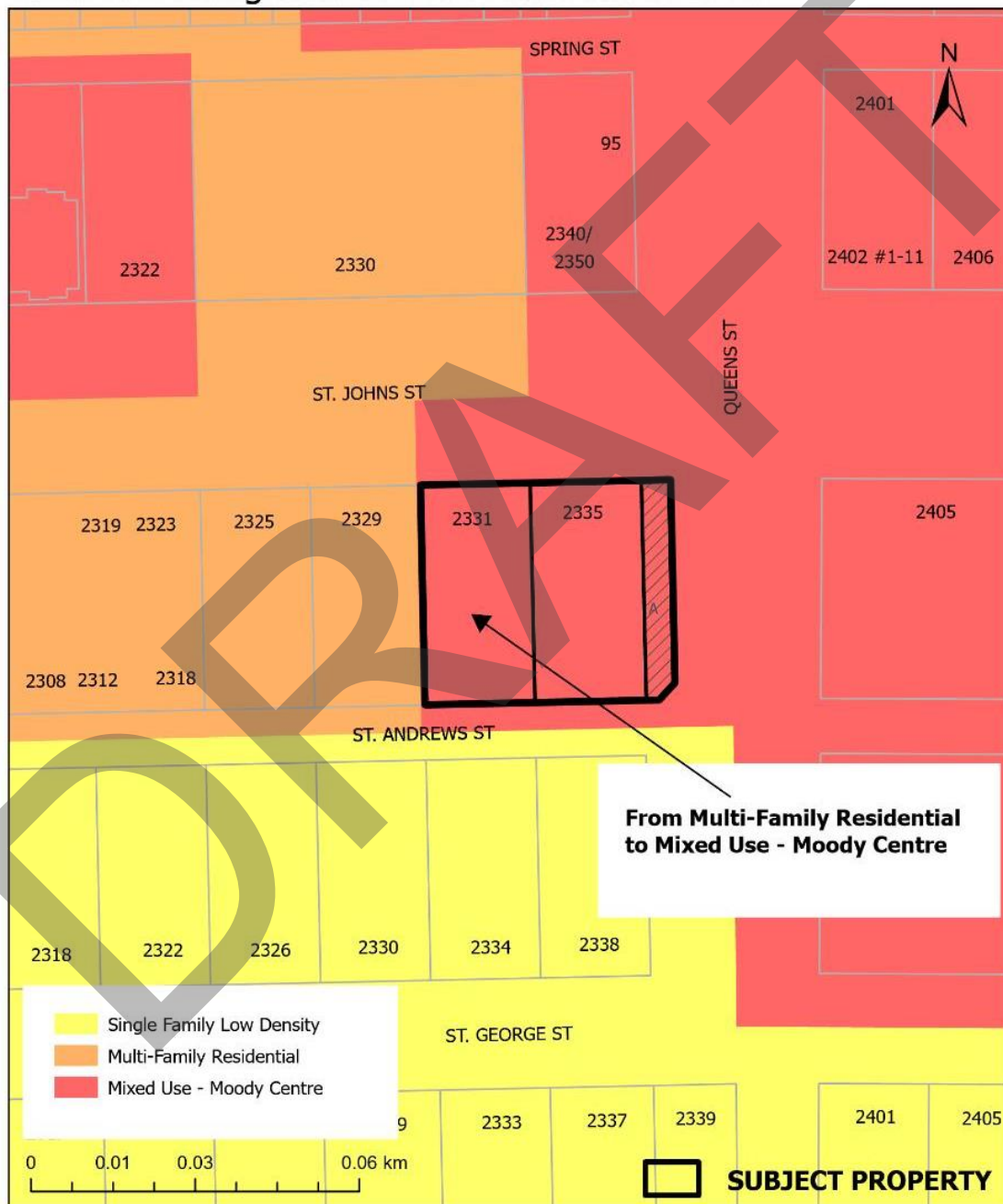
S. Lam
City Clerk

Schedule A to Bylaw No. 3471 – Location Map

This is a certified true copy of the map referred to in section 2 of City of Port Moody Official Community Plan Bylaw, 2014, No. 2955, Amendment Bylaw No. 38, 2024, No. 3471 (2331-2335 St. Johns Street and a 5.5-metre-wide portion of Queens Street right-of-way).

Corporate Officer

Land Use Designations 2331-2335 St Johns St

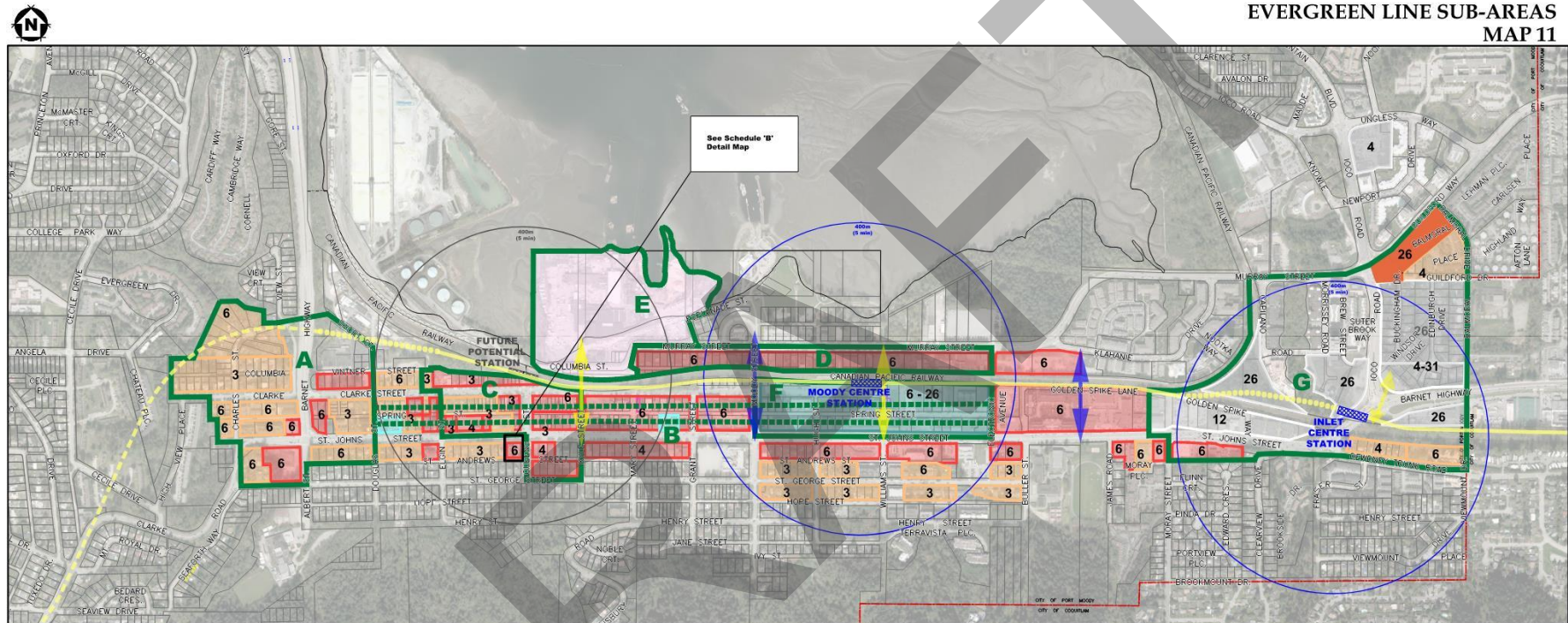


File: M:\Mapping Requests - Internal\LOCATION MAPS - (St. Johns Street)\2331-2335 St. Johns Street\2331-2335 St. Johns Street - OCP LanduseV2.pdf

Last Modified: 7/9/2024

Schedule B to Bylaw No. 3471

DRAFT OFFICIAL COMMUNITY PLAN EVERGREEN LINE SUB-AREAS MAP 11

**EVERGREEN LINE SUB AREAS**

- | | |
|---------------------------------------|--|
| A Westport | E Oceanfront District |
| B Spring Street Promenade | F Moody Centre Station Transit Oriented Development |
| C Heritage Commercial District | G Inlet Centre Station Transit Oriented Development |
| D Murray Street Boulevard | |

LEGEND

- | | | |
|------------------------------|--|---|
| Multi-Family Residential | Moody Centre Station
Transit-Oriented Development | Evergreen Line - Tunnel |
| High-Rise Residential | Public and Institutional | Evergreen Line - Elevated |
| Mixed Use - Inlet Centre | Mixed Employment | Evergreen Line - Ground Level |
| Mixed Use - Moody Centre | Mixed Use - Oceanfront District | 400m Radius from Station (= 5 min Walk) |
| | | Existing Connections |
| | | Future Connections |
| 3 Proposed Number of Storeys | Municipal Boundary | |



The City of Port Moody makes no representation or warranty expressed or implied with respect to the accuracy, completeness or appropriateness of the information contained herein.
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H:\GCP Maps\ - CURRENT - 2014 GCP\2014 GCP Maps 1 to 17\Map 11 - Evergreen Sub-Areas\MAP 11 - Evergreen Line Sub-Areas_2019 - Copy July 2024 update.docx

*NOTES: This map shows the amended locations of the Evergreen Line Stations and Future Potential Station. Evergreen Line projected completion date of 2016.

Schedule C to Bylaw No. 3471 – Detail Map

