

Considered at the July 23, 2024, Regular Council meeting

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Item 11.3

Memorandum

Date: July 23, 2024
Submitted by: Community Development Department – Development Planning Division
Subject: Revised City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 97, 2024, No. 3470 (2331-2335 St. Johns Street and a 5.5-metre-wide portion of Queens Street right-of-way) (CD97)

City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 97, 2024, No. 3470 (2331-2335 St. Johns Street and a 5.5-metre-wide portion of Queens Street right-of-way) (CD97) has been revised to reduce the minimum number of the off-street residential parking spaces from 53 to 48. With this adjustment, the total number of 81 proposed parking spaces remains unchanged. The change aims to provide more flexibility to allocate parking between residential, visitor, and commercial spaces. Despite the reduction, the residential portion will still maintain one (1) parking stall per dwelling unit.

The following resolutions are recommended:

THAT the on-table memo dated July 23, 2024, from the Community Development Department – Development Planning Division regarding Revised City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 97, 2024, No. 3470 (2331-2335 St. Johns Street and a 5.5-metre-wide portion of Queens Street right-of-way) (CD97) be received for information;

AND THAT City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 97, 2024, No. 3470 (2331-2335 St. Johns Street and a 5.5-metre-wide portion of Queens Street right-of-way) (CD97) be read a first and second time, as presented in the on-table memo received at the July 23, 2024, Regular Council meeting.

Attachment(s)

1. Draft Bylaw No. 3470 (Rezoning).

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City of Port Moody

Bylaw No. 3470

A Bylaw to amend City of Port Moody Zoning Bylaw, 2018, No. 2937 to facilitate the development of a mixed-use residential/commercial building at 2331-2335 St. Johns Street and a 5.5-metre-wide portion of Queens Street right-of-way.

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. 97, 2024, No. 3470 (2331-2335 St. Johns Street and a 5.5-metre-wide portion of Queens Street right-of-way) (CD97)”.

2. Amendments

- 2.1 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 97 (CD97):

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

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

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- 2.2 City of Port Moody Zoning Bylaw, 2018, No. 2937, is further amended by rezoning the following land from General Commercial (C3) to Comprehensive Development Zone 97 (CD97):

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

- 2.3 City of Port Moody Zoning Bylaw, 2018, No. 2937, is further amended by rezoning the 5.5-metre-wide portion of Queens Street right-of-way from unzoned to Comprehensive Development Zone 97 (CD97) 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 CD97 to Schedule D:

“CD97. Comprehensive Development Zone (CD97)

CD97.1 Intent

The intent of this zone is to accommodate a six-storey mixed-use commercial/residential development with a rooftop garden on the subject lands.

CD97.2 Permitted Uses

The following uses are permitted:

CD97 Zone	
a. Principal Use	i. Assembly ii. Child Care iii. Civic iv. Commercial Athletic and Recreation v. Community Care vi. Office vii. Personal Service viii. Restaurant ix. Retail Food Service x. Retail xi. Multi-Residential, limited to Market Rental
b. Secondary Use	i. Home Occupation – Type A

CD97.3 Conditions of Use

- (a) Due to the sloping nature of the site, the lowest commercial level of the Building facing St. Johns Street is a “basement” by Zoning Bylaw definition.
- (b) Commercial uses are only permitted on the ground floor along St. Johns Street and the mezzanine of the Building.

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The maximum permitted lot coverage shall be 90.5%.

CD97.5 Residential Density

No more than 48 market rental residential dwelling units shall be permitted.

CD97.6 Floor Area Ratio (FAR)

The Floor Space Ratio permitted in the CD97 Zone shall be calculated in accordance with section 5.3.4 of the Zoning Bylaw and the maximum permitted Floor Area Ratio shall be 2.63 based on the developable site area, including the road allowance as shown in schedule A.

CD97.7 Building Height

- (a) Building height shall not exceed 6 storeys, excluding basement and all roof projections.
- (b) The maximum height of the Building shall not exceed 23.5m, including enclosed rooftop common amenity structure and all rooftop projections.

CD97.8 Setbacks

- (a) Front: 0m;
- (b) Rear: 0m;
- (c) Exterior Side: 1.1m; and
- (d) Interior Side: 1.3m.

CD97.9 Parking, loading, and Bicycle Parking

- (a) A minimum of 81 off-street Parking Spaces shall be provided for all uses combined, with **minimum 48** residential designated parking spaces, minimum 22 commercial ones, and at least 5 visitor-designated parking spaces;
- (b) A minimum of 73 Long-Term Bicycle Parking Spaces.
- (c) 6 Short-Term Bicycle Parking Spaces shall be provided for residential portion.
- (d) 1 Long-Term Bicycle Parking Spaces and 6 Short-Term Bicycle Parking Spaces shall be provided for commercial portion.
- (e) One vehicular access shall be permitted from Queens Street for commercial area.
- (f) One vehicular access shall be permitted from St. Andrews Street for residential area.
- (g) A minimum of one loading bay shall be provided for commercial area.

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Refer to section 5.2.10 of this Bylaw for landscaping requirements.

CD97.11 Common Amenity Space

Amenity spaces in the CD97 Zone shall be in accordance with the following:

- (a) Common Amenity Structures on the rooftop of the building shall not count as a Storey.
- (b) Outdoor Common Amenity Spaces shall not be located within the setbacks.
- (c) The maximum amount of indoor rooftop amenity area is 132.85m².
- (d) The maximum amount of outdoor rooftop amenity area is 363.81m².
- (e) Common amenity structures (including both enclosed and unenclosed area) on the rooftops of the building, excluding roof circulation, shall be limited to a combined total of no more than 50.85% of the Floor Area of the Storey below.
- (f) The enclosed portion of the rooftop common amenity area shall not occupy more than 13.60% of the Floor Area of the Storey below, excluding roof circulation.
- (g) Notwithstanding the above, a separate outdoor amenity space dedicated for a children's play area shall be provided in the minimum amount of 128.76m²."

3. Attachments and Schedules

3.1 The following schedules are attached to and form 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.

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M. Lahti
Mayor

S. Lam
City Clerk

I hereby certify that the above is a true copy of Bylaw No. 3470 of the City of Port Moody.

S. Lam
City Clerk

DRAFT

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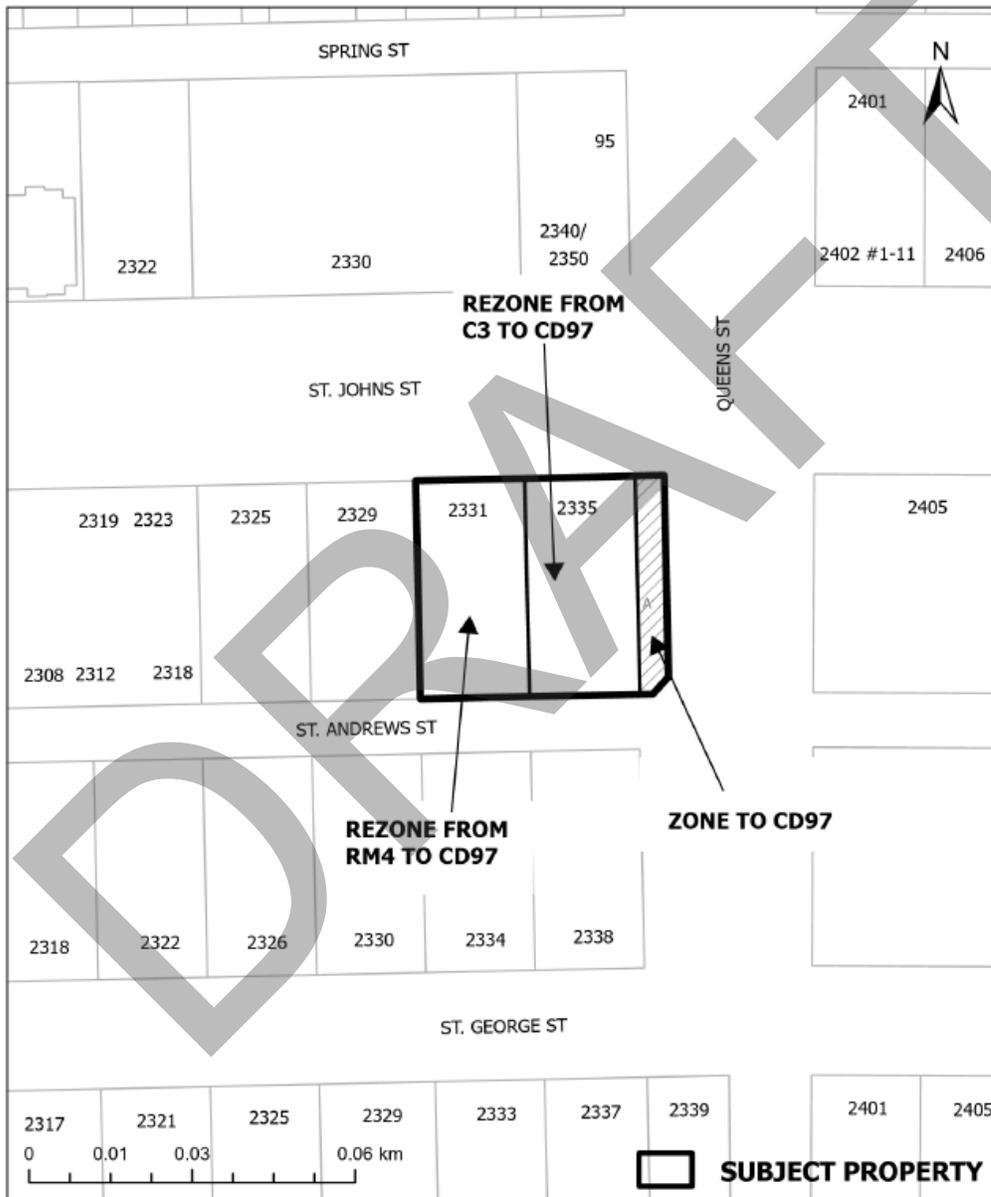
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Schedule A – Location Map

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. 97, 2024, No. 3470 (2331-2335 St. Johns Street and a 5.5-metre-wide portion of Queens Street right-of-way) (CD97).

Corporate Officer



File: M:\Mapping Requests - Internal\LOCATION MAPS - St. Johns Street\2331-2335 St. Johns Street\2331-2335 St. Johns Street - Zoning Map-92.pdf

Last Modified: 7/9/2024