

Considered at the October 22, 2024, Regular Council Meeting

Memorandum

Date: October 22, 2024
Submitted by: Community Development Department – Development Planning Division
Subject: Rezoning Bylaw 3463 – 3180-3190 St. Johns Street and 81-89 Moray Street

On September 24, 2024, Council introduced OCP Amendment Bylaw 3469 and Rezoning Bylaw 3463 to facilitate the redevelopment of the subject property to accommodate a mixed rental residential, commercial and institutional project up to 16 storeys in height. The public hearing was set for October 22, 2024.

Staff recently became aware of a text error in one component of the Rezoning Bylaw related to the maximum permitted height of the building. Bylaw 3463 indicates the height to be 27.5m (90.2ft.). The building height, as measured from the average building grade in accordance with the Zoning Bylaw, is 46m (151ft.). Therefore, Bylaw 3463 must be amended to correct the error. There is no change to the project as it remains a 16 storey building and there is no change to the use or density permitted. A copy of Bylaw 3463 highlighting the change in height, is included as **Attachment 1** for reference. No changes to the OCP Amendment Bylaw 3469 are required.

Accordingly, it is recommended:

THAT second reading of City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 96, 2024, No. 3463 (3180-3190 St. Johns Street and 81-89 Moray Street) (CD96), be rescinded;

AND THAT City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 96, 2024, No. 3463 (3180-3190 St. Johns Street and 81-89 Moray Street) (CD96), included as Attachment 1, be read a second time as amended;

AND THAT staff be directed to schedule a Public Hearing.

Attachment

1. Rezoning Bylaw 3463.

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Attachment 1



City of Port Moody

Bylaw No. 3463

A Bylaw to amend the City of Port Moody Zoning Bylaw, 2018, No. 2937 to rezone the properties at 3180-3190 St. Johns Street and 81-89 Moray Street to facilitate the development of a mixed residential/institutional/commercial project up to 16 storeys in height.

The Council of the City of Port Moody enacts as follows:

1. Citation

- 1.1 This Bylaw may be cited as “City of Pot Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 96, 2024, No. 3463 (3180-3190 St. Johns Street and 81-89 Moray Street) (CD96)”.

2. Amendments

- 2.1 City of Port Moody, 2018, No. 2937 is amended by rezoning the following lands from General Commercial Zone (C3) and Light Industrial Zone (M1) to Comprehensive Development Zone 96 (CD96):

LOT 3, PLAN NWP36030, DISTRICT LOT 235, NEW WESTMINSTER DISTRICT, GROUP 1, EXCEPT PLANS NWP71041 AND EPP1930

PID: 003-014-207

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 adding the following section CD96:

“CD96. Comprehensive Development Zone 96 (CD96)

CD96.1 Intent

The intent of this zone is to facilitate the development of a mixed institutional, commercial and residential project over underground and above ground parking, in a building form up to a maximum height of 16 storeys.

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CD96.2 Permitted Uses

The following uses are permitted:

CD96 Zone	
a. Principal Use	i. Assembly Use ii. Convenience Retail Use iii. Creative Industry Use iv. Multi-Residential Use v. Office Use vi. Personal Service use vii. Restaurant Use viii. Retail Use ix. Retail Food Service
b. Secondary Use	i. Child Care Use ii. Home Occupation – Type A and Type C iii. Off-Street Parking

CD96.3 Conditions of Use

(a) Multi-Residential Use shall consist of not more than 128 units of which a maximum of 115 units shall be Market Rental units and a minimum of 13 units shall be Below Market Rental Units, subject to a Housing Agreement.

(b) Child Care Use shall be permitted as a secondary use subject to compliance with the regulations in Section 5.2.8 of the Zoning Bylaw as may be amended.

(c) Home Occupation – Type A and Type C shall be permitted as secondary uses subject to compliance with the regulations in Sections 5.2.3. (a), (b) and (d) of the Zoning Bylaw.

CD96.4 Lot Coverage

The maximum lot coverage shall not exceed 85%.

CD96.5 Floor Area Ratio

The maximum permitted Floor Area Ratio shall not exceed 3.02 based on the net floor area after all allowable exclusions and a net lot area after all required property dedications.

CD96.6 Building Height

The maximum permitted building height, as measured from the average grade to the highest point of the residential tower, excluding any elevator run-on, pedestrian access structures or other mechanical appurtenances, shall not exceed **46m (151ft)**.

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CD96.7 Setbacks

(a) The building shall be setback in accordance with the following:

- (i) North – 1.5m (5ft);
- (ii) East – 3m (10ft);
- (iii) South – 2.4m (8ft);
- (iv) West – 0m (0ft).

CD96.8 Parking, Loading and Bicycle Parking

(a) Notwithstanding the regulations in section 6.3.2 of the Zoning Bylaw, in accordance with Bylaw No. 3465 and in accordance with the *Local Government Act*, section 525.1, the number of Off-Street Parking Spaces for apartment uses in Inlet Centre Transit-Oriented Area shall be calculated in accordance with the following table:

Type of Building or Use	Paring Required
Apartment	Market Rental
	No specified minimum or maximum spaces per Dwelling Unit
	No visitor parking spaces required
	<u>Below Market Rental</u>
	No specified minimum or maximum spaces per Dwelling Unit.
	No visitor parking spaces required.

subject to the acceptance of a Transportation Demand Management Plan.

- (b) Parking for permitted commercial and child care uses shall be provided in accordance with the individual requirements for specific uses under section 6.3.1 of the Zoning Bylaw.
- (c) Parking for Church Use shall be provided in accordance with the requirements for Assembly use under section 6.3.1 of the Zoning Bylaw.
- (d) All parking spaces and manoeuvring aisles shall comply with the minimum dimensions specified in section 6.6.1 and sections 6.6.6, 6.6.7 and 6.6.8 of the Zoning Bylaw.
- (e) A maximum of 33% of the total parking requirement may be provided as small car parking spaces.

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(f) A minimum of 3 off-street loading spaces shall be provided in accordance with the requirements of section 6.9.3 and 6.9.6 of the Zoning Bylaw.

(g) Bicycle parking spaces shall be provided as follows:

Use	Long Term	Short Term	Total
Residential	259	6	265
Jamat Khana	Not Required	6	6
Commercial	Not Required	Not Required	0
	259	12	271

(h) Long-term and short-term bicycle parking spaces for permitted uses not specified in section (g), shall be provided in accordance with the requirements in section 6.10.3 of the Zoning Bylaw.

(i) Long- and short-term bicycle parking spaces shall be provided in accordance with the size, locational and design criteria in sections 6.10.4, 6.10.5, and 6.10.6 of the Zoning Bylaw.

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 24th day of September, 2024.

Read a second time this 24th day of September, 2024.

2nd Reading rescinded this ___ day of _____, 2024.

Read a second time, as amended, this ___ day of _____, 2024.

Public Hearing held this ___ day of _____, 2024.

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

Adopted this ___ day of _____, 2024.

M. Lahti
Mayor

S. Lam
City Clerk

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I hereby certify that the above is a true copy of Bylaw No. 3463 of the City of Port Moody.

S. Lam
City Clerk

DRAFT

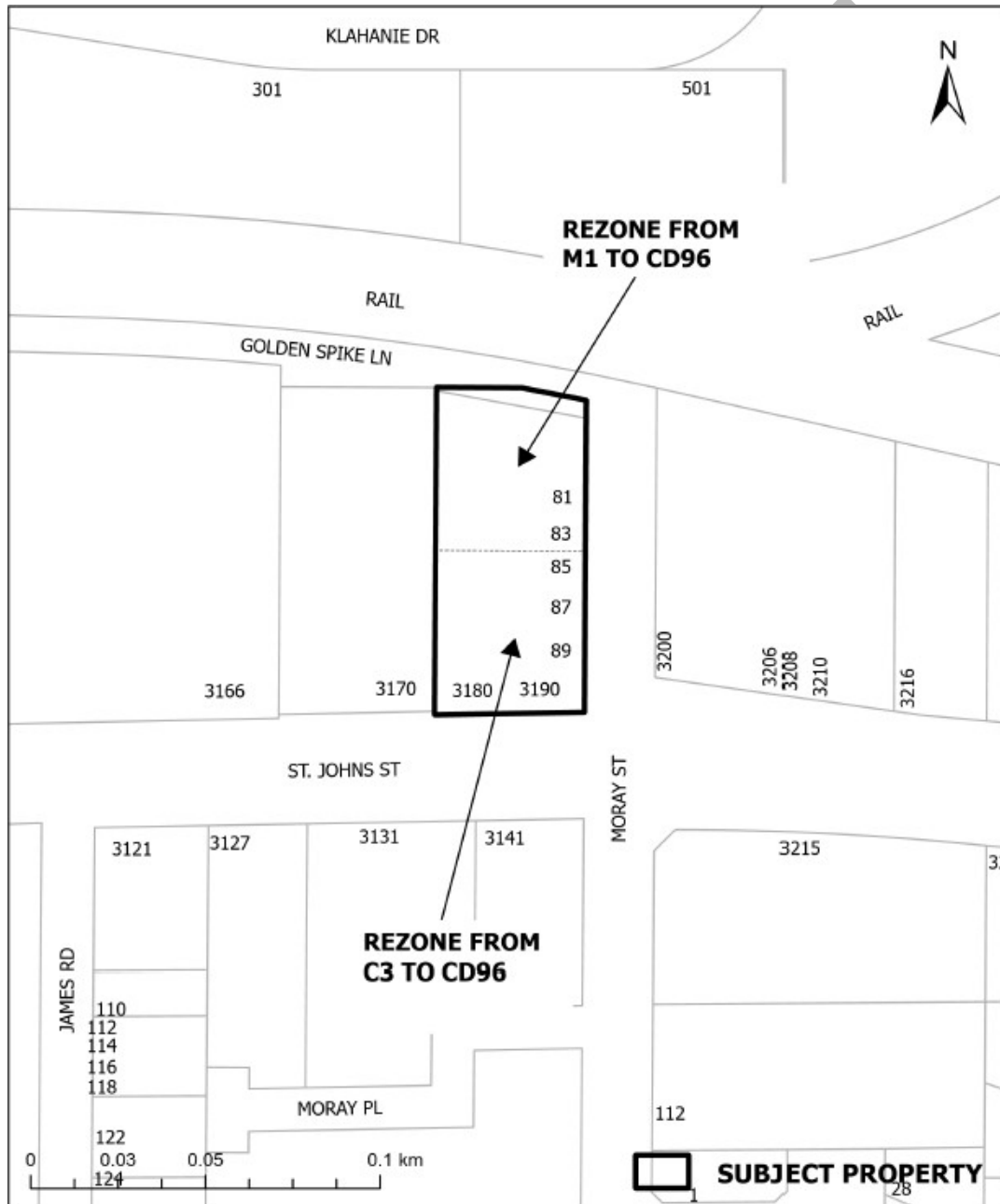
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Schedule A – Location Map

This is a certified true copy of the map referred to in section 2 of City of Pot Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 96, 2024, No. 3463 (3180-3190 St. Johns Street and 81-89 Moray Street (CD96)).

Corporate Officer



File: M:\Mapping Requests - Internal\LOCATION MAPS -\St. Johns Street\3180 St. Johns Street\3180-3190_St_Johns_St_81-89_Moray_St_Bylaw Map_Portrait.pdf

Last Modified: 6/26/2024