



# 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 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)”.

### 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.

**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).

**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:

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

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.

(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 24<sup>th</sup> day of September, 2024.

**Read a second time** this 24<sup>th</sup> day of September, 2024.

**Second Reading rescinded** this 22<sup>nd</sup> day of October, 2024.

**Read a second time, as amended**, this 22<sup>nd</sup> day of October, 2024.

**Public Hearing held** this \_\_\_ day of \_\_\_\_\_, 2024.

**Read a third time** this \_\_\_ day of \_\_\_\_\_, 2024.

**Adopted** this \_\_\_ day of \_\_\_\_\_, 2024.

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M. Lahti  
Mayor

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S. Lam  
City Clerk

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

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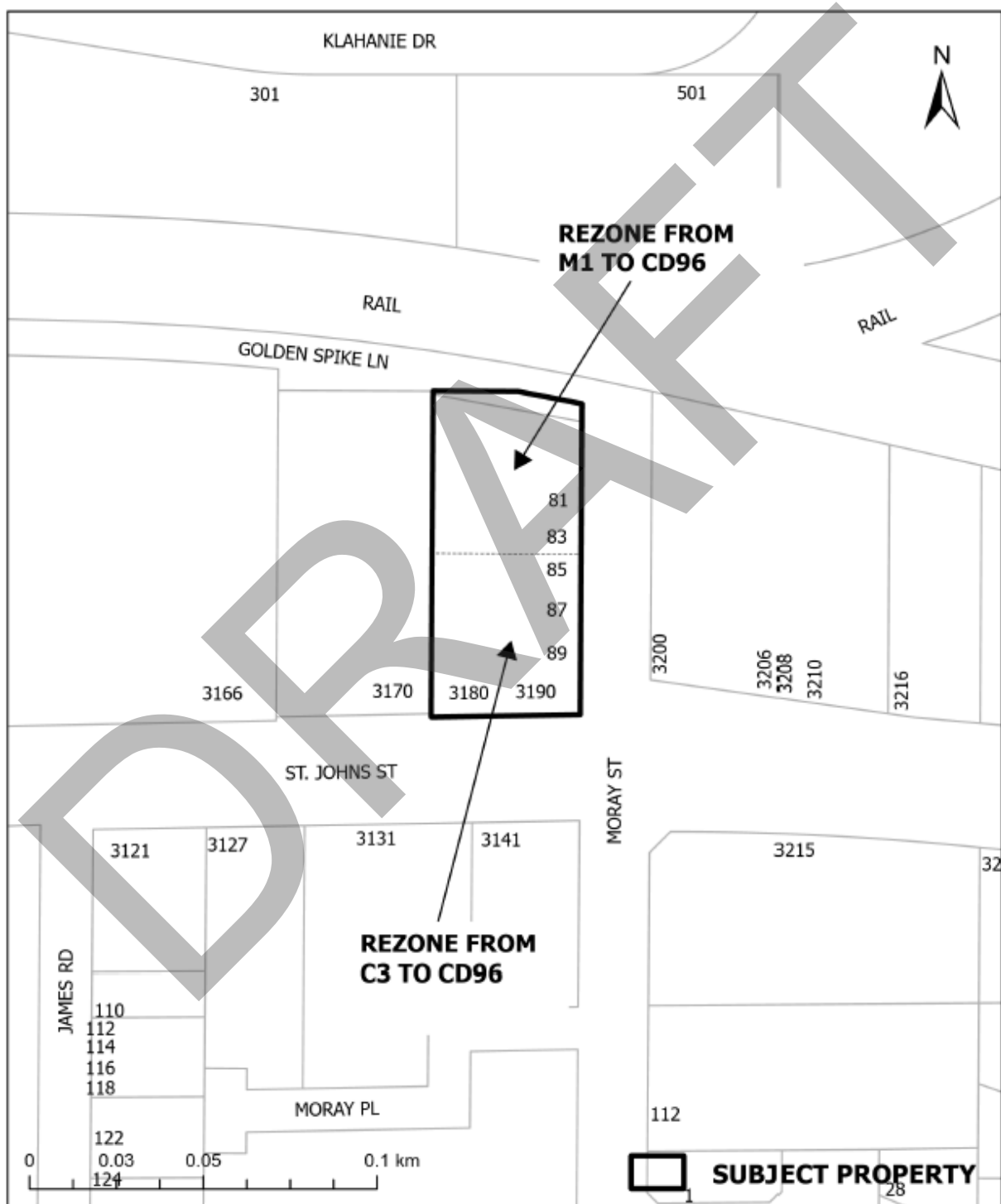
S. Lam  
City Clerk

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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