



City of Port Moody

Bylaw No. 3494

A Bylaw to amend City of Port Moody Zoning Bylaw, 2018, No. 2937 to facilitate the rezoning of the properties at 2524 and 2528 St. Johns Street from General Commercial Zone 3 (C3) to Comprehensive Development Zone 98 (CD98).

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. 103, 2024, No. 3494 (2524 and 2528 St. Johns Street) (CD98)”.

2. Amendments

- 2.1 City of Port Moody Zoning Bylaw, 2018, No. 2937 is amended by rezoning the following lands from General Commercial Zone 3 (C3) to Comprehensive Development Zone 98 (CD98):

LOT B DISTRICT LOT 210 GROUP 1 NEW WESTMINSTER DISTRICT
REFERENCE PLAN 78768
PID: 011-816-635

LOT “H” DISTRICT LOT 201 GROUP 1 NEW WESTMINSTER DISTRICT
PLAN 20413
PID: 008-798-940

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 CD98 to Schedule D:

“CD98. Comprehensive Development Zone 98 (CD98)

CD98.1 Intent

The intent of this zone is to facilitate the development of an eight storey, mixed residential and commercial project.

CD98.2 **Permitted Uses**

The following uses are permitted within the Comprehensive Development Zone 98:

(a) Principal Uses	<ul style="list-style-type: none"> i. Animal Daycare ii. Artist Studio – Type A iii. Catering Establishment iv. Child Care v. Club vi. Convenience Retail vii. Drive-Through Restaurant viii. Office ix. Personal Service x. Restaurant xi. Retail xii. Retail Food Service
(b) Secondary Use	<ul style="list-style-type: none"> i. Home Occupation Type A and Type C ii. Off-Street Parking

CD98.3 **Conditions of Use**

Multi-Residential Use is limited to strata units and a mix of Below Market Rental and rent to own units subject to a Housing Agreement Bylaw.

CD98.4 **Coverage**

The maximum permitted coverage of all buildings and structures in the C98 Zone shall not exceed 80% of the net lot area, excluding all structures less than 0.6m above grade.

CD98.5 **Floor Area Ratio**

The Floor Area Ratio permitted in the CD98 Zone shall be calculated in accordance with section 5.3.4 of the Zoning Bylaw and shall not exceed 4.17 based on the net lot area.

CD98.6 **Building Height**

Within the CD98 Zone, buildings shall not exceed a height of 8 storeys.

CD98.7 Setbacks

Buildings and structures within the CD98 Zone shall comply with the following setbacks:

South: 0.0m
 North: 0.0m
 East: 3.0m
 West: 0.0m

CD98.8 Parking, Loading and Bicycle Parking

98.8.1 A minimum of 69 off-street parking spaces shall be provided for permitted residential and commercial uses, consisting of:

- a) 40 resident spaces
- b) 15 resident visitor spaces
- c) 14 commercial spaces

98.8.2 A minimum of 4 accessible off-street parking spaces are required.

98.8.3 A maximum of 10 spaces may be small car spaces.

98.8.4. A minimum of 1 loading space shall be provided.

98.8.5. A minimum of 105 long-term bicycle parking spaces and 6 short-term bicycle parking spaces shall be provided for residential use.

98.8.6. A minimum of 6 short-term bicycle parking spaces shall be provided for commercial use.

98.8.7. All parking, loading, and bicycle parking spaces and parking and manoeuvring aisle widths shall meet the minimum size requirements in Part 6 of the Zoning Bylaw.”.

98.8.8. The provision of electric vehicle charging infrastructure in the CD98 Zone shall comply with the regulations in section 6.11 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 ___ day of _____, 2024.

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

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

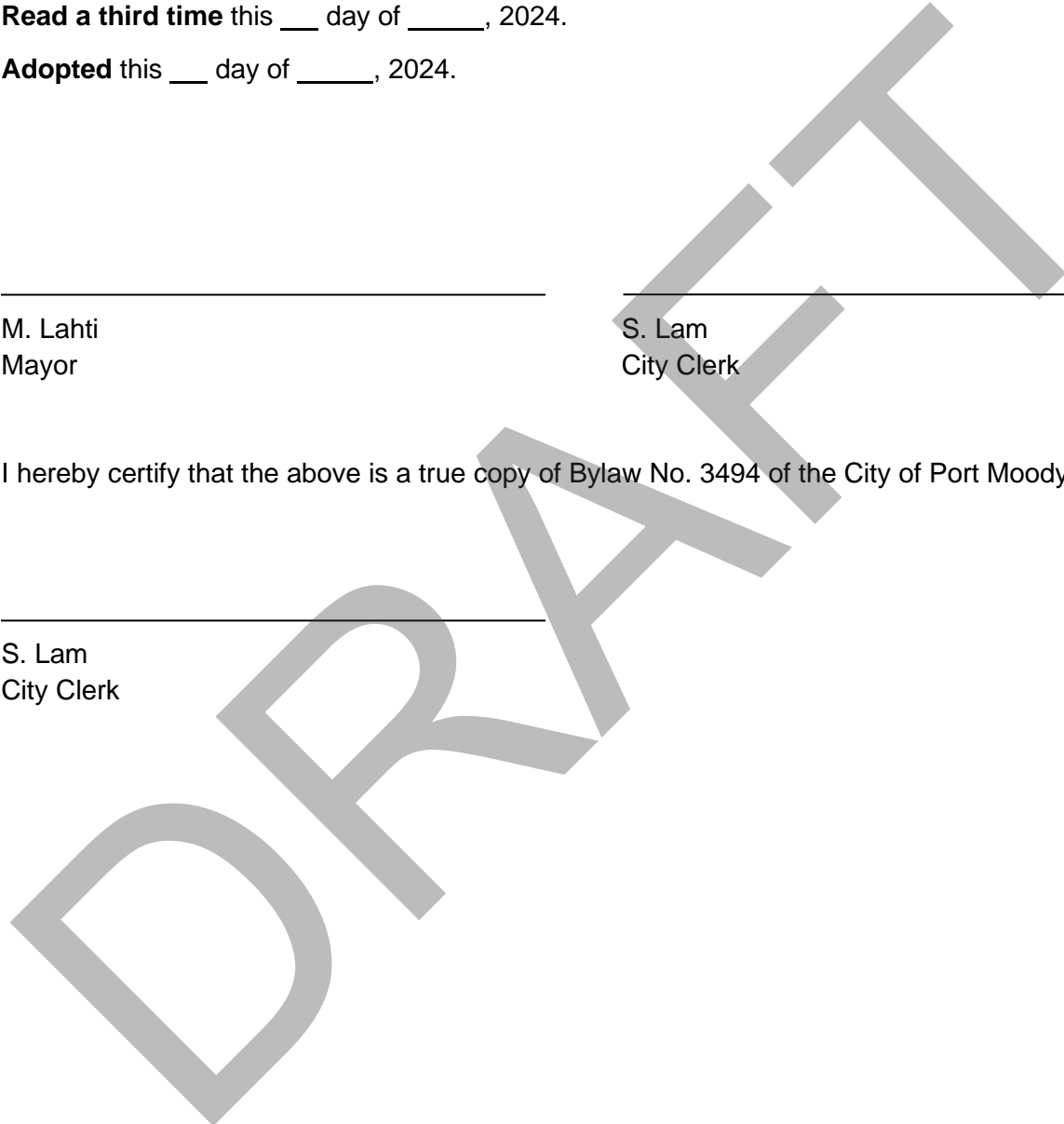
Adopted this ___ day of _____, 2024.

M. Lahti
Mayor

S. Lam
City Clerk

I hereby certify that the above is a true copy of Bylaw No. 3494 of the City of Port Moody.

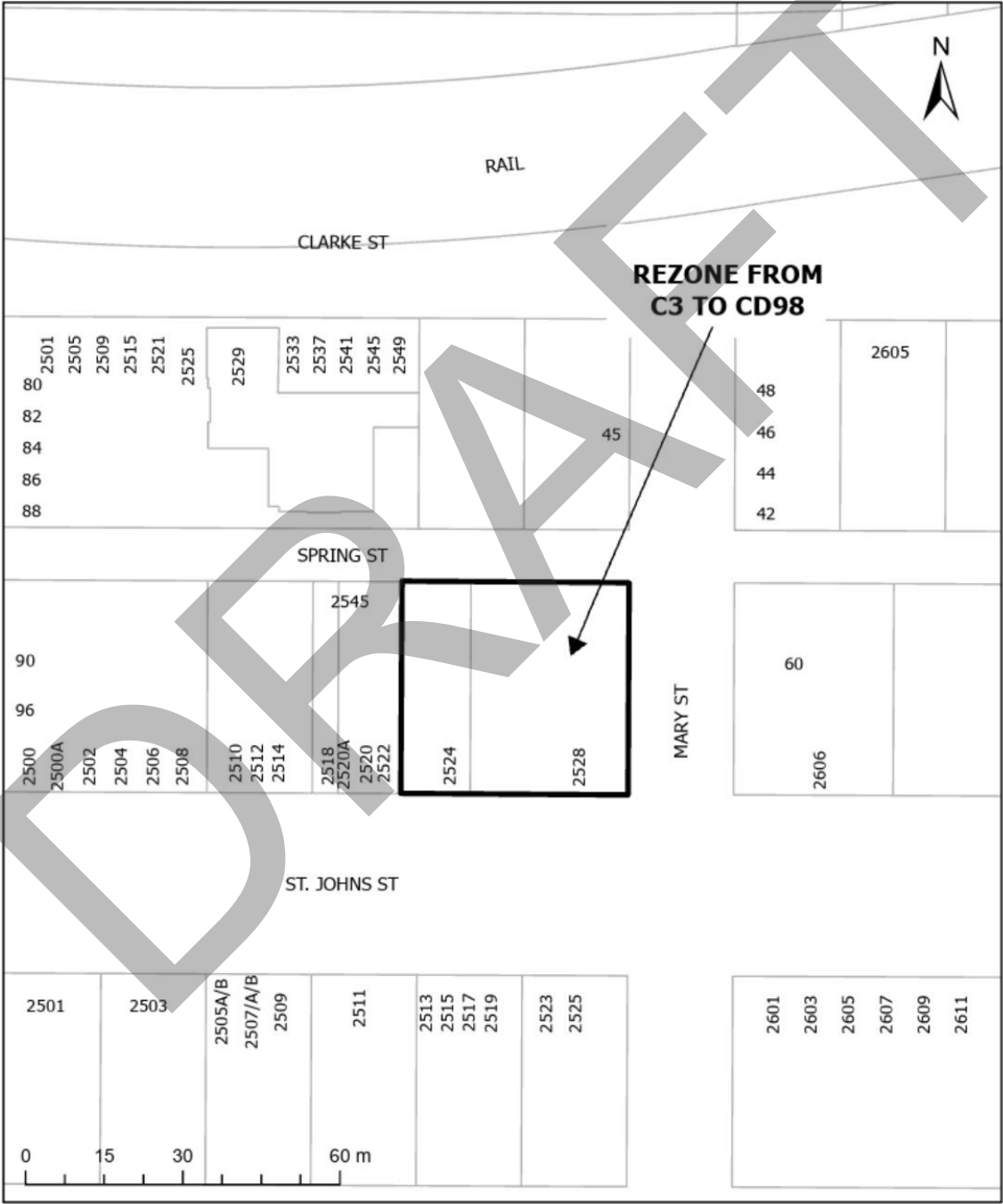
S. Lam
City Clerk



Schedule A – Location Map

This is a certified true copy of the map referred to in section 2 of Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 103, 2024, No. 3494 (2524 and 2528 St. Johns Street) (CD98).

Stephanie Lam
City Clerk



File: \\01-451-011\Planning\GIS\Mapping\Mapping Requests - Internal\LOCATION MAPS - 98 - Johns Street\2524-2528 St. Johns Street\2524-2528 St. Johns Street Update\2524-2528_98JohnsStreet_BYLAW_Map.pdf Last Modified: 10/25/2024