



City of Port Moody

Bylaw No. 3408

A Bylaw to amend City of Port Moody Zoning Bylaw, 2018, No. 2937 to facilitate the rezoning of the properties at 3121 and 3127 St. Johns Street and 110-118 James Road from Private Institutional (P2) and Semi-Detached and Townhouse Residential (RM1) to Comprehensive Development Zone 90 (CD90).

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. 80, 2024, No. 3408 (3121 and 3127 St. Johns Street and 110-118 James Road) (CD90)”.

2. Amendments

- 2.1 City of Port Moody Zoning Bylaw, 2018, No. 2937 is amended by rezoning the following lands from Private Institutional (P2) and Semi-Detached and Townhouse Residential (RM1) to Comprehensive Development Zone 90 (CD90).

LOT A, PLAN NWP51504, DISTRICT LOT 190, GROUP 1, NEW WESTMINSTER LAND DISTRICT

PID: 024-670-529

LOT 112, PLAN NWP57529, DISTRICT LOT 190, GROUP 1, NEW WESTMINSTER LAND DISTRICT

PID: 005-606-322

LOT 100, PLAN NWP51504, DISTRICT LOT 190, GROUP 1, NEW WESTMINSTER LAND DISTRICT

PID: 004-947-941

STRATA LOT 1, PLAN BCS1104, DISTRICT LOT 190, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE

PID: 026-156-539

STRATA LOT 2, PLAN BCS1104, DISTRICT LOT 190, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

PID: 026-156-547

STRATA LOT 3, PLAN BCS1104, DISTRICT LOT 190, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

PID: 026-156-555

STRATA LOT 4, PLAN BCS1104, DISTRICT LOT 190, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V, AS APPROPRIATE

PID: 026-156-563

AND

THAT 76.3SQ.M PORTION OF MORAY PLACE TO BE CLOSED,

all 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 CD90 to Schedule D:

“CD90. Comprehensive Development Zone 90 (CD90)

CD90.1 Intent

The intent of this zone is to facilitate the development of a mixed residential and commercial use project.

CD90.2 Permitted Uses

The following uses are permitted within the Comprehensive Development Zone 90:

(a) Principal Use	<ul style="list-style-type: none"> i. Artist Studio – Type A ii. Building Manager Office iii. Child Care Use iv. Convenience Retail v. Multi-Residential vi. Office vii. Personal Service viii. Restaurant ix. Retail x. Retail Food Service
(b) Secondary Use	<ul style="list-style-type: none"> i. Home Occupation – Type A and Type C

CD90.3 Condition of Use

Multi-Residential Use is limited to Market Rental Use and is subject to a Housing Agreement Bylaw.

CD90.4 Coverage

The maximum permitted coverage of all buildings and structures in the CD90 Zone shall not exceed 59% of the net lot area, excluding all structures less than 0.6m above grade.

CD90.5 Floor Area Ratio

90.5.1 The Floor Area Ratio permitted in the CD90 Zone shall be calculated in accordance with section 5.3.4 of the Zoning Bylaw and shall not exceed 3.05 based on the net lot area.

90.5.2 The total Residential Floor Area Ration in the CD90 Zone shall be calculated in accordance with section 5.3.4 of the Zoning Bylaw and shall not exceed 2.91 based on the net lot area.

CD90.6 Building Height

Within the CD90 Zone, buildings shall not exceed a height of 6 storeys and shall not exceed a maximum height of 18.4m (60.4ft) as measured from the average existing grade to the highest point of the roof, excluding all roof top mechanical equipment and elevator run-on shafts.

CD90.7 Setbacks

Buildings and structures within the CD90 Zone shall comply with the following setbacks:

Front:	3.47m (11.4ft)
Rear:	5.03m (16.5ft)
East:	4.72m (15.5ft)
West:	3.5m (11.5ft)

CD90.8 Parking, Loading, and Bicycle Parking

90.8.1 A minimum of 241 off-street parking spaces shall be provided for permitted residential and commercial uses, consisting of:

- a) 198 resident spaces;
- b) 14 commercial spaces; and
- c) 29 resident visitor spaces.

90.8.2 Of the total number of off-street parking spaces required:

- a) a minimum of 6 resident spaces shall be accessible; and
- b) a maximum of 65 spaces may be small car spaces.

90.8.3 A minimum of 1 loading space shall be provided.

90.8.4 A minimum of 281 long-term bicycle parking spaces and 24 short-term bicycle parking spaces shall be provided.

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

90.8.6 The provision of electric vehicle charging infrastructure in the CD90 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 24th day of September, 2024.

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

Public Hearing held this 22nd day of October, 2024.

Read a third time this 22nd day of October, 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. 3408 of the City of Port Moody.

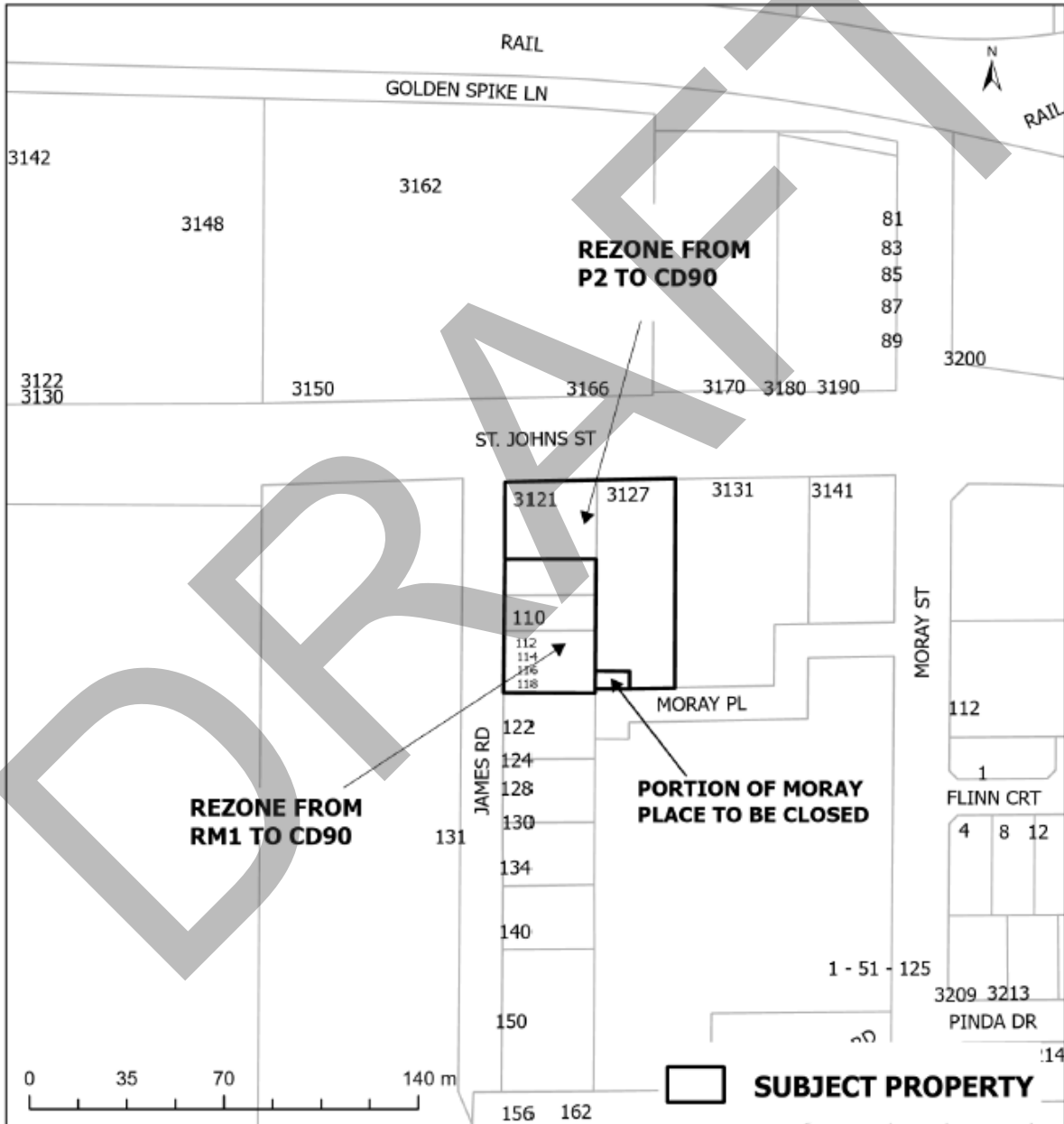
S. Lam
City Clerk

DRAFT

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. 80, 2024, No. 3408 (3121 and 3127 St. Johns Street and 110-118 James Road) (CD90).

Corporate Officer



File: M:\Mapping Requests - Internal\LOCATION MAPS - (St. Johns Street\3121 St. Johns Street\3121 3127 St Johns Street, 110-118 James Road bylaw map_with Road-UPDATE.pdf

Last Modified: 7/31/2024