

Considered at November 26, 2019 Regular Council Meeting

Memorandum

To:	Mayor and Council	File #:	Item 9.9
CC:		Date:	November 26, 2019
From:	General Manager Planning and Development		
Subject:	Bylaw for 804 Alderside rezoning application		

Please find attached Bylaw 3221 which is also referenced in the staff report under item number 9.9 for today's Regular Council meeting. Due to an oversight the zoning provisions for zone CD78 had not been provided to you in a bylaw template. The attached bylaw replaces Attachment 6 of the report, on page 531 of the Agenda. This allows Council to consider the bylaw if so desired, as outlined under Other Options in the report.

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City of Port Moody

Bylaw No. 3221

A Bylaw to amend City of Port Moody Zoning Bylaw, 2018, No, 2937 to establish a Comprehensive Development 78 (CD78) zone.

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. 23, 2019, No. 3221 (804 Alderside Road) (CD 78)”.

2. Amendment

- 2.1 City of Port Moody Zoning Bylaw, 2018, No. 2937 is amended by rezoning the lands shown in Schedule A from North Shore Single Detached Residential (RS3) to Comprehensive Development 78 (CD78) zone.
- 2.2 City of Port Moody Zoning Bylaw, 2018, No. 2937 is further amended by adding the following Section CD78 to Schedule D:

CD78. Comprehensive Development Zone (CD78)

CD78.1 Intent

The intent of this zone is to accommodate a single detached dwelling on the lot legally described as Lot 2 Block A District Lot 226 Group 1 New Westminster District Plan 5683.

CD78.2 Permitted Use

CD78 Zone	
a. Principal Use	i. Single Detached Residential
b. Secondary Use	i. One of the following: <ul style="list-style-type: none">• Bed and Breakfast• Boarding• Child Care• Community Care• Home Occupation – Type B• Secondary Suite ii. Home Occupation – Type A iii. Supportive Recovery (see section 5.2.9)

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CD78.3 Development Regulations

CD78 Zone	
a. Density (maximum)	i. Floor Area Ratio – 1.34
b. Height (maximum)	i. Principal Building – 8.6m ii. Accessory Building or Structure – 4.0m
c. Lot Coverage (maximum)	i. All Buildings and Structures – 59% total
d. Front Lot Line Setbacks (minimum)	i. Principal Building – 1.5m ii. Accessory Building or Structure – rear of the principal Building Setback
e. Side Lot Line Setbacks (minimum)	i. All Buildings and Structures (interior) – 1.2m
f. Rear Lot Line Setbacks (minimum)	i. Principal Building – 1.1m ii. Building Projections – 0m iii. Accessory Building or Structure – 1.5m

CD78.4 Landscaping

Refer to section 5.2.10 of this Bylaw for landscaping requirements.

CD78.5 Parking

- (a) Refer to section 6.0 of this Bylaw for Off-Street Parking requirements.
- (b) Notwithstanding Section 6.8.1, the access to and from a Highway may be provided via two driveways, each not more than 6.0m in width.

5. Attachments and Schedules

- 5.1 Schedule A – CD78 Zoning Map is attached to and forms part of this Bylaw.

6. Severability

- 6.1 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.

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Read a first time this ____ day of ____, 2019.

Read a second time this ____ day of ____, 2019.

Public Hearing this ____ day of ____, 2019.

Read a third time this ____ day of ____, 2019.

Adopted this ____ day of ____, 2019.

R Vagramov
Mayor

D. Shermer
Corporate Officer

I hereby certify that the above is a true copy of Bylaw No. 3221 of the City of Port Moody.

Dorothy Shermer
Corporate Officer

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Schedule A to Bylaw No. 3221

Bylaw No. 3221

CERTIFIED TRUE COPY OF MAP
REFERRED TO IN SECTION 2 OF
BYLAW NO. 3221

CITY CLERK

LOCATION MAP

