



City of Port Moody

Bylaw No. 3201

A Bylaw to amend City of Port Moody Zoning Bylaw, 2018, No. 2937 to facilitate the development of a six-storey, mixed commercial/residential project.

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. 19, 2019, No. 3201 (3227 and 3239 St. Johns Street)”.

2. Amendments

- 2.1 City of Port Moody Zoning Bylaw, 2018, No. 2937 is amended by rezoning the following lands from Auto Sale and Service Zone (C5) to Comprehensive Development Zone 76 (CD 76):

LOT 1, DISTRICT LOT 233 GROUP 1 NEW WESTMINSTER DISTRICT
PLAN BCP52207;

PID: 029-356-172; and

LOT 170, DISTRICT LOT 233 GROUP 1 NEW WESTMINSTER DISTRICT
PLAN 53829;

PID: 005-183-391

as shown on the attached map.

- 2.2 City of Port Moody Zoning Bylaw, 2018, No. 2937 is further amended by adding the following section 182:

182 Comprehensive Development Zone 76 (CD76)

182.1 Intent

The intent of this zone is to facilitate the development of a six-storey, mixed commercial/residential project.

182.2 Permitted Uses

1. Multiple-Family Residential Use;
2. Commercial Use, including:
 - (i) Artist Studio – Type B;
 - (ii) Child Care (Group);
 - (iii) Office;
 - (iv) Personal Service;
 - (v) Retail;
 - (vi) Retail Food Service;
3. Accessory Home Occupation – Type A; and
4. Accessory Off-Street Parking.

182.3 Lot Coverage

The maximum permitted lot coverage is 89%.

182.4 Residential Density

No more than 117 residential dwelling units shall be permitted.

182.5 Floor Area Ratio (FAR)

The maximum permitted gross FAR is 2.80.

182.6 Building Height

21m as measured from average grade to the top of the elevator shaft/mechanical room and not more than six storeys, excluding the roof access stair hatches.

182.7 Setbacks

The building shall be setback in accordance with the following:

- (i) North – 1.45m (4.75ft);
- (ii) East – 6.4m (21ft);
- (iii) South – 6.55m (21.5ft);
- (iv) West – 4.5m (14.75ft).

182.8 Parking, Loading, and Bicycle Parking

Notwithstanding the regulations in sections 6.3.2, 6.4.1, 6.9, and 6.10.3, the following minimum parking, loading, and bicycle parking regulations will apply:

- a. a minimum of 136 resident parking spaces are required;
- b. a minimum of 25 commercial parking spaces are required;
- c. a minimum of 23 designated visitor parking spaces are required;
- d. a minimum of 7 handicapped parking spaces are required;
- e. a maximum of 25% of the total parking spaces may be small car spaces;
- f. a minimum of 2 loading spaces are required; and
- g. a minimum of 192 residential and commercial bicycle parking spaces are required.

3. Attachments and Schedules

3.1 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 25th day of June, 2019.

Read a second time this 25th day of June, 2019.

Public Hearing held this ____ day of _____, 2019.

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

Adopted this ____ day of _____, 2019.

Acting Mayor

D. Shermer
Corporate Officer

I hereby certify that the above is a true copy of Bylaw No. 3201 of the City of Port Moody.

Dorothy Shermer
Corporate Officer

**CERTIFIED TRUE COPY OF MAP
REFERRED TO IN SECTION 2 OF
BYLAW NO. 3201**

Bylaw No. 3201

CITY CLERK

LOCATION MAP

File: M:\Mapping Requests - Internal\ - Bylaw 3201\Bylaw 3201 3227 St Johns Street.dwg Last Modified: 2019 Jun 12

