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

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