



City of Port Moody

Bylaw No. 3195

A Bylaw to amend City of Port Moody Zoning Bylaw, 2018, No. 2937, to rezone the properties at 3105 and 3113 St. Johns Street.

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. 17, 2019, No.3195 (3105 and 3113 St. Johns Street) (CD75)”.

2. Amendment

- 2.1 City of Port Moody Zoning Bylaw, 2018, No. 2937 is amended by rezoning the following lands from Single Detached Residential (RS1) to Comprehensive Development Zone 75 (CD75):

LOT 3, DISTRICT LOT 190, GROUP 1, NEW WESTMINSTER DISTRICT
PLAN 11618

PID: 009-553-789

LOT 4, DISTRICT LOT 190, GROUP 1, NEW WESTMINSTER DISTRICT
PLAN 11618

PID: 009-553-819

as shown on the attached Schedule “A” map marked “Location Map Referred to in Section 2 of Bylaw No. 3195”.

- 2.2 City of Port Moody Zoning Bylaw, 2018, No. 2937 is further amended by adding the following Section 180:

180. Comprehensive Development Zone 75 (CD75)

180.1 Intent

The intent of this zone is to facilitate the development of a six-storey mixed commercial/residential project consisting of a maximum of 70 residential units over underground parking.

180.2 Permitted Uses

The following uses are permitted in the CD75 Zone:

- (i) Apartment;
- (ii) Artist Studio – Type A;
- (iii) Assembly;
- (iv) Child Care;
- (v) Office;
- (vi) Personal Service;
- (vii) Restaurant;
- (viii) Retail Food Service;
- (ix) Retail;
- (x) Accessory Off-Street Parking; and
- (xi) Accessory Home Occupation – Type A.

180.3 Conditions of Use

Accessory Home Occupation Type A uses shall comply with the regulations contained in section 5.2.3(a) and (b) of the Zoning Bylaw as may be amended.

180.4 Floor Area Ratio

The maximum permitted Floor Area Ratio in the CD75 Zone shall not exceed 3.46.

180.5 Lot Coverage

The maximum permitted Lot Coverage is 99.12%.

180.6 Height of Buildings

Buildings in the CD75 Zone shall not exceed a height of six (6) storeys and a maximum height of 21.26m (69.75ft) as measured to the highest point of the roof from average grade.

180.7 Setbacks

In the CD 75 Zone, the location of buildings and setbacks from property lines to the principal face of a building at ground level shall be as follows:

- Front (North) Lot Line: 2.33m (7.6ft)
- Rear (South) Lot Line: 3.05m (10ft)
- Side (East) Lot Line: 2.9m (9.5ft) at CRU and 1.07m (3.5ft) at the residential exit stair
- Side (West) Lot Line: 0.0m (0.0ft)

180.8 Parking/Bicycle Parking/Loading

Parking in the CD75 Zone shall be provided in accordance with the regulations in Part 6 of the Zoning Bylaw except for the following CD75 Zone specific provisions:

1. a maximum of 25 spaces may be small car spaces;
2. a maximum of 10 spaces may be tandem spaces;
3. a minimum of 119 bicycle parking spaces shall be provided; and
4. a minimum of one off-street loading space shall be provided.

180.9 Adaptable Units

A minimum of 48 units shall be designed to meet all of the Adaptable Housing standards set out in the *British Columbia Building Code*.

3. Attachments and Schedules

3.1 Schedule A: Location Map Referred to in section 2 of Bylaw No. 3195.

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 23rd day of July, 2019.

Read a second time this 23rd day of July, 2019.

Public Hearing this 10th day of September, 2019.

Read a third time this 10th day of September, 2019.

Third reading rescinded this ___ day of _____, 2020.

Read a third time as amended this ___ day of _____, 2020.

Adopted this ___ day of _____, 2020.

Acting Mayor

D. Shermer
Corporate Officer

I hereby certify that the above is a true copy of Bylaw No. 3195 of the City of Port Moody.

Dorothy Shermer
Corporate Officer

