



City of Port Moody

Bylaw No. 3289

A Bylaw to amend City of Port Moody Zoning Bylaw, 2018, No. 2937 to facilitate the development of an eight-storey mixed use commercial/residential project at 2101 Clarke Street and 2102-2106 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. 48, 2021, No. 3289 (2101 Clarke Street and 2102-2106 St. Johns Street) (CD79 and P1)”.

2. Amendments

- 2.1 City of Port Moody Zoning Bylaw, 2018, No. 2937 is amended by rezoning the following lands from Semi-Detached Residential (RT) to Comprehensive Development Zone 79 (CD79):

LOT 34 EXCEPT: PART DEDICATED ROAD ON PLAN LMP19138,
BLOCK 3 DISTRICT LOT 202 GROUP 1 NEW WESTMINSTER
DISTRICT PLAN 55
003-991-644

as shown on the attached map.

- 2.2 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 79 (CD79):

A portion of LOT 33 BLOCK 3 DISTRICT LOT 202 GROUP 1 NEW
WESTMINSTER DISTRICT PLAN 55
003-991-563

as shown on the attached map.

- 2.3 City of Port Moody Zoning Bylaw, 2018, No. 2937 is amended by zoning the following lands to Comprehensive Development Zone 79 (CD79):

A portion of PARCEL B (BYLAW PLAN 50455) EXCEPT: PART
DEDICATED ROAD ON PLAN LMP19138, BLOCK 3 DISTRICT LOT 202
GROUP 1 NEW WESTMINSTER DISTRICT PLAN 55
013-589-717

as shown on the attached map.

- 2.4 City of Port Moody Zoning Bylaw, 2018, No. 2937 is amended by rezoning the following lands from Service Station Commercial (C4) to Comprehensive Development Zone 79 (CD79):

A portion of LOT 19 EXCEPT: PART DEDICATED ROAD ON PLAN
LMP19138, BLOCK 3 DISTRICT LOT 202 GROUP 1 NEW
WESTMINSTER DISTRICT PLAN 55
003-991-253

A portion of LOT 20 EXCEPT: PART DEDICATED ROAD ON PLAN
LMP19138, BLOCK 3 DISTRICT LOT 202 GROUP 1 NEW
WESTMINSTER DISTRICT PLAN 55
003-991-318

as shown on the attached map.

- 2.5 City of Port Moody Zoning Bylaw, 2018, No. 2937 is amended by rezoning the following lands from Single Detached Residential (RS1) to Civic Institutional (P1):

A portion of LOT 33 BLOCK 3 DISTRICT LOT 202 GROUP 1 NEW
WESTMINSTER DISTRICT PLAN 55
003-991-563

WEST HALF LOT 32 BLOCK 3 DISTRICT LOT 202 GROUP 1 NEW
WESTMINSTER DISTRICT PLAN 55
003-991-474

as shown on the attached map.

- 2.6 City of Port Moody Zoning Bylaw, 2018, No. 2937 is amended by zoning the following lands to Civic Institutional (P1):

A portion of PARCEL B (BYLAW PLAN 50455) EXCEPT: PART
DEDICATED ROAD ON PLAN LMP19138, BLOCK 3 DISTRICT LOT 202
GROUP 1 NEW WESTMINSTER DISTRICT PLAN 55
013-589-717

as shown on the attached map.

- 2.7 City of Port Moody Zoning Bylaw, 2018, No. 2937 is amended by rezoning the following lands from Single Detached Residential (C4) to Civic Institutional (P1):

A portion of LOT 19 EXCEPT: PART DEDICATED ROAD ON PLAN
LMP19138, BLOCK 3 DISTRICT LOT 202 GROUP 1 NEW
WESTMINSTER DISTRICT PLAN 55
003-991-253

A portion of LOT 20 EXCEPT: PART DEDICATED ROAD ON PLAN
LMP19138, BLOCK 3 DISTRICT LOT 202 GROUP 1 NEW
WESTMINSTER DISTRICT PLAN 55
003-991-318

as shown on the attached map.

- 2.8 City of Port Moody Zoning Bylaw, 2018, No. 2937 is amended by adding the following section CD79 to Schedule D:

“CD79. Comprehensive Development Zone (CD79)

CD79.1 Intent

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

CD79.2 Permitted Uses

The following uses are permitted in the CD79 Zone:

- (1) Multiple Family Residential Use
- (2) Child Care (Group)
- (3) Accessory Home Occupation Use –Type A
- (4) Accessory Off-Street Parking

CD79.3 Adaptable Housing Requirements

Adaptable Housing shall be provided in accordance with s. 5.2.1(a) and (b).

CD79.4 Lot Coverage

The maximum permitted lot coverage is 71%.

CD79.5 Residential Density

No more than 83 residential dwelling units shall be permitted.

CD79.6 Floor Area Ratio (FAR)

The maximum permitted gross FAR is 3.79 based on the developable site area, including the road allowance acquired and excluding the creek and riparian area dedicated by subdivision plan.

CD79.7 Building Height

A maximum building height of 8 storeys and not more than 22.8m (75.4ft.) measured from average grade to the top of the roof, excluding all roof projections.

CD79.8 Setbacks

The building shall be setback in accordance with the site plan as attached to the approved Development Permit.

CD79.9 Parking, Loading, and Bicycle Parking

CD79.9.1 Parking, bicycle parking and loading shall be provided as follows:

- i) a minimum of 100 resident parking spaces are required;
- ii) a minimum of 16 designated visitor parking spaces are required;
- iii) a minimum of 17 child care parking spaces are required except that a maximum of 12 required spaces may be shared with the designated residential visitor parking spaces;
- iv) a minimum of 4 handicapped parking spaces are required;
- v) a maximum of 25% of the total parking spaces may be small car spaces;
- vi) a minimum of 1 loading space is required; and
- vii) a minimum of 192 residential and commercial bicycle parking spaces are required.

CD79.9.2 All parking, loading and bicycle parking shall comply with the applicable regulations in s. 6.4, 6.6, 6.7, 6.8, 6.9.5(b) and 6.10."

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 ____ day of _____, 2021.

Read a second time this ____ day of _____, 2021.

Read a third time this ____ day of _____, 2021.

Adopted this ____ day of _____, 2021.

R. Vagramov
Mayor

D. Shermer
Corporate Officer

I hereby certify that the above is a true copy of Bylaw No. 3289 of the City of Port Moody.

D. Shermer
Corporate Officer

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. 48, 2021, No. 3289 (2101 Clarke Street and 2102-2106 St. Johns Street) (CD79 and P1).

Corporate Officer

