

CITY OF PORT COQUITLAM

ZONING AMENDMENT BYLAW, 2023

Bylaw No. XXXX

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The Council of the Corporation of the City of Port Coquitlam enacts as follows:

1. CITATION

This Bylaw is cited as “Zoning Bylaw, 2008, No. 3630, Amendment Bylaw, 2023, No. XXXX”.

2. ADMINISTRATION

2.1 The Zoning Map of the “Zoning Bylaw, 2008, No. 3630” is hereby amended to reflect the following zoning:

Civic Address: 4150 Oxford Street  
Legal Description: Section 12, Township 39, NWD, Plan NWP12645, Part SE 1/4, Legal Subdivision 10, Cemetery Site.  
PID: 013-587-030

From: P1 (Civic Institutional)  
To: P3 (Parks and Natural Areas)

As shown on Schedule 1 attached to and forming part of this Bylaw.

2.2 The Zoning Map of the “Zoning Bylaw, 2008, No 3630, is hereby amended to reflect the following zoning:

Civic Address: 1700 Mason Avenue  
Legal Description: Parcel B, Section 12, Township 39, NWD, Plan NWP31857, Legal Subdivision 10  
PID: 013-586-980

From: P1 (Civic Institutional)  
To: P3 (Parks and Natural Areas)

As shown on Schedule 1 attached to and forming part of this Bylaw.

2.3 Section 1 Definitions is amended as follows:

2.3.1 By amending the definition of beauty and wellness center as follows:

**Beauty and wellness centre** means the use of premises to improve beauty and wellness through providing a variety of cosmetic services such as styling, cutting or chemical treatment of hair and skin, and body treatments including pedicures, manicures, facials, microdermabrasion, electrolysis, waxing, laser, hydrotherapy,

anti-aging, skin rejuvenation therapy, aromatherapy, and accessory cosmetic massage and foot reflexology.

2.4 Section II Zones and Zone Regulations is amended as follows:

2.4.1 By replacing subsection 6, clause i with the following:

Premises that are age-restricted or entirely or principally used for the display or sale of vapour products or e-substances when located within 2.5 kilometres from another such premise.

2.5 Section II Zones and Zone Regulations, Part 1 Agricultural Zones is amended as follows:

2.5.1 By inserting the following after subsection 1.4., clause 4:

**AGRICULTURE STRUCTURE**

1. Cooking and sanitary facilities in an Agriculture structure cannot be located above the first story of a building or in a mezzanine and, in the case of sanitary facilities, is limited to one sink and a toilet unless it can be demonstrated to the satisfaction of the building official that additional facilities are required for specific farm purposes.

2.5.2 By amending Table 1.4: Agricultural Zones Regulations by adding notations as follows:

Use	Building Height
Type 1 Agricultural structure – Note 1	1 storey
Type 2 Agricultural structure – Note 2	1 storey

2.6 Section II Zones and Zone Regulations, Part 2 Residential Zones is amended by deleting, adding and replacing as follows:

Notes to Table 2.4:

Note 2. At 3590, ~~3620, 3640, 3650~~, 3660 and 3670 Westwood Street and 3591, 3601, ~~3639, 3643~~, 3647, 3651, 3657 and 3667 Woodland Drive and in the Riverwood Neighbourhood outlined in the heavy black line on Schedule D, secondary suites are not permitted.

Note 3. Coach houses are only permitted on lands designated “Residential” or “Small Lot Residential” in the City’s Official Community Plan, as it may be amended or replaced from time to time. Coach houses are

not permitted at ~~3620, 3640, 3650~~, 3660 and 3670 Westwood Street and 3590, 3591, 3601, ~~3639, 3643~~, 3647, 3651, 3657 and 3667 Woodland Drive. For information, coach houses are subject to the regulations of Section III, Supplementary Regulations.

Notes to Table 2.4:

- Note 2. In the calculation of floor area ratio in RS, RD and RRh zones the following may be excluded as floor area:
- a. 46 m<sup>2</sup> of floor area for an attached garage or carport **per principal dwelling**, and, in the case of a property with a coach house, an additional 23m<sup>2</sup> of floor area for an attached garage or carport;
  - b. Floor area comprising a crawl space;
  - c. Any floor area comprising a basement;
  - d. Balconies and decks, except any area of a balcony or deck for a coach house that exceeds an area of 7.5m<sup>2</sup>; and
  - e. Area within underground structure.

In the RS and RD zones, portions of floor area other than stairwells that are more than 4.3m measured from the floor to the ceiling **or to the lowest point of a sloped ceiling** shall be counted twice in the calculation of the floor area ratio.

Note 12: The building height at ~~3620, 3640, 3650~~, 3660, and 3670 Westwood Street and 3590, 3591, 3601, ~~3639, 3643~~, 3647, 3651, 3657 and 3667 Woodland Drive is restricted to one storey.

- 2.7 Section II Zones and Zone Regulations, Part 3 Commercial Zones is amended by deleting Note 3b as follows:

Notes to Table 3.3

Note 3: Assembly uses are limited to the following locations:

- a. Lots 16 and 17, Plan 1213, LD 36, Block 1, DL 379  
NWD; and
- ~~b. Lot 3/4, Plan 16910, LD 36, DL 379, NWD.~~

- 2.8 Section II Zones and Zone Regulations, Part 5 Institutional and Parks Zones is amended as follows:

- 2.8.1 By amending Table 5.3: Institutional and Parks Zones Permitted Uses as follows:

By replacing the reference to with **Note 11** for the accessory liquor lounge use in the P1 zone.

2.9 Section III Supplementary Regulations is amended as follows:

2.9.1 Under Section 1. Floodplain, by amending and deleting as follows:

1-3 A ~~single residential~~ dwelling in the A, ~~and~~ RS, ~~or~~ RD zones located within the flood plain shall not include ~~below the flood construction level~~ more than one entry foyer with a maximum floor area of 10m<sup>2</sup> ~~and~~, one laundry or mechanical room with a maximum floor area of 10m<sup>2</sup>, and ~~one~~ garage below the flood construction level. All other floor area shall be crawl space.

~~1-4 — A dwelling unit in the RD zone located within the flood plain shall not include more than one entry foyer with a maximum floor area of 10m<sup>2</sup> and one laundry or mechanical room with a maximum floor area of 10m<sup>2</sup> and garage below the flood construction level. All other floor area shall be crawl space.~~

2.9.2 Under Section 2. Accessory Buildings and Structures by amending as follows:

2-5 The combined floor areas of garages and carports attached to a coach house and accessory buildings and structures in A, RS and RD zones, including detached carports and garages, must not exceed the lesser of 12% of the lot area ~~and or~~ 90m<sup>2</sup>.

2-6 No accessory building or structure in a residential zone shall have a building depth of more than 7.5 m.

2-7 An accessory building or structure, other than a tree house with a floor area of less than 10 m<sup>2</sup>, in a residential zone must not exceed a height of:

- a. 3m measured to the highest point of a flat roof or to the top of the peak for a pitched roof with a ~~pitch-slope~~ of less than 4 in 12;
- b. 4.2m to the top of the peak of a pitched roof with a ~~pitch slope~~ of 4 in 12 or more but less than 5 in 12;
- c. 4.5m to the top of the peak of a pitched roof with a ~~pitch-slope~~ of 5 in 12 or more but less than 6 in 12; or
- d. 4.8m to the top of the peak of a pitched roof with a ~~pitch~~ slope of 6 in 12 or more.

2.9.3 Under Section 12. Recycling facilities by replacing the reference to in subsection 12-4 with ~~Table 12.4.~~ and by replacing subsection heading with ~~Table 12.4.~~