

CITY OF PORT COQUITLAM  
ZONING AMENDMENT BYLAW, 2020  
Bylaw No. 4162

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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, 2020, No. 4162”.

2. ADMINISTRATION

- 2.1 In Section II Zones and Zone Regulations, Subsection 2 Residential Zones, 2.3 Permitted Uses, by replacing Notes 2 and 3 to Table 2.3 with the following new notes:

Notes to Table 2.3

“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.”

- 2.2 In Section II Zones and Zone Regulations, Subsection 2 Residential Zones, 2.4 Residential Zone Regulations, Table 2.3 by adding the following ‘Note 13’ under the RS1 Zoning for Building Height:

Zone	Building Height	Lot Cover-age	Floor Area Ratio	Front Setback	Interior Side Setback	Exterior Side Setback	Rear Setback	Building Depth	Impervious Surface
RS1	7.5m Note 1 Note 13	40%	.50 Note 2	7.5m Note 3 Note 5	10% Note 3 Note 6	20% Note 3 Note 6	7.5m Note 3	50% Note 4	65%

Note 13. 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.

- 2.3 In Section II Zones and Zone Regulations, Subsection 3 Commercial Zones, Sub-subsection 3.4, Regulations, in Note 7 by replacing the existing note with the following:

“Note 7. The building height at 3590,3610,and 3646 Westwood Street and 2332 Marpole Avenue is restricted to one storey.”

- 2.4 In Section II Zones and Zone Regulations, Subsection 6 Comprehensive Development Zones, CD15 (3540 Westwood Street) by adding the following text:

**6.15.3 Regulations**

Building height is restricted to one storey.

READ A FIRST TIME this 11<sup>th</sup> day of February, 2020

READ A SECOND TIME this 11<sup>th</sup> day of February, 2020

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Mayor

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Corporate Officer