

THE CORPORATION OF THE CITY OF PORT COQUITLAM

BYLAW NO. 3848

A Bylaw to amend "Zoning Bylaw, 2008, No. 3630"

The Council of The Corporation of the City of Port Coquitlam, in open meeting assembled, enacts as follows:

- 1.*** This Bylaw may be cited for all purposes as "Zoning Bylaw, 2008, No. 3630, Amendment Bylaw, 2013, No. 3848".
- 2.*** That "Zoning Bylaw, 2008, No. 3630", Section 1 - Definitions be amended as follows:
 - a. by deleting the term "Bicycle parking facility" from the alphabetical order list;
 - b. by amending the definition for "civic uses" to add, "and operations" after "governmental offices";
 - c. by adding the term impervious surface area, and defining it as follows:

"Impervious surface area means any hard-surfaced, man-made area that does not readily absorb or retain rainwater, including but not limited to roofs, driveways, parking spaces, patios, sidewalks, sport courts, ornamental pools, swimming pools or any other hard surface. For clarity, green roofs and driveways, parking spaces and patios constructed of gravel, unit pavers, grasscrete or similar porous materials, do not constitute impervious surfaces."
 - d. by amending the definition for "trade contractor" by deleting the phrase, "office use of premises for the administration of" and replacing it with "commercial use of premises for administration, storage and production of materials for".
- 3.*** That "Zoning Bylaw, 2008, No. 3630", in Section II – Zones and Zone Regulations, Clause 10, by adding the following sub-clauses:
 - d) shading devices, roof eaves and overhangs extending not more than 0.6 m (1.97 ft.) into an interior side setback area or 1.2 m (3.93 ft.) into any other setback area in the RS and RD zones;
 - e) shading devices, roof eaves and overhangs extending not more than 0.9 m (2.95 ft.) into the setback areas of all RTh, RRh and RA zones;
 - f) structures providing weather protection over the primary pedestrian entry to an apartment building provided that the structure shall be at least 1 m (3.28 ft.) from any lot line.
- 4.*** That the Bylaw be further amended in Section 2, Residential Zones, by amending Table 2.4 to replace "child care facilities" with "accessory child care facilities" and adding the following new note 9 to this cell:

“Note 9 For information, accessory child care facilities are subject to the regulations of Section III, Supplementary Regulations.”

5. That the Bylaw be further amended in Section 2, Residential Zones, by amending Table 2.4 to include a new column, “Impervious Surface Area” as follows:

Zone	Impervious Surface Area
RS1	65%
RS2	65%
RS3	65%
RS4	70%
RD	65%
RTh1	-
RTh2	-
RTh3	-
RRh	-
RA1	-
RA2	-

6. That the Bylaw be amended in Section 3, Commercial Zones, Table 3.3:

- a. by replacing Note 5 with the following:
“Note 5: Retail sales in NC zones are limited to convenience retail sales of groceries, meat, fish and baked goods in premises with an interior floor area of not more than 112 m² (1206 sq.ft.) except florist sales and produce sales are also permitted at 920 Prairie Avenue.”;
- b. in Note 6, by replacing 3700 m² (39,828 sq.ft.) with “464.5 m² (5,000 sq.ft.)”;
- c. in Note 22, by replacing “2253” with “2255”;
- d. in the use, accessory retail, by adding “Note 24” to the Highway Commercial zone and the following under Notes:
“Note 24: Short-term retail events not exceeding 3 days are permitted in a hotel”.

7. That the Bylaw be amended in Section 4, Industrial Zones, Table 4.3

- a. by replacing the use, “automobile repair, servicing, salvage and parts sales” with, “automobile, light truck, boat, and motorcycle repair, servicing, salvage and parts sales”;
- b. by adding, “trade contractor” as a permitted use in the M1 and M3 zones’
- c. by replacing Note 2 with the following:
“Note 2: In the M1 and M2 zones, manufacturing, processing, and automobile, light truck, boat, and motorcycle repair, servicing, salvage and parts sales uses must be conducted indoors. In the M3 zones, all uses except park uses must be conducted indoors.”;

- d. by replacing Note 8 with the following:
 “Note 8: Accessory display areas of goods produced on site in the M2 zone are limited to 20% of the floor area of the building or premises containing the industrial use to which they are accessory.”
- e. by replacing Note 9 with the following:
 “Note 9: Accessory office uses in the M2 zone are permitted only in connection with a use preceding that use category in the table and are limited to 30% of the floor area of the building containing the industrial use to which they are accessory. In the M2 zone, accessory office use is permitted in a stand-alone building with a maximum floor area of 60m² that is accessory to an outdoor storage use.”
- f. by adding the following new Note 10:
 “Note 10: In the M1 zone, the total combined floor areas used for accessory display, accessory office and accessory retails sales must not exceed 50% in floor area of the building or premises containing the industrial use to which they are accessory.”
- g. by replacing Note 12 with the following:
 “Note 12: In the M1 and M3 zones, the total combined floor areas used for accessory retail sales and accessory display are limited to 20% of the floor area of the building or premises containing the use to which they are accessory.”;
- h. by replacing Note 14 with the following:
 “Note 14: Not more than one commercial indoor recreation facility is permitted within a building. The total floor area where food and beverage service accessory to a commercial indoor recreation facility is permitted must not exceed 10% of the interior floor area of the premises and the premises must not be licenced to serve alcoholic beverages. An accessory child minding use within the facility for the patrons of the facility is permitted.”;
- i. in the use; commercial indoor recreation, by adding “Note 14” to the M1 and M3 zones;
- j. in the use, medical waste processing, by adding a new Note 16 to the M1 and M2 zones as follows:
 “Note 16: Medical waste treatment in M1 and M2 zones is limited to 1000 m² (10,763.9 sq.ft.) of floor area, 5000 kg per day of waste originating in British Columbia, and 15,000 kg of on-site storage capacity, and connection of floor drains to the City storm sewer is prohibited.”; and

- k. in the use, accessory display, by adding “Note 17” to the M1 zone as follows:
“Note 17: Not more than 25% of the area of a lot in the M1 zone may be used for outdoor display of goods for sale.”
8. That the Bylaw be amended in Section 4.3, Additional Regulations
 - a. by deleting sub-sections 3, 4, and 5 and renumbering the remaining sub-sections accordingly; and
 - b. by deleting sub-section 9.
9. That the Bylaw be amended in Section 5, Institutional Zones, in the P1 zone, by adding Accessory commercial uses as a permitted use.
10. That the Bylaw be further amended in Notes to Table 5.3, by deleting Note 6 and renumbering the subsequent references and notes accordingly.
11. That the Bylaw be amended in Section 6, Comprehensive Development Zones, by inserting “generally” before the word, CD, in the phrase, “must comply with the CD” wherever it occurs.
12. That the Bylaw be amended in Section III, Supplementary Regulations by replacing section 2.11 with the following:
2.11 No shipping container shall be used, placed or stored on any lot unless the shipping container:
 - (i) is located in an industrial, institutional or comprehensive development zone with industrial or institutional uses;
 - (ii) complies with the siting requirements for the zone as if it were an accessory building or structure; and,
 - (iii) is used only for shipping purposes except where the container is substantially and permanently modified to serve as a building material and is in compliance with the requirements of the BC Building Code.
13. That the Bylaw be further amended in Section III, Section 5, Accessory Home Businesses
 - a. in subsection 5.3 c. , by adding “home-based” before “personal service”;
 - b. by adding the following new subsection, 5.3 d.
“d. tutorial businesses are restricted to one employee and a maximum of three clients at one time;” and re-numbering the remaining subsection accordingly.

14. That the Bylaw be further amended in Section III by replacing section 10, Bicycle Facilities with the following:

“10. BICYCLE FACILITIES

- 10.1 A minimum of six short-term bicycle parking spaces shall be provided for the following:
- a) a building containing more than 20 dwelling units,
 - b) a commercial or industrial building with a gross floor area greater than 1000m², and
 - c) an institutional building in a P1, P2 or CD zone.
- 10.2 Short-term bicycle parking spaces shall be in the form of bicycle racks or individual bicycle lockers located in convenient, well lit locations that do not impede pedestrian movements.
- 10.3 A minimum of one long-term bicycle parking space per dwelling unit shall be provided for an apartment building.
- 10.4 Long-term bicycle parking facilities shall be in the form of a secure, weather-protected room or bicycle storage lockers located within a building or underground parking structure designed to accommodate bicycle parking that is only accessible to residents of the premises.
- 10.5 Long-term bicycle parking spaces shall comply with the following regulations:
- a) Each bicycle parking space or locker shall be independently accessible by means of an aisle having a minimum 1.2 m width x 2.0 m vertical headroom;
 - b) Rooms for bicycle parking shall provide:
 - i) at least 60% of the bicycle parking spaces placed horizontally on the floor with minimum dimensions of 1.8 m length x 0.6 m width x 2.0 m vertical headroom per bicycle, and
 - ii) up to 40% of the bicycle parking spaces placed in vertical position with minimum dimensions of 1.1 m length x 0.6 m width x 2.0 m of height per bicycle with securely anchored rack systems that support the bicycle without the bicycle being solely suspended by the wheels.
 - c) Bicycle storage lockers shall have lockable doors and minimum interior dimensions of 1.8 m length x 0.6 m width at the door and 0.2 m width at the opposite end x 1.2 m height.

15. That the Bylaw be further amended in Section III, Supplementary Regulations, by inserting the following new section:

“13. RECYCLING FACILITIES

- 13.1 Multiple dwelling residential and commercial uses in the RTh, RRh, RA, Commercial and CD zones providing for these uses shall provide recycling facilities for the storage and collection of recyclable materials.

- 13.2 Notwithstanding Sec 13.1, any multiple dwelling residential development that demonstrates, to the satisfaction of the Director of Development Services, that it will receive curbside pickup of recyclable materials from individual residential units after occupancy shall be exempt from the recycling facilities requirement.
- 13.3 A recycling storage space for a multiple dwelling residential building shall be comprised of:
- (1) a space allocation equal to the greater of 5 m² or the number of dwelling units multiplied by 0.19 m², up to a maximum of 50 m²; plus,
 - (2) an additional amount equal to 50% of the space allocation.
- 13.4 A recycling storage space for a commercial development shall be comprised of a space calculation equal to the greater of 4 m² or the amount determined by Table 13.4.5.

Table 13.4.5 Commercial Recycling Space

Building Type	Space Allocation	Maximum Space
Retail, Service, Personal Service	0.015 m ² per m ² gross floor area	20 m ²
Office	0.005 m ² per m ² gross floor area	50 m ²
Cafes, Restaurants, Pubs, Liquor Lounges	0.022 m ² per m ² gross floor area	30 m ²

16. In Schedule A, by amending the zoning of Lot 1, New West District, Plan LMP15791 District Lot 231, 255, 288 (1725/1737 Broadway Street) from M1 to P1.

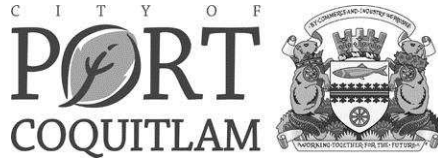
Read a first time by the Municipal Council this 15th day of October, 2013.

Read a second time by the Municipal Council this 15th day of October, 2013.

Public Hearing held this 28th day of October, 2013.

Mayor

Corporate Officer



THE CORPORATION OF THE CITY OF PORT COQUITLAM

NOTICE OF PUBLIC HEARING

PROPOSED ZONING AMENDMENT BYLAW NO. 3848

Monday, October 28, 2013 at 7:00 pm

Council Chambers, Third Floor, Port Coquitlam City Hall
2580 Shaughnessy Street, Port Coquitlam, BC

Intent of the Bylaw:

To update and revise the Zoning Bylaw to reflect direction from the Business Development Opportunities Task Force to encourage business retention and viability, promote environmental and waste reduction objectives and implement generally minor 'housekeeping' changes.

Also to provide for rezoning from M1 (Industrial) to P1 (Institutional) to facilitate development at 1725/1737 Broadway Street, Lot 1, New Westminster District, Plan LMP 15791 District Lot 231, 255, and 288. (see map).

Location of Properties Affected:

City of Port Coquitlam

Inspection of Documents:

A copy of the proposed Bylaw may be inspected in the Corporate Office, 2580 Shaughnessy Street, Port Coquitlam, BC, between the hours of 8:30 am and 4:30 pm, except Saturdays, Sundays, and any Statutory Holiday, until October 28, 2013 inclusive. **Further information is available at www.portcoquitlam.ca/getinvolved or details can be obtained from the Development Services Department at 604. 927.5442.**

Also available for inspection is the "Zoning Bylaw, 2008, No. 3630" (which would be amended by the proposed bylaw) and various reports referring specifically to the purpose of the amending Bylaw.

Public Participation:

At the hearing the public will be allowed to make representations to the Council respecting matters contained in the proposed Bylaw. All persons who believe their interest in property is affected by the proposed Bylaw will be afforded a reasonable opportunity to be heard, or to present written submissions respecting matters contained in the Bylaw. All written and verbal submissions will become part of the Public Hearing record.

After the Public Hearing has been completed, Council can no longer receive additional or new information on this application.

Susan Rauh, CMC
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