PART 12 APARTMENT RESIDENTIAL ZONES

1201 RT-2 Townhouse Residential

(1) Intent

This zone provides for *townhouse* developments in appropriately zoned residential areas.

(2) Permitted Uses

Principal uses, limited to:
(a) Residential limited to:
  (i) *One-family residential,* as limited under Sub-section (14)
  (ii) *Two-family residential,* as limited under Sub-section (14)
  (iii) *Townhouse*
(b) *Civic use,* limited to public parks,

Accessory uses, limited to:
(a) *Boarding*, as limited under Section 508(1)
(b) *Accessory advertising*, as limited under Section 508(3)(e)
(c) *Accessory residential*
(d) *Accessory home occupation*, as limited under Section 508(3)
(e) *Accessory off-street parking,* as limited under Sub-section (3)(a)
(f) *Accessory* uses located in a *building* for *townhouse* use, limited to:
  (i) day-care centres; and
  (ii) workshops for residents, social and recreation space and facilities.

(3) Conditions of Use

(a) A*ccessory off-street parking* must:
  (i) not be used for the parking or storing of:
    (i.i) contractor's equipment;
    (i.ii) *recreational vehicles or* boat trailers which exceed 7.6 metres in length;
  unless completely enclosed within a *building* or underground; and
  (ii) not include the parking or storing of motor vehicles in excess of 4,500 kilograms *gross vehicle weight rating*.

(4) Lot Size

(a) A *one-family residential use* is not permitted on a *lot* having an area less than 330 m^2;

(b) A *two-family residential use* is not permitted on a *lot* having an area less than 740 m^2.

Partial Information only refer to City of Coquitlam Zoning Bylaw

1201 RT-2 Townhouse Residential

(c) A *townhouse use* is not permitted on a *lot* having an area less than 1,110 m^2.

(d) The maximum *lot* size for a public park is 0.8 hectares.

(5) Density

(a) All *buildings* and *structures* together must not exceed a *gross floor area* of 0.9 times the *lot area* for all permitted *uses*. This may be increased by:

(i) 0.2 times the *lot area* times the ratio of *concealed parking* to *accessory off-street parking*, excluding required visitor parking, required by this bylaw up to a maximum of 1.1 times the *lot area*.

(6) Lot Coverage

All *buildings* and *structures* together must not exceed a *lot coverage* of 45%.

(7) Buildings Per Lot

One or more *principal buildings* may be located on a lot.

(8) Setbacks

(b) *Buildings* and *structures* for the following *uses* must meet the siting distance from other *buildings and structures* where applicable and be sited no closer than the corresponding setbacks from the *lot* lines set out below:

Use	*Lot* Lines Along a *Street* (metres)	*Rear Lot Line* (metres)	*Interior Side Lot Line* (metres)
Principal buildings and *structures*	4.0	7.6 (no lane) 4.5 (lane)	1.8
Accessory residential and *accessory off-street parking buildings* and *structures* attached to or sited less than 1.6 metres from a *building* for *residential use*	4.0	7.6 (no lane) 4.5 (lane)	1.8

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Use	*Front Lot Line* (metres)	*Rear Lot Line* (metres)	*Interior Side Lot Line* (metres)	*Exterior Side Lot Line* (metres)
Detached *accessory residential* and *accessory off-street parking buildings and structures where* sited 1.6 metres or more from a *building* for *residential use*	7.6	1.2	1.2	3.8

(b) The siting distance is measured from the outermost limit of the *building* or any permitted projections, whichever is greater.

(c) The above setbacks are subject to increase or decrease under the following conditions:
- (i) The setback for the *rear lot line* will decrease to 3.0 metres from the property line abutting land designated in the Citywide Official Community Plan for Park or Open Space or Natural Areas;
- (ii) Sections 514, 518, 519 and 523; and
- (iii) Section 514 does not apply to the *interior side lot line* setback requirements for *principal buildings* and structures.

(9) Location of Uses

Not applicable in this zone.

(10) Height

(a) *Building*s and *structure*s for *one-family residential use*, *two-family residential use* and *townhouse use* must not exceed a height of two *storey*s.

(b) Despite Sub-section (10)(a), the floor below the first *storey* may be exposed on one side of the *building* where it is located on a sloping *lot*.

(c) Detached *building*s and *structure*s for *accessory residential* or *accessory off-street parking* must not exceed a height, measured from *finished grade*, of:
- (i) 3.7 metres; or
- (ii) 4.6 metres, for an *accessory building* that has a roof with a pitch of 4 in 12 or greater for an area of at least 80% of all roof surfaces.

Partial Information only refer to City of Coquitlam Zoning Bylaw

(11) Building Size

(a) *Building*s for *townhouse use* must not exceed 55 metres in length, and must be designed with appropriate architectural breaks where the length of the *building* exceeds 37 metres.

(12) Off-Street Parking and Loading

The regulations under Part 7 apply.

(13) Other Regulations

(a) Each *dwelling unit* in a *building* for *townhouse use* must be provided with:
- (i) a separate entrance having direct access to grade;
- (ii) a private outdoor space defined by fences, railings or landscaping, having a total area not less than 37 m^2 and having access directly from the *dwelling unit*;
- (iii) access to an on-site *common amenity area* or areas totaling not less than 5.0 m^2 per *dwelling unit*.

(b) The regulations under Part 2, Part 3, Part 4, Part 5 and Part 6 apply.

(14) Overlay Zone

(a) Notwithstanding the principal permitted uses under Sub-section (2), properties identified as One-family Residential under Schedule "L" are limited to o*ne-family residential use* only.

(b) Notwithstanding the principal permitted uses under Sub-section (2), properties identified as Two-family Residential under Schedule "L" are limited to *two-family residential use* only.

(c) Notwithstanding the provisions of the Tree Management Bylaw, in those areas identified "Burian Drive Overlay Zone" on Schedule "L" to this Bylaw:
- (i) No tree that is 20 cm or more in diameter measured 1.4 metres from the base of the plant shall be removed except as permitted under a Tree Cutting Permit.
- (ii) As an exception to Sub-section (13)(b)(i), trees identified as hazard trees, as defined by an ISA certified arborist and/or an ISA certified Tree Risk Assessor, are permitted to be removed without a permit provided that:

Partial Information only refer to City of Coquitlam Zoning Bylaw

(ii.i) the hazard tree poses an immediate hazard to persons, living accommodations, or other lawfully constructed structures; and

(ii.ii) the removal of the hazard tree is accomplished through the use of standard forestry practices.

(iii) For any tree that is removed under Sub-section (13)(b), the owner of the land shall undertake tree replacement at a rate of two replacement trees of similar species per tree removed, with a minimum 5 cm caliper.

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PART 12 RESIDENTIAL ZONES

1202 RT-3 Triplex and Quadruplex Residential

(1) Intent

This zone provides for either ground-oriented triplex or quadruplex residential dwellings in attached, detached or semi-detached forms up to a maximum of four units per *lot*.

(2) Permitted Uses

Principal uses, limited to:
(a) Residential limited to either:
  (i) *Triplex residential*
  or
  (ii) *Quadruplex residential*

Accessory uses, limited to:
(a) *Boarding*, as limited under Section 508(1)
(b) *Accessory advertising*, as limited under Section 508(3)(e)
(c) *Accessory residential*
(d) *Accessory home occupation*, as limited under Section 508(3)
(e) *Accessory off-street parking,* as limited under Sub-sections (3)(a) and (9)

(3) Conditions of Use

(a) A*ccessory off-street parking* must:
  (i) not be used for the parking or storing of:
    (i.i) contractor's equipment;
    (i.ii) recreational vehicles or boat trailers which exceed 7.6 metres in length;
    unless completely enclosed within a building; and
  (ii) not include the parking or storing of motor vehicles in excess of 4,500 kilograms gross vehicle weight rating.

(4) Lot Size

(a) A *triplex residential use*:
  (i) is not permitted on a *lot* having an area less than 740 m^2;
  (ii) must have a minimum *lot width* of 20 metres; and
  (iii) notwithstanding Sub-sections (4)(i) and (4)(ii), for a *lot* that is not a corner *lot*, a *lot* that does not have a *street* on both the front and rear of the *lot*, or a *lot* that does not have an accessible *lane* along the side or rear of the *lot* then the *lot area* must be 800 m^2 or greater and the minimum *lot width* must be 22.5 metres.

(b) A *quadruplex residential use*:
  (i) is not permitted on a *lot* having an area less than 930 m^2; and
  (ii) must have a minimum *lot width* of 22.5 metres.

Partial Information only refer to City of Coquitlam Zoning Bylaw

(5) Density

(a) All *Buildings* and *structures,* together including *accessory off-street parking uses* and *accessory residential uses*, must not exceed a *floor area* of 0.75 times the *lot area*.

(6) Lot Coverage

All *buildings* and *structures* together must not exceed a *lot coverage* of 50%.

(7) Buildings Per Lot

(a) One or more *principal buildings* may be located on a *lot*.

(8) Setbacks

(a) *Buildings* and *structures* for the following *uses* must meet the siting distance measured from the outermost limit of the *building* or any permitted projections, whichever is greater from other *buildings and structures* where applicable and be sited no closer than the corresponding setbacks from the *lot* lines set out below:

Use	*Front Lot Line* (metres)	*Rear Lot Line* (metres)	*Interior Side* Lot Line (metres)	*Exterior Side Lot Line* (metres)
Triplex Residential and Quadruplex Residential	7.6	7.6	1.8	3.8
Accessory residential and *accessory off-street parking buildings* and *structures* attached to or sited less than 1.6 metres from a *building* for *residential use*	7.6	7.6	1.8	3.8
Detached *accessory residential* and *accessory off-street parking buildings and structures* where sited 1.6 metres or more from a *building* for *residential use*	7.6	1.2	1.2	3.8

(b) The above setbacks may increase under Sections 518, 519 and 523 or decrease under Section 514.

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(c) A minimum separation distance measured from the outermost projection of any *wall* face shall be maintained of:
  (i) 6.0 metres between a *principal building* and any *wall* of all detached *accessory buildings* and *accessory off-street parking buildings* or *structures*.
  (ii) 3.0 metres between a *principal building* and another *principal building*.
  (iii) 3.0 metres between a detached *accessory building* or *accessory off-street parking structure and another* detached *accessory building* or *accessory off-street parking structure*.

(9) Location of Uses

(a) All detached *accessory residential* and detached *accessory off-street parking buildings* and *structures* must be located in the rear yard.
(b) For *lots* where an accessible *lane* is provided, access to *off-street parking spaces* shall be from the *lane*, except for a *lot* within the shaded area shown in dark outline on Schedule 'N', where access to *off-street parking* may be taken from the *street*.
(c) Where an accessible *lane* is not provided, all *buildings* or *structures*, or portions thereof, used for *accessory off-street parking* must be located not less than 10 metres from the *front lot line* and 5.0 metres from an *exterior lot line*.

(10) Height

(a) Principal b*uildings* and *structures* shall have a maximum height of two *storeys*.
(b) Notwithstanding (a) above, the floor below the first *storey* may be exposed on one side of the *building* where it is located on a sloping *lot*.
(c) Detached *building*s and *structure*s for *accessory residential* or *accessory off-street parking* must not exceed a height, measured from *finished grade*, of:
  (i) 3.7 metres; or
  (ii) 4.6 metres, for an *accessory building* that has a roof with a pitch of 4 in 12 or greater for an area of at least 80% of all roof surfaces.

(11) Building Size

(a) The maximum volume occupied by a *principal building* (including attached garages in all cases), on a *lot* shall be determined by the simultaneous consideration on each face of the *building* of both the *perimeter wall height* and the *perimeter wall area* as specified below:
  (i) The average *perimeter wall height* of any *building* face must not exceed 6.1 metres, except in the following cases:
    (i.i) The average *perimeter wall height* of *walls* facing *exterior side lot lines*, *front lot lines* and *rear lot lines* on the downhill facing side of a *building* may be increased by 0.15 metres for every 1% of front to rear slope (or side to side slope in

Partial Information only refer to City of Coquitlam Zoning Bylaw

the case of *walls* facing *exterior side lot lines*), up to a maximum of 8.4 metres.

1202 RT-3 Triplex and Quadruplex Residential

(i.ii) Maximum *perimeter wall height* may exceed the permitted average *perimeter wall height* for portions of the *wall* length, but the maximum *perimeter wall height* must not exceed 9.4 metres in any case.

(ii) No part of the *building*, except gable ends, dormers and those portions of *wall* identified under Sub-section (11)(a)(i)(i.ii), with their associated roofs, as permitted to exceed the permitted average *perimeter wall height* may extend above the planes formed by lines projecting inward at an angle of 45˚ from the vertical at the respective permitted average *perimeter wall heights* as measured from grade along the lines of the *outermost building faces*.

(iii) The *perimeter wall area* of any face must not exceed 93 m^2 except in the following cases:

(iii.i) *perimeter wall area* of *walls* facing *interior side lot lines* may be increased by 1 m^2 for every 1% of front to back *lot* slope up to a maximum area of 110 m^2;

(iii.ii) *perimeter wall area* of *walls* facing *exterior side lot lines, front lot lines* and *rear lot lines* other than on the downhill side of the *building* may be increased by 1 m^2 for every 1% of either front to back or side to side *lot* slope, up to a maximum area of 110 m^2;

(iii.iii) *perimeter wall area* of *walls* facing *exterior side lot lines, front lot lines* and *rear lot lines* on the downhill side of the *building* may be increased by 2 m^2 for every 1% of front to rear *lot* slope (or side to side slope in the case of a *wall* facing an *exterior side lot line*) up to a maximum area of 126 m^2;

(iii.iv) the area of gable ends and dormers above the second floor that face the side property line opposite another *building* site must be counted in the calculation of *perimeter wall area*, except if the face of the gable end or dormer is set back at least 2.4 metres from the *building* face of the floor below.

(iv) Sub-section (11)(a) does not apply to properties located in the highlighted areas shown on Schedules 'B', 'C' and 'D' to this Bylaw.

(b) The maximum length of any *wall* of a detached *building* or *structure* for an *accessory residential use and an accessory off-street parking use* is 10 metres.

(c) A detached *building* or *structure* used primarily for an *accessory off-street parking use* shall contain no more than three *parking spaces.*

(12) Off-Street Parking and Loading

(a) The regulation under Part 7 of this Bylaw apply.

Partial Information only refer to City of Coquitlam Zoning Bylaw

1202 RT-3 Triplex and Quadruplex Residential

(13) Other Regulations

(a) Each *dwelling unit* must be provided with a private outdoor space defined by fences, railings, or landscaping having a total area not less than 37 m^2 and having access directly from the *dwelling unit*.

(b) The regulations under Part 2, Part 3, Part 5, and Part 6 of this Bylaw apply.

Partial Information only refer to City of Coquitlam Zoning Bylaw

PART 12 APARTMENT RESIDENTIAL ZONES

1203 RM-1 Two Storey Low Density Apartment Residential

(1) Intent

This zone provides for two *storey apartment* and *townhouse* developments at a low *density*.

(2) Permitted Uses

Principal uses, limited to:

(a) Residential, limited to:
  (i) *Apartment*
  (ii) *Townhouse*
  (iii) *Congregate Housing and Care*
(b) *Civic use*, limited to public parks

Accessory uses, limited to:

(a) *Boarding* as limited under Section 508(1)
(b) *Accessory advertising,* as limited under Section 508(3)(e)
(c) *Accessory residential*
(d) *Accessory home occupation*, as limited under Section 508(3)
(e) *Accessory off-street parking,* as limited under Sub-sections (3)(a), and (9)
(f) *Accessory* uses located in *buildings* for *apartment* and *townhouse uses*, limited to:
  (i) day-care centres;
  (ii) where the building for apartment or townhouse use contains only *Congregate Housing and Care:*
    (ii.i) retail sale of goods manufactured in resident workshops;
    (ii.ii) retail sale of goods and services to residents of the *building* only; and
  (iii) workshops for residents, social and recreation space and facilities.

(3) Conditions of Use

(a) A*ccessory off-street parking* must:

  (i) not be used for the parking or storing of:

    (i.i) contractor's equipment;
    (i.ii) *recreational vehicles or* boat trailers which exceed 7.6 metres in length;

    unless completely enclosed within a *building* or underground;

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(ii) not include the parking or storing of motor vehicles in excess of 4,500 kilograms *gross vehicle weight rating;* and

(iii) be surrounded by landscaped areas not less than 0.6 metres wide, where the *principal use* on the *lot* is for *apartment* or *townhouse use*.

(4) Lot Size

The following uses are not permitted on *lot*s having areas less than the corresponding areas set out below:

	Use	Minimum *Lot Size* (m^2)
(a)	*Apartment* or *Townhouse*	1,110
	Boarding	555

(b) The maximum *lot* size for a public park is 0.8 hectares.

(5) Density

(a) All *building*s and *structure*s for *apartment* or *townhouse use* must not exceed a *gross floor area* of 0.45 times the *lot area*;

(b) For purposes of calculation, refer to the definition of *lot area* under Section 201.

(6) Lot Coverage

All *buildings* and *structures* for *all uses* combined must not exceed the *lot coverage* of 30%.

(7) Buildings Per Lot

One or more *principal buildings* may be located on a lot.

Partial Information only refer to City of Coquitlam Zoning Bylaw

1203 RM-1 Two Storey Low Density Apartment Residential

(8) Setbacks

(a) *Buildings* and *structures* for the following *uses* must meet the siting distance from other *buildings and structures* where applicable and be sited no closer than the corresponding setbacks from the *lot* lines set out below:

Use	*Lot* Lines Along a *Street* or *Lane* (metres)	*Interior Side Lot Line* or *Rear Lot Line* Not Along a *Street* or *Lane* (metres)
Principal buildings	7.6	50% of the *height* of the *building* up to 9 metres, plus 30% of the *height* of the *building* above 9 metres, but in no case less than: - 3.0 metres for a *wall* with no window or a window to a non-*habitable room*; - 7.6 metres for a *wall* with a balcony or a window to a *habitable room*
Accessory residential and *accessory off-street parking buildings* and *structures* attached to or sited less than 1.6 metres from a *building* for *residential use*	7.6	50% of the *height* of the *building* up to 9 metres, plus 30% of the *height* of the *building* above 9 metres, but in no case less than: - 3.0 metres for a *wall* with no window or a window to a non-*habitable room*; - 7.6 metres for a *wall* with a balcony or a window to a *habitable room*

Use	*Front Lot Line* (metres)	*Rear Lot Line* (metres)	*Interior Side Lot Line* (metres)	*Exterior Side Lot Line* (metres)
Detached *accessory residential* and *accessory off-street parking buildings and structures where* sited 1.6 metres or more from a *building* for *residential use*	7.6	1.2	1.2	3.8

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(b) The siting distance is measured from the outermost limit of the building or any permitted projections, whichever is greater.

(c) The above setbacks may increase under Sections 518, 519 and 523 or decrease under Section 514.

(9) Location of Uses

Where the *principal use* on the *lot* is *apartment use*, surface *accessory off-street parking* must not be located:

(a) between a *front lot line* and the required *building* setback line;

(b) closer than 3.0 metres to a balcony or a window of a *habitable room*.

(10) Height

*Building*s and *structure*s for *residential use* must not exceed a height of two *storey*s. Despite the above, the floor below the first *storey* may be exposed on one side of the *building* where it is located on a sloping *lot*.

(11) Building Size

*Building*s for *apartment* or *townhouse use* must not exceed 55 metres in length, and must be designed with appropriate architectural breaks where the length of the *building* exceeds 37 metres.

(12) Off-Street Parking and Loading

The regulations under Part 7 apply.

(13) Other Regulations

(a) Each *dwelling unit* in a *building* for *apartment* or *townhouse use* must be provided with:
   (i) not less than 220 m^2 of *lot area*; and
   (ii) access to an on-site *common amenity area* or areas totalling not less than 5.0 m^2 per *dwelling unit*.

(b) The regulations under Part 2, Part 3, Part 4, Part 5 and Part 6 apply.

Partial Information only refer to City of Coquitlam Zoning Bylaw

PART 12 APARTMENT RESIDENTIAL ZONES

1204 RM-2 Three Storey Medium Density Apartment Residential

(1) Intent

This zone provides for three *storey apartment* and *townhouse* developments at medium *density*.

(2) Permitted Uses

Principal uses, limited to:
(a) Residential, limited to:
  (i) *Apartment*
  (ii) *Townhouse*
  (iii) *Congregate Housing and Care*
(b) *Civic use*, limited to public parks

Accessory uses, limited to:
(a) *Boarding*, as limited under Section 508(1)
(b) *Accessory advertising,* as limited under Section 508(3)(e)
(c) *Accessory residential*
(d) *Accessory home occupation,* as limited under Section 508(3)
(e) *Accessory off-street parking,* as limited under Sub-sections (3)(a) and (9)
(f) *Accessory* uses located in a *building* for *apartment* and *townhouse uses*, limited to:
  (i) day-care centres,
  (ii) where the *building* for *apartment* and *townhouse use* contains only *Congregate Housing and Care:*
    (i.i) retail sale of goods manufactured in resident workshops;
    (i.ii) retail sale of goods and services to residents of the *building* only; and
    (iii) workshops for residents, social and recreation space and facilities.

(3) Conditions of Use

(a) A*ccessory off-street parking* must:
  (i) not be used for the parking or storing of:
    (i.i) contractor's equipment;
    (i.ii) *recreational vehicles or* boat trailers which exceed 7.6 metres in length;
    unless completely enclosed within a *building* or underground;
  (ii) not include the parking or storing of motor vehicles in excess of 4,500 kilograms *gross vehicle weight rating*; and

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(iii) be surrounded by landscaped areas not less than 0.6 metres wide, where the *principal use* on the *lot* is for *apartment* or *townhouse use*.

(4) Lot Size

The following *uses* are not permitted on *lot*s having areas less than the corresponding areas set out below:

	Use	Minimum *Lot Size* (m^2)
(a)	*Apartment* or *Townhouses*	1,110
	Boarding	555

(b) The maximum *lot* size for a public park is 0.8 hectares.

(5) Density

All *buildings* and *structures* together must not exceed a *gross floor area* of 1.4 times the *lot area*.

(6) Lot Coverage

All *buildings* and *structures* for *all uses* combined must not exceed the *lot coverage* of 50%.

(7) Buildings Per Lot

One or more *principal buildings* may be located on a lot.

Partial Information only refer to City of Coquitlam Zoning Bylaw

(8) Setbacks

(a) *Buildings* and *structures* for the following *uses* must meet the siting distance from other *buildings and structures* where applicable and be sited no closer than the corresponding setbacks from the *lot* lines set out below:

Use	*Lot Lines* along a *Street* (metres)	*Rear Lot Line* (metres)	*Interior Side Lot Line* (metres)
Principal buildings-	4.0	9.5 (no *lane*) 4.5 (*lane*)	4.5
Accessory residential and *accessory off-street parking buildings* and *structures* attached to or sited less than 1.6 metres from a *building* for *residential use*	4.0	9.5 (no *lane*) 4.5 (*lane*)	4.5

Use	*Front Lot Line* (metres)	*Rear Lot Line* (metres)	*Interior Side Lot Line* (metres)	*Exterior Side Lot Line* (metres)
Detached *accessory residential* and *accessory off-street parking buildings and structures where* sited 1.6 metres or more from a *building* for *residential use*	7.6	1.2	1.2	3.8

(b) The siting distance is measured from the outermost limit of the *building, structure* or any permitted projections, whichever is greater.

(c) The above setbacks are subject to increase or decrease under the following conditions:
   (i) The setback for the *rear lot line* will decrease to 3.0 metres from the property line abutting land designated in the Citywide Official Community Plan for Park or Open Space or Natural Areas; and
   (ii) Sections 514, 518, 519 and 523.

Partial Information only refer to City of Coquitlam Zoning Bylaw

(9) Location of Uses

Where the *principal use* on the *lot* is *apartment use*, surface *accessory off-street parking* must not be located:

(a) between a *front lot line* and the required *building* setback line;

(b) closer than 3.0 metres to a balcony or a window of a *habitable room*.

(10) Height

(a) All *buildings* and *structures* shall not exceed a *height* of three *storeys*.

(b) All *buildings* and *structures* located within 7.6 metres from any property line abutting land designated One Family Residential or Neighbourhood Attached Residential in the Citywide Official Community Plan shall not exceed a height of two *storeys*.

(11) Building Size

*Building*s for *apartment* or *townhouse use* must not exceed 55 metres in length, and must be designed with appropriate architectural breaks where the length of the *building* exceeds 37 metres.

(12) Off-Street Parking and Loading

(a) All *accessory off-street parking* must be provided as *concealed parking*; and

(b) *Accessory off-street parking* and loading shall be provided in accordance with Part 7.

(13) Other Regulations

(a) Each *dwelling unit* in a *building* for *apartment* or *townhouse use* must be provided with access to an on-site *common amenity area* or areas totalling not less than 5.0 m^2 per *dwelling unit*.

(b) The regulations under Part 2, Part 3, Part 4, Part 5 and Part 6 apply.

Partial Information only refer to City of Coquitlam Zoning Bylaw

PART 12 APARTMENT RESIDENTIAL ZONES

1205 RM-3 Multi-Storey Medium Density Apartment Residential

(1) Intent

This zone provides for *apartment* developments between 4 and 8 *storey*s at a medium *density*.

(2) Permitted Uses

Principal uses, limited to:
(a) Residential, limited to:
  (i) *Apartment*
  (ii) *Congregate Housing and Care*
(b) *Civic use*, limited to public parks

Accessory uses, limited to:
(a) *Boarding*, as limited under Section 508(1)
(b) *Accessory advertising* as limited under Section 508(3)(e)
(c) *Accessory residential*
(d) *Accessory home occupation* as limited under Section 508(3)
(e) *Accessory off-street parking,* as limited under Sub-section (3)(a) and (9)
(f) *Accessory* uses located in a *building* for *apartment use*, limited to:
  (i) day-care centres,
  (ii) where the *building* for *apartment use* contains only *Congregate Housing and Care:*
    (ii.i) retail sale of goods manufactured in resident workshops;
    (ii.ii) retail sale of goods and services to residents of the *building* only; and
  (iii) workshops for residents, social and recreation space and facilities.

(3) Conditions of Use

(a) A*ccessory off-street parking* must:
  (i) not be used for the parking or storing of:
    (i.i) contractor's equipment;
    (i.ii) *recreational vehicles or* boat trailers which exceed 7.6 metres in length;
  unless completely enclosed within a *building* or underground;
  (ii) not include the parking or storing of motor vehicles in excess of 4,500 kilograms *gross vehicle weight rating*; and
  (iii) be surrounded by landscaped areas not less than 0.6 metres wide, where the *principal use* on the *lot* is for *apartment use*.

Partial Information only refer to City of Coquitlam Zoning Bylaw

(4) Lot Size

The following uses are not permitted on *lots* having areas less than the corresponding areas set out below:

	Use	Minimum *Lot Size* (m^2)
(a)	*Apartment*	1,110
	Boarding	555

(b) The maximum *lot* size for a public park is 0.8 hectares.

(5) Density

All *buildings* and *structures* together must not exceed a *gross floor area* of 1.85 times the *lot area* for all permitted uses.

(6) Lot Coverage

All *buildings* and *structures* for *all uses* combined must not exceed the *lot coverage* of 55%

(7) Buildings Per Lot

One or more *principal buildings* may be located on a lot.

(8) Setbacks

(a) *Buildings* and *structures* for the following *uses* must meet the siting distance from other *buildings and structures* where applicable and be sited no closer than the corresponding setbacks from the *lot* lines set out below:

Use	*Lot Lines* along a *Street* (metres)	*Rear Lot Line* (metres)	*Interior Side Lot Line* (metres)
Principal buildings=	4.0	9.5 (no *lane*) 4.5 (*lane*)	4.5
Accessory residential and *accessory off-street parking buildings* and *structures* attached to or sited less than 1.6 metres from a *building* for *residential use*	4.0	9.5 (no *lane*) 4.5 (*lane*)	4.5

Partial Information only refer to City of Coquitlam Zoning Bylaw

Use	*Front Lot Line* (metres)	*Rear Lot Line* (metres)	*Interior Side Lot Line* (metres)	*Exterior Side Lot Line* (metres)
Detached *accessory residential* and *accessory off-street parking buildings and structures where* sited 1.6 metres or more from a *building* for *residential use*	7.6	1.2	1.2	3.8

(b) The siting distance is measured from the outermost limit of the *building* or any permitted projections, whichever is greater.

(c) The above setbacks are subject to increase or decrease under the following conditions:

(i) The setback for the *rear lot line* will decrease to 3.0 metres from the property line abutting land designated in the Citywide Official Community Plan for Park or Open Space or Natural Areas; and

(ii) Under Sections 514, 518, 519 and 523.

(9) Location of Uses

Where the *principal use* on the *lot* is *apartment use*, surface *accessory off-street parking* must not be located:

(a) between a *front lot line* and the required *building* setback line;

(b) closer than 3.0 metres to a balcony or a window of a *habitable room*.

(10) Height

(a) All *buildings* and *structures* for apartment use shall be at least a *height* of four *storeys* and must not exceed a *height* of eight *storeys*; and

(b) All *buildings* and *structures* located within 7.6 metres from any property line abutting land designated One Family Residential or Neighbourhood Attached Residential in the Citywide Official Community Plan shall not exceed a *height* of two *storeys*.

(11) Building Size

*Building*s for *apartment use* must not exceed 55 metres in length, and must be designed with appropriate architectural breaks where the length of the *building* exceeds 37 metres.

(12) Off-Street Parking and Loading

(a) All *accessory off-street parking* must be provided as *concealed parking*; and

(b) *Accessory off-street parking* and loading shall be provided in accordance with Part 7.

(13) Other Regulations

(a) Each *dwelling unit* in a *building* for *apartment use* must be provided with access to an on-site *common amenity area* or areas totalling not less than 5.0 m^2 per *dwelling unit*.

(b) The regulations under Part 2, Part 3, Part 4, Part 5, and Part 6 apply.

Partial Information only refer to City of Coquitlam Zoning Bylaw

PART 12 APARTMENT RESIDENTIAL ZONES

1206 RM-4 Multi-Storey High Density Apartment Residential

(1) Intent

This zone provides for *apartment* developments between 8 and 12 *storey*s at high *density*.

(2) Permitted Use

Principal uses, limited to:
(a) Residential, limited to:
  (i) *Apartment*
  (ii) *Congregate Housing and Care*
(b) *Civic use*, limited to public parks

Accessory uses, limited to:
(a) *Boarding*, as limited under Section 508(1)
(b) *Accessory advertising* as limited under Section 508(3)(e)
(c) *Accessory residential*
(d) *Accessory home occupation* as limited under Section 508(3)
(e) *Accessory off-street parking* as limited under Sub-sections (3)(a) and (9)
(f) *Accessory* uses located in a *building* for *apartment use*, limited to:
  (i) day-care centres;
  (ii) where the *building* for *apartment use* contains only *Congregate Housing and Care:*
    (ii.i) retail sale of goods manufactured in resident workshops;
    (ii.ii) retail sale of goods and services to residents of the *building* only; and
  (iii) workshops for residents, social and recreation space and facilities.

(3) Conditions of Use

(a) A*ccessory off-street parking* must:
  (i) not be used for the parking or storing of:
    (i.i) contractor's equipment;
    (i.ii) *recreational vehicles or* boat trailers which exceed 7.6 metres in length;
  unless completely enclosed within a *building* or underground;
  (ii) not include the parking or storing of motor vehicles in excess of 4,500 kilograms *gross vehicle weight rating;* and
  (iii) be surrounded by landscaped areas not less than 0.6 metres wide, where the *principal use* on the *lot* is *apartment use*.

Partial Information only refer to City of Coquitlam Zoning Bylaw

(4) Lot Size

The following uses are not permitted on *lot*s having areas less than the corresponding areas set out below:

	Use	Minimum *Lot Size* (m^2)
(a)	*Apartment*	1,110
	Boarding	555

(b) The maximum *lot* size for a public park is 0.8 hectares.

(5) Density

(a) All *buildings* and *structures* together must not exceed a base *density gross floor area* of 2.5 times the *lot area*; and

(b) The overall maximum base *density* of 2.5 times the *lot area* may be increased as follows:

***Density* Step**	**Condition of Additional *Density***	**Additional *Gross Floor Area Ratio***	**Maximum Total Gross *Floor Area Ratio***
Step 1	A financial contribution of 75% of the land value of the additional *density* towards amenities as identified in the Citywide Official Community Plan	Up to 0.5 times the lot *area*	3.0 times the lot *area*

(c) In-lieu of a financial contribution as identified in Sub-section (5)(b), the *City* may require the provision of an amenity, equivalent in value to the financial contribution for the additional *density* allowed.

(d) For the purpose of sub-section(5)(c), the following amenities are eligible for consideration in an application of a *density* bonus:

(i) public facilities;

(ii) space for community or non-profit groups that serve the community; and

(iii) extraordinary public realm improvements.

(6) Lot Coverage

All *buildings* and *structures* combined must not exceed a *lot coverage* of 55%.

(7) Buildings Per Lot

One or more *principal buildings* may be located on a lot.

Partial Information only refer to City of Coquitlam Zoning Bylaw

(8) Setbacks

(a) *Buildings* or *structures* for the following *uses* must meet the siting distance from other *buildings* and *structures* and must be sited no closer than the corresponding setbacks from *lot* lines set out below:

Use	***Lot Lines* along a *Street* or *Lane* (metres)**	***Interior Side Lot Line* and *Rear Lot Line* (metres)**
All buildings or structures	*4.5*	*6.0*

(b) The above setbacks are subject to increase under Sections 518 and 519 and 523 or decrease under Section 514.

(9) Location of Uses

Not applicable in this zone

(10) Height

*Building*s and *structure*s for *apartment use* must be not less than eight (8) *storey*s in *height* and must not exceed a *height* of twelve (12) *storey*s.

(11) Building Size

*Building*s for *apartment use* must not exceed 55 metres in length, and must be designed with appropriate architectural breaks where the length of the *building* exceeds 37 metres.

(12) Off-Street Parking and Loading

(a) All *accessory off-street parking* must be provided as *concealed parking*;

(b) Above-grade structured parking may be located up to the second *storey* only if at least one-*storey* of *underground parking* is also provided;

(c) Above-grade structured *off-street parking* along a street must be separated from the *building* face by other permitted *uses*; and

(d) The regulations under Part 7 apply.

Partial Information only refer to City of Coquitlam Zoning Bylaw

(13) Other Regulations

(a) Each *dwelling unit* in a *building* for *apartment use* must be provided with access to an on-site *common amenity area* or areas totalling not less than 5.0 m^2 per *dwelling unit*.

(b) Despite the definition of "*lot*" contained in Part 2 of this Bylaw, a *lot* in the RM-4 zone may consist of two or more contiguous parcels of land (including air space parcels) where:

(i) *the use of* land and *gross floor areas* of *buildings* on such parcels taken together comply with the provisions of the RM-4 zone; and

(ii) there is registered against each such parcel a covenant under Section 219 of the Land Title Act in favour of the *City* requiring that such parcel be developed in accordance with Sub-section (13)(b)(i), and containing such other provisions as the *City* may require.

(c) The regulations under Part 2, Part 3, Part 4, Part 5 and Part 6 apply.

Partial Information only refer to City of Coquitlam Zoning Bylaw

PART 12 APARTMENT RESIDENTIAL ZONES

1207 RM-5 Multi-Storey High Density Apartment Residential

(1) Intent

This zone provides for *apartment* developments between 8 and 20 *storeys* at high *density*.

(2) Permitted Uses

Principal uses, limited to:

(a) Residential, limited to:
- (i) *Apartment*
- (ii) *Townhouse,* as limited under Sub-section (9)(a)
- (ii) *Congregate Housing and Care*

(b) *Commercial*, limited to the following and not including a *drive-in business*:
- (i) the retail sale and rental of personal goods
- (ii) the retail sale and rental of household goods and business goods
- (iii) personal service establishments
- (iv) household service establishments
- (v) *specialty food retail*
- (vi) offices, and
- (vii) media and design studios

and as further limited under Sub-section (3)(a) and (9)(b)

(c) *Assembly,* limited to:
- (i) child-minding services
- (ii) day-care centres
- (iii) private schools
- (iv) places of worship, and
- (v) youth/seniors centres

and as further limited under Sub-section (9)(b)

(d) *Civic,* limited to:
- (i) community centres
- (ii) libraries
- (iii) museums
- (iv) public squares, and
- (v) parks

and as further limited under Sub-section (9)(b)

Partial Information only refer to City of Coquitlam Zoning Bylaw

Accessory uses, limited to:

(a) *Boarding*, as limited under Section 508(1)

(b) *Accessory advertising* as limited under Section 508(3)(e)

(c) *Accessory residential*

(d) *Accessory home occupation* as limited under Section 508(3)

(e) *Accessory off-street parking* as limited under Sub-sections (3)(b) and (9)(c)

(f) *Accessory* uses located in a *building* for *apartment use*, limited to:

(i) day-care centres;

(ii) where the *building* for *apartment use* contains only *Congregate Housing and Care:*

(ii.i) retail sale of goods manufactured in resident workshops;

(ii.ii) retail sale of goods and services to residents of the *building* only; and

(iii) workshops for residents, social and recreation space and facilities.

(g) Accessory *vending cart*, as limited under the "City of Coquitlam Street Vending and Special Event Vending Bylaw", currently in force

(h) Accessory *vending vehicle*, as limited under the "City of Coquitlam Street Vending and Special Event Vending Bylaw, currently in force.

(3) Conditions of Use

(a) *Commercial U*ses, except the following, must be enclosed within a *building*:

(i) the retail sale of Christmas trees during the month of December;

(ii) carnival rides, circuses and similar *commercial* promotional activities for a period not in excess of seven days, notwithstanding that *accessory off-street parking space*s required by this bylaw may not be usable for that period;

(iii) seasonal outdoor seating, where accessory to a *restaurant*, public house or *specialty food retail use*;

(iv) a pickup window accessory to a *restaurant* or *specialty food retail use* only accessible by pedestrians;

(v) the outdoor display and sale of retail goods if located between the front of the *building* and the property line or public right-of-way, whichever is closest.

Partial Information only refer to City of Coquitlam Zoning Bylaw

(b) A*ccessory off-street parking* must:

(i) not be used for the parking or storing of:
(i.i) contractor's equipment;
(i.ii) *recreational vehicles or* boat trailers which exceed 7.6 metres in length;
unless completely enclosed within a *building* or underground;

(ii) not include the parking or storing of motor vehicles in excess of 4,500 kilograms *gross vehicle weight rating*; and

(iii) be surrounded by landscaped areas not less than 0.6 metres wide, where the *principal use* on the *lot* is for *apartment* or *townhouse use*.

(4) Lot Size

The following *uses* are not permitted on *lot*s having areas less than the corresponding areas set out below:

Use	Minimum *Lot Size* (m^2)
(a) *Apartment*	1,110
Boarding	555

(b) The maximum *lot* size for a public park is 0.8 hectares.

(5) Density

(a) All *buildings* and *structures* together must not exceed a base *density gross floor area* of 2.5 times the *lot area*;

(b) The overall maximum base *density* of 2.5 times the *lot area* may be increased as follows:

***Density* Step**	**Condition of Additional *Density***	**Additional *Gross Floor Area Ratio***	**Maximum Total *Gross Floor Area Ratio***
Step 1	A financial contribution of 75% of the land value of the additional *density* towards amenities as identified in the Citywide Official Community Plan	Up to 0.5 times the *lot area*	3.0 times the *lot area*
Step 2	A financial contribution of 65% of the land value of the additional *density* towards amenities as identified in the Citywide Official Community Plan	Up to 0.5 times the *lot area*	3.5 times the *lot area*

Partial Information only refer to City of Coquitlam Zoning Bylaw

(c) In-lieu of a financial contribution as identified in Sub-section (5)(b), the *City* may require the provision of an amenity, equivalent in value to the financial contribution for the additional *density* allowed.

(d) For the purpose of Sub-section(5)(c), the following amenities are eligible for consideration in an application of a density bonus:

(i) public facilities;

(ii) space for community or non-profit groups that serve the community; and

(iii) extraordinary public realm improvements.

(6) Lot Coverage

All *buildings* and *structures* combined must not exceed a *lot coverage* of 90%.

(7) Buildings Per Lot

One or more *principal buildings* may be located on a lot.

(8) Setbacks

(a) *Buildings* and *structures* for the following *uses* must meet the siting distance from other *buildings and structures* where applicable and be sited no closer than the corresponding setbacks from the *lot* lines set out below:

Use	***Lot Lines* along a *Street* or *Lane* (metres)**	***Interior Side Lot Line* and *Rear Lot Line* (metres)**
All *buildings* or *structures*	4.5	6.0

(b) The above setbacks are subject to increase under Sections 518 and 519 and 523 or decrease under Section 514.

(9) Location of Uses

(a) A *townhouse use*:

(i) must be in conjunction with a multi-storey high-density *apartment* development;

(ii) must include fewer units than the number of units proposed for the *apartment use*;

Partial Information only refer to City of Coquitlam Zoning Bylaw

(b) A *commercial, assembly,* and *civic use* are only permitted in the Lougheed and Burquitlam *Development Permit Areas* as identified in the Citywide Official Community Plan.

(10) Height

*Building*s and *structure*s for *apartment use* must be not less than eight *storey*s in *height* and must not exceed a *height* of twenty *storey*s.

(11) Building Size

*Building*s for *apartment* or *townhouse use* must not exceed 55 metres in length, and must be designed with appropriate architectural breaks where the length of the *building* exceeds 37 metres.

(12) Off-Street Parking and Loading

(a) All *accessory off-street parking* must be provided as *concealed parking*;

(b) Above-grade structured parking may be located up to the second *storey* only if at least one-*storey* of *underground parking* is also provided;

(c) Above-grade structured *off-street parking* along a street must be separated from the *building* face by other permitted *uses*; and

(d) The regulations under Part 7 apply.

(13) Other Regulations

(a) Each *dwelling unit* in a *building* for *apartment* or *townhouse use* must be provided with access to an on-site *common amenity area* or areas totalling not less than 5.0 m^2 per *dwelling unit*.

(b) Despite the definition of "*lot*" contained in Part 2 of this Bylaw, a *lot* in the RM-5 zone may consist of two or more contiguous parcels of land (including air space parcels) where:

(i) the *use* of land and *gross floor areas* of *buildings* on such parcels taken together comply with the provisions of the RM-5 zone; and

Partial Information only refer to City of Coquitlam Zoning Bylaw

(ii) there is registered against each such parcel a covenant under Section 219 of the Land Title Act in favour of the *City* requiring that such parcel be developed in accordance with Sub-section (13)(b)(i) and containing such other provisions as the *City* may require.

(c) The regulations under Part 2, Part 3, Part 4, Part 5 and Part 6 apply.

Partial Information only refer to City of Coquitlam Zoning Bylaw

PART 12 APARTMENT RESIDENTIAL ZONES

1208 RM-6 Multi-Storey High Density Apartment Residential

(1) Intent

This zone provides for *apartment* development with no height limit at high *density*. It is intended for use in the Evergreen Line Station core areas.

(2) Permitted Uses

Principal uses, limited to:

(a) Residential, limited to:
- (i) *Apartment*
- (ii) *Townhouse* as limited under Sub-section (9)(a)
- (ii) *Congregate Housing and Care*

(b) *Commercial*, limited to the following and not including a *drive-in business*:
- (i) the retail sale and rental of personal goods
- (ii) the retail sale and rental of household goods and business goods
- (iii) personal service establishments
- (iv) household service establishments
- (v) *specialty food retail*
- (vi) offices, and
- (vii) media and design studios

and as further limited under Sub-section (3)(a) and (9)(b)

(c) *Assembly,* limited to:
- (i) child-minding services
- (ii) day-care centres
- (iii) private schools
- (iv) places of worship, and
- (v) youth/seniors centres

and as further limited under Sub-section (9)(b)

(d) *Civic,* limited to:
- (i) community centres
- (ii) libraries
- (iii) museums
- (iv) public squares, and
- (v) parks

and as further limited under Sub-section (9)(b)

Accessory, limited to:

(a) *Boarding*, as limited under Section (508)(1)

(b) *Accessory advertising* as limited under Section 508(3)(e)

Partial Information only refer to City of Coquitlam Zoning Bylaw

(c) *Accessory residential*

(d) *Accessory home occupation* as limited under Section 508(3)

(e) *Accessory off-street parking* as limited under Sub-sections (3)(b) and (9)(c)

(f) *Accessory* uses located in a *building* for *apartment use*, limited to:

- (i) day-care centres,
- (ii) where the *building* for *apartment use* contains only *Congregate Housing and Care:*
  - (ii.i) retail sale of goods manufactured in resident workshops;
  - (ii.ii) retail sale of goods and services to residents of the *building* only; and
  - (ii.iii) workshops for residents, social and recreation space and facilities.

(g) Accessory *vending cart*, as limited under the "City of Coquitlam Street Vending and Special Event Vending Bylaw", currently in force.

(h) Accessory *vending vehicle*, as limited under the "City of Coquitlam Street Vending and Special Event Vending Bylaw", currently in force.

(3) Conditions of Use

(a) *Commercial U*ses, except the following, must be enclosed within a *building*:

- (i) the retail sale of Christmas trees during the month of December;
- (ii) carnival rides, circuses and similar *commercial* promotional activities for a period not in excess of seven days, notwithstanding that *accessory off-street parking space*s required by this bylaw may not be usable for that period;
- (iii) seasonal outdoor seating, where accessory to a *restaurant*, public house or *specialty food retail use*;
- (iv) a pickup window accessory to a *restaurant* or *specialty food retail use* only accessible by pedestrians;
- (v) the outdoor display and sale of retail goods if located between the front of the *building* and the property line or public right-of-way, whichever is closest.

(b) A*ccessory off-street parking* must:

- (i) not be used for the parking or storing of:
  - (i.i) contractor's equipment;
  - (i.ii) *recreational vehicles or* boat trailers which exceed 7.6 metres in length;

  unless completely enclosed within a *building* or underground;
- (ii) not include the parking or storing of motor vehicles in excess of 4,500 kilograms *gross vehicle weight rating*; and
- (iii) be surrounded by landscaped areas not less than 0.6 metres wide, where the *principal use* on the *lot* is for *apartment* or *townhouse use*.

(4) Lot Size

The following uses are not permitted on *lots* having areas less than the corresponding uses set out below:

	Use	Minimum *Lot Size* (m^2)
(a)	*Apartment*	1,110
	Boarding	555

(b) The maximum *lot* size for a public park is 0.8 hectares.

(5) Density

(a) All *buildings* and *structures* together must not exceed a base *density gross floor area* of 2.5 times the *lot area*;

(b) The overall maximum base *density* of 2.5 times the *lot area* may be increased as follows:

***Density* Step**	**Condition of Additional *Density***	**Additional *Gross Floor Area Ratio***	**Maximum Total *Gross Floor Area Ratio***
Step 1	A financial contribution of 75% of the land value of the additional *density* towards amenities as identified in the Citywide Official Community Plan.	Up to 0.5 times the l*ot area*	3.0 times the l*ot area*
Step 2	A financial contribution of 65% of the land value of the additional *density* towards amenities as identified in the Citywide Official Community Plan.	Up to 0.5 times the l*ot area*	3.5 times the l*ot area*
Step 3	A financial contribution of 50% of the land value of the additional *density*, of which 50% will be towards amenities, and 50% towards affordable housing as identified in the Citywide Official Community Plan.	Up to 0.5 times the l*ot area*	4.0 times the l*ot area*

(c) In-lieu of a financial contribution as identified in Sub-section (5)(b), the *City* may require the provision of an amenity, equivalent in value to the financial contribution for the additional *density* allowed.

Partial Information only refer to City of Coquitlam Zoning Bylaw

(d) For the purpose of Sub-section(5)(c), the following amenities are eligible for consideration in an application of a density bonus:

(i) public facilities;
(ii) space for community or non-profit groups that serve the community; and
(iii) extraordinary public realm improvements.

(6) Lot Coverage

All *buildings* and *structures* combined must not exceed a *lot coverage* of 90%.

(7) Buildings Per Lot

(a) *Building*s must not exceed 230 *dwelling unit*s per hectare of lot area;

(b) One or more *principal buildings* may be located on a lot.

(8) Setbacks

(a) *Buildings* or *structures* for the following *uses* must meet the siting distance from other *buildings* and *structures* where applicable and must be sited no closer than the corresponding setbacks from *lot* lines set out below:

Use	***Lot Lines* along a *Street* or *Lane* (metres)**	***Interior Side Lot Line* and *Rear Lot Line* (metres)**
All *buildings* or *structures*	4.5	6.0

(b) The above setbacks may increase under Sections 518, 519 and 523 or decrease under Section 514.

(9) Location of Uses

(a) A *townhouse use*:
(i) must be in conjunction with a multi-storey high-density *apartment* development;
(ii) must include fewer units than the number of units proposed for the *apartment use*;

Partial Information only refer to City of Coquitlam Zoning Bylaw

(b) A *commercial, assembly,* and *civic use* are only permitted in the Lougheed, Burquitlam and Windsor Glen *Development Permit Areas* as identified in the Citywide Official Community Plan.

(i) between a *front lot line* and the required *building* setback line;

(ii) closer than 3.0 metres to a balcony or a window of a *habitable room*.

(10) Height

*Building*s and *structure*s for *apartment use* must be not less than two *storey*s in *height* and must not exceed a *height* of twenty *storey*s.

(11) Building Size

*Building*s for *apartment use* or *townhouse* must not exceed 55 metres in length, and must be designed with appropriate architectural breaks where the length of the *building* exceeds 37 metres.

(12) Off-Street Parking and Loading

(a) All *accessory off-street parking* must be provided as *concealed parking*;

(b) Above-grade structured parking may be located up to the second *storey* only if at least one-*storey* of *underground parking* is also provided;

(c) Above-grade structured *off-street parking* along a street must be separated from the *building* face by other permitted *uses*; and

(d) The regulations under Part 7 apply.

(13) Other Regulations

(a) Each *dwelling unit* in a *building* for *apartment* or *townhouse use* must be provided with access to an on-site *common amenity area* or areas totalling not less than 5.0 m^2 per *dwelling unit*.

(b) Despite the definition of "*lot*" contained in Part 2 of this bylaw, a *lot* in the RM-6 zone may consist of two or more contiguous parcels of land (including air space parcels) where:

(i) the *use* of land and *gross floor areas* of *buildings* on such parcels taken together comply with the provisions of the RM-6 zone; and

(ii) there is registered against each such parcel a covenant under Section 219 of the Land Title Act in favour of the *City* requiring that such parcel be developed in accordance with Sub-section (13)(b)(i) and containing such other provisions as the *City* may require.

(c) The regulations under Part 2, Part 3, Part 4, Part 5 and Part 6 apply.

Partial Information only refer to
City of Coquitlam Zoning Bylaw