PART 20 INSTITUTIONAL ZONES

2001 P-1 Civic Institutional

(1) Intent

This zone provides for uses of an educational, governmental or institutional nature which provide services to the public. *Commercial* activities which are accessory to the *principal use* are also permitted.

(2) Permitted Uses

The following uses and no others are permitted in this zone:

Civic

Commercial, limited to:

(a) the retail sales and services accessory to a *civic use*;

(b) offices of a physiotherapist.

Community care
Community Garden
Animal shelter
Assembly
Emergency shelter
Transitional housing
Public service, which may include railroad spur lines where the spur lines are necessarily incidental to the provision of rail service to adjacent lands
Non-accessory off-street parking
Accessory advertising
Accessory off-street parking
Accessory special event vending business, as limited under the "City of Coquitlam Street Vending and Special Event Vending Bylaw," currently in force

(3) Conditions of Use

(a) An *off-street parking use* must be bounded by a landscape area not less than 0.6 metres wide;

(b) An *animal shelter* that is within 200 metres of a residential zone must be completely enclosed within a building, including any area intended to be used for a run or a pen;

(c) An *animal shelter* shall not include an incinerator.

(4) Lot Size

An *assembly use* is not permitted on a *lot* having an area less than 555 m².

Partial Information only refer to City of Coquitlam Zoning Bylaw

(5) Density

All *buildings* and *structures* together shall not exceed a *gross floor area* of 2.5 times the *lot area*.

(6) Lot Coverage

The *buildings*, *structures*, and uses set out below must not exceed the corresponding *lot coverages* set out below:

Use, Buildings and *Structures*	Maximum *Lot Coverage*
Off-street parking	95%
Accessory off-street parking	95%
Buildings and *structures*	40%
Buildings and *structures* for *off-street parking use*, together with all other *buildings*	95%

(7) Buildings Per Lot

See Part 5, section 512 of this bylaw.

(8) Setbacks

(a) *Buildings* and *structures* for the uses set out below must be sited no closer than the corresponding setbacks from *lot* lines set out below:

SETBACKS

Use	From a *Street* (metres)	*Rear Lot Line* Other Than at a *Street* (metres)	*Interior Side Lot Line* (metres)	Other *Lot* Lines (metres)
All *buildings* and *structures*	7.6	6.0	The greater of 1.8 metres, and 1/4 of the average *height* of the wall facing the interior *lot* line	
Off-street parking	1.5	1.5	1.5	1.5

Partial Information only refer to City of Coquitlam Zoning Bylaw

(a) The above setbacks are subject to increase under sections 518 and 519 of this bylaw;

2001 P-1 Civic Institutional

(c) Despite Sub-Section (8)(a), any building structure which is used as an *animal shelter* and is located on a lot which abuts a residential zone must maintain a minimum setback of 7.6 metres from that lot line.

(9) Location of Uses

Not applicable in this zone.

(10) Height

*Building*s and *structure*s for the uses set out below must not exceed the corresponding *height*s set out below:

Use	Maximum *Height* (metres)
Uses other than *off-street parking*	11.0
Off-street parking	12.5

(11) Building Size

Not applicable in this zone.

(12) Off-Street Parking and Loading

See Part 7 of this bylaw.

(13) Other Regulations

The following additional regulations apply:

(a) general regulations, in Part 5 of this bylaw; and

(b) regulations relating to *subdivision*, in Part 6 of this bylaw.

Partial Information only refer to City of Coquitlam Zoning Bylaw

PART 20 INSTITUTIONAL ZONES

2002 P-2 Special Institutional

(1) Intent

This zone provides for facilities or *structure*s which are utility related or provide health or community care services. Provision is also made for recreational, cultural and religious uses.

(2) Permitted Uses

The following uses and no others are permitted in this zone:

Congregate Housing and Care
Community care
Assembly
Public service
Private hospital
Accessory advertising
Accessory off-street parking
Accessory one-family residential
Emergency shelter

(3) Conditions of Use

(a) an *accessory off-street parking use* must be bounded by a landscape area not less than 0.6 metres wide;

(b) for *Congregate Housing and Care* facilities, *Supportive Housing* Units must not encompass not more than 1/3 of the units provided in the facility;

(c) *Emergency shelter* is permitted only at the following locations:

Lot 46, District Lot 361, Group 1, NWD, Plan 58002;
PID No. 005-704-146 (2601 Spuraway Avenue)

Lot 58, District Lot 383, Group 1, NWD, Plan 56824;
PID No. 005-494-940 (1160 Lansdowne Avenue)

Parcel "A", District Lot 364, Group 1, NWD, Explanatory Plan 59496;
PID No. 005-754-119 (1636 Regan Avenue)

for a maximum of thirty (30) people not to exceed 31 consecutive days of operation and not to exceed two calendar months of operation during the period of November to March. Program operation will comply with the terms and conditions set out in the housing agreement registered on the title of each property.

Partial Information only refer to City of Coquitlam Zoning Bylaw

(4) Lot Size

An *assembly use* is not permitted on a *lot* having an area less than 555 m².

(5) Density

All *buildings* and *structures* together shall not exceed a *gross floor area* of 1.2 times the *lot area*.

(6) Lot Coverage

The *buildings*, *structures* and uses set out below must not exceed the corresponding *lot coverages* set out below:

Use	Maximum *Lot Coverage*
Accessory off-street parking	95%
Buildings and *structures*	40%

(7) Buildings Per Lot

See Part 5, section 512 of this bylaw.

(8) Setbacks

(a) *Buildings* and *structures* for the uses set out below must be sited no closer than the corresponding setbacks from *lot* lines set out below:

SETBACKS

Use	From a *Street* (metres)	*Rear Lot Line* Other than at a *Street* (metres)	*Interior Side Lot Line* (metres)
Buildings and *structures*	7.6	6.0	The greater of 1.8 metres, and 1/4 of the average *height* of the wall facing the interior *lot* line
Buildings and structures for *accessory one-family residential*	7.6	7.6	1.8

Partial Information only refer to City of Coquitlam Zoning Bylaw

(b) The above setbacks are subject to increase under sections 518 and 519 of this bylaw.

2002 P-2 Special Institutional

(9) Location of Uses

Not applicable in this zone.

(10) Height

(a) *Buildings* and *structures* must not exceed a *height* of 11.0 metres;

(b) *Buildings* and *structures* for *accessory one-family use* must not exceed a *height* of:

(i) 7.3 metres, or

(ii) 11.0 metres for *buildings* and *structures* having a roof slope with a pitch of 3 in 12 or greater for an area of at least 80% of all roof surfaces.

(11) Building Size
Not applicable in this zone.

(12) Off-Street Parking and Loading

See Part 7 of this bylaw.

(13) Other Regulations

The following additional regulations apply:

(a) general regulations, in Part 5 of this bylaw; and

(b) regulations relating to *subdivision*, in Part 6 of this bylaw.

Partial Information only refer to City of Coquitlam Zoning Bylaw

PART 20 INSTITUTIONAL ZONES

2003 P-3 Special Recreation

(1) Intent

This zone provides for extensive open air recreation facilities and open space with limited *building*s such as golf courses.

(2) Permitted Uses

The following uses and no others are permitted in this zone:

Assembly, limited to recreational facilities and open space
Extensive recreation, limited to firing ranges, golf courses, marinas and sport clubs; *golf course use* may include as an *accessory use* an irrigation system which may contain a pumping station
Accessory advertising
Accessory employee residential
Accessory off-street parking

(3) Conditions of Use

(a) An *accessory off-street parking use* must be bounded by a landscape area not less than 0.6 metres wide.

(b) No more than one *dwelling unit* for *accessory employee residential use* is permitted per *lot*.

(4) Lot Size

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

Use	Minimum *Lot Area*
Assembly	555 m²
Firing range	8 hectares
Golf course	8 hectares

(5) Density

All *building*s and *structure*s together shall not exceed a *gross floor area* of 0.1 times the *lot area*.

Partial Information only refer to City of Coquitlam Zoning Bylaw

(6) Lot Coverage

The *buildings*, *structures*, and uses set out below must not exceed the corresponding *lot coverages* set out below:

Use	Maximum *Lot Coverage*
Accessory off-street parking	95%
Buildings and *structures*	20%

(7) Buildings Per Lot

See Part 5, section 512 of this bylaw.

(8) Setbacks

(a) The *buildings*, *structures*, and uses set out below must be sited no closer than the corresponding setbacks from *lot* lines set out below:

SETBACKS

Uses, *Buildings* and *Structures*	Major Arterial *Street* (metres)	*Front* and *Exterior Side Lot Lines* (metres)	*Rear* and *Interior Side Lot Lines* (metres)	Wells or Streams (metres)	*Buildings* Used for *Accessory Employee Residential Use* (metres)
Accessory off-street parking use	11.2	-	-	-	-
All *buildings* and *structures*	-	30.0	15.0	30.0	15.0

(b) The above setbacks are subject to increase under sections 518 and 519 of this bylaw.

(9) Location of Uses

(a) A firing range *use* must be located on a *lot* which is not less than 300 metres from a residential zone.

Partial Information only refer to City of Coquitlam Zoning Bylaw

(b) A marina *use* must be located on a *lot* abutting the Pitt or Fraser River or navigable waters adjacent to one of those rivers.

2003 P-3 Special Recreation

(10) Height

Not applicable in this zone.

(11) Building Size

Not applicable in this zone.

(12) Off-Street Parking and Loading

See Part 7 of this bylaw.

(13) Other Regulations

The following additional regulations apply:

(a) general regulations, in part 5 of this bylaw; and

(b) regulations relating to *subdivision*, in Part 6 of this bylaw.

Partial Information only refer to City of Coquitlam Zoning Bylaw

PART 20 INSTITUTIONAL ZONES

2004 P-4 Special Care Institutional

(1) Intent

This zone provides for services directly related to the care of children in residential neighbourhoods. These facilities are subject to residential standards of exterior appearance.

(2) Permitted Uses

The following uses and no others are permitted in this zone:

Assembly, limited to child-minding services, nursery schools, kindergartens, day-care centres, and out of school day-care centres
Accessory advertising
Accessory off-street parking
Accessory one-family residential

(3) Conditions of Use

(a) An *accessory off-street parking use* must be bounded by a landscape area not less than 0.6 metres wide.

(b) *Building*s and *structure*s for *assembly use* are limited to *principal building*s which must have the general character of a one-*family* residence in regard to size, shape and exterior appearance.

(4) Lot Size

An *assembly use* is not permitted on a *lot* having an area less than 555 m².

(5) Density

All *building*s and *structure*s together shall not exceed a *gross floor area* of 0.5 times the *lot area*.

(6) Lot Coverage

An *accessory off-street parking use* must not exceed a *lot coverage* of 95%.

(7) Buildings Per Lot

See Part 5, section 512 of this bylaw.

Partial Information only refer to City of Coquitlam Zoning Bylaw

(8) Setbacks

(a) *Buildings* and *structures* for the uses set out below must be sited no closer than the corresponding setbacks from *lot* lines set out below:

SETBACKS

Use	*Front Lot Line* (metres)	*Rear Lot Line* (metres)	*Interior Side Lot Line* (metres)	*Exterior Side Lot Lines* (metres)
Assembly use	7.6	7.6	1.8	3.8
Accessory residential use or *accessory off-street parking use*, where sited 1.6 m or more from a *building* for *assembly use*	7.6	1.2	1.2	3.8
Accessory residential use or *accessory off-street parking use*, where attached to or sited less than 1.6 m from a *building* for *assembly use*, except open carports	7.6	7.6	1.8	3.8
Open carports, including supporting columns and any projecting features, attached to or sited less than 1.6 m from a *building* for *assembly use*	6.5	6.5	1.2	2.5

(b) The above setbacks are subject to increase under sections 518 and 519 of this bylaw.

(9) Location of Uses

Not applicable in this zone.

(10) Height

Partial Information only refer to City of Coquitlam Zoning Bylaw

*Building*s and *structure*s must not exceed a *height* of:

(a) 7.3 metres, or

(b) 11.0 metres for *building*s and *structure*s having a roof slope with a pitch of 3 in 12 or greater for an area of at least 80% of all roof surfaces.

(11) Building Size

Not applicable in this zone.

(12) Off-Street Parking and Loading

See Part 7 of this bylaw.

(13) Other Regulations

The following additional regulations apply:

(a) general regulations, in Part 5 of this bylaw; and

(b) regulations relating to *subdivision*, in Part 6 of this bylaw.

Partial Information only refer to
City of Coquitlam Zoning Bylaw

PART 20 INSTITUTIONAL ZONES

2005 P-5 Special Park

(1) Intent

This zone provides for open space of varying sizes such as parks and playgrounds, waterways, and utility related *structure*s such as pumphouses.

(2) Permitted Uses

The following uses and no others are permitted in this zone:

Civic, limited to parks, playgrounds and waterways, and *accessory* uses
Assembly, limited to uses not conducted within a *building*
Accessory advertising
Public service, not including broadcast transmission facilities
Accessory off-street parking
Accessory special event vending business, as limited under the "City of Coquitlam Street Vending and Special Event Vending Bylaw, " currently in force

Other uses, consistent with an adjacent zone, which have been specified under a Licence of Occupation granted by the City of Coquitlam for the duration that the subject License of Occupation remains in effect.

(3) Conditions of Use

An *accessory off-street parking use* must be bounded by a landscape area not less than 0.6 metres wide, unless this condition has specifically been exempted through a License of Occupation granted by the City of Coquitlam for the duration that the subject License of Occupation remains in effect.

(4) Lot Size

An *assembly use* is not permitted on a *lot* having an area less than 555 m².

(5) Density

All *building*s and *structure*s together shall not exceed a *gross floor area* of 0.1 times the *lot area*.

(6) Lot Coverage

The *building*s, *structure*s, and uses set out below must not exceed the corresponding *lot coverage*s set out below:

Uses, *Building*s and *Structure*s	Maximum *Lot Coverage*
Accessory off-street parking	95%

Partial Information only refer to City of Coquitlam Zoning Bylaw

Buildings and structures 40%

2005 P-5 Special Park

(7) Buildings Per Lot

See Part 5, section 512 of this bylaw.

(8) Setbacks

(a) *Buildings* and *structures* for the uses set out below must be sited no closer than the corresponding setbacks from *lot* lines set out below:

SETBACKS

Use	From a *Street* (metres)	*Rear Lot Line* Other than at a *Street* (metres)	*Interior Side Lot Line* (metres)
All *buildings* and *structures*	7.6	6.0	The greater of 1.8 metres, and 1/4 of the average *height* of the wall facing the interior *lot* line

(b) The above setbacks are subject to increase under sections 518 and 519 of this bylaw.

(9) Location of Uses

Not applicable in this zone.

(10) Height

Buildings and *structures* must not exceed a *height* of 11 metres.

(11) Building Size

Not applicable in this zone.

(12) Off-Street Parking and Loading

See Part 7 of this bylaw.

(13) Other Regulations

The following additional regulations apply:

(a) general regulations, in Part 5 of this bylaw; and

(b) regulations relating to *subdivision*, in Part 6 of this bylaw.

Partial Information only refer to City of Coquitlam Zoning Bylaw