

BYLAW NO. 5191, 2022

A Bylaw to amend the "City of Coquitlam
Zoning Bylaw No. 3000, 1996"

WHEREAS certain changes are necessary for the clarification and effective and efficient operation of Bylaw No. 3000, 1996, in accordance with the *Local Government Act*, R.S.B.C., 2015, c. 1;

NOW THEREFORE, the Council of the City of Coquitlam, in open meeting lawfully assembled, ENACTS AS FOLLOWS:

1. Name of Bylaw

This Bylaw may be cited for all purposes as the "Zoning Amendment Bylaw No. 5191, 2022."

2. Amendment to City of Coquitlam Zoning Bylaw No. 3000, 1996

City of Coquitlam Zoning Bylaw No. 3000, 1996, as amended, is further amended as follows:

- 2.1 PART 21 COMPREHENSIVE DEVELOPMENT ZONES is amended by adding the following new section "CD-30 Comprehensive Development Zone – 30", in appropriate numerical order, for the lands civically known as 560 Sydney Avenue, and legally described as:

LOT 298 DISTRICT LOT 3 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 58857;
PID 005-710-481

or any subdivided parcel therefrom or consolidated parcel thereof:

CD-30 Comprehensive Development Zone – 30

(1) Intent

This zone provides for *apartment* development with no *height* limit 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)

(iii) *Congregate Housing and Care*

(b) *Commercial*, limited to the following and not including a *drive-through business*:

- (i) *retail – personal goods*
- (ii) *retail – general*
- (iii) *personal service*
- (iv) *business and household service*
- (v) *restaurant*
- (vi) *office, and*
- (vii) *convenience retail*

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

(c) *Assembly*, limited to:

- (i) *child-minding services*
- (ii) *assembly child care or child care*
- (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 uses, limited to:

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

(b) *Accessory residential*

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

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

- (i) *assembly child care or child care*
- (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
- (ii.iii) workshops for residents, social and recreation space and facilities
- (e) *Lock-off units*, as limited under Section 508(6)
- (f) *Accessory street vending*

(3) Conditions of Use

- (a) *Commercial Uses*, except the following, must be enclosed within a *building*:
 - (i) carnival rides, circuses and similar *commercial* promotional activities for a period not in excess of seven days, notwithstanding that *accessory off-street parking spaces* required by this bylaw may not be usable for that period;
 - (ii) a pickup window accessory to a *restaurant use* only accessible by pedestrians;
 - (iii) 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, provided the display does not encroach upon the areas for parking, loading, pedestrian circulation or landscaping otherwise required by this Bylaw.

(4) Lot Size

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

<u>Use</u>	<u>Minimum Lot Size (m²)</u>
(a) <i>Apartment or Townhouses</i>	1,110
<i>Boarding</i>	555
(b) The maximum <i>lot</i> 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:

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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 <i>density</i> towards amenities as identified in the Citywide Official Community Plan	Up to 0.5 times the <i>lot area</i>	3.0 times the <i>lot area</i>
Step 2	A financial contribution of 65% of the land value of the additional <i>density</i> towards amenities as identified in the Citywide Official Community Plan	Up to 0.5 times the <i>lot area</i>	3.5 times the <i>lot area</i>
Step 3	A financial contribution of 50% of the land value of the additional <i>density</i> , 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 <i>lot area</i>	4.0 times the <i>lot area</i>

- (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.
- (e) For each *accessible residential dwelling unit* and *adaptable unit* provided, 2 m² is excluded from the *gross floor area* calculation. The exclusion of 2 m² for *accessible residential dwelling units* and *adaptable units* shall only be applied to a maximum of 20% of all *dwelling units* within a *building*.
- (f) The *density* may be increased by an additional 1.5 times the *lot area* if the *buildings* and *structures* on the *lot* maximize the base *density* permitted

under Sub-section (5)(a) and maximize the bonus *density* permitted under Sub-section (5)(b).

- (g) All or part of the financial contribution identified in Sub-section (5)(b), Step 3, towards affordable housing will be waived if *below-market rental units* or *non market housing rental units*, each managed by a *third party housing partner*, are provided, in accordance with direction set out in the Citywide Official Community Plan. The amount of the financial contribution eligible to be waived will be equal to the value of the *below-market rental units* or *non market housing rental units* provided.
- (h) All or part of the financial contribution identified in Sub-section (5)(b), Step 3, towards amenities will be waived under the following conditions:
 - (i) all of the financial contribution towards affordable housing has already been waived due to the provision of *below-market rental units* or *non market housing rental units* in accordance with Sub-section (5)(h); and
 - (ii) additional *below-market rental units* or *non market housing rental units* are provided, in accordance with direction set out in the Citywide Official Community Plan.

The amount of the financial contribution eligible to be waived will be equal to \$1.00 for every \$1.20 of the value of the additional *below-market rental units* or *non market housing rental units* provided.

(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* 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:

<i>Use</i>	<i>Lot Lines along a Street or Lane (metres)</i>	<i>Interior Side Lot Line and Rear Lot Line (metres)</i>
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All <i>buildings or structures</i>	3.0	6.0
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- (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*;
- (b) A *commercial, assembly, and civic use* are only permitted in the City Centre Area Plan and the Burquitlam-Lougheed Neighbourhood Plan area as identified in the Citywide Official Community Plan.
- (c) A *lock-off unit* use is only permitted within the Evergreen Line Core and Shoulder Station areas as identified in Schedule "O".

(10) Height

Not applicable in this zone.

(11) Building Size

- (a) *Buildings 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.
- (b) *Buildings for apartment use* must not exceed 65 metres in length, and must be designed with appropriate architectural breaks where the length of the *building* exceeds 37 metres.
- (c) Notwithstanding Sub-section (11)(b), where a directional turn in the *building* is provided, the Director of Development Services may permit *buildings for apartment use* that extend beyond 65 metres in length.

(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 totaling not less than 5.0 m² per *dwelling unit*.
- (b) Despite the definition of "*lot*" contained in Part 2 of this Bylaw, a *lot* in the CD-30 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 CD-30 zone;
 - (ii) the parcels are subject of a development providing for the parcels to be developed together as a single development; and
 - (iii) 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.
- (d) The number of *studio dwelling units* in any single *building* must not exceed 30% of all *dwelling units* in the *building*.

2.2 Schedule 'A' to City of Coquitlam Zoning Bylaw No. 3000, 1996, is amended as follows: The lands shown outlined in black on the map attached hereto and marked "Schedule 'A' to Bylaw No. 5191, 2022" are rezoned from P-2 Special Institutional to CD-30 Comprehensive Development Zone – 30.

3. Severability

If any section, subsection, clause or phrase of this Bylaw is, for any reason, held to be invalid by a court of competent jurisdiction, it will be deemed to be severed and the remainder of the Bylaw will remain valid and enforceable in accordance with its terms.

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Readings

READ A FIRST TIME this [day] day of [month] , [year] .

CONSIDERED AT PUBLIC HEARING [day] day of [month] , [year] .

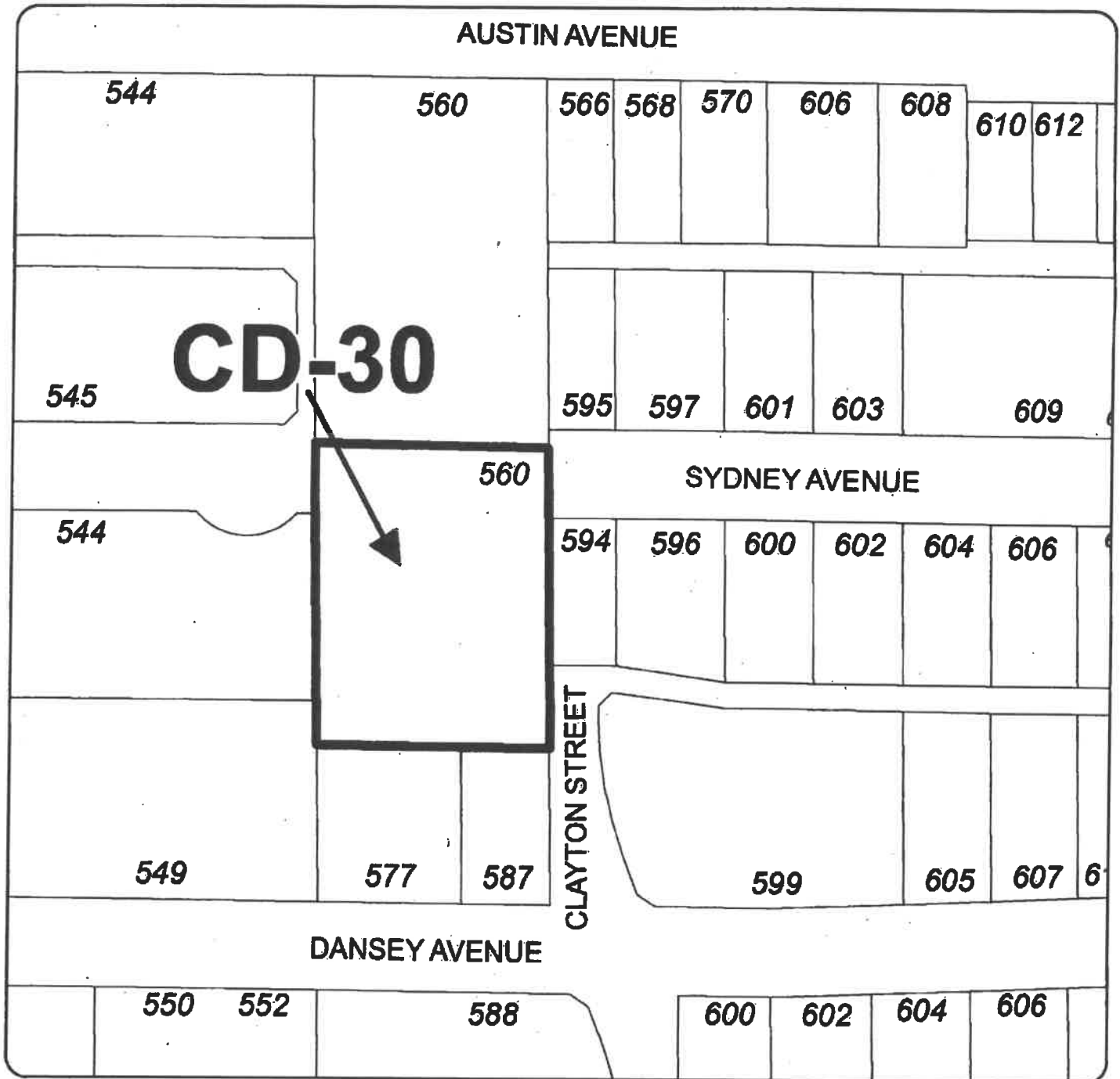
READ A SECOND TIME this [day] day of [month] , [year] .

READ A THIRD TIME this [day] day of [month] , [year] .

GIVEN FOURTH AND FINAL READING and the Seal of the Corporation affixed this
[day] day of [month] , [year] .

MAYOR

CLERK



0 10 20 40 Metres

SCHEDULE 'A' TO BYLAW No. 5191, 2022

Coquitlam