

## **PART 15 COMMERCIAL ZONES**

### **1501 C-1 Local Commercial**

#### **(1) Intent**

This zone provides for appropriate land either within or abutting residential areas for the retailing of goods to satisfy the daily household or personal needs of the occupants of those residential areas. Limited *residential use* located within the *commercial structure* is permitted.

#### **(2) Permitted Use**

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

*Commercial*, limited to the following, and not including a *drive-in business*:

- (a) *grocery stores*;
- (b) *specialty food retail*;
- (c) *personal services*, limited to laundromat, drycleaners, tailors, shoemakers, shoe repair, hair salons, barber shops, photo studios, video/DVD rentals and dental practitioners, as limited under Sub-sections 3(h) and (i).
- (d) retail sale of flowers;
- (e) retail sale of Christmas trees;
- (f) *office*, as limited under sub-section (3)(c);
- (g) *veterinary service*, as limited under sub-sections 3(e),(f) and (g);
- (h) *beverage container return centre*, as limited under sub-section 3(d).

*Residential*, as limited under sub-section 3(b)

*Accessory uses* limited to:

*Accessory advertising*

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

*Accessory off-street parking*

*Accessory off-street loading*

*Accessory vending cart*, as limited under the “City of Coquitlam Street Vending and Special Event Vending Bylaw,” currently in force

*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* uses, except the following, must be enclosed within a *building*:
  - (i) the outdoor sale and display of flowers;

**C-1 Local Commercial**

- (ii) the retail sale of Christmas trees during the month of December;
  - (iii) seasonal outdoor seating where accessory to *specialty food retail*.
- (b) A residential use must:
- (i) be contained within a *building* for a permitted *commercial use*;
  - (ii) provide a private outdoor amenity area of at least 5 m<sup>2</sup> for each *bedroom*;
  - (iii) provide a separate entrance to each *dwelling unit*;
  - (iv) be limited to a maximum of three *dwelling units*;
  - (v) not have more than one *dwelling unit* containing more than one *bedroom*.
- (c) an *office use* must be located on the second floor;
- (d) *beverage container return centre* is limited to a maximum *gross floor area* of 280 m<sup>2</sup>;
- (h) no use must involve the storage of dangerous goods or discharge or emit odorous, toxic or noxious matters, heat, glare, radiation, or noise except as characteristic of a residential neighbourhood nor produce solid or offensive waste not characteristic or in excess of volumes characteristic of a residential neighbourhood;
- (i) notwithstanding sub-section 3(e) a *veterinary service* may include radiography and the administering of anaesthesia on animals;
- (j) a *veterinary service*, is only permitted at the following location:
- | Parcel Identifier No. | Address         |
|-----------------------|-----------------|
| 007-277-130           | 658 Clarke Road |
- (k) A dental practitioner use may not exceed an area of 247 m<sup>2</sup>;
- (l) A dental practitioner, is only permitted at the following location:
- | Parcel Identifier No. | Address               |
|-----------------------|-----------------------|
| 029-600-570           | 1655 Como Lake Avenue |

**(4) Lot Size**

Not applicable in this zone.

**(5) Density**

All *buildings* and *structures* together must not exceed a *gross floor area* of 1.05 times the *lot area*.

**(6) Lot Coverage**

All *buildings* and *structures* together must not exceed a *lot coverage* of 70% for the first *storey*, and 35% above the first *storey*.

**(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

<i>Use</i>	<i>Front Lot Line</i> (metres)	<i>Exterior Side Lot Line</i> (metres)	<i>Rear Lot Line</i> Abutting Street (metres)	<i>Rear Lot Line</i> Abutting Lane (metres)
<i>All buildings and structures</i>	7.6	3.0	7.6	7.6

- (b) Despite paragraph (a), no wall or portion of a wall with a balcony, window, or door with a window to a *habitable room* of a *dwelling unit*, may be sited closer than 7.6 metres to the nearest *lot* line;
- (c) Where the *lot* is adjacent to a *lot* zoned for *residential use* and designated for residential in an Official Community Plan, a minimum 3 metres wide suitably landscaped area must be installed along the *lot* line opposite or abutting the adjacent *lot*, except that the width of this landscaped area is reduced to 1.2 metres where a *street* or *lane* separates the two *lots*;
- (d) The above setbacks are subject to increase under sections 518 and 519, section 13 of this part of this bylaw.

**(9) Location of Uses**

Not applicable in this zone.

**(10) Height**

*Buildings and structures* must not exceed a *height* of 7.6 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 Parts 5 and 14 of this bylaw; and
- (b) regulations relating to *subdivision*, in Part 6 of this bylaw.

## PART 15 COMMERCIAL ZONES

### 1502 C-2 General Commercial

#### (1) Intent

This zone provides for a wide range of general *commercial* uses including offices, entertainment and *tourist accommodation* facilities at medium *density*, and includes both small shopping plazas and larger neighbourhood shopping facilities. Provision is made for limited *apartment use*.

#### (2) Permitted Uses

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

*Commercial*, limited to the following, and not including a drive-in *business*:

- (a) *grocery stores*;
- (b) the retail sale and rental of personal goods, including bicycles, clothing, shoes, jewellery, drugs, sporting goods, toys, records, photographic supplies, books, periodicals, stationery, gifts, pets, tobacco products and art and music supplies.
- (c) the retail sale and rental of household and *business* goods, including household furniture, office furniture and equipment, kitchen and household appliances, television, radio and other electronic entertainment equipment, hardware, dry goods, housewares, garden supplies and decorating goods, and swimming pool equipment;
- (d) *personal service*, including *commercial* schools;
- (e) household service establishments, including electrical appliance repair shops, dry cleaning and laundering establishments, interior decorating shops, and furniture repair and upholstering shops;
- (f) *restaurants* other than *drive-in businesses*;
- (g) *office*;
- (h) entertainment and recreation facilities, including theatres other than *drive-in businesses*, billiard and pool halls, *amusement arcades*, catering establishments, cocktail lounges and *public houses*; **excludes** *amusement arcades* where not in a *planned shopping centre* with an enclosed mall, bingo facilities, *casino gaming* or *electronic gaming* facilities, nightclubs, dance halls and *cabarets*;
- (i) photocopying, printing and duplicating establishments;
- (j) *veterinary service*;

1502

**C-2 General Commercial**

- (k) studios for artists and photography;
- (l) *beverage container return centre*;
- (m) *pet care service*;
- (n) *liquor store, accessory liquor store, and wine store*;
- (o) *specialty food retail*;
- (p) *liquor manufacturing*.

not including a *drive-in business*, except as specifically permitted below

*Assembly*, limited to child-minding services, nursery schools, kindergartens, day-care centres, and out of school day-care centres

*Tourist accommodation*

*Apartment*

*Public service*, as limited under Subsection (3)(i)

*Non-accessory off-street parking*

*Accessory advertising*

*Accessory home occupation*

*Accessory off-street parking*

*Accessory off-street loading*

*Accessory vending cart*, as limited under the “City of Coquitlam Street Vending and Special Event Vending Bylaw,” currently in force

*Accessory vending vehicle*, as limited under the “City of Coquitlam Street Vending and Special Event Vending Bylaw,” currently in force

*Accessory Retail*, limited to *Liquor Manufacturing*

**(3) Conditions of Use**

- (a) *Commercial uses*, 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 spaces* required by this bylaw may not be usable for that period;
  - (iii) seasonal outdoor seating, where accessory to a *restaurant, public house, specialty food retail, or liquor manufacturing use*;
  - (iv) a drive-through pickup window accessory to a *restaurant use*;
  - (v) a drive-through teller or bank machine where accessory to a bank or other financial institution;
  - (vi) outdoor play area where accessory to child-minding services, nursery schools, kindergartens, day-care centres, and out of school day-care, as required by the Provincial Health Licensing Authority;
  - (vii) the outdoor display and sale of *specialty food retail and grocery store*.

1502

**C-2 General Commercial**

- (b) An *apartment use* is permitted only if:
  - (i) all *off-street parking* for the *use* is *concealed parking*;
  - (ii) no *advertising use* or *accessory advertising use* is located above or extends above the first *storey* of the *building*.
- (c) An *accessory home occupation use* must comply with the regulations under Section 508(3).
- (d) A *liquor store* or *accessory liquor store* is permitted only if the use is a minimum distance of:
  - (i) 300m from another *liquor store* or *accessory liquor store* and the parcel on which it is located; or
  - (ii) 300m from a site designated “school” and/or “school/park” in the Citywide Official Community Plan and the parcel on which it is located.
- (e) A *wine store* is permitted only if the use is a minimum distance of:
  - (i) 300m from a site designated “school” and/or “school/park” in the Citywide Official Community Plan and the parcel on which it is located.
- (f) An *accessory liquor store*:
  - (i) must not have a *gross floor area* larger than 186 m<sup>2</sup>; and
  - (ii) must be located within or immediately abutting a *public house* and in no case can the area of the *accessory liquor store* portion exceed the area of the *public house* open to the public, nor can the *public house* contain less than 87 m<sup>2</sup> of *gross floor area* open to the public.
- (g) A *liquor store* may contain a *beverage container return centre* as an *accessory use* when contained wholly within a *building*;
- (h) *beverage container return centre* is limited to a maximum *gross floor area* of 280 m<sup>2</sup>.
- (i) A *public service use* is only permitted when:
  - (i) enclosed within a *building*; and
  - (ii) there is no storefront.

**(4) Lot Size**

A *tourist accommodation use* is not permitted on a *lot* having an area less than 1390 m<sup>2</sup>.

**1502 C-2 General Commercial**

**(5) Density**

- (a) All *buildings and structures* together must not exceed a *gross floor area* of 1.05 times the *lot area*.
- (b) An *apartment use* must not occupy more than 50% of the total *gross floor area* on a *lot*.

**(6) Lot Coverage**

All *buildings and structures* together must not exceed a *lot coverage* of 70% for the first *storey* and 35% above the first *storey*.

**(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

<i>Use</i>	<i>Front Lot Line</i> (metres)	<i>Exterior Side Lot Line</i> (metres)	<i>Rear Lot Line</i> Abutting <i>Street</i> (metres)	<i>Rear Lot Line</i> Abutting <i>Lane</i> (metres)
<i>All buildings and structures</i>	7.6	3.0	7.6	1.2

- (b) Despite paragraph (a), no wall or portion of a wall with a balcony, window, or door with a window to a *habitable room* of a *dwelling unit*, may be sited closer than 7.6 metres to the nearest *lot line*;
- (c) Where the *lot* is adjacent to a *lot* zoned for *residential use* and designated for residential in an Official Community Plan, a minimum 3 metres wide suitably landscaped area must be installed along the *lot line* opposite or abutting the adjacent *lot*, except that the width of this landscaped area is reduced to 1.2 metres where a *street* or *lane* separates the two *lots*.
- (d) The above setbacks are subject to increase under sections 518 and 519 of this bylaw.

**(9) Location of Uses**

- (a) A *tourist accommodation* is limited to *sleeping units* located above the first storey of a *building*.
- (b) An *apartment use*:
  - (i) must be located within the *storeys* above the first *storey* of a *building*;
  - (ii) must be the only *use* located within and above a *storey* used for *apartment use*;
  - (iii) must be located above all *storeys* used for a permitted *commercial use*; and
  - (iv) despite subparagraph (ii), may be located within the same *storey* as a *commercial use*, where separated by a fire wall with no exits, entrances, stairs, corridors or floor space common to both uses.

**(10) Height**

*Buildings* and *structures* must not exceed a *height* of 7.6 metres.

**(11) Building Size**

Not applicable in this zone.

**(12) Off-Street Parking and Loading**

See Part 7 of this bylaw.

**(13) Other Regulations**

- (a) Where an *off-street parking use* is located within 6.0 metres of a *street*, the *parking use* must be bounded by a landscaped area not less than 0.6 metres in width.
- (b) The following additional regulations apply:
  - (i) general regulations, in Parts 5 and 14 of this bylaw; and
  - (ii) regulations relating to *subdivision*, in Part 6 of this bylaw.



## **PART 15 COMMERCIAL ZONES**

### **1503 C-3 Medical Commercial**

#### **(1) Intent**

This zone provides for medical and professional uses abutting or within residential areas but does not permit *residential use*.

#### **(2) Permitted Uses**

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

*Commercial*, limited to:

- (a) *personal service*, limited: physician, dentist or other *person* authorized by law to practice medicine or healing;
- (b) *office*, limited to: lawyer, architect, land surveyor or engineer, or *person* of similar profession, not including real estate, insurance of financial *business* offices;
- (c) ballet and martial arts schools.

*Non-accessory off-street parking*

*Accessory advertising*

*Accessory off-street parking*

*Accessory off-street loading*

#### **(3) Conditions of Use**

A ballet and martial arts school use:

- (a) shall have the potential for direct access from municipal arterials;
- (b) shall occupy a maximum of 50 percent of the total GFA on the site; and
- (c) shall include appropriate landscape buffers between adjacent residential uses.

#### **(4) Lot Size**

Not applicable in this zone.

#### **(5) Density**

All *buildings* and *structures* together must not exceed a *gross floor area* of 0.4 times the *lot area*.

1503

**C-3 Medical Commercial**

**(6) Lot Coverage**

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

<i>Use</i>	<i>Front Lot Line</i> (metres)	<i>Exterior Side Lot Line</i> (metres)	<i>Rear Lot Line Abutting Street</i> (metres)	<i>Rear Lot Line Abutting Lane</i> (metres)
<i>All buildings and structures</i>	7.6	3.0	7.6	1.2

(b) Where the *lot* is adjacent to a *lot* zoned for *residential use* and designated for *residential use* in an Official Community Plan, a minimum 3 metres wide suitably landscaped area must be installed along the *lot* line opposite or abutting the adjacent *lot*, except that the width of this landscaped area is reduced to 1.2 metres, where a *street* or *lane* separates the two *lots*;

(c) 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 one *storey*.

**(11) Building Size**

Not applicable in this zone.

**1503 C-3 Medical Commercial**

**(12) Off-Street Parking and Loading**

See Part 7 of this bylaw.

**(13) Other Regulations**

The following additional regulations apply:

- (a) general regulations, in Parts 5 and 14 of this bylaw; and
- (b) regulations relating to *subdivision*, in Part 6 of this bylaw.

## PART 15 COMMERCIAL ZONES

### 1504 C-4 City Centre Commercial

#### (1) Intent

This zone provides for mixed *use* development at high *density* in City centres of regional significance. It is intended to provide for a wide variety of *commercial* and other employment-generating uses, which can occupy an entire tower or the lower levels of a building with residential uses above. This zone emphasizes ground level activity with employment-related uses located along the ‘pedestrian spine’, ‘retail-fronting streets’, and ‘secondary-active streets’ as well as residential units oriented to the other streets, all as established by the Citywide Official Community Plan.

#### (2) Permitted Uses

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

*Commercial*, limited to the following, and not including a *drive-in business*:

- (a) *grocery stores*;
- (b) the retail sale and rental of personal goods, including bicycles, clothing, shoes, jewellery, drugs, sporting goods, toys, records, photographic supplies, books, periodicals, stationery, gifts, pets, tobacco products and art and music supplies; **excludes** pawn shops;
- (c) the retail sale and rental of household and *business* goods, including household furniture, office furniture and equipment, kitchen and household appliances, television, radio and other electronic entertainment equipment, hardware, dry goods, housewares, garden supplies and decorating goods, and swimming pool equipment; **excludes** pawn shops;
- (d) *personal service*, including *commercial* schools;
- (e) household service establishments, including electrical appliance repair shops, dry cleaning and laundering establishments, interior decorating shops, and furniture repair and upholstering shops;
- (f) *restaurants* other than *drive-in businesses*;
- (g) *office*;
- (h) entertainment and recreation facilities, including fitness centres, theatres other than *drive-in businesses*, billiard and pool halls, *amusement arcades*, catering establishments, cocktail lounges and *public houses*; **excludes** *amusement arcades* and *electronic gaming* where not in a *planned shopping centre* with an enclosed mall, bingo facilities, *casino gaming* or *electronic gaming* facilities, nightclubs, dance halls and *cabarets*;

**C-4 City Centre Commercial**

- (i) photocopying, printing and duplicating establishments;
- (j) *veterinary service*;
- (k) studios for artists and photography;
- (l) *pet care service*;
- (m) *liquor store, accessory liquor store, and wine store*;
- (n) *employment living units* that accommodate permitted employment-generating uses at grade and may extend throughout the unit which may, in addition, incorporate a *residential use* within the same unit;
- (o) *specialty food retail*;
- (p) *liquor manufacturing*.

not including a *drive-in business*, except as specifically permitted below

*Assembly* (limited to child-minding services, non-profit community service offices, day-care centres, private schools, churches, and youth/seniors centres)

*Civic* (limited to government offices, public schools, hospitals, community centres, courts, libraries, museums, public squares, and parks)

*Congregate Housing and Care*

*Private Hospital*

*Tourist accommodation*

*Apartment*

*Townhouse(s)*

*Public service*, as limited under Subsection (3)(h)

*Non-accessory off-street parking*

*Accessory advertising*

*Accessory home occupation*

*Accessory off-street parking*

*Accessory off-street loading*

*Accessory vending cart*, as limited under the “City of Coquitlam Street Vending and Special Event Vending Bylaw,” currently in force

*Accessory vending vehicle*, as limited under the “City of Coquitlam Street Vending and Special Event Vending Bylaw,” currently in force

*Accessory Retail*, limited to *Liquor Manufacturing*

*Lock-off units*, as accessory to an apartment use and as limited under Section 508(5)

**(3) Conditions of Use**

- (a) *Commercial* uses, 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 spaces* required by this bylaw may not be usable for that period;
  - (iii) seasonal outdoor seating, where accessory to a *restaurant, public house, specialty food retail, or liquor manufacturing use*;
  - (iv) a pickup window accessory to a *restaurant or specialty food retail use* only accessible by pedestrians;

**C-4 City Centre Commercial**

- (v) outdoor play area where accessory to child-minding services, nursery schools, kindergartens, day-care centres, and out of school day-care, as required by the Provincial Licensing Authority;
  - (vi) 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) An *apartment use* is permitted only if:
- (i) all *off-street parking* for the *use* is *concealed parking*;
  - (ii) no advertising or *accessory advertising use* is generated located above or extends above any non-residential *storey* of the *building* and does not negatively impinge on residential units.
- (c) An *accessory home occupation use* must comply with the regulations under Section 508(3).
- (d) A *liquor store* or *accessory liquor store* is permitted only if the use is a minimum distance of:
- (i) 300m from another *liquor store* or *accessory liquor store* and the parcel on which it is located; or
  - (ii) 300m from a site designated “school” and/or “school/park” in the Citywide Official Community Plan and the parcel on which it is located.
- (e) A *wine store* is permitted only if the use is a minimum distance of:
- (i) 300m from a site designated “school” and/or “school/park” in the Citywide Official Community Plan and the parcel on which it is located.
- (f) An *accessory liquor store*:
- (i) must not have a *gross floor area* larger than 186 m<sup>2</sup>; and
  - (ii) must be located within or immediately abutting a *public house* and in no case can the area of the *accessory liquor store* portion exceed the area of the *public house* open to the public, nor can the area of the *public house* open to the public contain less than 87 m<sup>2</sup> of *gross floor area*.
- (g) A *liquor store* may contain a *beverage container return centre* as an *accessory use* when contained wholly within a *building*.
- (h) A *public service use* is only permitted when:
- (i) enclosed within a *building*; and
  - (ii) there is no storefront.

**(4) Lot Size**

Not applicable in this zone.

**(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, of this, an employment-generating *use* must occupy a minimum of 0.5 times the *lot area* of the base *gross floor area* developed.
- (b) The overall maximum base *density* of 2.5 times the *lot area* may be increased as follows:

<b>Density Step</b>	<b>Condition of Additional Density</b>	<b>Additional Gross Floor Area Ratio</b>	<b>Maximum Total Gross Floor Area Ratio</b>
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>
Step 4	A financial contribution of 35% 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>	4.5 times the <i>lot area</i>
Step 5	A financial contribution of 25% 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>	5.0 times the <i>lot area</i>
Step 6	At least 20% of additional <i>density</i> is used for <i>priority unit</i> types as identified in the Citywide Official Community Plan and the remainder of the additional <i>density</i> is used for <i>purpose-built rental units</i>	Up to 1.0 times the <i>lot area</i>	6.0 times the <i>lot area</i>

**C-4 City Centre Commercial**

- (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 adaptable unit provided, 2 m<sup>2</sup> is excluded from the *gross floor area* calculation. The exclusion of 2 m<sup>2</sup> for *adaptable units* shall only be applied to a maximum of 20% of all units within a *building*.
- (f) The following *lots* are designated as *strategic housing lots*:

Parcel Identifier No.	Address	Designation
n/a	n/a	n/a

- (g) On *lots* designated as *strategic housing lots*, the *density* may exceed the maximum *density* permitted under this zone, to a maximum of 1.0 additional *floor area ratio*, for the portion of the *gross floor area* that provides for *strategic housing*, if the *lot* maximizes the base density permitted under Sub-section (5)(a) and the *lot* maximizes the bonus *density* permitted under Sub-section (5)(b).
- (h) 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.
- (i) 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 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.



**C-4 City Centre Commercial**

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 rental units* provided.

**(6) Lot Coverage**

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

**(7) Buildings Per Lot**

See Part 5, section 512 of this bylaw.

**(8) Setbacks**

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

<b>Use</b>	<b>Lot lines along a Street or Lane or Public Right-of-Way whichever is closer (metres)</b>	<b>All other lot lines not abutting a Street or Lane (metres)</b>
<i>Buildings and structures</i>	Min. 3.0 - Max 6.0	Min. 3.0
<i>Buildings and structures with a commercial and civic use within the first storeys</i>	Min. 1.5 - Max. 3.0	Min. 0.0

(b) Notwithstanding paragraph (a):

(i) a *building or structure* at *finished grade* and used for *off-street parking* must be sited not less than 10 metres from any fronting or flanking *street*.

(c) Where the *lot* is adjacent to a *lot* zoned for *residential use* and designated for residential in the Citywide Official Community Plan, a minimum 3 metres wide suitably landscaped area must be installed along the *lot* line opposite or abutting the adjacent *lot*, except that the width of this landscaped area is reduced to 1.2 metres where a *street* or *lane* separates the two *lots*;

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

**(9) Location of Uses**

(a) The following uses are not permitted in the first *storey* portion of a *building* which adjoins a 'pedestrian spine' and 'retail-fronting street' as established by the Citywide Official Community Plan:

- (i) *office*;
- (ii) theatres;
- (iii) *employment living* units unless these *uses* front onto a *lane* or driveway, which may accommodate vehicles or public rights-of-way that do not accommodate vehicular traffic; and
- (iv) accessory residential common amenity areas unless the amenity space is available for public *use*.

Notwithstanding the above, glazed lobbies, entrance ways, waiting or reception areas may be located within 3 metres from any first *storey* wall of the *building* adjoining a 'pedestrian spine' and 'retail-fronting street' as established by the Citywide Official Community Plan, provided that all glazed lobbies, entrance ways, waiting or reception areas in the first *storey* of the *building* together, do not exceed a total width of the greater of 8 metres or 10 percent of the total *building* face.

(b) *Sleeping units* or *dwelling units* of a *tourist accommodation use* must be located above the first *storey* of a *building*, which adjoins the 'pedestrian spine' and 'retail-fronting streets' as established by the Citywide Official Community Plan. Lobby, reception, dining and lounge areas of a *tourist accommodation use* may be located within the first *storey* of a *building*.

(c) In addition to subparagraph (a) above, the following additional uses may be permitted in the first *storey* portion of a *building* which adjoins a 'secondary-active street' as established by the Citywide Official Community Plan as long as these *uses* are active and abundantly glazed to add vitality to the *street* and opportunities for natural surveillance:

- (i) all *uses* permitted along 'retail-fronting streets';
- (ii) *office*;
- (iii) theatres;
- (v) *employment living* units if these *uses* front onto a *lane* or driveway, which may accommodate vehicles or public rights-of-way that do not accommodate vehicular traffic;
- (v) permitted *assembly* and *civic uses*; and
- (vi) *accessory residential* common amenity areas.

**C-4 City Centre Commercial**

- (d) An *apartment use*:
- (i) must be located within the *storeys* above the first *storey* of a *building* face that adjoins the ‘pedestrian spine’, ‘retail-fronting streets’ or ‘secondary-active streets’ as established by the Citywide Official Community Plan;
  - (ii) must be the only *use* located within and above a *storey* of the building used for *apartment use*;
  - (iii) must be located above all *storeys* used in that *building* for a permitted employment-generating *use*;
  - (iv) notwithstanding subparagraphs (i) and (iii) above, may occupy the first *storey* of a *building*, as long as the only *principal use* of the *building* is *apartment use*;
- (e) 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*; and
  - (iii) must only be located fronting “residential streets” as established in the Citywide Official Community Plan, or pedestrian corridors internal to a development site and dedicated through statutory right-of-way.
- (f) An *off-street parking use* at *finished ground elevation* must be separated from the street, a proposed street, or the ‘pedestrian spine’ as established by the Citywide Official Community Plan, by an employment-generating or *residential use*; **excluding** driveway or pedestrian access.
- (g) An *accessory off-street loading use* must not be located adjoining the ‘pedestrian spine’ or ‘retail-fronting streets’ established by the Citywide Official Community Plan.
- (h) 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**  
Not applicable in this zone.

**(12) Off-Street Parking and Loading.**  
In addition to Part 7 of this bylaw, above-grade structured parking may be located up to the second *storey* only if at least one full *storey* of *underground parking* is also provided. Council may consider variances to allow further parking above the second *storey* if those conditions are met and if the parking above this level is separated from the face of the *building* with employment-generating or *residential uses*.

**(13) Other Regulations**

- (a) Despite the definition of “*lot*” contained in Part 2 of this bylaw, a *lot* in the C-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 C-4 zone; and
  - (ii) the parcels are the subject of a development permit 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 215 of the Land Title Act in favour of the *City* requiring that such parcel be developed in accordance with the terms of the development permit.
- (b) Regulations affecting *buildings* or portions of *buildings* in the C-4 zone will not apply to the *lot* lines of an air space parcel as defined by the Land Title Act, which do not abut a *street*, where a development permit and covenant as described in paragraph (a) are in effect.
- (c) 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<sup>2</sup> per *dwelling unit*.
- (d) The following additional regulations apply:
- (i) general regulations, in Parts 5 and 14 of this bylaw; and
  - (ii) regulations relating to *subdivision*, in Part 6 of this bylaw.
- (e) The number of *studio dwelling units* in any single *building* must not exceed 30% of all *dwelling units* in the *building*.

## PART 15 COMMERCIAL ZONES

### 1505 C-5 Community Commercial

#### (1) Intent

This zone provides for the development of a mixed *use*, medium and high *density* Neighbourhood Centre that accommodates *residential uses*, retail, *commercial*, professional services and a range of public amenities. The emphasis of this zone is to provide safe and convenient pedestrian and bicycle environments throughout the neighbourhood.

#### (2) Permitted Uses

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

*Commercial*, limited to the following, and not including a *drive-in business* except as specifically permitted below in Section (3), paragraph (a)(v) and (vi):

- (a) *grocery stores*;
- (b) the retail sale and rental of personal goods, including bicycles, clothing, shoes, jewellery, drugs, sporting goods, toys, records, photographic supplies, books, periodicals, stationery, gifts, pets, tobacco products and art and music supplies; excludes pawn shops;
- (c) the retail sale and rental of household and *business* goods, including household furniture, office furniture and equipment, kitchen and household appliances, television, radio and other electronic entertainment equipment, hardware, dry goods, housewares, garden supplies and decorating goods, and swimming pool equipment; excludes pawn shops;
- (d) *personal service*, including *commercial* schools;
- (e) household service establishments, including electrical appliance repair shops, dry cleaning and laundering establishments, interior decorating shops, and furniture repair and upholstery shops;
- (f) *restaurants*; excludes *drive-in businesses*;
- (g) *office*;
- (h) offices, including *business* outlets, banks, government offices and professional offices;
- (i) entertainment and recreation facilities, including fitness centres, theatres other than *drive-in businesses*, billiard and pool halls, *amusement arcades*, catering establishments, cocktail lounges and *public houses*; excludes, bingo facilities, *casino gaming* or *electronic gaming* facilities;

**C-5 Community Commercial**

- (j) photocopying, printing and duplicating establishments;
- (k) veterinary service;
- (l) studios for artists and photography;
- (m) *pet care service*;
- (n) *liquor store, accessory liquor store, and wine store*;
- (o) *specialty food retail*;
- (p) *liquor manufacturing*.

*Assembly* limited to child-minding services, day-care centres, churches, and youth/seniors centres, *school - commercial and private*)

*Civic* (limited to community serving facilities, museums, and publicly accessible squares, green spaces, plazas, courtyards and similar)

*Congregate Housing and Care*

*Tourist accommodation*

*Apartment*

*Townhouses*

*Employment Living*

*Public service*, as limited under Subsection (3)(j)

*Accessory advertising*

*Accessory home occupation*

*Accessory off-street parking*

*Non-accessory off-street parking*

*Accessory off-street loading*

*Accessory vending cart*, as limited under the “City of Coquitlam Street Vending and Special Event Vending Bylaw,” currently in force

*Accessory vending vehicle*, as limited under the “City of Coquitlam Street Vending and Special Event Vending Bylaw,” currently in force

*Accessory Retail*, limited to *Liquor Manufacturing*

*Lock-off units*, as accessory to an apartment use and as limited under Section 508(5)

**(3) Conditions of Use**

- (a) *Commercial* uses, 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 *off-street parking spaces* required by this bylaw may not be usable for that period;
  - (iii) seasonal outdoor seating, where accessory to a *restaurant, public house, specialty food retail, or liquor manufacturing use*;
  - (iv) the outdoor display and sale of flowers and produce;
  - (v) a pickup window accessory to a *restaurant and specialty food retail use* only accessible by pedestrians;
  - (vi) a bank machine only accessible to pedestrians; and
  - (vii) outdoor play area where accessory to child-minding services, nursery schools, kindergartens, child-care centres, and out of school child-care, as required by the Provincial Licensing Authority.

1505

**C-5 Community Commercial**

- (b) An *accessory home occupation use* must comply with the regulations under Section 508(3).
- (c) A *liquor store* or *accessory liquor store* is permitted only if the use is a minimum distance of:
  - (i) 300m from another *liquor store* or *accessory liquor store* and the parcel on which it is located; or
  - (ii) 300m from a site designated “school” and/or “school/park” in the Citywide Official Community Plan and the parcel on which it is located.
- (d) A *wine store* is permitted only if the use is a minimum distance of:
  - (i) 300m from a site designated “school” and/or “school/park” in the Citywide Official Community Plan and the parcel on which it is located.
- (e) An *accessory liquor store*:
  - (i) must not have a *gross floor area* larger than 186 m<sup>2</sup>; and
  - (ii) must be located within or immediately abutting a *public house* and in no case can the area of the *accessory liquor store* portion exceed the area of the *public house* open to the public, nor can the area of the *public house* open to the public contain less than 87 m<sup>2</sup> of *gross floor area*.
- (f) A *liquor store* may contain a *beverage container return centre* as an *accessory use* when contained wholly within a *building*.
- (g) An *apartment use* is permitted only when all *off-street parking* for the use is *concealed parking*.
- (h) *Townhouses* and *Employment Living uses* are permitted only when all *off-street parking* for the use is *concealed parking*.
- (i) *Assembly, civic* and *tourist accommodation uses* are permitted only when all *off-street parking* for the use is *concealed parking*.
- (j) A *public service use* is only permitted when:
  - (i) enclosed within a *building*; and
  - (ii) there is no storefront.

**(4) Lot Size**

Not applicable in this zone.

**C-5 Community Commercial**

**(5) Density**

- (a) All *buildings* and *structures* within the area designated “Neighbourhood Centre” of the Maillardville Neighbourhood Plan together must not exceed a *gross floor area* of:
  - (i) 2.5 times the *lot area*, for the area east of LeBleu Street; and
  - (ii) 3.5 times the *lot area*, for the area west of LeBleu Street.
  
- (b) (i) All *buildings* and *structures* within the area designated “Neighbourhood Centre” of the Austin Heights Neighbourhood Plan together must not exceed a base density *gross floor area* of 2.5 times the *lot area*.
  - (ii) The overall maximum base *density* of 2.5 times the *lot area* may be increased as follow:

<b>Density Step</b>	<b>Condition of Additional Density</b>	<b>Additional Gross Floor Area Ratio</b>	<b>Maximum Total Gross Floor Area Ratio</b>
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>

- (iii) In-Lieu of a financial contribution as identified in Sub-section (5)(b)(ii), the *City* may require the provision of an amenity, equivalent in value to the financial contribution, for the additional *density* allowed.
- (iv) For the purpose of Sub-section (5)(b)(iii), the following amenities are eligible for consideration in an application of density bonus:
  - a. Public facilities;
  - b. Space for community or non-profit groups that serve the community; and
  - c. Extraordinary public realm improvements.



**C-5 Community Commercial**

- (c) In all other areas all *buildings* and *structures* must not exceed a *gross floor area* of:
  - (i) 2.5 times the *lot area* where employment generating uses must occupy a minimum of 0.25 times the *lot area* of the *gross floor area* as developed.
- (d) When additional *density* has been maximized under the provisions set out in Sub-section (5)(a), (b) and (c), *density* may be further increased by up to 1.0 floor area ratio when at least 20% of the additional *density* is used for *priority unit* types and the remainder of the additional *density* is used for *purpose-built* rental units.
- (e) For each *adaptable unit* provided, 2 m<sup>2</sup> is excluded from the *gross floor area* calculation. The exclusion of 2 m<sup>2</sup> for *adaptable units* shall only be applied to a maximum of 20% of all units within a *building*.
- (f) The following *lots* are designated as *strategic housing lots*:

Parcel Identifier No.	Address	Designation
n/a	n/a	n/a

- (g) On lots designated as *strategic housing lots*, the *density* may exceed the maximum *density* permitted under this zone, to a maximum of 1.0 additional floor area ratio, for the portion of the *gross floor area* that provides for *strategic housing*, if the *lot* maximizes the base *density* permitted under Sub-sections (5)(a) and (c) and the *lot* maximizes the bonus *density* permitted under Sub-section (5)(b).

**(6) Lot Coverage**

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

**(7) Buildings Per Lot**

See Part 5, section 512 of this bylaw.

**(8) Setbacks**

- (a) All *buildings* and *structures* must be sited no closer or further than the minimum and maximum setbacks from *lot* lines as set out below:

SETBACKS

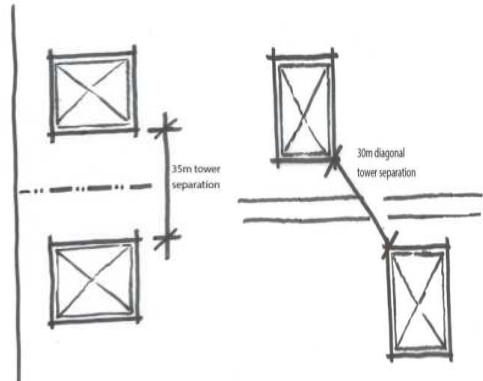
<i>Use</i>	<i>Front Lot Line or Public Right-of-Way, whichever is closest (metres)</i>	<i>Exterior Side Lot Line (metres)</i>	<i>Interior Side Lot Line (metres)</i>	<i>Rear Lot Line Abutting Street or Lane (metres)</i>
<i>All buildings and structures</i>	min 3.0 - max 4.6	min 3.0	min 0.0	min 3.0 - max 4.6
<i>All buildings and structures along a Mandatory Commercial Street Frontage as established in the Official Community Plan</i>	min 1.5 - max 3.0	min 1.5 - max 3.0	min 0.0	min 1.5 - max 3.0

(b) Despite paragraph (a):

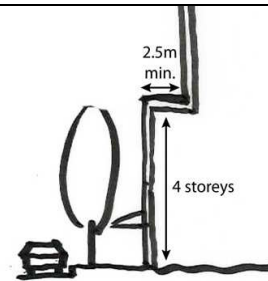
- (i) where a *lot* is adjacent to a *lot* either in a residential zone or designated for *residential use* in the Official Community Plan, a landscaped area of not less than 3 metres shall be established along the *lot* line. The landscaped area may be reduced to a minimum width of 1.2 metres if a *street* or *lane* separates the two *lots*;
- (ii) no *building* or portion of a *building* shall provide less than 10 metres between any opposing *building* faces which contain windows or glazed doors to *habitable rooms* in *apartment use*.
- (iii) the following setback requirements are applicable in the Austin Heights Neighbourhood Centre Development Permit Area, as shown on Part 4 of the Citywide Official Community Plan:

**C-5 Community Commercial**

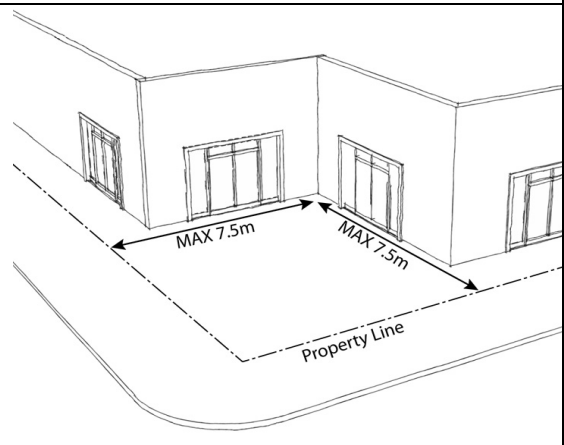
(iii.i) Where the total height of the *building* exceeds 12 storeys, maintain a minimum distance between towers of 35 metres (30 metres diagonally) for portions of the *building* above four storeys.



(iii.ii) The *front lot line* or public right-of-way setback, whichever is closest is increased by 2.5 metres for portions of a building above four storeys in height.



(iii.iii) At the intersection of two streets, or a street and a pedestrian right-of-way, the corner portion of the ground-level façade must be setback a minimum of 3.0 metres, up to a maximum of 7.5 metres, as measured from the flanking *lot line*.



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

**(9) Location of Uses**

(a) A *commercial use* in the C-5 Zone shall be located in the first *storey* portions of a *building* and shall occupy a minimum floor space depth of 10 metres measured from the front face of the *building*; this provision shall apply where a *building* fronts upon a **MANDATORY COMMERCIAL STREET FRONTAGE** as established by Official Community Plan.

**C-5 Community Commercial**

- (b) A *commercial use* or an *employment living use* in the C-5 Zone shall be located in the first *storey* portions of a *building* and a *commercial use* shall occupy a minimum floor space depth of 10 metres measured from the front face of the *building*; this provision shall apply where a *building* fronts upon an *OPTIONAL COMMERCIAL STREET FRONTAGE* as established by the City's Official Community Plan.
- (c) *Sleeping units* or *dwelling units* of a *tourist accommodation use* must be located above the first *storey* of a *building* along *MANDATORY COMMERCIAL STREET FRONTAGE* as established by the City's Official Community Plan. Lobby, reception, dining and lounge areas of a *tourist accommodation use* may be located within the first *storey* of a *building*.
- (d) A *lock-off unit* use is only permitted within the Evergreen Line Core and Shoulder Station areas as identified in Schedule "O".

**(10) Height**

*Building* and *structures* located outside of the designated "Neighbourhood Centre" areas in Maillardville Neighbourhood Plan and the Austin Heights Neighbourhood Plan must not exceed 6 *storeys*.

*Building* and *structures* located in the designated Neighbourhood Centre area in the Austin Heights Neighbourhood Plan must not exceed 25 *storeys* and the portion of the Neighbourhood Centre designation on the south side of Austin Avenue between Marmont and Gatensbury Streets and the portion located south of Charland Street and east of LeBleu Street must not exceed 4 *storeys* as shown on Schedule "P".

**(11) Building Size**

Where the total height of the *building* exceeds twelve *storeys*, all portions of the *building* above five *storeys* in height must not exceed a *gross floor area* of 600 m<sup>2</sup> per floor.

**(12) Off-Street Parking and Loading**

In addition to Part 7 of this bylaw, the following regulations apply:

- (a) Above *finished grade* structured *off-street parking* not along a *lane*, must be separated from the building façade by other permitted *uses*.

**(13) Other Regulations**

- (a) Despite the definition of "*lot*" contained in Part 2 of this bylaw, a *lot* in the C-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 C-5 Zone; and
  - (ii) the parcels are the subject of a *development permit* providing for the parcels to be developed together as a single development; and

**C-5 Community Commercial**

- (iii) that a covenant under Section 215 of the Land Title Act be registered against each such parcel in favour of the City requiring that such parcel be developed in accordance with the terms of the *development permit*.
- (b) 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<sup>2</sup> per dwelling unit.
- (c) The following additional regulations apply:
  - (i) general regulations, in Parts 5 and 14 of this Bylaw; and
  - (ii) regulations relating to *subdivision* in Part 6 of this Bylaw.
- (d) The number of *studio dwelling units* in any single *building* must not exceed 30% of all *dwelling units* in the *building*.

## PART 15 COMMERCIAL ZONES

### 1506 C-6 Casino Commercial

**(1) Intent**

This zone provides for entertainment facilities containing casino gaming operations and complementary uses.

**(2) Permitted Uses**

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

*Commercial*, limited to:

- (a) entertainment facility providing *casino gaming*, including the provision of *electronic gaming* devices or machines;
- (b) *restaurants* other than *drive-in businesses*;
- (c) *assembly* (limited to auditoriums, meetings rooms and outdoor events as defined in 3(a)(ii));
- (d) *cabarets* limited to nightclub or bar;
- (e) *tourist accommodation*.

*Accessory advertising*

*Accessory off-street parking*

*Accessory off-street loading*

**(3) Conditions of Use**

- (a) *Commercial* uses, except the following, must be enclosed within a *building*;
  - (i) seasonal outdoor seating where accessory to a restaurant, *tourist accommodation*, or *cabaret*; and
  - (ii) outdoor events, including live music and other arts and cultural performances and displays, festivals, sports, trade shows, automobile shows and farmers markets.

**(4) Lot Size**

Not applicable in this zone.

**(5) Density**

All *buildings* and *structures* together must not exceed a *gross floor area* of 1.0 times the *lot area*.

**(6) Lot Coverage**

All *buildings* and *structures* together must not exceed a *lot coverage* of 60%.

**1506 C-6 Casino Commercial**

**(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

<i>Use</i>	<i>Front Lot Line (metres)</i>	<i>Exterior Side Lot Line (metres)</i>	<i>Rear Lot Line Abutting Street (metres)</i>	<i>Rear Lot Line Abutting Lane (metres)</i>
<i>All buildings and structures</i>	7.6	3.0	7.6	1.2

(b) Where the *lot* is adjacent to a *lot* zoned for *residential use* and designated for residential in an Official Community Plan, a minimum 3 metres wide suitably landscaped area must be installed along the *lot* line opposite or abutting the adjacent *lot*, except that the width of this landscaped area is reduced to 1.2 metres where a *street or lane* separates the two *lots*.

(c) 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**

All *buildings and structures* together must not exceed a *height* of 55 metres.

**(11) Building Size**

Not applicable in this zone.

**(12) Off-Street Parking and Loading**

See part 7 of this bylaw.

1506

**C-6 Casino Commercial**

**(13) Other Regulations**

- (a) Where an *off-street parking use* is located within 6.0 metres of a *street*, the parking use must be bounded by a landscaped area not less than 0.6 metres in width.
  
- (b) The following additional regulations apply:
  - (i) general regulations, in Parts 5 and 14 of this bylaw; and
  - (ii) regulations relating to *subdivision*, in Part 6 of this bylaw.



## PART 15 COMMERCIAL ZONES

### 1507 C-7 Transit Village Commercial

#### (1) Intent

This zone is intended to promote the optimum use of rapid transit service by encouraging mixed *use*, high *density* development in Neighbourhood Centres that accommodates *residential uses, commercial, civic/assembly uses*, professional services and a range of amenities and quality-of-life attributes that contribute to the self-sufficiency of the neighbourhood. The emphasis of this zone is to minimize the necessity for automobile transportation by providing integrated access to public transit and safe and convenient pedestrian and bicycle routes throughout the neighbourhood.

#### (2) Permitted Uses

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

*Commercial*, limited to the following, and not including a *drive-in business*:

- (a) *grocery stores*;
- (b) *specialty food retail*;
- (c) the retail sale and rental of personal goods, including bicycles, clothing, shoes, jewellery, drugs, sporting goods, toys, records, photographic supplies, books, periodicals, stationery, gifts, pets, tobacco products and art and music supplies; **excludes** pawn shops;
- (d) the retail sale and rental of household and *business* goods, including household furniture, office furniture and equipment, kitchen and household appliances, television, radio and other electronic entertainment equipment, hardware, dry goods, housewares, garden supplies and decorating goods, and swimming pool equipment; **excludes** pawn shops;
- (e) *personal service*, including *commercial* schools;
- (f) household service establishments, including electrical appliance repair shops, dry cleaning and laundering establishments, interior decorating shops, and furniture repair and upholstering shops;
- (g) *restaurants*; excludes *drive-in businesses*;
- (h) *office*;
- (i) entertainment and recreation facilities, including fitness centres, billiard and pool halls, *amusement arcades*, catering establishments, cocktail lounges and *public houses*, theatres other than *drive-in businesses*; excludes, bingo facilities, *casino gaming* or *electronic gaming* facilities, nightclubs, dance halls and *cabarets*, and *amusement arcades* where not in a *planned shopping centre* with an enclosed mall;
- (j) photocopying, printing and duplicating establishments;
- (k) *veterinary service*;
- (l) studios for artists and photography;

1507

**C-7 Transit Village Commercial**

- (m) *pet care service;*
- (n) *liquor stores, accessory liquor store, and wine store;*
- (o) *liquor manufacturing.*

*Assembly* (limited to child-minding services, day-care centres, private schools, places of worship, and youth/seniors centres)

*Civic* (limited to community centres, libraries, museums, public schools, public squares, and parks)

*Congregate Housing and Care*

*Tourist accommodation*

*Apartment*

*Townhouses*

*Public service*, as limited under Subsection (3)(i)

*Accessory advertising*

*Accessory home occupation*

*Accessory off-street parking*

*Non-accessory off-street parking*

*Accessory off-street loading*

*Accessory vending cart*, as limited under the “City of Coquitlam Street Vending and Special Event Vending Bylaw,” currently in force

*Accessory vending vehicle*, as limited under the “City of Coquitlam Street Vending and Special Event Vending Bylaw,” currently in force

*Accessory Retail*, limited to *Liquor Manufacturing*

*Lock-off units*, as accessory to an apartment use and as limited under Section 508(5)

**(3) Conditions of Use**

- (a) *Commercial uses* must be enclosed within a *building*, except the following:
  - (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* spaces required by this bylaw may not be usable for that period;
  - (iii) seasonal outdoor seating, where accessory to a *restaurant use*, *public house*, *specialty food retail*, or *liquor manufacturing use*;
  - (iv) the outdoor display and sale of retail goods if located between the front of building and the property line or public right of way, whichever is closest;

**C-7 Transit Village Commercial**

- (v) a pickup window accessory to a *restaurant* or *specialty food retail use* only accessible by pedestrians;
  - (vi) a bank machine only accessible to pedestrians; and
  - (vii) outdoor play area where accessory to child-minding services, nursery schools, kindergartens, day-care centres, and out of school day-care, as required by the Provincial Licensing Authority.
- (b) A *liquor store* or *accessory liquor store* is permitted only if the use is a minimum distance of:
- (i) 300m from another *liquor store* or *accessory liquor store* and the parcel on which it is located; or
  - (ii) 300m from a site designated “school” and/or “school/park” in the Citywide Official Community Plan and the parcel on which it is located.
- (c) A *wine store* is permitted only if the use is a minimum distance of:
- (i) 300m from a site designated “school” and/or “school/park” in the Citywide Official Community Plan and the parcel on which it is located.
- (d) An *accessory liquor store*:
- (i) must not have a *gross floor area* larger than 186 m<sup>2</sup>; and
  - (ii) must be located within or immediately abutting a *public house* and in no case can the area of the *accessory liquor store* portion exceed the area of the *public house* open to the public, nor can the area of the *public house* open to the public contain less than 87 m<sup>2</sup> of *gross floor area*.
- (e) A *liquor store* may contain a *beverage container return centre* as an *accessory use* when contained wholly within a *building*.
- (f) An *apartment use* is permitted only when *all off-street parking for the use is concealed parking*.
- (g) A *townhouse use* is permitted only when it complies with all of the following:
- (i) *all off-street parking for the use is concealed parking*; and
  - (ii) must be in conjunction with a multi-storey *apartment* development.
- (h) *Assembly, civic* and *tourist accommodation uses* are permitted only when *all off-street parking for the use is concealed parking*.
- (i) An *accessory home occupation use* must comply with the regulations under Section 508(3).
- (j) A *public service use* is only permitted when:
- (i) enclosed within a *building*; and
  - (ii) there is no storefront.

1507

**C-7 Transit Village Commercial**

**(4) Lot Size**

Not applicable in this zone.

**(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 of these, and employment-generating *use* must occupy a minimum of 0.25 times the *lot area* of the base *gross floor area*.
- (b) The overall maximum base *density* of 2.5 times the *lot area* may be increased as follows:

<b>Density Step</b>	<b>Condition of Additional Density</b>	<b>Additional Gross Floor Area Ratio</b>	<b>Maximum Total Gross Floor Area Ratio</b>
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>
Step 4	A financial contribution of 35% 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>	4.5 times the <i>lot area</i>
Step 5	At least 20% of additional <i>density</i> is used for <i>priority unit types</i> as identified in the Citywide Official Community Plan and the remainder of the additional <i>density</i> is used for <i>purpose-built rental units</i>	Up to 1.0 times the <i>lot area</i>	5.5 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

**C-7 Transit Village Commercial**

- (iii) extraordinary public realm improvements.
- (e) For each *adaptable unit* provided, 2 m<sup>2</sup> is excluded from the *gross floor area* calculation. The exclusion of 2 m<sup>2</sup> for *adaptable units* shall only be applied to a maximum of 20% of all units within a *building*.
- (f) The following *lots* are designated as *strategic housing lots*:

Parcel Identifier No.	Address	Designation
018-588-833	567 Clarke Road	<i>Strategic housing</i>
003-334-708	571 Clarke Road	<i>Strategic housing</i>
003-334-724	577 Clarke Road	<i>Strategic housing</i>
001-519-018	581 Clarke Road	<i>Strategic housing</i>

- (g) On *lots* designated as *strategic housing lots*, the *density* may exceed the maximum *density* permitted under this zone, to a maximum of 1.0 additional floor area ratio, for the portion of the *gross floor area* that provides for *strategic housing*, if the *lot* maximizes the base *density* permitted under Sub-section (5)(a) and the *lot* maximizes the bonus *density* permitted Sub-section (5)(b).
- (h) 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.
- (i) All or part of the financial contribution identified in Sub-section (5)(b), Step 3, towards amenities may 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* 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%.

1507

**C-7 Transit Village Commercial**

**(7) Buildings Per Lot**

See Part 5, Section 512 of this bylaw.

**(8) Setbacks**

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

<i>Use</i>	<b><i>Lot lines along a Street or Lane or Public Right-of-Way whichever is closer (metres)</i></b>	<b><i>All other lot lines not abutting a Street or Lane (metres)</i></b>
<i>Buildings and structures</i>	Min. 3.0 – Max. 6.0	Min. 3.0
<i>Buildings and structures with a commercial use within the first four storeys</i>	Min. 1.5 – Max. 3.0	Min. 0.0

(b) Notwithstanding paragraph (a) (ii) above, the maximum setback, for the *front lot line* and the *rear lot line* abutting a *street* only, may be increased by 10 metres where a pedestrian courtyard, plaza or other features benefiting pedestrian character are provided.

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

**(9) Location of Uses**

(a) A *commercial use* must be located in the first *storey* of a *building* located on the areas identified as *Mandatory Commercial Street Frontage* on Schedule D of the Burquitlam-Lougheed Neighbourhood Plan.

(b) An *apartment* or *townhouse use* must be the only *use* located directly above a *storey* of a *building* used for *apartment* or *townhouse use*.

(c) *Sleeping units* or *dwelling units* of a *tourist accommodation use* must be located above the first *storey* of a *building* along required *commercial street* frontages. Lobby, reception, dining and lounge areas of a *tourist accommodation use* may be located within the first *storey* of a *building*;

(d) Except for driveway accesses and pedestrian accesses, an *off-street parking use* must not be located adjoining a Municipal Arterial Street nor the East-West Connector Street in the Burquitlam Neighbourhood as established by the Citywide Official Community Plan;

(e) An *accessory off-street loading use* must not be located along a *building* frontage adjacent to a Municipal Arterial Street or the East-West Connector Streets in the Burquitlam or Lougheed Neighbourhoods as established by the Citywide Official Community Plan.

**C-7 Transit Village Commercial**

- (f) 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**

Not applicable in this zone.

**(12) Off-Street Parking and Loading**

- (a) In addition to Part 7 of this bylaw, above *finished grade* structured *off-street parking* must be separated from the building face by other permitted *uses* in those portions of a *building* that front a street; and
- (b) Surface, non-structured *off-street parking* must be sited not less than 10 metres from any street.

**(13) Other Regulations**

- (a) Despite the definition of “*lot*” contained in Part 2 of this bylaw, a *lot* in the C-7 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 C-7 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.
- (b) 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<sup>2</sup> per *dwelling unit*.
- (c) No *advertising use* or *accessory advertising use* is permitted to extend above or locate above any non-residential *storey* of the *building*.
- (d) The following additional regulations apply:
- (i) general regulations, in Parts 5 and 14 of this bylaw; and
  - (ii) regulations relating to subdivision, in Part 6 of this bylaw.
- (e) The number of *studio dwelling units* in any single *building* must not exceed 30% of all *dwelling units* in the *building*.