

## 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:

- (a) *Assembly child care*
- (b) *Child care*
- (c) *Civic*
- (d) *Commercial*, limited to:
  - (i) the retail sales and services accessory to a *civic use*
  - (ii) *personal service*, limited to physiotherapist
- (e) *Community care*
- (f) *Community Garden*
- (g) *Congregate Housing and Care*
- (h) *Animal shelter*
- (i) *Assembly*
- (j) *Emergency shelter*
- (k) *Office*
- (l) *Transitional housing*
- (m) *Public service*, which may include railroad spur lines where the spur lines are necessarily incidental to the provision of rail service to adjacent lands
- (n) *Non-accessory off-street parking*
- (o) *Accessory special event vending business*, as limited under the “City of Coquitlam Street Vending and Special Event Vending Bylaw,” currently in force

**2001 P-1 Civic Institutional**

**(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 m<sup>2</sup>.

**(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:

<u><i>Use, Buildings and Structures</i></u>	<u><i>Maximum Lot Coverage</i></u>
<i>Off-street parking</i>	95%
<i>Accessory off-street parking</i>	95%
<i>Buildings and structures</i>	40%
<i>Buildings and structures for off-street parking use, together with all other buildings</i>	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:

**2001 P-1 Civic Institutional**

<i>Use</i>	<b>From a Street (metres)</b>	<b>Rear Lot Line Other Than at a Street (metres)</b>	<b>Interior Side Lot Line (metres)</b>	<b>Other Lot Lines (metres)</b>
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

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

*Buildings and structures* for the *uses* set out below must not exceed the corresponding *heights* set out below:

<u><i>Use</i></u>	<u><i>Maximum Height (metres)</i></u>
<i>Uses other than off-street parking</i>	11.0
<i>Off-street parking</i>	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.

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## PART 20 INSTITUTIONAL ZONES

### 2002 P-2 Special Institutional

#### (1) Intent

This zone provides for facilities or *structures* 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:

- (a) *Assembly child care*
- (b) *Child care*
- (c) *Congregate Housing and Care*
- (d) *Community care*
- (e) *Assembly*
- (f) *Primary or secondary school*
- (g) *Public service*
- (h) *Private hospital*
- (i) *Accessory single-detached 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) for *Congregate Housing and Care* facilities, *Supportive Housing* Units must not encompass not more than 1/3 of the units provided in the facility.

#### (4) Lot Size

An *assembly use* is not permitted on a *lot* having an area less than 555 m<sup>2</sup>.

#### (5) Density

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

**2002 P-2 Special Institutional**

**(6) Lot Coverage**

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

<u><i>Use</i></u>	<u><i>Maximum Lot Coverage</i></u>
<i>Accessory off-street parking</i>	95%
<i>Buildings and structures</i>	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:

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

(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**

- (a) *Buildings and structures* must not exceed a *height* of 11.0 metres;
- (b) *Buildings and structures for accessory single-detached 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.

**2002 P-2 Special Institutional**

**(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.

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## 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 *buildings* such as golf courses.

#### (2) Permitted Uses

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

- (a) *Assembly*, limited to recreational facilities and open space
- (b) *Extensive commercial 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
- (c) *Accessory employee 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) 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 *lots* having *lot areas* less than the corresponding areas set out below:

<u>Use</u>	<u>Maximum Lot Area</u>
<i>Assembly</i>	555 m <sup>2</sup>
Firing range	8 hectares
Golf course	8 hectares

#### (5) Density

All *buildings* and *structures* together shall not exceed a *gross floor area* of 0.1 times the *lot area*.

**2003 P-3 Special Recreation**

**(6) Lot Coverage**

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

<u>Use</u>	<u>Maximum Lot Coverage</u>
<i>Accessory off-street parking</i>	95%
<i>Buildings and structures</i>	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:

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

**(10) Height**

Not applicable in this zone.

## **2003 P-3 Special Recreation**

### **(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.

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## 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:

- (a) *Assembly*, limited to child-minding services, *assembly child care* and *child care*
- (b) *Accessory single-detached 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) *Buildings and structures for assembly use* are limited to *principal buildings* which must have the general character of a *single-detached* 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 m<sup>2</sup>.

#### (5) Density

All *buildings and structures* 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.

## 2004 P-4 Special Care Institutional

### (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:

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

*Buildings and structures* must not exceed a *height* of:

- (a) 7.3 metres, or
- (b) 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.

**2004 P-4 Special Care Institutional**

**(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.

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## 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 *structures* such as pump houses.

#### (2) Permitted Uses

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

- (a) *Civic*, limited to parks, playgrounds and waterways, and *accessory uses*
- (b) *Assembly*, limited to *uses* not conducted within a *building*
- (c) *Public service*, not including broadcast transmission facilities
- (d) *Accessory special event vending business*, as limited under the “City of Coquitlam Street Vending and Special Event Vending Bylaw”, currently in force
- (e) Other *uses*, consistent with an adjacent zone, which have been specified under a License 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 m<sup>2</sup>.

#### (5) Density

All *buildings* and *structures* together shall not exceed a *gross floor area* of 0.1 times the *lot area*.

**2005 P-5 Special Park**

**(6) Lot Coverage**

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

<u>Use</u>	<u>Maximum Lot Coverage</u>
<i>Accessory off-street parking</i>	95%
<i>Buildings and structures</i>	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:

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

(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.