

## PART 21 COMPREHENSIVE DEVELOPMENT ZONES

### 2101 CD-1 Comprehensive Development Zone-1

#### (1) Intent

This zone provides for a comprehensive mixed-use development as described in the Waterfront Village Centre Neighbourhood Plan in the Citywide Official Community Plan. The zone emphasizes medium to high *density residential use* in combination with a variety of *civic uses* and employment generating *commercial* and *industrial uses*, along with parks and open spaces.

This zone is divided into separate *lots* as set out in Schedule 'A' to this zone.

#### (2) Permitted Uses

The following *uses* or combination of *uses* and no others are permitted on the following *lots* as set out in Schedule 'A' to this zone:

- (a) Lots 1A, 1B, 2, 5, 6, 7, 23 and 24 are limited to:
  - Contractor service*
  - Industrial*, as limited under Sub-section (4)(d)
  - Industrial office*
  - Liquor manufacturing*
  - Public service*, as limited under Sub-section (4)(f)
  - Residential sales use* (on Lot 24 only)
  - Accessory retail*, as limited under Sub-section (4)(e)
  - Accessory street vending*
  
- (b) Lot 3 is limited to:
  - Assembly child care*
  - Civic*
  - Commercial*, as limited under Sub-sections (3), (4)(b), and (4)(c)
  - Primary or secondary school, post-secondary institution*
  - Public service*, as limited under Sub-section (4)(f)
  - Accessory street vending*

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- (c) Lots 4, 11, 14, 16, 17, 18, 20C, and 20D are limited to:  
*Apartment*, as limited under Sub-section (4)(a)  
*Assembly child care*  
*Child care*  
*Civic*  
*Commercial*, as limited under Sub-sections (3), (4)(b), and (4)(c)  
*Congregate housing and care*  
*Employment living unit*  
*Public service*, as limited under Sub-section (4)(f)  
*Townhouse*, as limited under Sub-section (4)(a)  
*Accessory home occupation*  
*Accessory street vending*
- (d) Lot 12 is limited to:  
*Assembly child care*  
*Child care*  
*Civic*  
*Commercial*, as limited under Sub-sections (3), (4)(b), and (4)(c)  
*Public service*, as limited under Sub-section (4)(f)  
*Accessory street vending*
- (e) Lots 20A and 20B are limited to:  
*Apartment*, as limited under Sub-section (4)(a)  
*Assembly child care*  
*Child care*  
*Civic*  
*Commercial*, as limited under Sub-sections (3), (4)(b), and (4)(c)  
*Congregate housing and care*  
*Employment living unit*  
*Primary or secondary school, post-secondary institution*  
*Public service*, as limited under Sub-section (4)(f)  
*Townhouse*, as limited under Sub-section (4)(a)  
*Accessory home occupation*  
*Accessory street vending*

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- (f) Lots 8, 9/10, 13, 15, 19, 21A, 21B, 22A and 22B are limited to:
- Apartment*, as limited under Sub-section (4)(a)
  - Assembly child care*
  - Child care*
  - Congregate housing and care*
  - Employment living unit*
  - Public service*, as limited under Sub-section (4)(f)
  - Townhouse*, as limited under Sub-section (4)(a)
  - Accessory home occupation*
  - Accessory street vending*
- (g) All other areas are limited to:
- Civic*
  - Public service*, as limited under Sub-section (4)(f)
  - Accessory street vending*
  - Accessory special event vending business*

### (3) Permitted Commercial Uses

- (a) *Commercial uses*, where permitted in this zone, are limited to the following:
- (i) *business and household service*;
  - (ii) *commercial recreation*;
  - (iii) *commercial school*;
  - (iv) *convenience retail*;
  - (v) *entertainment facility*;
  - (vi) *grocery store*;
  - (vii) *liquor manufacturing*;
  - (viii) *liquor primary establishment*;
  - (ix) *liquor store, accessory liquor store, and wine store*;
  - (x) *office*;
  - (xi) *personal service*;
  - (xii) *pet care service*;
  - (xiii) *restaurant*;
  - (xiv) *retail – general*; and
  - (xv) *retail – personal goods*.

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### (4) Conditions of Use

- (a) An *apartment use* or *townhouse use* is permitted only if all *off-street parking* on the *lot* is *concealed parking*.
- (b) *Commercial school uses* are only permitted if located above the first *storey* of the *building*.
- (c) *Commercial uses*, except the following, must be enclosed within a *building*:
  - (i) a pickup window accessory to a *restaurant use* only accessible by pedestrians and not by motor vehicles; and
  - (ii) outdoor sale and display of retail goods, where accessory to a *commercial use*, if located between the front of the *building* and the property line or public right-of-way, whichever is closest, provided that the display does not encroach upon the areas for parking, loading, pedestrian circulation or landscaping otherwise required under this bylaw.
- (d) *Industrial uses*:
  - (i) must be enclosed within a *building*;
  - (ii) notwithstanding (i) above, may include the outdoor sale and display of retail goods where accessory to an *industrial use* on the same *lot*;
  - (iii) exclude batch plants for concrete and asphalt; the manufacture of concrete products; recycling, processing, or salvaging of motor vehicles; and the manufacture of hazardous goods; and
  - (iv) exclude *mini-warehouse use*.
- (e) *Accessory retail uses* on Lots 23 and 24 are limited to products manufactured on the same *lot*.
- (f) A *public service use* is only permitted when:
  - (i) enclosed within a *building*; and
  - (ii) there is no storefront.

### (5) Lot Size

Not applicable in this zone.

**2101 CD-1 Comprehensive Development Zone-1**

**(6) Density and Building Heights**

(a) The minimum and maximum *gross floor areas*, using the *lot numbers* as set out in Schedule 'A' to this zone, are:

<b>Lot</b>	<b>Minimum Density (sq. m.)</b>	<b>Maximum Density (sq. m.)</b>	<b>Maximum Building Height (storeys)</b>
1A	6,364	n/a	4
1B	5,845	n/a	4
2	5,812	n/a	4
12	Commercial: 1,226	n/a	4
3	Commercial/Industrial: 47,258	n/a	8
5			4
6			4
7			4
23			4
24			4
4	n/a	101,682	8
20C			40
20D			36
22A			32
8	Residential: n/a Commercial (Lot 11): 3,113	Residential: 109,609 Commercial (Lot 11): n/a	37
9/10			6
11			37
14	3,113	n/a	33
13	n/a	62,290	36
15			49
16	Residential: n/a	Residential: 99,378 Commercial: n/a	40
17	Commercial (Lots 17 and 18): 4,193		34
18	4,193		30
19	n/a	109,142	43
21A			40
21B			6
22B			37
20A and 20B	n/a	4,645	6

## 2101 CD-1 Comprehensive Development Zone-1

### (7) Lot Coverage

Not applicable in this zone.

### (8) Buildings Per Lot

Not applicable in this zone.

### (9) Setbacks

- (a) *Buildings and structures* must be sited no closer than the corresponding setbacks from *lot* lines as set out in Schedule 'B' to this zone.
- (b) For *Lot 9/10*, a minimum separation distance of 10.0 metres must be maintained between *principal buildings*, measured from the outermost limits of either *building* inclusive of projections.

### (10) Location of Uses

- (a) Where a *building* fronts upon a *mandatory commercial street frontage* as established by the Citywide Official Community Plan, a *commercial use* shall be located in the first *storey* of the *building* and shall occupy a minimum floor space depth of 15 metres measured from the front face of the *building*.
- (b) Where a *building* on Lots 23 or 24 fronts upon Street A, an *accessory retail use* or *industrial office use* shall be located in both the first and second *storeys* of the *building* and shall occupy a minimum floor space depth of 11 metres measured from the front face of the *building*.
- (c) *Concealed parking* located above *finished grade* facing a public *street*, public right-of-way, or park must be separated from the *building* façade by other permitted *uses*.

### (11) Building Size

Not applicable in this zone.

**2101 CD-1 Comprehensive Development Zone-1**

**(12) Off-Street Parking**

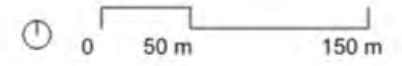
Notwithstanding Section 706(1), the following regulations apply for *off-street parking* spaces for *residential uses*:

<b>Use</b>	<b>Vehicle Parking Requirements</b>
<i>Apartment and townhouse use</i>	<i>Studio: 0.9 parking spaces per dwelling unit</i> <i>1 Bedroom: 1.0 parking spaces per dwelling unit</i> <i>2 Bedroom: 1.1 parking spaces per dwelling unit</i> <i>3+ Bedroom: 1.25 parking spaces per dwelling unit</i> <i>Visitor Parking: 0.1 parking spaces per dwelling unit</i>

**(13) Other Regulations**

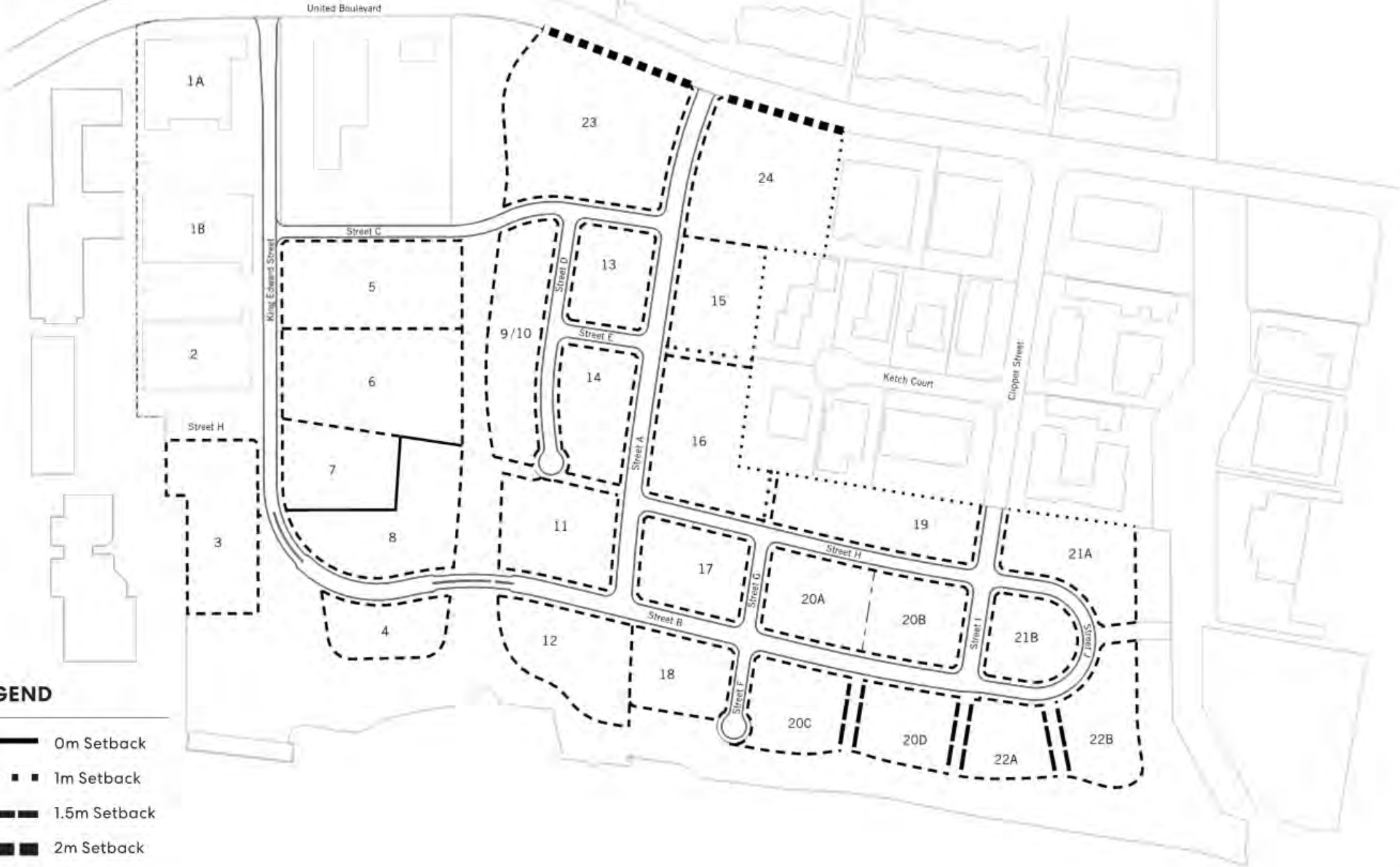
- (a) Each *dwelling unit* in a *building* for *apartment use* or *townhouse use* must be provided with access to an on-site *common amenity area* or areas totaling not less than 5.0 sq. m. per *dwelling unit*.
- (b) The number of *studio dwelling units* in any single *building* containing a *residential use* must not exceed 30% of all *dwelling units* in the *building*.
- (c) A minimum of 10% of the total *dwelling units* in any single *building* containing a *residential use* must be 3+ bedrooms.
- (d) All other relevant sections of this Bylaw apply, including but not limited to general regulations in Part 5, regulations relating to *subdivision* in Part 6, and regulations relating to parking and loading in Part 7.

# SCHEDULE A - LOT PLAN



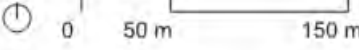


# SCHEDULE B - SETBACKS



## LEGEND

- 0m Setback
- - - 1m Setback
- - - - 1.5m Setback
- ▬▬▬ 2m Setback
- ..... 3m Setback
- .....●..... 12m Setback



## PART 21 COMPREHENSIVE DEVELOPMENT ZONES

### 2102 CD-2 Comprehensive Development Zone-2

#### (1) Intent

This site specific zone provides for an *assembly use* and purpose-built rental *apartment residential* development between 4 and 5 *storeys* at a medium *density*.

#### (2) Permitted Uses

*Principal uses*, limited to:

- (a) Residential, limited to *apartment*, as limited under Sub-section (3)
- (b) *Assembly*

*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) *accessory assembly child care*
  - (ii) *accessory child care*
  - (iii) workshops for residential, social and recreation space and facilities

#### (3) Conditions of Use

- (a) An *apartment use* is permitted only where it complies with all the following:
  - (i) contains *dwelling units* that are purposely designed and built to provide a rental form of accommodation that is affordable;
  - (ii) is subject to a housing agreement registered on title that requires that the *dwelling units* only be rented, and not individually sold or transferred, during the life of the *building*.

#### (4) Lot Size

The minimum *lot size* is 1,110m<sup>2</sup>.

**2102 CD-2 Comprehensive Development Zone-2**

**(5) Density**

All *building* and *structure* together must not exceed a *gross floor area* of 1.9 times the *lot area*.

**(6) Lot Coverage**

All *building* and *structure* together must not exceed a *gross floor area* of 1.9 times the *lot area*.

**(7) Building Per Lot**

Only one *principal building* may be located on a *lot*.

**(8) Setbacks**

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

<b>Use</b>	<b>Front and Exterior Side Lot Line (metres)</b>	<b>Rear Lot Line (metres)</b>	<b>Interior Side Lot Lines (metres)</b>
<i>Principal buildings</i>	4.0	4.5 ( <i>lane</i> )	4.5
<i>Accessory off-street parking structures</i>	4.0	1.5 ( <i>lane</i> )	4.5

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

(c) The above setbacks are subject to Section 514.

**(9) Location of Uses**

Not applicable in this zone.

**(10) Height**

All the *buildings* and *structures* shall not exceed a *height* of five storeys or 16.45 metres.

**2102 CD-2 Comprehensive Development Zone-2**

**(11) Building Size**

- (a) *Buildings for apartment use* must not exceed 80 metres in length, and must be designed with appropriate architectural breaks where the length of the *building* exceeds 37 metres; and
- (b) For five (5) *storey buildings*, the fifth *storey* must not contain more than 93% of the *gross floor area* of the second *storey*.

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

- (a) All *accessory off-street parking* must be provided as *concealed parking*;
- (b) *Accessory off-street parking* and loading shall be provided in accordance with Part 7;
- (c) Notwithstanding Part 7 of this bylaw, the following off-street vehicle *parking space for buildings and uses* shall be provided in accordance with the following table:

<b>Use</b>	<b>Vehicle Parking Requirements</b>
<i>Apartment use</i>	<i>1 parking space per dwelling unit;</i>
<i>Assembly and visitor use</i>	<i>45 parking spaces</i>

**(13) Regulations**

- (a) Each *dwelling unit* in a *building for apartment use* must be provided with access to an on-site *common amenity area* or areas totalling not less than 5.0 m<sup>2</sup> per *dwelling unit*.
- (b) The regulations under Part 2, Part 3, Part 4, Part 5, and Part 6 apply.
- (c) Notwithstanding Section 514(3), the *underground structure* may have a maximum projection that tapers from 1.2m (4ft) to 4m (13ft) above *finished grade* along the of the *lane*.
- (d) Notwithstanding Section 516(5), retaining *walls* located along the southwest portion of the site may be a maximum of 1.4 (4.6ft).

PORTER STREET

COMO LAKE  
MIDDLE SCHOOL

1121

KING ALBERT AVENUE

1048

1056

1060

1110

1122

535

CD-2

MARMONT STREET

1055

1103-1121

HOWE AVENUE

1050

1064

1110

1114

1116

1120

1124

1051

1053

1057-59-61-63-65

1067

1071

1105

1117

RIDGEWAY AVENUE



NOT TO SCALE

# SCHEDULE 'A' TO CD-2 Zone

## PART 21    **COMPREHENSIVE DEVELOPMENT ZONES**

### 2103    **CD-3 Comprehensive Development Zone-3**

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

This Comprehensive Development Zone is intended to accommodate and regulate the development of purpose-built rental *apartment* and *townhouse residential* at a high density, *apartment* and *townhouse residential* at a high density, and *civic uses*.

The Lands are divided into Blocks 'A', 'B' and 'C', as shown in the plan attached hereto and forming part of this bylaw as Schedule 'A'.

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

*Principal uses*, limited to:

Blocks 'A' and 'C'

(a) Residential, limited to:

- (i) *Apartment*, as limited under sub-section (3)
- (ii) *Townhouse*, as limited under sub-section (3)

Block 'B'

(a) *Civic*, limited to:

- (i) Community centres
- (ii) Community police stations
- (iii) Park-and-ride facilities

(b) *Assembly*

(c) *Restaurant*

*Accessory uses*, limited to:

All Blocks

(a) *Non-accessory off-street parking*

(b) *Accessory street vending*

Blocks 'A' and 'C'

(a) *Boarding*

(b) *Accessory home occupation*

(c) Seasonal outdoor seating where accessory to the *restaurant use* on Block 'B'

(d) *Office accessory to residential use*

## 2103 CD-3 Comprehensive Development Zone-3

### (3) Conditions of Use

- (a) An *apartment* and *townhouse use* is permitted on Block 'C' only when:
  - (i) the *dwelling units* provided are purposely designed and built to provide a rental form of accommodation; and
  - (ii) the *use* is subject to a Housing Agreement registered on title that requires that the *dwelling units* only be provided through rental tenancy, and not individually sold or transferred, during the life of the *building*.
- (b) 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*

### (4) Lot Size

The site is divided into Blocks 'A', 'B' and 'C' as shown on the plan attached hereto and forming part of this bylaw as Schedule 'A'.

- (a) Block 'A' has a minimum *lot size* of 2,000 m<sup>2</sup> (21,528 ft<sup>2</sup>).
- (b) Block 'B' has a minimum *lot size* of 3,300 m<sup>2</sup> (35,520 ft<sup>2</sup>).
- (c) Block 'C' has a minimum *lot size* of 3,000 m<sup>2</sup> (32,292 ft<sup>2</sup>).

### (5) Density

- (a) For the purpose of building construction, the maximum *gross floor area* shall be as follows:
  - (i) Block 'A': The *gross floor area* shall not exceed by a *floor area ratio* of 15.9 times the *lot area* of Block 'A'
  - (ii) Block 'B': No maximum *gross floor area*
  - (iii) Block 'C': The *gross floor area* shall not exceed a *floor area ratio* of 6.5 times the *lot area* of Block 'C'
- (b) No *subdivision* of any Block shall constitute a separate lot for the purposes of the application of sub-section (5)(a).

### (6) Lot Coverage

All *buildings* and *structures* combined must not exceed *lot coverage* of 90% over the combined areas of Blocks 'A', 'B' and 'C'.

**2103 CD-3 Comprehensive Development Zone-3**

**(7) Buildings Per Lot**

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

**(8) Setbacks**

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

<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 Line (metres)</b>
<i>Apartment and townhouse residential</i> (Block 'A')	4.5	0.0	4.5	4.5
<i>Civic</i> (Block 'B')	4.5	0.0	0.0	N/A
<i>Apartment and townhouse residential</i> (Block 'C')	4.5	4.5	4.5	4.5

(b) Notwithstanding sub-section (8)(a), a reduced *front lot line* setback of 3.6 metres will apply to the small triangular portion of the new proposed Emerson Street shown outlined in block black in the area marked "Detail" on the plan attached hereto and forming part of this bylaw as Schedule 'A' that intrudes into Block 'B'.

(c) The above setbacks are subject to increase or decrease under Section 514, 518, 519 and 523 of City of Coquitlam Zoning Bylaw, No. 3000, 1996, as amended.

**(9) Location of Uses**

Not applicable in this zone.

**(10) Height**

Not applicable in this zone.

**(11) Building Size**

Not applicable in this zone.



**2103 CD-3 Comprehensive Development Zone-3**

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

- (a) All *accessory off-street parking* must be provided as *concealed parking*, and may not be provided as *tandem parking*;
- (b) *Accessory off-street parking* and *accessory off-loading* shall be provided in accordance with Part 7 of City of Coquitlam Zoning Bylaw, No. 3000, 1996, as amended.
- (c) Notwithstanding Part 7 of City of Coquitlam Zoning Bylaw, No. 3000, 1996, as amended, the following off-street vehicle *parking spaces* for *uses* shall be provided in accordance with the following table:

<b>Use</b>	<b>Minimum Vehicle Parking Requirements</b>
<b>Block 'A'</b>	
<i>Apartment and townhouse use</i>	1.0 <i>parking space</i> per studio and one-bedroom <i>dwelling unit</i> ; 1.35 <i>parking spaces</i> per <i>dwelling unit</i> with two or more bedrooms; Plus 0.1 visitor <i>parking space</i> per <i>dwelling unit</i>
<i>Dwelling units in below-market housing developments</i>	0.75 <i>parking space</i> per <i>dwelling unit</i> ; Plus 0.1 visitor <i>parking space</i> per <i>dwelling unit</i>
<b>Block 'B'</b>	
Community centre (including <i>restaurant use</i> )	115 <i>parking spaces</i>
Community Police Station	7 <i>parking spaces</i>
Park-and-ride	50 <i>parking spaces</i>
<b>Block 'C'</b>	
<i>Apartment and townhouse use</i> in purpose-built rental building	0.86 <i>parking space</i> per <i>dwelling unit</i> ; Plus 0.1 visitor <i>parking spaces</i> per <i>dwelling unit</i>
<i>Dwelling units in below-market housing developments</i>	0.75 <i>parking space</i> per <i>dwelling unit</i> ; Plus 0.1 visitor <i>parking spaces</i> per <i>dwelling unit</i>

**2103 CD-3 Comprehensive Development Zone-3**

- (d) *Transportation demand management* measures or payment-in-lieu (as defined in Part 7 of the Coquitlam Zoning Bylaw, No. 3000, 1996, as amended), or a combination thereof, as agreed upon and approved by the *General Manager Engineering and Public Works*, may be used to reduce the following parking requirements:
- (i) Block ‘A’: *Apartment and townhouse use* by 6% to 1.0 *parking space* per studio and 1-bedroom *dwelling unit* and 1.21 *parking space* per 2+ bedroom *dwelling unit*.
  - (ii) Block ‘A’: *Dwelling units in below-market housing* developments by 10% to 0.68 *parking space per dwelling unit*.
  - (iii) Block ‘C’: *Apartment and townhouse use* in purpose-built rental housing by 10% to 0.77 *parking space per dwelling unit*.
  - (iv) Block ‘C’: *Dwelling units in below-market housing* developments by 10% to 0.68 *parking space per dwelling unit*.
- (e) Through a shared parking arrangement, 50% of visitor *parking spaces* for Block ‘A’ will be provided in the Block ‘A’ parkade and 50% of visitor *parking spaces* will be provided in the Block “B” parkade.
- (f) Notwithstanding Part 7 of Coquitlam Zoning Bylaw, No. 3000, 1996, as amended, the following off-street loading spaces for buildings and *uses* shall be provided in accordance with the following table:

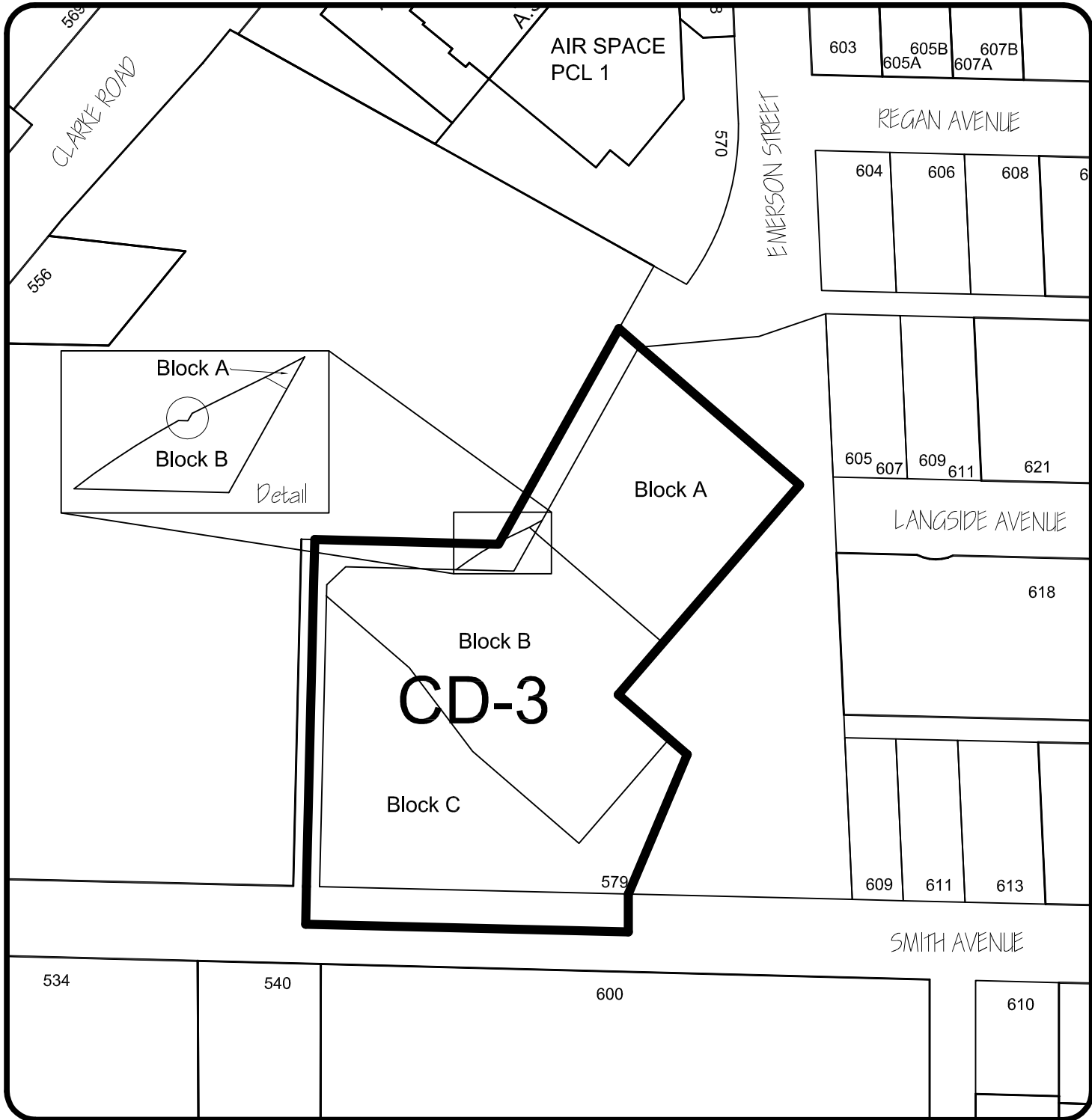
Use	Minimum Loading Requirements
<b>Block ‘A’</b>	
<i>Apartment and townhouse use</i>	1 Class A loading space at grade 1 Class B loading space at grade 3 Class A loading spaces underground
<b>Block ‘B’</b>	
Community centre (including <i>restaurant use</i> )	4 Class A loading spaces underground
<b>Block ‘C’</b>	
<i>Apartment and townhouse use</i> in purpose-built rental building	1 Class A loading space at grade 1 Class B loading space at grade 3 Class A loading spaces underground

- (i) The dimensions of a Class A loading space are defined as a length of 5.5 metres, a width of 2.7 metres, and a height of 2.3 metres.
- (ii) The dimensions of a Class B loading space are defined as a length of 8.5 metres, a width of 3.0 metres, and a height of 4.0 metres.
- (iii) Notwithstanding (12)(f)(i), the height of Class A loading spaces in Block ‘B’ are to be 3.0 metres.

## 2103 CD-3 Comprehensive Development Zone-3

### (13) Other Regulations

- (a) Each *dwelling unit* on Block 'A' must be provided with access to an on-site *common amenity area* or areas totaling not less than 5.0 m<sup>2</sup> per *dwelling unit*.
- (b) Each *dwelling unit* on Block 'C' must be provided with access to an on-site *common amenity area* or areas totaling not less than 5.0 m<sup>2</sup> per *dwelling unit*.
- (c) The regulations under Part 2, Part 3, Part 4, Part 5, and Part 6 of Coquitlam Zoning Bylaw, No. 300, 1996, as amended apply.



NOT TO SCALE

# SCHEDULE 'A' TO CD-3 Zone

## PART 21    **COMPREHENSIVE DEVELOPMENT ZONES**

### **2104    CD-4 Comprehensive Development Zone-4**

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

This Comprehensive Development Zone is intended to accommodate and regulate a multi-phased, market *apartment* and purpose-built rental *apartment* and *townhouse* residential development at a high density.

The Lands within the 2104 CD-4 Comprehensive Development Zone – 4 are outlined in bold and labeled “CD-4” on the plan attached hereto and forming part of this bylaw, as Schedule ‘A’.

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

*Principal uses*, limited to:

- (a) Residential, limited to:
  - (i) *Apartment*, as limited under sub-section (3)
  - (ii) *Townhouse*, as limited under sub-section (3)

*Accessory uses*, limited to:

- (a) *Boarding*
- (b) *Accessory home occupation*
- (c) *Office accessory to residential use*
- (d) *Accessory street vending*
- (e) *Assembly*, limited to child-minding services *assembly child care* or *child care*.

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

- (a) A purpose-built rental *apartment use* is permitted only when:
  - (i) the *dwelling units* provided are purposely designed and built to provide a rental form of accommodation; and
  - (ii) the *use* is subject to a Housing Agreement registered on title that requires that the *dwelling units* only be provided through rental tenancy, and not individually sold or transferred, during the life of the *building*.
- (b) A *townhouse use*:
  - (i) must be in conjunction with a multi-storey high-density *apartment* development; and
  - (ii) must include fewer units than the number of units proposed for the *apartment use*.

**2104 CD-4 Comprehensive Development Zone-4**

**(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 (m<sup>2</sup>)</u>
<i>Apartment or townhouse</i>	1,110
<i>Boarding</i>	555

**(5) Density**

- (a) For the purpose of building construction, the maximum cumulative *gross floor area* of all buildings constructed on the Lands shall not exceed a *floor area ratio* of 5.5 times the *lot area* of the Lands.
- (b) No *subdivision* of the Lands shall constitute a separate *lot* for the purposes of the application of sub-section (5)(a).

**(6) Lot Coverage**

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

**(7) Buildings Per Lot**

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

**(8) Setbacks**

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

<i>Use</i>	<i>Front Lot Line (metres)</i>	<i>Rear Lot Line (metres)</i>	<i>Interior Side Lot Line (metres)</i>	<i>Exterior Side Lot Line (metres)</i>
<i>Apartment residential</i>	3.0	3.0	4.5	3.0
<i>Townhouse residential</i>	3.0	3.0	4.5	3.0

- (b) The above setbacks are subject to increase or decrease under Sections 514, 518, 519 and 523 of City of Coquitlam Zoning Bylaw, No. 3000, 1996, as amended.

**2104 CD-4 Comprehensive Development Zone-4**

**(9) Location of Uses**

Not applicable in this zone.

**(10) Height**

*Buildings and structures for apartment or townhouse use must not exceed a height of fifty storeys.*

**(11) Building Size**

Not applicable in this zone.

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

- (a) All *accessory off-street parking* must be provided as *concealed parking*, and may not be provided as *tandem parking*;
- (b) *Accessory off-street parking* and *accessory off-street loading* shall be provided in accordance with Part 7 of City of Coquitlam Zoning Bylaw, No. 3000, 1996, as amended.
- (c) The regulations under Part 7 of City of Coquitlam Zoning Bylaw, No. 3000, 1996, as amended, apply.
- (d) Notwithstanding Part 7 of City of Coquitlam Zoning Bylaw, No. 3000, 1996, as amended, the following off-street loading spaces for *buildings* and *uses* shall be provided in accordance with the following table and as shown in Schedule 'B':

<b>USE</b>	<b>MINIMUM LOADING REQUIREMENTS</b>
Building 1	1 Class A loading space at grade 1 Class B loading space at grade 3 Class A loading spaces underground
Building 2	1 Class A loading space at grade (shared with Building 3) 1 Class B loading space at grade 2 Class A loading spaces underground
Building 3	1 Class A loading space at grade (shared with Building 2) 1 Class B loading space at grade 2 Class A loading spaces underground
Building 4	2 Class B loading space at grade 3 Class A loading spaces underground
Building 5	1 Class A loading space at grade (shared with Building 6) 1 Class B loading space at grade 2 Class A loading spaces underground
Building 6	1 Class A loading space at grade (shared with Building 5) 1 Class B loading space at grade 2 Class A loading spaces underground

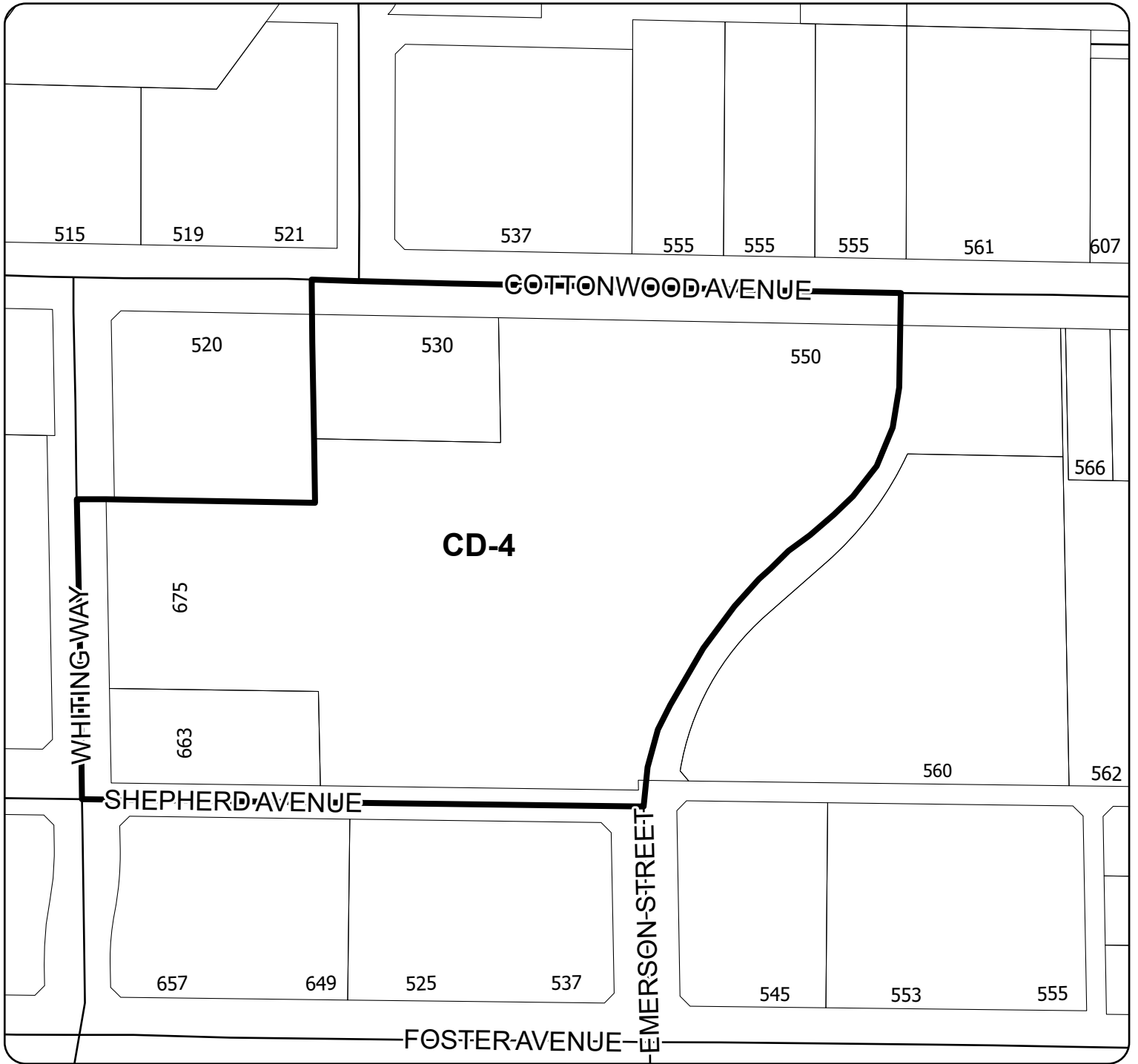
## 2104 CD-4 Comprehensive Development Zone-4

- (i) The dimensions of a Class A loading space are defined as a length of 5.5 metres, a width of 2.7 metres, and a height of 2.3 metres.
- (ii) The dimensions of a Class B loading space are defined as length 8.5 metres, a width of 3.0 metres, and a height of 4.0 metres.

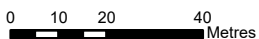
### (13) Other Regulations

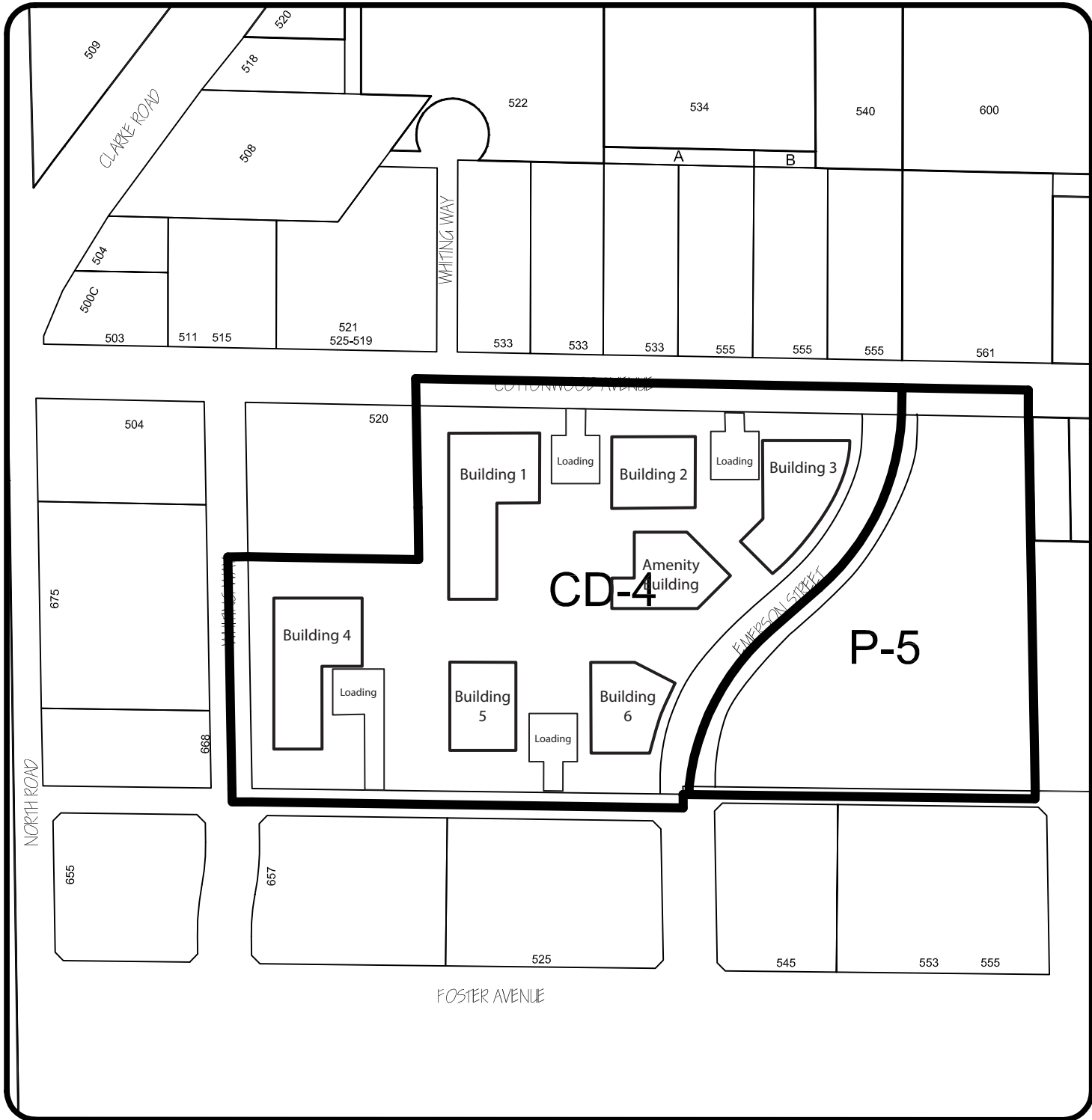
- (a) The total provision of on-site *common amenity area* or areas for the Lands must not total less than 5.0 m<sup>2</sup> per *dwelling unit*.
- (b) Where *assembly child care* is an *accessory use*, the on-site *common amenity area* may be reduced by up to 20% per *building*, provided that such reduction shall not exceed 100 m<sup>2</sup> per *building* and the on-site *common amenity area* meets all requirements of the *City's Child Care Incentive Policy*, or any replacement thereof, as determined by the *General Manager Planning and Development*.
- (c) No *subdivision* of the Lands shall constitute a separate lot for the purposes of the application of sub-section (13)(a).
- (d) The regulations under Part 2, Part 3, Part 4, Part 5 and Part 6 of City of Coquitlam Zoning Bylaw, No. 3000, 1996, as amended, apply.





# SCHEDULE 'A' TO CD-4 Zone





NOT TO SCALE

# SCHEDULE 'B' TO CD-4 Zone

## PART 21 COMPREHENSIVE DEVELOPMENT ZONES

### 2105 CD-5 Comprehensive Development Zone-5

#### (1) Intent

This site specific zone provides for *apartment* development at high *density*. The lands within the 2105 CD-5 Comprehensive Zone – 5 are outlined in bold and labeled “CD-5” on the plan attached hereto and forming part of this bylaw as Schedule ‘A’.

#### (2) Permitted Uses

*Principal uses*, limited to:

- (a) Residential, limited to:
  - (i) *Apartment*
  - (ii) *Townhouse*, as limited under Sub-section (8)(a)
- (b) *Assembly child care*
- (c) *Child care*

*Accessory*, 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) *accessory assembly child care*
  - (ii) *accessory child care*

#### (3) Lot Size

The minimum *lot size* is 1,110m<sup>2</sup>.

#### (4) 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:

2105 CD-5 Comprehensive Development Zone-5

<u>Density Step</u>	<u>Condition of Additional Density</u>	<u>Additional Gross Floor Area Ratio</u>	<u>Maximum Total Gross Floor Area Ratio</u>
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	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>	5.0 times the <i>lot area</i>
Step 5	At least 40% of additional <i>density</i> is used for <i>below-market rental units</i> and <i>non-market housing</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 0.5 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 (4)(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 (4)(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 2m<sup>2</sup> is excluded from the *gross floor area* calculation. The exclusion of 2m<sup>2</sup> for *adaptable units* shall only be applied to a maximum of 20% of all units within a *building*.

**2105 CD-5 Comprehensive Development Zone-5**

- (f) All or part of the financial contribution identified in Sub-section (4)(b), Step 3, towards affordable housing will be waived if *below-market rental units*, 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* provided.
- (g) All or part of the financial contribution identified in Sub-section (4)(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* in accordance with Sub-section (4)(f); and
  - (ii) additional *below-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* provided.

**(5) Lot Coverage**

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

**(6) Buildings Per Lot**

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

**(7) Setbacks**

- (a) *Buildings* and *structures* for all 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:

<b>Use</b>	<b>All Lot Lines (metres)</b>
All buildings and <i>structures</i>	4.5

- (b) The above setbacks are subject to Section 514, 518, 519 and 523.

**(8) 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*.

## 2105 CD-5 Comprehensive Development Zone-5

### (9) Height

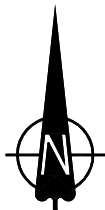
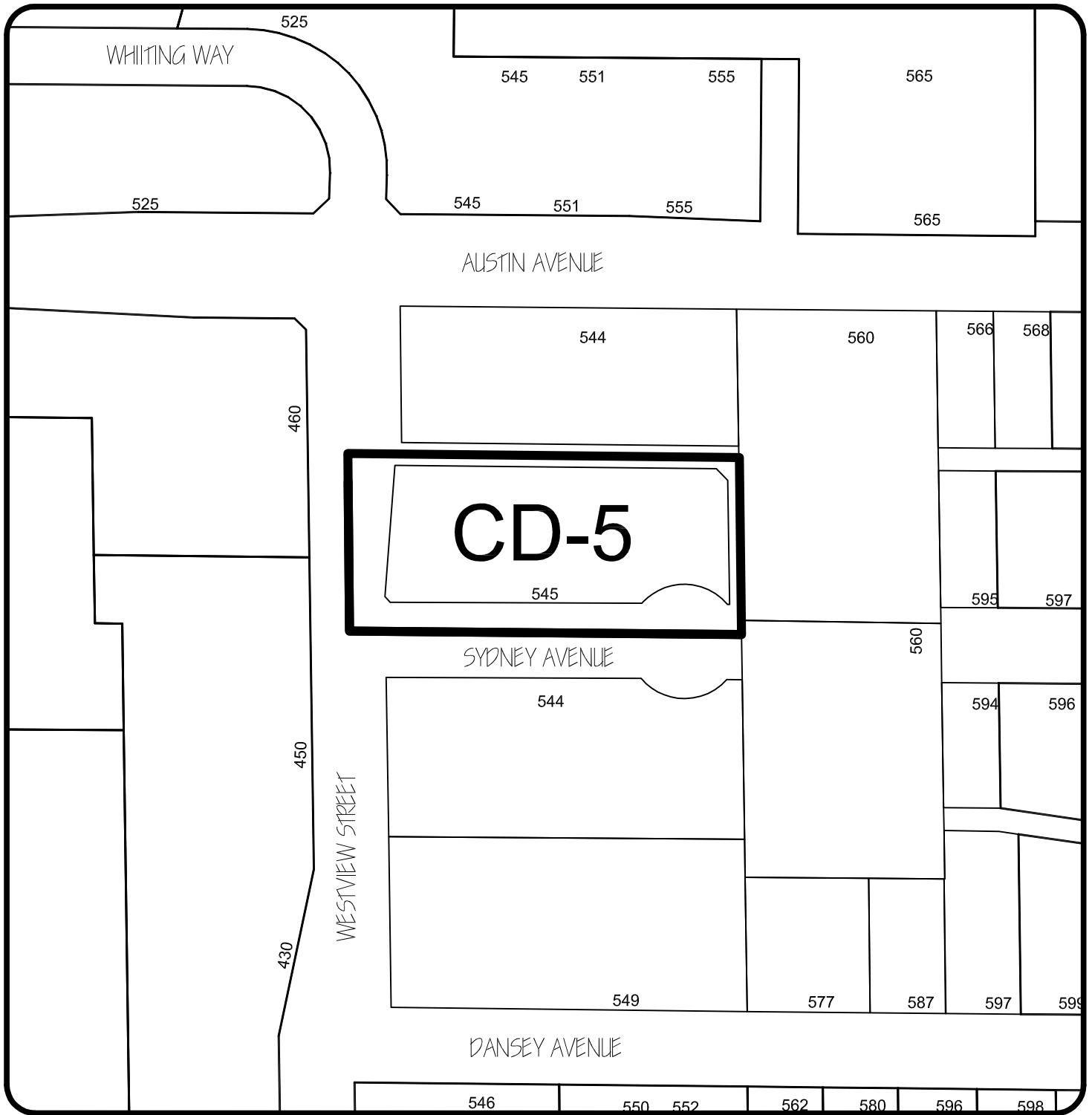
*Buildings and structures for apartment or townhouse use* must not exceed a height of twenty-five (25) *storeys*.

### (10) Off-Street Parking and Loading

- (a) All *accessory off-street parking* must be provided as a *concealed parking*; and
- (b) The regulations under Part 7 apply.

### (11) 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 5.0m<sup>2</sup> per *dwelling unit*.
- (b) Notwithstanding Section 514(3), the *underground structure* may have a maximum projection of 2.9m (9.5ft) above *finished grade* for a length of 3.96m along the south elevation.
- (c) The regulations under Part 2, Part 3, Part 4, Part 5, and Part 6 apply.



NOT TO SCALE

# SCHEDULE 'A' TO CD-5 Zone

## **PART 21    COMPREHENSIVE DEVELOPMENT ZONES**

### **2106   CD-6 Comprehensive Development Zone-6**

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

This Comprehensive Development zone provides for a three *storey townhouse* development designed to meet Passive House standard for energy efficient buildings. The Lands within the 2106 CD-6 Comprehensive Development Zone-6 are outlined in bold and labelled “CD-6” on the plan attached hereto and forming part of this CD-6 Zone, as Schedule ‘A’.

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

*Principal uses*, limited to:

- (a) *Townhouse*

*Accessory use*, 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 *townhouse use*, limited to:
  - (i) day-care centres
  - (ii) workshops for residents, social and recreation space and facilities

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

Not applicable in this zone.

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

The minimum *lot size* is 1,100 m<sup>2</sup>.

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

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



**2106 CD-6 Comprehensive Development Zone-6**

**(6) Lot Coverage**

All *buildings* and *structures* together must not exceed a *lot coverage* of 46%.

**(7) Buildings Per Lot**

See Section 512 of this bylaw.

**(8) Setbacks**

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

<u><i>Use</i></u>	<u><i>Lot Lines Along a Street (metres)</i></u>	<u><i>Rear Lot Line (metres)</i></u>	<u><i>Interior Side Lot Line (metres)</i></u>
<i>Buildings and structures</i>	3.2	4.3	1.8

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

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

- (i) Section 514 and 519; and
- (ii) Notwithstanding Section 514, all siting exceptions listed under Section 514(2) must be sited no closer than 2.3 metres from the *lot* line along a *street*, 3.0 metres from the *rear lot line*, and 1.8 metres from the *interior side lot line*.

**(9) Location of Uses**

Not applicable in this zone.

**(10) Height**

All *buildings* and *structures* must not exceed a height of 3 *storeys*.

**(11) Building Size**

*Buildings* must not exceed 55 metres in length.

**2106 CD-6 Comprehensive Development Zone-6**

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

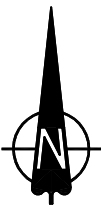
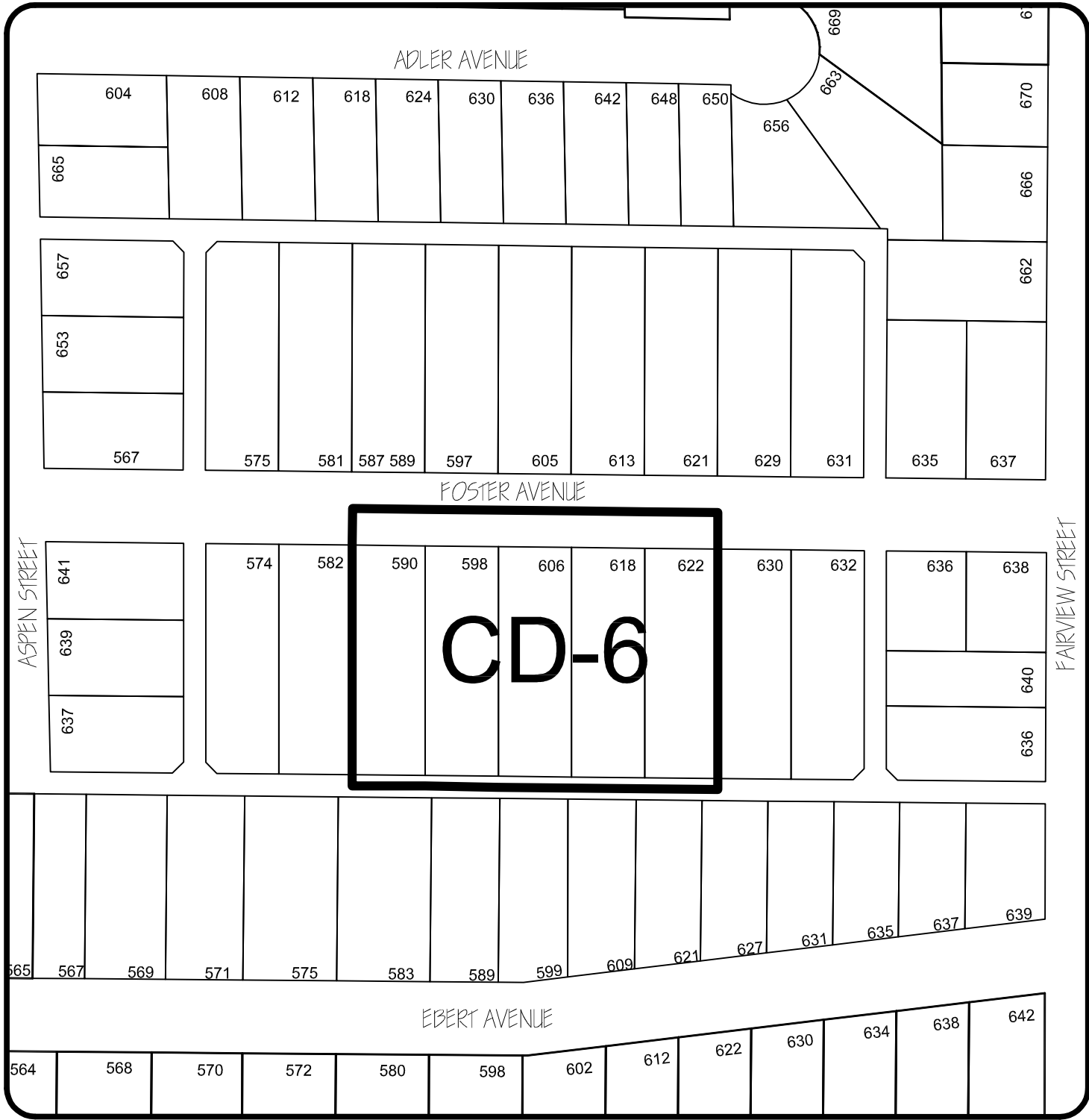
- (a) All *accessory off-street parking* must be provided as concealed parking; and
- (b) *Accessory off-street parking* and loading shall be provided in accordance with Part 7.

**(13) Other Regulations**

- (a) Each *dwelling unit* in a *building for townhouse use* must be provided with:
  - (i) A separate entrance having direct access to grade;
  - (ii) A private outdoor space defined by *fences*, railings or landscaping having a total area not less than 37 m<sup>2</sup> and having access directly from the *dwelling unit*;
  - (iii) Notwithstanding Sub-section 13(a)(ii), using the *dwelling unit* numbers as identified on Schedule 'B' to this zone, the *dwelling units* listed in the table below shall provide a private outdoor space having a total area as listed with access directly from the *dwelling unit*:

<u><i>Dwelling Unit</i></u>	<u><i>Total Private Outdoor Space (m<sup>2</sup>)</i></u>
TH14	36
TH15	36
TH44	29
TH45	19
TH46	33
TH47	34
TH51	33

- (iv) Access to an on-site common amenity area or areas totaling not less than 5.0 m<sup>2</sup> per *dwelling unit*.
- (b) The regulations under Part 2, Part 3, Part 4, Part 5 and Part 6 apply.



NOT TO SCALE

# SCHEDULE 'A' TO CD-6 ZONE

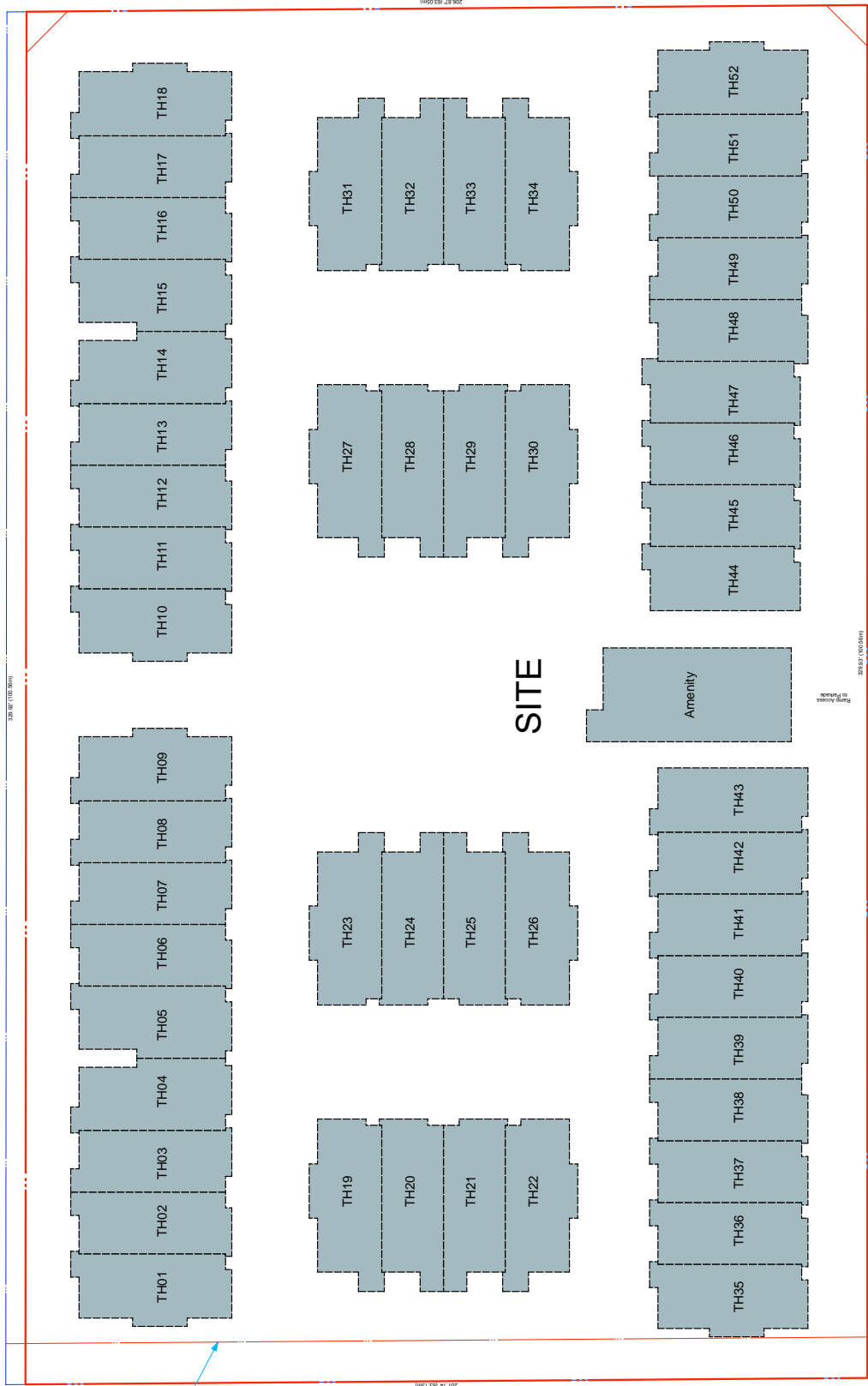


FOSTER AVENUE

FOSTER AVENUE

LANE

LANE



# SCHEDULE 'B' TO CD-6 ZONE

## PART 21    **COMPREHENSIVE DEVELOPMENT ZONES**

### **2107    CD-7 Comprehensive Development Zone-7**

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

This Comprehensive Development Zone is intended to accommodate and regulate mixed *use* development providing a wide variety of *commercial* and other employment-generating *uses*, and *purpose-built rental* and *apartment* and *townhouse residential use* at a high *density*.

The Lands within the 2107 CD-7 Comprehensive Development Zone-7 are outlined in bold and labelled “CD-7” on the plan attached hereto and forming part of this bylaw, as Schedule ‘A’.

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

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

- (a) *Assembly Child Care*
- (b) *Child Care*
- (c) *Commercial*, limited to the following, and not including a *drive-through business*:
  - (i) *grocery stores*
  - (ii) *retail – personal goods*
  - (iii) *retail – general*
  - (iv) *personal service*
  - (v) *business and household service*
  - (vi) *restaurants other than drive-through businesses*
  - (vii) *office*
  - (viii) *commercial recreation*
  - (ix) *liquor primary establishment*
  - (x) *pet care service*
  - (xi) *liquor store, accessory liquor store, and wine store*
  - (xii) *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
  - (xiii) *liquor manufacturing*
  - (xiv) *commercial school*

## 2107 CD-7 Comprehensive Development Zone-7

- (d) *Assembly* (limited to child-minding services, non-profit community service offices, places of worship, and youth/senior centres)
- (e) *Civic* (limited to government offices, *primary or secondary school, post-secondary institution, hospitals*, community centres, courts, libraries, museums, public squares, and parks)
- (f) *Congregate Housing and Care*
- (g) *Private Hospital*
- (h) *Tourist accommodation*
- (i) *Apartment*
- (j) *Townhouse(s)*
- (k) *Public service*, as limited under Subsection (3)(h)
- (l) *Non-accessory off-street parking*
- (m) *Accessory home occupation*
- (n) *Accessory street vending*
- (o) *Accessory Retail*, limited to *Liquor Manufacturing*
- (p) *Lock-off units*, as accessory to an *apartment use* and as limited under Subsection 508(6).

### (3) Conditions of Use

- (a) *Commercial uses*, except the following, must be enclosed within a *building*:
  - (i) a pickup window accessory to a *restaurant use* only accessible by pedestrians;
  - (ii) 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 under this Bylaw.
- (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 *public service use* is only permitted when:
  - (i) enclosed within a *building*; and
  - (ii) there is no storefront.

**2107 CD-7 Comprehensive Development Zone-7**

**(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>

## 2107 CD-7 Comprehensive Development Zone-7

- (c) Notwithstanding Sub-section 5(b), a maximum total *gross floor area ratio* of 6.4 may be permitted following Step 6, subject to the provision of a financial contribution for the additional *density* allowed.
- (d) In-lieu of a financial contribution as identified in Sub-sections (5)(b) and (5)(c), the *City* may require the provision of an amenity, equivalent in value to the financial contribution for the additional *density* allowed.
- (e) For the purpose of Sub-section (5)(d), 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.
- (f) 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 the direction set out in the Citywide Official Community Plan. The amount of the financial contributions eligible to be waived will be equal to the value of the *below-market rental units* or *non market housing* rental units provided.
- (g) 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)(f); 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.

- (h) For each *adaptable unit* provided 2m<sup>2</sup> is excluded from the *gross floor area* calculation. The exclusion of 2m<sup>2</sup> for *adaptable units* shall only be applied to a maximum of 20% of all units within a *building*.

### (6) Lot Coverage

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

### (7) Buildings Per Lot

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



**2107 CD-7 Comprehensive Development Zone-7**

**(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:

<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 and civic use within the first storey</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*; and
- (ii) the setback to steps and raised patios along the east *lot* line shall be a minimum of 0.9 metre.

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

**(9) Location of Uses**

(a) An *apartment use*:

- (i) must be the only *use* located within and above a *storey* of the building used for *apartment use*;
- (ii) must be located above all *storeys* used in that *building* for a permitted employment-generating *use*; and
- (iii) notwithstanding subparagraph (ii) above, may occupy the first *storey* of a *building*, as long as the only *principal use* of the *building* is *apartment use*;

(b) A *townhouse use*:

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

(c) An *off-street parking use at finished ground elevation* must be separated from the *street* by an employment-generating or *residential use*; **excluding** driveway or pedestrian access.

(d) A *lock-off unit use* is only permitted within the Evergreen Line Core and Shoulder Station areas as identified in Schedule “O”.

## 2107 CD-7 Comprehensive Development Zone-7

### (10) Height

Not applicable in this zone.

### (11) Building Size

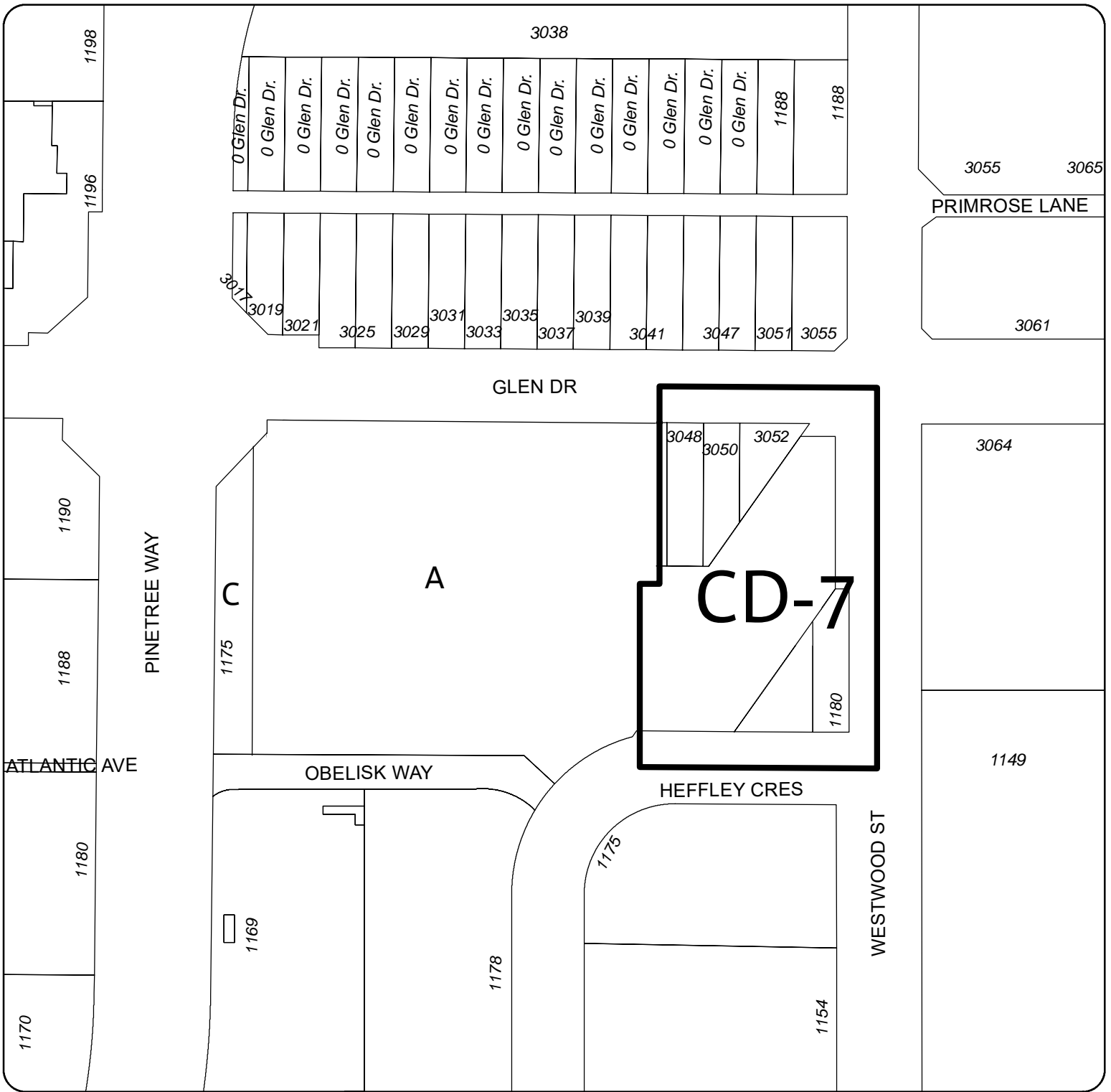
Not applicable in this zone.

### (12) Off-Street parking and Loading

In addition to Part 7 of this bylaw, above-grade structured parking is permitted only if at least two full *storeys* of *underground parking* are provided. Above-grade parking shall be separated from the face of the *building* with employment-generating or *residential uses* along all *streets*.

### (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 5.0m<sup>2</sup> per *dwelling unit*.
- (b) The regulations under Part 2, Part 3, Part 4, Part 5 and Part 6 and 14 of this bylaw apply.
- (c) The number of *studio dwelling units* in any single *building* must not exceed 30% of all *dwelling units* in the *building*.



NOT TO SCALE

# SCHEDULE 'A' TO CD-7 Zone

## PART 21 COMPREHENSIVE DEVELOPMENT ZONES

### 2108 CD-8 Comprehensive Development Zone-8

#### (1) Intent

This Comprehensive Development 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.

The Lands within the 2108 CD-8 Comprehensive Development Zone – 8 are outlined in bold and labelled “CD-8” on the plan attached hereto and forming part of this CD-8 Zone, as Schedule ‘A’.

#### (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** *pawnshops*;
- (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** *pawnshops*;
- (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*;

## 2108 CD-8 Comprehensive Development Zone-8

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

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

*Civic* (limited to community centres, libraries, museums, *primary or secondary school, post-secondary institution, public squares, and parks*)

*Congregate housing and care*

*Tourist accommodation*

*Apartment*

*Townhouse*

*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)

**2108 CD-8 Comprehensive Development Zone-8**

**(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;
  - (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 applicable 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 either 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*.

## 2108 CD-8 Comprehensive Development Zone-8

- (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.

### (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 0.25 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:

2108 CD-8 Comprehensive Development Zone-8

<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>
Step 6	At least 40% of additional <i>density</i> is used for <i>below-market rental units</i> or <i>non market housing</i> rental units, and the remainder of the additional <i>density</i> is used for <i>purpose-built rental units</i>	Up to 0.5 times the <i>lot area</i>	6.0 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.



## 2108 CD-8 Comprehensive Development Zone-8

- (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) 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.
- (g) 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)(f); 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

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:

**2108 CD-8 Comprehensive Development Zone-8**

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

(b) 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.
- (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.

## 2108 CD-8 Comprehensive Development Zone-8

### (11) Building Size

Not applicable in this zone.

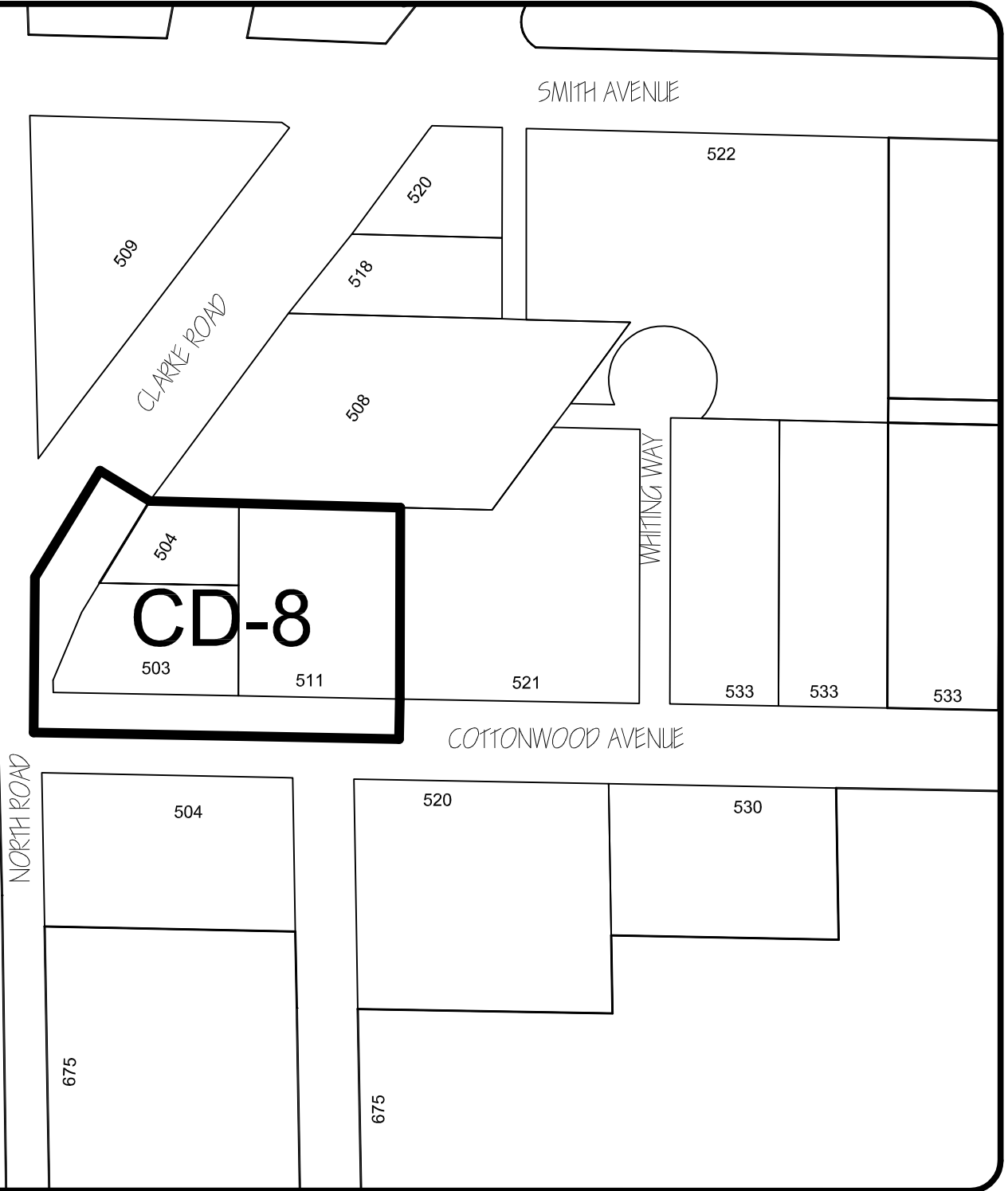
### (12) Off-Street Parking and Loading

- (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 CD-8 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-8 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)(a)(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 totaling not less than 5.0 m<sup>2</sup> per *dwelling unit*.
- (c) The regulations under Part 2, Part 3, Part 4, Part 5, Part 6 and Part 14 of this bylaw apply.
- (d) No *advertising use* or *accessory advertising use* is permitted to extend above or locate above any non-residential *storey* of the *building*.
- (e) The number of *studio dwelling units* in any single *building* must not exceed 30% of all *dwelling units* in the *building*.

City of Burnaby



NOT TO SCALE

# SCHEDULE 'A' TO CD-8 ZONE

## PART 21 COMPREHENSIVE DEVELOPMENT ZONES

### 2109 CD-9 Comprehensive Development Zone-9

#### (1) Intent

This Comprehensive Development 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.

The Lands within the 2109 CD-9 Comprehensive Development Zone-9 are outlined in bold and labelled “CD-9” on the plan attached hereto and forming part of this CD-9 Zone, as Schedule ‘A’.

#### (2) Permitted Uses

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

- (a) *Assembly child care*
- (b) *Child Care*
- (c) *Commercial*, limited to the following, and not including a *drive-through business*:
  - (i) *grocery stores*;
  - (ii) *retail – personal goods*;
  - (iii) *retail – general*;
  - (iv) *personal service*;
  - (v) *business and household service*;
  - (vi) *restaurants*; **excludes** *drive-through businesses*;
  - (vii) *office*
  - (viii) *entertainment facility*;
  - (ix) *commercial recreation*;
  - (x) *liquor primary establishment*;
  - (xi) *commercial school*;
  - (xii) *pet care service*;
  - (xiii) *liquor store, accessory liquor store, and wine store*; and
  - (xiv) *liquor manufacturing*
- (d) *Assembly* (limited to child-minding services, places of worship, and youth/senior centres)

## 2109 CD-9 Comprehensive Development Zone-9

- (e) *Civic* (limited to community centres, libraries, museums, *primary or secondary school, post-secondary institution*, public squares, and parks)
- (f) *Congregate Housing and Care*
- (g) *Tourist accommodation*
- (h) *Apartment*
- (i) *Townhouses*
- (j) *Public service*, as limited under Subsection (3)(j)
- (k) *Accessory home occupation*
- (l) *Non-accessory off-street parking*
- (m) *Accessory street vending*
- (n) *Accessory Retail*, limited to *Liquor Manufacturing*
- (o) *Lock-off units*, as accessory to an *apartment use* and as limited under Sub-section 508(6).

### (3) Conditions of Use

- (a) *Commercial uses* must be enclosed within a *building*, except the following:
  - (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) 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 under this Bylaw; and
  - (iii) a pickup window accessory to a *restaurant* only accessible by pedestrians.
- (b) An *apartment use* is permitted only when all *off-street parking* for the *use* is *concealed parking*.
- (c) A *townhouse use* is permitted only when it complies with all of the following:
  - (ii) all *off-street parking* for the *use* is *concealed parking*; and
  - (iii) must be in conjunction with a *multi-storey apartment development*.
- (d) *Assembly, civic* and *tourist accommodation uses* are permitted only when all *off-street parking* for the *use* is *concealed parking*.
- (e) An *accessory home occupation use* must comply with the regulations under Section 508(3).
- (f) A *public service use* is only permitted when:
  - (i) enclosed within a *building*; and
  - (ii) there is no storefront.

**2109 CD-9 Comprehensive Development Zone-9**

**(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 0.25 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>
Step 6	At least 40% of additional <i>density</i> is used for <i>below-market rental units</i> or <i>non market housing rental units</i> , and the remainder of the additional <i>density</i> is used for <i>purpose-built rental units</i>	Up to 0.5 times the <i>lot area</i>	6.0 times the <i>lot area</i>

## 2109 CD-9 Comprehensive Development Zone-9

- (c) Notwithstanding Sub-section 5(b), a maximum total *gross floor area ratio* of 6.1 may be permitted following Step 6, subject to the provision of a financial contribution for the additional *density* allowed.
- (d) In-lieu of a financial contribution as identified in Sub-sections (5)(b) and (5)(c), the *City* may require the provision of an amenity, equivalent in value to the financial contribution for the additional *density* allowed.
- (e) For the purpose of Sub-section (5)(d), the following amenities are eligible for consideration in an application of a *density* bonus:
  - (iv) public facilities;
  - (v) space for community or non-profit groups that serve the community; and
  - (vi) extraordinary public realm improvements.
- (f) 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*.
- (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 may be waived under the following conditions:
  - (iii) 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)(g); and
  - (iv) 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

See Part 5, Section 512 of this bylaw.



**2109 CD-9 Comprehensive Development Zone-9**

**(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:

<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 m	Min. 3.0 m
<i>Buildings and structures with a commercial use within the first four storeys</i>	Min. 1.5 m	Min. 0.0 m

(b) *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.
- (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.

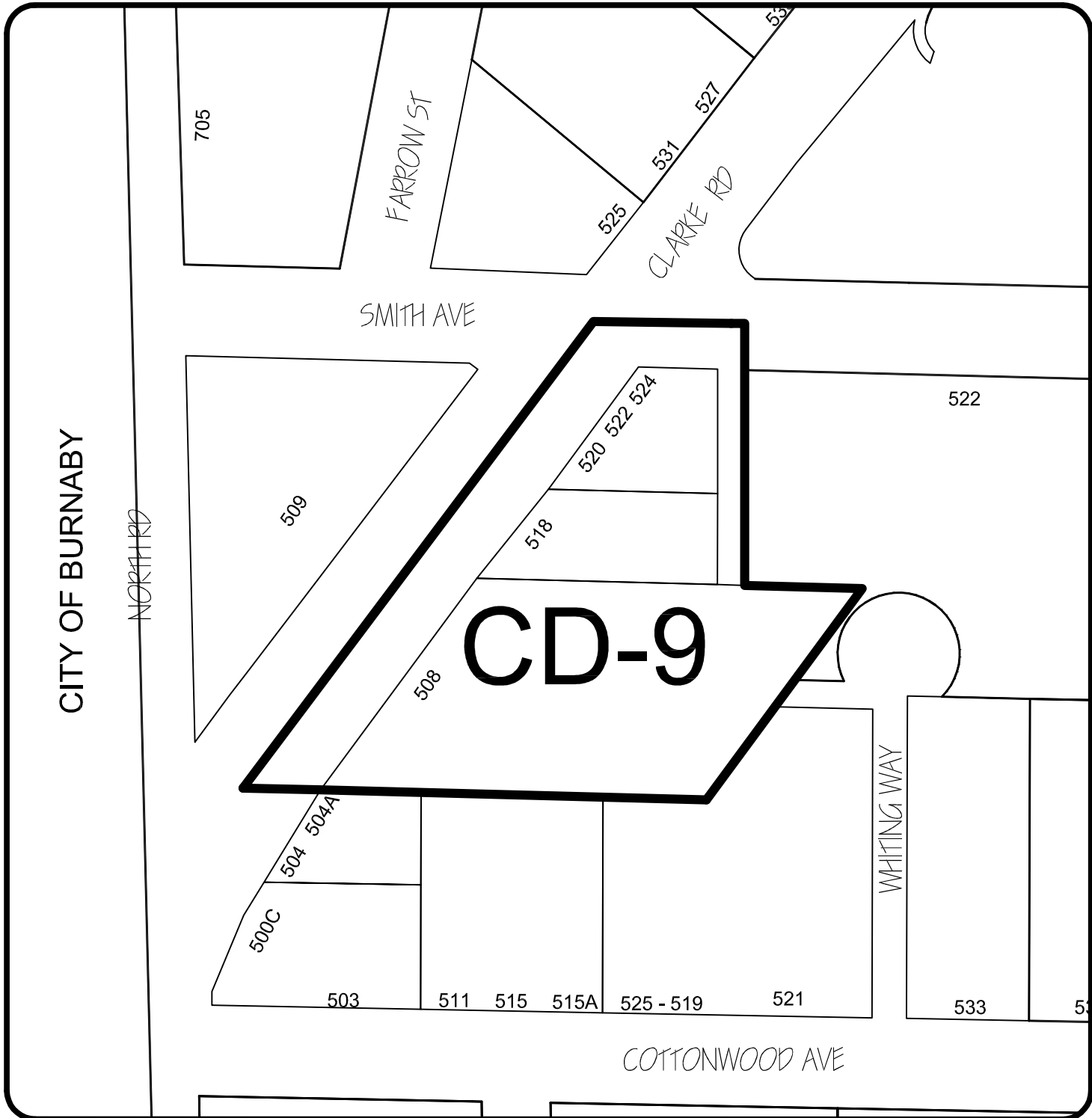
**2109 CD-9 Comprehensive Development Zone-9**

**(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*.



NOT TO SCALE

# SCHEDULE 'A' TO CD-9 ZONE

## PART 21 COMPREHENSIVE DEVELOPMENT ZONES

### 2110 CD-10 Comprehensive Development Zone-10

#### (1) Intent

This site specific zone provides for *apartment* development with no *height* limit at high *density*.

The lands within the 2110 CD-10 Comprehensive Development Zone – 10 are outlined in bold and labeled “CD-10” on the plan attached hereto and forming part of this CD-10 zone, as Schedule ‘A’.

#### (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-in business*:

- (i) the retail sale and rental of personal goods
- (ii) the retail sale and rental of household goods and business goods
- (iii) *personal service* establishments
- (iv) household service establishments
- (v) speciality food retail
- (vi) *office*; and
- (vii) media and design studios

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

(c) *Assembly*, limited to:

- (i) child-mind services
- (ii) day-care centres
- (iii) places of worship; and
- (iv) youth/seniors centres.

(d) *Civic*, limited to *primary or secondary schools*.

## 2110 CD-10 Comprehensive Development Zone-10

Accessory, limited to:

- (a) *Boarding*, as limited under Section (508)(1)
- (b) *Accessory advertising* as limited under Section 508(3)(e)
- (c) *Accessory residential*
- (d) *Accessory home occupation*, as limited under Section 508(3)
- (e) *Accessory off-street parking*, as limited under Sub-section (12).
- (f) *Accessory uses* located in a *building* for *apartment use*, limited to:
  - (i) day-care centres;
  - (ii) where the *building* for *apartment use* contains only *Congregate Housing and Care*:
    - (ii.i) retail sale of goods manufactured in resident workshops;
    - (ii.ii) retail sale of goods and services to residents of the *building* only; and
    - (ii.iii) workshops for residents, social and recreation space and facilities.
- (g) *Accessory vending cart*, as limited under the City of Coquitlam “Street Vending and Special Event Vending Bylaw”, currently in force.
- (h) *Accessory vending vehicle*, as limited under the City of Coquitlam “Street Vending and Special Event Vending Bylaw”, currently in force.
- (i) *Lock-off units*, as limited under Section 508(6).

### (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 or specialty food retail use;
  - (iv) a pickup window accessory to a *restaurant* or specialty food retail use only accessible by pedestrians;
  - (v) the outdoor display and sale of retail goods if located between the front of the *building* and the property line or public right-of-way, which is closet.

**2110 CD-10 Comprehensive Development Zone-10**

**(4) Lot Size**

The minimum *lot size* is 1,110 m<sup>2</sup>.

**(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:

<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	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>	5.0 times the <i>lot area</i>
Step 5	At least 40% of additional <i>density</i> is used for <i>below-market rental units or non-market housing rental units</i> and the remainder of the additional <i>density</i> is used for <i>purpose-built rental units</i> .	Up to 0.5 times the <i>lot area</i>	5.5 times the <i>lot area</i>

## 2110 CD-10 Comprehensive Development Zone-10

- (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 2m<sup>2</sup> is excluded from the *gross floor area* calculation. The exclusion of 2m<sup>2</sup> for *adaptable units* shall only be applied to a maximum of 20% of all units within a *building*.
- (f) 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.
- (g) 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)(f); 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*.

**2110 CD-10 Comprehensive Development Zone-10**

**(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>
<i>All buildings or structures</i>	4.5	6.0

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

**(9) Location of Uses**

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

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

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

- (a) All *accessory off-street parking* must be provided as *concealed parking*;
- (b) Above-grade structured parking may be located up to the second *storey* only if at least one-storey of *underground parking* is also provided;
- (c) Above-grade structured *off-street parking* along a street must be separated from the *building* face by other permitted *uses*; and



**2110 CD-10 Comprehensive Development Zone-10**

(d) The regulations under Part 7 apply.

**(13) Other Regulations**

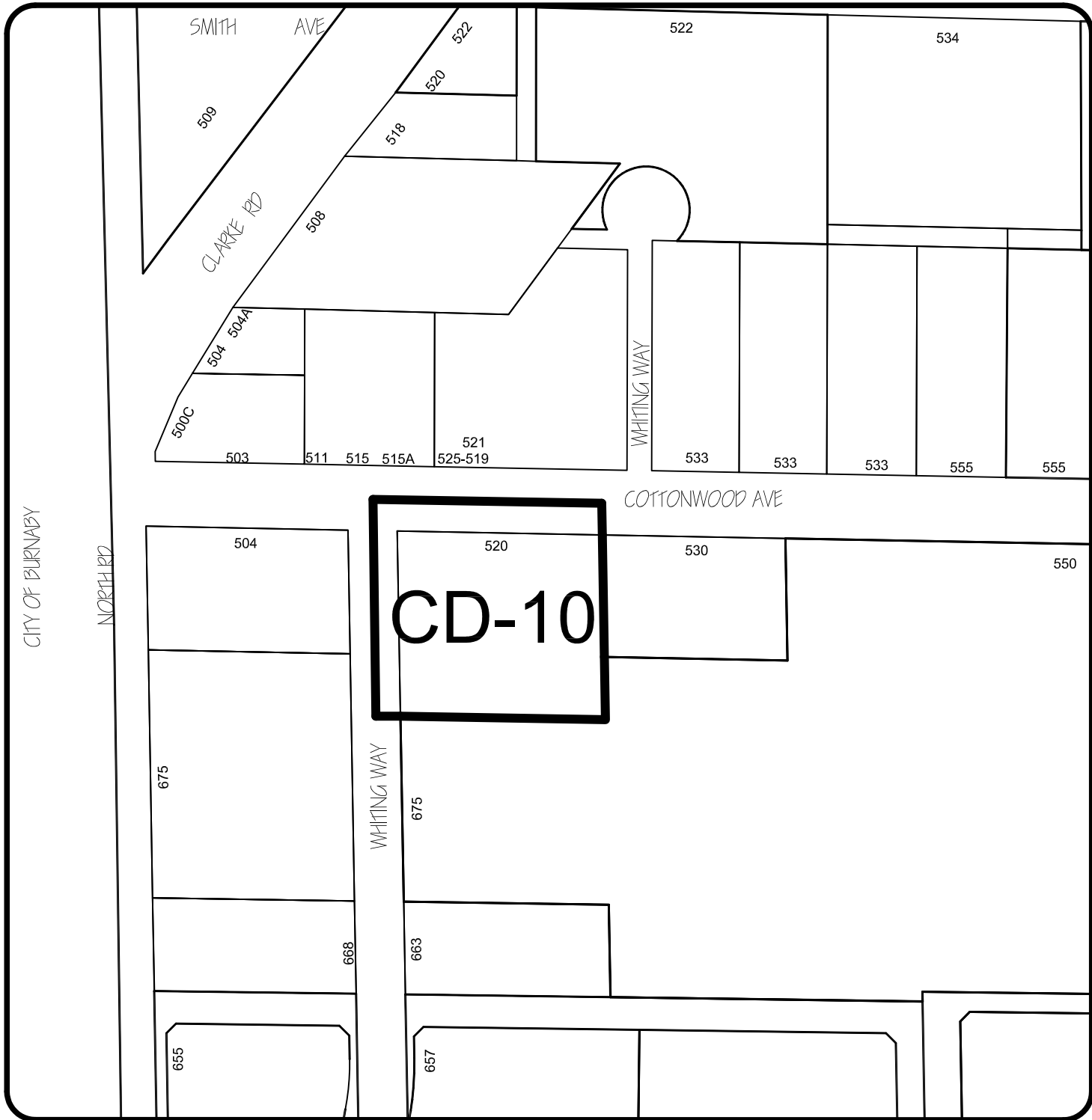
(a) Each *dwelling unit* in a *building* for *apartment* or *townhouse* use must be provided with access to an on-site *common amenity area* or areas having a total area as follows:

(i) Not less than 5.0m<sup>2</sup> per market condominium *dwelling unit*; and

(ii) Not less than 4.6m<sup>2</sup> per rental *dwelling unit*.

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

(c) The number of *studio dwelling units* in any single *building* must not exceed 30% of all *dwelling units* in the *building*.



NOT TO SCALE

# SCHEDULE 'A' TO CD-10 Zone

## PART 21 COMPREHENSIVE DEVELOPMENT ZONES

### 2111 CD-11 Comprehensive Development Zone-11

#### (1) Intent

This site-specific zone provides for mixed *use* development at high *density*. It is intended to provide for a wide variety of *commercial* and other employment-generating *uses*, which can occupy an entire *building*, or the lower levels of a *building* with *residential uses* above.

The Lands within the 2111 CD-11 Comprehensive Development Zone – 11 are outlined in bold and labelled “CD-11” on the plan attached hereto and forming part of this CD-11 Zone, as Schedule ‘A’.

#### (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** *pawnshops*;
- (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** *pawnshops*;
- (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* 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;

## 2111 CD-11 Comprehensive Development Zone-11

- (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; and
- (p) *liquor manufacturing*.

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

*Civic* (limited to government *offices, primary or secondary schools, post-secondary institutions, 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

**2111 CD-11 Comprehensive Development Zone-11**

**(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;
  - (v) outdoor play area where accessory to child-minding services, nursery schools, kindergartens and group *child care*, as required by the applicable Provincial Licensing Authority; and
  - (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*; and
  - (ii) no advertising or *accessory advertising use* is 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*.

**2111 CD-11 Comprehensive Development Zone-11**

- (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 gross floor area 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>

**2111 CD-11 Comprehensive Development Zone-11**

<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 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 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>	6.0 times the <i>lot area</i>

- (c) Notwithstanding Sub-section (5)(b), a maximum total *gross floor area* ratio of 7.32 may be permitted following Step 6, subject to the provision of a financial contribution for the additional *density* allowed, and provided that a minimum of 0.3 times the *lot area* of the additional *density* is used for *purpose-built rental units*. For the purposes of calculating the financial contribution for the additional *density* in this Sub-section, the following shall be excluded from the calculation of the additional *gross floor area*:
  - (i) 800 square metres for a group *child care*; and
  - (ii) 465 square metres for *office*.
- (d) In-lieu of a financial contribution as identified in Sub-sections (5)(b) and (5)(c), the *City* may require the provision of an amenity, equivalent in value to the financial contribution for the additional *density* allowed.
- (e) For the purpose of Sub-section (5)(d), 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.
- (f) 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*.

**2111 CD-11 Comprehensive Development Zone-11**

- (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 the 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 may 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)(g); 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* together must not exceed a *lot coverage* of 90%.

**(7) Buildings Per Lot**

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

**(8) Setbacks**

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

<i>Use</i>	<i>Lot lines along a Street or Lane or Public Right-of-Way whichever is closer (metres)</i>	<i>All other lot lines not abutting a Street or Lane (metres)</i>
<i>Buildings and structures</i>	Min. 3.0 m – Max. 6.0 m	Min. 3.0 m
<i>Buildings and structures with a commercial use within the first storey</i>	Min. 1.5 m – Max. 15.0 m	Min. 0.0 m



## 2111 CD-11 Comprehensive Development Zone-11

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

### (9) Location of Uses

- (a) The following *uses* are not permitted in the first *storey* portion of a *building*:
  - (i) *office*; and
  - (ii) theatres.
- (b) *Sleeping units* or *dwelling units* of a *tourist accommodation use* must be located above the first *storey* of a *building*. Lobby, reception, dining and lounge areas of a *tourist accommodation use* may be located within the first *storey* of a *building*.
- (c) 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*; and
  - (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*.
- (d) 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.
- (e) An *off-street parking use* at *finished ground elevation* must be separated from the *street* by an employment-generating *use*, *residential use*, or rooms for mechanical or utility purposes; **excluding** driveway or pedestrian access.
- (f) A *lock-off unit use* is only permitted within the Evergreen Line Core and Shoulder Station areas as identified in Schedule “O”.

## 2111 CD-11 Comprehensive Development Zone-11

### (10) Height

Not applicable in this zone.

### (11) Building Size

Not applicable in this zone.

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

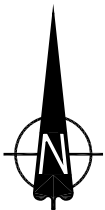
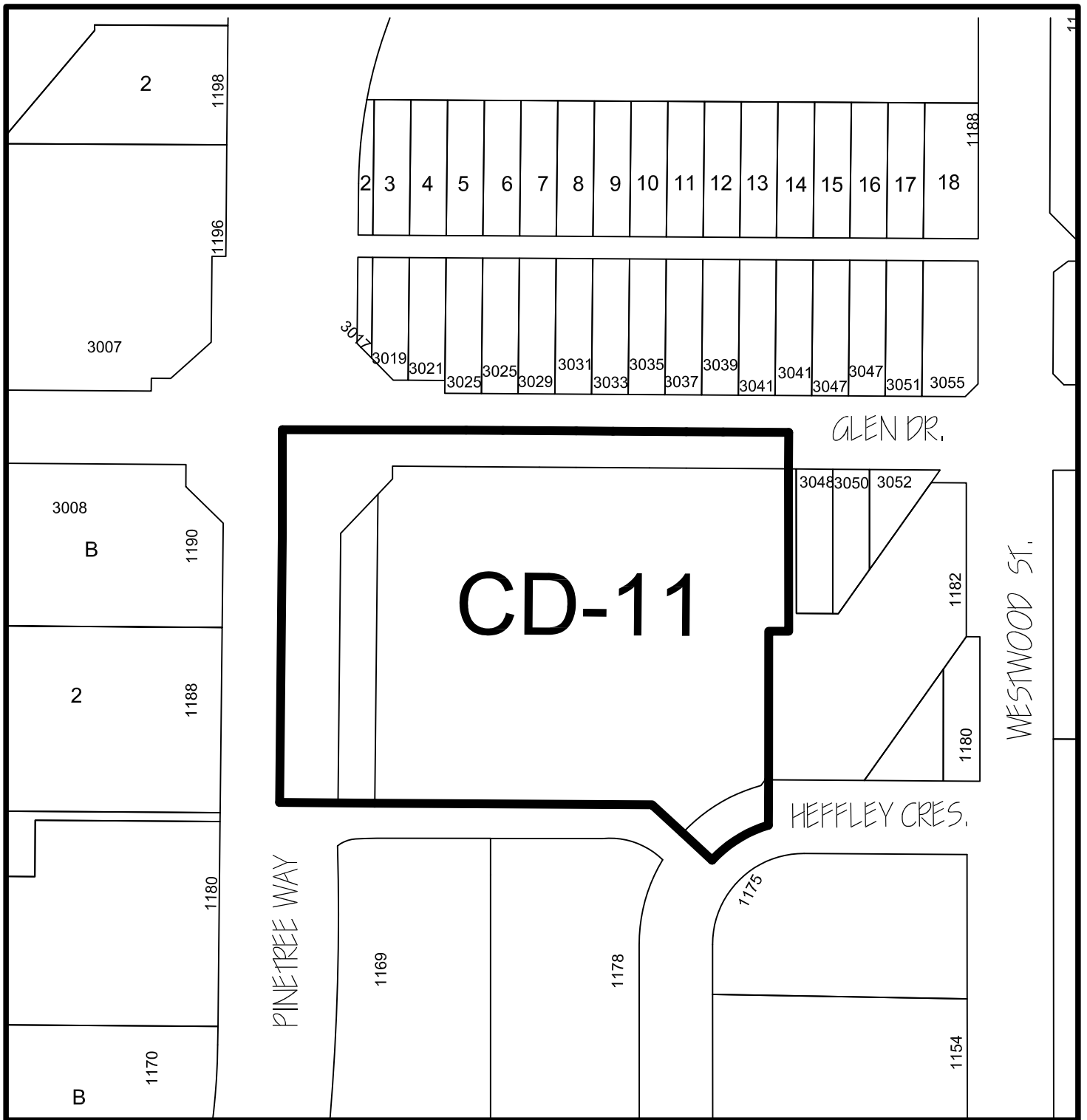
- (a) In addition to Part 7 of this bylaw, above-grade structured parking is permitted only if at least two full *storeys* of *underground parking* are provided. Above-grade parking shall be separated from the face of the *building* by employment-generating or *residential uses* along all *streets*.
- (b) Notwithstanding Sub-section (12)(a), above-grade parking is not required to be separated from the face of the *building* by employment-generating or *residential uses* along the south *lot* line, for two consecutive *storeys* of above-grade parking, for a maximum width of 35 metres per *storey*.

### (13) Other Regulations

- (a) Despite the definition of “*lot*” contained in Part 2 of this bylaw, a *lot* in the CD-11 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-11 zone;
  - (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 219 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.Regulations affecting *buildings* or portions of *buildings* in the CD-11 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 Sub-section (13)(a)(iii) are in effect.
- (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*.

**2111 CD-11 Comprehensive Development Zone-11**

- (c) The regulations under Part 2, Part 3, Part 4, Part 5, Part 6 and Part 14 of this bylaw apply.
- (d) The number of *studio dwelling units* in any single *building* must not exceed 30% of all *dwelling units* in the *building*.



NOT TO SCALE

# SCHEDULE 'A' TO CD-11 ZONE

## **PART 21    COMPREHENSIVE DEVELOPMENT ZONES**

### **2112   CD-12 Comprehensive Development Zone-12**

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

This Comprehensive Development Zone provides for commercial and *civic uses* in addition to *residential uses* as permitted under the RT-2 Townhouse Residential Zone.

The Lands within the 2112 CD-12 Comprehensive Development Zone – 12 are outlined in bold and labeled “CD-12” on the plan attached hereto and forming part of this bylaw, as Schedule ‘A’.

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

*Principal uses*, limited to:

(a) Residential limited to:

- (i) *One-family residential*
- (ii) *Duplex residential*
- (iii) *Townhouse*

(b) *Civic*

(c) *Commercial*, limited to:

- (i) *commercial recreation*
- (ii) *convenience retail*
- (iii) *grocery store*
- (iv) *office*
- (v) *personal service*
- (vi) *restaurant*
- (vii) *retail – personal goods*

(d) *Child care*

(e) *Assembly child care*

*Accessory uses*, limited to:

- (a) *Boarding within a Residential use*
- (b) *Accessory residential*

## 2112 CD-12 Comprehensive Development Zone-12

- (c) *Accessory home occupation*
- (d) *Accessory uses* located in a *building* for *townhouse use*, limited to:
  - (i) Child care; and
  - (ii) Workshops for residents, social and recreation space and facilities.

### (3) Conditions of Use

Not applicable in this zone.

### (4) Lot Size

- (a) A *one-family residential use* is not permitted on a *lot* having an area less than 330 m<sup>2</sup>;
- (b) A *duplex residential use* is not permitted on a *lot* having an area less than 740 m<sup>2</sup>.
- (c) A *townhouse use* is not permitted on a *lot* having an area less than 1,110 m<sup>2</sup>.
- (d) The maximum *lot size* for a public park is 0.8 hectares

### (5) Density

- (a) All *buildings* and *structures* together must not exceed a *gross floor area* of 0.9 times the *lot area* for all permitted *uses*. This may be increased by 0.2 times the *lot area* times the ratio of *concealed parking* to *accessory off-street parking*, excluding required visitor parking, required by this bylaw up to a maximum of 1.1 times the *lot area*.

### (6) Lot Coverage

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

### (7) Buildings Per Lot

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

### (8) Setbacks

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

**2112 CD-12 Comprehensive Development Zone-12**

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

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

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

**(9) Location of Uses**

Not applicable in this zone.

## 2112 CD-12 Comprehensive Development Zone-12

### (10) Height

- (a) *Buildings and structures for one-family residential use, two-family residential use, townhouse use, civic use, restaurant use, commercial use and assembly child care use* must not exceed a height of two *storeys*, except that the floor below the first *storey* may be exposed on one side of the *building* where it is located on a sloping *lot*.
- (b) Detached *buildings and structures for accessory residential or accessory off-street parking* must not exceed a height, measured from *finished grade*, of:
  - (i) 3.7 metres; or
  - (ii) 4.6 metres, for an *accessory building* that has a roof with a pitch of 4 in 12 or greater for an area of at least 80% of all roof surfaces.

### (11) Building Size

*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.

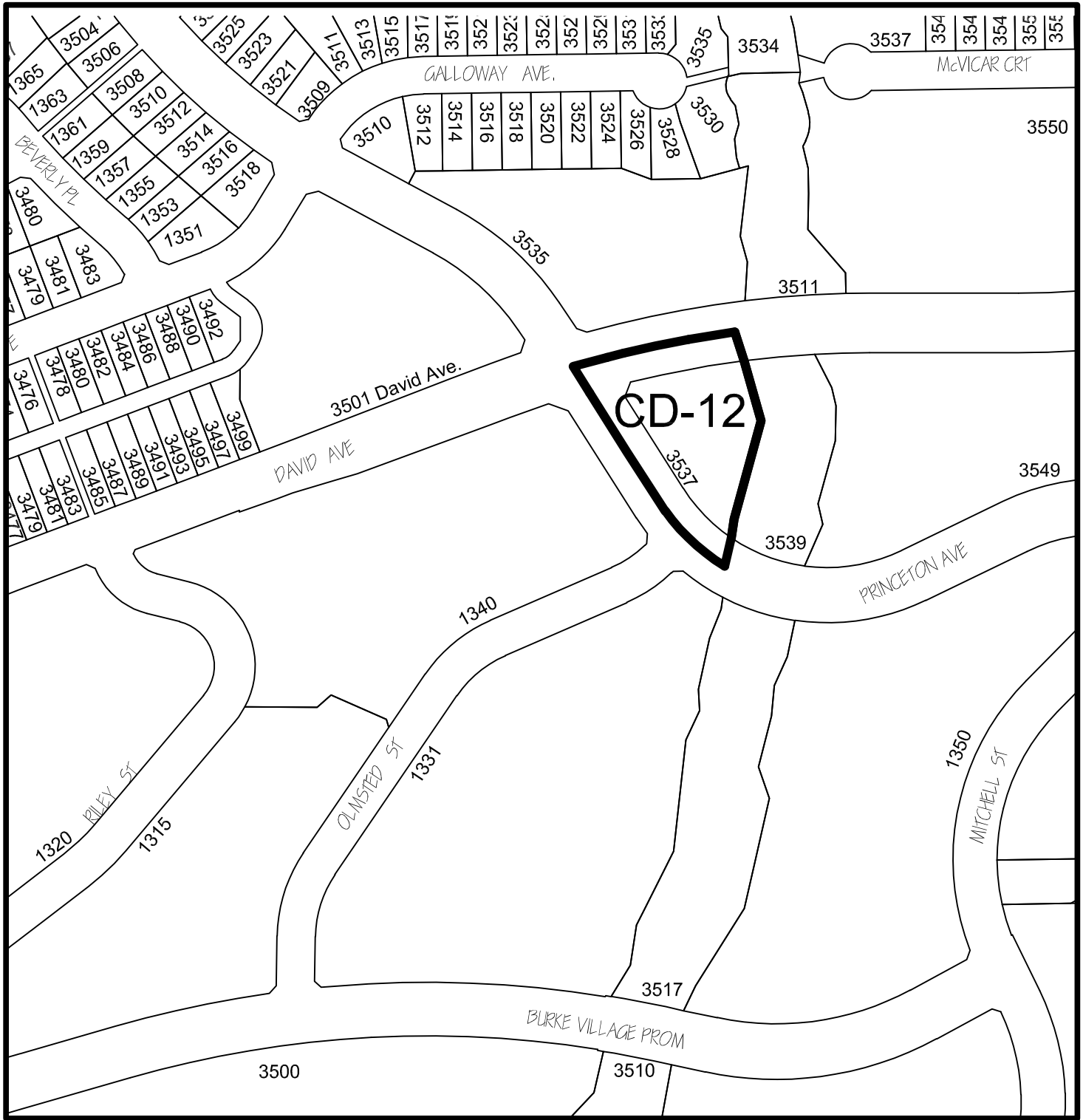
### (12) Off-Street Parking and Loading

The regulations under Part 7 apply.

### (13) Other Regulations

- (a) Each *dwelling unit* in a *building for townhouse use* must be provided with:
  - (i) a separate entrance having direct access to grade;
  - (ii) a private outdoor space defined by *fences*, railings or landscaping, having a total area not less than 37 m<sup>2</sup> and having access directly from the *dwelling unit*;
  - (iii) access to an on-site *common amenity area* or areas totaling not less than 5.0 m<sup>2</sup> per *dwelling unit*.
- (b) The regulations under Part 2, Part 3, Part 4, Part 5 and Part 6 apply.





NOT TO SCALE

# SCHEDULE 'A' TO CD-12 Zone



## PART 21 COMPREHENSIVE DEVELOPMENT ZONES

### 2113 CD-13 Comprehensive Development Zone-13

#### (1) Intent

This Comprehensive Development zone provides for the development of a mixed use, high density building that accommodates residential uses, retail, commercial, and professional services.

#### (2) Permitted Uses

*Assembly child care*

*Child care*

*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, jewelry, drugs, sporting goods, toys, records, photographic supplies, books, periodicals, stationery, gifts, pets, tobacco products and art and music supplies; excludes *pawnshops*
- (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 *pawnshop*
- (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*; excludes *drive-in restaurants*
- (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, bingo facilities, *casino gaming* or *electronic gaming* facilities
- (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*

## 2113 CD-13 Comprehensive Development Zone-13

(n) specialty food retail

(o) *liquor manufacturing*

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

*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)(h)

*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 *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* or *specialty food retail use* only accessible by pedestrians; and
- (vi) a bank machine only accessible to pedestrians;

## 2113 CD-13 Comprehensive Development Zone-13

- (b) An *accessory home occupation* 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 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, townhouses, Employment Living, assembly, civic and tourist accommodation uses* are permitted only when all *off-street parking* for the *use* is *concealed parking*.
- (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 *gross floor area* of 3.5 times the *lot area*.
- (b) The overall maximum base *density* of 3.5 times the *lot area* may be increased as follows:

**2113 CD-13 Comprehensive Development Zone-13**

<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	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>	4.5 times the <i>lot area</i>
Step 2	At least 40% of additional <i>density</i> is used for <i>below-market rental units</i> or <i>nonmarket housing rental units</i> , and the remainder of the additional <i>density</i> is used for <i>purpose-built rental units</i>	Up to 0.5 times the <i>lot area</i>	5.0 times the <i>lot area</i>

(c) 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*.

**(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:

<b>Use</b>	<b>North</b>	<b>East</b>	<b>South</b>	<b>West</b>
All <i>buildings</i> and <i>structures</i>	min 0.0 m	min 3.0 m max 4.6 m	min 1.5 m max 3.0 m	min 3.0 m max 4.6 m

(b) Despite paragraph (a), 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 an *apartment use*.

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

## 2113 CD-13 Comprehensive Development Zone-13

### (9) Location of Uses

- (a) A *commercial use* shall be located in the first *storey* 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*.
- (b) A *commercial use* or an *employment living use* shall be located in the first *storey* 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*.
- (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*. Lobby, reception, dining and lounge areas of a *tourist accommodation use* may be located within the first *storey* of a *building*.

### (10) Height

*Building* and *structures* must not exceed 25 *storeys*.

### (11) Building Size

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 regulation applies:

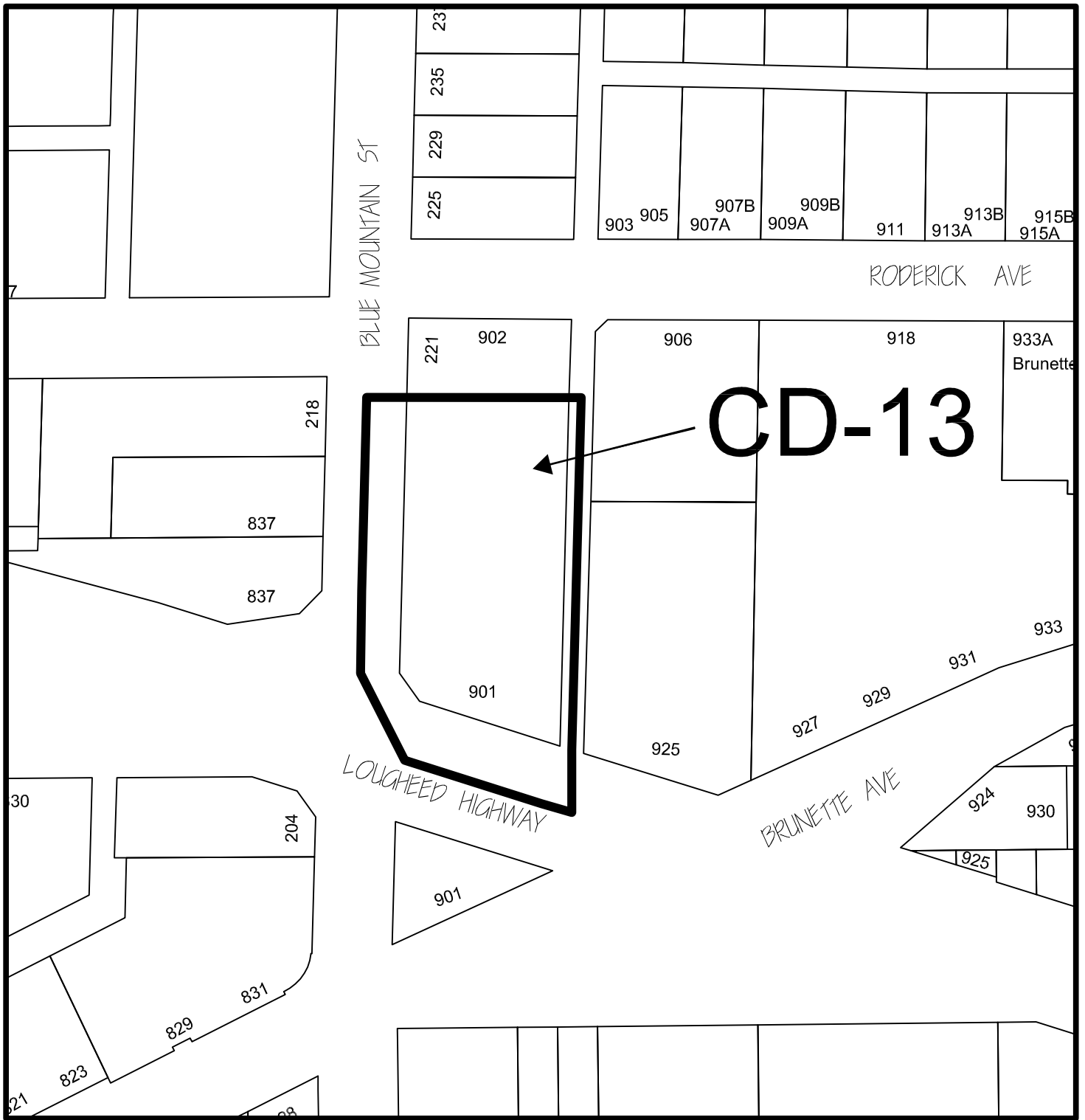
- (a) Above *finished grade* structured *off-street parking* that is not along a *lane* must be separated from the *building* façade by other permitted *uses*.

### (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 m<sup>2</sup> per *dwelling unit*.

**2113 CD-13 Comprehensive Development Zone-13**

- (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.
- (c) The number of *studio dwelling units* in any single *building* must not exceed 30% of all *dwelling units* in the *building*.



NOT TO SCALE

# SCHEDULE 'A' TO CD-13 Zone



## PART 21 COMPREHENSIVE DEVELOPMENT ZONES

### 2114 CD-14 Comprehensive Development Zone-14

#### (1) Intent

This site specific zone provides for *townhouse* development with a *height* limit of three *storeys* at a medium *density* and is intended to accommodate and regulate accessory *lock-off unit use* in conjunction with a principal *townhouse dwelling unit*.

The Lands within the 2114 CD-14 Comprehensive Development Zone – 14 are outlined in bold and labelled “CD-14” on the plan attached hereto and forming part of this bylaw as Schedule ‘A’.

#### (2) Permitted Uses

*Principal uses*, limited to:

- (a) *Townhouse*

Accessory uses, limited to:

- (a) *Boarding*, as limited under Section 508(1)
- (b) *Accessory advertising*, as limited under Section 508(3)(e)
- (c) *Accessory residential*
- (d) *Accessory home occupation*, as limited under Section 508(3)
- (e) *Accessory off-street parking*, as limited under Sub-section (12)
- (f) *Accessory lock-off unit*, as limited under Sub-section (3) and Section 508(6), except that:
  - (i) Notwithstanding the definition of “*lock-off unit*” contained in Part 2 and the conditions under Section 508(6)(a), an *accessory lock-off unit* may be accessory to a *townhouse use* and contained within a strata-titled *dwelling unit* in a *townhouse*.

#### (3) Conditions of Use

Only one *lock-off unit* is permitted in a *townhouse dwelling unit*, and a maximum of eight *lock-off units* is permitted on the Lands.

**2114 CD-14 Comprehensive Development Zone-14**

**(4) Lot Size**

Not applicable in this zone.

**(5) Density**

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

**(6) Lot Coverage**

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

**(7) Buildings Per Lot**

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

**(8) Setbacks**

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

<b>Use</b>	<b>Lot Lines along a Street (metres)</b>	<b>Rear Lot Line (metres)</b>	<b>Interior Side Lot Line (metres)</b>
<i>Principal buildings</i>	4.0	4.5	1.8
<i>Accessory residential and accessory off-street parking buildings and structures attached to or sited less than 1.6 metres from a building for residential use</i>	4.0	4.5	1.8

## 2114 CD-14 Comprehensive Development Zone-14

- (b) The siting distance is measured from the outermost limit of the *building, structure* or any permitted projections, whichever is greater.
- (c) The above setbacks are subject to increase or decrease under the conditions in Sections 514, 518, 519 and 523.

### (9) Location of Uses

Not applicable in this zone.

### (10) Height

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

### (11) Building Size

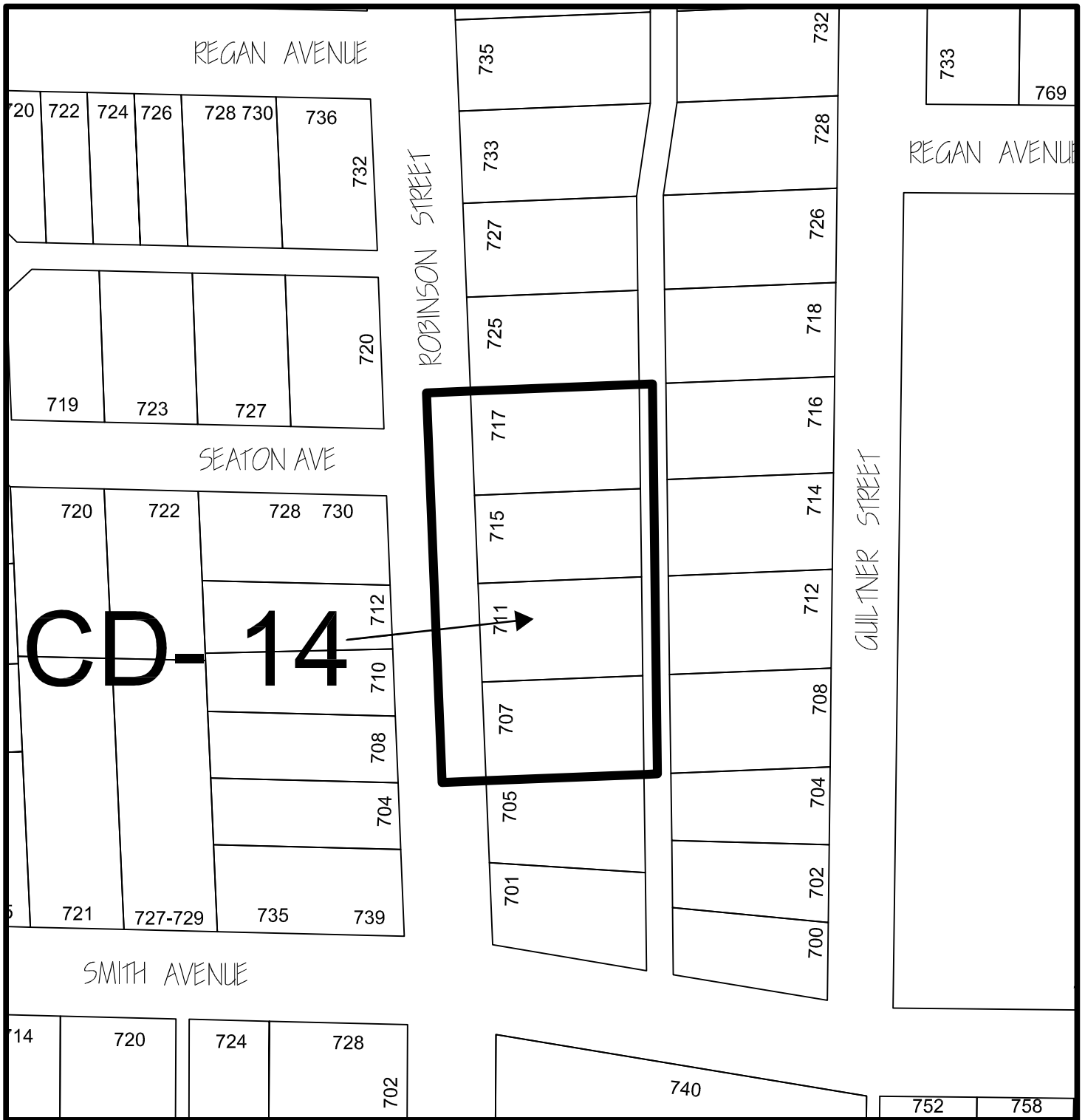
*Buildings* must not exceed 55 metres in length, and must be designed with appropriate architectural breaks where the length of the *building* exceeds 37 metres.

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

- (a) All *accessory off-street parking* must be provided as *concealed parking*; and
- (b) *Accessory off-street parking* and loading shall be provided in accordance with Part 7.

### (13) Other Regulations

- (a) Each *dwelling unit* must be provided with access to an on-site *common amenity area* or areas totaling not less than 5.0 m<sup>2</sup> per *dwelling unit*.
- (b) The regulations under Part 2, Part 3, Part 4, Part 5 and Part 6 apply.



NOT TO SCALE

# SCHEDULE 'A' TO CD-14 ZONE

## PART 21 COMPREHENSIVE DEVELOPMENT ZONES

### 2115 CD-15 Comprehensive Development Zone-15

#### (1) Intent

This site specific zone provides for *apartment* development with no *height* limit at high *density*.

The lands within the 2115 CD-15 Comprehensive Development Zone – 15 are outlined in bold and divided into “Block A” and “Block B”, as shown in the plan attached hereto and forming part of this CD-15 Zone as Schedule A.

#### (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*

*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 off-street parking*, as limited under Sub-section (12);
- (e) *Assembly child care or child care*.

#### (3) Lot Size

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

<u>Use</u>	<u>Minimum Lot Size (m<sup>2</sup>)</u>
(a) <i>Apartment</i>	1,110

**2115 CD-15 Comprehensive Development Zone-15**

**(4) Density**

- (a) All *buildings* and *structures* together on Block A must not exceed a base *density gross floor area* of 2.5 times the *lot area* of Block A. In this Sub-section (4), each of Block A and Block B as indicated in Schedule ‘A’ to this CD-15 Zone shall be a *lot* for the purposes of calculating *density*, *gross floor area* and *lot area*.
- (b) For Block A, 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>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: 0.5 times the combined <i>lot area</i> of Blocks A and B.	3.7 times the <i>lot area</i> of Block A
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: 0.5 times the combined <i>lot area</i> of Blocks A and B.	4.9 times the <i>lot area</i> of Block A
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: 0.5 times the combined <i>lot area</i> of Blocks A and B.	6.1 times the <i>lot area</i> of Block A

- (c) *Density* for Block B is only permitted 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	At least 20% of the <i>density</i> is used for <i>priority unit types</i> as identified in the Citywide Official Community Plan and the remainder of the <i>density</i> is used for <i>purpose-built rental units</i>	Up to 1.0 times the combined <i>lot area</i> of Blocks A and B	2.92 times the <i>lot area</i> of Block B
Step 2	At least 40% of the <i>density</i> is used for <i>below-market rental units</i> or <i>non-market housing rental units</i> and the remainder of the <i>density</i> is used for <i>purpose-built rental units</i>	Up to 0.5 times the combined <i>lot area</i> of Blocks A and B	4.37 times the <i>lot area</i> of Block B

**2115 CD-15 Comprehensive Development Zone-15**

- (d) In-lieu of a financial contribution as identified in sub-section (4)(b), the *City* may require the provision of an amenity, equivalent in value to the financial contribution for the additional *density* allowed.
- (e) For the purpose of Sub-section (4)(d), 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.
- (f) For each *adaptable unit* provided 2m<sup>2</sup> is excluded from the *gross floor area* calculation. The exclusion of 2m<sup>2</sup> for *adaptable units* shall only be applied to a maximum of 20% of all units within a *building*.

**(5) Lot Coverage**

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

**(6) Buildings Per Lot**

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

**(7) 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:

<b><i>Use</i></b>	<b><i>Lot Lines along a Street or Lane (metres)</i></b>	<b><i>Interior Side Lot Line and Rear Lot Line (metres)</i></b>
<i>All buildings or structures</i>	4.5	6.0

\* In this Sub-section (7), each of Block A and Block B as indicated in Schedule 'A' to this CD-15 Zone shall be *lot* for the purposes of determining the *interior side lot line*.

- (b) The above setbacks for the *interior lot line* shared between Blocks A and B is reduced to 0 metres for *buildings* or *structures* not exceeding 9 metres in height.
- (c) Setbacks may increase under Sections 518, 519 and 523 or decrease under Section 514.

## 2115 CD-15 Comprehensive Development Zone-15

### (8) Location of Uses

- (a) A *townhouse use*:
  - (i) must be in conjunction with a multi-storey high-density *apartment* development; and
  - (ii) must include fewer *dwelling units* than the number of *dwelling units* proposed for the *apartment use*;
- (b) A *Lock-off unit use* is only permitted within the Evergreen Line Core and Shoulder Station areas as identified in Schedule "O".

### (9) Height

Not applicable in this zone.

### (10) 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.

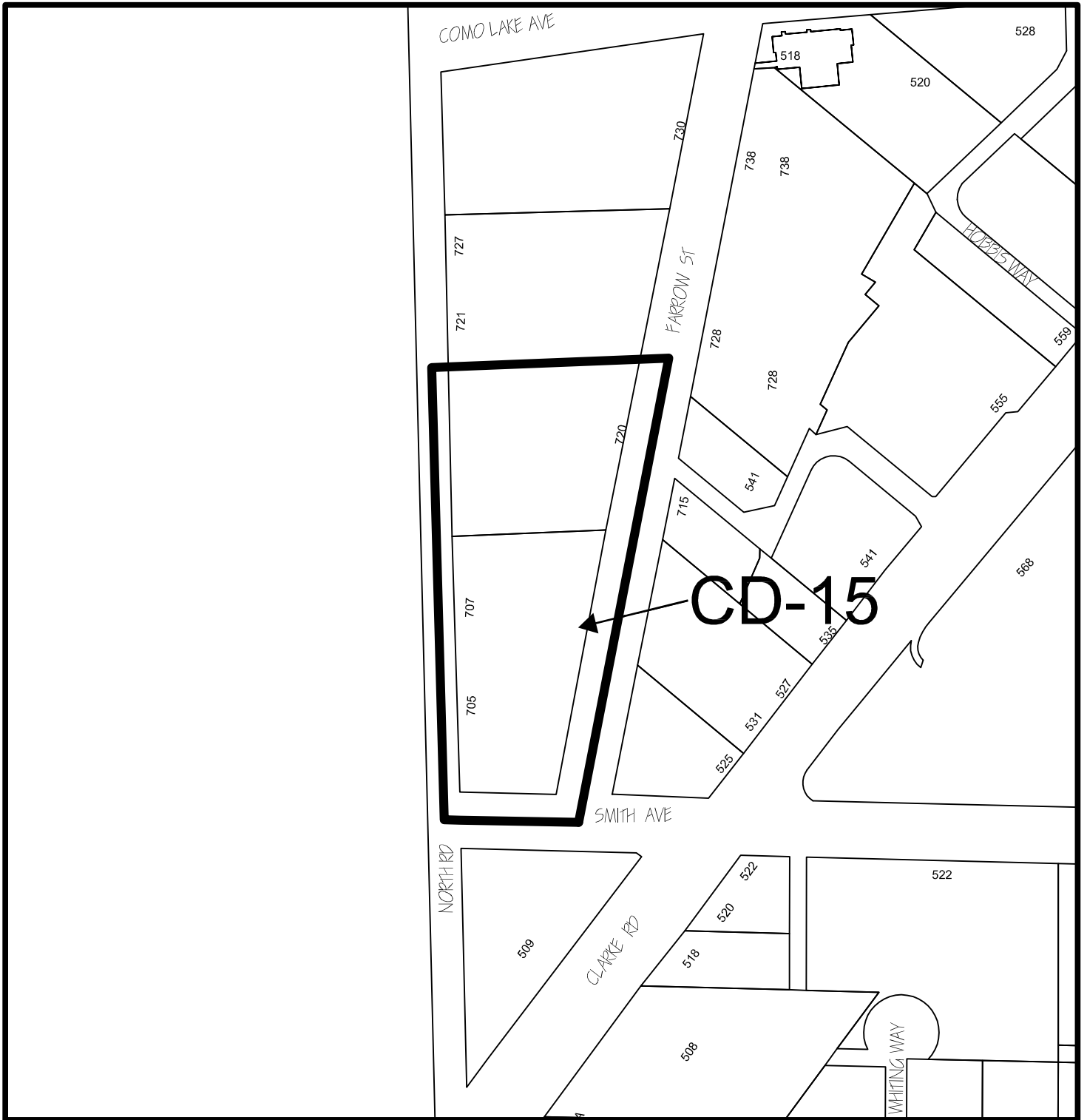
### (11) Other Regulations

- (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 5.0m<sup>2</sup> per *dwelling unit*;
- (b) Despite the definition of "*lot*" contained in Part 2 of this Bylaw, a *lot* in the CD-15 zone may consist of two or more contiguous parcels of land (including airspace 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-15 zone;
  - (ii) the parcels are subject of a development providing for the parcels to be developed together as a single development; and



**2115 CD-15 Comprehensive Development Zone-15**

- (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 (11)(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*.



# SCHEDULE 'A' TO CD-15 Zone



NOT TO SCALE

## **PART 21    COMPREHENSIVE DEVELOPMENT ZONES**

### **2116   CD-16 Comprehensive Development Zone-16**

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

This site specific zone is intended to accommodate and regulate mixed use development providing a variety of *commercial, purpose-built rental, apartment and townhouse residential uses.*

The lands within the 2116 CD-16 Comprehensive Development Zone – 16 are outlined in bold and labelled “CD-16” on the plan attached hereto and forming part of this CD-16 Zone as Schedule ‘A’.

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

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

*Assembly Child Care*

*Child Care*

*Commercial*, limited to the following:

- (a) *business and household service;*
- (b) *commercial recreation;*
- (c) *commercial school;*
- (d) *convenience retail;*
- (e) *entertainment facility;*
- (f) *grocery store;*
- (g) *liquor manufacturing;*
- (h) *liquor primary establishment;*
- (i) *liquor store, accessory liquor store, and wine store;*
- (j) *office;*
- (k) *personal service;*
- (l) *pet care service;*
- (m) *restaurant;*
- (n) *retail – general;*
- (o) *retail – personal goods; and*
- (p) *tourist accommodation.*

*Assembly*

## 2116 CD-16 Comprehensive Development Zone-16

*Civic*, limited to the following:

- (a) community centres;
- (b) libraries;
- (c) museums;
- (d) parks, squares and plazas;
- (e) *hospitals*;
- (f) *primary or secondary schools*; and
- (g) *post-secondary institutions*.

*Congregate housing and care*

*Apartment*

*Townhouse*

*Employment living unit*

*Non-accessory off-street parking*

*Public service*

*Accessory uses*, limited to the following:

- (a) *Accessory home occupation*;
- (b) *Accessory street vending*;
- (c) *Accessory retail*, limited to *liquor manufacturing*; and
- (d) *Lock-off units*.

### **(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 or liquor primary establishment*;
- (ii) The outdoor display and sale of flowers and produce; and
- (iii) A bank machine only accessible to pedestrians.

(b) *Apartment, townhouse, employment living unit uses* are permitted only when all *off-street parking* for the use is *concealed parking*.

**2116 CD-16 Comprehensive Development Zone-16**

**(4) Lot Size**

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

<u>Use</u>	<u>Minimum Lot Size (m<sup>2</sup>)</u>
(a) <i>Apartment</i>	1,110
<i>Boarding</i>	555
(b) The maximum <i>lot size</i> for a public park is 0.8 hectares.	

**(5) Density**

- (a) All *buildings* and *structures* together must not exceed a base *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:

<b>Density Step</b>	<b>Condition of Additional Density</b>	<b>Additional Gross Floor Area Ratio</b>	<b>Maximum Total 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	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</i> units	Up to 1.0 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.

**2116 CD-16 Comprehensive Development Zone-16**

- (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) For the portion of the *gross floor area* that provides for *strategic housing*, the *density* may exceed the maximum *density* permitted under this zone, to a maximum of 1.0 additional *floor area ratio*, if all *dwelling units* provided within the development are market rental units as required by a housing agreement or registered covenant, *non market housing* rental units or *below-market rental units*.

**(6) Lot Coverage**

- (a) All *buildings* and *structures* combined must not exceed a *lot coverage* of 55%.
- (b) Notwithstanding Sub-section (6)(a), the portion of the parkade which projects above *finished grade* shall be excluded from the *lot coverage*.

**(7) Buildings Per Lot**

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

**(8) Setbacks**

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

<i>Use</i>	<i>Lot Lines along a Street (metres)</i>	<i>Interior Side Lot Line (metres)</i>
<i>Principal buildings</i>	2.8	6.0

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

**(9) Location of Uses**

A *lock-off unit use* is only permitted within the Evergreen Line Core and Shoulder Station areas as identified in Schedule “O”.

## 2116 CD-16 Comprehensive Development Zone-16

### (10) Height

*Buildings and structures for apartment use must be not less than four (4) storeys in height and must not exceed a height of twenty-nine (29) storeys.*

### (11) Building Size

(a) *Buildings for apartment use must not exceed 68 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 third storey only if at least one storey of underground parking is also provided.*
- (c) *The regulations under Part 7 apply.*

### (13) Other Regulations

- (a) *Each dwelling unit in a building for apartment use must be provided with access to an on-site common amenity area or areas totalling not less than 5.0 m<sup>2</sup> per dwelling unit.*
- (b) *Despite the definition of "lot" contained in Part 2 of this Bylaw, a lot in this 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 this 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 (ii), 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.*







## PART 21 COMPREHENSIVE DEVELOPMENT ZONES

### 2117 CD-17 Comprehensive Development Zone-17

#### (1) Intent

This Comprehensive Development 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.

The Lands within the 2117 CD-17 Comprehensive Development Zone – 17 are outlined in bold and labelled “CD-17” on the plan attached hereto and forming part of this CD-17 Zone as Schedule ‘A’.

#### (2) Permitted Uses

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

*Assembly child care*

*Child care*

*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** *pawnshops*;
- (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** *pawnshops*;
- (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;

## 2117 CD-17 Comprehensive Development Zone-17

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

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

*Civic* (limited to community centres, libraries, museums, *primary or secondary school, post-secondary institution, public squares, and parks*)

*Congregate housing and care*

*Tourist accommodation*

*Apartment*

*Townhouse*

*Public service*, as limited under Sub-section (3)(j)

*Accessory advertising*

*Accessory home occupation*

*Accessory off-street parking*

*Non-accessory off-street parking*

*Accessory off-street loading*

*Accessory residential*

*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

## 2117 CD-17 Comprehensive Development Zone-17

### (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;
  - (v) a pickup window accessory to a *restaurant* or specialty food retail *use* only accessible by pedestrians; and
  - (vi) a bank machine only accessible to pedestrians.
- (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*.

**2117 CD-17 Comprehensive Development Zone-17**

- (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.
- (k) A maximum of thirty-four *lock-off units* are permitted on the Lands.

**(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 0.25 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>

2117 CD-17 Comprehensive Development Zone-17

<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 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>
Step 6	At least 40% of additional <i>density</i> is used for <i>below-market rental units</i> or <i>non market housing rental units</i> , and the remainder of the additional <i>density</i> is used for <i>purpose-built rental units</i>	Up to 0.5 times the <i>lot area</i>	6.0 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 *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) 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.

**2117 CD-17 Comprehensive Development Zone-17**

- (g) 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)(f); 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**

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

- (b) Notwithstanding Sub-section (8)(a) above, the maximum setback, for a *lot* line abutting a *street* only, may be increased by 10 metres where a pedestrian courtyard, walkway, plaza or other features benefiting pedestrian character is provided along such *lot* line.
- (c) The above setbacks are subject to increase under Sections 518, 519 and 523, or decrease under Section 514.

## 2117 CD-17 Comprehensive Development Zone-17

### (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.
- (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

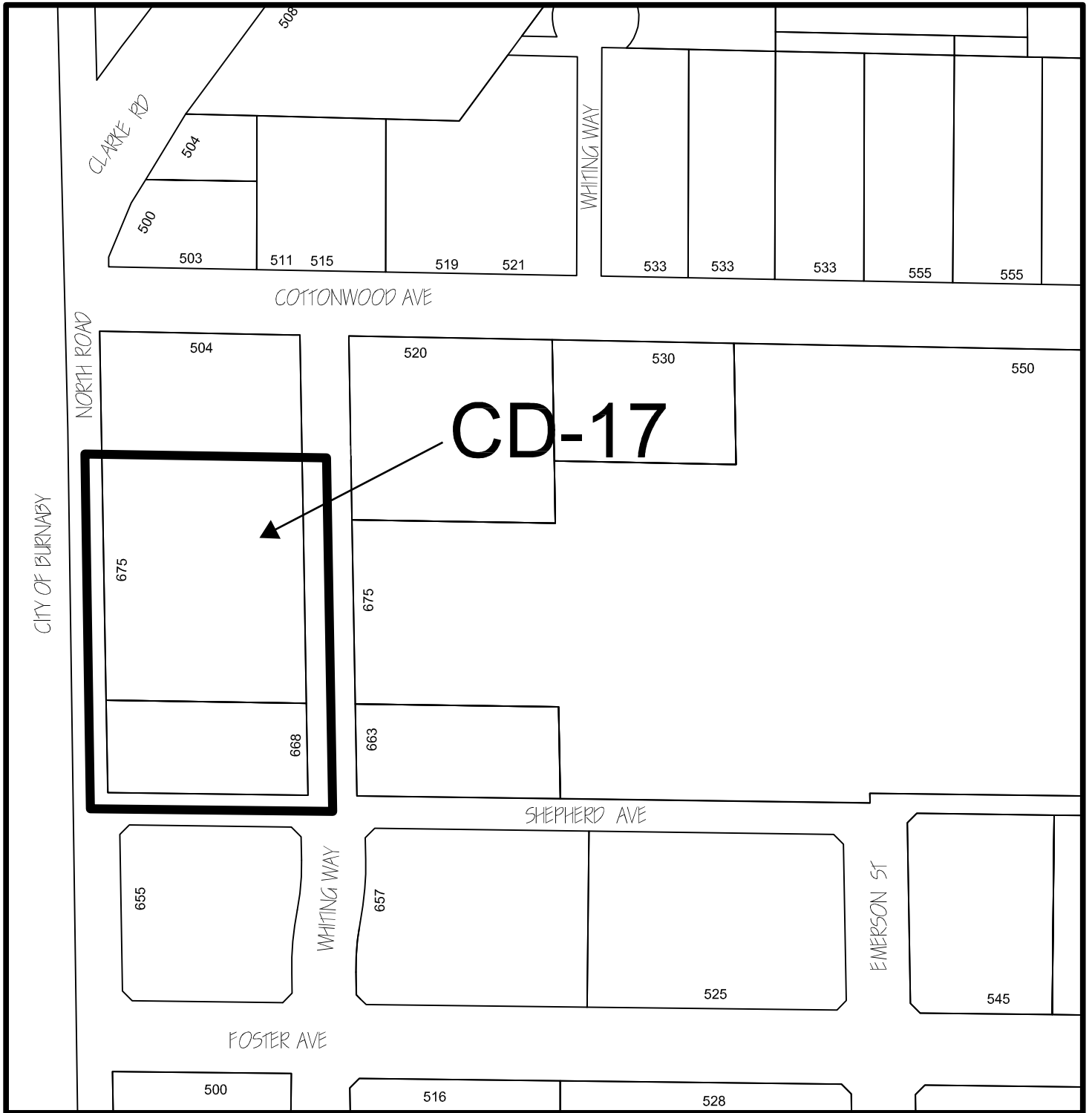
- (a) In addition to Part 7 of this bylaw, above *finished grade* structured *off-street parking* must be separated from the *building* face by other permitted *uses* in those portions of a *building* that front a *street*; and
- (b) Surface, non-structured *off-street parking* must be sited not less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




## 2117 CD-17 Comprehensive Development Zone-17


### (13) Other Regulations

- (a) Despite the definition of “*lot*” contained in Part 2 of this bylaw, a *lot* in the CD-17 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-17 zone;
  - (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 219 of the Land Title Act in favour of the *City* requiring that such parcel be developed in accordance with Sub-section (13)(a)(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 regulations under Part 2, Part 3, Part 4, Part 5, Part 6 and Part 14 apply.
- (e) The number of *studio dwelling units* in any single *building* must not exceed 30% of all *dwelling units* in the *building*.




  
 NOT TO SCALE

**SCHEDULE 'A' TO  
 CD-17 Zone**



## PART 21 COMPREHENSIVE DEVELOPMENT ZONES

### 2118 CD-18 Comprehensive Development Zone-18

#### (1) Intent

This site specific zone provides for *apartment* development with no *height* limit at high *density*.

The lands within the 2118 CD-18 Comprehensive Development Zone - 18 are outlined in bold as shown in the plan attached hereto and forming part of this CD-18 Zone as Schedule 'A'.

#### (2) Permitted Uses

*Principal uses*, limited to:

(a) Residential, limited to:

- (i) *Apartment*;
- (ii) *Townhouse* as limited under Sub-section (9)(a); and
- (iii) *Congregate Housing and Care*.

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

- (i) the retail sale and rental of personal goods;
  - (ii) the retail sale and rental of household goods and *business* goods;
  - (iii) *personal service* establishments;
  - (iv) household service establishments;
  - (v) speciality food retail;
  - (vi) *office*;
  - (vii) media and design studios; and
- as further limited under Sub-section (3)(a).

(c) *Assembly*, limited to:

- (i) child-minding services;
- (ii) *assembly child care* or *child care*;
- (iii) places of worship; and
- (iv) youth/seniors centres.

(d) *Civic*, limited to *primary or secondary schools*.

## 2118 CD-18 Comprehensive Development Zone-18

Accessory, limited to:

- (a) *Boarding*, as limited under Section (508)(1)
- (b) *Accessory advertising* as limited under Section 508(3)(e)
- (c) *Accessory residential*
- (d) *Accessory home occupation*, as limited under Section 508(3)
- (e) *Accessory off-street parking*, as limited under Sub-section (12)
- (f) *Accessory uses* located in a *building for apartment use*, limited to:
  - (i) *assembly child care* or *child care*; and
  - (ii) where the *building for apartment use* contains only *Congregate Housing and Care*:
    - (ii.i) retail sale of goods manufactured in resident workshops;
    - (ii.ii) retail sale of goods and services to residents of the *building* only; and
    - (ii.iii) workshops for residents, social and recreation space and facilities.
- (g) *Accessory vending cart*, as limited under the City of Coquitlam “Street Vending and Special Event Vending Bylaw”, currently in force
- (h) *Accessory vending vehicle*, as limited under the City of Coquitlam “Street Vending and Special Event Vending Bylaw”, currently in force
- (i) *Lock-off units*, as limited under Section 508

### (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 or specialty food retail *use*;
  - (iv) a pickup window accessory to a *restaurant* or specialty food retail *use* only accessible by pedestrians; and
  - (v) the outdoor display and sale of retail goods if located between the front of the *building* and the property line or public right-of-way, whichever is closest.

**2118 CD-18 Comprehensive Development Zone-18**

**(4) Lot Size**

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

<i>Use</i>	<u>Minimum Lot Size (m<sup>2</sup>)</u>
<i>Apartment</i>	1,110
<i>Boarding</i>	555

**(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:

<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	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>	5.0 times the <i>lot area</i>
Step 5	At least 40% of the additional <i>density</i> is used for <i>below-market rental units</i> or <i>non-market housing rental units</i> and the remainder of the <i>density</i> is used for <i>purpose-built rental units</i>	Up to 0.5 times the <i>lot area</i>	5.5 times the <i>lot area</i>

**2118 CD-18 Comprehensive Development Zone-18**

- (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*.

**(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:

<b><i>Use</i></b>	<b><i>Lot Lines along a Street (metres)</i></b>	<b><i>Interior Side Lot Line (metres)</i></b>
<i>All buildings or structures</i>	4.5	3.0

- (b) Setbacks may increase under Sections 518, 519 and 523 or decrease under Section 514.

## 2118 CD-18 Comprehensive Development Zone-18

### (9) Location of Uses

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

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

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

- (a) All *accessory off-street parking* must be provided as *concealed parking*;
- (b) Above-grade structured parking may be located up to the second *storey* only if at least one-storey of *underground parking* is also provided;
- (c) Above-grade structured *off-street parking* along a *street* must be separated from the *building* face by other permitted *uses*; and
- (d) The regulations under Part 7 apply.

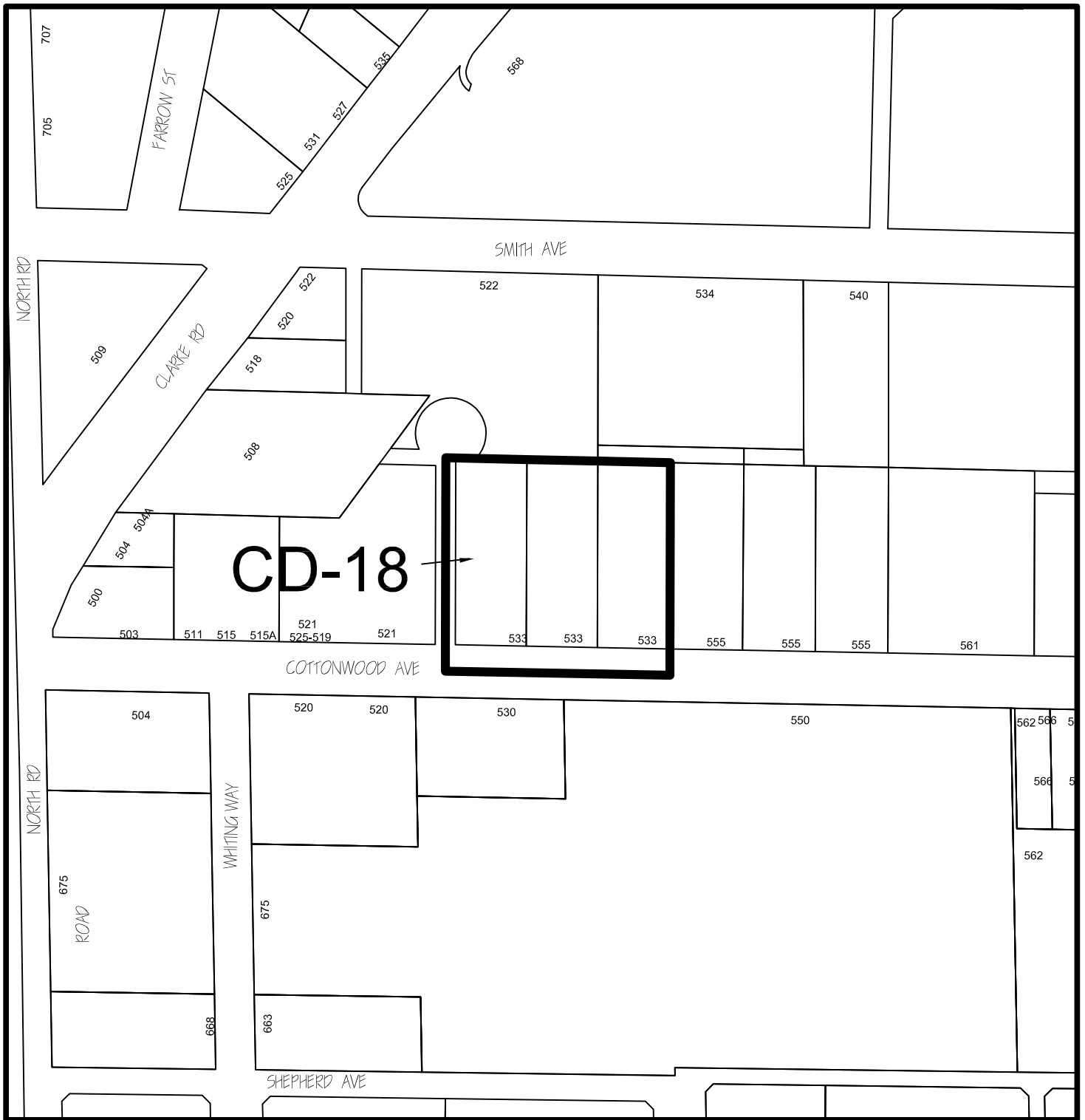
### (13) Other Regulations

- (a) Each *dwelling unit* in a *building for apartment or townhouse use* must be provided with access to an on-site *common amenity area* or areas totalling not less than 5.0 m<sup>2</sup> per *dwelling unit*;
- (b) Despite the definition of “*lot*” in Part 2 of this Bylaw, a *lot* in the CD-18 zone may consist of two or more contiguous parcels of land (including air space parcels) where:

**2118 CD-18 Comprehensive Development Zone-18**

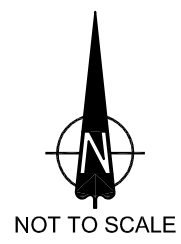
- (i) the *use of land and gross floor areas of buildings* on such parcels taken together comply with the provisions of the CD-18 zone;
  - (ii) the parcels are subject of a development providing for the parcels to be developed together as a single development; and
  - (iii) there is registered against 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; and
- (d) The number of *studio dwelling units* in any single *building* must not exceed 30% of all *dwelling units* in the *building*.





**CD-18**

# SCHEDULE 'A' TO CD-18 Zone



## PART 21 COMPREHENSIVE DEVELOPMENT ZONES

### 2119 CD-19 Comprehensive Development Zone-19

#### (1) Intent

This site specific zone provides for *apartment* development with no *height* limit at high *density*.

The lands within the 2119 CD-19 Comprehensive Development Zone - 19 are outlined in bold on the map attached hereto and forming part of this CD-19 Zone as Schedule 'A'. For the purposes of this CD-19 Zone, the lands are divided into Block A and Block B as shown on the block survey plan forming part of Schedule 'A'.

#### (2) Permitted Uses

*Principal uses*, limited to:

(a) Residential, limited to:

- (i) *Apartment*;
- (ii) *Townhouse* as limited under Sub-section (9)(a); and
- (iii) *Congregate Housing and Care*.

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

- (i) the retail sale and rental of household goods and *business* goods;
- (ii) *personal service* establishments;
- (iii) speciality food retail;
- (iv) *office*;
- (v) media and design studios;
- (vi) 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** *pawnshops*;
- (vii) household service establishments, including electrical appliance repair shops, interior decorating shops, and furniture repair and upholstering shops;
- (viii) *restaurants*; **excludes** drive-in *businesses*;

## 2119 CD-19 Comprehensive Development Zone-19

- (ix) 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;
  - (x) studios for artists and photography; and
  - (xi) *liquor stores, accessory liquor stores, and wine stores.*
- (c) *Assembly*, limited to:
- (i) child-minding services, including *child care* and *assembly child care*;
  - (ii) places of worship;
  - (iii) youth/seniors centres; and
  - (iv) non-profit community service offices.

Accessory uses, limited to:

- (a) *Boarding*, as limited under Section 508(1)
- (b) *Accessory advertising*, as limited under Section 508(3)(e)
- (c) *Accessory residential*
- (d) *Accessory home occupation*, as limited under Section 508(3)
- (e) *Accessory off-street parking*, as limited under Subsection (12)
- (f) *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; and
    - (ii.iii) workshops for residents, social and recreation space and facilities.
- (g) *Accessory vending cart*, as limited under the “City of Coquitlam Street Vending and Special Event Vending Bylaw”, currently in force
- (h) *Accessory vending vehicle*, as limited under the “City of Coquitlam Street Vending and Special Event Vending Bylaw”, currently in force
- (i) *Lock-off units*, as limited under Section 508(6)

### (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;

## 2119 CD-19 Comprehensive Development Zone-19

- (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 or specialty food retail;
- (iv) a pickup window accessory to a *restaurant* or specialty food retail only accessible by pedestrians; and
- (v) the outdoor display and sale of retail goods if located between the front of the *building* and the property line or public right-of-way, whichever is closest.

### (4) Lot Size

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

<u>Use</u>	<u>Minimum Lot Size (m<sup>2</sup>)</u>
<i>Apartment</i>	1,110
<i>Boarding</i>	555

### (5) Density

- (a) All *buildings* and *structures* together located on Block A must not exceed a base *density gross floor area* of 2.5 times the combined *lot area* of Block A and Block B. In this Sub-section (5), each of Block A and Block B shall be a *lot* for the purposes of calculating *density*, *gross floor area* and *lot area*.
- (b) For Block A, the overall maximum base *density* of 2.5 times the *lot area* of Block A may be increased up to 8.05 times the *lot area* as follows:

2119 CD-19 Comprehensive Development Zone-19

<b>Density Step</b>	<b>Condition of Additional Density</b>	<b>Additional Density</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 combined <i>lot area</i> of Block A and Block B	5.36 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 combined <i>lot area</i> of Block A and Block B	6.25 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	0.5 times the combined <i>lot area</i> of Block A and Block B	7.15 times the <i>lot area</i>
Step 4	At least 40% of the additional <i>density</i> is used for <i>below-market rental units</i> or <i>non market housing</i> rental units and the remainder of the <i>density</i> is used for <i>purpose-built rental</i> units	0.5 times the combined <i>lot area</i> of Block A and Block B	8.05 times the <i>lot area</i>

(c) *Density* for Block B is only permitted as follows:

<b>Density Step</b>	<b>Condition of Additional Density</b>	<b>Additional Density</b>	<b>Maximum Total Gross Floor Area Ratio</b>
Step 1	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</i> units	Up to 1.0 times the combined <i>lot area</i> of Blocks A and B	2.27 times the <i>lot area</i>

(d) 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.

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

**2119 CD-19 Comprehensive Development Zone-19**

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

**(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:

<b>Use</b>	<b>Lot Lines along a Street (metres)</b>	<b>Interior Side Lot Line* Block A (metres)</b>	<b>Interior Side Lot Line* Block B (metres)</b>
All <i>buildings</i> or <i>structures</i>	4.5 m except for 3.5 m along the west <i>lot</i> line	11.0	1.0

\* In this Sub-section (8), each of Block A and Block B shall be a *lot* for the purposes of determining the *interior side lot line*.

- (b) 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; and

## 2119 CD-19 Comprehensive Development Zone-19

- (ii) must include fewer *dwelling units* than the number of *dwelling units* proposed for the *apartment use*.
- (b) 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

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

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

- (a) All *accessory off-street parking* must be provided as *concealed parking*.
- (b) Above-grade structured parking may be located up to the second *storey* only if at least one *storey of underground parking* is also provided.
- (c) Above-grade structured *off-street parking* along a *street* must be separated from the *building* face by other permitted *uses*.
- (d) The regulations under Part 7 apply.

### (13) Other Regulations

- (a) Each *dwelling unit* in a *building for apartment or townhouse use* must be provided with access to an on-site *common amenity area* or areas totalling not less than 5.0 m<sup>2</sup> per *dwelling unit*.
- (b) Despite the definition of “*lot*” in Part 2 of this Bylaw, a *lot* in the CD-19 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-19 zone;
  - (ii) the parcels are the subject of a development permit providing for the parcels to be developed together as a single development; and

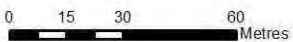
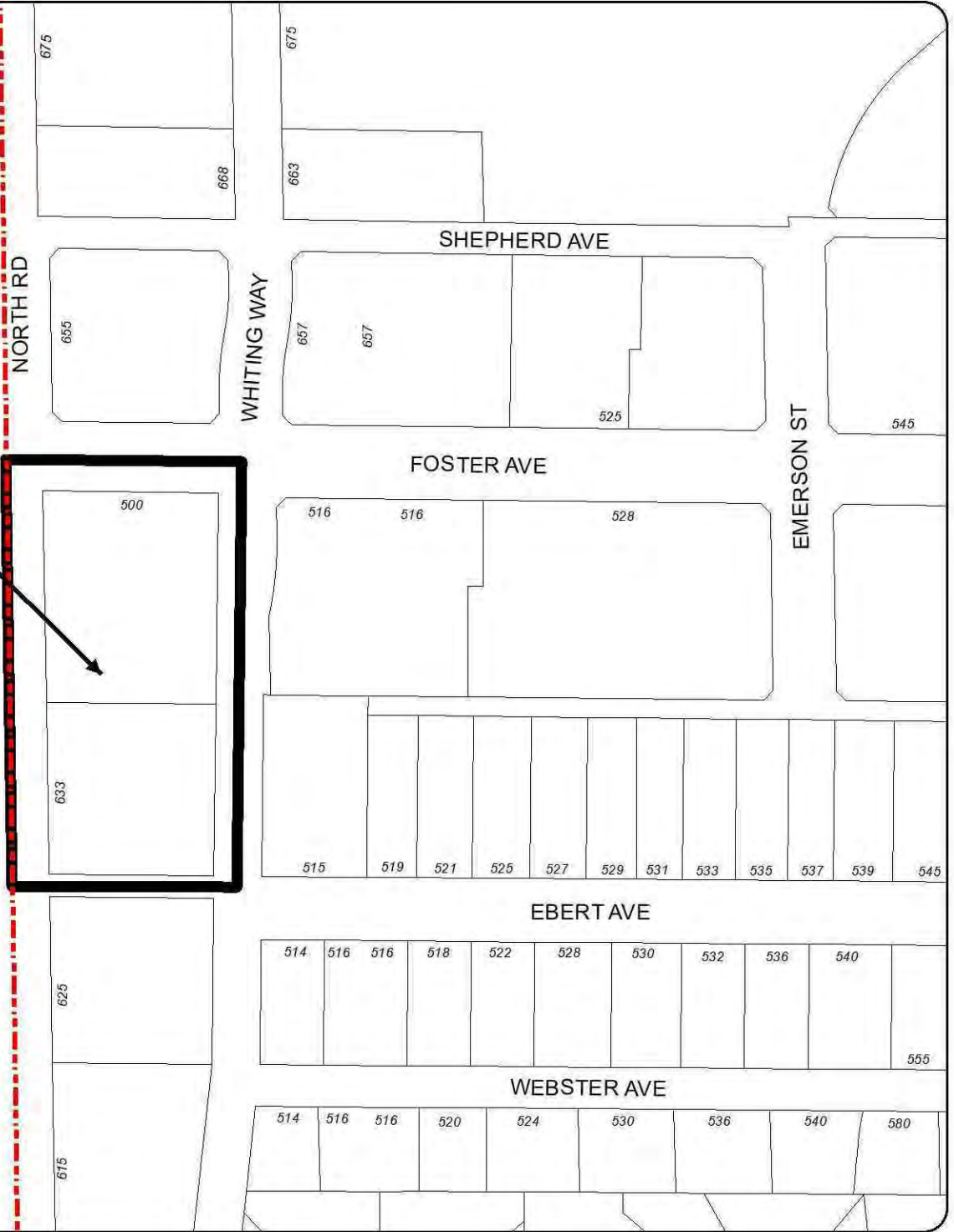
**2119 CD-19 Comprehensive Development Zone-19**

- (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*.



CD-19

CITY OF BURNABY

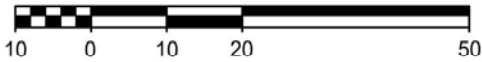


# SCHEDULE 'A' TO CD -19 ZONE

**BLOCK SURVEY PLAN TO ACCOMPANY CITY OF COQUITLAM  
REZONING BYLAW NO: \_\_\_\_\_ OF:  
LOT 1, PLAN EPP97354 AND LOT 2, PLAN EPP97814,  
BOTH OF DISTRICT LOT 7, GROUP 1, NEW WESTMINSTER DISTRICT.**

BCGS 92G.027

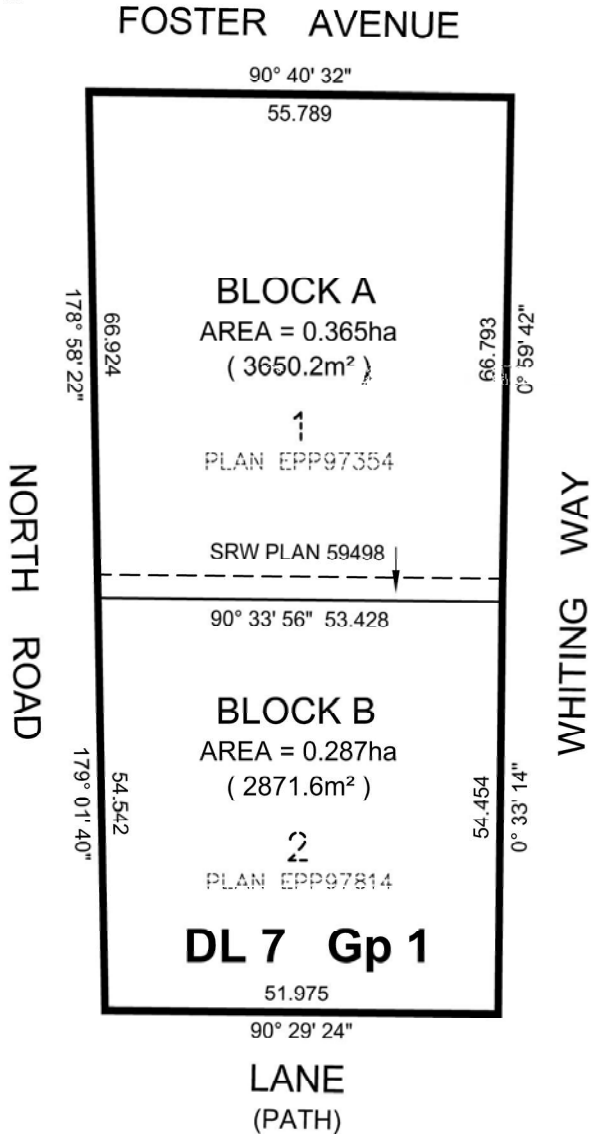
SCALE 1:1000



ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF.  
INTEGRATED SURVEY AREA NUMBER 14, CITY OF COQUITLAM



TABLE OF AREAS	
DESCRIPTION	AREA
BLOCK A	3650.2m <sup>2</sup>
BLOCK B	2871.6m <sup>2</sup>
TOTAL	6521.8m <sup>2</sup>



CERTIFIED CORRECT

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Patrick Korabek  
1Y797A

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Patrick Korabek 1Y797A  
Date: 2020.02.04  
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## PART 21 COMPREHENSIVE DEVELOPMENT ZONES

### 2120 CD-20 Comprehensive Development Zone-20

#### (1) Intent

The lands within the 2120 CD-20 Comprehensive Development Zone - 20 are outlined in bold and divided into “Block A”, “Block B” and “Block C”, as shown in the plan attached hereto and forming part of this CD-20 Zone as Schedule ‘A’.

#### **Block A**

This block provides for mixed *use*, high *density* development in Transit Village neighbourhoods. It can accommodate a wide variety of *commercial, residential, civic* and other *uses* that support the necessary quality-of-life for complete neighbourhoods. The emphasis of this block is a pedestrian-friendly *building* form and diverse *uses* that contribute to vibrant, active and transit supportive centres. There is no *height* limit for *apartment* development at high *density* in this block.

#### **Blocks B and C**

These blocks provide for *apartment* development with no *height* limit at high *density*.

#### (2) Permitted Uses

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

#### **Blocks A, B and C**

*Apartment, Townhouse, Congregate Housing and Care, Assembly Child Care, Child Care*

*Civic*, limited to:

- (a) community centres;
- (b) libraries;
- (c) museums;
- (d) parks, squares and plazas; and
- (e) *hospitals*.

## 2120 CD-20 Comprehensive Development Zone-20

The following *accessory uses*:

- (a) *Accessory home occupation*, as limited under Section 508;
  - (b) *Accessory street vending*;
  - (c) *Lock-off units*, as limited under Section 508;
- and as may be further amended and limited in this Sub-section (2).

### **Block A**

*Assembly, Employment Living, Non-Accessory Off-Street Parking, Private Hospital, Public Service, Primary or secondary school, Post-secondary institution*

*Commercial*, limited to:

- (a) *business and household service*;
  - (b) *commercial recreation*;
  - (c) *commercial school*;
  - (d) *convenience retail*;
  - (e) *entertainment facility*;
  - (f) *grocery store*;
  - (g) *liquor manufacturing*;
  - (h) *liquor primary establishment*;
  - (i) *liquor store, accessory liquor store, and wine store*;
  - (j) *office*;
  - (k) *personal service*;
  - (l) *pet care service*;
  - (m) *restaurant*;
  - (n) *retail – general*;
  - (o) *retail – personal goods*;
  - (p) *tourist accommodation*;
- and as further limited under Sub-section (3).

The following additional *accessory use*: *Accessory retail limited to liquor manufacturing*.

## 2120 CD-20 Comprehensive Development Zone-20

### Blocks B and C

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

- (a) *retail – personal goods*;
  - (b) *retail – general*;
  - (c) *personal service*;
  - (d) *business and household service*;
  - (e) *restaurant*;
  - (f) *office*;
  - (g) *convenience retail*;
- and as further limited under Sub-section (3).

*Assembly*, limited to:

- (a) child-minding services;
- (b) places of worship; and
- (c) youth/seniors centres.

The following additional *accessory uses*:

- (a) *Boarding*, as limited under Section (508)(1);
- (b) *Accessory residential*;
- (c) *Accessory street vending*;
- (d) *Accessory uses* located in a *building* for *apartment use* are limited to:
  - (i) *assembly child care* or *child care*; and
  - (ii) where the *building* for *apartment use* contains only *congregate housing and care*:
    - (ii.i) retail sale of goods manufactured in resident workshops;
    - (ii.ii) retail sale of goods and services to residents of the *building* only; and
    - (ii.iii) workshops for residents, social and recreation space and facilities.

**2120 CD-20 Comprehensive Development Zone-20**

**(3) Conditions of Use**

- (a) *Commercial uses* must be enclosed within a *building*, except the following:
  - (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) 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, provided the display does not encroach upon the areas for parking, loading, pedestrian circulation or landscaping otherwise required under this Bylaw; and
  - (iii) a pickup window accessory to a *restaurant use* only accessible by pedestrians.
- (b) All *off-street parking* must be *concealed parking*.
- (c) A *townhouse use* is permitted only in conjunction with a *multi-storey apartment* development.
- (d) A *public service use* is only permitted if there is no storefront.

**(4) Lot Size**

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

<u>Use</u>	<u>Minimum Lot Size (m<sup>2</sup>)</u>
(a) <i>Apartment</i>	1,110

**(5) Density**

- (a) In this Sub-section (5), each of Block A, Block B and Block C as indicated in Schedule 'A' to this CD-20 Zone shall be a *lot* for the purposes of calculating *density*, *gross floor area* and *lot area*.

**Block A**

- (b) All *buildings* and *structures* together located on Block A must not exceed a base *density gross floor area* of 3.1 times the *lot area* of Block A.
- (c) The *gross floor area* of employment generating *use* must occupy a minimum of 1,919 sq. m. (20,659 sq. ft.).

**2120 CD-20 Comprehensive Development Zone-20**

(d) The overall maximum base *density* of 3.1 times the *lot area* of Block A may be increased with additional *density* to 5.9 times the *lot area* of Block A as follows:

<b>Density Step</b>	<b>Condition of Additional <i>Density</i> that exceeds the Base <i>Density</i></b>	<b>Maximum Total <i>Gross Floor Area</i> Permitted</b>
Step 1	A financial contribution of 59.3% of the land value of the additional <i>density</i> , of which 13% of the financial contribution will be towards affordable housing as identified in the Citywide Official Community Plan and the remaining 87% towards amenities as identified in the Citywide Official Community Plan	5.54 times the <i>lot area</i> of Block A
Step 2	Any <i>density</i> that exceeds the maximum total <i>gross floor area</i> in Step 1 must be used for <i>below-market rental units</i> or <i>non-market housing</i> rental units	5.9 times the <i>lot area</i> of Block A

(e) Notwithstanding Sub-section 5(d), if additional *commercial floor area* is provided over and above the minimum requirement set out in Sub-section 5(c) up to a maximum additional 590 sq. m., such additional *commercial floor area* shall be excluded from the calculation of the additional *gross floor area* for the purposes of calculating the financial contribution for the additional *density*, and such that the maximum permitted *gross floor area* may be increased to 5.95 times the *lot area* of Block A.

**Block B**

(f) All *buildings* and *structures* together located on Block B must not exceed a base *density gross floor area* of 3.1 times the *lot area* of Block B.

(g) The overall maximum base *density* of 3.1 times the *lot area* of Block B may be increased with additional *density* to 4.6 times the *lot area* of Block B as follows:

<b>Density Step</b>	<b>Condition of Additional <i>Density</i> that exceeds the Base <i>Density</i></b>	<b>Maximum Total <i>Gross Floor Area</i> Permitted</b>
Step 1	A financial contribution of 59.3% of the land value of the additional <i>density</i> , of which 13% of the financial contribution will be towards affordable housing as identified in the Citywide Official Community Plan and the remaining 87% towards amenities as identified in the Citywide Official Community Plan	4.6 times the <i>lot area</i> of Block B

**2120 CD-20 Comprehensive Development Zone-20**

**Block C**

(h) *Density* for Block C is only permitted for *purpose-built rental* units subject to the following conditions:

<b>Density Step</b>	<b>Condition of Density</b>	<b>Maximum Total Gross Floor Area Ratio</b>
Step 1	At least 20% of the <i>density</i> is used for <i>priority unit types</i> as identified in the Citywide Official Community Plan	5.2 times the <i>lot area</i> of Block C
Step 2	<i>Below-market rental units</i> or <i>non-market housing</i> rental units must occupy a minimum <i>gross floor area</i> of 3,092 sq. m. (33,282 sq. ft.) in Block A	6.7 times the <i>lot area</i> of Block C

- (i) In-lieu of a financial contribution as identified in Sub-sections (5)(d) and 5(g), the *City* may require the provision of an amenity, equivalent in value to the financial contribution for the additional *density* allowed.
- (j) For the purpose of Sub-section (5)(i), 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.
- (k) 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*.

**(6) Lot Coverage**

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

**(7) Setbacks**

In this Sub-section (7), each of Block A, Block B and Block C as indicated in Schedule ‘A’ to this CD-20 Zone shall be a *lot*.

- (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:



**2120 CD-20 Comprehensive Development Zone-20**

<b>Use</b>	<b>Lot Lines along a Street and east lot line of Blocks B and C (metres)</b>	<b>All other lot lines* (metres)</b>
(i) <i>Buildings and structures</i>	4.5 m.	3.5 m.
(ii) <i>Buildings and structures with a commercial use, below-market rental units, non-market housing or civic use within the first four storeys in Block A</i>	1.5 m.	

\*The setback for the *interior side lot line* shared between Blocks A and B is reduced to 0.00 metres for *Townhouses* not exceeding three *storeys* in *height*.

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

**(8) Location of Uses**

- (a) A *townhouse use*:
  - (i) must be in conjunction with a multi-storey high-density *apartment* development; and
  - (ii) must include fewer *dwelling units* than the number of *dwelling units* proposed for the *apartment use*.
- (b) When located along a *Mandatory Commercial Street Frontage*, the first storey of a *building* shall contain active, pedestrian-oriented *commercial uses*.
- (c) When an *apartment use* is located along a *Mandatory Commercial Street Frontage* or *Secondary Active Street Frontage*:
  - (i) *dwelling units* must be located above the first storey of the *building*; and
  - (ii) *dwelling units* must not be located below the *storeys* used in that *building* for a permitted employment-generating *use*.

**(9) Height**

Not applicable in this zone.

## 2120 CD-20 Comprehensive Development Zone-20

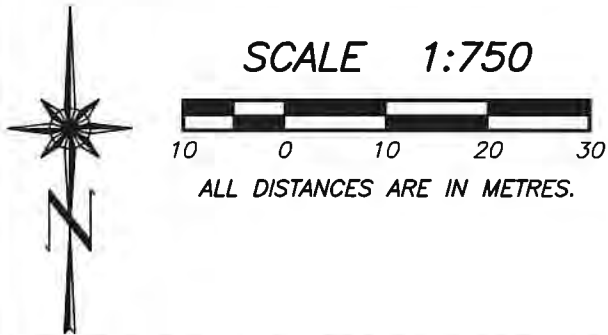
### (10) Other Regulations

- (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 m<sup>2</sup> per *dwelling unit*.
- (b) Despite the definition of "*lot*" in Part 2 of this Bylaw, a *lot* in the CD-20 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-20 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 (10)(b)(i), and containing such other provisions as the *City* may require.
- (c) The number of *studio dwelling units* in any single *building* must not exceed 30% of all *dwelling units* in the *building*.
- (d) All other relevant sections of this bylaw apply.

BLOCK SURVEY PLAN TO ACCOMPANY CITY OF COQUITLAM REZONING BYLAW No. \_\_\_\_\_ OF:

- LOT 10, PLAN 19714;
- LOT 223, EXCEPT: PLAN EPP21305, PLAN 40134;
- LOT A, EXCEPT: PARCEL "2" (BYLAW PLAN 43225) AND PLAN EPP25450, PLAN 14701;
- LOT 1, PLAN EPP88643;
- LOT 215, PLAN 35897;
- LOT 216, EXCEPT: PARCEL "B" (BYLAW PLAN 43225), PLAN 35897;
- ALL OF DISTRICT LOT 9, GROUP 1, N.W.D.

B.C.G.S. 92G.026



INTEGRATED SURVEY AREA No. 14  
(COQUITLAM) NAD 83  
(CSRS) 4.0.0.BC.1.GVRD  
UTM ZONE 10

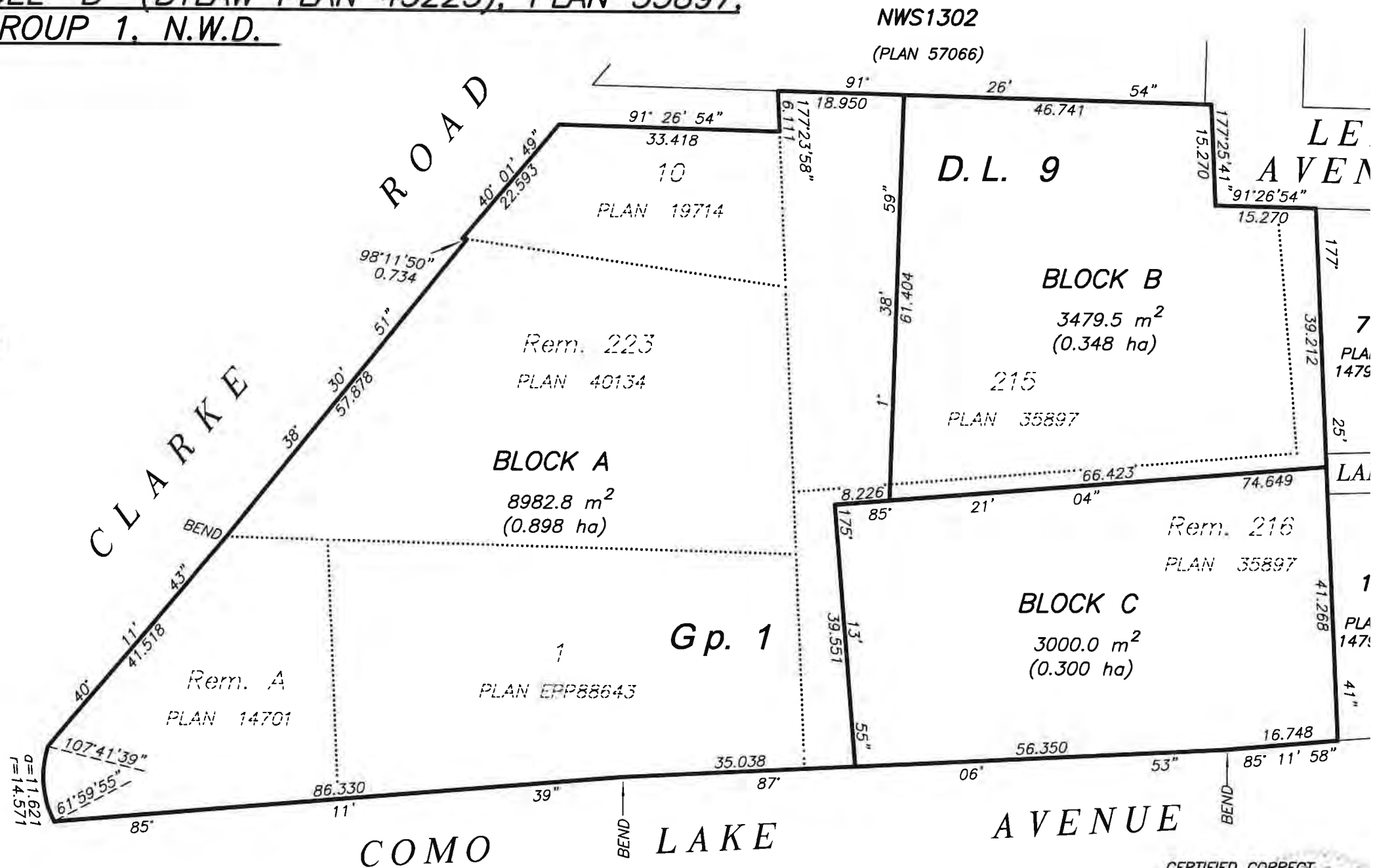
**LEGEND**

GRID BEARINGS ARE DERIVED FROM  
 PLAN EPP93059

BOOK OF REFERENCE		
DESCRIPTION	AREA	
BLOCK A	8982.8 m <sup>2</sup>	0.898 ha
BLOCK B	3479.5 m <sup>2</sup>	0.348 ha
BLOCK C	3000.0 m <sup>2</sup>	0.300 ha
TOTAL	15462.3 m <sup>2</sup>	1.55 ha

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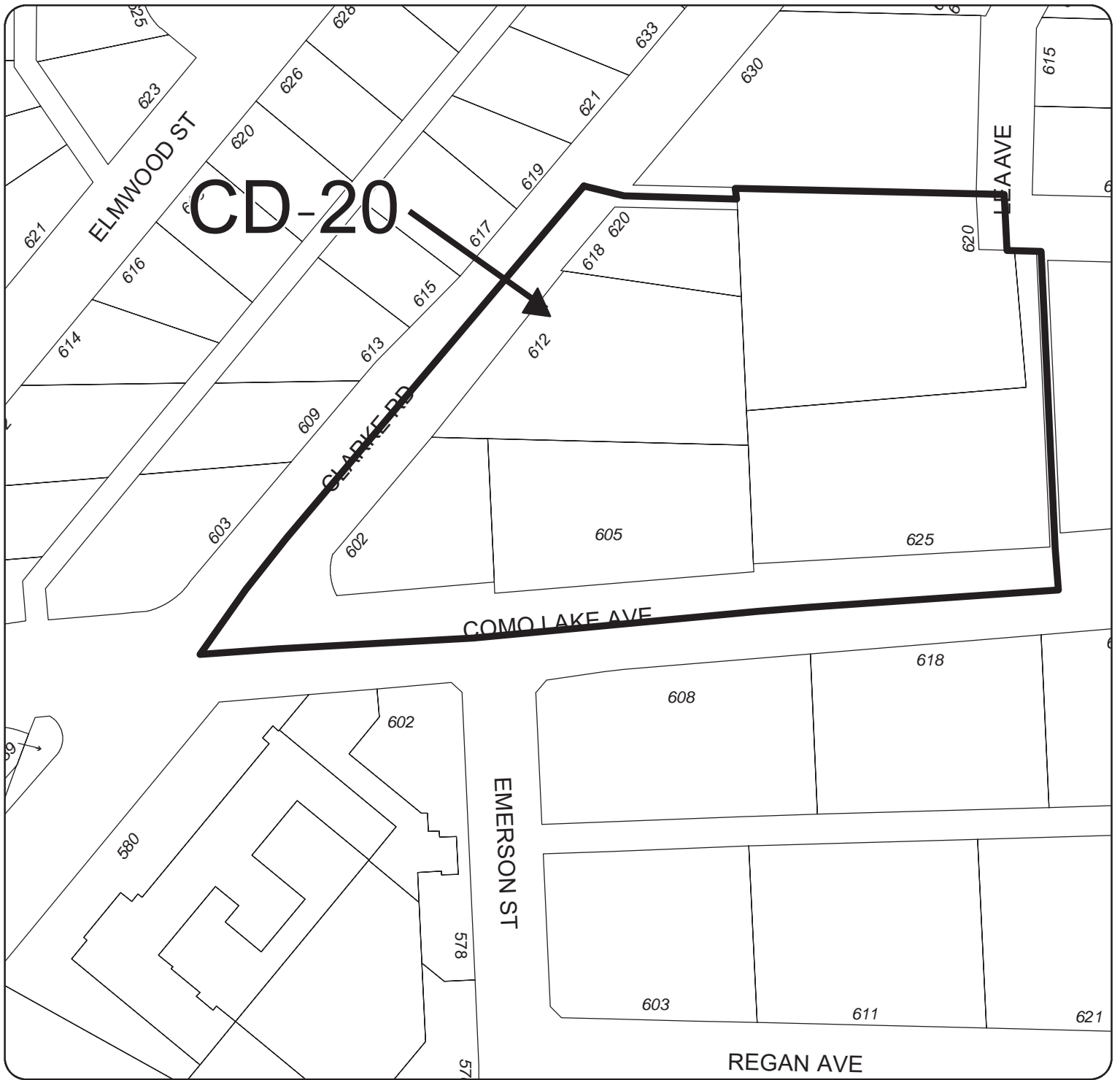
DRAWING # 31038-6\_Revision #4  
 FILE # 31038-6\_R4  
 DATE : FEBRUARY 4, 2020



THIS PLAN LIES WITHIN THE METRO VANCOUVER REGIONAL DISTRICT

CERTIFIED CORRECT  
 THIS 4th DAY OF \_\_\_\_\_ FEE

MIKE E. SHAW  
 MIKE E. SHAW



# SCHEDULE 'B' TO CD-20 ZONE

## PART 21 COMPREHENSIVE DEVELOPMENT ZONES

### 2121 CD-21 Comprehensive Development Zone-21

#### (1) Intent

This site specific zone provides for *apartment* development with no *height* limit at high *density*.

The lands within the 2121 CD-21 Comprehensive Development Zone - 21 are outlined in bold and labelled “CD-21” on the plan attached hereto and forming part of this CD-21 Zone as Schedule ‘A’.

#### (2) Permitted Uses

*Principal uses*, limited to:

(a) Residential, limited to:

- (i) *Apartment*;
- (ii) *Townhouse* as limited under Sub-section (9)(a); and
- (iii) *Congregate Housing and Care*.

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

- (i) the retail sale and rental of personal goods;
- (ii) the retail sale and rental of household goods and *business* goods;
- (iii) *personal service* establishments;
- (iv) household service establishments;
- (v) speciality food retail;
- (vi) *office*;
- (vii) media and design studios;

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

(c) *Assembly*, limited to:

- (i) child-minding services;
- (ii) *assembly child care* or *child care*;
- (iii) places of worship; and
- (iv) youth/seniors centres.

## 2121 CD-21 Comprehensive Development Zone-21

- (d) *Civic*, limited to:
  - (i) community centres;
  - (ii) libraries;
  - (iii) museums;
  - (iv) public squares;
  - (v) parks; and
  - (vi) *primary or secondary schools*.

Accessory, limited to:

- (a) *Boarding*, as limited under Section (508)(1);
- (b) *Accessory advertising* as limited under Section 508(3)(e);
- (c) *Accessory residential*;
- (d) *Accessory home occupation*, as limited under Section 508(3);
- (e) *Accessory off-street parking*, as limited under Sub-section (12);
- (f) *Accessory uses* located in a *building for apartment use*, limited to:
  - (i) *assembly child care or child care*; and
  - (ii) where the *building for apartment use* contains only *Congregate Housing and Care*:
    - (ii.i) retail sale of goods manufactured in resident workshops;
    - (ii.ii) retail sale of goods and services to residents of the *building* only; and
    - (ii.iii) workshops for residents, social and recreation space and facilities;
- (g) *Accessory vending cart*, as limited under the City of Coquitlam “Street Vending and Special Event Vending Bylaw”, currently in force;
- (h) *Accessory vending vehicle*, as limited under the City of Coquitlam “Street Vending and Special Event Vending Bylaw”, currently in force; and
- (i) *Lock-off units*, as limited under Section 508(6).

### (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 or specialty food retail use;

**2121 CD-21 Comprehensive Development Zone-21**

- (iv) a pickup window accessory to a *restaurant* or specialty food retail *use* only accessible by pedestrians; and
- (v) the outdoor display and sale of retail goods if located between the front of the *building* and the property line or public right-of-way, whichever is closest.

**(4) Lot Size**

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

<u>Uses</u>	<u>Minimum Lot Size (m<sup>2</sup>)</u>
(a) <i>Apartment</i>	1,110
<i>Boarding</i>	555
(b) The maximum <i>lot size</i> 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:

2121 CD-21 Comprehensive Development Zone-21

<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	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>	5.0 times the <i>lot area</i>
Step 5	At least 40% of additional <i>density</i> is used for <i>below-market rental units</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 0.5 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
  - (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*.



**2121 CD-21 Comprehensive Development Zone-21**

- (f) 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*, 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* provided.
- (g) 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* in accordance with Sub-section (5)(f); and
  - (ii) additional *below-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* 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 (metres)</i>	<i>Interior Side Lot Line (metres)</i>
<i>All buildings or structures</i>	4.5	6.0

- (b) The above setbacks are subject to Sections 514, 518, 519 and 523.

## 2121 CD-21 Comprehensive Development Zone-21

### (9) Location of Uses

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

### (10) Height

Not applicable in this zone.

### (11) Building Size

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

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

- (a) All *accessory off-street parking* must be provided as *concealed parking*.
- (b) The regulations under Part 7 apply.
- (c) Notwithstanding Section 706(1)(b) of the Bylaw, 0.1 *parking spaces per dwelling unit* shall be designated for visitors.

### (13) Other Regulations

- (a) Each *dwelling unit* in a *building* for *apartment* or *townhouse use* must be provided with access to an on-site *common amenity area* or areas totalling not less than 5.0 m<sup>2</sup> per *dwelling unit*.
- (b) Despite the definition of “*lot*” in Part 2 of this Bylaw, a *lot* in the CD-21 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-21 zone;
  - (ii) the parcels are subject of a development providing for the parcels to be developed together as a single development; and

**2121 CD-21 Comprehensive Development Zone-21**

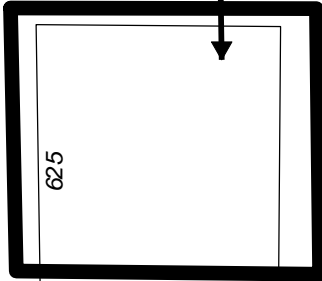
- (iii) there is registered against each such parcel a covenant under Section 219 of the Land Title Act in favour of the *City* requiring that such parcel be developed in accordance with Sub-section (13)(b)(i), and containing such other provisions as the *City* may require.
- (c) The regulations under Part 2, Part 3, Part 4, Part 5 and Part 6 apply.

CITY OF BURNABY

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CD-21



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EBERT AVE

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WEBSTER AVE

514

516

520

524

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536

540

NORTH RD  
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WHITING WAY

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RUTLAND CRT

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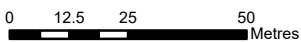
512

525

537



# SCHEDULE 'A' TO CD-21 ZONE



## PART 21 COMPREHENSIVE DEVELOPMENT ZONES

### 2122 CD-22 Comprehensive Development Zone-22

#### (1) Intent

This site specific zone provides for *apartment* development between 4 and 6 *storeys* at a medium *density*.

The lands within the 2122 CD-22 Comprehensive Development Zone – 22 are outlined in bold and labelled “CD-22” on the plan attached hereto and forming part of this CD-22 Zone as Schedule ‘A’.

#### (2) Permitted Uses

*Principal uses*, limited to:

- (a) Residential, limited to:
  - (i) *Apartment*; and
  - (ii) *Congregate housing and care*.
- (b) *Civic use*, limited to public parks.

*Accessory uses*, limited to:

- (a) *Boarding*, as limited under Section 508(1);
- (b) *Accessory 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; and
    - (ii.iii) workshops for residents, social and recreation space and facilities.

#### (3) Conditions of Use

Not applicable in this zone.

## 2122 CD-22 Comprehensive Development Zone-22

### (4) Lot Size

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

<u>Use</u>	<u>Minimum Lot Size (m<sup>2</sup>)</u>
(a) <i>Apartment</i>	1,110
<i>Boarding</i>	555
(b) The maximum <i>lot size</i> for a public park is 0.8 hectares.	

### (5) Density

- (a) All *buildings* and *structures* together must not exceed a *gross floor area* of 1.85 times the *lot area* for all permitted *uses*, except that *density* may be increased by up to:
  - (i) 0.35 times the *lot area* for *buildings* that are a minimum of five (5) *storeys*, up to a maximum of 2.2 times the *lot area*; or
  - (ii) 0.45 times the *lot area* for *buildings* that are a minimum of six (6) *storeys*, up to a maximum of 2.3 times the *lot area*.
- (b) 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*.
- (c) For the portion of the *gross floor area* that provides for *strategic housing*, the *density* may exceed the maximum *density* permitted under this zone, to a maximum of 10% additional *floor area ratio*, if all *dwelling units* provided within the development are market rental units as required by a housing agreement or registered covenant, *non market housing* or *below-market rental units*.

### (6) Lot Coverage

- (a) For a *lot* where all *buildings* and *structures* are four (4) *storeys* or less, the maximum *lot coverage* for all *buildings* and *structures* on the *lot* is 55%.
- (b) For a *lot* where any *building* is a minimum of five (5) *storeys*, the maximum *lot coverage* for all *buildings* and *structures* on the *lot* is 50%.
- (c) For a *lot* where any *building* is six (6) *storeys*, the maximum *lot coverage* for all *buildings* and *structures* on the *lot* is 48.5%.

**2122 CD-22 Comprehensive Development Zone-22**

**(7) Buildings Per Lot**

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

**(8) Setbacks**

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

<b>Use</b>	<b>Lot Lines along a Street (metres)</b>	<b>Rear Lot Line (metres)</b>	<b>Interior Side Lot Line (metres)</b>
<i>Principal buildings</i>	2.9	9.5 (no lane) 4.5 (lane)	4.5
<i>Accessory residential and accessory off-street parking buildings and structures attached to or sited less than 1.6 metres from a building for residential use</i>	4.0	9.5 (no lane) 4.5 (lane)	4.5

<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 Line (metres)</b>
<i>Detached accessory residential and accessory off-street parking buildings and structures where sited 1.6 metres or more from a building for residential use</i>	7.6	1.2	1.2	3.8

## 2122 CD-22 Comprehensive Development Zone-22

- (b) The siting distance is measured from the outermost limit of the *building* or any permitted projections, whichever is greater.
- (c) The above setbacks are subject to increase or decrease under the following conditions:
  - (i) The setback for the *rear lot line* will decrease to 3.0 metres from the property line abutting land designated in the Citywide Official Community Plan for Park or Open Space or Natural Areas;
  - (ii) The setbacks for *buildings* above four (4) *storeys* will increase 2.0 metres from all *lot* lines abutting land designated in the Citywide Official Community Plan for One Family Residential or *Neighbourhood Attached Residential*; and
  - (iii) Under Sections 514, 518, 519 and 523.

### (9) Location of Uses

Not applicable in this zone.

### (10) Height

- (a) All *buildings* and *structures* for *apartment use* shall be at least a *height* of four *storeys* and must not exceed a *height* of six *storeys*; and
- (b) All *buildings* and *structures* located within 7.6 metres from any property line abutting land designated One Family Residential or *Neighbourhood Attached Residential* in the Citywide Official Community Plan shall not exceed a *height* of two *storeys*.

### (11) Building Size

- (a) *Buildings* for *apartment use* must not exceed 76 metres in length, and must be designed with appropriate architectural breaks where the length of the *building* exceeds 37 metres.

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

- (a) All *accessory off-street parking* must be provided as *concealed parking*;
- (b) *Accessory off-street parking* and *loading* shall be provided in accordance with Part 7;

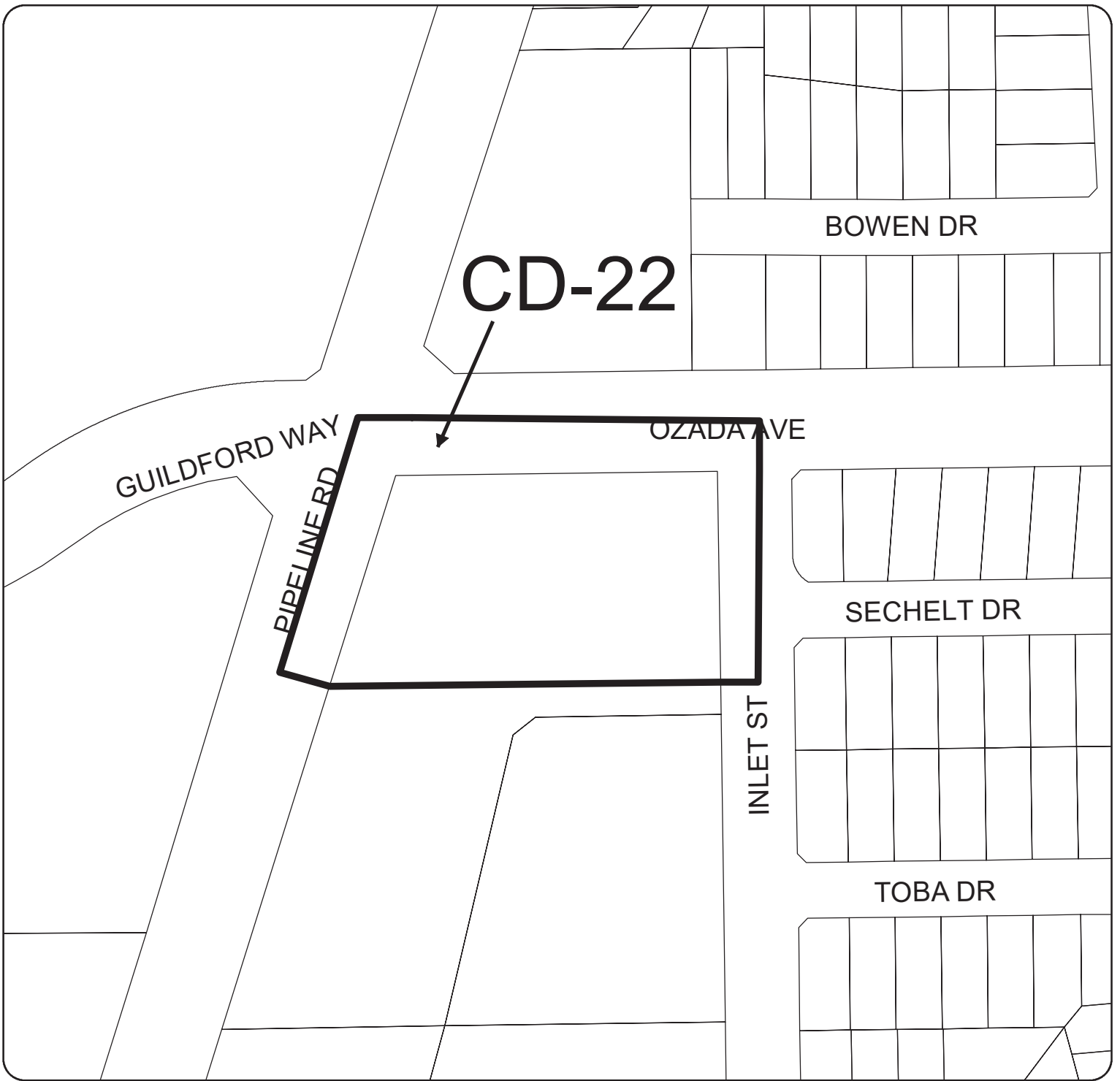


## 2122 CD-22 Comprehensive Development Zone-22

- (c) Notwithstanding Section 706(1)(b), 0.65 *parking spaces per dwelling unit* shall be provided for *non market housing* or *below-market rental units*;
- (d) Notwithstanding Section 706(1)(b), 0.1 *parking spaces per dwelling unit* shall be designated for visitors; and
- (e) Notwithstanding Section 711 of this Bylaw, 1 *bicycle parking space per dwelling unit* shall be provided for *non market housing* or *below-market rental units*.

### (13) Other Regulations

- (a) Each *dwelling unit* in a *building* for *apartment use* must be provided with access to an on-site *common amenity area* or areas totalling not less than 5.0 m<sup>2</sup> per *dwelling unit*.
- (b) Despite the definition of “*lot*” contained in Part 2 of this Bylaw, a *lot* in the CD-22 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-22 zone;
  - (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 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.



**CD-22**

GUILDFORD WAY

PIPELINE RD

OZADA AVE

BOWEN DR

SECHELT DR

TOBA DR

INLET ST



# SCHEDULE 'A' TO CD-22 ZONE



## **PART 21    COMPREHENSIVE DEVELOPMENT ZONES**

### **2123   CD-23 Comprehensive Development Zone-23**

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

This site specific zone is intended to accommodate and regulate *assembly child care* and *townhouse* developments.

The lands within the 2123 CD-23 Comprehensive Development Zone - 23 are outlined in black in the plan attached hereto and forming part of this CD-23 Zone as Schedule A and are divided into “Block A” and “Block B”, as shown in the plan attached hereto and forming part of this CD-23 Zone as Schedule B.

#### **Block A**

This block provides for an *assembly child care* development.

#### **Block B**

This block provides for a *townhouse* development.

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

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

#### **Block A**

*Assembly child care*

#### **Block B**

*Townhouse*

*Accessory uses*, limited to:

- (a) *Accessory home occupation*, as limited under Section 508(3)
- (b) *Accessory residential*
- (c) *Boarding*, as limited under Section 508(1)

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

*Townhouse use* is permitted only when all *accessory off-street parking* for the use is *concealed parking*.

## 2123 CD-23 Comprehensive Development Zone-23

### (4) Lot Size

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

<u>Use</u>	<u>Minimum Lot Size (m<sup>2</sup>)</u>
(a) <i>Assembly child care</i>	555
(b) <i>Townhouse</i>	1,110

### (5) Density

- (a) Block A and Block B as shown on Schedule B to this CD-23 Zone shall together be one *lot* for the purposes of calculating *density*, *gross floor area* and *lot area*.
- (b) All *buildings* and *structures* together must not exceed a *gross floor area* of 1.1 times the *lot area*.
- (c) Notwithstanding Sub-section (5)(b), the *assembly child care floor area* shall be excluded from the *gross floor area* for the purpose of calculating *density*.

### (6) Lot Coverage

All *buildings* and *structures* combined must not exceed a *lot coverage* of 45% over the combined areas of Block A and Block B.

### (7) Buildings Per Lot

For *townhouse use*, one or more *principal buildings* may be located on a *lot*.

### (8) Setbacks

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

**2123 CD-23 Comprehensive Development Zone-23**

<b>Use</b>	<b>Lot Lines Along a Street (metres)</b>	<b>Rear Lot Line (metres)</b>	<b>Interior Side Lot Line (metres)</b>
<i>Buildings and structures for townhouse uses</i>	4.0	7.6 (no lane) 4.5 (lane)	1.8
<i>Buildings and structures for assembly child care uses</i>	7.6	6.0	2.5

- (b) The siting distance is measured from the outermost limit of the *building* or *structure* or any permitted projections, whichever is greater.
- (c) Setbacks may decrease under Section 514.

**(9) Location of Uses**

Not applicable in this zone.

**(10) Height**

- (a) *Buildings and structures for assembly child care use* must not exceed a *height* of 11.0 metres.
- (b) *Buildings and structures for townhouse use* must not exceed a *height* of three (3) *storeys* on any face or side.

**(11) Building Size**

*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.

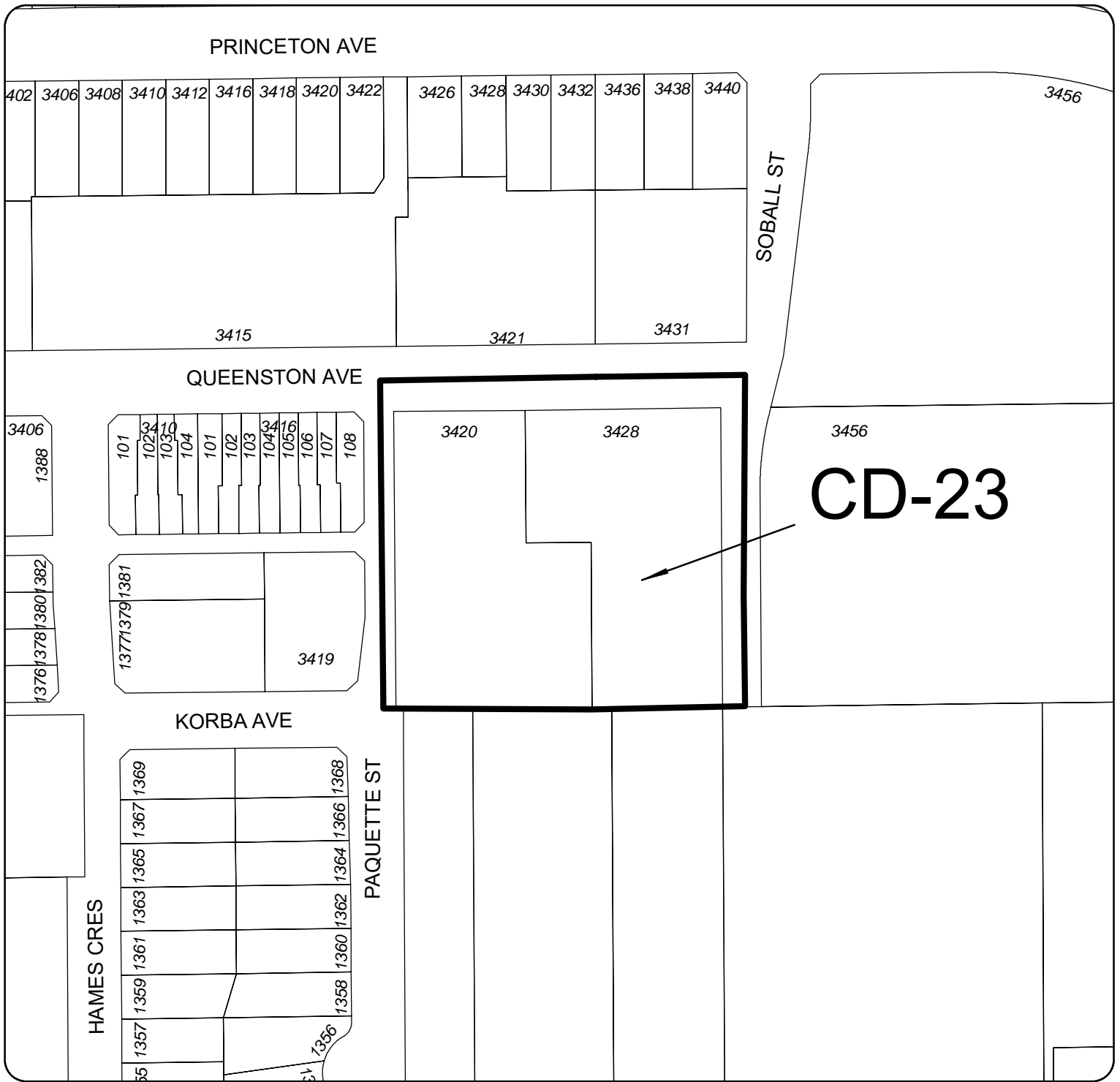
**(12) Off-Street Parking and Loading**

- (a) For *townhouse use*, all *accessory off-street parking* must be provided as *concealed parking*.
- (b) The regulations under Part 7 apply.

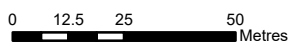
## 2123 CD-23 Comprehensive Development Zone-23

### (13) Other Regulations

- (a) Each *dwelling unit* in a *building* for *townhouse use* must be provided with:
  - (i) a separate entrance having direct access to grade;
  - (ii) a private outdoor space defined by fences, railings or landscaping, having a total area not less than 37 m<sup>2</sup> and having access directly from the *dwelling unit*; and
  - (iii) access to an on-site *common amenity area* or areas totaling not less than 5.0 m<sup>2</sup> per *dwelling unit*.
- (b) The regulations under Part 2, Part 3, Part 4, Part 5 and Part 6 apply.

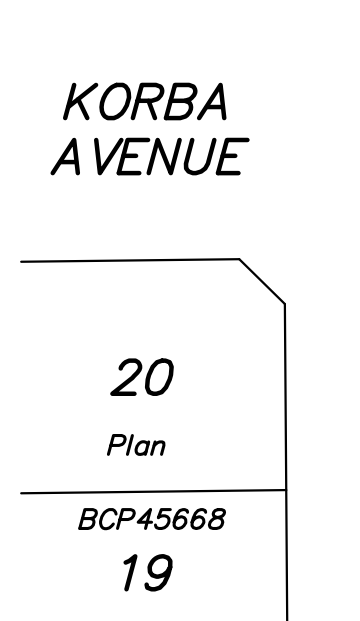
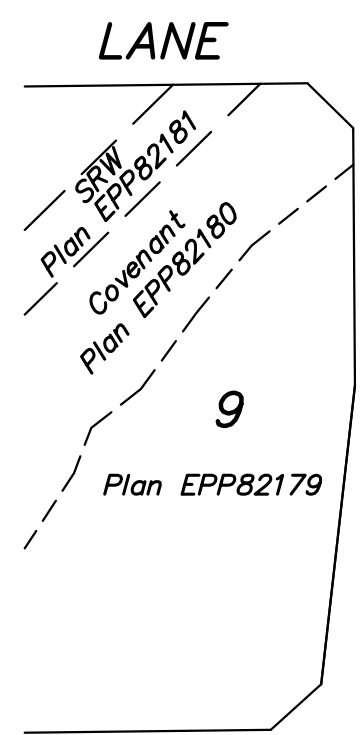
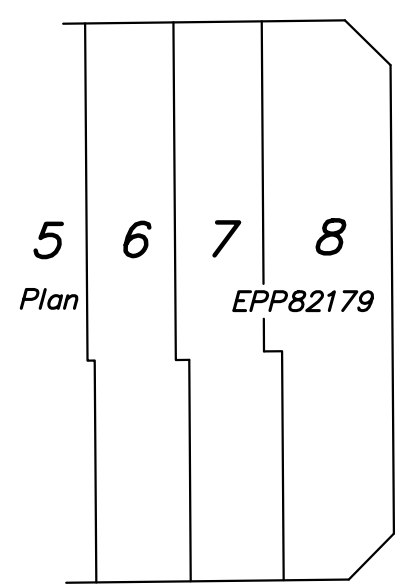
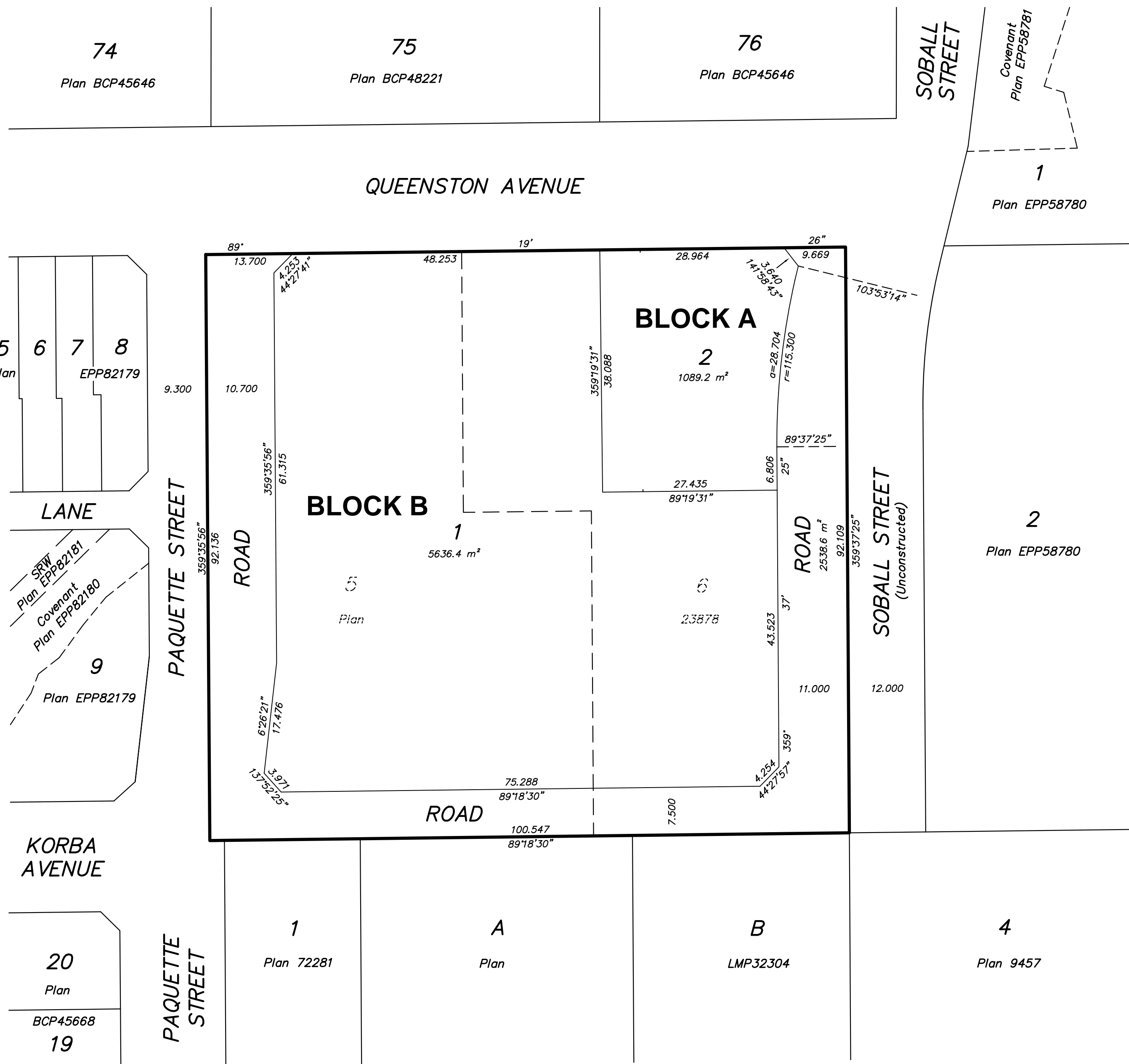
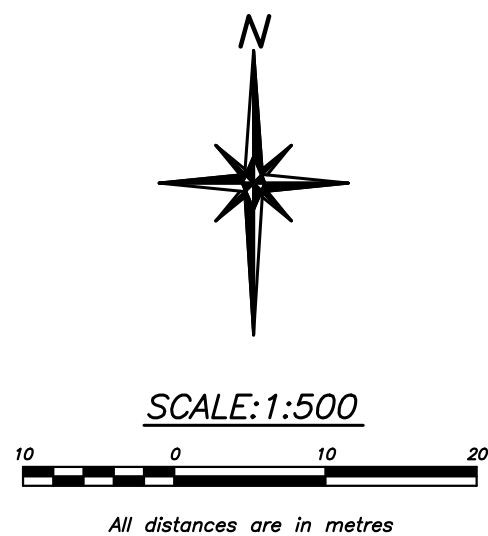


# SCHEDULE 'A' TO CD-23 COMPREHENSIVE DEVELOPMENT ZONE - 23



**PROPOSED SUBDIVISION PLAN OF LOTS 5 AND 6,  
BOTH OF SECTION 18, TOWNSHIP 40,  
NEW WESTMINSTER DISTRICT, PLAN 23878**

PARCEL IDENTIFIERS AND CIVIC ADDRESSES		
ALL IN COQUITLAM, BRITISH COLUMBIA		
LOT NUMBER	PARCEL IDENTIFIER	CIVIC ADDRESS
5	009-315-373	3420 Queenston Avenue
6	002-913-682	3428 Queenston Avenue



**SCHEDULE 'B' TO CD-23 COMPREHENSIVE  
DEVELOPMENT ZONE - 23**

**NOTES:**  
Perimeter dimensions are based on ground survey.  
Lot dimensions and areas are preliminary and are subject to City Approval.  
This plan was prepared for a specific purpose and is for the exclusive use of our client. We assume no responsibility for the unauthorized use of this plan.

Plan Prepared: October 21st, 2020

PAPOVE  
PROFESSIONAL LAND SURVEYING INC.  
202 - 1120 WESTWOOD STREET  
COQUITLAM, B.C., V3B 7K8  
TEL : (604) 464-5199  
FAX : (604) 464-6509  
FILE NUMBER : 7444E



## PART 21 COMPREHENSIVE DEVELOPMENT ZONES

### 2125 CD-25 Comprehensive Development Zone-25

#### (1) Intent

This site specific zone provides for *apartment* development with no *height* limit at high *density*.

The lands within the 2125 CD-25 Comprehensive Development Zone – 25 are outlined in bold and labelled “CD-25” on the plan attached hereto and forming part of this CD-25 Zone as Schedule ‘A’.

#### (2) Permitted Uses

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

*Principal uses*, limited to:

(a) Residential, limited to:

- (i) *Apartment*;
- (ii) *Townhouse* as limited under Sub-section (9)(a); and
- (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*;
- (vii) *convenience retail*; and

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

(c) *Assembly*, limited to:

- (i) child-minding services;
- (ii) *assembly child care* or *child care*;
- (iii) places of worship;
- (iv) youth/seniors centres; and

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

## 2125 CD-25 Comprehensive Development Zone-25

- (d) *Civic*, limited to:
  - (i) community centres;
  - (ii) libraries;
  - (iii) museums;
  - (iv) public squares;
  - (v) parks;
  - (vi) *primary or secondary schools*; andas 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*; and
  - (ii) where the *building* for *apartment use* contains only *congregate housing and care*:
    - (ii.i) retail sale of goods manufactured in resident workshops;
    - (ii.ii) retail sale of goods and services to residents of the *building* only; and
    - (ii.iii) workshops for residents, social and recreation space and facilities;
- (e) *Lock-off units*, as limited under Section 508(6); and
- (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; and
  - (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.

**2125 CD-25 Comprehensive Development Zone-25**

**(4) Lot Size**

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

<u>Use</u>	<u>Minimum Lot Size (m<sup>2</sup>)</u>
<i>Apartment or Townhouse</i>	1,110
<i>Boarding</i>	555

**(5) Density**

- (a) All *buildings* and *structures* together must not exceed a *gross floor area* of 2.5 times the *lot area* for all permitted *uses*.
- (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	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</i> units	Up to 1.0 times the <i>lot area</i>	5.0 times the <i>lot area</i>
Step 5	At least 40% of the additional <i>density</i> is used for <i>below-market rental units</i> or <i>non market housing</i> rental units and the remainder of the <i>density</i> is used for <i>purpose-built rental</i> units	Up to 0.5 times the <i>lot area</i>	5.5 times the <i>lot area</i>

**2125 CD-25 Comprehensive Development Zone-25**

- (c) The overall maximum *density* set out in Sub-section (5)(a) (or Sub-section (5)(b), as applicable) may be further increased by an additional *gross floor area* of 0.05 times the *lot area* where such additional *density* accommodates *commercial uses* set out in Sub-section (2)(b).
- (d) 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.
- (e) For the purpose of Sub-section (5)(d), 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.
- (f) 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*.
- (g) *Lot area* for the purpose of calculating *density* will be based on the *lot area* prior to any road dedication.

**(6) Lot Coverage**

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

**(7) Buildings Per Lot**

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

**(8) Setbacks**

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

<b>Use</b>	<b>Lot Lines along a Street or Lane (metres)</b>	<b>Interior Side Lot Line (metres)</b>
All <i>buildings</i> or <i>structures</i>	3.0	6.0

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

## 2125 CD-25 Comprehensive Development Zone-25

### (9) Location of Uses

- (a) A *townhouse use*:
  - (i) must be in conjunction with a multi-storey high-density *apartment* development; and
  - (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

*Buildings and structures* must not exceed a *height* of twenty-five storeys.

### (11) Building Size

- (a) *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.
- (b) Notwithstanding Sub-section (11)(a), 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.

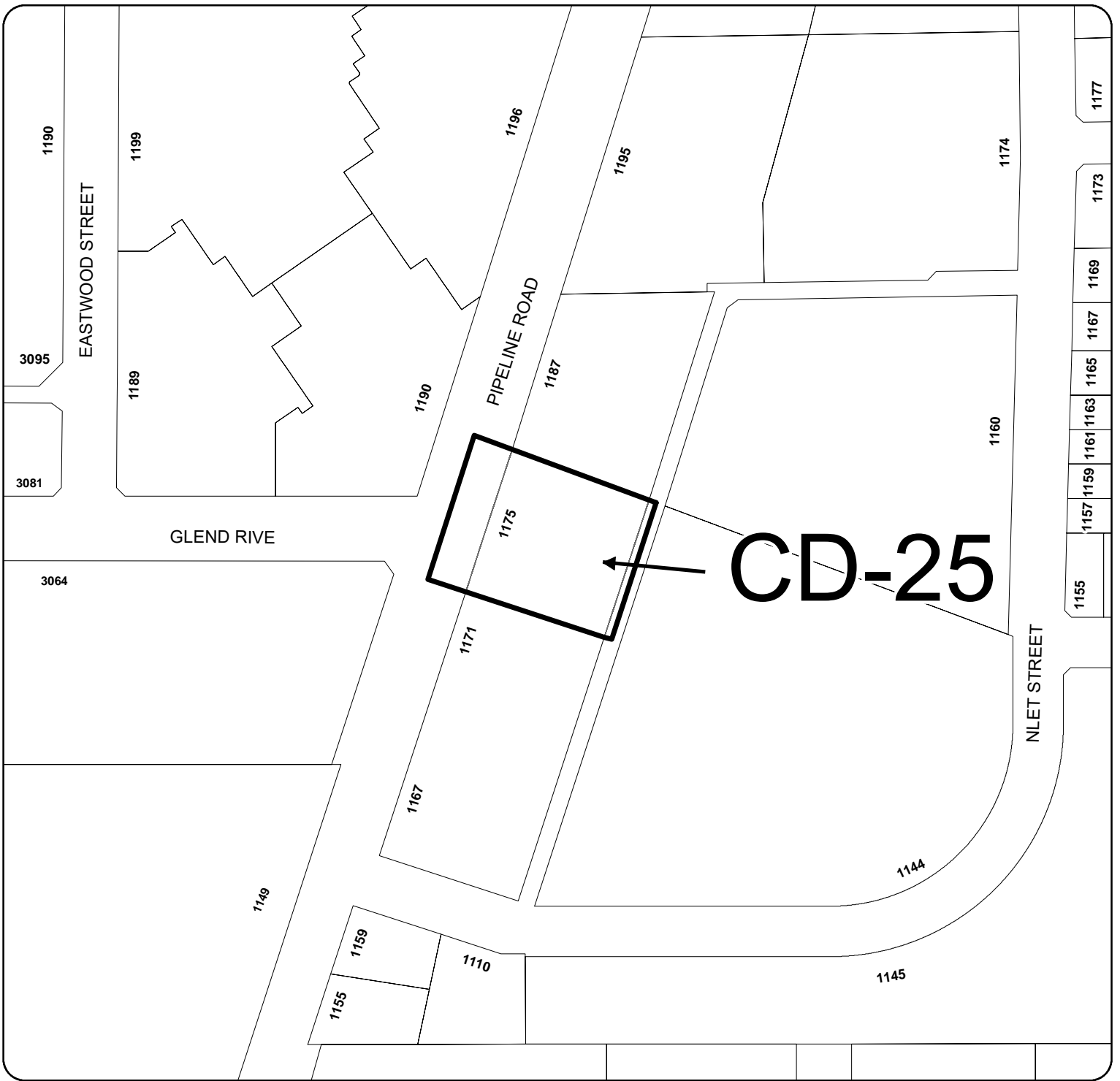
### (12) Off-Street Parking and Loading

- (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*.
- (d) The regulations under Part 7 apply.

## 2125 CD-25 Comprehensive Development Zone-25

### (13) Other Regulations

- (a) Each *dwelling unit* in a *building* for *apartment* or *townhouse use* must be provided with access to an on-site *common amenity area* or areas totalling not less than 5.0 m<sup>2</sup> per *dwelling unit*.
- (b) Despite the definition of "*lot*" in Part 2 of this Bylaw, a *lot* in the CD-25 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-25 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*.



**CD-25**



# SCHEDULE 'A' TO CD-25 ZONE

## PART 21 COMPREHENSIVE DEVELOPMENT ZONES

### 2126 CD-26 Comprehensive Development Zone-26

#### (1) Intent

This zone provides for mixed *use*, high *density*, development in Transit Village Neighbourhoods. It can accommodate a wide variety of *commercial, residential, civic* and other *uses* that support the necessary quality-of-life for complete neighbourhoods. The emphasis of this zone is pedestrian-friendly *building* form and diverse *uses* that contribute to vibrant, active and transit-supportive centres.

#### (2) Permitted Uses

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

- (a) *Apartment*
- (b) *Assembly*
- (c) *Assembly child care*
- (d) *Child care*
- (e) *Civic*, limited to:
  - (i) community centres
  - (ii) libraries
  - (iii) museums
  - (iv) parks, squares and plazas
  - (v) *hospitals*
  - (vi) *primary or secondary school*
  - (vii) *post-secondary institution*
- (f) *Commercial*, limited to:
  - (i) *business and household service*
  - (ii) *commercial recreation*
  - (iii) *commercial school*
  - (iv) *convenience retail*
  - (v) *entertainment facility*
  - (vi) *grocery store*
  - (vii) *liquor manufacturing*
  - (viii) *liquor primary establishment*



## 2126 CD-26 Comprehensive Development Zone-26

- (ix) *liquor store, accessory liquor store, and wine store*
- (x) *office*
- (xi) *personal service*
- (xii) *pet care service*
- (xiii) *restaurant*
- (xiv) *retail – general*
- (xv) *retail – personal goods*
- (xvi) *tourist accommodation*
- (g) *Congregate housing and care*
- (h) *Employment living unit*
- (i) *Non-accessory off-street parking*
- (j) *Public service*
- (k) *Townhouse*
- (l) *Accessory uses, limited to:*
  - (i) *accessory home occupation*
  - (ii) *accessory retail, limited to liquor manufacturing*
  - (iii) *accessory street vending*
  - (iv) *lock-off units*

### (3) Conditions of Use

- (a) *Commercial uses* must be enclosed within a *building*, except the following:
  - (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) 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, provided the display does not encroach upon the areas for parking, loading, pedestrian circulation or landscaping otherwise required under this Bylaw; and
  - (iii) a pickup window accessory to a *restaurant use* only accessible by pedestrians;
- (b) All *off-street parking* must be *concealed parking*;
- (c) A *townhouse use* is permitted only in conjunction with a multi-storey *apartment* development; and
- (d) A *public service use* is only permitted if there is no storefront.

**2126 CD-26 Comprehensive Development Zone-26**

**(4) Lot Size**

Not applicable in this zone.

**(5) Density**

- (a) The *lot area* for the purpose of calculating *density* and the *floor area ratio* is 4,956.6 square metres.
- (b) All *buildings* and *structures* together must not exceed a base *density gross floor area* of 1.74 times the *lot area*.
- (c) An employment-generating *use* must occupy a minimum of 0.174 times the *lot area* of the base *gross floor area*.
- (d) The overall maximum base *density* of 1.74 times the *lot area* may be increased without limitation where the additional *density* accommodates employment-generating *uses*.
- (e) The overall maximum base *density* of 1.74 times the *lot area* may be increased as follows where the additional *density* accommodates *residential uses*:

<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 0.35 times the <i>lot area</i>	2.09 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 0.35 times the <i>lot area</i>	2.44 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 0.35 times the <i>lot area</i>	2.79 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 0.35 times the <i>lot area</i>	3.14 times the <i>lot area</i>

**2126 CD-26 Comprehensive Development Zone-26**

- (f) The overall maximum *density* set out in Sub-section (5)(b) (or Sub-section (5)(e), as applicable) may be further increased by an additional *gross floor area* of 8,574.4 square metres.
- (g) In-lieu of a financial contribution as identified in Sub-section (5)(e), the *City* may require the provision of an amenity, equivalent in value to the financial contribution, for the additional *density* allowed.
- (h) For the purpose of Sub-section (5)(g), 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.
- (i) 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*.

**(6) Lot Coverage**

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

**(7) Setbacks**

- (a) All *buildings* and *structures* must be sited no closer to the *lot* lines than the corresponding setbacks set out below:

<i>Use</i>	<i>Lot Lines along a Street or Lane or Public Right-of-Way, whichever is closest (metres)</i>	<i>All other Lot lines not abutting a Street or Lane (metres)</i>
All <i>buildings</i> and <i>structures</i> with a <i>commercial use</i> or <i>civic use</i> within the first four <i>storeys</i>	1.5*	0.0

\*The setback to the southwest corner of the *building* may be reduced to 0.7 m.

## 2126 CD-26 Comprehensive Development Zone-26

### (8) Location of Uses

- (a) When located along a *Character Street* or *Mandatory Commercial Street Frontage*, the first *storey* of a *building* shall contain active, pedestrian-oriented *commercial uses*.
- (b) When a *tourist accommodation use* is located along a *Character Street* or *Mandatory Commercial Street Frontage*, *sleeping units* or *dwelling units* must be located above the first *storey* of the *building*.
- (c) When an *apartment use* is located along a *Character Street*, *Mandatory Commercial Street Frontage* or *Secondary Active Street Frontage*:
  - (i) *dwelling units* must be located above the first *storey* of the *building*; and
  - (ii) *dwelling units* must not be located below the *storeys* used in that *building* for a permitted employment-generating *use*.

### (9) Height

Not applicable in this zone.

### (10) Building Size

Not applicable in this zone.

### (11) Off-Street Parking and Loading

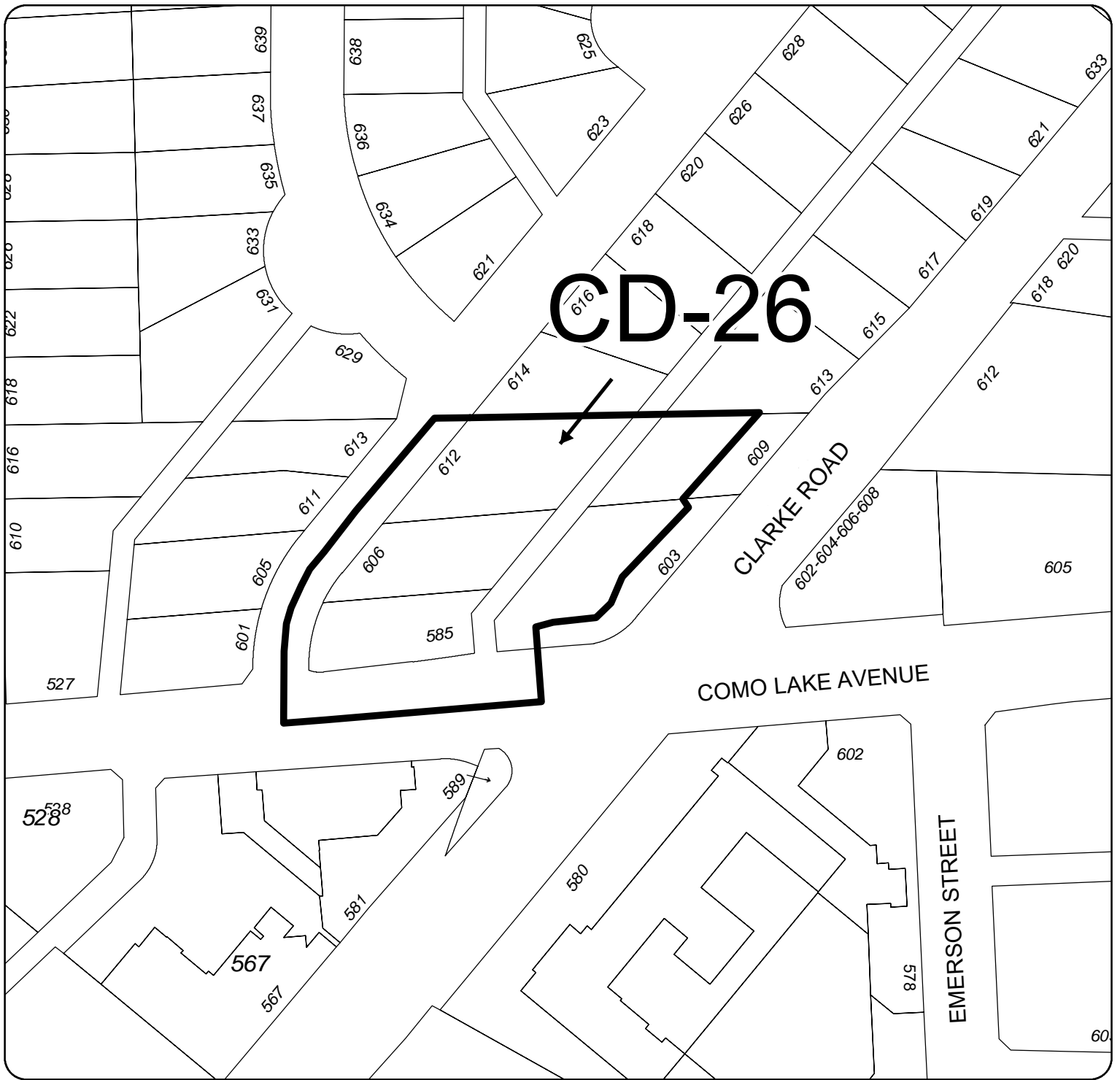
- (a) The regulations under Part 7 apply.

### (12) Other Regulations

- (a) Despite the definition of *lot* contained in Part 2 of this bylaw, a *lot* in the CD-26 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-26 Zone;
  - (ii) the parcels are the subject of a development permit providing for the parcels to be developed together as a single development; and

**2126 CD-26 Comprehensive Development Zone-26**

- (iii) a covenant is registered against each parcel under Section 219 of the Land Title Act in favour of the *City* requiring that such parcel be developed in accordance with Sub-section (12)(a)(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) The number of *studio dwelling units* in any single *building* must not exceed 30% of all *dwelling units* in the *building*.
- (d) All other relevant sections of this Bylaw apply, including but not limited to general regulations in Part 5, regulations, relating to *subdivision* in Part 6, and regulations relating to parking and loading in Part 7.



**CD-26**

# SCHEDULE 'A' TO CD-26 ZONE



## PART 21 COMPREHENSIVE DEVELOPMENT ZONES

### 2127 CD-27 Comprehensive Development Zone-27

#### (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); and
- (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*;
- (vii) *convenience retail*; and

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

(c) *Assembly*, limited to:

- (i) child-minding services;
  - (ii) *assembly child care* or *child care*;
  - (iii) places of worship;
  - (iv) youth/seniors centres; and
- as further limited under Sub-section (9)(b).

## 2127 CD-27 Comprehensive Development Zone-27

- (d) *Civic*, limited to:
  - (i) community centres;
  - (ii) libraries;
  - (iii) museums;
  - (iv) public squares;
  - (v) parks;
  - (vi) *primary or secondary schools*; andas 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*; and
  - (ii) where the *building* for *apartment use* contains only *congregate housing and care*:
    - (ii.i) retail sale of goods manufactured in resident workshops;
    - (ii.ii) retail sale of goods and services to residents of the *building* only; and
    - (ii.iii) workshops for residents, social and recreation space and facilities;
- (e) *Lock-off units*, as limited under Section 508(6); and
- (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; and
  - (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.



**2127 CD-27 Comprehensive Development Zone-27**

**(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 (m<sup>2</sup>)</u>
(a) <i>Apartment or Townhouse</i>	1,110
<i>Boarding</i>	555
(b) The maximum <i>lot size</i> 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:

<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	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>	5.0 times the <i>lot area</i>
Step 5	At least 40% of the additional <i>density</i> is used for <i>below-market rental units</i> or <i>non market housing rental units</i> and the remainder of the <i>density</i> is used for <i>purpose-built rental units</i>	Up to 0.5 times the <i>lot area</i>	5.5 times the <i>lot area</i>

## 2127 CD-27 Comprehensive Development Zone-27

- (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 m<sup>2</sup> is excluded from the *gross floor area* calculation. The exclusion of 2 m<sup>2</sup> 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) 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.
- (g) 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)(f); 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*.

**2127 CD-27 Comprehensive Development Zone-27**

**(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:

<b><i>Use</i></b>	<b><i>Lot Lines along a Street or Lane (metres)</i></b>	<b><i>Interior Side Lot Line and Rear Lot Line (metres)</i></b>
All <i>buildings</i> or <i>structures</i>	3.0**	6.0*

\*May be reduced to 4.5 m to the *building* face and to 3.0 m to the balcony along the north property line for a *building* that is a maximum of six *storeys* tall.

\*\*May be reduced to 1.5 m along the *lane* for a *building* that is a maximum of six *storeys* tall.

- (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; and
  - (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 to this zone.

## 2127 CD-27 Comprehensive Development Zone-27

### (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*.
- (d) The regulations under Part 7 apply.

### (13) Other Regulations

- (a) Each *dwelling unit* in a *building* for *apartment* or *townhouse use* must be provided with access to an on-site *common amenity area* or *areas* totalling not less than 5.0 m<sup>2</sup> per *dwelling unit*.
- (b) Despite the definition of “*lot*” contained in Part 2 of this Bylaw, a *lot* in the CD-27 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-27 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.

**2127 CD-27 Comprehensive Development Zone-27**

- (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*.



## PART 21 COMPREHENSIVE DEVELOPMENT ZONES

### 2128 CD-28 Comprehensive Development Zone-28

#### (1) Intent

This site specific zone provides for a three-storey *townhouse* development at a medium *density* and is intended to accommodate and regulate *accessory lock-off unit use* in conjunction with a principal *townhouse dwelling unit*.

The Lands within the CD-28 Comprehensive Development Zone – 28 are outlined in bold and labelled “CD-28” on the plan attached hereto and forming part of this bylaw as Schedule ‘A’.

#### (2) Permitted Uses

*Principal uses*, limited to:

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

*Accessory uses*, limited to:

- (a) *Boarding*
- (b) *Accessory residential*
- (c) *Accessory home occupation*
- (d) *Accessory uses* located in a *building* for *apartment* and *townhouse uses*, limited to:
  - (i) Workshops for residents, social and recreation space and facilities
- (e) *Assembly child care*
- (f) *Accessory lock-off unit*, as limited under Sub-section (3) and Sub-section 508(6), except that notwithstanding the definition of *lock-off unit* contained in Part 2 and the conditions under Sub-section 508(6)(a), an *accessory lock-off unit* may be accessory to a *townhouse use* and contained within a strata-titled *dwelling unit* in a *townhouse*.

## 2128 CD-28 Comprehensive Development Zone-28

### (3) Conditions of Use

- (a) Only one *lock-off unit* is permitted in a *townhouse dwelling unit*.
- (b) A maximum of thirty *lock-off units* are permitted on the Lands.

### (4) Lot Size

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

<u>Use</u>	<u>Minimum Lot Size (m<sup>2</sup>)</u>
(a) <i>Apartment or Townhouse</i>	1,110
<i>Boarding</i>	555
(b) The maximum <i>lot size</i> for a public park is 0.8 hectares.	

### (5) Density

- (a) All *buildings and structures* together must not exceed a *gross floor area* of 1.4 times the *lot area*.
- (b) For each *accessible residential dwelling unit* and *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 *accessible residential dwelling units* and *adaptable units* shall only be applied to a maximum of 20% of all *dwelling units* within a *building*.

### (6) Lot Coverage

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

### (7) Buildings Per Lot

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

### (8) Setbacks

- (a) *Buildings and 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 the *lot lines* set out below:



**2128 CD-28 Comprehensive Development Zone-28**

<b>Use</b>	<b>Lot Lines along a Street (metres)</b>	<b>Rear Lot Line (metres)</b>	<b>Interior Side Lot Line (metres)</b>
<i>Principal buildings</i>	4.0	2.9	1.8
<i>Accessory residential and accessory off-street parking buildings and structures attached to or sited less than 1.6 metres from a building for residential use</i>	4.0	4.5	4.5

<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 Line (metres)</b>
<i>Detached accessory residential and accessory off-street parking buildings and structures where sited 1.6 metres or more from a building for residential use</i>	7.6	1.2	1.2	3.8

- (b) The siting distance is measured from the outermost limit of the *building, structure* or any permitted projections, whichever is greater.
- (c) The above setbacks are subject to increase or decrease under the following conditions:
  - (i) The setback for the *rear lot line* will decrease to 3.0 metres from the property line abutting land designated in the Citywide Official Community Plan for Park or Open Space or Natural Areas; and
  - (ii) Sections 514, 518, 519 and 523.

**(9) Location of Uses**

Not applicable in this zone.

## 2128 CD-28 Comprehensive Development Zone-28

### (10) Height

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

### (11) Building Size

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

### (13) Other Regulations

- (a) Each *dwelling unit* in a *building* for *apartment* or *townhouse use* must be provided with access to an on-site *common amenity area* or *areas* totalling not less than 5.0 m<sup>2</sup> per *dwelling unit*.
- (b) Despite the definition of "*lot*" contained in Part 2 of this Bylaw, a *lot* in the CD-28 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-28 zone;
  - (ii) the parcels are subject of a development providing for the parcels to be developed together as a single development; and

**2128 CD-28 Comprehensive Development Zone-28**

(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.



# SCHEDULE 'A' TO CD-28 ZONE



## PART 21 COMPREHENSIVE DEVELOPMENT ZONES

### 2129 CD-29 Comprehensive Development Zone-29

#### (1) Intent

This site-specific zone provides for and accommodates zero-*lot*-line development for *one-family residential uses* on fee simple *lots*, with limited appropriate *accessory uses*.

#### (2) Permitted Uses

*Principal uses*, limited to:

- (a) *One-family residential*

*Accessory uses*, limited to:

- (b) *Boarding*, as limited under Section 508(1)
- (c) *Accessory residential*, as limited under Sub-section (9)(b)
- (d) *Accessory home occupation*, as limited under Section 508(3)
- (e) *Accessory off-street parking*

#### (3) Conditions of Use

- (a) Not applicable in this zone.

#### (4) Lot Size

- (a) A *one-family residential use* is not permitted on a *lot* having an area less than 270 m<sup>2</sup>.
- (b) The minimum *lot width* is 9.0 metres.
- (c) The minimum *lot depth* is 30.0 metres.

#### (5) Density

- (a) The maximum *floor area* of the *principal building* on each *lot* is 225 m<sup>2</sup>.
- (b) All *buildings* and *structures* on a *lot* must not exceed a *floor area* of 0.6 times the *lot area*.
- (c) The *floor area* permitted in (a) and (b) above may be increased by up to 25 m<sup>2</sup> for *accessory off-street parking uses*.
- (d) *Floor area* with ceiling *heights* greater than 3.5 metres will be counted twice when determining the *floor area* of the *principal building*.

**2129 CD-29 Comprehensive Development Zone-29**

**(6) Lot Coverage**

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

**(7) Buildings Per Lot**

(a) No more than one *principal building* is permitted per *lot*.

**(8) Setbacks**

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

<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 Line (metres)</b>
<i>One-family residential</i>	6	6	1.2	1.2
<i>Accessory residential and accessory off-street parking buildings and structures attached to or sited less than 1.6 metres from a building for a residential use</i>	6	6	1.2	1.2
<i>Detached accessory off-street parking buildings and accessory residential buildings and structures where sited 1.6 metres or more from a building for residential use</i>	6	1.2	1.2	1.2

(b) Notwithstanding Sub-section (8)(a):

- (i) the *exterior side lot line* setback abutting Dewdney Trunk Road, Irvine Street, and Greene Street shall be a minimum of 3.0 metres; and
- (ii) the *interior side lot line* setback abutting a *lane* shall be a minimum of 1.2 metres.

(c) Notwithstanding Sub-section (8)(a), the *interior side lot line* setback for the *principal building* may be reduce to 0.0 metres where:

- (i) the site is a corner *lot*; or
- (ii) the *interior side lot line* setback from the opposite *interior side lot line* is a minimum of 1.8 metres.

## 2129 CD-29 Comprehensive Development Zone-29

- (d) Where the *interior side lot line* setback for the *principal building* is reduced to 0.0 metres, the *principal building* may attach to the *principal building* on the abutting *lot* through a shared party wall, in keeping with the definition of a *two-family dwelling*.
- (e) The above setbacks may increase or decrease under Sections 514 and 518.
- (f) With the exception of eaves, Section 514(1) and (2) do not apply to the *interior side lot line* setback.
- (g) Notwithstanding Section 514(2), covered porches are permitted to project by up to 1.7 metres into the *front lot line* setback provided that:
  - (i) the porch shall have a usable floor space with dimensions that are no less than 1.5 metres by 3.0 metres;
  - (ii) the porch is located at the first *storey*; and
  - (iii) the porch is limited to a single *storey* in *height*, and its *height* does not exceed 4.0 metres, measured from the porch floor to the underside of the porch ceiling.
- (h) Notwithstanding Section 514(4), the *interior side lot line* setback for exterior heating and cooling equipment and associated venting terminations, heat pumps and emergency generators shall be 2.2 metres.

### (9) Location of Uses

- (a) A minimum of 35% of the width of the first *storey* of the *principal building* facing the *front lot line* must be located a minimum 1.0 m in front of any garage door(s). Covered porches meeting the requirements under Sub-section (8)(g) are included in the definition of *principal building*.
- (b) All detached *accessory residential buildings* and *structures* shall be located in the *rear yard*.

### (10) Height

- (a) *Buildings* and *structures* must not exceed a *height* of 9.0 metres and shall have a roof pitch of 4 in 12 or greater for an area of at least 80% of the roof surface.
- (b) Detached *buildings* and *structures* for *accessory residential* or *accessory off-street parking* must not exceed a *height*, measured from *finished grade*, of:
  - (i) 3.7 metres; or
  - (ii) 4.6 metres, for an *accessory building* that has a roof with a pitch of 4 in 12 or greater for an area of at least 80% of the roof surface.

## 2129 CD-29 Comprehensive Development Zone-29

### (11) Building Size

- (a) The uppermost *storey* of the *principal building* must be no more than 85% of the *floor area* of the *storey* immediately below the uppermost *storey*. For this calculation, the floor space of the front covered porch and the floor space of the enclosed garage is added to the first *storey floor area*.

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

- (a) The regulations under Part 7 apply.
- (b) Notwithstanding Section 706(1)(a)(i), 100% of the required *off-street parking* spaces may be *tandem parking*.

### (13) Other Regulations

- (a) A minimum of 10.0 m<sup>2</sup> of the front yard of the *lot* shall not be occupied by any *building* or *structure* or used for *off-street parking*, and must be landscaped and maintained. This area must be an organic and/or natural permeable surface and must include a minimum of one (1) Class B or C tree greater than 5 centimetres in diameter at the time of planting.
- (b) On parcels where the *principal building* is to be attached to the *principal building* on the abutting *lot* through a shared party *wall*, in keeping with the definition of a *two-family dwelling*:
  - (i) the *lots* are to be developed together as a single development;
  - (ii) the *use* of land and *gross floor areas* of the *buildings* on each *lot* shall comply with the provisions of the CD-29 zone; and
  - (iii) in accordance with the Citywide Official Community Plan, the development shall require a development permit, in keeping with the requirements for a *two-family dwelling*.
- (c) An in-ground swimming pool is not permitted on any portion of a *lot*.
- (d) The regulations under Part 2, Part 3, Part 4, Part 5, and Part 6 apply.



## Schedule 'A' to Bylaw No. 5193, 2022

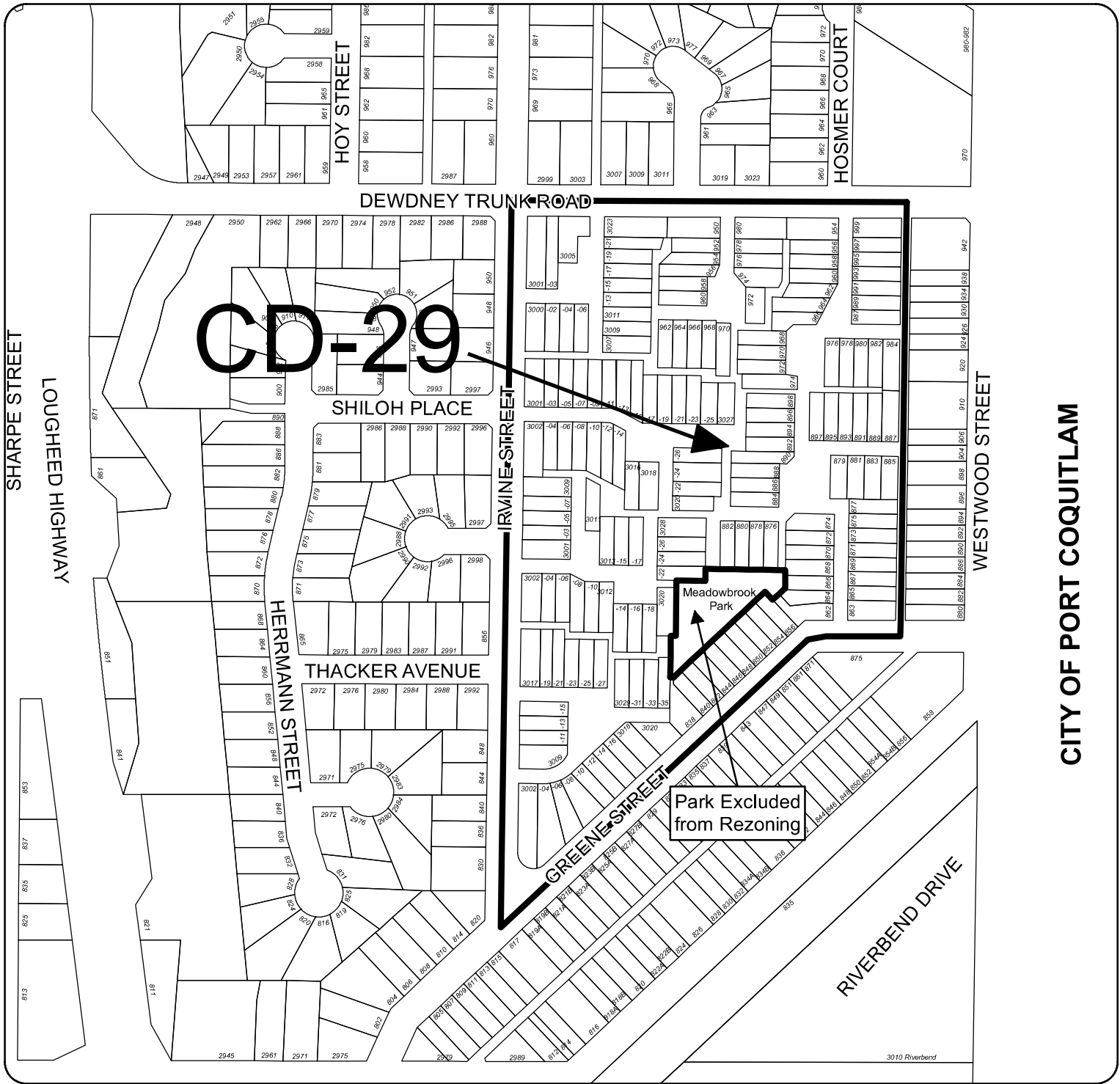
<b>Civic Address</b>	<b>Legal Description</b>	<b>PID</b>
3000 Alderbrook Place	Plan 46140 Lot 83	004-298-438
3001 Alderbrook Place	Plan 46140 Lot 80	001-190-997
3002 Alderbrook Place	Plan 46140 Lot 84	006-044-034
3003 Alderbrook Place	Plan 46140 Lot 81	002-077-418
3004 Alderbrook Place	Plan 46140 Lot 85	006-044-051
3005 Alderbrook Place	Plan 46140 Lot 82	006-044-000
3006 Alderbrook Place	Plan 46140 Lot 86	006-044-085
3007 Alderbrook Place	Plan 46140 Lot 87	006-044-107
3009 Alderbrook Place	Plan 46140 Lot 88	005-600-189
3011 Alderbrook Place	Plan 46140 Lot 89	006-044-123
3013 Alderbrook Place	Plan 46140 Lot 90	006-044-140
3015 Alderbrook Place	Plan 46140 Lot 91	001-918-559
3017 Alderbrook Place	Plan 46140 Lot 92	002-257-050
3019 Alderbrook Place	Plan 46140 Lot 93	001-873-903
3021 Alderbrook Place	Plan 46140 Lot 94	006-044-191
3023 Alderbrook Place	Plan 46140 Lot 95	005-244-587
3002 Ashbrook Place	Plan 47941 Lot 252	006-242-685
3004 Ashbrook Place	Plan 47941 Lot 251	006-242-677
3006 Ashbrook Place	Plan 47941 Lot 250	000-513-539
3008 Ashbrook Place	Plan 47941 Lot 249	002-189-780
3009 Ashbrook Place	Plan 47941 Lot 253	000-467-308
3010 Ashbrook Place	Plan 47941 Lot 248	002-250-217
3011 Ashbrook Place	Plan 47941 Lot 254	003-301-311
3012 Ashbrook Place	Plan 47941 Lot 247	002-395-860
3013 Ashbrook Place	Plan 47941 Lot 255	002-774-127
3014 Ashbrook Place	Plan 47941 Lot 246	006-242-669
3015 Ashbrook Place	Plan 47941 Lot 256	000-632-376
3016 Ashbrook Place	Plan 47941 Lot 245	006-242-642
3017 Ashbrook Place	Plan 47941 Lot 233	006-242-561
3018 Ashbrook Place	Plan 47941 Lot 244	002-945-282
3019 Ashbrook Place	Plan 47941 Lot 234	000-922-030
3020 Ashbrook Place	Plan 47941 Lot 243	002-392-020
3021 Ashbrook Place	Plan 47941 Lot 235	006-242-588
3023 Ashbrook Place	Plan 47941 Lot 236	006-242-600
3025 Ashbrook Place	Plan 47941 Lot 237	006-242-618
3027 Ashbrook Place	Plan 47941 Lot 238	005-312-523
3029 Ashbrook Place	Plan 47941 Lot 239	005-295-301

3031 Ashbrook Place	Plan 47941 Lot 240	003-143-970
3033 Ashbrook Place	Plan 47941 Lot 241	002-694-093
3035 Ashbrook Place	Plan 47941 Lot 242	006-242-634
950 Birchbrook Place	Plan 46960 Lot 96	006-136-940
952 Birchbrook Place	Plan 46960 Lot 97	006-136-974
954 Birchbrook Place	Plan 46960 Lot 98	006-136-982
956 Birchbrook Place	Plan 46960 Lot 99	000-478-873
958 Birchbrook Place	Plan 46960 Lot 100	004-716-973
960 Birchbrook Place	Plan 46960 Lot 101	006-137-008
962 Birchbrook Place	Plan 46960 Lot 102	002-406-446
964 Birchbrook Place	Plan 46960 Lot 103	006-137-016
966 Birchbrook Place	Plan 46960 Lot 104	002-283-832
968 Birchbrook Place	Plan 46960 Lot 105	006-137-032
970 Birchbrook Place	Plan 46960 Lot 106	006-137-075
972 Birchbrook Place	Plan 46960 Lot 107	006-137-083
974 Birchbrook Place	Plan 46960 Lot 108	006-137-091
976 Birchbrook Place	Plan 46960 Lot 109	006-137-105
978 Birchbrook Place	Plan 46960 Lot 110	006-199-275
980 Birchbrook Place	Plan 46960 Lot 111	006-137-148
954 Cherrybrook Place	Plan 47317 Lot 112	006-124-119
956 Cherrybrook Place	Plan 47317 Lot 113	002-119-323
958 Cherrybrook Place	Plan 47317 Lot 114	000-633-623
960 Cherrybrook Place	Plan 47317 Lot 115	002-394-782
962 Cherrybrook Place	Plan 47317 Lot 116	005-696-500
964 Cherrybrook Place	Plan 47317 Lot 117	002-386-925
966 Cherrybrook Place	Plan 47317 Lot 118	004-596-196
968 Cherrybrook Place	Plan 47317 Lot 119	001-349-708
970 Cherrybrook Place	Plan 47317 Lot 120	006-180-311
972 Cherrybrook Place	Plan 47317 Lot 121	006-180-337
974 Cherrybrook Place	Plan 47317 Lot 122	003-845-711
976 Cherrybrook Place	Plan 47317 Lot 130	006-180-396
978 Cherrybrook Place	Plan 47317 Lot 131	006-180-426
980 Cherrybrook Place	Plan 47317 Lot 132	002-213-338
982 Cherrybrook Place	Plan 47317 Lot 133	006-180-442
984 Cherrybrook Place	Plan 47317 Lot 134	004-476-352
987 Cherrybrook Place	Plan 47317 Lot 129	003-130-967
989 Cherrybrook Place	Plan 47317 Lot 128	005-245-010
991 Cherrybrook Place	Plan 47317 Lot 127	006-180-353
993 Cherrybrook Place	Plan 47317 Lot 126	006-180-345

995 Cherrybrook Place	Plan 47317 Lot 125	002-209-284
997 Cherrybrook Place	Plan 47317 Lot 124	001-581-716
999 Cherrybrook Place	Plan 47317 Lot 123	001-444-981
3001 Firbrook Place	Plan 47827 Lot 182	006-244-769
3002 Firbrook Place	Plan 47827 Lot 208	002-192-322
3003 Firbrook Place	Plan 47827 Lot 183	001-622-692
3004 Firbrook Place	Plan 47827 Lot 207	006-244-831
3005 Firbrook Place	Plan 47827 Lot 184	006-231-802
3006 Firbrook Place	Plan 47827 Lot 206	003-649-091
3007 Firbrook Place	Plan 47827 Lot 185	002-478-960
3008 Firbrook Place	Plan 47827 Lot 205	006-244-661
3009 Firbrook Place	Plan 47827 Lot 186	004-167-562
3010 Firbrook Place	Plan 47827 Lot 204	006-244-807
3011 Firbrook Place	Plan 47827 Lot 187	006-244-734
3012 Firbrook Place	Plan 47827 Lot 203	004-615-824
3013 Firbrook Place	Plan 47827 Lot 188	003-937-224
3014 Firbrook Place	Plan 47827 Lot 202	006-244-823
3015 Firbrook Place	Plan 47827 Lot 189	004-112-873
3016 Firbrook Place	Plan 47827 Lot 201	001-497-707
3017 Firbrook Place	Plan 47827 Lot 190	002-774-119
3018 Firbrook Place	Plan 47827 Lot 200	006-244-700
3019 Firbrook Place	Plan 47827 Lot 191	002-827-352
3020 Firbrook Place	Plan 47827 Lot 199	002-349-922
3021 Firbrook Place	Plan 47827 Lot 192	006-244-793
3022 Firbrook Place	Plan 47827 Lot 198	001 928 732
3023 Firbrook Place	Plan 47827 Lot 193	006-244-688
3024 Firbrook Place	Plan 47827 Lot 197	004-606-701
3025 Firbrook Place	Plan 47827 Lot 194	006-231-811
3026 Firbrook Place	Plan 47827 Lot 196	002-327-601
3027 Firbrook Place	Plan 47827 Lot 195	002-675-820
838 Greene St	Plan 47625 Lot 169	006-238-203
840 Greene St	Plan 47625 Lot 168	001-384-953
842 Greene St	Plan 47625 Lot 167	006-238-181
844 Greene St	Plan 47625 Lot 166	006-238-173
846 Greene St	Plan 47625 Lot 165	006-238-157
848 Greene St	Plan 47625 Lot 164	006-238-131
850 Greene St	Plan 47625 Lot 163	006-238-114
852 Greene St	Plan 47625 Lot 162	006-238-092
854 Greene St	Plan 47625 Lot 161	006-238-076

856 Greene St	Plan 47625 Lot 160	006-238-050
3001 Maplebrook Place	Plan 47939 Lot 213	006-186-963
3002 Maplebrook Place	Plan 47939 Lot 232	006-242-537
3003 Maplebrook Place	Plan 47939 Lot 212	006-186-921
3004 Maplebrook Place	Plan 47939 Lot 231	006-187-285
3005 Maplebrook Place	Plan 47939 Lot 211	003-638-570
3006 Maplebrook Place	Plan 47939 Lot 230	000-449-440
3007 Maplebrook Place	Plan 47939 Lot 210	002-368-978
3008 Maplebrook Place	Plan 47939 Lot 229	006-187-234
3009 Maplebrook Place	Plan 47939 Lot 209	006-186-874
3010 Maplebrook Place	Plan 47939 Lot 228	003-721-426
3011 Maplebrook Place	Plan 47939 Lot 214	006-187-005
3012 Maplebrook Place	Plan 47939 Lot 227	006-187-196
3013 Maplebrook Place	Plan 47939 Lot 215	002-947-331
3014 Maplebrook Place	Plan 47939 Lot 226	001-747-428
3015 Maplebrook Place	Plan 47939 Lot 216	001-519-247
3016 Maplebrook Place	Plan 47939 Lot 225	003-219-704
3017 Maplebrook Place	Plan 47939 Lot 217	002-352-541
3018 Maplebrook Place	Plan 47939 Lot 224	006-187-153
3020 Maplebrook Place	Plan 47939 Lot 223	002-177-340
3022 Maplebrook Place	Plan 47939 Lot 221	006-187-072
3024 Maplebrook Place	Plan 47939 Lot 220	001-464-167
3026 Maplebrook Place	Plan 47939 Lot 219	002-169-428
3028 Maplebrook Place	Plan 47939 Lot 218	006-187-030
862 Pinebrook Place	Plan 47625 Lot 159	006-238-033
863 Pinebrook Place	Plan 47625 Lot 170	006-238-220
864 Pinebrook Place	Plan 47625 Lot 158	004-888-197
865 Pinebrook Place	Plan 47625 Lot 171	006-238-238
866 Pinebrook Place	Plan 47625 Lot 157	003-077-462
867 Pinebrook Place	Plan 47625 Lot 172	006-238-254
868 Pinebrook Place	Plan 47625 Lot 156	003-656-829
869 Pinebrook Place	Plan 47625 Lot 173	005-134-412
870 Pinebrook Place	Plan 47625 Lot 155	006-238-017
871 Pinebrook Place	Plan 47625 Lot 174	003-255-123
872 Pinebrook Place	Plan 47625 Lot 154	006-238-009
873 Pinebrook Place	Plan 47625 Lot 175	001-319-434
874 Pinebrook Place	Plan 47625 Lot 153	006-237-975
875 Pinebrook Place	Plan 47625 Lot 176	006-238-289
876 Pinebrook Place	Plan 47625 Lot 152	006-237-959

877 Pinebrook Place	Plan 47625 Lot 177	000-620-483
878 Pinebrook Place	Plan 47625 Lot 151	006-237-924
879 Pinebrook Place	Plan 47625 Lot 181	006-238-351
880 Pinebrook Place	Plan 47625 Lot 150	004-573-404
881 Pinebrook Place	Plan 47625 Lot 180	004-683-048
882 Pinebrook Place	Plan 47625 Lot 149	005-600-162
883 Pinebrook Place	Plan 47625 Lot 179	006-238-335
884 Pinebrook Place	Plan 47625 Lot 148	006-237-908
885 Pinebrook Place	Plan 47625 Lot 178	006-238-319
886 Pinebrook Place	Plan 47625 Lot 147	006-237-894
887 Pinebrook Place	Plan 47625 Lot 135	003-060-217
888 Pinebrook Place	Plan 47625 Lot 146	001-203-924
889 Pinebrook Place	Plan 47625 Lot 136	006-238-912
890 Pinebrook Place	Plan 47625 Lot 145	004-796-551
891 Pinebrook Place	Plan 47625 Lot 137	002-260-557
892 Pinebrook Place	Plan 47625 Lot 144	006-237-860
893 Pinebrook Place	Plan 47625 Lot 138	006-238-921
894 Pinebrook Place	Plan 47625 Lot 143	006-237-827
895 Pinebrook Place	Plan 47625 Lot 139	006-238-947
896 Pinebrook Place	Plan 47625 Lot 142	006-237-754
897 Pinebrook Place	Plan 47625 Lot 140	006-238-963
898 Pinebrook Place	Plan 47625 Lot 141	006-238-971



CITY OF PORT COQUITLAM

# SCHEDULE 'B' TO CD- 29



## PART 21 COMPREHENSIVE DEVELOPMENT ZONES

### 2130 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); and
- (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*;
- (vii) *convenience retail*; and

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

(c) *Assembly*, limited to:

- (i) child-minding services;
  - (ii) *assembly child care* or *child care*;
  - (iii) places of worship;
  - (iv) youth/seniors centres; and
- as further limited under Sub-section (9)(b).

## 2130 CD-30 Comprehensive Development Zone-30

- (d) *Civic*, limited to:
  - (i) community centres;
  - (ii) libraries;
  - (iii) museums;
  - (iv) public squares;
  - (v) parks;
  - (vi) *primary or secondary schools*; andas 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*; and
  - (ii) where the *building* for *apartment use* contains only *congregate housing and care*:
    - (ii.i) retail sale of goods manufactured in resident workshops;
    - (ii.ii) retail sale of goods and services to residents of the *building* only; and
    - (ii.iii) workshops for residents, social and recreation space and facilities;
- (e) *Lock-off units*, as limited under Section 508(6); and
- (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; and
  - (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.



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**(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 (m<sup>2</sup>)</u>
(a) <i>Apartment or Townhouse</i>	1,110
<i>Boarding</i>	555
(b) The maximum <i>lot size</i> 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:

<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>

- (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;

## 2130 CD-30 Comprehensive Development Zone-30

- (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 m<sup>2</sup> is excluded from the *gross floor area* calculation. The exclusion of 2 m<sup>2</sup> 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*.

**2130 CD-30 Comprehensive Development Zone-30**

**(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>
All <i>buildings or structures</i>	3.0	6.0

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

**(9) Location of Uses**

- (a) A *townhouse use*:
- (i) must be in conjunction with a multi-storey high-density *apartment* development; and
  - (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.

## 2130 CD-30 Comprehensive Development Zone-30

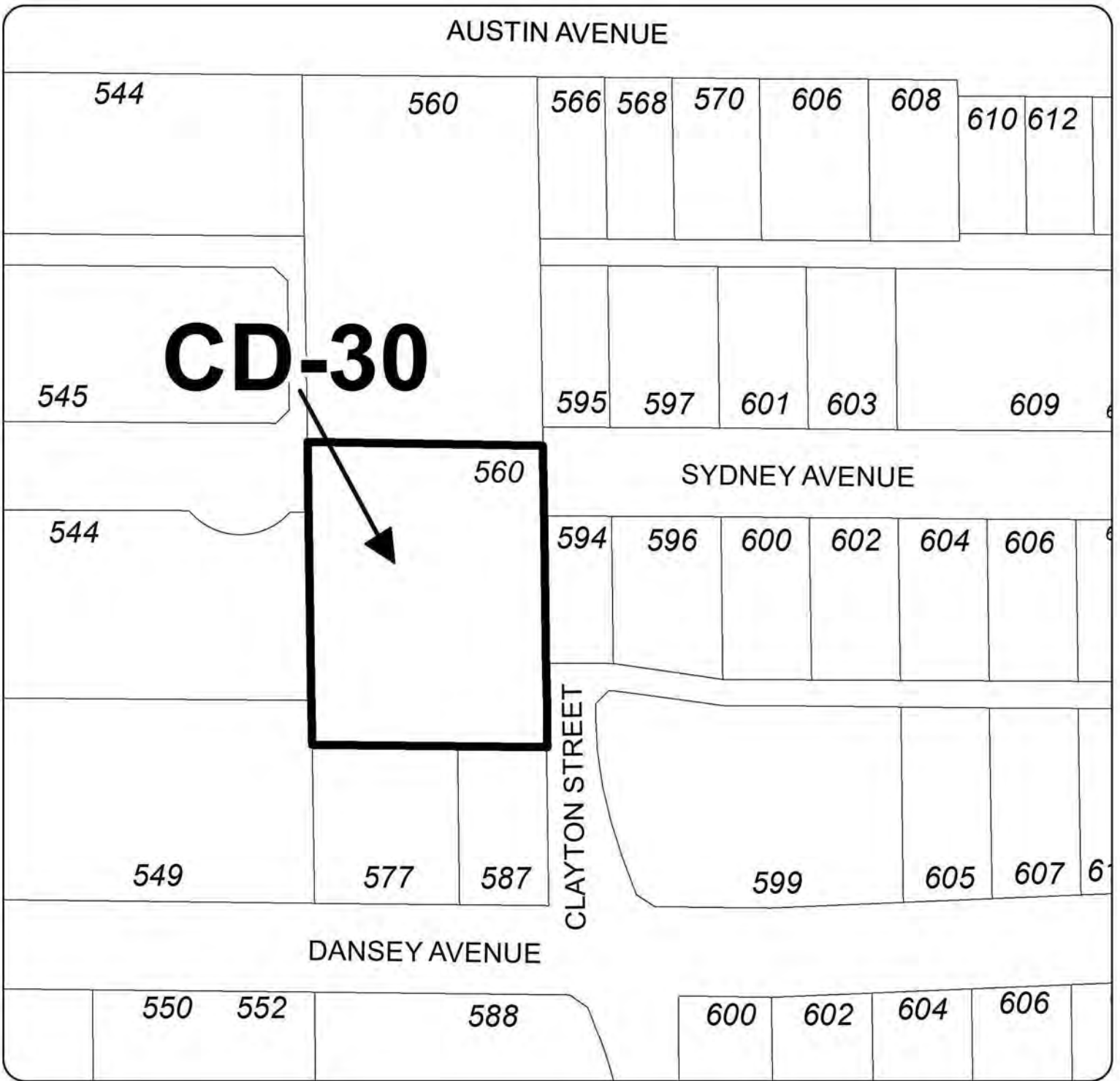
- (c) Notwithstanding Sub-section (11)(b), where a directional turn in the *building* is provided, the Director of Development Services may permit *buildings* for *apartment use* that extend beyond 65 metres in length.

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

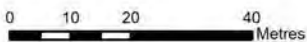
- (a) All *accessory off-street parking* must be provided as *concealed parking*.
- (b) Above-grade structured parking may be located up to the second *storey* only if at least one *storey* of *underground parking* is also provided.
- (c) Above-grade structured *off-street parking* along a *street* must be separated from the *building* face by other permitted *uses*.
- (d) The regulations under Part 7 apply.

### (13) Other Regulations

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



# SCHEDULE 'A' TO CD-30 ZONE



## PART 21 COMPREHENSIVE DEVELOPMENT ZONES

### 2131 CD-31 Comprehensive Development Zone-31

#### (1) Intent

This site-specific zone provides for *apartment* and *townhouse* developments between four and eight *storeys* at a medium *density*.

#### (2) Permitted Uses

*Principal uses*, limited to:

- (a) *Apartment*
- (b) *Commercial*, limited to the following and not including a *drive-through business*:
  - (i) *convenience retail*;
  - (ii) *personal service*;
  - (iii) *restaurant*;
  - (iv) *retail – personal goods*;and as further limited under Sub-section (3)(a).
- (c) *Townhouse*

*Accessory uses*, limited to:

- (a) *accessory home occupation*, as limited under Section 508(3);
- (b) *accessory residential*;
- (c) *accessory uses* located in a *building* for *apartment* and *townhouse uses*, limited to:
  - (i) *child care*; and
- (d) *boarding*, as limited under Section 508(1).

#### (3) Conditions of Use

- (a) Unless permitted under Section 510, *commercial uses*, except the following, must be enclosed within a *building*:
  - (i) 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, provided the display does not encroach upon the areas for parking, loading, pedestrian circulation or landscaping otherwise required under this Bylaw; and
  - (ii) a pickup window accessory to a *restaurant use* only accessible by pedestrians.

## 2131 CD-31 Comprehensive Development Zone-31

### (4) Lot Size

- (a) An *apartment* or *townhouse use* is not permitted on a *lot* having an area less than 1,110 m<sup>2</sup>.

### (5) Density

- (a) All *buildings* and *structures* together must not exceed a *gross floor area* of 1.85 times the *lot area* for all permitted *uses*. For *lots* located within the Evergreen Line Core and Shoulder station areas of Schedule “O” of the Bylaw, this may be increased by:
  - (i) 0.35 times the *lot area* for *buildings* that are a minimum of five (5) *storeys*, up to a maximum of 2.2 times the *lot area*; or
  - (ii) 0.45 times the *lot area* for *buildings* that are a minimum of six (6) *storeys*, up to a maximum of 2.3 times the *lot area*; or
  - (iii) 0.55 times the *lot area* for *buildings* that are a minimum of seven (7) *storeys*, up to a maximum of 2.4 times the *lot area*.

### (6) Lot Coverage

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

### (7) Buildings Per Lot

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

### (8) Setbacks

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

**2131 CD-31 Comprehensive Development Zone-31**

<b>Use</b>	<b>Lot Lines Along a Street (metres)</b>	<b>Rear Lot Line (metres)</b>	<b>Interior Side Lot Line (metres)</b>
<i>Principal buildings for all uses</i>	4.0	9.5 (no lane) 4.5 (lane)	4.5
<i>Accessory residential buildings and structures attached to or sited less than 1.6 metres from a building for residential use</i>	4.0	9.5 (no lane) 4.5 (lane)	4.5
<i>Detached accessory residential buildings and structures where sited 1.6 metres or more from a building for residential use</i>	7.6	9.5 (no lane) 4.5 (lane)	1.2

- (b) Notwithstanding Sub-section (8)(a), *buildings* shall be sited not less than 3.0 metres from the west *lot* line.
- (c) The siting distance is measured from the outermost limit of the *building* or any permitted projections, whichever is greater.
- (d) The above setbacks are subject to increase or decrease in accordance with Section 514.

**(9) Location of Uses**

Not applicable in this zone.

**(10) Height**

- (a) All *buildings* and *structures* for *apartment use* shall be at least a *height* of four (4) *storeys* and must not exceed a *height* of eight (8) *storeys*.

**(11) Building Size**

- (a) *Buildings* for *apartment use* must not exceed 66 metres in length, and must be designed with appropriate architectural breaks where the length of the *building* exceeds 37 metres.
- (b) Notwithstanding Sub-section (11)(a), where a directional turn in the *building* is provided, the Director of Development Services may permit *buildings* for *apartment use* that extend beyond 66 metres in length.



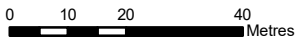
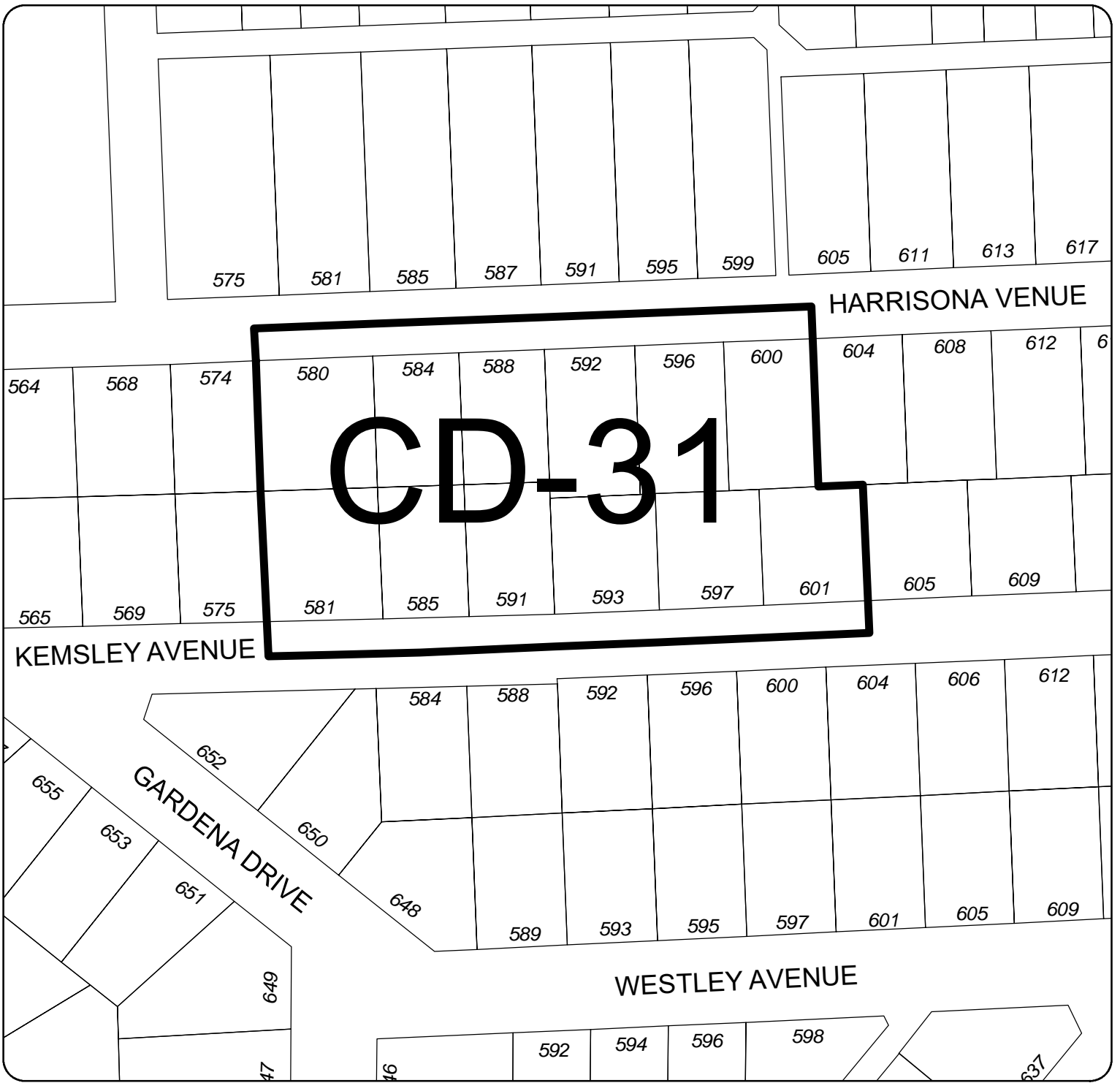
## 2131 CD-31 Comprehensive Development Zone-31

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

- (a) All *accessory off-street parking* must be provided as *concealed parking*.
- (b) *Accessory off-street parking* and *loading* shall be provided in accordance with Part 7.

### (13) Other Regulations

- (a) Each *dwelling unit* in a *building* for *apartment use* and *townhouse use* must be provided with access to an on-site *common amenity area* or areas totaling not less than 5.0 m<sup>2</sup> per *dwelling unit*.
- (b) Despite the definition of “*lot*” contained in Part 2 of this Bylaw, a *lot* in the CD-31 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-31 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.



# SCHEDULE 'A' TO CD-31



## PART 21 COMPREHENSIVE DEVELOPMENT ZONES

### 2133 CD-33 Comprehensive Development Zone-33

#### (1) Intent

This site-specific 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); and
- (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*;
- (vii) *convenience retail*;

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

(c) *Assembly*, limited to:

- (i) child-minding services;
- (ii) *assembly child care* or *child care*;
- (iii) places of worship; and
- (iv) youth/seniors centres.

**2133 CD-33 Comprehensive Development Zone-33**

(d) *Civic*, limited to:

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

(e) *Lock-off units*, as limited under Section 508(6); and

(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; and
- (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.

**2133 CD-33 Comprehensive Development Zone-33**

**(4) Lot Size**

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

<u>Use</u>	<u>Minimum Lot Size (m<sup>2</sup>)</u>
(a) <i>Apartment or Townhouse</i>	1,110
<i>Boarding</i>	555
(b) The maximum <i>lot size</i> 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:

<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 63% of the land value of the additional <i>density</i> towards amenities as identified in the Citywide Official Community Plan	Up to 1.51 times the <i>lot area</i>	4.01 times the <i>lot area</i>
Step 2	The additional <i>density</i> must be used for <i>below-market rental units or non market housing rental units</i>	Up to 0.29 times the <i>lot area</i>	4.3 times the <i>lot area</i>

- (c) The overall maximum *density* set out in Sub-section (5)(a) (or Sub-section (5)(b) as applicable) may be further increased by an additional *gross floor area* of 8,240 sq. m (88,690 sq. ft.).
- (d) For each *accessible residential dwelling unit and 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 *accessible residential dwelling units and adaptable units* shall only be applied to a maximum of 20% of all *dwelling units* within a *building*.

**(6) Lot Coverage**

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

## 2133 CD-33 Comprehensive Development Zone-33

### (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>
All <i>buildings</i> or <i>structures</i>	3.0	6.0

- (b) Notwithstanding Sub-section (8)(a), for all *buildings* and *structures*, the setback from the south *lot* line and from the *lot* line adjoining the south *lot* line and east *lot* line (the corner cut) shall be not less than 1.6 metres.
- (c) 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; and
  - (ii) must include fewer units than the number of units proposed for the *apartment use*.

### (10) Height

*Buildings* and *structures* located in the designated High Density Apartment Residential area of Schedule "S" of the Bylaw must not exceed a *height* of twenty-five *storeys*. For all other areas, *building* and *structure height* is not applicable in this zone.

### (11) Building Size

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

## 2133 CD-33 Comprehensive Development Zone-33

- (b) *Buildings for apartment use* must not exceed 65 metres in length, and the *building* 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

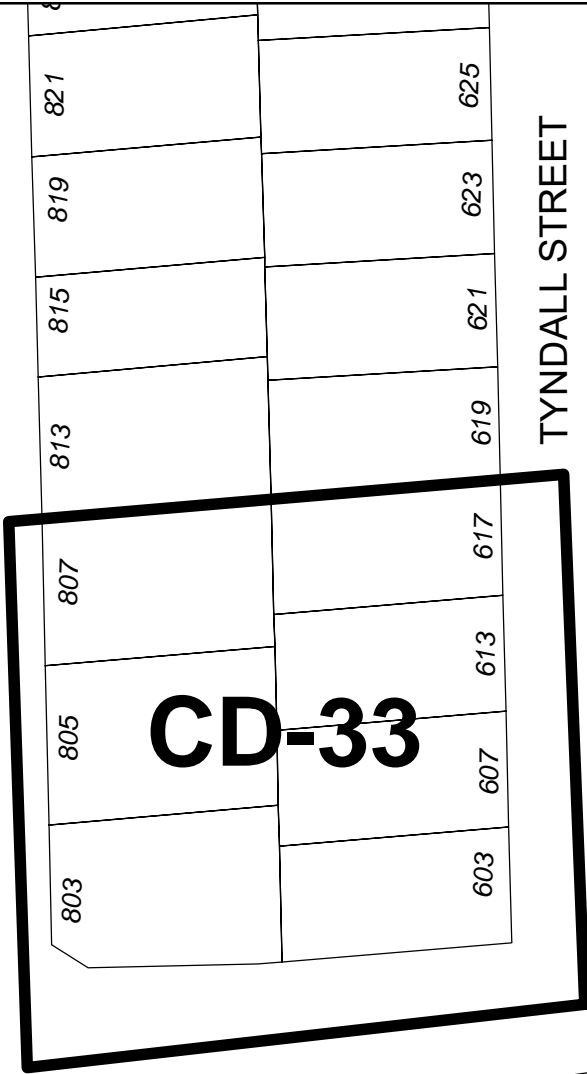
- (a) All *accessory off-street parking* must be provided as *concealed parking*.
- (b) Above-grade structured parking may be located up to the second *storey* only if at least one *storey* of *underground parking* is also provided.
- (c) Above-grade structured *off-street parking* along a *street* must be separated from the *building* face by other permitted *uses*.
- (d) The regulations under Part 7 apply.

### (13) Other Regulations

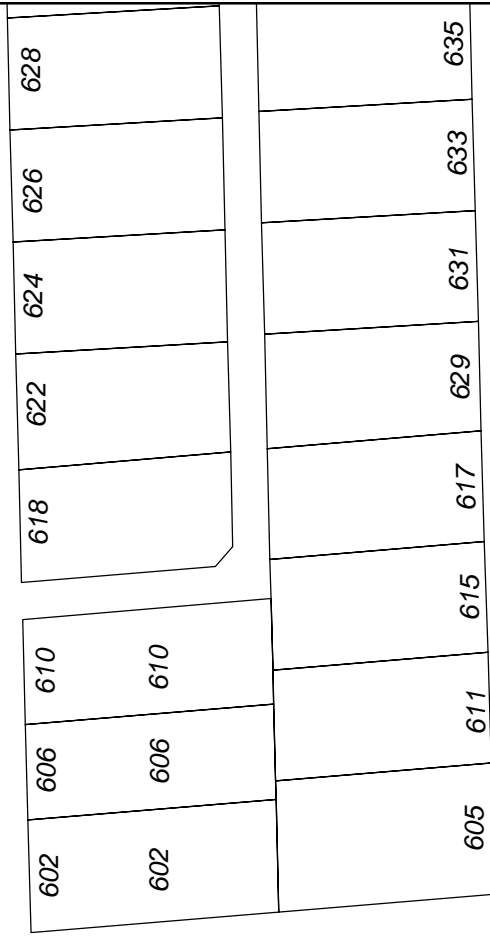
- (a) Each *dwelling unit* in a *building for apartment or townhouse use* must be provided with access to an on-site *common amenity area* or areas totaling not less than 5.0 m<sup>2</sup> per *dwelling unit*.
- (b) Despite the definition of “*lot*” contained in Part 2 of this Bylaw, a *lot* in the CD-33 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-33 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*.

CITY OF BURNABY

NORTH ROAD

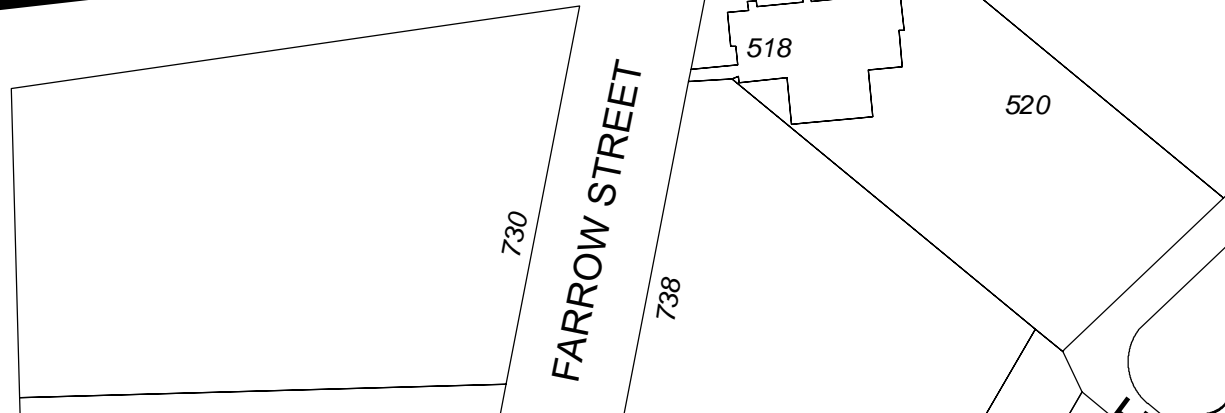


TYNDALL STREET



CLAREMONT STREET

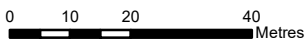
COMO LAKE AVE



FARROW STREET



# SCHEDULE 'A' TO CD-33 ZONE





## PART 21 COMPREHENSIVE DEVELOPMENT ZONES

### 2136 CD-36 Comprehensive Development Zone-36

#### (1) Intent

This site-specific zone provides for *apartment* development with no *height* limit at high *density*.

The lands within the 2136 CD-36 Comprehensive Development Zone – 36 are outlined in bold and divided into “Block A” and “Block B”, as shown in the plan attached hereto and forming part of this CD-36 Zone as Schedule ‘A’.

#### (2) Permitted Uses

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

*Principal uses*, limited to:

(a) Residential, limited to:

- (i) *Apartment*;
- (ii) *Townhouse* as limited under Sub-section (9)(a); and
- (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*;
- (vii) *convenience retail*; and

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

(c) *Assembly*, limited to:

- (i) child-minding services;
  - (ii) *assembly child care* or *child care*;
  - (iii) places of worship;
  - (iv) youth/seniors centres; and
- as further limited under Sub-section (9)(b).

**2136 CD-36 Comprehensive Development Zone-36**

- (d) *Civic*, limited to:
  - (i) community centres;
  - (ii) libraries;
  - (iii) museums;
  - (iv) public squares;
  - (v) parks; andas 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*; and
  - (ii) where the *building for apartment use* contains only *congregate housing and care*:
    - (ii.i) retail sale of goods manufactured in resident workshops;
    - (ii.ii) retail sale of goods and services to residents of the *building* only; and
    - (ii.iii) workshops for residents, social and recreation space and facilities;
- (e) *Lock-off units*, as limited under Section 508(6); and
- (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; and
  - (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.

**2136 CD-36 Comprehensive Development Zone-36**

**(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 (m<sup>2</sup>)</u>
(a) <i>Apartment or Townhouse</i>	1,110
(b) <i>Boarding</i>	555

**(5) Density**

- (a) In this Sub-section (5), each of Block A and Block B as indicated in Schedule “B” to this CD-36 Zone shall be a *lot* for the purpose of calculating *density*, *gross floor area* and *lot area*.
- (b) The overall maximum base *density* of 2.93 times the *lot area* of Block A may be increased with additional *density* to 6.61 times the *lot area* of Block A as follows:

<b>Density Step</b>	<b>Condition of Additional Density</b>	<b>Maximum Total Gross Floor Area Ratio</b>
Step 1	A financial contribution of 63.33% of the land value of the additional <i>density</i> , of which 13.16% of the financial contribution will be towards affordable housing as identified in the Citywide Official Community Plan and the remaining 86.84% towards amenities as identified in the Citywide Official Community Plan	4.69 times the <i>lot area</i> of Block A
Step 2	<i>Purpose-built rental</i> units must occupy a minimum <i>gross floor area</i> of 10,681 sq. m (114,967 sq. ft.) in Block A	6.61 times the <i>lot area</i> of Block A

- (c) The overall maximum base *density* of 1.78 times the *lot area* of Block B may be increased with additional *density* to 3.78 times the *lot area* of Block B as follows:

2136 CD-36 Comprehensive Development Zone-36

<b>Density Step</b>	<b>Condition of Additional Density</b>	<b>Maximum Total Gross Floor Area Ratio</b>
Step 1	A financial contribution of 63.33% of the land value of the additional <i>density</i> , of which 13.16% of the financial contribution will be towards affordable housing as identified in the Citywide Official Community Plan and the remaining 86.84% towards amenities as identified in the Citywide Official Community Plan	2.87 times the <i>lot area</i> of Block B
Step 2	<i>Purpose-built rental</i> units must occupy a minimum <i>gross floor area</i> of 3,244 sq. m (34,914 sq. ft.) in Block B	3.78 times the <i>lot area</i> of Block B

- (d) Between Block A and Block B combined, a minimum of 1,814 sq. m (19,526 sq. ft.) *floor area* is to be provided as *below-market rental units* or *non market housing* rental units, which units may be located within Block A or B.
- (e) Between Block A and Block B combined, a minimum of 1,814 sq. m (19,526 sq. ft.) *floor area* is to be provided as *priority unit types* as identified in the Citywide Official Community Plan, which units may be located within Block A or B.
- (f) In-lieu of a financial contribution as identified in Sub-sections (5)(b) and (c), the *City* may require the provision of an amenity, equivalent in value to the financial contribution for the additional *density* allowed.
- (g) For the purpose of Sub-section (5)(f), 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.
- (h) 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*.
- (i) *Lot area* for the purpose of calculating *density* will be based on the *lot area* prior to any road dedication.

**(6) Lot Coverage**

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

**2136 CD-36 Comprehensive Development Zone-36**

**(7) Buildings Per Lot**

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

**(8) Setbacks**

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

<b><i>Use</i></b>	<b><i>Lot Lines along a Street or Lane (metres)</i></b>	<b><i>Interior Side Lot Line (metres)</i></b>
<i>All buildings or structures</i>	3.0	6.0

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

(c) Notwithstanding Sub-section (8)(b) above, the setbacks for those siting exceptions identified in Section 514(2) may be reduced by 1.8 metres from the approved or permitted setback of any *lot* line.

**(9) Location of Uses**

(a) A *townhouse use*:

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

(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.

## 2136 CD-36 Comprehensive Development Zone-36

### (11) Building Size

- (a) *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.
- (b) Notwithstanding Sub-section (11)(a), 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.
- (c) Notwithstanding Sub-sections (11)(a) and (11)(b), *buildings for apartment use* located in “Block A” must not exceed 72 metres in length.

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

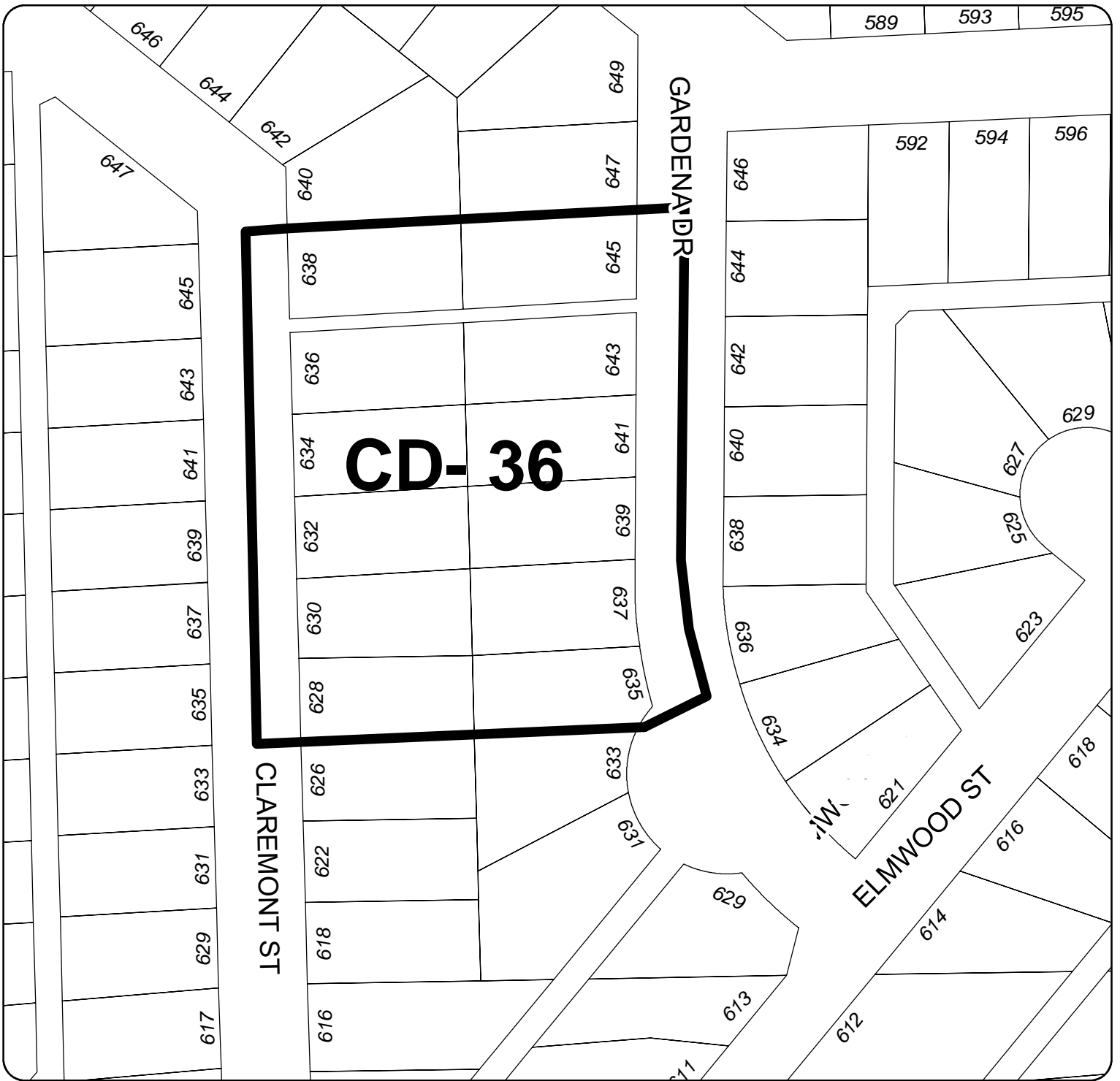
- (a) All *accessory off-street parking* must be provided as *concealed parking*.
- (b) Above-grade structured parking may be located up to the second *storey* only if at least one *storey* of *underground parking* is also provided.
- (c) Above-grade structured *off-street parking* along a *street* must be separated from the *building* face by other permitted *uses*.
- (d) The regulations under Part 7 apply.

### (13) Other Regulations

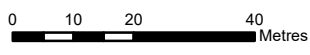
- (a) Each *dwelling unit* in a *building for apartment or townhouse use* must be provided with access to an on-site *common amenity area* or areas totaling not less than 5.0 m<sup>2</sup> per *dwelling unit*.
- (b) Despite the definition of “*lot*” contained in Part 2 of this Bylaw, a *lot* in the CD-36 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-36 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.

**2136 CD-36 Comprehensive Development Zone-36**

- (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*.



**CD-36**

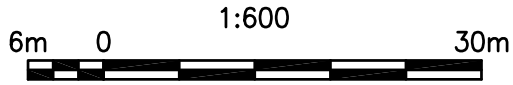


# SCHEDULE 'A' TO CD-36 ZONE



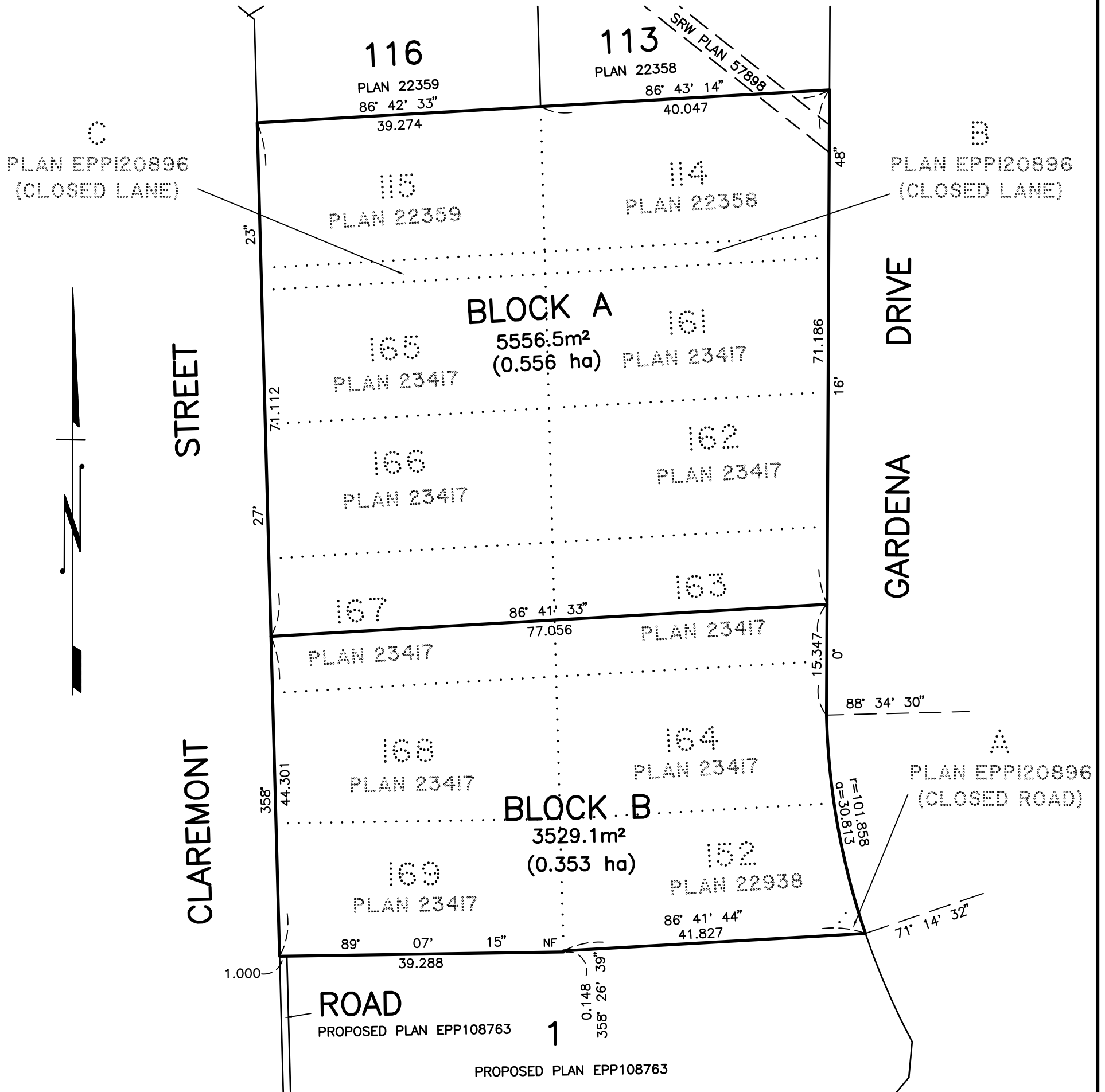


**BLOCK SURVEY PLAN TO ACCOMPANY CITY OF COQUITLAM  
REZONING BYLAW NO. 5238, 2022 OF;  
LOT 152, PLAN 22938, LOT 114, PLAN 22358,  
LOT 115, PLAN 22359 AND LOTS A, B AND C, PLAN EPP120896,  
ALL IN DISTRICT LOT 9, GROUP 1, NEW WESTMINSTER DISTRICT  
BCGS 92G.026**



THE INTENDED PLOT SIZE OF THIS PLAN IS  
280mm IN WIDTH AND 432mm IN HEIGHT (B SIZE)  
WHEN PLOTTED AT A SCALE 1:600

ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF.



PROPERTY LINES AND LOT AREAS ARE BASED ON FIELD SURVEY AND  
LAND TITLE OFFICE RECORDS AND ARE SUBJECT TO CHANGE.  
A LEGAL SURVEY WILL BE REQUIRED TO FINALIZE PROPERTY LINE DIMENSIONS

THIS PLAN LIES WITHIN INTEGRATED SURVEY AREA NO. 14,  
DISTRICT OF COQUITLAM, NAD83 (CSRS) 4.0.0.BC.1.MVRD

GRID BEARINGS ARE DERIVED FROM OBSERVATIONS BETWEEN GEODETIC CONTROL MONUMENTS  
77H6891 AND 73H0196, AND ARE REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 10.

BOOK OF REFERENCE

DESCRIPTION	AREA	
BLOCK A	5556.5 m <sup>2</sup>	0.556 ha
BLOCK B	3529.1 m <sup>2</sup>	0.353 ha
TOTAL	9085.6 m <sup>2</sup>	0.909 ha

UNDERHILL & UNDERHILL  
PROFESSIONAL LAND SURVEYORS  
301, 8337 EASTLAKE DRIVE  
BURNABY, B.C. V5A 4W2  
TEL. (604) 732-3384

THIS PLAN LIES WITHIN THE METRO VANCOUVER REGIONAL DISTRICT

CERTIFIED CORRECT :

JULY 6, 2022

B.C.L.S.

## PART 21 COMPREHENSIVE DEVELOPMENT ZONES

### 2137 CD-37 Comprehensive Development Zone-37

#### (1) Intent

This site specific zone provides for *apartment* development with no *height* limit at high density.

The lands within the 2137 CD-37 Comprehensive Development Zone – 37 are outlined in bold, as shown in the plan attached hereto and forming part of this CD-37 Zone as Schedule 'A'.

#### (2) Permitted Uses

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

*Principal uses*, limited to:

(a) Residential, limited to:

- (i) *Apartment*;
- (ii) *Townhouse* as limited under Sub-section (9)(a); and
- (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*;
- (vii) *convenience retail*; and

as further limited under Sub-sections (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;
  - (v) youth/seniors centres; and
- as further limited under Sub-section (9)(b).

## 2137 CD-37 Comprehensive Development Zone-37

- (d) *Civic*, limited to:
  - (i) community centres;
  - (ii) libraries;
  - (iii) museums;
  - (iv) public squares;
  - (v) parks; andas 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*; and
  - (ii) where the *building for apartment use* contains only *congregate housing and care*:
    - (ii.i) retail sale of goods manufactured in resident workshops;
    - (ii.ii) retail sale of goods and services to residents of the *building* only; and
    - (ii.iii) workshops for residents, social and recreation space and facilities;
- (e) *Lock-off units*, as limited under Section 508(6); and
- (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; and
  - (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.

**2137 CD-37 Comprehensive Development Zone-37**

**(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 (m<sup>2</sup>)</u>
(a) <i>Apartment or Townhouse</i>	1,110
(b) <i>Boarding</i>	555

**(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:

<b>Density Step</b>	<b>Condition of Additional Density</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	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	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	4.0 times the <i>lot area</i>
Step 4	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>	5.0 times the <i>lot area</i>
Step 5	At least 40% of the additional <i>density</i> is used for <i>below-market rental units or non market housing rental units</i> and the remainder of the <i>density</i> is used for <i>purpose-built rental units</i>	5.5 times the <i>lot area</i>

## 2137 CD-37 Comprehensive Development Zone-37

- (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) 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.
- (g) 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)(f);
  - (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; and
  - (iii) 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.
- (h) *Lot area* for the purpose of calculating *density* will be based on the *lot area* prior to any road dedication.

### (6) Lot Coverage

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

**2137 CD-37 Comprehensive Development Zone-37**

**(7) Buildings Per Lot**

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

**(8) Setbacks**

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

<b><i>Use</i></b>	<b><i>Lot Lines along a Street or Lane (metres)</i></b>	<b><i>Interior Side Lot Line (metres)</i></b>
<i>All buildings or structures</i>	3.0	6.0

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

(c) Notwithstanding Sub-section (8)(b) above, the setbacks for those siting exceptions identified in Section 514(2) may be reduced by 1.5 metres from the approved or permitted setback to an interior *lot* line.

**(9) Location of Uses**

(a) A *townhouse use*:

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

## 2137 CD-37 Comprehensive Development Zone-37

### (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)(a), 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*.
- (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 m<sup>2</sup> per *dwelling unit*.
- (b) Despite the definition of "*lot*" contained in Part 2 of this Bylaw, a *lot* in the CD-37 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-37 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.

**2137 CD-37 Comprehensive Development Zone-37**

- (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*.





## PART 21 COMPREHENSIVE DEVELOPMENT ZONES

### 2138 CD-38 Comprehensive Development Zone-38

#### (1) Intent

The lands within the 2138 CD-38 Comprehensive Development Zone – 38 are outlined in bold and divided into “Block A”, “Block B”, and “Block C” and each Block is further divided into Sub-areas, as follows:

<b>Block</b>	<b>Sub-areas</b>
Block A	“A1”, “A2”, “A3”
Block B	“B1”, “B2”, “B3”, “B4”, “B5”
Block C	“C1”, “C2”, “C3”

all as shown in the plan attached hereto and forming part of this CD-38 Zone as Schedule ‘A’.

This zone provides for a master planned, high density *residential mixed use* development in accordance with the City Centre Area Plan and the Citywide Official Community Plan.

#### (2) Permitted Uses

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

- (a) Residential, limited to:
  - (i) *Apartment*;
  - (ii) *Townhouse* as limited under Sub-section (9)(a); and
  - (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*;
  - (vii) *convenience retail*; andas further limited under Sub-section (3)(a).

## 2138 CD-38 Comprehensive Development Zone-38

- (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.
- (d) *Civic*, limited to:
  - (i) community centres;
  - (ii) libraries;
  - (iii) museums;
  - (iv) public squares; and
  - (v) parks.
- (e) *Accessory uses*, limited to:
  - (i) *Boarding*, as limited under Section 508(1);
  - (ii) *Accessory residential*;
  - (iii) *Accessory home occupation*, as limited under Section 508(3);
  - (iv) *Accessory uses* located in a *building* for *apartment use*, limited to:
    - (iv.i) *assembly child care* or *child care*; and
    - (iv.ii) where the *building* for *apartment use* contains only *Congregate Housing and Care*:
      - (iv.ii.i) retail sale of goods manufactured in resident workshops;
      - (iv.ii.ii) retail sale of goods and services to residents of the *building* only; and
      - (iv.ii.iii) workshops for residents, social and recreation space and facilities;
- (f) *Lock-off units*, as limited under Section 508(6); and
- (g) *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; and

**2138 CD-38 Comprehensive Development Zone-38**

- (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 areas set out below:

<u>Use</u>	<u>Minimum Lot Size (m<sup>2</sup>)</u>
<i>Apartment</i>	1,110

**(5) Density**

The overall maximum *density* of the development shall be based on the sum of the gross site area of Block A, Block B and Block C as shown on Schedule 'A' and is to be calculated as follows:

(a) For *commercial and assembly uses*:

- (i) All *buildings and structures* together must not exceed a *gross floor area* of 0.1 times the *lot area*, or 4,570.1 m<sup>2</sup>.

(b) For *civic uses*:

Not applicable in this zone.

(c) For *residential uses*:

- (i) All *buildings and structures* together must not exceed a base *density gross floor area* of 2.5 times the *lot area*, or 114,252.5 m<sup>2</sup>.
- (ii) The overall maximum base *density* of 2.5 times the *lot area* may be increased as follows:

2138 CD-38 Comprehensive Development Zone-38

<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>	<b>Maximum Additional Gross Floor Area</b>
Step 1	A financial contribution of 63.3% of the land value of the additional <i>density</i> towards amenities as identified in the Citywide Official Community Plan	Up to 1.5 times the <i>lot area</i>	4.0 times the <i>lot area</i>	68,551.5 m <sup>2</sup>
Step 2	At least 26.7% of the additional <i>density</i> is used for <i>below-market rental units</i> or <i>non market housing rental units</i> and the remainder of the <i>density</i> is used for <i>purpose-built rental units</i>	Up to 1.5 times the <i>lot area</i>	5.5 times the <i>lot area</i>	68,551.5 m <sup>2</sup>

- (iii) In-lieu of a financial contribution as identified in Sub-section (5)(c)(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)(c)(iii), the following amenities are eligible for consideration in an application of a *density* bonus:
  - (iv.i) public facilities;
  - (iv.ii) *assembly child care* or *child care* facilities;
  - (iv.iii) space for community or non-profit groups that serve the community; and
  - (iv.iv) extraordinary public realm improvements.
- (v) As additional *density* and on the condition that an *assembly child care* or *child care* facility is provided and secured by a covenant registered under Section 219 of the Land Title Act in favour, and to the satisfaction, of the *City*, an amount up to three times the *gross floor area* of the indoor area of such facility or facilities may be excluded from the calculation made in accordance with Sub-section 5(c)(ii).

**2138 CD-38 Comprehensive Development Zone-38**

- (vi) 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*.
- (vii) The total residential *density* described in this Sub-section (5)(c) shall be subject to the following additional restrictions:
  - (vii.i) Block A: All *buildings* and *structures* together must not exceed a *gross floor area* of 33,000 m<sup>2</sup>;
  - (vii.ii) Block B: All *buildings* and *structures* together must not exceed a *gross floor area* of 168,000 m<sup>2</sup>; and
  - (vii.iii) Block C: All *buildings* and *structures* together must not exceed a *gross floor area* of 75,000 m<sup>2</sup>.

**(6) Lot Coverage**

All *buildings* and *structures* combined must not exceed a *lot coverage* of 85%.

**(7) Buildings Per Lot**

Not applicable in this zone.

**(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 the *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>
All <i>buildings</i> or <i>structures</i>	3.0	4.5

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

**2138 CD-38 Comprehensive Development Zone-38**

**(9) Location of Uses**

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

**(10) Building Size**

Not applicable in this zone.

**(11) Height**

The minimum and maximum *height of principal buildings* in each Sub-area shall be as follows:

(a) Block A:

<b>Sub-area</b>	<b>Minimum</b>	<b>Maximum</b>
A1	Forty-two (42) <i>Storeys</i>	Forty-six (46) <i>Storeys</i>
A2	One (1) <i>Storey</i>	Three (3) <i>Storeys</i>
A3	Not Applicable	Not Applicable

(b) Block B:

<b>Sub-area</b>	<b>Minimum</b>	<b>Maximum</b>
B1	Thirty-eight (38) <i>Storeys</i>	Forty-seven (47) <i>Storeys</i>
B2	Forty (40) <i>Storeys</i>	Forty-nine (49) <i>Storeys</i>
B3	Forty-two (42) <i>Storeys</i>	Fifty-one (51) <i>Storeys</i>
B4	Forty (40) <i>Storeys</i>	Forty-nine (49) <i>Storeys</i>
B5	Thirty-eight (38) <i>Storeys</i>	Forty-seven (47) <i>Storeys</i>

**2138 CD-38 Comprehensive Development Zone-38**

(c) Block C:

<b>Sub-area</b>	<b>Minimum</b>	<b>Maximum</b>
C1	Twenty-four (24) <i>Storeys</i>	Thirty-four (34) <i>Storeys</i>
C2	Thirty-one (31) <i>Storeys</i>	Forty (40) <i>Storeys</i>
C3	Thirty-three (33) <i>Storeys</i>	Forty-three (43) <i>Storeys</i>

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

- (a) All *accessory off-street parking* must be provided as a *concealed parking*.
- (b) The regulations under Part 7 apply.
- (c) Notwithstanding Sub-section (12)(b) for Block A, Sub-area A1, the loading requirement shall be satisfied by the provision of one (1) Class B loading space.

**(13) Other Regulations**

- (a) Despite the definition of *lot* contained in Part 2 of this bylaw, Block A, Block B and Block C in the CD-38 zone may be considered as a contiguous parcel 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-38 zone;
  - (ii) the parcels are subject of a development permit or development agreement providing for the parcels to be developed together as a single development; and
  - (iii) a covenant is registered against each parcel under Section 219 of the Land Title Act in favour of the *City* requiring that such parcels be developed in accordance with Sub-section (13)(a)(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 totaling not less than 5.0 m<sup>2</sup> per *dwelling unit*.
- (c) The number of *studio dwelling units* in any single *building* must not exceed 30% of all *dwelling units* in the *building*.
- (d) The number of three bedroom *dwelling units* in each of Block A, Block B, and Block C, must exceed 10% of all *dwelling units* in the Block.



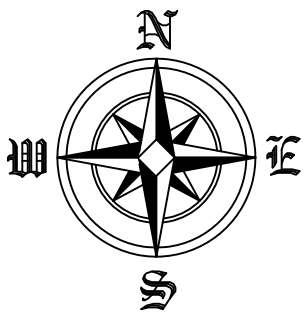
**2138 CD-38 Comprehensive Development Zone-38**

- (e) All other relevant sections of the bylaw apply, including but not limited to general regulations in Part 5, and regulations relating to *subdivision* in Part 6.

**BLOCK SURVEY PLAN TO ACCOMPANY CITY OF COQUITLAM REZONING  
 BYLAW No. 5280 OF LOT 40 PLAN 25875 AND  
 LOT 45 EXCEPT: PART ON STATUTORY RIGHT OF WAY PLAN 57445 PLAN 29208 AND  
 LOT 46 EXCEPT: PART ON STATUTORY RIGHT OF WAY PLAN 57445 PLAN 29208 AND  
 LOTS 47 TO 49 PLAN 29208 AND  
 LOTS 1 AND 2 PLAN 13360 AND  
 LOTS A AND B PLAN LMP12133 AND  
 PARCEL "B" (BY-LAW PLAN 53584) EXCEPT: PART DEDICATED ON PLAN 71911  
 PLAN 2270 AND  
 PARCEL "D" (BY-LAW PLAN 53584) PLAN 1147 ALL OF DISTRICT LOT 238  
 GROUP 1 NEW WESTMINSTER DISTRICT**

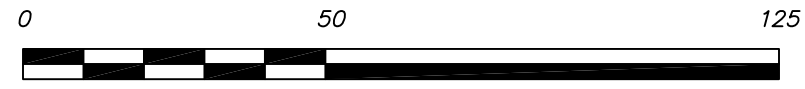
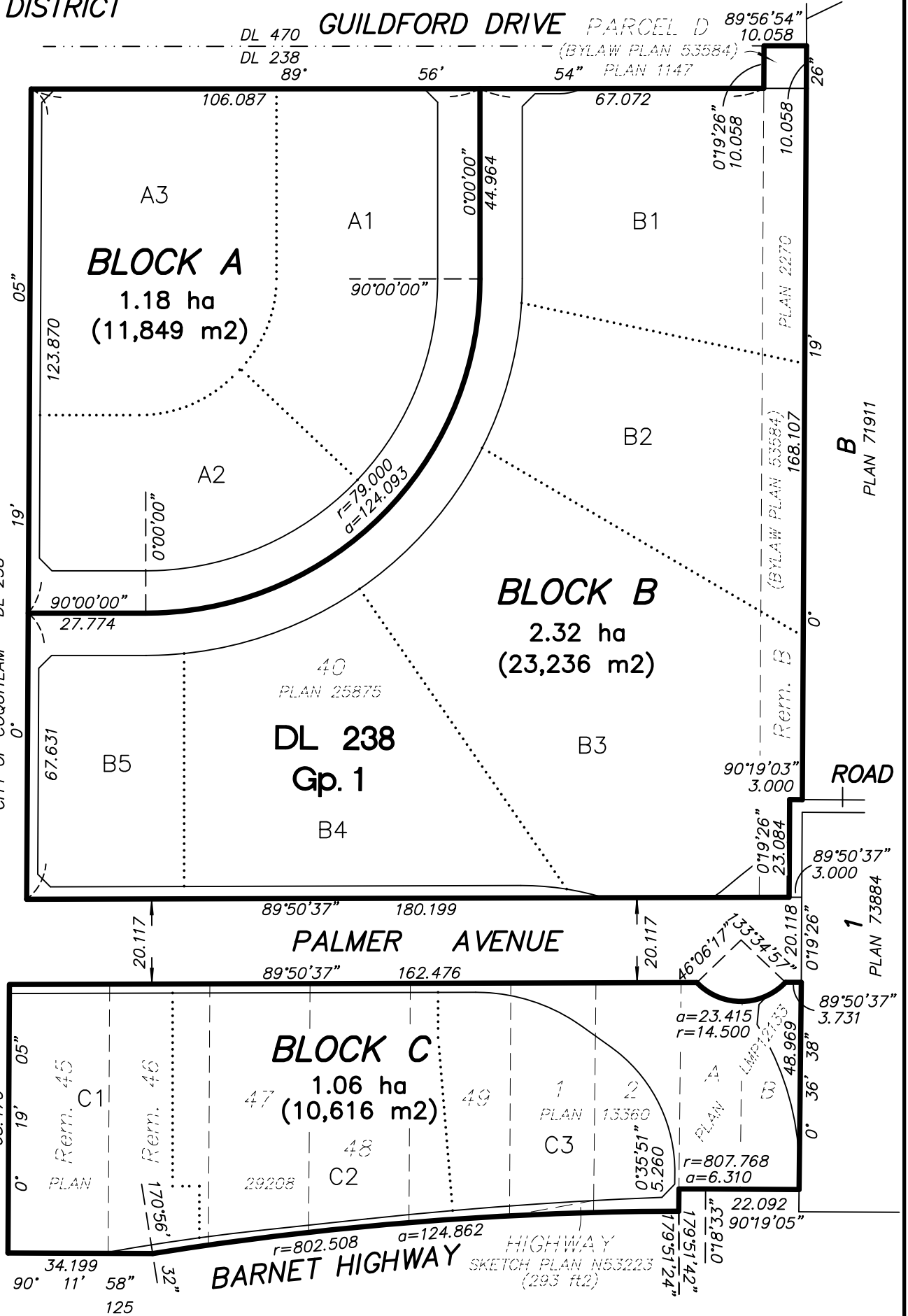
BCGS 92G.026

BOOK OF REFERENCE	
DESCRIPTION	AREA
BLOCK A	1.18 ha 11,849 m <sup>2</sup>
BLOCK B	2.31 ha 23,135 m <sup>2</sup>
BLOCK C	1.06 ha 10,616 m <sup>2</sup>



DL 233

BALMORAL DRIVE  
 CITY OF PORT MOODY DL 233  
 CITY OF COQUITLAM DL 238



SCALE 1 : 1250 DISTANCES ARE IN METRES

THE INTENDED PLOT SCALE OF THIS PLAN IS  
 280 mm IN WIDTH BY 432 mm IN HEIGHT (B SIZE)  
 WHEN PLOTTED AT A SCALE OF 1:1250.

**LEGEND**

- m<sup>2</sup> DENOTES SQUARE METRES
- ha DENOTES HECTARES

CERTIFIED CORRECT  
 THIS 26th DAY OF OCTOBER, 2022.

B.C.L.S.

**INTEGRATED SURVEY AREA No. 14, COQUITLAM  
 NAD83(CSRS) 4.0.0.BC.1.MVRD**

GRID BEARINGS ARE DERIVED FROM OBSERVATIONS BETWEEN  
 GEODETIC CONTROL MONUMENTS 77H6933 AND 77H6934 AND ARE  
 REFERRED TO CENTRAL MERIDIAN OF UTM ZONE 10.

THE UTM COORDINATES AND ESTIMATED ABSOLUTE ACCURACY  
 ACHIEVED ARE DERIVED FROM THE MASCOT PUBLISHED COORDINATES  
 FOR GEODETIC CONTROL MONUMENTS  
 77H6933 AND 77H6934.

THIS PLAN SHOWS HORIZONTAL GROUND-LEVEL DISTANCES, UNLESS  
 OTHERWISE SPECIFIED. TO COMPUTE GRID DISTANCES, MULTIPLY  
 GROUND-LEVEL DISTANCES BY THE AVERAGE COMBINED FACTOR OF  
 0.9996013 WHICH HAS BEEN DERIVED FROM GEODETIC CONTROL  
 MONUMENTS 77H6933 AND 77H6934.

NOVEMBER 4th, 2022

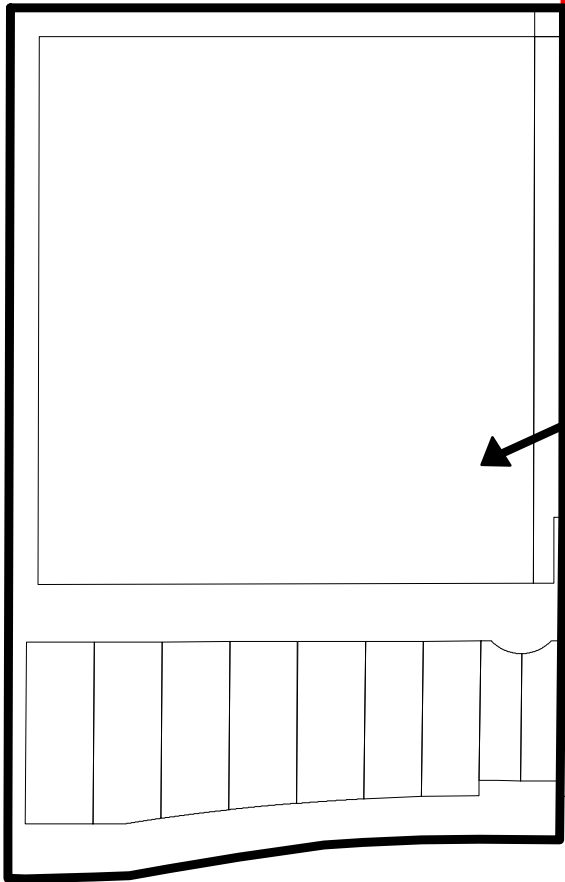
**BUTLER  
 SUNDVICK** 4 - 19089 94th Ave  
 Surrey, BC V4N 3S4  
 www.butlersundvick.ca  
 Tel. 604-513-9611

File: 4760  
 Dwg: 4760-BK1 REV. 5

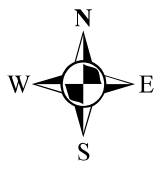
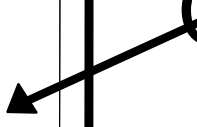
GARY SUNDVICK

THIS PLAN LIES WITHIN THE METRO VANCOUVER REGIONAL DISTRICT

CITY OF PORT MOODY



CD-38



# SCHEDULE 'B' TO CD-38 ZONE



## PART 21 COMPREHENSIVE DEVELOPMENT ZONES

### 2142 CD-42 Comprehensive Development Zone-42

#### (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); and
- (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*;
- (vii) *convenience retail*; and

as further limited under Sub-sections (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;
  - (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;
  - (v) parks; and
- as further limited under Sub-section (9)(b).

## 2142 CD-42 Comprehensive Development Zone-42

*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*; and
  - (ii) where the *building* for *apartment use* contains only *congregate housing and care*:
    - (ii.i) retail sale of goods manufactured in resident workshops;
    - (ii.ii) retail sale of goods and services to residents of the *building* only; and
    - (ii.iii) workshops for residents, social and recreation space and facilities;
- (e) *Lock-off units*, as limited under Section 508(6); and
- (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; and
  - (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 (m<sup>2</sup>)</u>
(a) <i>Apartment or Townhouse</i>	1,110
<i>Boarding</i>	555
(b) The maximum <i>lot size</i> for a public park is 0.8 hectares.	

**2142 CD-42 Comprehensive Development Zone-42**

**(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:

<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	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>	5.0 times the <i>lot area</i>
Step 5	At least 40% of the additional <i>density</i> is used for <i>below-market rental units</i> or <i>non market housing rental units</i> and the remainder of the <i>density</i> is used for <i>purpose-built rental units</i>	Up to 0.5 times the <i>lot area</i>	5.5 times

**2142 CD-42 Comprehensive Development Zone-42**

- (c) Notwithstanding Sub-section 5(b):
  - (i) an *assembly child care* facility is excluded from the maximum *density* calculation; and
  - (ii) additional *density* in the amount of up to three times the *floor area* of the *assembly child care* facility may be excluded from the maximum *density* calculation.
- (d) 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.
- (e) For the purpose of Sub-section (5)(d), the following amenities are eligible for consideration in an application of a *density* bonus:
  - (i) public facilities;
  - (jj) space for community or non-profit groups that serve the community; and
  - (jjj) extraordinary public realm improvements.
- (f) For each *accessible residential dwelling unit* and *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 *accessible residential dwelling units* and *adaptable units* shall only be applied to a maximum of 20% of all *dwelling units* within a *building*.
- (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)(g);
  - (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; and
  - (iii) 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.

**2142 CD-42 Comprehensive Development Zone-42**

**(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>
All <i>buildings</i> or <i>structures</i>	3.0	6.0

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

**(9) Location of Uses**

(a) A *townhouse use*:

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



## 2142 CD-42 Comprehensive Development Zone-42

### (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

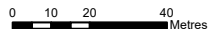
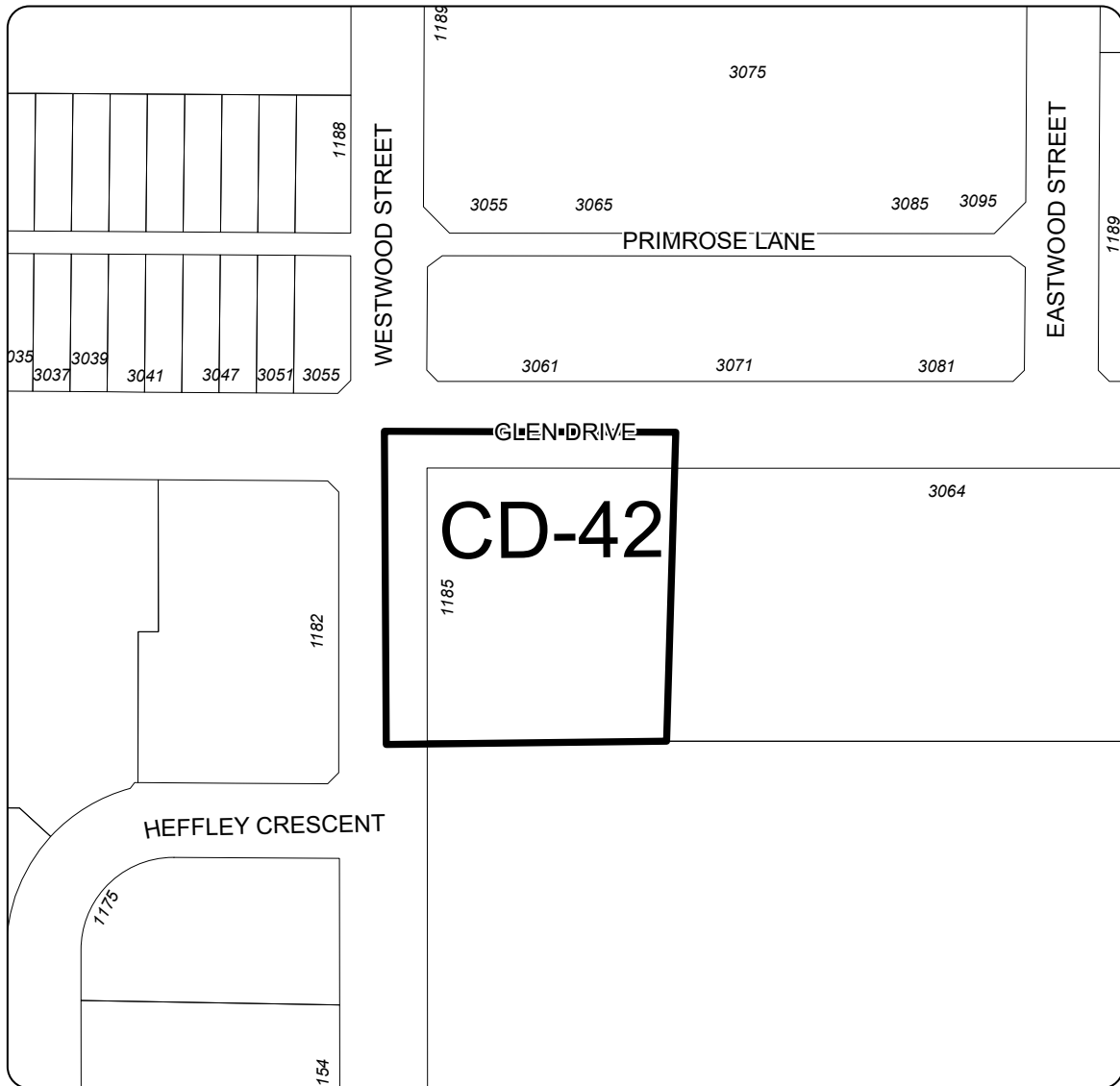
- (a) All *accessory off-street parking* must be provided as *concealed parking*.
- (b) Above-grade structured parking may be located up to the second *storey* only if at least one *storey* of *underground parking* is also provided.
- (c) Above-grade structured *off-street parking* along a *street* must be separated from the *building* face by other permitted *uses*.
- (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 m<sup>2</sup> per *dwelling unit*. The *common amenity area* requirement can be reduced by a maximum of 100 sq. m. if an *assembly child care* facility is provided on site.
- (b) Despite the definition of “*lot*” contained in Part 2 of this Bylaw, a *lot* in the CD-42 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-42 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.

**2142 CD-42 Comprehensive Development Zone-42**

- (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*.



# SCHEDULE 'A' TO CD-42 ZONE

## PART 21 COMPREHENSIVE DEVELOPMENT ZONES

### 2144 CD-44 Comprehensive Development Zone-44

#### (1) Intent

This site specific zone provides for *apartment* development with no *height* limit at high density.

#### (2) Permitted Uses

- (a) Residential, limited to:
  - (i) *Apartment*;
  - (ii) *Townhouse* as limited under Sub-section (9)(a); and
  - (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*;
  - (vii) *convenience retail*; andas further limited under Sub-sections (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;
  - (v) youth/seniors centres; andas further limited under Sub-section (9)(b).
- (d) *Civic*, limited to:
  - (vi) community centres;
  - (vii) libraries;
  - (viii) museums;
  - (ix) public squares;
  - (x) parks; andas further limited under Sub-section (9)(b).

## 2144 CD-44 Comprehensive Development Zone-44

*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*; and
  - (ii) where the *building* for *apartment use* contains only *congregate housing and care*:
    - (ii.i) retail sale of goods manufactured in resident workshops;
    - (ii.ii) retail sale of goods and services to residents of the *building* only; and
    - (ii.iii) workshops for residents, social and recreation space and facilities;
- (e) *Lock-off units*, as limited under Section 508(6); and
- (f) *Accessory street vending*.

### (3) Conditions of Use

- (a) *Commercial uses*, except for 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; and
  - (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 areas set out below:

<u>Use</u>	<u>Minimum Lot Size (m<sup>2</sup>)</u>
(a) <i>Apartment</i> or <i>Townhouse</i>	1,110
<i>Boarding</i>	555
(b) The maximum <i>lot size</i> for a public park is 0.8 hectares.	

**2144 CD-44 Comprehensive Development Zone-44**

**(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:

<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	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>	5.0 times the <i>lot area</i>
Step 5	At least 40% 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 0.5 times the <i>lot area</i>	5.5 times the <i>lot area</i>

**2144 CD-44 Comprehensive Development Zone-44**

- (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) *assembly child care* or *child care* facilities;
  - (iii) space for community or non-profit groups that serve the community; and
  - (iv) extraordinary public realm improvements.
- (e) As additional *density* and on the conditions that:
  - (i) an *assembly child care* or *child care* facility is provided within the development and secured by a covenant registered in favour and to the satisfaction of the *City* under Section 219 of the Land Title Act; and
  - (ii) the development has achieved the maximum total *gross floor area ratio* in Sub-section (5)(b) Step 5,  
an amount up to three times the *gross floor area* of the indoor area of such facility or facilities may be excluded from the calculation made in accordance with Sub-sections (5)(a) and (5)(b).
- (f) For each *accessible residential dwelling unit* and *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 *accessible residential dwelling units* and *adaptable units* shall only be applied to a maximum of 20% of all units within a *building*.
- (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 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)(g); 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.

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- (i) *Lot area* for the purpose of calculating *density* will be based on the *lot area* prior to any road dedication.

**(6) Lot Coverage**

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

**(7) Buildings Per Lot**

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

**(8) Setbacks**

- (a) *Buildings* and *structures* for all *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>
All <i>buildings</i> or <i>structures</i>	3.0	6.0*

\*May be reduced to 4.5m to the *building* face and 3.0m to the balcony along the west property line for a *building* that is a maximum of six *storeys* tall.

- (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; and
  - (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; and



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- (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; and
- (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 m<sup>2</sup> per *dwelling unit*.
- (b) Where *assembly child care* is a *principal use*, the *common amenity area* may be reduced up to 20%, provided that such reduction shall not exceed 100 square metres and the *common amenity area* meets all requirements of the *City’s Child Care Incentive Policy*, or any replacement thereof, as determined by the *General Manager Planning and Development*.

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- (c) Despite the definition of “*lot*” contained in Part 2 of this Bylaw, a *lot* in the CD-44 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-44 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)(c)(i), and containing such other provisions as the *City* may require.
- (d) The regulations under Part 2, Part 3, Part 4, Part 5 and Part 6 apply.
- (e) The number of *studio dwelling units* in any single *building* must not exceed 30% of all *dwelling units* in the *building*.



# SCHEDULE 'A' TO CD-44 ZONE

