PART 21 COMPREHENSIVE DEVELOPMENT ZONES

2100 Definitions

For ease of use, all words appearing in *italics* are defined terms in this Part or Bylaw. In this Part:

BELOW-MARKET RENTAL UNIT means a *dwelling unit* in a *purpose-built rental* for which the rent charged is at least 25% below market rent, as secured by a housing agreement or registered covenant.

NON MARKET HOUSING means self-contained, independent, living *dwelling units* targeted to low and moderate income households such as housing co-operatives and seniors and *family* non profit projects.

PRIORITY UNIT TYPES means *below-market rental units*, *non market housing* rental units, *accessible residential* rental *dwelling units* and *three-plus bedroom rental units*.

PURPOSE-BUILT RENTAL means a *building* containing four or more *dwelling units* that is purposely designed and built to provide a rental form of accommodation that is affordable and that is subject to a housing agreement or registered covenant that requires that the *dwelling units* only be rented, and not individually sold or transferred, during the life of the *building*.

STRATEGIC HOUSING means specials needs or affordable housing, including *purpose-built rental*, as contemplated under Section 482 of the Local Government Act immediately prior to the enactment of the Housing Statutes (Development Financing) Amendment Act, 2023, despite Section 202 Interpretation, Sub-section (3), of this Bylaw.

For information only. Refer to
City of Coquitlam Zoning Bylaw.

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For information only. Refer to
City of Coquitlam Zoning Bylaw.

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 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

For information only. Refer to
City of Coquitlam Zoning Bylaw.

(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

For information only. Refer to
City of Coquitlam Zoning Bylaw.

(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 school*;
(iii) *convenience retail*;
(iv) *entertainment facility*;
(v) *grocery store*;
(vi) *intensive commercial recreation*;
(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*.

For information only. Refer to
City of Coquitlam Zoning Bylaw.

(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.

For information only. Refer to
City of Coquitlam Zoning Bylaw.

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:

Lot	**Minimum *Density* (sq. m.)**	**Maximum *Density* (sq. m.)**	**Maximum *Building Height* (*storeys*)**
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			33
13	n/a	62,290	36
15			49
16	Residential: n/a Commercial (Lots 17 and 18): 4,193	Residential: 99,378 Commercial: n/a	40
17			34
18			30
19	n/a	109,142	43
21A			40
21B			6
22B			37
20A and 20B	n/a	4,645	6

For information only. Refer to
City of Coquitlam Zoning Bylaw.

(7) Lot Coverage

Not applicable in this zone.

(8) Buildings Per Lot

Not applicable in this zone.

(9) Setbacks

(a) *Building*s and *structure*s 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 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.

For information only. Refer to
City of Coquitlam Zoning Bylaw.

(12) Off-Street Parking

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

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

(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*.

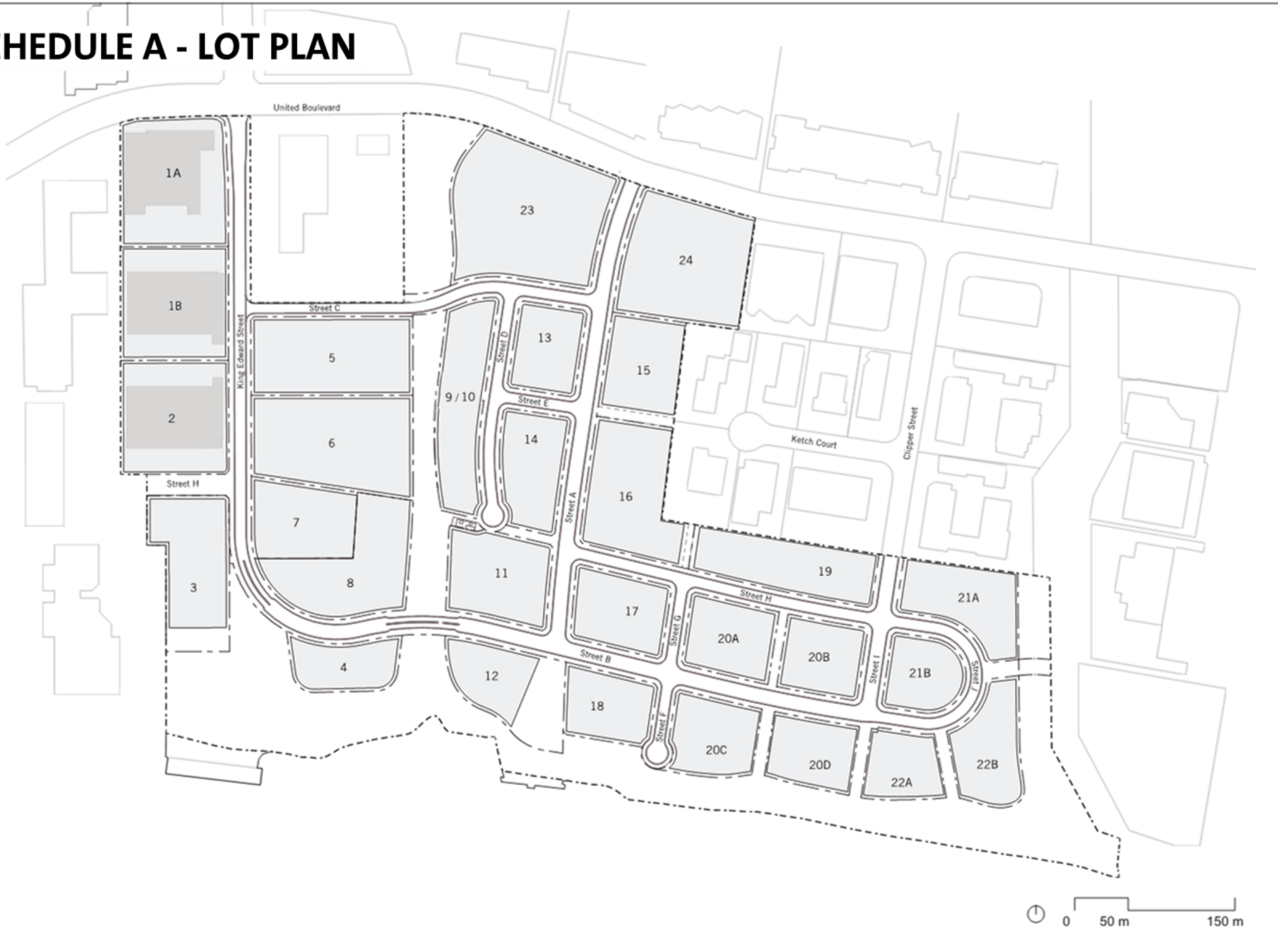
(b) The number of *studio dwelling units* in any single *building* containing a *residential use* must not exceed 30% of all *dwelling units* in the *building*.

(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.

For information only. Refer to
City of Coquitlam Zoning Bylaw.

SCHEDULE A - LOT PLAN



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* if 1,110m^2.

For information only. Refer to
City of Coquitlam Zoning Bylaw.

(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:

Use	Front and Exterior Side Lot Line (metres)	Rear Lot Line (metres)	Interior Side Lot Lines (metres)
Principal buildings	4.0	4.5 (*lane*)	4.5
Accessory off-street parking structures	4.0	1.5 (*lane*)	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 *storey*s or 16.45 metres.

For information only. Refer to
City of Coquitlam Zoning Bylaw.

(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:

Use	**Vehicle Parking Requirements**
Apartment use	1 *parking space* per *dwelling unit;*
Assembly and visitor *use*	45 *parking spaces*

(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^2 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).

For information only. Refer to
City of Coquitlam Zoning Bylaw.

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*

For information only. Refer to
City of Coquitlam Zoning Bylaw.

(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^2 (21,528 ft^2).

(b) Block 'B' has a minimum *lot size* of 3,300 m^2 (35,520 ft^2).

(c) Block 'C' has a minimum *lot size* of 3,000 m^2 (32,292 ft^2).

(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'.

For information only. Refer to
City of Coquitlam Zoning Bylaw.

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:

Use	***Front Lot Line*** **(metres)**	***Rear Lot Line*** **(metres)**	***Interior Side Lot Line*** **(metres)**	***Exterior Side Lot Line*** **(metres)**
Apartment and *townhouse residential* (Block 'A')	4.5	0.0	4.5	4.5
Civic (Block 'B')	4.5	0.0	0.0	N/A
Apartment and *townhouse residential* (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.

For information only. Refer to
City of Coquitlam Zoning Bylaw.

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:

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

For information only. Refer to
City of Coquitlam Zoning Bylaw.

(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
Block 'A'	
Apartment and *townhouse use*	1 Class A loading space at grade 1 Class B loading space at grade 3 Class A loading spaces underground
Block 'B'	
Community centre (including *restaurant use)*	4 Class A loading spaces underground
Block 'C'	
Apartment and *townhouse use* 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.

For information only. Refer to
City of Coquitlam Zoning Bylaw.

(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^2 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^2 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.

For information only. Refer to
City of Coquitlam Zoning Bylaw.

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*.

For information only. Refer to
City of Coquitlam Zoning Bylaw.

(4) Lot Size

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

Use	**Minimum *Lot Size* (m^2)**
Apartment or *townhouse*	1,110
Boarding	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:

Use	***Front Lot Line*** **(metres)**	***Rear Lot Line*** **(metres)**	***Interior Side Lot Line*** **(metres)**	***Exterior Side Lot Line*** **(metres)**
Apartment residential	3.0	3.0	4.5	3.0
Townhouse residential	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.

For information only. Refer to
City of Coquitlam Zoning Bylaw.

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':

USE	MINIMUM LOADING REQUIREMENTS
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

For information only. Refer to
City of Coquitlam Zoning Bylaw.

(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^2 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^2 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.

For information only. Refer to
City of Coquitlam Zoning Bylaw.

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^2.

(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:

For information only. Refer to
City of Coquitlam Zoning Bylaw.

***Density* Step**	**Condition of Additional *Density***	**Additional *Gross Floor Area Ratio***	**Maximum Total *Gross Floor Area Ratio***
Step 1	A financial contribution of 75% of the land value of the additional *density* towards amenities as identified in the Official Community Plan	Up to 0.5 times the *lot area*	3.0 times the *lot area*
Step 2	A financial contribution of 65% of the land value of the additional *density* towards amenities as identified in the Official Community Plan	Up to 0.5 times the *lot area*	3.5 times the *lot area*
Step 3	A financial contribution of 50% of the land value of the additional *density*, of which 50% will be towards amenities and 50% towards affordable housing as identified in the Official Community Plan	Up to 0.5 times the *lot area*	4.0 times the *lot area*
Step 4	At least 20% of additional *density* is used for *priority unit types* as identified in the Official Community Plan and the remainder of the additional *density* is used for *purpose-built rental units*.	Up to 1.0 times the *lot area*	5.0 times the *lot area*
Step 5	At least 40% of additional *density* is used for *below-market rental units* and *non-market housing* as identified in the Official Community Plan and the remainder of the additional *density* is used for *purpose-built rental units*.	Up to 0.5 times the *lot area*	5.5 times the *lot area*

(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^2 is excluded from the *gross floor area* calculation. The exclusion of 2m^2 for *adaptable units* shall only be applied to a maximum of 20% of all units within a *building*.

For information only. Refer to
City of Coquitlam Zoning Bylaw.

(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 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 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:

Use	**All *Lot Lines* (metres)**
All buildings and *structures*	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*.

For information only. Refer to
City of Coquitlam Zoning Bylaw.

(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^2 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.

For information only. Refer to
City of Coquitlam Zoning Bylaw.

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^2.

(5) Density

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

For information only. Refer to
City of Coquitlam Zoning Bylaw.

(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:

Use	***Lot* Lines Along a *Street* (metres)**	***Rear Lot Line* (metres)**	***Interior Side Lot Line* (metres)**
Buildings and *structures*	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.

For information only. Refer to
City of Coquitlam Zoning Bylaw.

(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^2 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*:

Dwelling Unit	**Total Private Outdoor Space (m^2)**
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^2 per *dwelling unit*.

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

For information only. Refer to
City of Coquitlam Zoning Bylaw.

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) *intensive 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*

For information only. Refer to
City of Coquitlam Zoning Bylaw.

(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 Sub-section 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.

For information only. Refer to
City of Coquitlam Zoning Bylaw.

(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:

***Density* Step**	**Condition of Additional *Density***	**Additional *Gross Floor Area Ratio***	**Maximum Total *Gross Floor Area Ratio***
Step 1	A financial contribution of 75% of the land value of the additional *density* towards amenities as identified in the Official Community Plan	Up to 0.5 times the *lot area*	3.0 times the *lot area*
Step 2	A financial contribution of 65% of the land value of the additional *density* towards amenities as identified in the Official Community Plan	Up to 0.5 times the *lot area*	3.5 times the *lot area*
Step 3	A financial contribution of 50% of the land value of the additional *density*, of which 50% will be towards amenities and 50% towards affordable housing as identified in the Official Community Plan	Up to 0.5 times the *lot area*	4.0 times the *lot area*
Step 4	A financial contribution of 35% of the land value of the additional *density* towards amenities as identified in the Official Community Plan	Up to 0.5 times the *lot area*	4.5 times the *lot area*
Step 5	A financial contribution of 25% of the land value of the additional *density* towards amenities as identified in the Official Community Plan	Up to 0.5 times the *lot area*	5.0 times the *lot area*
Step 6	At least 20% of additional *density* is used for *priority unit* types as identified in the Official Community Plan and the remainder of the additional *density* is used for *purpose-built rental* units	Up to 1.0 times the *lot area*	6.0 times the *lot area*

For information only. Refer to
City of Coquitlam Zoning Bylaw.

(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 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 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 2m² is excluded from the *gross floor area* calculation. The exclusion of 2m² 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*.

For information only. Refer to
City of Coquitlam Zoning Bylaw.

(8) Setbacks

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

Use	***Lot* lines along a *Street* or *Lane* or Public Right-of-Way whichever is closer (metres)**	**All other *lot* lines not abutting a *Street* or *Lane* (metres)**
Buildings and *structures*	Min 3.0 – Max 6.0	Min. 3.0
Buildings and *structures* with a *commercial* and *civic use* within the first *storey*	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".

For information only. Refer to
City of Coquitlam Zoning Bylaw.

(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 5.0m² 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*.

For information only. Refer to
City of Coquitlam Zoning Bylaw.

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;*

For information only. Refer to
City of Coquitlam Zoning Bylaw.

(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)

For information only. Refer to
City of Coquitlam Zoning Bylaw.

(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 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 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^2; 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^2 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*.

For information only. Refer to
City of Coquitlam Zoning Bylaw.

(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:

For information only. Refer to
City of Coquitlam Zoning Bylaw.

***Density* Step**	**Condition of Additional *Density***	**Additional *Gross Floor Area* Ratio**	**Maximum Total *Gross Floor Area* Ratio**
Step 1	A financial contribution of 75% of the land value of the additional *density* towards amenities as identified in the Official Community Plan	Up to 0.5 times the *lot area*	3.0 times the *lot area*
Step 2	A financial contribution of 65% of the land value of the additional *density* towards amenities as identified in the Official Community Plan	Up to 0.5 times the *lot area*	3.5 times the *lot area*
Step 3	A financial contribution of 50% of the land value of the additional *density*, of which 50% will be towards amenities, and 50% towards affordable housing as identified in the Official Community Plan	Up to 0.5 times the *lot area*	4.0 times the *lot area*
Step 4	A financial contribution of 35% of the land value of the additional *density* towards amenities as identified in the Official Community Plan	Up to 0.5 times the *lot area*	4.5 times the *lot area*
Step 5	At least 20% of additional *density* is used for *priority unit types* as identified in the Official Community Plan and the remainder of the additional *density* is used for *purpose- built rental* units	Up to 1.0 times the *lot area*	5.5 times the *lot area*
Step 6	At least 40% of additional *density* is used for *below-market rental units* or *non market housing* rental units, and the remainder of the additional *density* is used for *purpose-built rental* units	Up to 0.5 times the *lot area*	6.0 times the *lot area*

(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.

For information only. Refer to
City of Coquitlam Zoning Bylaw.

(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^2 is excluded from the *gross floor area* calculation. The exclusion of 2 m^2 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 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 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:

For information only. Refer to
City of Coquitlam Zoning Bylaw.

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

For information only. Refer to
City of Coquitlam Zoning Bylaw.

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^2 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*.

For information only. Refer to
City of Coquitlam Zoning Bylaw.

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) *intensive 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)

For information only. Refer to
City of Coquitlam Zoning Bylaw.

(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.

For information only. Refer to
City of Coquitlam Zoning Bylaw.

(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:

***Density* Step**	**Condition of Additional *Density***	**Additional *Gross Floor Area Ratio***	**Maximum Total *Gross Floor Area Ratio***
Step 1	A financial contribution of 75% of the land value of the additional *density* towards amenities as identified in the Official Community Plan	Up to 0.5 times the *lot area*	3.0 times the *lot area*
Step 2	A financial contribution of 65% of the land value of the additional *density* towards amenities as identified in the Official Community Plan	Up to 0.5 times the *lot area*	3.5 times the *lot area*
Step 3	A financial contribution of 50% of the land value of the additional *density*, of which 50% will be towards amenities, and 50% towards affordable housing as identified in the Official Community Plan	Up to 0.5 times the *lot area*	4.0 times the *lot area*
Step 4	A financial contribution of 35% of the land value of the additional *density* towards amenities as identified in the Official Community Plan	Up to 0.5 times the *lot area*	4.5 times the *lot area*
Step 5	At least 20% of additional *density* is used for *priority unit types* as identified in the Official Community Plan Plan and the remainder of the additional *density* is used for *purpose- built rental* units	Up to 1.0 times the *lot area*	5.5 times the *lot area*
Step 6	At least 40% of additional *density* is used for *below-market rental units* or *non market housing* rental units, and the remainder of the additional *density* is used for *purpose-built rental* units	Up to 0.5 times the *lot area*	6.0 times the *lot area*

For information only. Refer to
City of Coquitlam Zoning Bylaw.

(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^2 is excluded from the *gross floor area* calculation. The exclusion of 2 m^2 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 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 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.

For information only. Refer to
City of Coquitlam Zoning 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:

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

For information only. Refer to
City of Coquitlam Zoning Bylaw.

(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*.

For information only. Refer to
City of Coquitlam Zoning Bylaw.

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.*

For information only. Refer to
City of Coquitlam Zoning Bylaw.

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 U*ses, 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.

For information only. Refer to
City of Coquitlam Zoning Bylaw.

(4) Lot Size

The minimum *lot size* is 1,110 m^2.

(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:

***Density* Step**	**Condition of Additional *Density***	**Additional *Gross Floor Area* Ratio**	**Maximum Total *Gross Floor Area* Ratio**
Step 1	A financial contribution of 75% of the land value of the additional *density* towards amenities as identified in the Official Community Plan	Up to 0.5 times the *lot area*	3.0 times the *lot area*
Step 2	A financial contribution of 65% of the land value of the additional *density* towards amenities as identified in the Official Community Plan	Up to 0.5 times the *lot area*	3.5 times the *lot area*
Step 3	A financial contribution of 50% of the land value of the additional *density*, of which 50% will be towards amenities and 50% towards affordable housing as identified in the Official Community Plan	Up to 0.5 times the *lot area*	4.0 times the *lot area*
Step 4	At least 20% of additional *density* is used for *priority unit types* as identified in the Official Community Plan and the remainder of the additional *density* is used for *purpose-built rental units*	Up to 1.0 times the *lot area*	5.0 times the *lot area*
Step 5	At least 40% of additional *density* is used for *below-market rental units or non-market housing* rental units and the remainder of the additional *density* is used for *purpose-built rental units.*	Up to 0.5 times the *lot area*	5.5 times the *lot area*

For information only. Refer to
City of Coquitlam Zoning Bylaw.

(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 $2m^2$ is excluded from the *gross floor area* calculation. The exclusion of $2m^2$ 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 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 Official Community Plan.

The amount of the financial contribution eligible to be waived will be equal to $1.00 for revery $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*.

For information only. Refer to
City of Coquitlam Zoning Bylaw.

(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:

Use	***Lot Lines* along a *Street* or *Lane* (metres)**	***Interior Side Lot Line* and *Rear Lot Line* (metres)**
All *buildings* or *structures*	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 lease 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

For information only. Refer to
City of Coquitlam Zoning Bylaw.

(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 5.0m² per market condominium *dwelling unit*; and

(ii) Not less than 4.6m² 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*.

For information only. Refer to
City of Coquitlam Zoning Bylaw.

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 upholstering shops*;*

(f) *restaurants* other than drive-in *businesses;*

(g) *office;*

(h) entertainment and recreation facilities, including fitness centres, theatres other than drive-in *businesses*, billiard and pool halls, amusement arcades, catering establishments, cocktail lounges and public houses; **excludes** amusement arcades and *electronic graming* where not in a planned shopping centre with an enclosed mall, bingo facilities, *casino gaming* or *electronic gaming* facilities, nightclubs, dance halls and cabarets;

For information only. Refer to
City of Coquitlam Zoning Bylaw.

(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

For information only. Refer to
City of Coquitlam Zoning Bylaw.

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 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 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^2; 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^2 of *gross floor area*.

For information only. Refer to
City of Coquitlam Zoning Bylaw.

(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:

***Density* Step**	**Condition of Additional *Density***	**Additional *Gross Floor Area* Ratio**	**Maximum Total *Gross Floor Area* Ratio**
Step 1	A financial contribution of 75% of the land value of the additional *density* towards amenities as identified in the Official Community Plan	Up to 0.5 times the *lot area*	3.0 times the *lot area*
Step 2	A financial contribution of 65% of the land value of the additional *density* towards amenities as identified in the Official Community Plan	Up to 0.5 times the *lot area*	3.5 times the *lot area*
Step 3	A financial contribution of 50% of the land value of the additional *density*, of which 50% will be towards amenities and 50% towards affordable housing as identified in the Official Community Plan	Up to 0.5 times the *lot area*	4.0 times the *lot area*
Step 4	A financial contribution of 35% of the land value of the additional *density* towards amenities as identified in the Official Community Plan	Up to 0.5 times the *lot area*	4.5 times the *lot area*

For information only. Refer to
City of Coquitlam Zoning Bylaw.

***Density* Step**	**Condition of Additional *Density***	**Additional *Gross Floor Area* Ratio**	**Maximum Total *Gross Floor Area* Ratio**
Step 5	A financial contribution of 25% of the land value of the additional *density* towards amenities as identified in the Official Community Plan	Up to 0.5 times the *lot area*	5.0 times the *lot area*
Step 6	At least 20% of additional *density* is used for *priority unit types* as identified in the Official Community Plan and the remainder of the additional *density* is used for *purpose-built rental* units	Up to 1.0 times the *lot area*	6.0 times the *lot area*

(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^2 is excluded from the *gross floor area* calculation. The exclusion of 2 m^2 for *adaptable units* shall only be applied to a maximum of 20% of all units within a *building*.

For information only. Refer to
City of Coquitlam Zoning Bylaw.

(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 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 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:

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

For information only. Refer to
City of Coquitlam Zoning Bylaw.

(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 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 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".

For information only. Refer to
City of Coquitlam Zoning Bylaw.

(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^2 per *dwelling unit*.

For information only. Refer to
City of Coquitlam Zoning Bylaw.

(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*.

For information only. Refer to
City of Coquitlam Zoning Bylaw.

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) *Townhouse*
(b) *Civic*
(c) *Commercial,* limited to:
  (i) *convenience retail*
  (ii) *grocery store*
  (iii) *intensive commercial recreation*
  (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*

For information only. Refer to
City of Coquitlam Zoning Bylaw.

(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 *townhouse use* is not permitted on a *lot* having an area less than 1,110 m^2.

(b) 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:

For information only. Refer to
City of Coquitlam Zoning Bylaw.

Use	***Lot Line* Along a *Street* (metres)**	***Rear Lot Line* (metres)**	***Interior Side Lot Line* (metres)**
Principal buildings and *structures*	4.0	7.6 (no *lane*) 4.5 (*lane*)	1.8
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*	4.0	7.6 (no *lane*) 4.5 (*lane*)	1.8

Use	***Front Lot Line* (metres)**	***Rear Lot Line* (metres)**	***Interior Side Lot Line* (metres)**	***Exterior Side Lot Line* (metres)**
Detached *accessory residential* and *accessory off-street parking buildings* and *structures* where sited 1.6 metres or more from a *building* for *residential use*	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 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.

For information only. Refer to
City of Coquitlam Zoning Bylaw.

(10) Height

(a) *Building*s and *structure*s for *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 *building*s and *structure*s 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

*Building*s 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^2 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^2 per *dwelling unit*.

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

For information only. Refer to
City of Coquitlam Zoning Bylaw.

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*

For information only. Refer to
City of Coquitlam Zoning Bylaw.

(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;

For information only. Refer to
City of Coquitlam Zoning Bylaw.

(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 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 Official Community Plan and the parcel on which it is locate.

(e) An *accessory liquor store:*

(i) must not have a *gross floor area* larger than 186 m^2; 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^2 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:

For information only. Refer to
City of Coquitlam Zoning Bylaw.

***Density* Step**	**Condition of Additional *Density***	**Additional *Gross Floor Area Ratio***	**Maximum Total *Gross Floor Area Ratio***
Step 1	At least 20% of additional *density* is used for *priority unit types* as identified in the Official Community Plan and the remainder of the additional *density* is used for *purpose-built rental* units	Up to 1.0 times the *lot area*	4.5 times the *lot area*
Step 2	At least 40% of additional *density* is used for *below-market rental units* or *nonmarket housing* rental units, and the remainder of the additional *density* is used for *purpose-built rental* units	Up to 0.5 times the *lot area*	5.0 times the *lot area*

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

(6) Lot Coverage

All *building*s and *structure*s 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:

Use	***North***	***East***	**South**	**West**
All *buildings* and *structures*	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 room*s in an *apartment use*.

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

For information only. Refer to
City of Coquitlam Zoning Bylaw.

(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 m² 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^2 per *dwelling unit*.

For information only. Refer to
City of Coquitlam Zoning Bylaw.

(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*.

For information only. Refer to
City of Coquitlam Zoning Bylaw.

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.

For information only. Refer to
City of Coquitlam Zoning Bylaw.

(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^2 is excluded from the *gross floor area* calculation. The exclusion of 2 m^2 for *adaptable units* shall only be applied to a maximum of 20% of all units within a *building*.

(6) Lot Coverage

All *building*s and *structure*s 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:

Use	***Lot* Lines along a *Street* (metres)**	***Rear Lot Line* (metres)**	***Interior Side Lot Line* (metres)**
Principal buildings	4.0	4.5	1.8
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*	4.0	4.5	1.8

For information only. Refer to
City of Coquitlam Zoning Bylaw.

(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 meres 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^2 per *dwelling unit*.
(b) The regulations under Part 2, Part 3, Part 4, Part 5 and Part 6 apply.

For information only. Refer to
City of Coquitlam Zoning Bylaw.

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 *lot*s having areas less than the corresponding areas set out below:

Use	Minimum Lot Size (m^2)
(a) *Apartment*	1,110

For information only. Refer to
City of Coquitlam Zoning Bylaw.

(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*:*

***Density* Step**	**Condition of Additional *Density***	**Maximum Total *Gross Floor Area* Ratio**
Step 1	A financial contribution of 75% of the land value of the additional *density* towards amenities as identified in the Official Community Plan: 0.5 times the combined *lot area* of Blocks A and B.	3.7 times the *lot area* of Block A
Step 2	A financial contribution of 65% of the land value of the additional *density* towards amenities as identified in the Official Community Plan: 0.5 times the combined *lot area* of Blocks A and B.	4.9 times the *lot area* of Block A
Step 3	A financial contribution of 50% of the land value of the additional *density*, of which 50% will be towards amenities and 50% towards affordable housing as identified in the Official Community Plan: 0.5 times the combined *lot area* of Blocks A and B.	6.1 times the *lot area* of Block A

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

***Density* Step**	**Condition of Additional *Density***	**Additional *Gross Floor Area* Ratio**	**Maximum Total *Gross Floor Area* Ratio**
Step 1	At least 20% of the *density* is used for *priority unit types* as identified in the Official Community Plan and the remainder of the *density* is used for *purpose-built rental* unites	Up to 1.0 times the combined *lot area* of Blocks A and B	2.92 times the *lot area* of Block B
Step 2	At least 40% of the *density* is used for *below-market rental units* or *non-market housing* rental units and the remainder of the *density* is used for *purpose-built rental* units	Up to 0.5 times the combined *lot area* of Blocks A and B	4.37 times the *lot area* of Block B

For information only. Refer to
City of Coquitlam Zoning Bylaw.

(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 2m² is excluded from the *gross floor area* calculation. The exclusion of 2m² 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:

Use	***Lot Lines* along a *Street* or *Lane* (metres)**	***Interior Side Lot Line* and *Rear Lot Line* (metres)**
All *buildings* or *structures*	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.

For information only. Refer to
City of Coquitlam Zoning Bylaw.

(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^2 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

For information only. Refer to
City of Coquitlam Zoning Bylaw.

(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*.

For information only. Refer to
City of Coquitlam Zoning Bylaw.

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 school*;
(c) *convenience retail*;
(d) *entertainment facility*;
(e) *grocery store*;
(f) *intensive commercial recreation*;
(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

For information only. Refer to
City of Coquitlam Zoning Bylaw.

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 u*ses, 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*.

For information only. Refer to
City of Coquitlam Zoning Bylaw.

(4) Lot Size

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

	Use	Minimum *Lot Size* (m^2)
(a)	*Apartment*	1,110
	Boarding	555

(b) The maximum *lot size* 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:

***Density* Step**	**Condition of Additional *Density***	**Additional *Gross Floor Area Ratio***	**Maximum Total *Floor Area Ratio***
Step 1	A financial contribution of 75% of the land value of the additional *density* towards amenities as identified in the Official Community Plan	Up to 0.5 times the *lot area*	3.0 times the *lot area*
Step 2	At least 20% of additional *density* is used for *priority unit types* as identified in the Official Community Plan and the remainder of the additional *density* is used for *purpose-built rental* units	Up to 1.0 times the *lot area*	4.0 times the *lot area*

(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.

For information only. Refer to
City of Coquitlam Zoning Bylaw.

(e) For each *adaptable unit* provided, 2 m^2 is excluded from the *gross floor area* calculation. The exclusion of 2 m^2 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:

Use	***Lot* Lines along a *Street* (metres)**	***Interior Side Lot Line* (metres)**
Principal buildings	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".

For information only. Refer to
City of Coquitlam Zoning Bylaw.

(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^2 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*.

For information only. Refer to
City of Coquitlam Zoning Bylaw.

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*;*

For information only. Refer to
City of Coquitlam Zoning Bylaw.

(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

For information only. Refer to
City of Coquitlam Zoning Bylaw.

(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 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 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^2; 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^2 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*.

For information only. Refer to
City of Coquitlam Zoning Bylaw.

(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:

Density **Step**	**Condition of Additional *Density***	**Additional *Gross Floor Area* Ratio**	**Maximum Total *Gross Floor Area* Ratio**
Step 1	A financial contribution of 75% of the land value of the additional *density* towards amenities as identified in the Official Community Plan	Up to 0.5 times the *lot area*	3.0 times the *lot area*
Step 2	A financial contribution of 65% of the land value of the additional *density* towards amenities as identified in the Official Community Plan	Up to 0.5 times the *lot area*	3.5 times the *lot area*
Step 3	A financial contribution of 50% of the land value of the additional *density*, of which 50% will be towards amenities, and 50% towards affordable housing as identified in the Official Community Plan	Up to 0.5 times the *lot area*	4.0 times the *lot area*

For information only. Refer to
City of Coquitlam Zoning Bylaw.

***Density* Step**	**Condition of Additional *Density***	**Additional *Gross Floor Area* Ratio**	**Maximum Total *Gross Floor Area* Ratio**
Step 4	A financial contribution of 35% of the land value of the additional *density* towards amenities as identified in the Official Community Plan	Up to 0.5 times the *lot area*	4.5 times the *lot area*
Step 5	At least 20% of additional *density* is used for *priority unit types* as identified in the Official Community Plan Plan and the remainder of the additional *density* is used for *purpose- built rental* units	Up to 1.0 times the *lot area*	5.5 times the *lot area*
Step 6	At least 40% of additional *density* is used for *below-market rental units* or *non market housing* rental units, and the remainder of the additional *density* is used for *purpose-built rental* units	Up to 0.5 times the *lot area*	6.0 times the *lot area*

(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^2 is excluded from the *gross floor area* calculation. The exclusion of 2 m^2 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 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.

For information only. Refer to
City of Coquitlam Zoning Bylaw.

(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 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:

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

For information only. Refer to
City of Coquitlam Zoning Bylaw.

(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 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 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*.

For information only. Refer to
City of Coquitlam Zoning Bylaw.

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^2 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*.

For information only. Refer to
City of Coquitlam Zoning Bylaw.

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*.

For information only. Refer to
City of Coquitlam Zoning Bylaw.

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 u*ses, 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.

For information only. Refer to
City of Coquitlam Zoning Bylaw.

(4) Lot Size

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

Use	Minimum *Lot Size* (m^2)
Apartment	1,110
Boarding	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:

***Density* Step**	**Condition of Additional *Density***	**Additional *Gross Floor Area* Ratio**	**Maximum Total *Gross Floor Area* Ratio**
Step 1	A financial contribution of 75% of the land value of the additional *density* towards amenities as identified in the Official Community Plan	Up to 0.5 times the *lot area*	3.0 times the *lot area*
Step 2	A financial contribution of 65% of the land value of the additional *density* towards amenities as identified in the Official Community Plan	Up to 0.5 times the *lot area*	3.5 times the *lot area*
Step 3	A financial contribution of 50% of the land value of the additional *density*, of which 50% will be towards amenities, and 50% towards affordable housing as identified in the Official Community Plan	Up to 0.5 times the *lot area*	4.0 times the *lot area*
Step 4	At least 20% of additional *density* is used for *priority unit types* as identified in the Official Community Plan and the remainder of the additional *density* is used for *purpose-built rental* units	Up to 1.0 times the *lot area*	5.0 times the *lot area*
Step 5	At least 40% of the additional *density* is used for *below-market rental units* or *non-market housing* rental units and the remainder of the *density* is used for *purpose-built rental* units	Up to 0.5 times the *lot area*	5.5 times the *lot area*

For information only. Refer to
City of Coquitlam Zoning Bylaw.

(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^2 is excluded from the *gross floor area* calculation. The exclusion of 2 m^2 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:

Use	***Lot* Lines along a *Street* (metres)**	***Interior Side Lot Line* (metres)**
All *buildings* or *structures*	4.5	3.0

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

For information only. Refer to
City of Coquitlam Zoning Bylaw.

(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^2 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:

For information only. Refer to
City of Coquitlam Zoning Bylaw.

(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*.

For information only. Refer to
City of Coquitlam Zoning Bylaw.

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*;

For information only. Refer to
City of Coquitlam Zoning Bylaw.

(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 u*ses, except the following, must be enclosed within a *building*:

(i) the retail sale of Christmas trees during the month of December;

For information only. Refer to
City of Coquitlam Zoning Bylaw.

(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:

Use	Minimum *Lot Size* (m^2)
Apartment	1,110
Boarding	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:

For information only. Refer to
City of Coquitlam Zoning Bylaw.

***Density* Step**	**Condition of Additional *Density***	**Additional *Density***	**Maximum Total *Gross Floor Area* Ratio**
Step 1	A financial contribution of 75% of the land value of the additional *density* towards amenities as identified in the Official Community Plan	Up to 0.5 times the combined *lot area* of Block A and Block B	5.36 times the *lot area*
Step 2	A financial contribution of 65% of the land value of the additional *density* towards amenities as identified in the Official Community Plan	Up to 0.5 times the combined *lot area* of Block A and Block B	6.25 times the *lot area*
Step 3	A financial contribution of 50% of the land value of the additional *density*, of which 50% will be towards amenities, and 50% towards affordable housing as identified in the Official Community Plan	0.5 times the combined *lot area* of Block A and Block B	7.15 times the *lot area*
Step 4	At least 40% of the additional *density* is used for *below-market rental units* or *non market housing* rental units and the remainder of the *density* is used for *purpose-built rental* units	0.5 times the combined *lot area* of Block A and Block B	8.05 times the *lot area*

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

***Density* Step**	**Condition of Additional *Density***	**Additional *Density***	**Maximum Total *Gross Floor Area* Ratio**
Step 1	At least 20% of additional *density* is used for *priority unit types* as identified in the Official Community Plan and the remainder of the additional *density* is used for *purpose-built rental* units	Up to 1.0 times the combined *lot area* of Blocks A and B	2.27 times the *lot area*

(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:

For information only. Refer to
City of Coquitlam Zoning Bylaw.

(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^2 is excluded from the *gross floor area* calculation. The exclusion of 2 m^2 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:

Use	***Lot* Lines along a *Street* (metres)**	***Interior Side Lot Line** Block A (metres)*	***Interior Side Lot Line** Block B (metres)*
All *buildings* or *structures*	4.5 m except for 3.5 m along the west *lot* 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

For information only. Refer to
City of Coquitlam Zoning Bylaw.

(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^2 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

For information only. Refer to
City of Coquitlam Zoning Bylaw.

(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*.

For information only. Refer to
City of Coquitlam Zoning Bylaw.

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-Oriented 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*.

For information only. Refer to
City of Coquitlam Zoning Bylaw.

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 school*;
(c) *convenience retail*;
(d) *entertainment facility*;
(e) *grocery store*;
(f) *intensive commercial recreation*;
(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*.

For information only. Refer to
City of Coquitlam Zoning Bylaw.

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.

For information only. Refer to
City of Coquitlam Zoning Bylaw.

(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:

	Use	Minimum *Lot Size* (m^2)
(a)	*Apartment*	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.).

For information only. Refer to
City of Coquitlam Zoning Bylaw.

(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:

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

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

For information only. Refer to
City of Coquitlam Zoning Bylaw.

Block C

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

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

For information only. Refer to
City of Coquitlam Zoning Bylaw.

Use	***Lot* Lines along a *Street* and east *lot* line of Blocks B and C (metres)**	**All other *lot* lines* (metres)**
(i) *Buildings* and *structures*	4.5 m.	3.5 m.
(ii) *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	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.

For information only. Refer to
City of Coquitlam Zoning Bylaw.

(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^2 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.

For information only. Refer to
City of Coquitlam Zoning Bylaw.

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.

For information only. Refer to
City of Coquitlam Zoning Bylaw.

(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*;

For information only. Refer to
City of Coquitlam Zoning Bylaw.

(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:

	Uses	Minimum *Lot Size* (m^2)
(a)	*Apartment*	1,110
	Boarding	555

(b) The maximum *lot size* for a public park is 0.8 hectares.

(5) Density

(a) All *buildings* and *structures* together must not exceed a base *density gross floor area* of 2.5 times the *lot area*.

(b) The overall maximum base *density* of 2.5 times the *lot area* may be increased as follows:

For information only. Refer to
City of Coquitlam Zoning Bylaw.

***Density* Step**	**Condition of Additional *Density***	**Additional *Gross Floor Area Ratio***	**Maximum Total *Gross Floor Area Ratio***
Step 1	A financial contribution of 75% of the land value of the additional *density* towards amenities as identified in the Official Community Plan	Up to 0.5 times the *lot area*	3.0 times the *lot area*
Step 2	A financial contribution of 65% of the land value of the additional *density* towards amenities as identified in the Official Community Plan	Up to 0.5 times the *lot area*	3.5 times the *lot area*
Step 3	A financial contribution of 50% of the land value of the additional *density*, of which 50% will be towards amenities, and 50% towards affordable housing as identified in the Official Community Plan	Up to 0.5 times the *lot area*	4.0 times the *lot area*
Step 4	At least 20% of additional *density* is used for *priority unit types* as identified in the Official Community Plan and the remainder of the additional *density* is used for *purpose-built rental* units	Up to 1.0 times the *lot area*	5.0 times the *lot area*
Step 5	At least 40% of additional *density* is used for *below-market rental units* as identified in the Official Community Plan and the remainder of the additional *density* is used for *purpose-built rental* units	Up to 0.5 times the *lot area*	5.5 times the *lot area*

(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^2 is excluded from the *gross floor area* calculation. The exclusion of 2 m^2 for *adaptable units* shall only be applied to a maximum of 20% of all units within a *building*.

For information only. Refer to
City of Coquitlam Zoning Bylaw.

(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 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 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:

Use	***Lot* Lines along a *Street* (metres)**	***Interior Side Lot Line* (metres)**
All *buildings* or *structures*	4.5	6.0

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

For information only. Refer to
City of Coquitlam Zoning Bylaw.

(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^2 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

For information only. Refer to
City of Coquitlam Zoning Bylaw.

(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.

For information only. Refer to
City of Coquitlam Zoning Bylaw.

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.

For information only. Refer to
City of Coquitlam Zoning Bylaw.

(4) Lot Size

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

	Use	Minimum *Lot Size* (m^2)
(a)	*Apartment*	1,110
	Boarding	555

(b) 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 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^2 is excluded from the *gross floor area* calculation. The exclusion of 2 m^2 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%.

For information only. Refer to
City of Coquitlam Zoning Bylaw.

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:

Use	***Lot* Lines along a *Street* (metres)**	***Rear Lot Line* (metres)**	***Interior Side Lot Line* (metres)**
Principal buildings	2.9	9.5 (no *lane*) 4.5 (*lane*)	4.5
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*	4.0	9.5 (no *lane*) 4.5 (*lane*)	4.5

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

For information only. Refer to
City of Coquitlam Zoning Bylaw.

(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 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 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 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;

For information only. Refer to
City of Coquitlam Zoning Bylaw.

(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^2 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.

For information only. Refer to
City of Coquitlam Zoning Bylaw.

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*.

For information only. Refer to
City of Coquitlam Zoning Bylaw.

(4) Lot Size

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

	Use	Minimum *Lot Size* (m^2)
(a)	*Assembly child care*	555
(b)	*Townhouse*	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:

For information only. Refer to
City of Coquitlam Zoning Bylaw.

Use	***Lot* Lines Along a *Street* (metres)**	***Rear Lot Line* (metres)**	***Interior Side Lot Line* (metres)**
Buildings and *structures* for *townhouse uses*	4.0	7.6 (no *lane*) 4.5 (*lane*)	1.8
Buildings and *structures* for *assembly child care uses*	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.

For information only. Refer to
City of Coquitlam Zoning Bylaw.

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^2 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^2 per *dwelling unit*.

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

For information only. Refer to
City of Coquitlam Zoning Bylaw.

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).

For information only. Refer to
City of Coquitlam Zoning Bylaw.

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

For information only. Refer to
City of Coquitlam Zoning Bylaw.

(4) Lot Size

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

Use	Minimum *Lot Size* (m^2)
Apartment or *Townhouse*	1,110
Boarding	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:

***Density* Step**	**Condition of Additional *Density***	**Additional *Gross Floor Area* Ratio**	**Maximum Total *Gross Floor Area* Ratio**
Step 1	A financial contribution of 75% of the land value of the additional *density* towards amenities as identified in the Official Community Plan	Up to 0.5 times the *lot area*	3.0 times the *lot area*
Step 2	A financial contribution of 65% of the land value of the additional *density* towards amenities as identified in the Official Community Plan	Up to 0.5 times the *lot area*	3.5 times the *lot area*
Step 3	A financial contribution of 50% of the land value of the additional *density*, of which 50% will be towards amenities, and 50% towards affordable housing as identified in the Official Community Plan	Up to 0.5 times the *lot area*	4.0 times the *lot area*
Step 4	At least 20% of additional *density* is used for *priority unit types* as identified in the Official Community Plan and the remainder of the additional *density* is used for *purpose-built rental* units	Up to 1.0 times the *lot area*	5.0 times the *lot area*
Step 5	At least 40% of the additional *density* is used for *below-market rental units* or *non market housing* rental units and the remainder of the *density* is used for *purpose-built rental* units	Up to 0.5 times the *lot area*	5.5 times the *lot area*

For information only. Refer to
City of Coquitlam Zoning Bylaw.

(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^2 is excluded from the *gross floor area* calculation. The exclusion of 2 m^2 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:

Use	***Lot* Lines along a *Street* or *Lane* (metres)**	***Interior Side Lot Line* (metres)**
All *buildings* or *structures*	3.0	6.0

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

For information only. Refer to
City of Coquitlam Zoning Bylaw.

(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 Neighbourhood Plan and the Burquitlam-Lougheed Neighbourhood Plan area as identified in the 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.

For information only. Refer to
City of Coquitlam Zoning Bylaw.

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^2 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*.

For information only. Refer to
City of Coquitlam Zoning Bylaw.

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-Oriented 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 school*
  (iii) *convenience retail*
  (iv) *entertainment facility*
  (v) *grocery store*
  (vi) *intensive commercial recreation*
  (vii) *liquor manufacturing*
  (viii) *liquor primary establishment*

For information only. Refer to
City of Coquitlam Zoning Bylaw.

(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 u*ses 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.

For information only. Refer to
City of Coquitlam Zoning Bylaw.

(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*:

***Density* Step**	**Condition of Additional *Density***	**Additional *Gross Floor Area* Ratio**	**Maximum Total *Gross Floor Area* Ratio**
Step 1	A financial contribution of 75% of the land value of the additional *density* towards amenities as identified in the Official Community Plan	Up to 0.35 times the *lot area*	2.09 times the *lot area*
Step 2	A financial contribution of 65% of the land value of the additional *density* towards amenities as identified in the Official Community Plan	Up to 0.35 times the *lot area*	2.44 times the *lot area*
Step 3	A financial contribution of 50% of the land value of the additional *density*, of which 50% will be towards amenities and 50% towards affordable housing as identified in the Official Community Plan	Up to 0.35 times the *lot area*	2.79 times the *lot area*
Step 4	A financial contribution of 35% of the land value of the additional *density* towards amenities as identified in the Official Community Plan	Up to 0.35 times the *lot area*	3.14 times the *lot area*

For information only. Refer to
City of Coquitlam Zoning Bylaw.

(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^2 is excluded from the *gross floor area* calculation. The exclusion of 2 m^2 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:

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

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

For information only. Refer to
City of Coquitlam Zoning Bylaw.

(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

For information only. Refer to
City of Coquitlam Zoning Bylaw.

(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^2 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.

For information only. Refer to
City of Coquitlam Zoning Bylaw.

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).

For information only. Refer to
City of Coquitlam Zoning Bylaw.

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

For information only. Refer to
City of Coquitlam Zoning 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:

	Use	Minimum *Lot Size* (m^2)
(a)	*Apartment* or *Townhouse*	1,110
	Boarding	555

(b) The maximum *lot size* for a public park is 0.8 hectares.

(5) Density

(a) All *buildings* and *structures* together must not exceed a base *density gross floor area* of 2.5 times the *lot area*.

(b) The overall maximum base *density* of 2.5 times the *lot area* may be increased as follows:

***Density* Step**	**Condition of Additional *Density***	**Additional *Gross Floor Area* Ratio**	**Maximum Total *Gross Floor Area* Ratio**
Step 1	A financial contribution of 75% of the land value of the additional *density* towards amenities as identified in the Official Community Plan	Up to 0.5 times the *lot area*	3.0 times the *lot area*
Step 2	A financial contribution of 65% of the land value of the additional *density* towards amenities as identified in the Official Community Plan	Up to 0.5 times the *lot area*	3.5 times the *lot area*
Step 3	A financial contribution of 50% of the land value of the additional *density*, of which 50% will be towards amenities, and 50% towards affordable housing as identified in the Official Community Plan	Up to 0.5 times the *lot area*	4.0 times the *lot area*
Step 4	At least 20% of additional *density* is used for *priority unit types* as identified in the Official Community Plan and the remainder of the additional *density* is used for *purpose-built rental* units	Up to 1.0 times the *lot area*	5.0 times the *lot area*
Step 5	At least 40% of the additional *density* is used for *below-market rental units* or *non market housing* rental units and the remainder of the *density* is used for *purpose-built rental* units	Up to 0.5 times the *lot area*	5.5 times the *lot area*

For information only. Refer to
City of Coquitlam Zoning Bylaw.

(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^2 is excluded from the *gross floor area* calculation. The exclusion of 2 m^2 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 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 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*.

For information only. Refer to
City of Coquitlam Zoning Bylaw.

(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:

Use	***Lot* Lines along a *Street* or *Lane* (metres)**	***Interior Side Lot Line* and *Rear Lot Line* (metres)**
All *buildings* or *structures*	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 Neighbourhood Plan and the Burquitlam-Lougheed Neighbourhood Plan area as identified in the 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.

For information only. Refer to
City of Coquitlam Zoning Bylaw.

(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^2 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.

For information only. Refer to
City of Coquitlam Zoning Bylaw.

(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*.

For information only. Refer to
City of Coquitlam Zoning Bylaw.

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*.

For information only. Refer to
City of Coquitlam Zoning Bylaw.

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:

	Use	Minimum *Lot Size* (m^2)
(a)	*Apartment* or *Townhouse*	1,110
	Boarding	555

(b) 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 1.4 times the *lot area*.

(b) For each *accessible residential dwelling unit* and *adaptable unit* provided, 2 m^2 is excluded from the *gross floor area* calculation. The exclusion of 2 m^2 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:

For information only. Refer to
City of Coquitlam Zoning Bylaw.

Use	***Lot* Lines along a *Street* (metres)**	***Rear Lot Line* (metres)**	***Interior Side Lot Line* (metres)**
Principal buildings	4.0	2.9	1.8
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*	4.0	4.5	4.5

Use	***Front Lot Line* (metres)**	***Rear Lot Line* (metres)**	***Interior Side Lot Line* (metres)**	***Exterior Side Lot Line* (metres)**
Detached a*ccessory residential* and *accessory off-street parking buildings* and *structures* where sited 1.6 metres or more from a *building* for *residential use*	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 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.

For information only. Refer to
City of Coquitlam Zoning Bylaw.

(10) Height

(a) All *buildings* and *structures* shall not exceed a *height* of three *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^2 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

(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.

For information only. Refer to
City of Coquitlam Zoning Bylaw.

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 *small-scale residential uses* on fee simple *lots*, with limited appropriate *accessory uses*.

(2) Permitted Uses

Principal uses, limited to:

(a) *Small-scale 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) A maximum of two *principal dwelling units* and two *accessory dwelling units* are permitted on a *lot*.
(b) Notwithstanding Sub-section (3)(a), where a *lot* has an *area* of 280 m^2 or less, a maximum of three *dwelling units* are permitted on a *lot*, of which a maximum of two may be *principal dwelling units*.

(4) Lot Size

(a) A *small-scale residential use* is not permitted on a *lot* having an area less than 270 m^2.
(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^2.
(b) All *buildings* and *structures* on a *lot* must not exceed a *floor area* of 0.6 times the *lot area*.

For information only. Refer to
City of Coquitlam Zoning Bylaw.

(c) The *floor area* permitted in (a) and (b) above may be increased by up to 25 m^2 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*.

(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:

Use	***Front Lot Line*** **(metres)**	***Rear Lot Line*** **(metres)**	***Interior Side Lot Line*** **(metres)**	***Exterior Side Lot Line*** **(metres)**
Small-scale residential	4	6	1.2	1.2
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*	6	6	1.2	1.2
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*	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.

For information only. Refer to
City of Coquitlam Zoning Bylaw.

(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.

(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.

For information only. Refer to
City of Coquitlam Zoning Bylaw.

(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.

(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^2 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*:

(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 Official Community Plan, the development shall require a development permit.

(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.

For information only. Refer to
City of Coquitlam Zoning Bylaw.

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).

For information only. Refer to
City of Coquitlam Zoning Bylaw.

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

For information only. Refer to
City of Coquitlam Zoning Bylaw.

(4) Lot Size

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

	Use	Minimum *Lot Size* (m^2)
(a)	*Apartment* or *Townhouse*	1,110
	Boarding	555

(b) The maximum *lot size* for a public park is 0.8 hectares.

(5) Density

(a) All *buildings* and *structures* together must not exceed a base *density gross floor area* of 2.5 times the *lot area*.

(b) The overall maximum base *density* of 2.5 times the *lot area* may be increased as follows:

***Density* Step**	**Condition of Additional *Density***	**Additional *Gross Floor Area* Ratio**	**Maximum Total *Gross Floor Area* Ratio**
Step 1	A financial contribution of 75% of the land value of the additional *density* towards amenities as identified in the Official Community Plan	Up to 0.5 times the *lot area*	3.0 times the *lot area*
Step 2	A financial contribution of 65% of the land value of the additional *density* towards amenities as identified in the Official Community Plan	Up to 0.5 times the *lot area*	3.5 times the *lot area*
Step 3	A financial contribution of 50% of the land value of the additional *density*, of which 50% will be towards amenities, and 50% towards affordable housing as identified in the Official Community Plan	Up to 0.5 times the *lot area*	4.0 times the *lot area*

(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;

For information only. Refer to
City of Coquitlam Zoning Bylaw.

(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^2 is excluded from the *gross floor area* calculation. The exclusion of 2 m^2 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 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 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*.

For information only. Refer to
City of Coquitlam Zoning Bylaw.

(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:

Use	***Lot* Lines along a *Street* or *Lane* (metres)**	***Interior Side Lot Line* and *Rear Lot Line* (metres)**
All *buildings* or *structures*	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 Neighbourhood Plan and the Burquitlam-Lougheed Neighbourhood Plan area as identified in the 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.

For information only. Refer to
City of Coquitlam Zoning Bylaw.

(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^2 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*.

For information only. Refer to
City of Coquitlam Zoning Bylaw.

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:

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

(3) Conditions of Use

(a) Unless permitted under Section 510, *commercial u*ses, 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.

For information only. Refer to
City of Coquitlam Zoning Bylaw.

(4) Lot Size

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

(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:

For information only. Refer to
City of Coquitlam Zoning Bylaw.

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

For information only. Refer to
City of Coquitlam Zoning Bylaw.

(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^2 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.

For information only. Refer to
City of Coquitlam Zoning Bylaw.

PART 21 COMPREHENSIVE DEVELOPMENT ZONES

2132 CD-32 Comprehensive Development Zone-32

(1) Intent

This site-specific zone provides for mixed *use* development that accommodates *apartment* and *commercial uses* at a high *density*.

(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) courthouses
  (iii) libraries
  (iv) museums
  (v) parks, squares and plazas
  (vi) public hospitals
  (vi) *public school*
(f) *Commercial,* limited to:
  (i) *business and household service*
  (ii) *commercial school*
  (iii) *convenience retail*
  (iv) *entertainment facility*
  (v) *grocery store*
  (vi) *intensive commercial recreation*
  (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*

For information only. Refer to
City of Coquitlam Zoning Bylaw.

(xiii) *restaurant*
(xiv) *retail – general*
(xv) *retail – personal goods*
(xvi) *tourist accommodation*

(g) *Congregate housing and care*
(h) *Employment living*
(i) *Non-accessory off-street parking*
(j) *Public service*
(k) *Townhouse*

Accessory uses, limited to:

(a) *accessory home occupation*
(b) *accessory institutional support services*
(c) *accessory retail*, limited to *liquor manufacturing*
(d) *accessory street vending*
(e) *lock-off units*

(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 *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) The following *uses* are only permitted when all *off-street parking* for the *use* is *concealed parking*:
  (i) *apartment*;
  (ii) *townhouse*;
  (iii) *employment living*;
  (iv) *assembly*;
  (v) *civic*; and

For information only. Refer to
City of Coquitlam Zoning Bylaw.

(vi) *tourist accommodation*.

(c) A *public service use* is only permitted if 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 2.5 times the *lot area*, except that the *gross floor area* may be increased in accordance with the following table:

***Density* Step**	**Condition of Additional *Density***	**Additional *Gross Floor Area* Ratio**	**Maximum Total *Gross Floor Area* Ratio**
Step 1	A financial contribution of 75% of the land value of the additional *density* towards amenities as identified in the Official Community Plan	Up to 0.5 times the *lot area*	3.0 times the *lot area*
Step 2	A financial contribution of 65% of the land value of the additional *density* towards amenities as identified in the Official Community Plan	Up to 0.5 times the *lot area*	3.5 times the *lot area*
Step 3	A financial contribution of 50% of the land value of the additional *density*, of which 50% will be towards amenities and 50% towards affordable housing as identified in the Official Community Plan	Up to 0.5 times the *lot area*	4.0 times the *lot area*

For information only. Refer to
City of Coquitlam Zoning Bylaw.

(b) When *density* has been maximized under the provisions set out in Sub-section (5)(a), *density* may be further increased by up to 1.0 times the *lot area* for a maximum total *gross floor area* ratio of 5.0 times the *lot area* when at least 20% of the additional *density* is used for *priority unit types* and the remainder of the additional *density* is used for *purpose-built rental* units.

(c) When *density* has been maximized under the provisions set out in Sub-section (5)(a) and (5)(b), *density* may be further increased by up to 0.5 times the *lot area* for a maximum total *gross floor area* ratio of 5.5 times the *lot area* when at least 40% of the additional *density* is used for *below-market rental units* or *non market housing* and the remainder of the additional *density* is used for *purpose-built rental* units.

(d) For each *accessible residential dwelling unit* and *adaptable unit* provided, 2 m^2 is excluded from the *gross floor area* calculation. The exclusion of 2 m^2 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* together must not exceed a *lot coverage* of 90%.

(7) Setbacks

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

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

For information only. Refer to
City of Coquitlam Zoning Bylaw.

(b) Notwithstanding Sub-section 514(2), the minimum setback for the *canopy* from the south *lot* line shall be 0.0 metres.

(c) No *building* or portion of *building* shall be located less than 10 metres from any opposing *building* face which contain windows or glazed doors to *habitable rooms* in an *apartment use*.

(8) Location of Uses

(a) When located along a *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 *Mandatory Commercial Street Frontage*, *sleeping units* or *dwelling units* must be located above the first *storey* of the *building*.

(9) Height

Buildings and *structures* must not exceed the *heights* as indicated on Schedule "P".

(10) Building Size

Not applicable in this zone.

(11) Off-Street Parking and Loading

(a) The regulations under Part 7 apply.

(b) Notwithstanding Part 7, Sub-section 706(1), the number of required *off-street parking spaces* shall be as follows:

Type of *Building* or *Use*	**Required *Off-Street Parking Spaces***
(i) *Apartment*	Minimum of 0.28 spaces per *dwelling unit*
(ii) *Accessory institutional support services*	Minimum of 15 spaces
(iii) *Commercial* and *residential* visitor	Minimum of 15 shared spaces

For information only. Refer to
City of Coquitlam Zoning Bylaw.

(c) Notwithstanding Part 7, Sub-section 711, the number of required off-street *long-term bicycle parking* spaces for the *purpose-built rental* (except for *dwelling units* in *non market housing* developments and *below-market rental units*) shall be 9 spaces plus 10 spaces designated for scooters.

(d) Notwithstanding Part 7, Sub-section 714, for the *purpose-built rental* (except for *dwelling units* in *non market housing* developments and *below-market rental units*), one energized outlet providing level 1 charging (standard household outlet) or higher is required for every two (2) *parking spaces*.

(e) Two (2) of the required *parking spaces* for the *accessory institutional support services use* shall be equipped with an *energized outlet* capable of providing *level 2 charging* or higher.

(12) Other Regulations

(a) Despite the definition of *lot* contained in Part 2 of this Bylaw, a *lot* in the CD-32 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-32 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) 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^2 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 and regulations relating to *subdivision* in Part 6.

For information only. Refer to
City of Coquitlam Zoning Bylaw.

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.

For information only. Refer to
City of Coquitlam Zoning Bylaw.

(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.

For information only. Refer to
City of Coquitlam Zoning Bylaw.

(4) Lot Size

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

	Use	Minimum *Lot Size* (m^2)
(a)	*Apartment* or *Townhouse*	1,110
	Boarding	555

(b) The maximum *lot size* for a public park is 0.8 hectares.

(5) Density

(a) All *buildings* and *structures* together must not exceed a base *density gross floor area* of 2.5 times the *lot area*.

(b) The overall maximum base *density* of 2.5 times the *lot area* may be increased as follows:

***Density* Step**	**Condition of Additional *Density***	**Additional *Gross Floor Area Ratio***	**Maximum Total *Gross Floor Area Ratio***
Step 1	A financial contribution of 63% of the land value of the additional *density* towards amenities as identified in the Official Community Plan	Up to 1.51 times the *lot area*	4.01 times the *lot area*
Step 2	The additional *density* must be used for *below-market rental units* or *non market housing* rental units	Up to 0.29 times the *lot area*	4.3 times the *lot area*

(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^2 is excluded from the *gross floor area* calculation. The exclusion of 2 m^2 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%.

For information only. Refer to
City of Coquitlam Zoning Bylaw.

(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:

Use	***Lot* Lines along a *Street* or *Lane* (metres)**	***Interior Side Lot Line* and *Rear Lot Line* (metres)**
All *buildings* or *structures*	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.

For information only. Refer to
City of Coquitlam Zoning Bylaw.

(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^2 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*.

For information only. Refer to
City of Coquitlam Zoning Bylaw.

PART 21 COMPREHENSIVE DEVELOPMENT ZONES

2134 CD-34 Comprehensive Development Zone-34

(1) Intent

This site specific zone provides for *apartment* development at high density within *height* limit of 25-storeys.

The lands within the 2134 CD-34 Comprehensive Development Zone - 34 are outlined in bold and labelled "CD-34" on the plan attached hereto and forming part of this CD-34 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).

For information only. Refer to
City of Coquitlam Zoning Bylaw.

(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 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.

For information only. Refer to
City of Coquitlam Zoning Bylaw.

2134 CD-34 Comprehensive Development Zone-34

(4) Lot Size

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

	Use	Minimum *Lot Size* (m^2)
(a)	*Apartment* or *Townhouse*	1,110
(b)	*Boarding*	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:

***Density* Step**	**Condition of Additional *Density***	**Additional *Gross Floor Area* Ratio**	**Maximum Total *Gross Floor Area* Ratio**
Step 1	A financial contribution of 75% of the land value of the additional *density* towards amenities as identified in the Official Community Plan	Up to 0.5 times the *lot area*	3.0 times the *lot area*
Step 2	A financial contribution of 65% of the land value of the additional *density* towards amenities as identified in the Official Community Plan	Up to 0.5 times the *lot area*	3.5 times the *lot area*
Step 3	A financial contribution of 50% of the land value of the additional *density*, of which 50% will be towards amenities, and 50% towards affordable housing as identified in the Official Community Plan	Up to 0.5 times the *lot area*	4.0 times the *lot area*
Step 4	At least 20% of additional *density* is used for *priority unit types* as identified in the Official Community Plan and the remainder of the additional *density* is used for *purpose-built rental* units	Up to 1.0 times the *lot area*	5.0 times the *lot area*
Step 5	At least 40% of the additional *density* is used for *below-market rental units* or *non-market housing* rental units and the remainder of the *density* is used for *purpose-built rental* units	Up to 0.5 times the *lot area*	5.5 times the *lot area*

For information only. Refer to
City of Coquitlam Zoning Bylaw.

(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^2 is excluded from the *gross floor area* calculation. The exclusion of 2 m^2 for *adaptable units* shall only be applied to a maximum of 20% of all units within a *building*.

(f) *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:

Use	***Lot* Lines along a *Street* or *Lane* (metres)**	***Interior Side Lot Line* (metres)**
All *buildings* or *structures*	3.0	6.0

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

For information only. Refer to
City of Coquitlam Zoning Bylaw.

(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 Neighbourhood Plan and the Burquitlam-Lougheed Neighbourhood Plan area as identified in the 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.

For information only. Refer to
City of Coquitlam Zoning Bylaw.

2134 CD-34 Comprehensive Development Zone-34

(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^2 per *dwelling unit*.

(b) Despite the definition of "*lot*" contained in Part 2 of this Bylaw, a *lot* in the CD-34 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-34 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*.

For information only. Refer to
City of Coquitlam Zoning Bylaw.

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).

For information only. Refer to
City of Coquitlam Zoning Bylaw.

(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:

(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:
  (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;
(v) *Lock-off units*, as limited under Section 508(6); and
(vi) *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.

For information only. Refer to
City of Coquitlam Zoning Bylaw.

(4) Lot Size

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

	Use	Minimum *Lot Size* (m^2)
(a)	*Apartment* or *Townhouse*	1,110
(b)	*Boarding*	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:

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

For information only. Refer to
City of Coquitlam Zoning Bylaw.

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

For information only. Refer to
City of Coquitlam Zoning Bylaw.

(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:

Use	***Lot* Lines along a *Street* or *Lane* (metres)**	***Interior Side Lot Line* (metres)**
All *buildings* or *structures*	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 Neighbourhood Plan and the Burquitlam-Lougheed Neighbourhood Plan area as identified in the 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.

For information only. Refer to
City of Coquitlam Zoning Bylaw.

(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^2 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.

For information only. Refer to
City of Coquitlam Zoning Bylaw.

(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*.

For information only. Refer to
City of Coquitlam Zoning Bylaw.

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).

For information only. Refer to
City of Coquitlam Zoning Bylaw.

(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.

For information only. Refer to
City of Coquitlam Zoning Bylaw.

(4) Lot Size

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

	Use	Minimum *Lot Size* (m^2)
(a)	*Apartment* or *Townhouse*	1,110
(b)	*Boarding*	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:

***Density* Step**	**Condition of Additional *Density***	**Maximum Total *Gross Floor Area Ratio***
Step 1	A financial contribution of 75% of the land value of the additional *density* towards amenities as identified in the Official Community Plan	3.0 times the *lot area*
Step 2	A financial contribution of 65% of the land value of the additional *density* towards amenities as identified in the Official Community Plan	3.5 times the *lot area*
Step 3	A financial contribution of 50% of the land value of the additional *density,* of which 50% will be towards amenities, and 50% towards affordable housing as identified in the Official Community Plan	4.0 times the *lot area*
Step 4	At least 20% of additional *density* is used for *priority unit types* as identified in the Official Community Plan and the remainder of the additional *density* is used for *purpose-built rental* units	5.0 times the *lot area*
Step 5	At least 40% of the additional *density* is used for *below-market rental units* or *non market housing* rental units and the remainder of the *density* is used for *purpose-built rental* units	5.5 times the *lot area*

For information only. Refer to
City of Coquitlam Zoning Bylaw.

(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^2 is excluded from the *gross floor area* calculation. The exclusion of 2 m^2 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 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 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%.

For information only. Refer to
City of Coquitlam Zoning Bylaw.

(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:

Use	***Lot* Lines along a *Street* or *Lane* (metres)**	***Interior Side Lot Line* (metres)**
All *buildings* or *structures*	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 Neighbourhood Plan and the Burquitlam-Lougheed Neighbourhood Plan area as identified in the 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.

For information only. Refer to
City of Coquitlam Zoning Bylaw.

(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^2 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.

For information only. Refer to
City of Coquitlam Zoning Bylaw.

(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*.

For information only. Refer to
City of Coquitlam Zoning Bylaw.

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:

Block	**Sub-areas**
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 Neighbourhood Plan and the 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*; and

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

For information only. Refer to
City of Coquitlam Zoning Bylaw.

(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

For information only. Refer to
City of Coquitlam Zoning Bylaw.

(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:

Use	Minimum *Lot Size* (m^2)
Apartment	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^2.

(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^2.

(ii) The overall maximum base *density* of 2.5 times the *lot area* may be increased as follows:

For information only. Refer to
City of Coquitlam Zoning Bylaw.

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

(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).

For information only. Refer to
City of Coquitlam Zoning Bylaw.

(vi) For each *adaptable unit* provided, 2 m^2 is excluded from the *gross floor area* calculation. The exclusion of 2 m^2 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^2;

(vii.ii) Block B: All *buildings* and *structures* together must not exceed a *gross floor area* of 168,000 m^2; and

(vii.iii) Block C: All *buildings* and *structures* together must not exceed a *gross floor area* of 75,000 m^2.

(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:

Use	***Lot* Lines along a *Street* or *Lane* (metres)**	***Interior Side Lot Line* and *Rear Lot Line* (metres)**
All *buildings* or *structures*	3.0	4.5

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

For information only. Refer to
City of Coquitlam Zoning Bylaw.

(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:

Sub-area	**Minimum**	**Maximum**
A1	Forty-two (42) *Storeys*	Forty-six (46) S*toreys*
A2	One (1) *Storey*	Three (3) *Storeys*
A3	Not Applicable	Not Applicable

(b) Block B:

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

For information only. Refer to
City of Coquitlam Zoning Bylaw.

(c) Block C:

Sub-area	Minimum	Maximum
C1	Twenty-four (24) *Storeys*	Thirty-four (34) *Storeys*
C2	Thirty-one (31) *Storeys*	Forty (40) *Storeys*
C3	Thirty-three (33) *Storeys*	Forty-three (43) *Storeys*

(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^2 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.

For information only. Refer to
City of Coquitlam Zoning Bylaw.

(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.

For information only. Refer to
City of Coquitlam Zoning Bylaw.

PART 21 COMPREHENSIVE DEVELOPMENT ZONES

2140 CD-40 Comprehensive Development Zone-40

(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*; 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).

For information only. Refer to
City of Coquitlam Zoning Bylaw.

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:

	Use	Minimum *Lot Size* (m^2)
(a)	*Apartment* or *Townhouse*	1,110
	Boarding	555

(b) The maximum *lot size* for a public park is 0.8 hectares.

For information only. Refer to
City of Coquitlam Zoning Bylaw.

(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:

***Density* Step**	**Condition of Additional *Density***	**Additional *Gross Floor Area* Ratio**	**Maximum Total *Gross Floor Area* Ratio**
Step 1	A financial contribution of 75% of the land value of the additional *density* towards amenities as identified in the Official Community Plan	Up to 0.5 times the *lot area*	3.0 times the *lot area*
Step 2	A financial contribution of 65% of the land value of the additional *density* towards amenities as identified in the Official Community Plan	Up to 0.5 times the *lot area*	3.5 times the *lot area*
Step 3	A financial contribution of 50% of the land value of the additional *density*, of which 50% will be towards amenities, and 50% towards affordable housing as identified in the Official Community Plan	Up to 0.5 times the l*ot area*	4.0 times the l*ot area*
Step 4	At least 20% of additional *density* is used for *priority unit types* as identified in the Official Community Plan and the remainder of the additional *density* is used for *purpose-built rental* units	Up to 1.0 times the *lot area*	5.0 times the *lot area*
Step 5	At least 40% of additional *density* is used for *priority unit types* as identified in the Official Community Plan and the remainder of the additional *density* is used for *purpose-built rental* units	Up to 0.5 times the *lot area*	5.5 times the *lot area*

For information only. Refer to
City of Coquitlam Zoning Bylaw.

(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:
   (iv) public facilities;
   (v) space for community or non-profit groups that serve the community; and
   (vi) extraordinary public realm improvements.

(e) For each *accessible residential dwelling unit* and *adaptable unit* provided, 2 m^2 is excluded from the *gross floor area* calculation. The exclusion of 2 m^2 for *accessible residential dwelling units* and *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 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 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) *Lot area* for the purpose of calculating *density* will be based on the *lot area* prior to any road dedication plus, if applicable, transfer of the remainder parcel created by subdivision of that parent parcel currently known as PID 009-108-653 LOT 106 DISTRICT LOTS 54 AND 55 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 22358 concurrently transferred to the *City* with *subdivision*.

(6) Lot Coverage

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

For information only. Refer to
City of Coquitlam Zoning Bylaw.

(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:

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

*May be reduced to 4.5m to the *building* face and 3.0m to the balcony along the east 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 Neighbourhood Plan and the Burquitlam-Lougheed Neighbourhood Plan area as identified in the Official Community Plan; and

(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.

For information only. Refer to
City of Coquitlam Zoning Bylaw.

(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^2 per *dwelling unit*.

(b) Despite the definition of "*lot*" contained in Part 2 of this Bylaw, a *lot* in the CD-40 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-40 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.

For information only. Refer to
City of Coquitlam Zoning Bylaw.

(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*.

For information only. Refer to
City of Coquitlam Zoning Bylaw.

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:
  (vi) community centres;
  (vii) libraries;
  (viii) museums;
  (ix) public squares;
  (x) parks; and
  as further limited under Sub-section (9)(b).

For information only. Refer to
City of Coquitlam Zoning Bylaw.

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:

	Use	Minimum *Lot Size* (m^2)
(a)	*Apartment* or *Townhouse*	1,110
	Boarding	555

(b) The maximum *lot size* for a public park is 0.8 hectares.

For information only. Refer to
City of Coquitlam Zoning Bylaw.

(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:

***Density* Step**	**Condition of Additional *Density***	**Additional *Gross Floor Area* Ratio**	**Maximum Total *Gross Floor Area* Ratio**
Step 1	A financial contribution of 75% of the land value of the additional *density* towards amenities as identified in the Official Community Plan	Up to 0.5 times the *lot area*	3.0 times the *lot area*
Step 2	A financial contribution of 65% of the land value of the additional *density* towards amenities as identified in the Official Community Plan	Up to 0.5 times the *lot area*	3.5 times the *lot area*
Step 3	A financial contribution of 50% of the land value of the additional *density*, of which 50% will be towards amenities, and 50% towards affordable housing as identified in the Official Community Plan	Up to 0.5 times the *lot area*	4.0 times the *lot area*
Step 4	At least 20% of additional *density* is used for *priority unit types* as identified in the Official Community Plan and the remainder of the additional *density* is used for *purpose-built rental* units	Up to 1.0 times the *lot area*	5.0 times the *lot area*
Step 5	At least 40% of the additional *density* is used for *below-market rental units* or *non market housing* rental units and the remainder of the *density* is used for *purpose-built rental* units	Up to 0.5 times the *lot area*	5.5 times

For information only. Refer to
City of Coquitlam Zoning Bylaw.

(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^2 is excluded from the *gross floor area* calculation. The exclusion of 2 m^2 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 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 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.

For information only. Refer to
City of Coquitlam Zoning Bylaw.

(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:

Use	***Lot* Lines along a *Street* or *Lane* (metres)**	***Interior Side Lot Line* and *Rear Lot Line* (metres)**
All *buildings* or *structures*	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 Neighbourhood Plan and the Burquitlam-Lougheed Neighbourhood Plan area as identified in the 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.

For information only. Refer to
City of Coquitlam Zoning Bylaw.

(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^2 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.

For information only. Refer to
City of Coquitlam Zoning Bylaw.

(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*.

For information only. Refer to
City of Coquitlam Zoning Bylaw.

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*; 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).

For information only. Refer to
City of Coquitlam Zoning Bylaw.

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:

	Use	Minimum *Lot Size* (m^2)
(a)	*Apartment* or *Townhouse*	1,110
	Boarding	555

(b) The maximum *lot size* for a public park is 0.8 hectares.

For information only. Refer to
City of Coquitlam Zoning Bylaw.

(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:

***Density* Step**	**Condition of Additional *Density***	**Additional *Gross Floor Area Ratio***	**Maximum Total *Gross Floor Area Ratio***
Step 1	A financial contribution of 75% of the land value of the additional *density* towards amenities as identified in the Official Community Plan	Up to 0.5 times the *lot area*	3.0 times the *lot area*
Step 2	A financial contribution of 65% of the land value of the additional *density* towards amenities as identified in the Official Community Plan	Up to 0.5 times the *lot area*	3.5 times the *lot area*
Step 3	A financial contribution of 50% of the land value of the additional *density*, of which 50% will be towards amenities, and 50% towards affordable housing as identified in the Official Community Plan	Up to 0.5 times the l*ot area*	4.0 times the l*ot area*
Step 4	At least 20% of additional *density* is used for *priority unit types* as identified in the Official Community Plan and the remainder of the additional *density* is used for *purpose-built rental* units	Up to 1.0 times the *lot area*	5.0 times the *lot area*
Step 5	At least 40% of additional *density* is used for *priority unit types* as identified in the Official Community Plan and the remainder of the additional *density* is used for *purpose-built rental* units	Up to 0.5 times the *lot area*	5.5 times the *lot area*

For information only. Refer to
City of Coquitlam Zoning Bylaw.

(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^2 is excluded from the *gross floor area* calculation. The exclusion of 2 m^2 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 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 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.

For information only. Refer to
City of Coquitlam Zoning Bylaw.

(iii) *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:

Use	***Lot* Lines along a *Street* or *Lane* (metres)**	***Interior Side Lot Line* and *Rear Lot Line* (metres)**
All *buildings* or *structures*	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 Neighbourhood Plan and the Burquitlam-Lougheed Neighbourhood Plan area as identified in the Official Community Plan; and

For information only. Refer to
City of Coquitlam Zoning Bylaw.

(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^2 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*.

For information only. Refer to
City of Coquitlam Zoning Bylaw.

(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*.

For information only. Refer to
City of Coquitlam Zoning Bylaw.

PART 21 COMPREHENSIVE DEVELOPMENT ZONES

2146 CD-46 Comprehensive Development Zone-46

(1) Intent

This site specific zone provides for a *purpose-built rental apartment* residential development between four (4) and eight (8) *storeys* at a medium *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*; and
  (vii) *convenience retail*.

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; and
    (ii.ii) retail sale of goods and services to residents of the *building* only; and
  (iii) workshops for residents, social and recreation space and facilities;
(e) *Accessory institutional support services*; and
(f) *Lock-off units*, as limited under Section 508(6).

For information only. Refer to
City of Coquitlam Zoning Bylaw.

(3) Conditions of Use

Not applicable in this zone.

(4) Lot Size

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

	Use	Minimum *Lot Size* (m^2)
(a)	*Apartment* or *Townhouse*	1,110
	Boarding	555

(b) The maximum *lot size* for a public park is 0.8 hectares.

(5) Density

(a) For each *accessible residential dwelling unit* and *adaptable unit* provided, 2 m^2 is excluded from the *gross floor area* calculation. The exclusion of 2 m^2 for *accessible residential dwelling units* and *adaptable units* shall only be applied to a maximum of 20% of all *dwelling units* within a *building*.

(b) All *buildings* and *structures* together must not exceed a *gross floor area* of 2.68 times the *lot area*.

(6) Lot Coverage

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

(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:

For information only. Refer to
City of Coquitlam Zoning Bylaw.

Use	***Lot* Lines along a *Street* (metres)**	***Rear Lot Line* (metres)**	***Interior Side Lot Line* (metres)**
Principal buildings	3.0	9.5 (no *lane*) 4.5 (*lane*)	4.5
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*	4.0	9.5 (no *lane*) 4.5 (*lane*)	4.5

Use	***Front Lot Line* (metres)**	***Rear Lot Line* (metres)**	***Interior Side Lot Line* (metres)**	***Exterior Side Lot Line* (metres)**
Detached *accessory residential* and *accessory off-street parking buildings* and *structures* where sited 1.6 metres or more from a *building* for *residential use*	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 *interior lot line* adjacent to the *lane* to the east of the site will decrease to 3.0 metres from the property line;

(ii) The setback for the *interior lot line* adjacent to the *lane* to the west of the site will decrease to 3.2 metres from the property line;

(iii) An exception to the *rear lot line* adjacent to the *lane* to the south of the site is permitted for patios adjoining ground level apartments; and

(iv) Under Sections 514, 518, 519 and 523.

For information only. Refer to
City of Coquitlam Zoning Bylaw.

(9) Location of Uses

(a) A *townhouse use:*

(i) must be in conjunction with a multi-*storey* medium-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 Neighbourhood Plan and the Burquitlam-Lougheed Neighbourhood Plan area as identified in the 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

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

For information only. Refer to
City of Coquitlam Zoning Bylaw.

2146 CD-46 Comprehensive Development Zone-46

(13) Other Regulations

(a) Each *principal 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^2 per *dwelling unit*.

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

(c) Despite the definition of "*lot*" contained in Part 2 of this Bylaw, a *lot* in the CD-46 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-46 zone;

(ii) the parcels are subject of a development providing for the parcels to be developed together as a single development; and

(iv) 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.

For information only. Refer to
City of Coquitlam Zoning Bylaw.

PART 21 COMPREHENSIVE DEVELOPMENT ZONES

2147 CD-47 Comprehensive Development Zone-47

(1) Intent

This site specific zone provides for a *purpose-built rental apartment* residential development between four (4) and eight (8) *storeys* at a medium *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*; and
  (vii) *convenience retail*.

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; and
    (ii.ii) retail sale of goods and services to residents of the *building* only; and
  (iii) workshops for residents, social and recreation space and facilities;
(e) *Accessory institutional support services*; and
(f) *Lock-off units*, as limited under Section 508(6).

For information only. Refer to
City of Coquitlam Zoning Bylaw.

(3) Conditions of Use

Not applicable in this zone.

(4) Lot Size

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

	Use	Minimum *Lot Size* (m^2)
(a)	*Apartment* or *Townhouse*	1,110
	Boarding	555

(b) The maximum *lot size* for a public park is 0.8 hectares.

(5) Density

(a) For each *accessible residential dwelling unit* and *adaptable unit* provided, 2 m^2 is excluded from the *gross floor area* calculation. The exclusion of 2 m^2 for *accessible residential dwelling units* and *adaptable units* shall only be applied to a maximum of 20% of all *dwelling units* within a *building*.

(b) All *buildings* and *structures* together must not exceed a *gross floor area* of 2.58 times the *lot area*, if all *dwelling units* provided within the development are *purpose-built rental units* as required by a housing agreement or registered convenant.

(6) Lot Coverage

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

(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:

For information only. Refer to
City of Coquitlam Zoning Bylaw.

Use	***Lot* Lines along a *Street* (metres)**	***Rear Lot Line* (metres)**	***Interior Side Lot Line* (metres)**
Principal buildings	3.0	9.5 (no *lane*) 4.5 (*lane*)	4.5
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*	4.0	9.5 (no *lane*) 4.5 (*lane*)	4.5

Use	***Front Lot Line* (metres)**	***Rear Lot Line* (metres)**	***Interior Side Lot Line* (metres)**	***Exterior Side Lot Line* (metres)**
Detached *accessory residential* and *accessory off-street parking buildings* and *structures* where sited 1.6 metres or more from a *building* for *residential use*	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 *interior side lot line* adjacent to the *lot* line to south of the site will decrease to 4.16 metres;

(ii) Under Sections 514, 518, 519 and 523; and

(iii) Notwithstanding Section 514(2), balconies and patios may extend up to 1.5 metres into an *interior side lot line* setback.

For information only. Refer to
City of Coquitlam Zoning Bylaw.

(9) Location of Uses

(a) A *townhouse use:*

(i) must be in conjunction with a multi-*storey* medium-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 Neighbourhood Plan and the Burquitlam-Lougheed Neighbourhood Plan area as identified in the 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

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

For information only. Refer to
City of Coquitlam Zoning Bylaw.

2147 CD-47 Comprehensive Development Zone-47

(13) Other Regulations

(a) Each *principal 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^2 per *dwelling unit*.

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

(c) Despite the definition of "*lot*" contained in Part 2 of this Bylaw, a *lot* in the CD-47 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-47 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.

For information only. Refer to
City of Coquitlam Zoning Bylaw.

PART 21 COMPREHENSIVE DEVELOPMENT ZONES

2150 CD-50 Comprehensive Development Zone-50

(1) Intent

This zone provides for mixed-use development as described in the Partington Creek Neighbourhood Centre in the Official Community Plan. The zone accommodates *townhouses*, low and mid-rise *apartment residential use* in combination with a variety of *civic*, institutional, and employment-generating *commercial uses*.

(2) Permitted Uses

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

(a) *Apartment*
(b) *Assembly*, limited to child-minding services
(c) *Assembly child care*
(d) *Child care*
(e) *Civic*
(f) *Commercial,* limited to:
    (i) *business and household service*
    (ii) *commercial school*
    (iii) *convenience retail*
    (iv) *entertainment facility*
    (v) *grocery store*
    (vi) *intensive commercial recreation*
    (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*
    (xv) *retail – personal goods*
    (xvi) *tourist accommodation*
(g) *Community Care*

For information only. Refer to
City of Coquitlam Zoning Bylaw.

(h) Community Garden
(i) *Employment living*
(j) *Non-accessory off-street parking*
(k) *Public service*
(l) *Townhouse*

Accessory uses, limited to:

(a) *Accessory Home Occupation*
(b) *Accessory Institutional Support Services*
(c) *Accessory Retail*, limited to *Liquor Manufacturing*
(d) *Accessory Street Vending*
(e) *Lock-Off Units*, as limited under Section 508(6)

(3) Conditions of Use

(a) The following *uses* are only permitted when all *off-street parking* for the *use* is *concealed parking*:
    (i) *Apartment*;
    (ii) *Assembly*;
    (iii) *Employment living*;
    (iv) *Tourist accommodation*; and
    (v) *Townhouse*

(4) Lot Size

Not applicable in this zone.

(5) Density

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

(b) For each *accessible residential dwelling unit* and *adaptable unit* provided, 2 m^2 is excluded from the *gross floor area* calculation. The exclusion of 2 m^2 for *accessible residential dwelling units* and *adaptable units* shall only be applied to a maximum of 20% of all *dwelling units* within a *building*.

For information only. Refer to
City of Coquitlam Zoning Bylaw.

(c) An employment-generating *use* is required only where a *residential use* is provided, and must occupy a minimum of 0.25 times the *lot area* of the base *gross floor area*.

(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 *lot* lines than the corresponding setbacks set out below:

Use	***Front Lot Line*** **(metres)**	***Exterior Side Lot Line*** **(metres)**	***Interior Side Lot Line*** **(metres)**	***Rear Lot Line*** **Abutting *Street* or *Lane*** **(metres)**
All *buildings* and *structures*	3.0	3.0	3.0	3.0
All *buildings* and *structures* with a *civic use*	0.0	3.0	0.0	3.0

(b) No *building* or portion of *building* shall be located less than 10 metres from any opposing *building* face which contain windows or glazed doors to *habitable rooms* in an *apartment use*.

(8) Location of Uses

Not applicable in this zone.

(9) Height

(a) *Buildings* and *structures* for *apartment use* must be not more than six (6) *storeys* in *height*.

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

For information only. Refer to
City of Coquitlam Zoning Bylaw.

(10) Building Size

Not applicable in this zone.

(11) Off-Street Parking and Loading

(a) All *accessory off-street parking* must be provided as *concealed parking*.

(b) Notwithstanding Sub-section (11)(a), surface *off-street parking* will be permitted on a *lot* containing *buildings* or *structures* for *civic use*.

(c) The regulations under Part 7 apply.

(12) 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^2 per *dwelling unit*.

(b) All other relevant sections of City of Coquitlam Zoning Bylaw No. 3000, 1996, apply, including but not limited to the regulations under Part 2, Part 3, Part 4, Part 5, and Part 6.

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

For information only. Refer to
City of Coquitlam Zoning Bylaw.

PART 21 COMPREHENSIVE DEVELOPMENT ZONES

2153 CD-53 Comprehensive Development Zone-53

(1) Intent

This site specific zone provides for low-density *residential uses* of up to four *dwelling units* per *lot*.

The lands within Comprehensive Development Zone – 53 are outlined in bold and labelled "CD-53" as shown in the plan attached hereto and forming part of the CD-53 Zone as Schedule 'A'.

(2) Permitted Uses

Principal uses, limited to:

(a) *Small-scale residential*

Accessory uses, limited to:

(b) *Boarding*
(c) *Accessory residential*
(d) *Accessory home occupation*
(e) *Accessory institutional support services*

(3) Conditions of Use

(a) A maximum of four *dwelling units* are permitted on a *lot*.

(4) Lot Size

(a) The minimum *lot area* is 650 m^2.
(b) The minimum *lot width* is 18.5 metres.

(5) Density

(a) All *buildings* and *structures*, including those for *accessory off-street parking uses* and *accessory residential uses*, must not exceed the following densities:

For information only. Refer to
City of Coquitlam Zoning Bylaw.

Number of *Dwelling Units*	**Maximum *Floor Area Ratio***
One or Two	0.65
Three or Four	0.75

(b) Despite the maximum *floor area ratio* permitted in Sub-section (5)(a), the *floor area* may be increased by up to 40 m^2 per *lot* for above-grade *concealed parking* and *accessory off-street parking structures* other than *underground parking*.

(6) Lot Coverage

All *buildings* and *structures* together must not exceed a *lot coverage* of 50%.

(7) Buildings Per Lot

One or more *principal buildings* are permitted 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, measured from the outermost *wall* of the *building* or any permitted projections (whichever is greater), and be sited no closer than the corresponding setbacks from the *lot* lines set out below:

For information only. Refer to
City of Coquitlam Zoning Bylaw.

Use	***Front Lot Line*** **(metres)**	***Rear Lot Line*** **without a** ***Lane*** **(metres)**	***Rear Lot Line*** **along a** ***Lane*** **(metres)**	***Interior Side Lot Line*** **(metres)**	***Exterior Side Lot Line*** **(metres)**
Small-scale residential, accessory buildings and *structures* attached to or sited less than 1.6 metres from a *building* for *residential use*, public park	5.5	6.0	1.2	1.2	3.0
Detached *accessory buildings* and *structures* where sited 1.6 metres or more from a *building* for *residential use*	5.5	1.2	1.2	1.2	3.0

(b) *Principal buildings* and *structures* on the same *lot* must maintain a minimum separation distance of:

(i) 6.0 metres; or

(ii) 9.0 metres where each *building* has a *height* of three *storeys* at their facing *wall* or side.

(9) Location of Uses

(a) *Accessory off-street parking* is not permitted within an *exterior side lot line* setback, *access driveway* or *front yard*, except for:

(i) unenclosed parking for an *accessory dwelling unit*, which may be permitted within a *front yard* on a *lot* that does not have *lane* access; and

(ii) *tandem parking*, which may be permitted in an *access driveway* or *front yard* on a *lot* that does not have *lane* access.

For information only. Refer to
City of Coquitlam Zoning Bylaw.

(b) Detached *accessory uses*, *buildings* and *structures* must not be located in the *front yard*.

(10) Height

(a) *Principal buildings* must not exceed a *height* of three *storeys* on any face or side, including any basement that projects more than 1.3 metres above *finished grade*, and a total *height* of 11.0 metres.

(b) *Accessory buildings* and *structures* must not exceed a *height*, measured from *finished grade*, of:

(i) 3.7 metres; or

(ii) 4.6 metres for *accessory buildings* and *structures* having 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

(a) The maximum length of any *wall* of a detached *building* or *structure* for *accessory off-street parking* is 9.2 metres, and the *building* or *structure* must not contain more than three *parking spaces*.

(b) Where one or more entrances to a *concealed parking* garage or *accessory off-street parking building* or *structure* faces a *street* or *roadway*, the combined maximum width of a garage door or doors is 6.0 metres.

(12) Other Regulations

(a) Each *dwelling unit* must be provided with access to an on-site private or *common amenity area* or areas that have a total area not less than 20 m^2 per *dwelling unit*.

(b) Each *dwelling unit* must include an indoor enclosed storage area of not less than 3.3 m^2 and not more than 4.5 m^2, being:

(i) an area with a full *storey* ceiling *height*;

(ii) located at ground level or at the main floor;

(iii) a minimum dimension of one *wall* being not less than 1.8 metres; and

(iv) windowless.

(c) The regulations under Part 2 through Part 7 of this Zoning Bylaw apply.

For information only. Refer to
City of Coquitlam Zoning Bylaw.

PART 21 COMPREHENSIVE DEVELOPMENT ZONES

2154 CD-54 Comprehensive Development Zone-54

(1) Intent

This site-specific zone provides for a mixed-*use*, high-*density* development.

The lands within Comprehensive Development Zone - 54 are outlined in bold and labelled "CD-54" on the plan attached hereto and forming part of this CD-54 Zone as Schedule 'A'.

(2) Permitted Uses

Principal uses, limited to:

(a) *Apartment*
(b) *Assembly*
(c) *Assembly child care*
(d) *Child care*
(e) *Civic*, limited to:
    (i) community centres
    (ii) *hospitals*
    (iii) libraries
    (iv) museums
    (v) parks, squares and plazas
    (vi) *post-secondary institutions*
    (vii) *primary or secondary schools*
(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*
    (ix) *liquor store*, *accessory liquor store*, and *wine store*
    (x) *office*

For information only. Refer to
City of Coquitlam Zoning Bylaw.

(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*
(i) *Non-accessory off-street parking*
(j) *Public service*
(k) *Townhouse*

Accessory uses, limited to:

(l) *Accessory home occupation*
(m) *Accessory institutional support services*
(n) *Accessory retail*, limited to *liquor manufacturing*
(o) *Accessory street vending*
(p) *Lock-off unit*

(3) Conditions of Use

(a) All *off-street parking* must be *concealed parking*.

(b) A *townhouse use* is permitted only in conjunction with a multi-*storey apartment* development.

(c) A *public service use* is only permitted if 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*.

(b) An employment-generating *use* must occupy a minimum of 0.25 times the *lot area* of the base *gross floor area*.

For information only. Refer to
City of Coquitlam Zoning Bylaw.

(c) The overall maximum base *density* of 2.5 times the *lot area* may be increased without limitation where the additional *density* accommodates employment-generating *uses*.

(d) The overall maximum base *density* of 2.5 times the *lot area* may be increased as follows where the additional *density* accommodates *residential uses*:

***Density* Step**	**Condition of Additional *Density***	**Additional *Gross Floor Area* Ratio**	**Maximum Total *Gross Floor Area* Ratio**
Step 1	A financial contribution of 75% of the land value of the additional *density* towards amenities as identified in the Official Community Plan	Up to 0.5 times the *lot area*	3.0 times the *lot area*
Step 2	A financial contribution of 65% of the land value of the additional *density* towards amenities as identified in the Official Community Plan	Up to 0.5 times the *lot area*	3.5 times the *lot area*
Step 3	A financial contribution of 50% of the land value of the additional *density*, of which 50% will be towards amenities and 50% towards affordable housing as identified in the Official Community Plan	Up to 0.5 times the *lot area*	4.0 times the *lot area*
Step 4	A financial contribution of 35% of the land value of the additional *density* towards amenities as identified in the Official Community Plan	Up to 0.5 times the *lot area*	4.5 times the *lot area*

(e) When additional *density* has been maximized under the provisions set out in Sub-section (5)(d), the *gross floor area* ratio may be further increased by up to 1.0 times the *lot area* when at least 20% of the additional *density* is used for *priority unit types* and the remainder of the additional *density* is used for *purpose-built rental* units.

For information only. Refer to
City of Coquitlam Zoning Bylaw.

(f) In lieu of a financial contribution as identified in Sub-section (5)(d), 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 *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 *accessible residential dwelling unit* and *adaptable unit* provided, 2 m^2 is excluded from the *gross floor area* calculation. The exclusion of 2 m^2 for *accessible residential dwelling units* and *adaptable units* shall only be applied to a maximum of 20% of all *dwelling units* within a *building*.

(i) All or part of the financial contribution identified in Sub-section (5)(d), 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. 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.

(j) All or part of the financial contribution identified in Sub-section (5)(d), 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)(i); and

(ii) additional *below-market rental units* or *non market housing* rental units are provided.

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

(a) 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:

For information only. Refer to
City of Coquitlam Zoning Bylaw.

Use	***Lot* Lines along a *Street* or *Lane* or Public Right-of-Way, whichever is closest (metres)**	**All other *Lot* Lines not abutting a *Street* or *Lane* (metres)**
All *buildings* and *structures*	3.0	3.0
All *buildings* and *structures* with a *commercial use* or *civic use* within the first four *storeys*	1.5	0.0

(b) Notwithstanding Sub-section (7)(a), where a *lot* is adjacent to a *lot* zoned for *residential use* or designated for residential in the Official Community Plan, a minimum 3 metres wide suitably landscaped area must be installed along the *lot* line abutting the adjacent *lot*.

(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.

For information only. Refer to
City of Coquitlam Zoning Bylaw.

(10) Building Size

Not applicable in this zone.

(11) Other Regulations

(a) Despite the definition of *lot* contained in Part 2 of this Bylaw, a *lot* in the CD-54 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 CD-54 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) 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 (11)(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^2 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.

For information only. Refer to
City of Coquitlam Zoning Bylaw.

PART 21 COMPREHENSIVE DEVELOPMENT ZONES

2155 CD-55 Comprehensive Development Zone-55

(1) Intent

This site specific zone provides for a diverse range of employment *uses* by combining light *industrial uses* and *commercial uses*.

(2) Permitted Uses

Principal uses, limited to the following, and as further limited under Sub-section (3)(a):

(a) *Commercial*, limited to:
  (i) *autobody repair*
  (ii) *contractor service*
  (iii) *mini-warehouse*
  (iv) *recycling depot*
  (v) *industrial equipment*, retail sale, rental and servicing
  (vi) transportation terminal
  (vii) *liquor manufacturing*
  (viii) *industrial office*
  (ix) *retail – general*
  (x) *commercial kitchen*
  (xi) *business and household service*

(b) *Industrial,* except:
  (i) batch plants for concrete and asphalt
  (ii) manufacture of concrete products
  (iii) recycling, processing, or salvaging of motor vehicles

(c) *Public service*

(d) *Cannabis processing*

Accessory uses, limited to:

(a) *Accessory office*, as limited under Sub-section (3)(a)

(b) *Accessory caretaker*, as limited under Sub-sections (3)(c) and (4)(a)

(c) *Accessory unenclosed storage*, as limited under Sub-section (3)(c)

(d) *Accessory street vending*

(e) *Accessory retail*, as limited under Sub-section (3)(a)

For information only. Refer to
City of Coquitlam Zoning Bylaw.

2155 CD-55 Comprehensive Development Zone-55

(3) Conditions of Use

(a) *Accessory office* and *accessory retail uses* must be enclosed within a *building*.

(b) An *accessory caretaker use*:

(i) must be located within the *principal building* on the *lot;*

(ii) must not exceed a maximum *floor area* of 60 m^2; and

(iii) is limited to one per *lot*.

(c) An unenclosed principal storage *use* and an *accessory unenclosed storage use*:

(i) is permitted only where the land upon which it is located is surfaced with asphalt, concrete or other dust-free surface; and

(ii) where abutting a *street* or *lane* or adjacent to a *residential use*, must be bounded by an opaque screening not less than 1.8 metres high.

(4) Lot Size

(a) Not applicable in this zone, except:

(i) an *accessory caretaker use* is not permitted on a *lot* having an area less than 8,100 m^2.

(5) Density

All *buildings* and *structures* together shall not exceed a *gross floor area* of 1.5 times the *lot area*.

(6) Lot Coverage

Not applicable in this zone.

(7) Buildings Per Lot

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

(8) Setbacks

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

For information only. Refer to
City of Coquitlam Zoning Bylaw.

Uses: Buildings* and *Structures	***Lot* Lines Along a *Street* (metres)**	***Rear Lot Line* (metres)**	***Interior Side Lot Line* (metres)**
All *buildings* and *structures*	7.6	7.6	3.0
Unenclosed and *accessory unenclosed storage*	7.6	7.6	3.0

(b) Notwithstanding Sub-section (8)(a), the minimum setback for the east *lot* line shall be 7.1 metres.

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

(9) Location of Uses

Not applicable in this zone.

(10) Height

The stored goods or materials, *buildings* and *structures* set out below must not exceed the corresponding *heights*:

Use	**Maximum *Height***
Buildings	Six (6) *storeys*
Structures	19 metres
Stored goods or materials, other than *modular containers*	3.7 metres
Stored *modular containers*	8.8 metres

(11) Building Size

Not applicable in this zone.

For information only. Refer to
City of Coquitlam Zoning Bylaw.

(12) Off-Street Parking and Loading

(a) The regulations under Part 7 apply.

(b) Notwithstanding Sub-section (12)(a), the minimum number of *off-street parking* spaces required for permitted *commercial uses* shall be one (1) space per 100 m^2 of *gross floor area*.

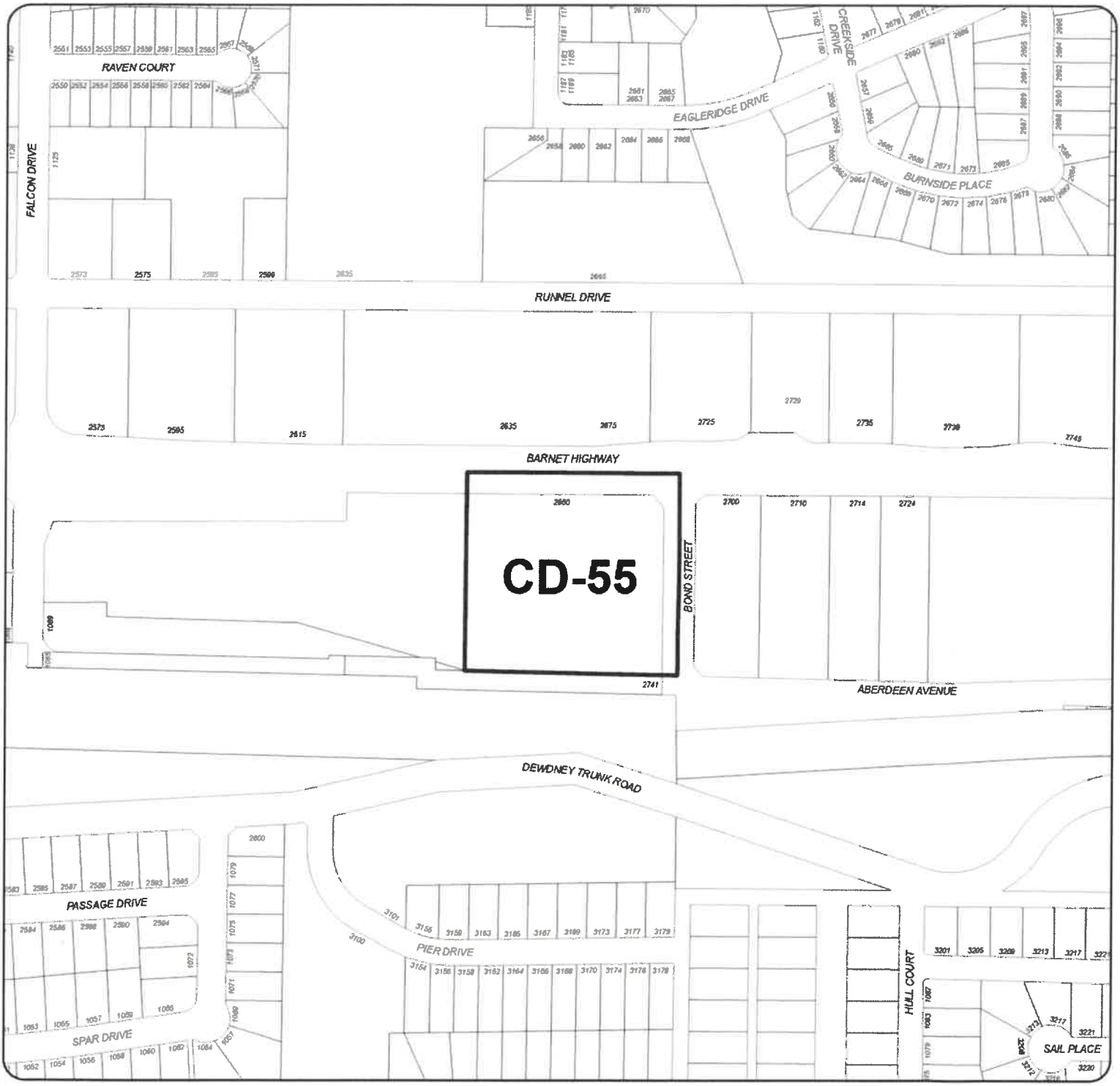
(c) Notwithstanding Sub-section (12)(a), the loading requirement shall be satisfied by the provision of one (1) Type B loading space.

(d) Notwithstanding Sub-section (12)(a), no *bicycle parking, long-term*, spaces or end of trip facilities are required.

(13) Other Regulations

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

For information only. Refer to
City of Coquitlam Zoning Bylaw.



N

NOT TO SCALE

SCHEDULE 'A' TO BYLAW No. 5494, 2026

Coquitlam

PART 21 COMPREHENSIVE DEVELOPMENT ZONES

2156 CD-56 Comprehensive Development Zone-56

(1) Intent

The lands within the CD-56 Comprehensive Development Zone – 56 are outlined in black on the map attached hereto and forming part of this CD-56 Zone as Schedule 'A'.

This site specific zone provides for the development of a mixed *use*, medium *density* Neighbourhood Centre that accommodates *residential uses*, supported by retail, *commercial*, professional services and a range of public amenities.

(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) courthouses
    (iii) *primary or secondary school*
    (iv) libraries
    (v) museums
    (vi) parks, squares and plazas
    (vii) *hospitals*
    (viii) *post-secondary institution*
    (ix) police stations
(f) *Commercial,* limited to:
    (i) *business and household service*
    (ii) *commercial school*
    (iii) *convenience retail*
    (iv) *entertainment facility*
    (v) *grocery store*
    (vi) *intensive commercial recreation*
    (vii) *liquor manufacturing*

For information only. Refer to
City of Coquitlam Zoning Bylaw.

(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*
(xv) *retail – personal goods*
(xvi) *tourist accommodation*

(g) *Congregate housing and care*
(h) *Employment living*
(i) *Non-accessory off-street parking*
(j) *Public service*
(k) *Townhouse*
(l) *Community Care*
(m) *Licensed Residential Care*
(n) *Personal Health Care*, limited to:
(i) medical clinics

Accessory uses, limited to:

(a) *accessory home occupation*
(b) *accessory retail*, limited to *liquor manufacturing*
(c) *accessory street vending*
(d) *lock-off units*
(e) *accessory institutional support services*

(3) Conditions of Use

(a) The following *uses* are only permitted when all *off-street parking* for the *use* is *concealed parking*:
(i) *apartment*;
(ii) *townhouse*;
(iii) *employment living*;
(iv) *assembly;*
(v) *civic*; and

For information only. Refer to
City of Coquitlam Zoning Bylaw.

(vi) *tourist accommodation*.

(b) A *public service use* is only permitted if 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 2.5 times the *lot area*, except that the *gross floor area* may be increased:

(b) When *density* has been maximized under the provisions set out in Sub-section (5)(a), *density* may be further increased by up to 1.0 *gross floor area* ratio when at least 20% of the additional *density* is used for *priority unit types* and the remainder of the additional *density* is used for *purpose-built rental* units.

(c) For each *accessible residential dwelling unit* and *adaptable unit* provided, 2 m^2 is excluded from the *gross floor area* calculation. The exclusion of 2 m^2 for *accessible residential dwelling units* and *adaptable units* shall only be applied to a maximum of 20% of all *dwelling units* within a *building*.

(d) An employment-generating *use* must occupy a minimum of 0.15 times the *lot area* of the base *gross floor area*.

(e) Notwithstanding Sub-section (5)(d) residential *gross floor area* must account for at least half of the development's total *gross floor area*.

(6) Lot Coverage

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

(7) Setbacks

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

For information only. Refer to
City of Coquitlam Zoning Bylaw.

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

(b) Notwithstanding Sub-section (7)(a), where a *lot* is adjacent to a *lot* zoned for *residential use* or designated for *residential* in the Official Community Plan, a minimum 3 metres wide suitably landscaped area must be installed along the *lot* line abutting the adjacent *lot*.

(c) No *building* or portion of *building* shall be located less than 10 metres from any opposing *building* face which contain windows or glazed doors to *habitable rooms* in an *apartment use*.

(8) Height

Buildings and *structures* must not exceed a *height* of 8 *storeys*.

(9) Building Size

Not applicable in this zone.

(10) Off-Street Parking and Loading

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

Use	**Vehicle Parking Requirements**
Apartment Use	0.55 *parking spaces* per *dwelling unit*
Visitor	0.10 *parking spaces* per *dwelling unit*

For information only. Refer to
City of Coquitlam Zoning Bylaw.

2156 CD-56 Comprehensive Development Zone-56

(11) Other Regulations

(a) Despite the definition of *lot* contained in Part 2 of this bylaw, a *lot* in the CD-56 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 provision of the CD-56 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) 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 totaling not less than 4.0 m^2 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.

(e) Notwithstanding Sub-section (11)(d), no *long-term bicycle parking* or end of trip facilities are required.

For information only. Refer to
City of Coquitlam Zoning Bylaw.