

BYLAW NO. 4973, 2019

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

WHEREAS:

- A. Council for the City of Coquitlam has enacted City of Coquitlam Zoning Bylaw No. 3000, 1996 (the "Zoning Bylaw"); and
- B. Certain changes are necessary for the clarification and effective and efficient operation of the Zoning Bylaw, in accordance with the *Local Government Act*, R.S.B.C., 2015, c. 1.

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

1. Name of Bylaw

This Bylaw may be cited for all purposes as "Zoning Amendment Bylaw No. 4973, 2019."

2. Amendments to Zoning Bylaw

2.1 Part 2 of the Zoning Bylaw is amended as follows:

2.1.1 the following definitions are added to section 201:

"DUPLEX RESIDENTIAL means a residential use in which a principal building is used for two principal dwelling units.

FOURPLEX RESIDENTIAL means a residential use in which a principal building is used for four principal dwelling units.

MULTIPLEX RESIDENTIAL means a residential use that includes three or more principal dwelling units on a lot in attached, detached or semi-detached forms; excludes apartment, townhouse, fourplex residential and triplex residential.

NEIGHBOURHOOD ATTACHED RESIDENTIAL means the "Neighbourhood Attached Residential" land use designation as established in the City of Coquitlam's Citywide Official Community Plan Bylaw No.3479, 2001 as amended or superseded from time to time.

SUBDIVISION AND DEVELOPMENT SERVICING BYLAW means City of Coquitlam Subdivision and Development Servicing Bylaw No. 3558, 2003 as amended or superseded from time to time."

- 2.1.2 the definitions for *APARTMENT*, *CARRIAGE HOUSE*, *TOWNHOUSE(S)* and *TRIPLEX RESIDENTIAL* in section 201 are repealed and replaced as follows:

“APARTMENT means a building used for three or more dwelling units, and includes such a building subdivided under the Strata Property Act; excludes townhouse, multiplex residential, fourplex residential and triplex residential.

CARRIAGE HOUSE means an accessory dwelling unit located primarily above a detached accessory off-street parking structure that is subordinate to the principal building in terms of size, scale and massing, with a separate entrance directly from the exterior and all floor area at or above finished grade elevation.

TOWNHOUSE means a single building containing three or more dwelling units separated one from another by party walls extending from the foundation to roof, with each dwelling unit having a separate, direct entrance from grade and includes all row, linked, patio, garden, court or other housing which meets such criteria; excludes multiplex residential, fourplex residential, and triplex residential.

TRIPLEX RESIDENTIAL means a residential use in which a principal building is used for three principal dwelling units.”

- 2.1.3 the definitions for *TWO-FAMILY RESIDENTIAL* and *QUADRUPLEX RESIDENTIAL* are deleted from section 201.
- 2.2 The Zoning Bylaw is amended by replacing the phrase “*two-family residential*” with “*duplex residential*” and the phrase “*quadruplex residential*” with “*fourplex residential*” throughout.
- 2.3 Section 302 of the Zoning Bylaw is amended by deleting the Short Form and Zone Designations for “RT-1 Two-Family Residential” and “RT-3 Triplex and Quadruplex Residential” and replacing them with the following:

<u>Short Form</u>	<u>Zone Designation</u>
RT-1	Infill Residential
RT-3	Multiplex Residential

- 2.4 Section 517 of the Zoning Bylaw is amended by adding the following as sub-section 517(3):

(3) *Lot area for Neighbourhood Attached Residential lots zoned RT-1 or RT-3 is calculated as follows:*

- (a) If the *lot area* is reduced due to road dedication, *lot area* for the purpose of calculating *density* will be calculated based on the *lot area* prior to the road dedication.

2.5 Sub-section 706(1)(a) of the Zoning Bylaw is deleted and replaced with the following:

<u>TYPE OF BUILDING OR USE</u>	<u>REQUIRED OFF-STREET PARKING SPACES</u>
(1) Residential	
(a) (i) <i>One-family residential</i>	2 spaces per <i>dwelling unit</i>
(ii) <i>Duplex residential, detached two-family residential</i>	2 spaces per <i>dwelling unit</i> , of which a maximum of 100% may be <i>tandem parking spaces</i>
(iii) <i>Triplex residential, fourplex residential multiplex residential</i>	2 spaces per <i>dwelling unit</i> , of which a maximum of 100% may be <i>tandem parking spaces</i>
(iv) <i>Street-oriented village home residential</i>	2 spaces per <i>dwelling unit</i> , of which a maximum of 33% may be <i>tandem parking spaces</i>
(v) <i>Townhouse</i>	2 space per <i>dwelling unit</i> , of which a maximum of 33% may be in <i>tandem parking spaces</i> Plus .20 spaces per <i>dwelling unit</i> designated for visitors
(vi) <i>Secondary suite</i>	1 space per <i>secondary suite</i> , which may not be <i>tandem parking</i>
(vii) <i>Accessory one-family residential</i>	1 space per <i>dwelling unit</i>
(viii) <i>Carriage house or garden cottage</i>	1 space per <i>dwelling unit</i> , which may not be <i>tandem parking</i>

2.6 Part 11 of the Zoning Bylaw is deleted and replaced by Schedule "A" to this Bylaw.

2.7 The Zoning Bylaw is amended by adding the map attached as Schedule "B" to this Bylaw as Schedule "R" to the Zoning Bylaw.

3. Severability

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

Readings

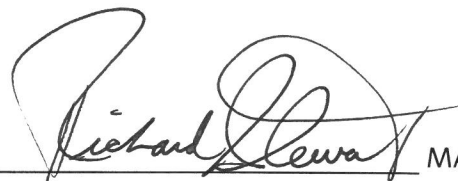
READ A FIRST TIME this 17th day of June, 2019.

CONSIDERED AT PUBLIC HEARING this 8th day of July, 2019.


READ A SECOND TIME this 8th day of July, 2019.

READ A THIRD TIME this 8th day of July, 2019.


GIVEN FOURTH AND FINAL READING and the Seal of the Corporation affixed this 8th day of July, 2019.



MAYOR



CLERK



PART 11 INFILL RESIDENTIAL ZONES

1101 RT-1 Infill Residential

(1) Intent

This zone provides for ground-oriented infill *residential uses* in developments comprised of up to a maximum of four *principal dwelling units* per lot.

(2) Permitted Uses

Principal uses, limited to:

- (a) *Residential use* limited to:
 - (i) *One-family residential*
 - (ii) *Duplex residential*, as limited under Sub-section 1101(3)(a)
 - (iii) *Triplex residential*, as limited under Sub-section 1101(3)(a)
 - (iv) *Fourplex residential*, as limited under Sub-section 1101(3)(a)
- (b) *Civic use*, limited to public parks

Accessory uses, limited to:

- (a) *Boarding*, as limited under Section 508(1)
- (b) *Secondary suite*, as limited under Section 508(2)
- (c) *Carriage house*, as limited under Sub-sections 1101(3)(b), 1101(4)(g) and 1101(9)(a)
- (d) *Garden cottage*, as limited under Sub-sections 1101(3)(b), 1101(4)(g) and 1101(9)(b)
- (e) *Accessory advertising*, as limited under Sub-section 508(3)(e)
- (f) *Accessory residential*
- (g) *Accessory home occupation*, as limited under Section 508(3)
- (h) *Accessory off-street parking*, as limited under Sub-section 508(5), 1101(8)(d), 1101(9), and Part 7

(3) Conditions of Use

- (a) *Principal residential uses* other than *one-family residential use* are permitted only if the lot is fronted by a *street* and, if applicable, a *lane*:
 - (i) that is already the maximum width required for the classification of that *street* or *lane*, as specified in Schedule "R" to this Bylaw and in accordance with the *street* and *lane* width and design standards in the *Subdivision and Development Servicing Bylaw*, or
 - (ii) that is made capable of being constructed to the width required for the classification of that *street* or *lane*, as specified in Schedule "R" to this Bylaw, through a dedication of land to the City (or in the City's sole discretion, the grant of a right-of-way) in accordance with the *street* and *lane* width and design standards in the *Subdivision and Development Servicing Bylaw*.
- (b) *Carriage house* and *garden cottage uses* are:
 - (i) permitted as an *accessory use* to a *one-family residential use* only;
 - (ii) limited to either one *carriage house* or one *garden cottage*, but not both, per lot;

- (iii) are not permitted on a *lot* in addition to a *secondary suite use*, except as provided for under Sub-Section 1101(4)(g);
 - (iv) must provide one unhindered *accessory off-street parking space* for the exclusive use of the *carriage house or garden cottage use* in accordance with Part 7; and
 - (v) are not subject to *subdivision* under the provisions of either the *Land Title Act* or the *Strata Property Act*.
- (c) *Garden cottage, carriage house, triplex residential and fourplex residential uses* are only permitted on *lots* designated *Neighbourhood Attached Residential*.

(4) Lot Size

- (a) *A one-family residential use:*
 - (i) is not permitted on a *lot* having an area less than 650 m²; or
 - (ii) is not permitted on a *lot* having an area less than 555 m² where the *lot* was created by subdivision from a *lot* having an area between 1,100 m² and 1,951 m² and was in existence prior to February 19, 1996;
 - (iii) must have a minimum *lot width* of 13.5 metres; and
 - (iv) must have a minimum *lot depth* of 22.7 metres.
- (b) *A one-family residential use for lots designated Neighbourhood Attached Residential:*
 - (i) is not permitted on a *lot* having an area less than 370 m²; and
 - (ii) must have a minimum *lot width* of:
 - (ii.i) 10 metres for a *lot* with an accessible lane;
 - (ii.ii) 12 metres for a *lot* without an accessible lane;
 - (ii.iii) 12 metres for a *lot* with an exterior lot corner; or
 - (ii.iv) 12 metres for a *lot* located within the shaded area shown in dark outline on Schedule "N".
- (c) *A duplex residential use:*
 - (i) is not permitted on a *lot* having an area less than 740 m²; and
 - (ii) must have a minimum *lot depth* of 22.7 metres.
- (d) *A duplex residential use for lots designated Neighbourhood Attached Residential:*
 - (i) is not permitted on a *lot* having an area less than 465 m²; and
 - (ii) must have a minimum *lot width* of:
 - (ii.i) 10 metres for a *lot* with an accessible lane;
 - (ii.ii) 12 metres for a *lot* without an accessible lane;
 - (ii.iii) 12 metres for a *lot* with an exterior lot corner; or
 - (ii.iv) 12 metres for a *lot* located within the shaded area shown in dark outline on Schedule "N".
- (e) *A triplex residential use:*
 - (i) is not permitted on a *lot* having an area less than 650 m²; and
 - (ii) must have a minimum *lot width* of 18.5 metres.

- (f) *A fourplex residential use:*
 - (i) is not permitted on a lot having an area less than 740 m²; and
 - (ii) must have a minimum lot width of 20 metres.
- (g) A lot that is designated *Neighbourhood Attached Residential* and that has an area greater than 555 m² may have one *garden cottage* or one *carriage house* in addition to a *secondary suite* use.
- (h) The maximum lot size for a public park is 0.8 hectares.

(5) Density

- (a) All buildings and structures, including those for *accessory off-street parking uses* and *accessory residential uses*, for a *one-family residential use* on a lot having an area between 370 m² and 465 m² must not exceed a floor area of 0.5 times the lot area, except that the floor area may be increased to 0.6 times the lot area if:
 - (i) there is also a *secondary suite* or a *carriage house* or a *garden cottage use*, and
 - (ii) the lot is fronted by a street or lane meeting the conditions of Sub-section 1101(3)(a)(i) or 1101(3)(a)(ii).
- (b) All buildings and structures, including those for *accessory off-street parking uses* and *accessory residential uses*, for a *one-family residential use* or a *one-family residential use with a secondary suite use*, on a lot having an area greater than 465 m² must not exceed a floor area of 0.5 times the lot area, except that the floor area may be increased to 0.6 times the lot area if:
 - (i) there is also a *carriage house* or a *garden cottage use*, if permitted by Sub-section 1101(4)(g), and
 - (ii) the lot is fronted by a street or lane meeting the conditions of Sub-section 1101(3)(a)(i) or 1101(3)(a)(ii).
- (c) The floor area permitted in (a) and (b) above may be increased by up to 40 m² for *accessory off-street parking uses*.
- (d) All buildings and structures, including those for *accessory off-street parking uses* and *accessory residential uses*, for *duplex residential use* must not exceed a floor area of 0.65 times the lot area.
- (e) All buildings and structures, including those for *accessory off-street parking uses* and *accessory residential uses*, for *triplex residential* or *fourplex residential uses* must not exceed a floor area of 0.75 times the lot area.
- (f) The maximum floor area for a *carriage house* or a *garden cottage use* on a lot is 90 m² or the total floor area of the principal building, whichever is less.

(6) Lot Coverage

- (a) All buildings and structures together must not exceed a lot coverage of 50%.

(7) Buildings Per Lot

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

(8) Setbacks

- (a) Subject to Sections 514, 518, 519 and 523, *buildings and structures* for the following *uses* must meet the siting distance measured from the outermost limit of the *building* or any permitted projections (whichever is greater) 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)
On lots not designated Neighbourhood Attached Residential:				
<i>One-family residential; duplex residential; public parks</i>	7.6	7.6	1.8	3.8
<i>Accessory residential and accessory off-street parking buildings and structures attached to or sited less than 1.6 metres from a building for residential use</i>	7.6	7.6	1.8	3.8
<i>Detached accessory residential and accessory off-street parking buildings and structures where sited 1.6 metres or more from a building for residential use</i>	7.6	1.2	1.8	3.8
On lots designated Neighbourhood Attached Residential:				
<i>One-family residential; duplex residential; triplex residential; fourplex residential</i>	5.5	6.0	1.2	3.0
<i>Carriage house</i>	See Sub-section 1101(9)(a)	1.2	1.2	3.0
<i>Garden cottage</i>	See Sub-section 1101(9)(b)	1.2	1.2	3.0
<i>Accessory residential and accessory off-street parking buildings and structures attached to or sited less than 1.6 metres from a</i>	5.5	6.0	1.2	3.0

**Schedule "A" to
Bylaw No. 4973, 2019**

<i>building for residential use</i>				
Detached <i>accessory residential</i> and <i>accessory off-street parking buildings</i> and <i>structures</i> where sited 1.6 metres or more from a <i>building for residential use</i>	See Sub-section (9)(c)	1.2	1.2	3.0
Detached <i>accessory off-street parking buildings</i> and <i>structures</i> , <i>carriage houses</i> , and <i>garden cottages</i> on lots less than 11 metres wide	5.5 and per Sub-sections 1101(9)(a), (b) and (c)	1.2	0.9	3.0

- (c) Despite Sub-section 1101(8)(a), a *dwelling unit* within a *duplex residential use* may be sited abutting a second *dwelling unit* at the *interior side lot line* as long as the two *dwelling units* are attached to each other at that *lot line*.
- (d) A minimum separation distance of 6.0 metres measured from any wall face must be maintained between a *principal building* and any wall of all detached *accessory buildings* and *accessory off-street parking buildings* or *structures* for lots designated *Neighbourhood Attached Residential*.

(9) Location of Uses

- (a) A *carriage house use* must be located in the *rear yard*.
- (b) A *garden cottage use*:
 - (i) must be situated at *finished grade*,
 - (ii) may be attached to a detached *building* for *accessory residential* or *accessory off-street parking use*, and
 - (iii) must be located in the *rear yard*.
- (c) All detached *accessory residential* and detached *accessory off-street parking buildings* and *structures* must be located in the *rear yard*.
- (d) For *lots* within the shaded area shown in dark outline on Schedule 'N', access to *off-street parking* must be taken from the *street* until such time as a secondary north-south access to the lane is achieved through redevelopment.

(10) Height

- (a) *Principal buildings* and *structures* must not exceed a *height* of:
 - (i) 7.3 metres; or
 - (ii) 11.0 metres for *buildings* and *structures* having a roof slope with a pitch of 3 in 12 or greater for an area of at least 80% of all roof surfaces.

- (b) Detached *buildings* and *structures* for *carriage house* use must not exceed a *height* of:
- (i) 5.0 metres; or
 - (ii) 7.0 metres for *buildings* and *structures* having a roof slope with a pitch of 3 in 12 or greater for an area of at least 80% of all roof surfaces.
- (c) Detached *buildings* and *structures* for *garden cottage*, *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

- (a) The maximum volume occupied by the *principal building* on a lot containing a *one-family residential use* shall be determined by the simultaneous consideration on each face of the *building* of both the *perimeter wall height* and the *perimeter wall area* as specified below:

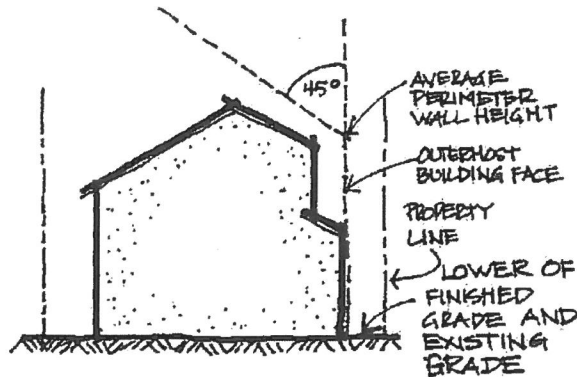
- (i) The average *perimeter wall height* of the downhill *building* face and sides, when considering the slope of the *lot*, will be determined by the following:

(i.i)

0.00 to 1.00 % slope at each property line	6.1 metres
1.01 to 5.00 % slope at each property line	6.4 metres
5.01 to 10.00 % slope at each property line	6.7 metres
10.01 to 15.00 % slope at each property line	7.0 metres
15.01 % slope or greater	7.3 metres

- (i.ii) Parts of the *building wall* length may exceed the maximum *perimeter wall height*, but must never exceed a maximum *wall height* of 8.4 metres.

- (ii) Those parts of the *building* that extend beyond a plane formed by lines projecting inward at an angle of 45 degrees from the vertical at the respective permitted average *perimeter wall heights* as measured from grade along the lines of the *outermost building faces*, will be considered in the determination of average *perimeter wall height*. Gable ends, dormers and those parts of the *building wall* identified under sub-section 1101(11)(a)(i)(i.i) will not be included in the determination of average *perimeter wall height*.



- (iii) The *perimeter wall area* of the downhill *building face* and sides, when considering the slope of the lot, will be determined by the following:

(iii.i)

0.00 to 1.00 % slope at each property line	93 sq. metres
1.01 to 5.00 % slope at each property line	97 sq. metres
5.01 to 10.00 % slope at each property line	102 sq. metres
10.01 to 15.00 % slope at each property line	107 sq. metres
15.01 % slope or greater	110 sq. metres

- (iii.ii) The area of gable ends and dormers above the second floor that face the side property line opposite another *building site* must be counted in the calculation of *perimeter wall area*, except if the face of the gable end or dormer is set back at least 2.4 metres from the *building face* of the floor below.

- (iv) Sub-section 1101(11)(a) does not apply to properties located in the highlighted areas shown on Schedules 'B', 'C', and 'D' to this Bylaw.

- (b) The maximum length of any *wall* of a detached *building* or *structure* for an *accessory residential use* and an *accessory off-street parking use* is 11 metres.
- (c) A detached *building* or *structure* for an *accessory off-street parking use* must not contain more than three *parking spaces*.

(12) Off-Street Parking and Loading



- (a) The regulations under Part 7 of this Bylaw apply.

(13) Other Regulations

**Schedule "A" to
Bylaw No. 4973, 2019**

- (a) Each *dwelling unit* in a *building* for *duplex residential*, *triplex residential* or *fourplex residential use* must be provided with access to an on-site private or common outdoor space or spaces that are defined by fences, railings, or landscaping and that have a total area not less than 37 m² per *dwelling unit*.
- (b) *Carriage house* and *garden cottage uses* must be provided with direct access to an on-site private outdoor space that is defined by fences, railings, or landscaping and that has an area of not less than 4m².
- (c) The regulations under Part 2, Part 3, Part 4, Part 5 and Part 6 of this Bylaw apply.

Neighbourhood Attached Residential (NAR) Street and Lane Classifications

-  NAR Designated
-  City Arterial
-  City Collector
-  Local Street
-  Narrow Street
-  Existing & Future Lanes

Schedule "R" To Bylaw 3000, 2019

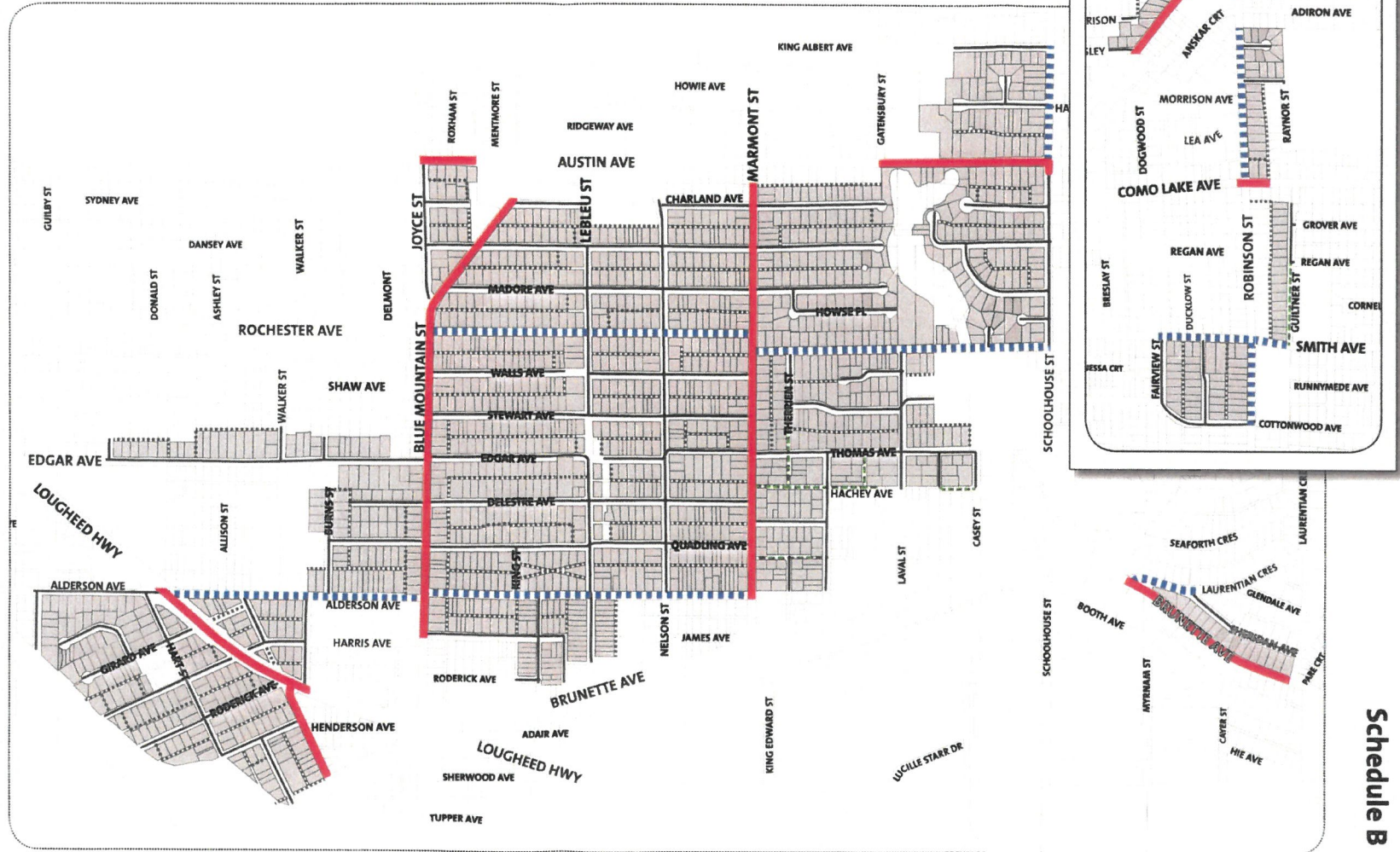


Date created: April 2019
Prepared by: Planning & Development
Source: City of Coquitlam

Coquitlam

Notes:

1. The final location of new lanes may be adjusted to an adjacent property line to reflect the boundaries of consolidation sites.
2. New lane-to-street connections to address single access dead-end lanes may not be required if a second lane access for that block has already been secured at another location.
3. The contents of Schedule "R" do not fetter the discretion of the Approving Officer to request additional or different road or lane dedications through a subdivision application process.



Schedule B