

BYLAW NO. 4993, 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. 4993, 2019."

2. Amendments to Zoning Bylaw

Section 1202 of the Zoning Bylaw is deleted and replaced by Schedule "A" to this 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

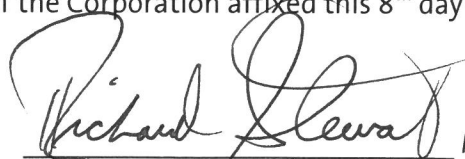
READ A FIRST TIME this 17th day of June, 2019.

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

1202 RT-3 Multiplex Residential

(1) Intent

This zone provides for ground-oriented infill *residential* development on larger lots.

(2) Permitted Uses

Principal uses, limited to:

- (a) *Multiplex residential*

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-sections 508(5), 1202(8)(b) and 1202(9), and Part 7

(3) Conditions of Use

Not applicable in this zone.

(4) Lot Size

- (a) A *multiplex residential use* is not permitted on a *lot* having an area less than:
 - (i) 930 m², except as permitted under (ii) below; or
 - (ii) 740 m² where the *lot* was rezoned to the RT-3 zone prior to June 17, 2019.

(5) Density

- (a) All *buildings and structures*, including those for *accessory off-street parking uses* and *accessory residential uses*, must not exceed a *floor area* of 0.85 times the *lot area*.

(6) Lot Coverage

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

(7) Buildings Per Lot

- (a) More than one *principal building* may be located on a *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

**Schedule "A" to
Bylaw No. 4993, 2019**

greater) from other *buildings* and *structures* where applicable, and be sited no closer than the corresponding setbacks from the *lot* lines set out below:

<i>Use</i>	<i>Front Lot Line (metres)</i>	<i>Rear Lot Line (metres)</i>	<i>Interior Side Lot Line (metres)</i>	<i>Exterior Side Lot Line (metres)</i>
<i>Multiplex residential</i>	4.5	6.0	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 building for residential use</i>	4.5	6.0	1.2	3.0
<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>	4.5	1.2	1.2	3.0

- (b) 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*.

(9) Location of Uses

- (a) All detached *accessory residential* and detached *accessory off-street parking buildings* and *structures* must be located in the *rear yard*.
- (b) 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 *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 length of any *wall* of a detached *building* or *structure* for an *accessory residential use* or an *accessory off-street parking use* is 11 metres.
- (b) 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 regulation under Part 7 of this Bylaw apply.

(13) Other Regulations

- (a) Each *dwelling unit* in a *building* for *multiplex 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) The regulations under Part 2, Part 3, Part 5, and Part 6 of this Bylaw apply.