CITY OF PORT COQUITLAM

ZONING BYLAW, 2008

Bylaw No. 3630

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CITY OF PORT COQUITLAM

ZONING BYLAW, 2008

Bylaw No. 3630

The Municipal Council of The Corporation of the City of Port Coquitlam, in open meeting assembled, enacts as follows:

TITLE

This Bylaw may be cited for all purposes as the "Zoning Bylaw, 2008, No. 3630".

SECTION 1 DEFINITIONS

Accessory means customarily associated with and subordinate to a permitted use, building or structure on the same lot.

Accessory dwelling unit means the residential use of a building containing only one dwelling unit that is located on the same lot as a principal dwelling with which it forms a single real estate entity. For clarity, the lot containing an accessory dwelling unit and a principal dwelling cannot be subdivided under the *Strata Property Act*.

Accessory home business means the use of a dwelling unit by a resident of the dwelling unit for the conduct of a business, occupation or profession that does not change the residential character or appearance of the dwelling unit, building or lot.

Accessory industrial building means a building or structure that is subordinate and incidental to a principal industrial use on the same lot and is used exclusively to support that principal industrial use, and include a shed, tent structure, portable or mobile building, modular building, prefabricated building, or similar structure.

Accessory produce sales means the retail sale of agricultural products originating on a farm.

Accessory residential building means a building or structure that is subordinate and incidental to a principal residential use on the same lot and is not used for habitation or as a dwelling unit, and includes a garage, carport, storage shed, garbage enclosure, or similar structure.

Adaptable dwelling unit means a one-storey dwelling unit designed to comply with the Adaptable Dwelling Unit standards of the BC Building Code. For clarification, a one-storey dwelling unit does not include a dwelling unit with a mezzanine or loft containing living space.

Adult entertainment (*prohibited use*) means live or recorded entertainment involving any exposure of the genitals, pubic region, buttocks, anus, or female breasts below the top of the areola, of any person.

Advanced technology industries means research, design and manufacturing of products related to the information technology, robotics, pharmaceutical, health care, telecommunications, energy and environmental sectors.

Agriculture means a use defined as a farm use in the *Agricultural Land Commission Act*, whether in the Agricultural Land Reserve or not, excluding any cannabis production use unless this use takes place outdoors in a field or is located inside a structure that has a base consisting entirely of soil.

Animal boarding means the provision of overnight boarding services for domestic animals and may include the provision of animal breeding or training services.

Apartment means the residential use of a building containing three or more principal dwellings some or all of which have entrances from a common corridor, lobby or a common parking area that is underground or within a building.

Assembly use means the use of a building for non-commercial charitable, cultural, recreational, religious or educational gatherings and excludes gaming and gambling facilities other than those operated on an occasional basis for charitable purposes.

Automobile service station means a use of land and buildings for the retail sale of motor fuels and automotive accessories and may include the servicing of automobiles.

Basement means a storey having more than one-half its height below finished grade.

Beauty and wellness centre means the use of premises to improve beauty and wellness through providing a variety of cosmetic services such as styling, cutting or chemical treatment of hair and skin, and body treatments including pedicures, manicures, facials, microdermabrasion, electrolysis, waxing, laser, hydrotherapy, anti-aging, skin rejuvenation therapy, aromatherapy, and accessory cosmetic massage and foot reflexology.

Bee means any insect of the species, Apis mellifera.

Beehive means an enclosed, man-made structure in which bees live and raise their young.

Boarding means the use of a dwelling unit for the provision of rooming accommodation for a period of 90 consecutive days or more, with or without meals, to persons other than members of the family occupying the dwelling unit as a residence.

Building means a structure wholly or partly covered by a roof or roofs supported by walls, columns, or posts.

Building depth means the length of a line drawn parallel to a line or, if not parallel, as determined by the building official, connecting the midpoint of the front and rear lot lines of the lot on which the building is located, and connecting the point on the exterior surface of the building nearest the front lot line with the point on the exterior surface of the building nearest the rear lot line.

Building official means a person authorized by the City Council to administer the City's building bylaw.

Building supplies includes primary construction materials such as lumber, stone and glass but excludes improvement items such as appliances and flooring**.**

Bylaw Enforcement Officer means any person employed by the City or appointed by City Council to enforce the City's bylaws and includes members of the Royal Canadian Mounted Police.

Cannabis production facility means premises used for the cultivation of cannabis, but only to the extent authorized by a licence under section 62 of the *Cannabis Act*, and may include related accessory activities such as processing, testing, research and development, packaging and storage.

Cannabis product manufacturing means the manufacture of products that contain cannabis oils, extracts or other derivatives of the cannabis plant, but does not include the manufacture or production of those cannabis oils, extracts or derivatives themselves.

Cannabis retail outlet means premises licensed under the *Cannabis Distribution Act* to provide for the sale of cannabis for off-premises consumption.

Caretaker unit means a dwelling unit intended to provide for the accommodation of an employee engaged in surveillance or supervision at a storage facility.

Charitable casino means a gaming or gambling use of premises for not more than two consecutive days not more than five times per calendar year, by an organization licensed by the Province of British Columbia to raise funds for charitable purposes.

Child care facilities means premises licensed under the *Community Care and Assisted Living Act* to provide care for three or more children and includes family day care, group day care, preschools, out of school care, special needs day care, child minding and emergency child care, but excludes residential care facilities.

City means the Corporation of the City of Port Coquitlam.

Civic uses means government administration offices and operations, schools and colleges, hospitals, community centres, fire halls, libraries, museums and law courts.

Commercial indoor recreation means the use of buildings for indoor sports and physical recreation including fitness, martial arts and yoga facilities, dance studios, gymnasiums, racquet courts, and weight training rooms and excludes commercial saunas and spas.

Commercial indoor storage means the leasing of indoor storage units for the storage of chattels and personal effects belonging to persons living elsewhere.

Commercial school means the use of premises for instructional purposes for which a fee is paid.

Commercial Vehicle means a vehicle used for commercial purposes not exceeding 5, 500 kg LGVW (Licensed Gross Vehicle Weight)

Community care means the provision of care, supervision, social or educational training, or rehabilitative therapy to sick, injured, aged or disabled persons residing at premises licensed under the *Community Care and Assisted Living Act.*

Container return means the use of a building for collection, sorting, preparation for shipping and temporary storage of used containers.

Convenience retail means retail sale of pre-packaged food items, household items, flowers and similar goods required on a day-to-day basis.

Crawl space means the space between the top of the floor on the ground surface and the underside of the joists of the floor next above having a floor to ceiling height of not more than 1.5 meters.

Deck means a structure abutting a dwelling unit with no roof or walls with a minimum vertical distance to the finished grade below the deck of 0.6m.

Detention facilities means facilities for the temporary confinement of persons held in lawful custody, including remand centres but excluding jails, prisons, penitentiaries and other correctional facilities.

Dinner theatre means a licensed establishment that provides full dinner meal service, which is prepared on the premises, and live theatre entertainment in association with the price of admission."

Dispatch services means the use of premises as a base of operations for a taxicab, limousine, charter bus, or other passenger transport service, or for a pilot car service excluding the use of premises for the parking and servicing of vehicles to be dispatched.

Duplex residential means the residential use of a building containing two principal dwellings and does not include a single residential building containing a secondary suite.

Dwelling unit means a self-contained suite of rooms used or intended to be used as a residence by one family and containing both cooking and sanitary facilities.

Emergency shelter means any facility providing temporary sleeping accommodation for persons who are otherwise homeless or are in need of emergency or temporary sleeping accommodation.

Entertainment facility means arcades, billiard and pool halls, bowling alleys, children's entertainment centres, cinemas, escape rooms, golf simulators, and similar facilities that are intended to provide entertainment as the primary focus of the business.

Escort service (*prohibited use*) means a business providing social companionship by employees of the business or by other persons to whom customers of the business are referred.

Family means two or more persons related by blood, marriage, adoption or foster parenthood, or up to three unrelated persons, living together as a single household.

Family-orientated dwelling unit means a dwelling unit that has three or more bedrooms or a dwelling unit that has two bedrooms and includes a den, a patio having a minimum area of $10m^2$, or a patio and a direct pedestrian connection to the street. For the purposes of this definition, a den shall be a separate room with a minimum size of $4.5m^2$.

Farm home plate means that portion of an agricultural lot that includes the farm residence and farm residence accessory facilities.

Farm residence means a single residential building on a property located within the Agriculture zone.

Farm residence accessory facility means an accessory building or structure such as a detached garage or carport, greenhouse, pergola, workshop, shed, or sunroom, or an improvement associated with a farm residence such as ornamental landscaping, an artificial pond, swimming pool, or tennis court.

Fence means a vertical structure used for enclosure or screening where the thickness is equal to or less than 8cm excluding top and bottom rails and posts.

Financial institution means a bank or other financial service governed by the Financial Institutions Commission.

Finished grade means the average elevation of the point at which the foundation of a building or structure intersects with the ground, determined by averaging elevations taken at the four corners of a building or structure, or, in cases of irregular shaped buildings or structure the average elevation of points on the perimeter of the building or structure as a building official deems are relevant to the determination of the average elevation for the purpose of this Bylaw and, in the case of a fence, means the elevation of the point at which the posts intersect with the ground.

Float home (*prohibited use*) means a dwelling unit which is intended to be capable of movement from place to place on water.

Floor area means the area of all storeys of the building measured to the exterior surfaces of the walls.

Floor area, interior means the area of all storeys of the relevant portion of the building measured to the interior surfaces of walls.

Floor area ratio means the total floor area of all buildings on a lot divided by the surface area of the lot, and in the RS zones excludes accessory buildings.

Food primary licensed establishment means premises licensed under the Liquor Control and Licensing Act primarily for the service of food and not liquor.

Frontage means the length of the front lot line.

Gaming establishment (*prohibited use*) means premises used for games of chance, including games played with cards and dice, and for the operation of gaming machines including slot machines and video lottery terminals, but excludes charitable casinos and bingo halls and accessory lottery ticket sales.

Green roof means an engineered roofing system that allows for the propagation of rooftop vegetation and the retention of storm water while maintaining the integrity of the underlying roof structure and membrane.

Habitable floor elevation means the flood construction level defined by Schedule B.

Habitable room means all rooms whose ordinary use involves the presence of people other than a garage, laundry or mechanical room, and entry foyer.

Height means the vertical distance from the finished grade adjacent to a building, structure, fence or wall to:

a. The highest point of a roof surface of a flat roof;
b. The deck line of a mansard roof;
c. The mean elevation between the top of roof sheathing of the highest ridge of a gable, hip, gambrel or other sloping roof to a line projected upward from the outside face of the exterior loadbearing wall to a point where it meets the top of roof sheathing; and
d. The highest point of a structure without a roof.

Dormers and other secondary roofs shall not be included in the measurement of building height.

Home-based personal services means the provision of services to the person or to the personal property of the customer and excludes medical services such as doctor, dentist, and acupuncture offices; hair salons and barber shops with more than one chair; tattoo parlours; print shops and dry cleaners.

Hospitality facilities and services means the provision of facilities and services incidental to housing and includes aestheticians, caretaker, dining rooms, hair salons, housekeeping, laundry, library, meal services, medical and therapeutic services and recreational and social activities.

Housing, supportive means housing that includes accessory hospitality facilities and services such as meals, medical support, and therapeutic services provided by or through the operator.

Housing, assisted living means housing and care that is registered under the *Community Care and Assisted Living Act* and provides a range of hospitality facilities and services and personal care services as defined under the Act.

Hotel includes motor hotel and excludes emergency shelters and transitional housing.

Impervious surface area means any hard-surfaced, man-made area that does not readily absorb or retain rainwater, including but not limited to roofs, driveways, parking spaces, patios, sidewalks, grouted pavers or those with joints filled with polymeric or poly sand, sport courts, ornamental pools, swimming pools or any other hard surface. For clarity, green roofs and driveways, parking spaces and patios constructed of gravel, ungrouted pavers less than 0.37m2 in size, grasscrete or similar porous materials, do not constitute impervious surfaces.

Industrial sales means the retail or wholesale sale of unprocessed or semi-processed goods and the wholesaling of manufactured goods.

Landscape screen means a visual barrier used for enclosure or screening formed by a row of shrubs or trees.

Lane means a highway with a width of 10m or less.

Light truck means a truck not exceeding 5,500 kg LGVW (Licensed Gross Vehicle Weight)

Liquor lounge means a liquor primary licensed establishment that is not a neighbourhood pub or a dinner theatre.

Liquor primary licensed establishment means premises licensed under the Liquor Control and Licensing Act primarily for the service of liquor and not food.

Lot means a parcel of land registered in the Land Title Office and includes parcels created by bare land strata subdivision, but excluding a highway.

Lot coverage means the sum of the areas that are within the drip line of all buildings on a lot including all deck structures but excluding stairs, eaves and roof extensions, expressed as a percentage of the lot area.

Lot depth means the length of a line drawn parallel to a line or, if not parallel, as determined by the building official, connecting the midpoint of the front and rear lot lines of the lot.

Lot line, exterior side means a lot line connecting the front and rear lot lines and common to the lot and a street.

Lot line, front means the lot line or lines common to a lot and an abutting street, and in the case of lots having more than one such line, the front lot line is that line deemed by a building official to be the front lot line in order to achieve consistency in the siting of buildings and structures on the lot and adjacent lots.

Lot line, interior side means a lot line connecting the front and rear lot lines and common to the lot and an abutting lot or a lane.

Lot line, rear means the lot line opposite to and most distant from the front lot line, and where the rear portion of a lot is bounded by two intersecting lot lines, the point of such intersection.

Lot width means the shortest distance between the side lot lines of a lot measured perpendicularly to the side lot lines if the side lot lines are parallel, and the distance between the side lot lines measured at the rear of the front setback area if the side lot lines are not parallel.

Lounge endorsement area means an area licenced under the Liquor and Cannabis Regulation Branch to provide for the sale and service of beer, liquor or wine for on-site consumption in an indoor or patio area accessory to a liquor manufacturing use.

Massage parlour (*prohibited use*) means the use of a building for a body-rub service where a body-rub, including the manipulating, touching or stimulating by any means of a person's body or part of that body, is performed, offered or solicited and, directly or indirectly, a fee is paid for the service, but does not include medical, therapeutic or cosmetic massage treatment given by a person duly licenced or registered under any statute of the Province of British Columbia governing such activities or use of a building for a beauty and wellness centre.

Mobile home (*prohibited use*) means a structure manufactured and assembled as a unit which is intended to be capable of movement from place to place, and which comprises one dwelling unit.

Neighbourhood pub means a liquor primary licensed establishment that offers full lunch and dinner meal service and may include on-site manufacturing of beer, and accessory forms of entertainment such as dancing or amusement machines.

Night Club means a liquor primary licensed establishment at which dancing by patrons is permitted as the primary form of entertainment.

Nucleus colony means a box holding not more than five removable frames primarily for raising and storing queen bees.

Off-street parking use means a use of a lot providing for parking needs generated by uses not located on that lot.

Outdoor low-impact manufacturing and processing means the outdoor manufacturing, assembling, fabricating, sorting, or processing of materials, goods, or products that does not result in significant off-site noise, vibration, odour, dust, smoke, fumes, particulate matter, airborne debris, glare, light spill, or similar emissions.

Personal services means the provision of services to the person or to the personal property of the customer and include health services and financial services. Examples of this use include beauty and wellness centres, dry cleaners, doctors, dentists, insurance sales, mortgage brokers, photography services, print shops and realty offices.

Pet daycare means premises in which care is provided to household pets during the day and may include the provision of pet training services but does not include breeding or animal boarding facilities.

Prescribed bus stop means a bus stop with frequent bus service as defined in the *Local Government Act – Local Government Zoning Bylaw Regulations*, as amended from time to time and as illustrated in Schedule D.

Principal dwelling means a dwelling unit that is or forms part of the principal residential use of a lot and does not include an accessory dwelling unit or secondary suite. For clarity, a principal dwelling can be a distinct real estate entity and a lot containing multiple principal dwellings can be subdivided under the *Strata Property Act*.

Principal residence means the dwelling unit in which an individual resides for a minimum of 183 days in a calendar year.

Principal use means the main purpose for which land, buildings or structures are used.

Production studios means buildings and related facilities used for the production of radio, television, motion picture, theatre, music, dance or similar productions, including rehearsal studios, and excludes the use of a building and related facilities for performances.

Provincial Highway means any highway that is a rural highway, an arterial highway or a highway referred to in section 35(2)(f) of the *Community Charter.*

Residential use means the use of a dwelling unit for the accommodation and home life of a person or family, and excludes emergency shelters, supportive housing, assisted living housing and transitional housing.

Restaurants include cafes, food take away services, food primary licensed establishments and restaurants, but exclude drive-in and drive-through restaurants except where expressly permitted.

Roughed-in electric vehicle charging infrastructure means a Level 2 service including a 208v or 240v circuit breaker on an energized electrical panel connected by a raceway to an outlet.

Rowhouse means the residential use of a building containing four or more principal dwelling units each having a private entrance from the exterior of the building, a private outdoor space, and being separated from the other dwelling units by vertical walls only.

Seasonal Facility means a temporary tent structure that is used for an activity such as the sale of seasonal plants and trees or the protection of stored goods and is in place for a period of less than 6 months in any 12-month period.

Secondary suite means a second dwelling unit located within a building or portion of a building containing a principal dwelling to which the secondary suite is accessory to and with which it forms a single real estate entity. For clarity, a secondary suite cannot be subdivided separately from the principal dwelling under the *Strata Property Act*.

Setback area means a portion of a lot on which this Bylaw prohibits the siting of a building or structure, and includes front, rear, interior side and exterior side setback areas.

Shelter, temporary means a facility offering temporary overnight accommodation to a maximum of 30 people, not to exceed 31 consecutive days of operation between the months of October and March inclusive of any one season.

Shelter, temporary – extreme weather response means a facility offering temporary overnight accommodation to a maximum of 20 people, during periods of extreme weather between the months of November and March.

Shipping container means a standard, reusable container designed for or used in the shipping or other transportation of freight, and designed or constructed so as to be mounted or moved on a rail car or truck trailer. For clarity, a container that is substantially and permanently modified to serve as a storage container, or used as building material in compliance with the requirements of the BC Building Code, is excluded from the definition of shipping container.

Short-term rental accommodation means the use of a principal residence for the provision of rooming accommodation for a period of less than 90 consecutive days in exchange for a fee, with or without meals, to persons other than members of the family occupying the dwelling unit as a residence.

Single residential means the residential use of a building containing only one principal dwelling unit.

Special Event Facility means a temporary tent structure that is used for an activity such as a fair, festival, exhibition or public gathering event and is in place for a period of less than 7 consecutive days in any 30-day period.

Storage Container means a shipping container which has been modified to comply with applicable fire-safety requirements, including any requirements of the Fire and Emergency Services Bylaw used solely for the storage of goods, materials, or equipment.

Storey means any area between a floor in a building and the ceiling directly above it, whether or not the area extends to every part of the perimeter of the building and excludes crawl spaces.

Street means a highway with a right of way width of more than 10m.

Structure means any construction fixed, supported by, or sunk into land or water excluding surfacing of a lot in concrete, asphalt paving or similar materials.

Tent Structure means an accessory structure that has a fabric-covered frame that is either attached to the ground or a foundation and is in place for a period exceeding 6 months.

Townhouse means the residential use of a building containing multiple principal dwelling units each having a private entrance from the exterior of the building, vehicle access from a common driveway, private outdoor space and shared common walls.

Trade contractor includes administration, storage, design and production activities associated with construction, natural resource and land development.

Transitional housing means housing for persons in transition from emergency shelter to permanent housing, and includes second stage housing.

Transportation terminal means the use of land, buildings or structures for the purpose of storing, servicing, or repairing commercial trucks, transport trailers, buses or trains."

Tree House means a temporary accessory structure that is not attached to the ground and is used for children's play activities.

Triplex means the residential use of a building containing three principal dwellings each having a private entrance from the exterior of the building and, if the building contains secondary suites, having each principal dwelling and associated secondary suite being separated from the other dwelling units by vertical walls only.

Type 1 agricultural structure means the farm use of ta building or structure or use as a farm education and research facility, but excludes a type 2 agricultural structure.

Type 2 agricultural structure means the farm use of a building or structure for the keeping of swine or fur bearing animals or the production of cannabis.

Underground structure means a structure with a floor below finished grade, no part of which is more than 0.6m above finished grade.

Utilities means the use of land for above-ground utility infrastructure including water, sanitary sewer, drainage, gas, electricity, and telecommunications facilities, and does not include the use of land for office space or as the principal place of employment of any utility employee.

Vending cart means a self-contained mobile apparatus excluding a mobile truck or other vehicle used for the sale of food items other than liquor.

Wall means a vertical structure used for enclosure, screening or soil retention constructed of brick, masonry, stone, or timbers or any other material where the thickness of the wall is greater than 8cm.

Wholesale sales means a commercial use that consists of the selling of merchandise to retailers and to industrial, commercial, institutional or professional business users, contractors, other wholesalers, but excludes sales to the end user of merchandise.

Wine and beer making means a premises licenced under the Liquor and Cannabis Regulation Branch to provide for the fermentation and bottling of wine, beer, cider, mead and coolers for personal consumption and not for resale.

SECTION II ZONES AND ZONE REGULATIONS

1. The City of Port Coquitlam is divided into the zones indicated on Schedule A.

2. Except as indicated on Schedule A, the boundaries of zones corresponding with highways or railways are the centrelines of the rights of way for the highways or railways, and where the boundary of a zone does not otherwise follow a legally defined line and its location is not otherwise defined, the location of the boundary shall be determined by scaling from Schedule A.

3. References in this Bylaw to Flood Construction Level plans shall be interpreted as references to the plans in Schedule B.

4. References in this Bylaw to CD zone plans shall be interpreted as references to the plans in Schedule C.

5. Where a table in this Bylaw specifies permitted uses:

    a. No person shall use land, a building or a structure for a use that is not specifically permitted in the zone in which the land, building or structure is located;

    b. No person shall cause, permit, suffer, let or allow land, a building or a structure to be used for a use that is not specifically permitted in the zone in which the land, building or structure is located; and

    c. No building or structure may be constructed or erected for a use that is not permitted on the land on which the building would be located. For that purpose, a building official may require a building permit applicant to identify the intended use of a proposed building or structure.

6. Without limiting the generality of Section II, the following uses are specifically prohibited in all zones:

    a. The residential use of a lot with an area of less than 0.4 ha (*0.99 ac*) that is not serviced by community water and community sewer systems;

    b. Auto wrecking and auto salvage when conducted outside a building; adult entertainment businesses; escort services; massage parlours; gaming establishments; pawnshops;

    c. Mobile homes and float homes;

    d. Cannabis dispensaries, compassion clubs, and all other premises in which cannabis product is kept or offered for sale or consumption on the premises other than residential premises in which cannabis is produced as authorized by the *Cannabis Distribution Act*, a licensed pharmacy, a facility for cannabis product manufacturing, a cannabis production facility or a cannabis retail outlet;

    e. The keeping or offering for sale of bongs or pipes designed or intended to be used for the smoking or other consumption of a substance the possession of which is subject to the *Controlled Drugs and Substances Act (Canada);* and

    f. Prize fighting, kick boxing and other martial arts contests, mud wrestling, exotic dancing, bikini contests, and similar entertainment of a violent or sexual nature, when conducted in liquor primary or food primary licensed establishments.

g. Premises used entirely or principally for prescribing, or for the sale or dispensing, of methadone, suboxone, other opioid substitutes, or opioids.

h. A facility with the intention to receive the discharge of waste water from the hold of a recreation vehicle or trailer when constructed on a residential property.

i. Premises that are age-restricted or entirely or principally used for the display or sale of vapour products or e-substances when located within 2.5 kilometres from another such premise.

7. All uses related to firearms and ammunition including but not limited to manufacturing, processing, testing, wholesale and retail sales, importation, shipping, rental, repair, storage and display of firearms and ammunition, instruction in the use of firearms, and the operation of shooting ranges are prohibited within all zones, except that:

a. Storage, sale and display of firearms and ammunition are permitted in commercial zones to the extent specified in Section 3.3; and

b. The following are permitted in residential premises to the extent permitted in the *Firearms Act* (Canada), the *Explosives Act* (Canada) and regulations made under those statutes:

i. Storage and display of properly licensed and registered firearms;
ii. Storage of ammunition for personal use;
iii. Manufacture of ammunition for personal use;
iv. Maintenance and repair of properly licensed and registered firearms excluding any discharge of the firearm prohibited by Bylaw No. 1220;
v. Non-commercial acquisition and disposition for personal use, including by lending, of properly licensed and registered firearms; and
vi. Provision of non-commercial instruction in the use of firearms and ammunition, not including the discharge of firearms.

8. Where a table in this Bylaw specifies a building height, no building or structure may be constructed that exceeds the height specified for the zone in which the building or structure is located, other than communications antennas and towers, flagpoles, elevator penthouses, stair towers, guardrails, and rooftop-mounted mechanical equipment that is visually screened.

9. Where a table in this Bylaw specifies a building depth, no building may be constructed that exceeds the building depth specified for the zone in which the building is located.

10. Where a table in this Bylaw specifies a setback in relation to a lot line, street or highway, no building or structure may be constructed or erected nearer to the lot line, street or highway than the distance specified for the zone in which the building or structure is located, except for:

a. Ornamental architectural features extending not more than 0.6m into the setback area;

b. Mechanical features extending not more than 0.6m into the setback area;

c. Cantilevered structural features at least 0.6m above finished grade extending not more than 0.6m into an interior side setback area or 1.2m into any other setback area.

Provided that the total length of all completely enclosed projections from the face of a building shall not exceed 50% of the total length of the building wall from which they project;

d. Stairs extending not more than 2.4m into a front or rear setback area and not more than 1.2m into an exterior side setback area;

e. Shading devices, roof eaves and overhangs extending not more than 0.6m into an interior side setback area or 1.2m into any other setback area in the RS zones;

f. Shading devices, roof eaves and overhangs extending not more than 0.9m into the setback areas of all RTh, RRh and RA zones;

g. Structures providing weather protection over the primary pedestrian entry to an apartment building provided that the structure shall be at least 1m from any lot line;

h. In-ground swimming pools, provided that the pool is not within the front setback and is not less than 1.2m from any other lot line in the RS zones;

i. Underground structures, provided that any portion of the structure that is above finished grade is sited at least 1.2m from any lot line and no part of the structure is located on or within 5m of any land with a grade exceeding 20% measured over a horizontal distance of 6m;

j. Fences; and

k. Freestanding lighting poles, warning devices, antennas, masts, spires, utility poles, wires, flagpoles, and signs and sign structures complying with the City's sign regulations.

l. Exterior below grade stair, light, patio and window wells extending not more than 1.2m into a front yard and a rear yard in the RS zones.

11. Where a table in this Bylaw specifies lot coverage, the lot coverage of all buildings and structures on a lot may not exceed the lot coverage specified for the zone in which the lot is located.

12. Where a table in this Bylaw specifies a floor area ratio, the ratio between the total floor area of buildings on a lot and the area of the lot may not exceed the floor area ratio for the zone in which the lot is located.

13. Where a table in this Bylaw specifies a lot area, lot width, lot frontage or lot depth, no lot may be created by subdivision that has an area, width, frontage or depth less than the amount specified for the zone in which the lot being subdivided is located.

14. Where a table in this Bylaw specifies a minimum lot frontage in metres, the minimum frontage must be equal to or greater than the specified frontage.

15. Where a table in this Bylaw expresses a minimum lot frontage as a percentage, the lot frontage must be equal to or greater than the specified percentage of the perimeter of the lot.

16. Where a table in this Bylaw specifies impervious surface area, the area of all impervious surfaces on a lot may not exceed the impervious surface area specified for the zone in which the lot is located.

13. AGRICULTURAL ZONES

1.1 ZONE INTENT

Table 1.1: List of Zones and Intent

Zone	Intent of Zone
A – Agriculture	To accommodate and regulate agricultural uses on rural lots, including the keeping of animals and farm produce sales.

Information Note: Where land is in the provincial Agricultural Land Reserve, all uses and regulations of this zone are permitted only if they are also permitted by the Agricultural Land Commission.

1.2 SUBDIVISION REGULATIONS

Table 1.2: Agricultural Zones Subdivision Regulations

Zone	Minimum Lot Area	Minimum Lot Width	Minimum Lot Frontage	Minimum Lot Depth
A	8 ha	30 m	10%	70 m

1.3 PERMITTED USES

Table 1.3: Agricultural Zones Permitted Uses

Use	Zone A Note 1
Agriculture	■
Boarding	■ Note 2
Farm education and research facility	■
Farm residence	■
Farm residence accessory facility	■
Parks and playgrounds	■
Secondary suite	■
Accessory animal boarding	■
Accessory child care facility	■ Note 3
Accessory home business	■
Accessory pet daycare	■
Accessory pet grooming	■

Notes to Table 1.3

Note 1. The symbol ■ indicates that the use is permitted in the zone in question.

Note 2. A boarding use is limited to accommodating no more than four boarders in a farm residence.

Note 3. A child care facility is only permitted in a farm residence.

1.4 REGULATIONS

Table 1.4: Agricultural Zones Regulations

Building or Structure	Building Height	Lot Coverage	Floor Area	Setback				
				Front	Interior Side	Exterior Side	Rear	Other
Farm residence	11 m	10%	500m^2 Note 5	7.5 m	1.8 m	3.5 m	7.5 m	
Type 1 Agricultural structure	1 storey	35%/75% Note 1	Note 2	7.5 m	1.8 m	7.5 m	7.5 m	Note 3
Type 2 agricultural structure	1 storey	20%		30 m	15 m	30 m	15 m	Note 3 Note 4

Notes to Table 1.4

Note 1. The lot coverage for all Type 1 agricultural structures may be increased by up to 40%, up to a maximum of 75%, for greenhouses.

Note 2. The floor area of a farm education and research facility is limited to 100 m$^{2.}$

Note 3. Agricultural structures must be sited:

a. A minimum of 30 m from all sand points, wells and streams;

b. For a type 2 agricultural structure, at least 45 m from lots in a residential zone; and

c. Or a Type 2 agricultural structure that involves a cannabis production family, at least 150 m from all lots zoned P1 – Civic Institutional or P2 – Parks and Natural Area or designated in the Official Community Plan as Park or Park Reserve.

Note 4. The production surface area in a structure for cannabis production with a base consisting entirely of soil is limited to 200 m2.

Note 5. Floor area comprising a crawl space for a farm residence may be excluded from the floor area calculation.

1.5 ADDITIONAL REGULATIONS

1. A farm residence and all farm residence accessory facilities must be located within the farm home plate.
2. The area of the farm home plate is limited to the greater of 10% of the lot area or 1000 m^2 up to a maximum of 2000 m^2.
3. A farm residence must be entirely located within an area no more than 50 m from the front lot line or the exterior side lot line, whichever provides access to the farm residence.
4. Farm residence accessory facilities on lots with a lot width of more than 33 m must be entirely located within an area no more than 60 m from the front lot line or the exterior side lot line, whichever provides access to the farm residence.
5. Within a farm residence, portions of floor other than stairwells that are more than 4.3 m measured from the floor to the ceiling shall be counted twice in the calculation of the floor area ratio.

6. Cooking and sanitary facilities in a Type 1 or Type 2 agricultural structure cannot be located above the first storey of the building or in a mezzanine, and, in the case of sanitary facilities, are limited to one sink and a one toilet unless it can be demonstrated to the satisfaction of the building official that additional facilities are required for specific farm purposes.
7. A crawl space shall not include any windows or external door openings.

14. RESIDENTIAL ZONES

2.1 ZONE INTENT

Table 2.1: List of Residential Zones and Intent

Zone		Intent of Zone
RS1	Residential Small-Scale 1	To accommodate and regulate small-scale dwelling units on larger lots with at least 15m lot widths
RS2	Residential Small-Scale 2	To accommodate and regulate small-scale dwelling units on smaller lots with at least 12m lot widths
RS3	Residential Small-Scale 3	To accommodate and regulate small-scale dwellings on large lots with at least 30m *lot* widths
RS4	Residential Small Scale 4	To accommodate and regulate small-scale dwellings on small lots with at least 9.5m lot width.
RTh1	Residential Townhouse 1	To accommodate and regulate ground-oriented attached dwellings with an extensive form
RTh2	Residential Townhouse 2	To accommodate and regulate ground-oriented attached dwellings with an extensive form
RTh3	Residential Townhouse 3	To accommodate and regulate ground-oriented attached dwellings with a compact form
RTh4	Residential Townhouse	To accommodate and regulate ground-oriented attached dwellings with an intensive form
RRh	Residential Rowhouse	To accommodate and regulate ground-oriented attached dwelling units in a cluster and facing a street
RA1	Residential Apartment 1	To accommodate and regulate 3 to 4 storey multiple dwelling residential buildings with a building area to site area ratio of up to 1.5
RA2	Residential Apartment 2	To accommodate and regulate multiple dwelling residential buildings with a building area to site area ratio of up to 2.5

2.2 SUBDIVISION REGULATIONS

Table 2.2: Residential Zones Subdivision Regulations

Zone	Minimum Lot Area	Minimum Lot Width	Minimum Lot Frontage	Minimum Lot Depth
RS1	*500 m^2*	*15 m*	*9 m*	28 m
RS2	*375 m^2*	*12 m*	*7.5 m*	28 m
RS3	*4000 m^2*	*30 m*	10%	28 m
RS4	*300 m^2*	*9.5 m*	*9.5 m*	28 m
RTh1	*1000 m^2*	*30 m*	*18 m*	28 m
RTh2	*1000 m^2*	*36 m*	*24 m*	28 m
RTh3	*1000 m^2*	*30 m*	*18 m*	28 m
RTh4	*1000 m^2*	*30 m*	*18 m*	28 m
RRh	*180 m^2*	*4.87 m*	*4.87 m*	28 m
RA1	1000 m^2	30 m	18 m	28 m
RA2	930 m^2	30 m	18 m	28 m

2.3 PERMITTED USES

Table 2.3: Residential Zones Permitted Uses

Use	Zone										
	RS1	**RS2**	**RS3**	**RS4**	**RTh1**	**RTh2**	**RTh3**	**RTh4**	**RRh**	**RA1**	**RA2**
Single residential	■	■	■	■							
Secondary suite	■	■	■	■							
Accessory dwelling unit	■ Note 2	■ Note 2	■ Note 2	■ Note 2							
Duplex	■ Note 3	■ Note 3	■ Note 3	■ Note 3							
Triplex	■ Note 4	■ Note 4	■ Note 4	■ Note 4							
Townhouse	■ Note 14	■ Note 14	■ Note 14	■ Note 14	■	■	■	■			
Rowhouse									■		
Apartment										■	■
Agriculture			■ Note 5								
Boarding	■ Note 6	■ Note 6	■ Note 6	■ Note 6	■ Note 6	■ Note 6	■ Note 6	■ Note 6	■ Note 6	■ Note 6	■ Note 6
Community care	■ Note 7 Note 8		■ Note 7								
Office Use	**S** Note 9										
Parks and playgrounds	■	■	■	■	■	■	■	■	■	■	■
Parking lot			**S** Note 10								
Accessory child care facilities	■ Note 11	■ Note 11	■ Note 11	■ Note 11	■ Note 11	■ Note 11	■ Note 11	■ Note 11	■ Note 11	■ Note 11	■ Note 11
Accessory home business	■ Note 12	■ Note 12	■ Note 12	■ Note 12	■ Note 12	■ Note 12	■ Note 12	■ Note 12	■ Note 12	■ Note 12	■ Note 12
Accessory hobby beekeeping	■ Note 13	■ Note 13		■ Note 13							

Notes to Table 2.3

Note 1 The symbol ■ indicates that the use is permitted in the zone in question. The symbol **S** indicates that the use is permitted in the zone at a specified location.

Note 2. Accessory dwelling units are not permitted on lots that are exempt under sec. 481.4 of the *Local Government Act*, on lots within a transit-oriented area as prescribed by the *Local Government Transit-Oriented Areas Regulation* and the *Designation of Transit-Oriented Areas Regulation* and at 2227, 2235, 2243, 2247, 2251, 2253 and 2259 Manning Avenue, 2226, 2238, 2246, 2254, 2256 and 2260 Fraser Avenue and 3067 and 3075 Shaughnessy Street.

Note 3. Duplexes are not permitted on lots that are exempt under sec. 481.4 of the *Local Government Act*, on lots within a transit-oriented area as prescribed by the *Local Government Transit-Oriented Areas Regulation* and the *Designation of Transit-Oriented Areas Regulation* and at 2227, 2235, 2243, 2247, 2251, 2253 and 2259 Manning Avenue, 2226, 2238, 2246, 2254, 2256 and 2260 Fraser Avenue and 3067 and 3075 Shaughnessy Street.

Note 4. A triplex is a permitted use on lots within 400m of a prescribed bus stop as shown in Schedule D except on lots that are exempt under sec. 481.4 of the *Local Government Act*, on lots within a transit-oriented area as prescribed by the *Local Government Transit-Oriented Areas Regulation* and the *Designation of Transit-Oriented Areas Regulation* and at 2227, 2235, 2243, 2247, 2251, 2253 and 2259 Manning Avenue, 2226, 2238, 2246, 2254, 2256 and 2260 Fraser Avenue and 3067 and 3075 Shaughnessy Street.

Note 5. Permitted agricultural uses in the RS3 zone do not include mushroom growing or the keeping of fur bearing animals or the keeping of swine, poultry, or other livestock other than for household use or consumption.

Note 6. Boarding uses are limited to two boarders per dwelling unit in single, duplex, triplex, townhouse and rowhouse dwellings. One boarder is permitted per apartment dwelling provided that the apartment has at least two bedrooms and two bathrooms. Boarding uses are not permitted in secondary suites, accessory dwelling units or in dwelling units used for short-term rental accommodation.

Note 7. Community care uses in the RS1 and RS3 zones are limited to the care of 10 persons per parcel of land and must be located at least 300m from any other such facility fronting on the same street measured between the two closest lot boundaries.

Note 8. In RS1 zones, the number of unrelated persons living together as a single household may be up to 10 at the following locations:

a. Lot 9, Block 3, District Lot 479, New Westminster District, Plan 2134 (3237 Liverpool Street); and

b. Lot 21, Block 29, District Lot 464, New West District, Plan NWP 2039 (3135 Oxford Street).

Note 9. Office use in the RS1 zone is limited to Lot 9, Block 3, District Lot 479, New Westminster District, Plan 2134 (3237 Liverpool Street) associated with the operation of a community care facility or recovery home.

Note 10. A parking lot use is permitted in the RS3 zone only on Lot 3 District Lot 255, NWD, Plan 22343 (1840 McLean Avenue).

Note 11. For information, accessory child care facilities are subject to the regulations of Section III, Supplementary Regulations.

Note 12. For information, accessory home businesses are subject to the regulations of Section III, Supplementary Regulations.

Note 13. For information, accessory hobby beekeeping is subject to the regulations of Section III, Supplementary Regulations.

Note 14 Townhouse use, as permitted and regulated by the RTh4 zone, is a permitted use on RS1, RS2, RS3 and RS4 zone lots which have a minimum lot area of 1,360m^2 and meet one of the following three criteria:

1. Has an Official Community Plan Townhouse land use designation.
2. Has an Official Community Plan Residential land use designation, lot depth greater than 40 m, abuts a collector or arterial road, and abuts a lane.
3. Has an Official Community Plan Small Lot Residential land use designation, lot depth greater than 40 m, abuts a collector or arterial road, and abuts a lane.

2.4 REGULATIONS

Table 2.4: Residential Zones Regulations

Zone	Building Height	Lot Cover-age	Floor Area Ratio	Front Setback	Interior Side Setback	Exterior Side Setback	Rear Setback	Building Depth	Impervious Surface
RS1	10.5m Note 1	50% Note 2	.50/.60/ .75/1.0 Note 3 Note 4	6.0m Note 5 Note 6	1.2m Note 5	2.4m Note 5	7.5m Note 5 Note 7	50% Note 8	70%
RS2	10.5m Note 1	50% Note 2	.50/.60/ .75/1.0 Note 3 Note 4	6.0m Note 5 Note 6	1.2m Note 5	2.4m Note 5	7.5m Note 5 Note 7	50% Note 8	70%
RS3	10.5m Note 1	50%	.50/.60/ .75 Note 3 Note 4	6.0m Note 5 Note 6	1.2m Note 5	2.4m Note 5	7.5m Note 5 Note 7	50% Note 8	65%
RS4	10.5m Note 1	50% Note 2	.50/.60/ .75/1.0 Note 3 Note 4	6.0m Note 5 Note 6	1.2m Note 5	2.4m Note 5	7.5m Note 5 Note 7	50% Note 8	70%
RTh1	10.5m	40%	-	7.5m	1.8m Note 9	3.5m	7.5m	-	-
RTh2	10.5m	40%	-	7.5m	1.8m Note 9	3.5m	7.5m	-	-
RTh3	10.5m	40%	-	7.5m	1.8m Note 9	3.5m	7.5m	-	-
RTh4	10.5m	45%		4.0m	1.8m	4.0m	4.0m		
RRh	10.5m	55%	1.0 Note 3	3.0m Note 5	0 /1.8m Note 5 Note 10	3.5m Note 5	7.5m Note 5	-	-
RA1	18m	35% Note 11	1.0/1.75 Note 12 Note 13	4.0m	3m Note 15	4.0m	7.5m	-	-

Zone	Building Height	Lot Cover-age	Floor Area Ratio	Front Setback	Interior Side Setback	Exterior Side Setback	Rear Setback	Building Depth	Impervious Surface
RA2	30m	35% Note 11	1.0/2.5 Note 12 Note 13	4.0m	3m	4.0m	7.5m	-	-

Notes to Table 2.4:

Note 1. Building heights in RS zones are limited to a maximum of 3 storeys including basements.

Note 2. The lot coverage may be increased to 55% for triplexes on lots within 400m of a prescribed bus stop.

Note 3. In the calculation of floor area ratio in RS and RRh zones:

a. Up to 46 m^2 of floor area may be excluded for an attached garage or carport per single residential use or per rowhouse dwelling unit;

b. Up to 23 m^2 of floor area may be excluded for an attached garage or carport per accessory dwelling unit or per principal dwelling unit for a duplex or triplex use;

c. Up to 90 m^2 of floor area may be excluded for the dwelling unit of an Accessory Dwelling Unit;

d. Floor area comprising a crawl space may be excluded;

e. In RS zones portions of floor area other than stairwells that are more than4.3 m measured from the floor to the ceiling shall be counted twice.

Note 4. In the RS zones, the maximum floor area ratio is increased to:

a. 0.60 for a single residential use that includes a secondary suite;

b. 0.75 for a duplex use with or without a secondary suite in each principal dwelling; and

c. 1.0 for a triplex use with or without a secondary suite in each principal dwelling.

Note 5. In the RS and RRh zones, setbacks are measured to the principal building only.

Note 6. In RS zones the front setback may be reduced to 4.0m if the lot has access to a lane or if parking is only located to the rear of the principal building or if the lot is within 400m of a prescribed bus stop.

Note 7. In RS zones the minimum rear setback may be reduced to 6.0m for triplexes on lots within 400m of a prescribed bus stop.

Note 8. The depth of a principal building in an RS zone may not exceed 20m, except the depth may be exceeded for decks extending not more than a combined total of 4m beyond the exterior surface of the building.

Note 9. In RTh1, RTh2 and RTh3 zones the interior side setback must be at least 3.5m in the case of a building wall having a window to a habitable room.

Note 10. Interior side setbacks are not required in relation to a lot boundary at which dwelling units in RRh zones have a common wall. Where the end dwelling unit of a rowhouse

in the RRh zones has only interior side lot lines, a side yard of not less than 1.8m is required toward the lot line where no common wall is proposed.

Note 11. In RA1 zones the maximum lot coverage may be increased by 15% of the proportion of required off street parking that is provided underground or within a structure, up to 50%.

In RA2 zones the maximum lot coverage may be increased by 25% of the proportion of required off street parking that is provided underground or within a structure, up to 60%.

Note 12. In the calculation of floor area ratio in RA1 and RA2 zones, the following may be excluded as floor area:

a. Floor area comprising entrances, elevator shafts, stairwells and hallways common to two or more dwelling units, electrical rooms and mechanical rooms;

b. Exterior balconies and decks;

c. Floor area within a basement or underground structure;

d. Floor area within the building used for required off street parking and bicycle parking; and

e. $2m^2$ of floor area in an adaptable dwelling unit.

Note 13. In RA1 zones the maximum floor area ratio may be increased by 75% of the proportion of required off street parking other than visitor parking that is provided underground or within a structure, up to 1.75.

Note 14. In RA2 zones the maximum floor area ratio may be increased by 150% of the proportion of required off street parking other than visitor parking that is provided underground or within a structure, up to 2.5.

Note 15. In RA1 zones the interior side setback must be at least 7.5m in the case of a building wall having a window to a habitable room.

2.5 ADDITIONAL REGULATIONS

DRIVEWAY ACCESS

1. Vehicle access to a lot in RS zones for parking and garage access purposes is restricted to a lane where the lot abuts a lane opened for and in vehicular use by the public.

DENSITY OF DEVELOPMENT

2. In the RS zones, up to 3 dwelling units may be permitted on a lot that is 280 m^2 or less.

3. In the RS zones, up to 4 dwelling units may be permitted on a lot that is greater than 280 m^2 and less than 4050 m^2. If that lot is within 400 m of a prescribed bus stop, up to 6 dwelling units may be permitted.

4. In RRh zones, only one residential building is permitted on each lot.

5. In RTh1 zones the density of development must not exceed one dwelling unit per $465m^2$ of lot area.

6. In RTh2 zones the density of development must not exceed one dwelling unit per $370m^2$ of lot area.

7. In RTh3 zones the density of development must not exceed one dwelling unit per 220m^2 of lot area except that:

   a. On Lots 1-145 Block 6N, Rge1E, DL 5, NWD, Plan LMS4654 (1055 Riverwood Gate) the density of development must not exceed one dwelling unit per 216.8m^2 of lot area;

   b. On Lots 1-71, Section 6, TWP 40, NWD Pl BCS1135 (3127 Skeena St) the density of development must not exceed one dwelling unit per 300m^2 of lot area unless the owner contributes $1500 per dwelling unit proposed to be constructed in excess of the number that could be constructed on a 300 m^2 per dwelling unit basis, to a City reserve fund for the provision of community parks, open space and recreation facilities, in which case the density of development must not exceed one dwelling unit per 220m^2 of lot area;

   c. On Lot 1, DL 174 Gr 1 NWD Plan LMP 34067 (2560 Pitt River Road) the lot area for each dwelling unit shall not be less than 220m^2 per unit based on an original size of the property of 12,600m^2*;* and

   d. On Lot 1, DL 380, NWD, Plan Bcp30589 Group 1 (2495 Davies Avenue) the lot area for each dwelling unit shall not be less than 243.1m^2 unless the owner:

      i. Contributes $5,730 per dwelling unit proposed to be constructed in excess of the number of dwelling units that could be developed on the land on a 243.1m^2 of lot area per dwelling unit basis to a City reserve fund for the provision of social housing amenities; and
      ii. Dedicates 1,062m^2 of property fronting Coquitlam River for a riparian reserve.

      in which case the lot area for each dwelling unit shall be not less than 197.5m^2 based on an original combined size of the properties of 12,642m^2.

   e. On Lot 17, Lot A and Lot B, DL 379, NWD, Plan 2161, Except Plan PL 65023 and Lot 119, DL 379, NWD, Plan 65023 (2643, 2659, 2665 and 2669 Bedford Street), the lot area for each dwelling unit shall not exceed one dwelling unit per 220 m^2 of lot area unless the owner dedicates 1475.9 m^2 of property including Maple Creek for a riparian reserve in which case the lot area for each dwelling unit shall not be less than 192 m^2 based on a combined size of the properties of 6,754.2 m^2.

   f. On Lot 12, Block 6 North, Section 5, Range 1 East, NWD, PL 22835; Lot 9, Block 18, Section 5, NWD, PL 19372; Lot 10, Block 6 North, Section 5, Range 1 East, NWD, PL 19372; Lot 11, Block 6, Section 5, NWD, PL 19372 (843, 867, 889 and 913 Dominion Avenue), the lot area for each dwelling unit shall not be less than 220m^2 unless the owner contributes $12,571 per dwelling unit proposed to be constructed in excess of the number of dwelling units that could be developed on the land on a 220m^2 of lot area per dwelling unit basis to a City reserve fund for the provision of community amenities and social housing amenities in which case:

      i. The lot area for each dwelling unit on Lot 1 shall not be less than 175.33m^2 per unit based on a Lot 1 parcel size of 11,397.06m^2 ; and
      ii. The lot area for each dwelling unit on Lot 2 shall not be less than 140.57m^2 per unit based on a Lot 2 parcel size of 6,887.98m^2.

   g. In the Dominion Riverfront Neighbourhood, the density of development must not exceed:

i. On Lot 1, one dwelling unit per 195m^2 plus an accessory single residential unit for a caretaker;
ii. On Lot 3, one dwelling unit per 171m^2;
iii. On Lot 4, one dwelling unit per 156m^2;
iv. On Lot 6, one dwelling unit per 180m^2;
v. On Lot 8, one dwelling unit per 163m^2; and
vi. On Lot 9, one dwelling unit per 150m^2.

h. On the site comprised of Lots 14, 15 and 16, DL 465, Group 1, NWD, Plan 1189 (2131, 2133 and 2135 Prairie Avenue), the lot area for each dwelling unit shall not be less than 220m^2 unless the owner contributes $8,750 per dwelling unit proposed to be constructed in excess of the number of dwelling units that could be developed on the land based on 220m^2 of lot area per dwelling unit to a City reserve fund for the provision of community and social housing amenities, in which case the lot area for each dwelling unit shall be not less than 202m^2 per unit based on the site area of 3,441m^2.

i. On the site comprised of Lots 28, 29, 30 and 31, District Lot 465, Group 1, New Westminster District, Plan 1189 (2144, 2148, 2152 and 2154 Salisbury Avenue), the lot area for each dwelling unit shall not be less than 220 m^2 unless the owner contributes $17,500 per dwelling unit proposed to be constructed in excess of the number of dwelling units that could be developed on the land based on 220 m^2 of lot area per dwelling unit basis to a City reserve fund for the provision of community amenities and social housing amenities, in which case the lot area for each dwelling unit shall be not less than 208 m^2 per unit based on the combined size of properties of 4,591 m^2.

j. On the site comprised of Lots 13, 12, and 11, District Lot 465, Group 1, New Westminster District, Plan 1189 (2143, 2147 and 2149 Prairie Avenue), the lot area for each dwelling unit shall not be less than 220 m^2 unless the owner contributes $38,750 per dwelling unit proposed to be constructed in excess of the number of dwelling units that could be developed on the land on a 220 m^2 of lot area per dwelling unit basis to a City reserve fund for the provision of community amenities and social housing amenities, in which case the lot area for each dwelling unit shall be not less than 202 m^2 per unit based on the site size of 3,441 m^2.

k. On the site comprised of Lot 38, Lot 39, Lot 40, Lot 41 and Lot 42 District Lot 289, New West District, Plan NWP18538, Group 1 (2020, 2128, 2138, 2148 Rindall Avenue and 2151 Tyner Street), a maximum of 21 dwelling units shall be permitted unless the owner contributes $59,818.18 per additional dwelling unit to a City reserve fund for the provision of community amenities and social housing amenities to a maximum of 26 total dwellings units on the site.

l. On the site comprised of Lot 34, Lot 35 and Lot 36 District Lot 289, New West District, Plan NWP18538, Group 1 (2168, 2174 and 2186 Rindall Avenue), a maximum of 13 dwelling units shall be permitted unless the owner contributes $59,818.18 per additional dwelling unit to a City reserve fund for the provision of community amenities and social housing amenities to a maximum of 18 total dwelling units on the site.

8. In RTh4 zones the density of development must not exceed one dwelling unit per 170m^2 of lot area.

OPEN SPACE

9. Usable open space must be provided for:

   a. Dwelling units in RS zones in the amount of at least 15m^2 per dwelling unit;

   b. Rowhouse uses in RRh zones in the amount of at least 40m^2 per dwelling unit;

   c. Townhouse uses in RTh1, RTh2 and RTh3 zones in the amount of at least 30m^2 per dwelling unit;

   d. Townhouse uses in the RTh4 zone in the amount of at least 15m^2 per dwelling unit, and where Townhouse uses in the RTh4 zone exceed 20 dwelling units, an additional 5m^2 per dwelling unit for the provision of common usable open space available for recreation and leisure activity use by townhouse occupants; and

   e. Apartment uses in excess of 10 dwelling units in RA1 and RA2 zones in the amount of at least 3.5m^2 per dwelling unit and, for this purpose, "usable open space" is a common outdoor area and available for recreation and leisure activity use by occupants of the building.

ROWHOUSE LENGTH

10. Rowhouse buildings in RRh zones must have a combined width of between 19.5m and 39m.

INDOOR AMENITY AREA

11. Apartment uses in excess of 10 dwelling units in RA1 and RA2 zones must provide indoor amenity space in the amount of 2m^2 per dwelling unit, and for this purpose "indoor amenity space" is a common area within a building designed to accommodate meetings, fitness or recreational activities and available for use by occupants of the building and, in the case of a strata-titled building, the common area must be either common property or a strata lot that is a common asset of the strata corporation; except

   a. on Lots 2, 5, 7 and 10 of the Dominion Riverfront Neighbourhood, the indoor amenity space requirement for an apartment building may be provided in a common amenity building located on Lot 1 of the neighbourhood and available for use by occupants of the lot containing the apartment building.

PARKING

12. An owner of a parcel of land situated at Lots 19, 20, 21 and 22 District Lot 64, New West District, Plan NWP21043 (2152-2166 Grant Avenue) who applies for a Building Permit for an apartment used may, subject to this Section 10, opt to pay the City a sum of $15,000 per parking space in lieu of providing the off-street parking spaces. The maximum number of spaces in relations to which cash may be proved under this section is four spaces.

13. An owner of a parcel of land situated at Lots J & K, Block 33, DL464, NWD, Plan 12912 (1968-1976 Suffolk Avenue) who applies for a Building Permit for an apartment use

may, subject to this Section 11, opt to pay to the City a sum of $15,000 per parking space in lieu of providing the off-street parking spaces. The maximum number of spaces in relation to which cash may be provided under this section is two spaces.

ELECTRIC VEHICLE INFRASTRUCTURE

14. For a residential building other than a building with a common parking area, parking spaces shall be provided with roughed-in electric vehicle charging infrastructure including an electrical outlet box located within 3 metres of the parking space.

15. For a residential building with a common parking area, a separate single utility electrical meter and disconnect shall be provided in line with the electrical panel(s) intended to provide for charging of electric vehicles located within 3 metres of the unit's required parking space.

FAMILY-ORIENTATED DWELLING UNITS

16. At least 25% of the total number of dwelling units in a multi-family development with more than 10 units must be family-orientated dwelling units, and at least 5% of the total number of dwellings units within the development must have three or more bedrooms.

CRAWL SPACE & BASEMENT

17. A crawl space shall not include any windows or external door openings.

18. In the A, RS and RRh zones, no portion of a basement or crawl space may project horizontally beyond the perimeter of the storey above.

3. COMMERCIAL ZONES

3.1 ZONE INTENT

Table 3.1: List of Commercial Zones and Intent

Zone	Intent of Zone
NC Neighbourhood Commercial	To accommodate and regulate small-scale convenience retail uses to serve local neighbourhoods and satisfy residents' daily household needs.
CC Community Commercial	To accommodate and regulate a wide range of general commercial and personal service uses in commercial centres having a pedestrian orientation and accommodates residential uses above ground floor commercial uses.
DC District Commercial	To accommodate and regulate auto-oriented commercial uses and a range of commercial uses located in large premises.
SSC Service Station Commercial	To accommodate and regulate automobile service stations and associated uses.
RC Commercial Recreation	To accommodate extensive outdoor commercial recreation activities including golf courses.

3.2 SUBDIVISION REGULATIONS

Table 3.2: Commercial Zones Subdivision Regulations

Zone	Lot Area	Lot Width	Lot Frontage	Lot Depth
NC	*750 m^2*	*18 m*	*18 m*	*28 m*
CC	*500 m^2*	*15 m*	*15 m*	*28 m*
DC	*1000 m^2*	*30 m*	*30 m*	*28 m*
SSC	*1200 m^2*	*30 m*	10%	*28 m*
RC	*8 ha*	-	10%	-

3.3 PERMITTED USES

Table 3.3: Commercial Zones Permitted Uses

Use	NC	CC	DC	SSC	RC
Apartments		■ Note 2			
Assembly uses		**S** Note 3			
Auctions			■		
Automobile parts sales		■	■		
Automobiles, light trucks, and motorcycle sales and rentals			■		
Automobile service stations				■	
Automobile repairs and servicing			■ Note 26	■	
Automobile servicing – drive through			**S** Notes 25 and 26		
Boats and trailers sales and rentals			■		

Use	NC	CC	DC	SSC	RC
Building and landscape supplies sales and rentals; nurseries		■	■		
Cannabis retail outlet		**S** Note 33	**S** Note 33		
Car washes			**S** Note 27		
Child care facilities	■	■ Note 21	■ Note 35		
Cinemas		■	■		
Commercial indoor recreation		■	■		
Commercial schools		■	■		
Container return depot			■ Note 36		
Dinner theatres		**S** Note 22			
Driving ranges					■
Entertainment facilities		■	■		
Financial institutions		■	■		
Financial institutions – drive through			**S** Note 28		
Funeral homes		■	■		
Golf courses					■
Hotels		■ Note 10	■		
Household furniture, tools, electronics and appliances sales and rentals		■	■		
Liquor lounges					**S** Note 11
Neighbourhood pubs		**S** Note 12			
Musical instruments sales		■	■		
Offices		■	**S** Note 13		
Packaged liquor sales		**S** Note 9 Note 32	**S** Note 9		
Parking lots and structures		■			
Parks and playgrounds	■	■	■	■	■
Personal services		■ Note 29	**S** Notes 16, 20 and 29		
Pet daycare facilities		■ Note 17	■ Note 17		
Pet grooming services		■ Note 17			
Restaurants	■ Note 31	■	■	**S** Note 14	
Restaurants, drive-through			**S** Note 30	**S** Note 14	

Use	NC	CC	DC	SSC	RC
Rentals		■	■ Note 4		
Retail sales - convenience	■ Note 5	■	■ Note 6	■ Note 7	
Retail sales - general		■ Notes 8, 18	■ Notes 4, 8, 18 and 24		
Theatres		■			
Trade contractors		■	■		
Veterinary services		■	■		
Wine and beer making		■	■		
Accessory car washes				■	
Accessory child care facilities					■
Accessory container return		■	■		
Accessory group child care (school age)		■ Note 34	■ Note 34		
Accessory home businesses		■			
Accessory office	■		■	■	■
Accessory personal services		■	■ Note 19		
Accessory pet daycare facilities			■ Note 17		
Accessory pet grooming services			■ Note 17		
Accessory rental and repair		■	■		■
Accessory restaurant		■	■		■
Accessory residential	■ Note 15				
Accessory retail		■	■ Note 23		■
Accessory vending cart			■		■

Notes to Table 3.3

Note 1. The symbol ■ indicates that the use is permitted in the zone in question. The symbol **S** indicates that the use is permitted in the zone at a specified location.

Note 2. Apartment uses in CC zones are subject to the following conditions:

a. Premises for apartment uses shall be located above the ground floor of a building and shall have a separate entrance; and

b. All parking for apartment uses shall be within the building or underground; and

c. Notwithstanding clause a) above, premises for apartment use are permitted on a ground floor of a building located at 2245 Wilson Avenue provided that the building does not exceed 4 stories in height, including an underground structure.

Note 3. Assembly uses are limited to the following location:

a. Lots 16 and 17, Plan 1213, LD 36, Block 1, DL 379 NWD.

Note 4. Premises for retail sales and rentals in DC zones must have an interior floor area of at least 279m^2.

Note 5. Retail sales in NC zones are limited to convenience retail sales of groceries, meat, fish, produce, baked goods and flowers in premises with an interior floor area of not more than 112m^2.

Note 6. Premises for convenience retail sales in the DC zone must have an interior floor area of at least 93m^2 .

Note 7. Premises for convenience retail sales in SSC zones are limited to an interior floor area of not more than 60m^2 except:

a. At Lot 3, Section 18, NWD, Plan LMP1496 Except Plan Lmp22527, (Building 5, 1320 Kingsway Avenue), premises of not more than 185m^2 and no more than one establishment per property.

Note 8. General retail sales do not include the sale of any goods the sale of which is specifically permitted in any zone.

Note 9. Retail sales of packaged liquor are limited to the following locations:

a. S.L. 65, Lot 1, DL 464, NWD, Plan LMP 42862 Except Plan LMS 4193 PH1 (2099 Lougheed Highway), not to exceed an interior floor area of 82.9m^2;

b. Lot 403, Section 6, Township 40, NWD Plan 52272 (1436 Prairie Avenue), not to exceed an interior floor area of 376.3m^2;

c. Parcel 2, DL 380, Group 1 NWD, Plan Reference Plan 76533 (#100-2748 Lougheed Highway), not to exceed an interior floor area of 1084.3m^2 ;

d. Lot J, Block 4, DL 479, Group 1, NWD, Plan 6505 (3209-3285 Coast Meridian Road), not to exceed an interior floor area of 239m^2;

e. Lot 4, DL 232, NWD, Plan 6269, all that portion of Lot 4 lying south of statutory r/w Plan 68301 (1864 Argue Street), not to exceed an interior floor area of 37.16m^2; and

f. Lot 3, Section B, Block 6 North, Range 1 East, NWD, Plan LMP 14996 (1097 Nicola Avenue), not to exceed an interior floor area of 985m^2.

Note 10. Hotels are permitted in CC zones only on lots with areas of at least 1400m^2 and ground floor accommodation units are not permitted.

Note 11. Liquor lounges are limited to the following locations:

a. Lot 20, Section 4, NWD, Plan 4318 (533 Dominion Avenue).

Note 12. Neighbourhood pubs are limited to the following locations:

a. Lot J, DL 479, NWD Plan 6505 Except Plan 25314 (3261 Coast Meridian Road);

b. Lot 2, Section 7, NWD, Plan LMP 14996 (1125 Nicola Avenue);

c. Lot 1, DL 464, NWD, Plan LMP 42862 Except Plan LMS 4193 PH1 (2099 Lougheed Highway);

d. Rem. of Lot 4 lying south of Statutory R/W Plan 68301, Plan 6269, LD 36, DL 232, NWD (1864 Argue Street); and

e. Lot 271, Plan 55955, LD 36, DL 255, NWD (1979 Brown Street).

Note 13. Business and professional offices uses in the DC zone, other than office uses that are accessory to other uses permitted in the zone, are limited to the following locations:

a. Lot B, Block 6, Section 7, Range N1, Meridian E, NWD, Plan BCP8239 (1250 Dominion Avenue);

b. Lot B, Section 7, NWD, Plan LMP37849 (2325 Ottawa Street); and

c. Lot 4, Section 7, NWD, Plan LMP14996 Except Plan LMP31027, LMP37726 (2310 Ottawa Street).

Note 14. Restaurants including drive-in establishments in the SSC zone are limited to the following locations:

a. Lot 3, Section 18, NWD, Plan LMP1496 Except Plan LMP22527 (1320 Kingsway Avenue).

Note 15. Accessory residential uses in NC zones must be located to the rear of the commercial use if located on the same storey as the commercial use and shall have a separate entrance.

Note 16. A mortgage brokering office is permitted at Lots 21 & 22, Bl. 5, DL 464, NWD, Plan 1897 (Unit A – 2215 Coquitlam Avenue).

Note 17. Pet daycare and grooming uses must be conducted indoors and may not be located in a building which contains an apartment use.

Note 18. The storage, sale and display of firearms and ammunition are permitted as a retail sales use, but limited to 10% of the total retail floor area of the retail sales premises to a a maximum of 25m^2.

Note 19. Accessory personal services are permitted when accessory to a general retail sales use but limited to 10% of the total floor area of the premises to a maximum of 464.5m^2.

Note 20. Personal services use in the DC zone is limited to the following locations:

a. District Lot 464, NWD, Plan NWP 61653, Parcel A, Group 1 (1971 Lougheed Hwy). The combined floor area of all personal service uses, other than accessory personal services uses, is limited to 20% of the total floor area within the site as a whole to a maximum of 929m^2.

Note 21. Notwithstanding Section III, Supplementary Regulations, Part 8 Child Care Facilities, subsection 8-4(a) of this Bylaw, child care facilities at:

a. Lot 1, DL 379, NWD Plan 3319 (2255 Wilson Avenue) may accommodate up to 122 children at any one time; and

b. Strata Lots 40, 41, 42, 53, 54 and 55, DL 464, Group 1, NWD Plan LMS4193 (2099 Lougheed Highway) may accommodate up to 103 children at any one time;

c. LOT 403, SECTION 6, TOWNSHIP 40, NEW WEST DISTRICT, PLAN 52272 (1470 Prairie Avenue), may accommodate up to 74 children at any one time.

Note 22. Dinner theatres in the CC zone are limited to the following locations:

a. Lot D, District Lot 379, New Westminster District, Plan 16549 Except Plan 39773 (2616 Shaughnessy).

Note 23. Short-term retail events not exceeding 3 days are permitted in a hotel.

Note 24. An accessory child minding use within the business premises for the patrons of the business is permitted.

Note 25. Automobile servicing uses with drive-through services, such as an oil change business, are limited to one such premises at the following locations:

a. Lot B, Block 6N, Section 7, Range 1E, New West District, Plan BCP34775 (1380 Dominion Avenue).

Note 26. Automobile repair and servicing uses in the DC zone must be conducted indoors.

Note 27. Car washes are limited to one such premises at the following locations:

a. Lot A, Block 6N, Section 7, Range 1E, New West District, Plan BCP34775 (1388 Dominion Avenue);

b. District Lot 380, New West District, Plan NWP21975 Parcel A, LOTS 7&8 Plan 1106 (2484 Lougheed Highway); and

c. Lot 1, District Lot 380, New West District, Plan LMP2477 (9-3160 Westwood Street).

Note 28. Financial institutions with drive through services are limited to one such premises at the following locations:

a. Lot 1, Block 6N, Section 8, Range 1E, New West District, Plan BCP45149 (2115 Hawkins Street);

b. Lot 3, New West District, Plan LMP21954 District Lot 379 & 464 (7100-2850 Shaughnessy Street); and

c. Lot 1, New West District, Plan LMP22754 District Lot 379 & 464, Group 1 (4100-2850 Shaughnessy Street).

Note 29. Payday loan and cheque-cashing businesses must be located at least 1km from any other such business.

Note 30. Restaurants with drive-through services in the DC zone are limited to one such premises at the following locations:

a. Lot 1, District Lot 463, New West District, Plan BCP41701 Group 1, & DL464 (101 1940 Oxford Connector);

b. Lot 1, District Lot 480, New West District, Plan BCP36030 Group 1 (1525 Lougheed Highway);

c. Lot 2, Block 6N, Section 8, Range 1E, New West District, Plan BCP45149 (110 2160 Hawkins Street);

d. Lot A, Block 6N, Section 7, Range 1E, New West District, Plan LMP31027 (2330 Ottawa Street);

e. LOT B, Block 6N, Section 7, Range 1E, New West District, Plan LMP37849 (200 2325 Ottawa Street);

f. Lot A, District Lot 466, New West District, Plan NWP51224 (PS0066E) (2830 Oxford Street);

and are limited to two such premises at the following locations:

a. District Lot 231, New West District, Plan LMP28305 Parel A (#1150 and #3170 - 1502 Broadway Street).

Note 31. Restaurants in the NC zone are limited to a maximum of 10 seats within the premises and may include take-out services as an accessory use.

Note 32. Liquor manufacturing and packaged sale of on-site manufactured products are permitted at 2332 Marpole Avenue when accessory to a restaurant use.

Note 33. Cannabis retail outlets are limited to one such premises at the following locations:

a. Parcel A, District Lot 231, Group 1, New Westminster District, Plan LMP 28305 (1502 Broadway Street), not to exceed an interior floor area of 350 m^2.

b. Parcel A, District Lot 464, Group 1, New Westminster District, Plan 61653, Except part in Plan EPP34129 (1971 Lougheed Highway), not to exceed an interior floor area of 335 m^2.

c. Lot 196, District Lot 380, Group 1, New Westminster District, Plan 58699 (2755 Lougheed Highway), not to exceed an interior floor area of 75 m^2.

d. Lot 38, Section 8, Block 6 North, Range 1 East, New Westminster District, Plan 27244 (985 Nicola Avenue), not to exceed an interior floor area of 625m^2 and one retail sales and display area not to exceed 247m^2 within that floor area.

e. Parcel 1, District Lot 479, New West District, Plan LMP6094 (101-3377 Coast Meridian Road), not to exceed an interior floor area of 131 m^2.

Note 34. Group Child Care (school age) licensed under the *Child Care Licensing Regulation* is permitted only where accessory to a commercial indoor recreation or commercial school use.

Note 35 An outdoor play space that complies with standards of the *Community Care and Assisted Living Act, Child Care Licensing Regulation* must be provided on site for child care facilities in DC zones that accommodate more than 50 children.

Note 36 Container return depots are only permitted when:

a. The use is limited to the return f beverage containers and all activities are conducted indoors; and

b. The depot is operated in accordance with the Environmental Management Act Recycling Regulation.

3.4 REGULATIONS

Table 3.4: Commercial Zones Regulations

Zone	Building Height	Lot Coverage	Floor Area Ratio	Front Setback	Interior Side Setback	Exterior Side Setback	Rear Setback
NC	7.5m	40%		7.5m Note 1	0 / 1.8m Note 1 Note 2	3.5m Note 1	7.5m Note 1
CC	Note 7	90%	1.5 Note 6	- Note 1	0/1.8m Note 1 Note 2	1.5m Note 1	Note 1

DC	12m	50%		6m Note 1	3m Note 1; Note 3, Note 4	3m Note 1, Note 4	3m Note 1, Note 4
SSC	7.5m	30%		9m Note 1 Note 5	6m Note 1 Note 5	6m Note 1 Note 5	1.5m Note 1 Note5
RC	-	40%		12m	12m	12m	-

Notes to Table 3.4

Note 1. All setbacks from a Provincial Highway must be at least 9m.

Note 2. Interior side setbacks are required in NC and CC zones only in cases where the side yard abuts a lot in a Residential zone.

Note 3. In DC zones one side setback may be eliminated if the other is at least 6m.

Note 4. In DC zones exterior side and rear setbacks abutting streets other than a Provincial Highway, and interior side setbacks abutting property designated in the Official Community Plan for residential use, must be at least 6m.

Note 5. Service islands in SSC zones must be at least 4.5m from any property line.

Note 6. In the calculation of floor area ratio in the CC zone, the following may be excluded as floor area:

a. Floor area comprising entrances, elevator shafts, stairwells and hallways common to two or more dwelling or commercial units, electrical rooms and mechanical rooms;

b. Exterior balconies and decks;

c. Floor area at ground level or within a basement or underground structure;

d. Floor area within the building used for required off street parking; and

e. $2m^2$ of floor area in an adaptable dwelling unit.

Note 7. The building height at 3590, 3610, and 3646 Westwood Street and 2332 Marpole Avenue is restricted to one storey.

3.5 ADDITIONAL REGULATIONS

OUTDOOR STORAGE

1. Outdoor storage uses must be screened from view from public areas and adjacent properties by a landscape screen at least 2m high.

LIGHTING

2. Lighting of surface parking areas, golf courses and driving ranges must be mounted so as to direct glare away from abutting highways and residential areas.

SCREENING & LANDSCAPING

3. Loading areas in DC zones must be screened from streets and parking areas with evergreen trees at least 2m high and the planted area landscaped with shrubs and ground cover.

4. All lots in DC and SSC zones must be screened from lots designated for residential use in the Official Community Plan by a landscape screen at least 2m high if an DC use or SSC use is being conducted on the lot.

5. The following areas must be landscaped at the time lots in the DC zone are developed for a commercial use:

    a. A minimum 3m wide strip abutting a street, except that the width of any strip abutting a Provincial Highway must be at least 9m;

    b. A minimum 2m wide strip along the boundaries of lots abutting lots designated for residential use in the Official Community Plan;

    c. Areas adjacent to buildings, except at entrances and exits and loading areas, having a minimum width of 1.2m, unless such areas are not visible from a street or parking area;

    d. At least 5% of the area of parking areas, comprising islands at least 2m in width and 5.5m in length;

    e. All shopping cart storage areas;

    and all such landscaping requirements are cumulative.

6. All portions of an SSC lot other than those occupied by buildings and landscape screens must be paved.

7. Golf courses and driving ranges must be fenced to prevent stray golf balls from entering on highways or any adjoining private property, such fencing to be located at least 12m from any highway or other public right of way, and such fencing must be properly maintained to achieve its purpose and screened with a landscape screen comprising shrubs or trees.

OPEN SPACE

8. Usable open space must be provided for apartment uses in excess of 10 dwelling units in CC zone in the amount of at least 3.5m2 per dwelling unit and, for this purpose, “usable open space” is a common outdoor area and available for recreation and leisure activity use by occupants of the building.

INDOOR AMENITY AREA

9. Apartment uses in excess of 10 dwelling units in CC zones must provide indoor amenity space in the amount of $2m^2$ per dwelling unit, and for this purpose “indoor amenity space” is a common area within a building designed to accommodate meetings, fitness or recreational activities and available for use by occupants of the building and, in the case of a strata-titled building, the common area must be either common property or a strata lot that is a common asset of the strata corporation.

ELECTRIC VEHICLE INFRASTRUCTURE

10. In a mixed-use building including residential uses and a common parking area, a separate single utility electrical meter and disconnect shall be provided in line with the electrical panel(s) intended to provide for charging of electric vehicles located within 3 metres of the unit’s required park space.

FAMILY-ORIENTATED DWELLING UNITS

11. At least 25% of the total number of dwelling units in a mixed-use development with more than 10 units must be family-orientated dwelling units, and at least 5% of the total number of dwelling units within the development must have three of more bedrooms.

4. INDUSTRIAL ZONES

4.1 ZONE INTENT

Table 4.1: List of Industrial Zones and Intent

Zone	Intent of Zone
M1 General Industrial	To accommodate and regulate a wide range of industrial, research and development, processing, assembly, distribution and repair services including limited accessory commercial uses.
M2 Heavy Industrial	To accommodate and regulate heavy industrial uses for employment generation including manufacturing, processing, assembly, distribution, service and repair uses which carry out a portion of their operations outdoors or require outdoor storage, including large transportation facilities such as railway yards and truck terminals.
M3 Light Industrial	To accommodate and regulate a range of light industrial and related uses to serve as a transition between industry and nearby residential, commercial or agricultural uses. It is meant for businesses that operate fully within a building having no outdoor storage and that do not produce excessive noise, odour or other disturbances.
M4 Intensive Light Industrial	To accommodate and regulate light industrial in an intensive multi-story building format that includes a provision for commercial indoor storage and office uses of an industrial nature when these uses are conducted above a secondary story and when the lower floors are being used for light industrial uses.

4.2 SUBDIVISION REGULATIONS

Table 4.2: Industrial Zones Subdivision Regulations

Zone	Minimum Lot Area	Minimum Lot Width	Minimum Lot Frontage	Minimum Lot Depth
M1	*1200m^2*	*15m*	*9m*	*30m*
M2	*3000m^2*	*30m*	10%	*70m*
M3	*930m^2*	*30m*	*18m*	*28m*
M4	*930m2*	*30m*	*18m*	*28m*

4.3 PERMITTED USES

Table 4.3: Industrial Zones Permitted Uses

Use	Zone			
	M1	**M2**	**M3**	**M4**
Advanced technology industries	■ Note 18		■ Note 18	■ Note 18
Auctions	■ Note 18		■ Note 18	■ Note 18
Automobile, light truck, boat, motorsport vehicle and motorcycle repair, servicing, salvage and parts sales	■	■		
Cannabis production facility		**S** Note 19		

Use	Zone			
	M1	M2	M3	M4
Commercial indoor recreation	■ Note 13 Note 14		■ Note 13 Note 14 Note 25	■ Note 13 Note 14 Note 25
Commercial indoor storage	■	■	S Note 20	■ Note 28
Container return depots	■	■	■ Note 30	■ Note 30
Dispatch services	■			
Machinery and equipment repair	■	■	■	■
Manufacturing and processing	■	■	■	■
Medical waste processing	■ Note 16	■ Note 16		
Office	S Note 4		■ Note 5	■ Note 29
Outdoor storage	S Note 31	■		
Outdoor low-impact manufacturing and processing		■		
Packaged liquor sales	■ Note 22/23		■ Note 22/23	■ Note 22/23
Parks and playgrounds	■	■	■	■
Pet daycare facilities			■	■
Production studios	■ Note 18		■ Note 18	■ Note 18
Restaurants	■ Note 3	■ Note 3	■ Note 3	■ Note 3
Retail sale, rental and repair of trucks, machinery and equipment for commercial and industrial purposes	■	■		
Retail sales and rental of boats and recreational vehicles	■			
Retail sale of building supplies	■	■		
Retail sale of industrial supplies	■		■	■
Trade Contractors	■ Note 18		■ Note 18	■ Note 18
Trade, technical and vocational schools	■		■	■
Transportation terminal	■	■		
Utilities	■			
Vehicle washing	■			
Warehousing and Transhipment	■	■	■	■
Wholesale sales	■	■	■	■
Wine and beer making	■		■	■

Use	Zone			
	M1	M2	M3	M4
Accessory caretaker	■ Note 7	**S** Note 7		■ Note 7
Accessory display	■ Note 8 Note 10 Note 12 Note 17	■ Note 8	■ Note 8 Note 12	■ Note 8 Note 12
Accessory embalming services	**S** Note 24			
Accessory group child care (school age)	■ Note 27		■ Note 27	■ Note 27
Accessory office uses	■ Note 4 Note 10	■ Note 9	■ Note 11	■ Note 11
Accessory lounge endorsement area	■ Note 21 Note 23		■ Note 21 Note 23	■ Note 21 Note 23
Accessory outdoor storage	■ Note 6	■	■ Note 15	
Accessory packaged liquor sales	■ Note 22 Note 23		■ Note 22 Note 23	■ Note 22 Note 23
Accessory pet grooming services			■	■
Accessory repair of boats and recreational vehicles	■			
Accessory retail sales	■ Note 10 Note 12		■ Note 12 Note 13	■ Note 12 Note 13
Accessory retail sales of automobiles and light trucks	■ Note 26			
Accessory retail sales of landscape supplies	■	■		
Accessory retail sales of motorcycles and motorsport vehicles	■			

Notes to Table 4.3

Note 1. The symbol ■ indicates that the use is permitted in the zone in question. The symbol **S** indicates that the use is permitted in the zone at a specified location.

Note 2. All uses in all zones must be conducted indoors except outdoor storage, outdoor low-impact manufacturing and processing, park and playground, transportation terminal, utility, vehicle washing, accessory display and accessory outdoor storage uses where the use is permitted in the zone in question, and machinery and equipment repair use in the M2 zone.

Note 3. Restaurants are limited to a maximum 75m^2 in interior floor area except that:

a. At Lot 3, Section 18, NWD, Plan LMP1496 Exc. Plan LMP22527 (1320 Kingsway Avenue), one restaurant is permitted to be 140m^2 and, for clarification, any additional restaurant on this property is limited to 75m^2 in interior floor area; and,

b. At Lot A, Section 17 & 18, Block 6 North, Range 1 East, NWD, Plan BCP 19376 (1161 Kingsway Avenue) a restaurant is not a permitted use.

Note 4. Office uses in M1 zones are limited to the following uses at the following locations:

a. Offices for governments, utility administration, engineers, architects, landscape architects or surveyors up to 130m^2 in total interior floor area on Lot 1, Section 18, NWD, Plan 80790 Exc. Plan LMP10241, (1180 Kingsway Avenue); and

b. Offices at Lot 32, DL 288, NWD, Plan NWS3194 (1833 Coast Meridian Road).

Note 5. Office uses in M3 zones are limited to offices for governments, utility administration, engineers, architects, landscape architects or surveyors and must occupy a minimum interior floor area of 140m^2.

Note 6. Accessory outdoor storage uses on a lot zoned M1 are permitted only where:

a. The stored materials are located on the same property as the industrial use to which they are accessory and directly related to the industrial use;

b. The outdoor storage is not located in any front or exterior side setback area;

c. The total outdoor storage area is less than 25% of the lot area, except at 1180 Kingsway Avenue, 1458 Mustang Place, 1462 Mustang Place, 1467 Mustang Place, 1488 Coast Meridian Road, 1485 Coast Meridian Road, 1464 Spitfire Place, 1467 Spitfire Place, 1589 Kebet Way, 1438 Broadway Street, 1435 Broadway Street, and 1603 Kebet Way where the total outdoor storage area may be up to 50% of the lot area; and

d. The outdoor storage area is screened from any abutting streets by a wall, landscape screen or fence at least 2m high.

Note 7. Accessory caretaker residential uses are permitted only where:

a. Accessory to a commercial indoor storage use in the M1 and M4 zone; and

b. Accessory to an industrial use at Unit 2107, 1225 Kingsway Avenue.

An accessory caretaker residential use is limited in interior floor area to the lesser of 140m^2 and 33% of the floor area occupied by a business and, in a M4 zone, must be located above the first floor of a building.

Note 8. Accessory display areas of goods produced on site are limited in floor area to 20% of the floor area of occupied by a business.

Note 9. Accessory office uses in the M2 zone are permitted only in connection with a use preceding that use category in the table and are limited to 30% of the floor area of a business. In the M2 zone, accessory office use is permitted in a stand-alone building with a maximum floor area of 60 m^2 that is accessory to an outdoor storage or an outdoor low-impact manufacturing and processing use.

Note 10. In the M1 zone, the total combined floor areas used for accessory display, accessory office and accessory retail sales must not exceed 50% of the floor area occupied by a business.

Note 11. Accessory office uses in M3 and M4 zones are limited to 60% of the floor area occupied by a business and must be located in the same premise as the industrial use to which they are accessory.

Note 12. In the M1, M3 and M4 zones, the total combined floor areas used for accessory retail sales and accessory display are limited to 20% of the floor area occupied by a business.

Note 13. Accessory retail sales are not permitted for a commercial indoor recreation use in an industrial zone.

Note 14. The total floor area of commercial indoor recreational uses within a building is limited to 20% of the total floor area of the building. For the purpose of this calculation, only the floor area located on the ground floor of the building shall be included. The total floor area where food and beverage service accessory to a commercial indoor recreation facility is permitted must not exceed 10% of the interior floor area occupied by a business and the business must not be licensed to serve alcoholic beverages. Accessory child minding and accessory personal services with a floor area not exceeding $10m^2$ for patrons of the facility are permitted uses within the commercial indoor recreation facility.

Note 15. Accessory outdoor storage use on lots zoned M3 is limited to 550, 551,570, 573 Sherling Place and 548, 572 Nicola Place and only permitted only where:

a. The stored materials are located on the same property as the industrial use to which they are accessory and directly related to the industrial use;
b. The outdoor storage is not located in any front or side setback area;
c. The total outdoor storage area is less than 15% of the lot area;
d. The height of stored material does not exceed 2.5 m; and
e. The outdoor storage area is screened from any abutting streets, parks or other public lands by a wall, landscape screen or fence at least 2 m high.

Note 16. Medical waste treatment in M1 and M2 zones is limited to 1000 m^2 of floor area, 5000 kg per day of waste originating in British Columbia, and 15,000 kg of on-site storage capacity, and connection of floor drains to the City storm sewer is prohibited.

Note 17. Not more than 25% of the area of a lot in the M1 zone may be used for outdoor display of goods for sale except that on Lot 3, Block 6N, Section 18, Range 1E, NWD, Plan LMP27965 (1462 Mustang Place) not more than 50% of the lot area may be used for outdoor display of goods for sale.

Note 18. At least 40% of the floor area occupied by a business must be used for laboratory, storage, manufacturing or production for advanced technology industry, auction, production studio, and trade contractor uses.

Note 19. Cannabis production facilities are limited to one such premises at the following locations:

a. 1425 Kebet Way, with a maximum floor area in use for cannabis production purposes of 750 m^2;
b. 1840 Broadway Street, with a maximum floor area in use for cannabis production purposes of 1070 m^2 and in a building that fronts Langan Avenue at the north part of the property;

   For clarification, no on-site retail sale of cannabis product is permitted at a cannabis production facility.

Note 20. A commercial indoor storage use in the M3 zone is limited to a maximum site area of 2000 m^2 and a maximum floor area of 6000 m^2 within a building located in the north-west portion of the property at 585 Seaborne Avenue. A building containing a commercial indoor storage use may be up to 15 m in height and must provide a minimum of 15 parking spaces for the use.

Note 21. A lounge endorsement area is only permitted where accessory to a liquor manufacturing use. The lounge endorsement area is limited to a maximum of 75 seats

or patrons capacity and a maximum interior floor area of 90m^2, excluding floor area used to accommodate a kitchen or sanitary facilities.

Note 22. Packaged liquor sales use in the M1, M3 and M4 zones is only permitted where accessory to a liquor manufacturing use and is limited to the sale of liquor products manufactured on the premises, not more than 10% of the total floor area of the premises used for liquor manufacturing, and a maximum interior floor area of 25 m^2.

Note 23. The total combined floor area used for the lounge endorsement area, tasting room and packaged liquor sales in the M1, M3 and M4 zones is limited to 25% of the floor area occupied by the liquor manufacturing business.

Note 24. An embalming service use accessory to a storage use is permitted at 2645 Kingsway Avenue.

Note 25. A commercial indoor recreation use is not a permitted use at 577 Nicola Avenue.

Note 26. Automobile and light truck sales use in M1 zone is only permitted where accessory to an automobile and light truck repair, servicing or salvage use and is limited to automobiles and light trucks which have been rebuilt or modified on site. Automobile and light trucks must be stored indoors and may not be located in an accessory display area.

Note 27. Accessory group child care (school age) licensed under the Child Care Licensing Regulation is permitted only where accessory to a commercial indoor recreation use.

Note 28. Commercial indoor storage uses in an M4 zone are only permitted above the second storey of a building, with the exception of a reception area no greater than 250 m^2 and an access elevator.

Note 29. Office uses in M4 zones must be conducted above the second storey and are limited to offices for courier and dispatch services, government and utility administration, engineers, architects, landscape architects and surveyors, data processing and related services, waste management and environmental services, film, digital media and broadcasting, event planning, staging and interior design, driving school, and fulfillment services.

Note 30. Container return depot as a permitted use in the M3 and M4 zones are only permitted when:

a. The use is limited to the return of beverage containers and all activities are conducted indoors; and

b. The depot is operated in accordance with the Environmental Management Act Recycling Regulation.

Note 31. Outdoor storage use in the M1 zone is limited to 1180 Kingsway Avenue, 1458 Mustang Place, 1462 Mustang Place, 1467 Mustang Place, 1488 Coast Meridian Road, 1485 Coast Meridian Road, 1464 Spitfire Place, 1467 Spitfire Place, 1589 Kebet Way, 1438 Broadway Street, 1435 Broadway Street, and 1603 Kebet Way and permitted only where the area on the lot being used for outdoor storage is:

a. Within the boundary of a registered BC Hydro Statutory Right of Way;

b. Outside of the required front or exterior side yard setback area; and

c. Screened from any abutting streets by a wall, landscape screen or fence at least 2m high.

4.4 REGULATIONS

Table 4.4: Industrial Zones Regulations

Zone	Building Height	Lot Coverage	Front Setback	Interior Side Setback	Exterior Side Setback	Rear Setback	Impervious Surface
M1	-	-	6 m	0 / 6 m Note 3; Note 5	-	3 m /9 m Note 3	80%
M2	-	60%	6 m	3 m Note 4; Note 5	4 m Note 4; Note 5	3 m Note 5	
M3	12 m	-	6 m	3 m Note 2; Note 4; Note 5	6 m Note 2; Note 4; Note 5	3 m Note 2; Note 5	80%
M4	-	-	6 m	3 m Note 2; Note 4; Note 5	6 m Note 2; Note 4; Note 5	3 m Note 2; Note 5	80%

Notes to Table 4.4

Note 1. All setbacks from Provincial Highways must be at least 9m.

Note 2. In M3 and M4 zones all rear and side setbacks from streets other than Provincial Highways must be at least 6m.

Note 3. In M1 zones interior side setbacks must be at least 6m in the case of a side yard abutting a residential zone and rear setbacks must be at least 9m in the case of a rear yard abutting a residential zone.

Note 4. In M2, M3 and M4 zones one side setback may be eliminated if the other is at least 6m in width.

Note 5. Any side or rear setback abutting a property designated for residential use in the Official Community Plan must be at least 6m in width.

4.5 ADDITIONAL REGULATIONS

LANDSCAPING AND SCREENING

1. The following landscaping is required at the time the property is developed for a permitted use:

   a. A landscaped strip with a minimum width of 3 metres that includes a minimum of one tree per 10 lineal metres of all lot lines abutting a street;

   b. A landscaped strip with minimum width of 3 metres along interior side and rear lot lines abutting a lot designated for residential, commercial, institutional, or park use in the Official Community Plan or separated from such a lot by a street or lane;

   c. A landscaped strip with a minimum width of 1 metre adjacent to a building wall facing a street or park. For clarity, this landscape strip may include walkways providing access to the building; and

   d. In the parking area, one landscaped strip or island with a minimum area of 6 m^2 for every eight parking stalls and includes a minimum of one tree.

2. A landscape screen at least 2m high must be located:

a. Along all lot lines abutting a lot designated for residential, park, or institutional use in the Official Community Plan, or separated from such a lot by a lane; and

b. To screen all outdoor storage, truck parking and loading areas from abutting streets.

OFF-STREET PARKING AND LOADING

3. Overhead doors, off-street loading areas and loading docks are prohibited in the portion of a lot in an M1, M3 or M4 zone adjacent to the fronting street.

4. Loading and storage areas are prohibited in a front setback area in an M2 zone.

5. Off-street parking is limited to 55% of the lot area in an M3 or M4 zone and neither off-street parking nor off-street loading is permitted in any front or exterior side setback area unless it is separated from the front lot line and any abutting residential zone or use by a landscaped area at least 3m wide, and for this purpose "landscaped" means developed with a combination of lawn, plants and trees planted to British Columbia Nursery Trade Association standards.

5. INSTITUTIONAL AND PARK ZONES

5.1 ZONE INTENT

Table 5.1: List of Institutional and Park Zones and Intent

Zone	Intent of Zone
P1 Civic Institutional	To accommodate and regulate uses of an educational, governmental or institutional nature which provide services.
P2 Institutional	To accommodate and regulate facilities or structures which provide health and community care facilities and services as well as recreational, cultural and religious uses.
P3 Parks and Natural Areas	To accommodate and regulate parks and open space of varying sizes used for a variety of recreational and environmental purposes including active parks and playgrounds, passive green spaces and natural open spaces with restricted access.
P4 Utilities	To accommodate and regulate facilities and utility related structures such as pump houses and transmission sites.
P5 Institutional Facility	To accommodate and regulate correctional facilities and related uses on large lots separate from residential and commercial properties.

5.2 SUBDIVISION REGULATIONS

Table 5.2: Institutional and Park Zones Subdivision Regulations

Zone	Minimum Lot Area	Minimum Lot Width	Lot Frontage	Minimum Lot Depth
P1	-	-	**10%**	-
P2	-	-	**10%**	-
P3	-	-	-	-
P4	-	-	-	-
P5	*20,000 m^2*	30 m	**10%**	*70 m*

5.3 PERMITTED USES

Table 5.3: Institutional and Park Zones Permitted Uses

Use	Zone				
	P1	P2	P3	P4	P5
Assembly uses		■ Note 2			
Cemeteries and mausoleums, chapels			■		
Child care facilities	■	■ Note 6			
Civic uses	■	■ Note 6			■
Community care		■ Note 6 ■Note 15			
Detention facilities					■ Note 5
Farmers market	■		■		
Golf Course			■		
Office	■ Note 9, **S** Note 12		**S** Note 13		
Packaged liquor sales	■ Note 10		■ Note 10		
Parks and playgrounds	■	■ Note 6	■	■	■
Parking lots and structures	■ Note 3		■ Note 3		
Personal services	**S** Note 12				
Residential	**S** Note 8				
Restaurants	**S** Note 12				
Retail sales	**S** Note 12				
Temporary Shelter	**S** Note 7				
Utilities	■ Note 4	■ Note 6		■	
Accessory caretaker	■	■ Note 6	■		■
Accessory hobby beekeeping	■ Note 14	■ Note 14	■ Note 14		
Accessory liquor lounge	■ Note 11		■ Note 11		
Accessory restaurant	■		■		
Accessory retail	■		**S** Note 13		
Accessory vending cart			■		

Notes to Table 5.3

Note 1. The symbol ■ indicates that the use is permitted in the zone in question. The symbol **S** indicates that the use is permitted in the zone at a specified location.

Note 2. Assembly uses are permitted only on sites with areas of at least 560m^2.

Note 3. Parking lots must not occupy more than 95% of the lot area.

Note 4. Above ground utility uses in P1 zones must be within enclosed buildings not exceeding a height of 12m.

Note 5. Detention facilities are limited to a capacity of 300 beds.

Note 6. At Lot 1, Block 6, S.6, Range 1E, NWD, Plan BCP34023 (1141 Riverwood Gate),

a. Uses are limited to child care facilities and accessory uses; and

b. The required off-street parking for a child care facility is eight parking spaces.

Note 7. A temporary shelter is permitted at Lot 1, Section 6, NWD, Plan 69316 (*1477 Lougheed Highway*).

Note 8. Residential use in the P1 zone is limited to the following location: Lot 187, Plan 27008, District Lot 289 and 290, New Westminster District, (2050 Mary Hill Road).

Note 9. Office uses in the P1 zone are limited to offices for non-profit societies.

Note 10. Packaged liquor sales use in the P1 and P3 zones is limited to a maximum of 20% of the total number of vendors at one time at a farmers market or an artisan market.

Note 11. An accessory liquor lounge in the P1 or P3 zone is permitted when combined with a restaurant or accessory restaurant use.

Note 12. Retail sales, restaurant, offices, personal services in the P1 zone are permitted at the following locations:

f. Lot 1, District Lot 289, New West District, Plan EPP73859, Group 1, (2150 Wilson Avenue).

g. Lot B, District Lot 379, New West District, Plan BCP 20052, Group 1, (2248 McAllister Avenue).

h. Lot 156, Section 6, Township 40, New West District, Plan NWP46650 (1379 Laurier Avenue).

Note 13. Office uses in the P3 zone are limited to offices for non-profit societies at District Lot 7632, New West District, Group 1, except Plan LMP11820, LMP34067 (2300 Reeve Street).

Note 14 For information, accessory hobby beekeeping is subject to the regulations of Section III, Supplementary Regulations.

Note 15 Community care uses in a P2 zone may include supportive housing and assisted living housing facilities as defined in this Bylaw.

5.4 REGULATIONS

Table 5.4: Institutional and Park Zones Regulations

Zone	Building Height	Lot Coverage	Floor Area Ratio	Front Setback	Side Setback	Rear Setback
P1	-	40%	-	6m	6m	6m
P2	12m	40%	Note 1	6m	6m Note 6	6m
P3	-	-	-	6m Note 2	6m Note 2	6m Note 2
P4	7.5m	-	-	10% / 7.5m Note 3	10% / 2.4m Note 4	10% / 7.5m Note 3
P5 Note 5	20m	60%	.75	15m	15m	15m

Notes to Table 5.4

Note 1. Community care uses are limited to a floor area ratio of 1.0, except that:

a. at Lot 1 (770 Dominion Avenue), community care uses are limited to a floor area ratio of 1.5.

Note 2. Setbacks in the P3 zone are required only in cases where the yard abuts a lot zoned for residential use.

Note 3. Minimum front and rear setbacks in the P4 zone are the lesser of 7.5m and 10% of the lot depth, and are required only in cases where the lot abuts a lot zoned for residential use.

Note 4. Minimum side setbacks in the P4 zone are the lesser of 2.4m and 10% of the lot width, and are required only in cases where the side yard abuts a lot zoned for residential use.

Note 5. In P5 zones:

a. Loading areas are prohibited in a front or exterior side setback area;

b. Outdoor storage is prohibited;

c. All loading and truck parking areas must be screened by building walls, fences, or a landscape screen at least 2m high; and

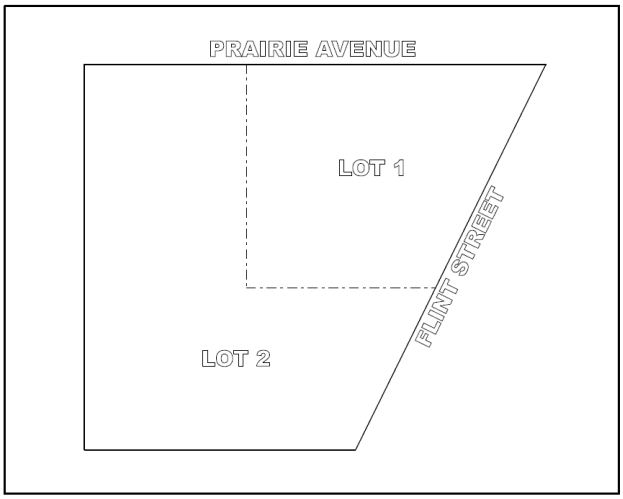
d. Overhead doors and loading docks are prohibited in the front and exterior side setback areas.

Note 6. Minimum interior side setback for a building at 1133 Riverwood Gate shall be not less than 3.66m.

6. COMPREHENSIVE DEVELOPMENT ZONES

6.1 CD1 Comprehensive Development Zone 1 (2124 Prairie and 3179 Flint)

Figure 6.1



Not to scale

6.1.1 Property Description

Lot 1: Lot 93, DL 464, NWD, Plan 58355 (2124 Prairie)

Lot 2: Lots 1 - 7 DL 464, NWD, Plan NW1577 (3179 Flint)

6.1.2 Permitted Uses

Lot 1: Uses permitted in the Neighbourhood Commercial (NC) zone

Lot 2: Uses permitted in the Townhouse 3 (RTh3) zone

6.1.3 Regulations

The development must generally comply with the CD1 Plans of Schedule C entitled "Proposed Grocery Store and Townhouse Apartments Development" prepared by James K.M Cheng, Architect dated April 11, 1979.

6.2 CD2 Comprehensive Development Zone 2 (PoCo Place Mall at 2755 Lougheed)

6.2.1 Property Description

Lot 196, DL 380, NWD, Plan 58699 Except Plan 63275 & 64498

6.2.2 Permitted Uses

Uses permitted in the Community Commercial (CC) zone

6.2.3 Regulations

The development must generally comply with the CD2 Plans of Schedule C entitled “PoCo Place” prepared by John J. McCormack Architect dated March 10, 1980.

6.3 CD3 Comprehensive Development Zone 3 (3655 Shaughnessy Street)

6.3.1 Property Description

Lots 1 - 32, DL 465, NWD, Plan Nw1835 Group 1

6.3.2 Permitted Uses

Uses permitted in the Townhouse Residential (RTh3) zone

6.3.3 Regulations

a. The development may comprise up to 22, 3-bedroom units and 10, 4-bedroom units.

b. The development must generally comply with the CD3 Plans of Schedule C prepared by T.M.A. Architects dated November 12, 1980.

6.4 CD4 Comprehensive Development Zone 4 (2466 Gately Avenue)

6.4.1 Property Description

Lot 125, DL 379, NWD, Plan 63714 Except Plan 70915

6.4.2 Permitted Uses

Uses permitted in the Residential Townhouse (RTh3) zone

6.4.3 Regulations

The development must generally comply with CD4 Plans of Schedule C entitled “River Place” prepared by Solar Group Architects dated August 1981.

6.5 CD5 Comprehensive Development Zone 5 (1850 Argue Street)

6.5.1 Property Description

Lots 1-18, DL 232, NWD, Plan LMS8

6.5.2 Permitted Uses

a. Uses permitted in the Residential Apartment (RA), Neighbourhood Commercial (NC), Community Commercial (CC), Service Station Commercial (SSC) and Institutional and Park (P) zones.

b. A lot in the CD5 zone may not be concurrently used for a townhouse or apartment and a service station use.

6.5.3 Regulations

a. The size and dimensions including height, yard setbacks and siting, and density of development of buildings and structures must not exceed the size and dimensions shown on the CD5 Plans of Schedule C entitled "Proposed 18-Unit Condominium Building" prepared by Ron Hoffart Architect dated February 24, 1989.

b. The minimum lot area is 500 m^2; minimum lot width 20m, minimum lot frontage 15 m and minimum lot depth 30 m.

c. The number and dimensions of parking and loading spaces must generally comply with the CD5 plans.

6.6 CD6 Comprehensive Development Zone 6 (3228 Raleigh Street)

6.6.1 Property Description

Lots 1-40, DL 380, NWD, Plan NW3362

6.6.2 Permitted Uses

Uses permitted in the Residential Townhouse 3 (RTh3) zone

6.6.3 Regulations

a. The development may comprise up to 40 dwelling units.

b. The development must generally comply with the CD6 Plans of Schedule C entitled "Comprehensive Development Plan for Liberty Homes" prepared by James Fensom Architecture dated November 14, 1989.

6.7 CD7 Comprehensive Development Zone 7 (1190 Pitt River Road)

6.7.1 Property Description

Lot A, DL 232, NWD, Plan 70646 Except Plan 87119

6.7.2 Permitted Uses

Uses permitted in the Service Station (SSC) zone

Convenience retail sales limited to:

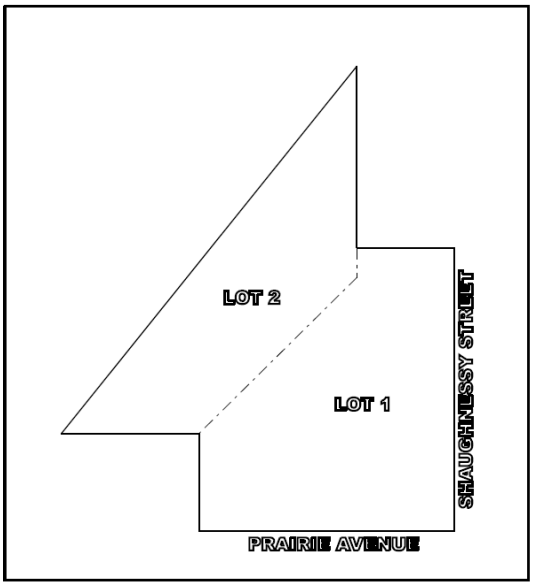
i. The sale of groceries, flowers, meat, fish and baked goods;
ii. A floor area of not more than 250m^2 ; and
iii. Not more than one establishment for a convenience retail use within this zone.

6.7.3 Regulations

The development must generally comply with the CD7 Plans of Schedule C prepared for Shell Canada Petroleum Limited by August Jonsson & Associates dated June 8, 1990.

6.8 CD8 Comprehensive Development Zone 8 (2211-17 Prairie Avenue)

Figure 6.8



Not to scale

6.8.1 Property Description

DL 465, NWD, Plan LMP12856 Parcel 1, Except Plan LMP12868

6.8.2 Permitted Uses

Lot 1: Assembly
Accessory caretaker
Child care facilities
Community care
Temporary shelter - extreme weather response

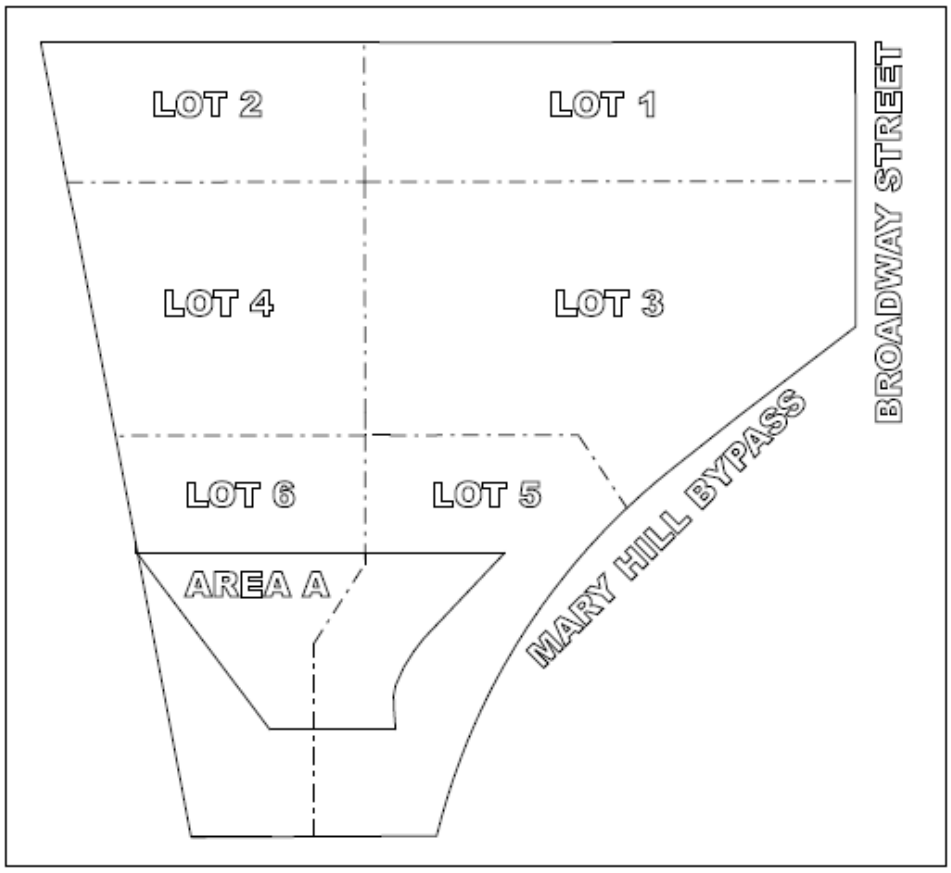
Lot 2: Townhouse residential
Boarding limited to two boarders per dwelling unit
Accessory home businesses

6.8.3 Regulations

The development must generally comply with the CD8 Plans of Schedule C entitled “Trinity Housing Society” prepared by Davidson Yuen Partners dated September 21, 1993.

6.9 CD9 Comprehensive Development Zone 9 (1515 Broadway Street)

Figure 6.9



Not to scale

6.9.1 Property Description

Lots 1-35, New West District, Plan LMS3013 District Lot 231&232

6.9.2 Permitted Uses

The symbol ■ indicates that the use identified in Table 6.9.2 is permitted in the location shown by Figure 6.9.

Table 6.9.2: Comprehensive Development Zone 9 Permitted Uses

Use	Lot 1	Lot 2	Lot 3	Lot 4	Lot 5	Lot 6
General Industrial (M1) zone uses excluding the sale, rental and repair of trucks, truck trailers, heavy machinery and equipment for commercial and industrial purposes and outdoor storage	■	■	■	■	■ Note 2 Note 3	■ Note 2 Note 3
Offices for brokers and wholesale sales, manufacturers and distributors of food, manufacturers or processors of products and raw materials, contractors, courier services and taxis including dispatch services, government and utility administration, engineers, architects, landscape architects and surveyors	■	■	■	■	■	■

Use	Lot 1	Lot 2	Lot 3	Lot 4	Lot 5	Lot 6
Offices for general uses excluding medical and dental offices, health services, insurance brokers and agent, office support businesses, lawyer and notary public offices	■ Note 4	■ Note 4	■ Note 4	■ Note 4	■ Note 4	■ Note 4
Outdoor storage yard					■ Note 5	■ Note 5
Advanced technology industries	■	■	■	■	■	■
Restaurant	■ Note 6	■ Note 6	■ Note 6	■ Note 6	■ Note 6	■ Note 6
Accessory caretaker unit	■ Note 7	■ Note 7	■ Note 7	■ Note 7	■ Note 7	■ Note 7
Accessory child care facility					■	■
Accessory office for uses permitted within this zone	■ Note 8	■ Note 8	■ Note 8	■ Note 8	■ Note 8	■ Note 8
Accessory retail sales to wholesale sales	■	■	■	■	■	■
Accessory service and repair of vehicles for courier services and taxis located within a building	■	■	■	■	■	■
Accessory storage of vehicles for courier services and taxis	■	■	■	■	■	■

Notes to Table 6.9.2

Note 1. The symbol ■ indicates that the use identified in Table 6.9.2 is permitted in the location shown by Figure 6.9.

Note 2. Manufacturing, processing, and the sale, rental and repair of trucks, truck trailers, heavy machinery and equipment for commercial and industrial purposes must be conducted indoors.

Note 3. Food and beverage services accessory to a commercial indoor recreation facility must not exceed 10% of the interior floor area of the premises and must not be licenced to serve alcoholic beverages.

Note 4. Offices for general uses must occupy a minimum floor area of 375m^2.

Note 5. An outdoor storage yard must be screened, less than 2450m^2 in area and located within Area A shown by Figure 6.9. The height of stored materials must be less than 2.4m.

Note 6. Restaurant use is restricted to premises with a floor area of less than 200m^2 and operation between the hours of 5:00 a.m. and 9:00 p.m.

Note 7. A maximum of one accessory caretaker unit may be located within the CD9 zone.

Note 8. Accessory office uses are limited to 60% of the floor area of the building containing the industrial use to which they are accessory and must be located in the same building as the industrial use to which they are accessory.

6.9.3 Regulations

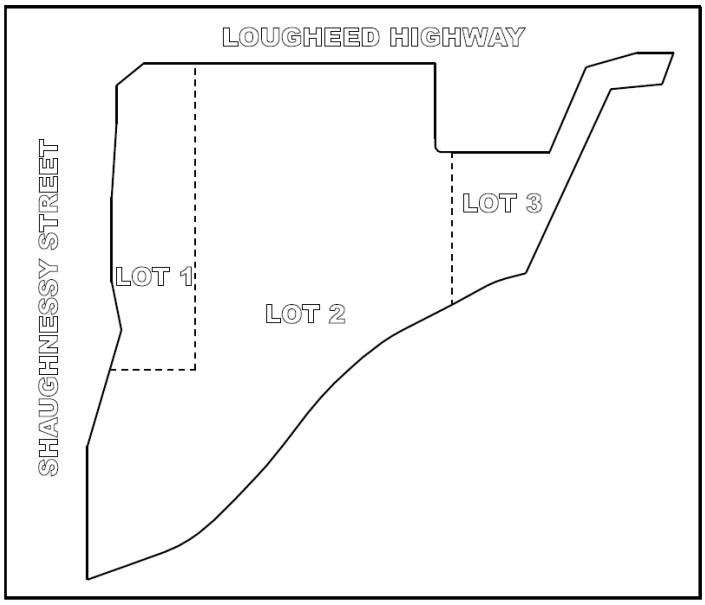
The floor area of lots shown by Figure 6.9 must not exceed:

Lot 1 – 33,800 sq.ft.
Lot 2 – 29,000 sq.ft.
Lot 3 – 60,000 sq.ft.

Lot 4 – 47,000 sq.ft.
Lot 5 – 23,200 sq.ft.
Lot 6 – 31,000 sq.ft.

6.10 CD10 Comprehensive Development Zone 10 [2850 Shaughnessy Street (Shaughnessy Station)]

Figure 6.10



Not to scale

6.10.1 Property Description

Lots 1-4, DL 379 & 464, Group 1, NWD, Plan LMP21954

6.10.2 Permitted Uses

Table 6.10.2: Permitted Uses in CD10

Use	Lot 1	Lot 2	Lot 3
Uses permitted in the Community Commercial (CC)zone	■ Note 2 Note 5	■ Note 2 Note 5	■ Note 2 Note 5
Auditoriums, liquor lounge, night clubs	■ Note 3	■ Note 3	■ Note 3
Automobile sales and rentals		■	■
Accessory automobile servicing		■ Note 4	■ Note 4

Notes to Table 6.10.2

Note 1. The symbol ■ indicates that the use identified in Table 6.10.2 is permitted in the location shown by Figure 6.10.

Note 2. Premises for apartment uses must be located above the ground floor of a building, have a separate entrance and not be located on a storey with any use other than residential; and parking concealed within the building or underground.

Note 3. A dance hall in the CD 10 zone means the use of a building or part of a building for dancing by patrons and may include accessory food and beverages service but does not include the sale, service or consumption of alcoholic beverages.

Note 4. Accessory automobile servicing use must be conducted indoors.

Note 5. One child care facility is permitted within this zone at Unit 6108 – 2850 Shaughnessy Street and it may accommodate up to 100 children. The facility must comply with the requirements of the B.C. Building Code for assembly uses.

6.10.3 Regulations

1. All buildings and parking spaces must generally comply with the CD10 Plans of Schedule C entitled "Shaughnessy Station" prepared by Annand Burton-Brown Architects and dated March 26, 1996 and loading spaces with the CD10 Plans dated July 16, 1996.

2. Lot coverage and front, side and rear yard setbacks for Lots 1 and 2 must be in accordance with the CD10 Plans.

3. Building height, lot coverage, front yard, rear yard, and side yard setbacks within Lot 3 must be in accordance with District Commercial (DC) zone regulations.

4. Front and exterior side yard setbacks for apartment premises must be at least 6m and the interior side setback must be at least 4.5m in the case of a building wall having a window to a habitable room other than a living room and at least 7.5m in the case of a building wall having a window to a living room.

5. A sound attenuating fence with a maximum height of 2.4 m is permitted to surround an outdoor recreation space associated with a child care facility. An outdoor recreation space shall not be located at the rear of the building.

6.11 CD11 Comprehensive Development Zone 11 (2120 Central Avenue)

6.11.1 Property Description

Lots 1-23, DL 289, NWD Plan LMS1788

6.11.2 Permitted Uses

Uses permitted in the RTh3 and RA1 zones

6.11.3 Regulations

1. The maximum floor area ratio is 1.0 and may be increased by 50% of the proportion of required off street parking, other than visitor parking, that is provided underground or within a structure, up to 1.5.

2. Usable open space must be provided in the amount of at least $3.5m^2$ per dwelling unit.

3. Lot coverage must not exceed 40%.

4. All buildings and structures must generally comply with the CD11 Plans of Schedule C entitled "Rental Building for L. Bosa" prepared by Focus Architecture Ltd. dated January 1994.

6.12 CD12 Comprehensive Development Zone 12 (1615 Shaughnessy Street)

6.12.1 Property Description

Lots 1-28, DL 342, NWD PLAN LMS2018

6.12.2 Permitted Uses

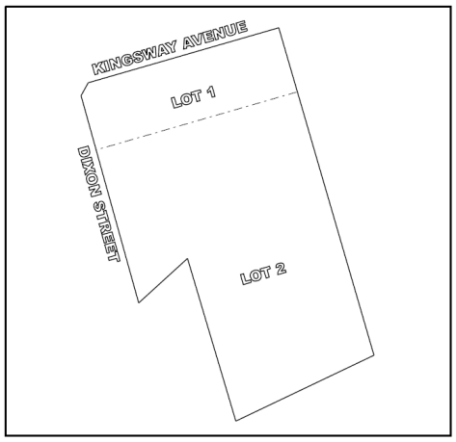
- Single residential
- Boarding limited to two boarders per dwelling unit in townhouse dwellings. One boarder is permitted per apartment unit provided that the apartment has at least two bedrooms and two bathrooms.
- Child care facilities subject to the regulations in Section III, Supplementary Regulations, Part 8 Child Care Facilities applicable to the RS2 zone.
- Accessory home business

6.12.3 Regulations

1. All buildings and structures shall comply with the height, lot coverage, and front yard, side yard and rear yard setbacks established by the Residential Single Dwelling Zone 2 (RS2).
2. All buildings and structures shall comply with Residential Townhouse 3 (RTh3) zone density of development and usable open space regulations.
3. All lots shall generally comply with the CD12 Plan of subdivision prepared by Hobbs, Winter & MacDonald B.C. Land Surveyors of Schedule C.

6.13 CD13 Comprehensive Development Zone 13 (Lot 1, 2568 and 2570 Kingsway Avenue; Lot 2, 2678 Dixon Street)

Figure 6.13



Not to scale

6.13.1 Property Description

Lots 1-88, DL 379, NWD, PLAN LMS2317

6.13.2 Permitted Uses

Table 6.13.2: CD 13 Permitted Uses

	Lot 1	Lot 2
Apartments	■	■
Child care facilities	■ Note 3	■ Note 2
Convenience retail sales	■	
Commercial school	■	
General retail sales	■ Note 1	
Hobby shop	■	
Personal services	■	
Offices	■	
Photofinishing and photography studio	■	
Restaurants	■	
Videos and video games and associated equipment sales and rentals	■	
Accessory group child care (school age)	■ Note 4	
Accessory home business	■	■

Notes to Table 6.13.2

Note 1. General retail sales in the CD13 zone exclude automobiles and light trucks sales, automobiles parts sales, boats and trailer sales and rentals, building and landscape supplies sales; nurseries; household furniture, tools electronics and appliances sales, motorcycles sales, musical instrument sales, packaged liquor sales, and small agricultural equipment sales.

Note 2. Child care facilities are subject to the regulations in Section III, Supplementary Regulations, Part 8 Child Care Facilities applicable to the RA zone."

Note 3. Child care facilities are subject to the regulations in Section III, Supplementary Regulations, Part 8 Child Care Facilities as follows: in commercial premises, subject to the regulations applicable to the CC zone; in an apartment unit, subject to the regulations applicable to the RA zone.

Note 4. Accessory group child care (school age) licensed under the *Child Care Licensing Regulation* is permitted only where accessor to a commercial school use.

6.13.3 Regulations

1. Lot coverage and setbacks of all buildings and structures must generally comply with CD13 Plans of Schedule C entitled "Commercial Residential Redevelopment" prepared by L.O. Lund & Associates dated January 1994.

2. The floor area ratio, indoor amenity areas, open space and height must comply with the regulations of the Residential Apartment 1(RA1) zone.

3. Commercial uses must be located on the ground floor.

4. Apartment uses within Lot 1 must comply with the following regulations:

a. Premises for apartment uses must be located above the ground floor of a building, must have a separate entrance and must not be located in a storey with any use other than residential;

b. All parking for apartment uses must be concealed within the building or underground; and

c. Premises must be setback more than 6m from front and exterior side lot lines, 7m from an interior lot line with a window to a living room and 4.5m from a wall with a window to any other habitable room.

6.14 CD14 Comprehensive Development Zone 14 (1502 Columbia Avenue)

6.14.1 Property Description

Lot A, DL 232, NWD, Plan 20589

6.14.2 Permitted Uses

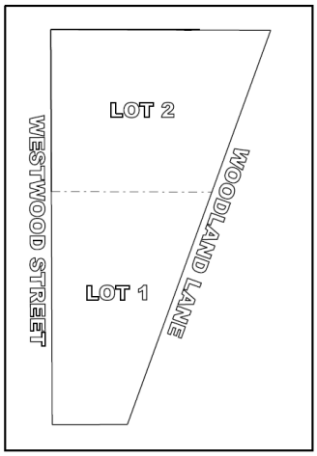
- Convenience retail sales
- Personal services limited to hair salons, barbershops, photography studios, and dry cleaning pick-up establishments
- Cafes and food take away services
- Child care facilities, subject to the regulations in Section III, Supplementary Regulations, Part 8 Child Care Facilities applicable to the NC zone
- General retail sales limited to video and video game sales and rentals
- Hobby shops and sports cards sales and rentals
- Apartment

6.14.3 Regulations

1. Premises for commercial uses must not be located above the ground floor.
2. Premises for apartments must be located above the ground floor of a building.

6.15 CD15 Comprehensive Development Zone 15 (3540 Westwood Street)

Figure 6.15



Not to scale

6.15.1 Property Description

Block E, Township 39, DL 4, NWD, Plan 6866 Exc. Plan 23560, S ½ of Lot 4

6.15.2 Permitted Uses

Lot 1: Uses permitted in the Service Station Commercial (SSC) zone

Lot 2*:* General retail sales excluding convenience retail sales
Personal services
Restaurants
Offices
Commercial Schools
Accessory group child care (school age) accessory to commercial schools

6.15.3 Regulations

Building height is restricted to one-storey.

6.16 CD16 Comprehensive Development Zone 16 (2020 Oxford Connector)

6.16.1 Property Description

Lot A, DL 464, NWD, Plan BCP23451 Group N

6.16.2 Permitted Uses

- Uses permitted in the District Commercial (DC) zone
- General retail sales of goods in premises with an interior floor area of not less than 140m^2
- Personal services

6.16.3 Regulations

Table 6.16.3: Comprehensive Development Zone 16 Regulations

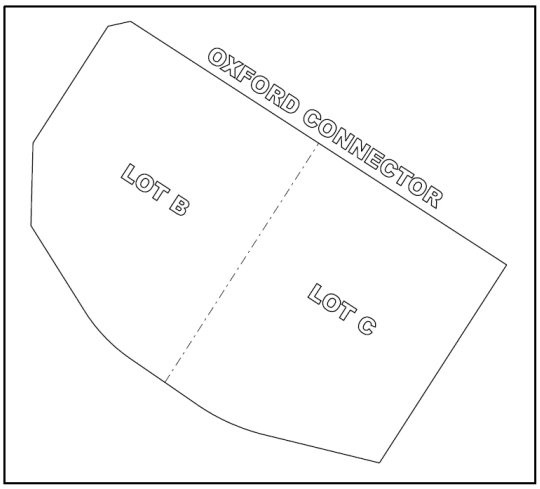
Height	12m
West yard setback	3m Note 1
South side yard setback	0.1m
North side yard setback	3m
East yard setback	2m
Landscaped area	1,291m^2
Lot coverage	50%
Pedestrian Promenade Width	4m

Notes to Table 6.16.3

Note 1. A minimum of 5% of the total length of buildings within this zone must be located within 6 m of the front setback line fronting Oxford Connector.

6.17 CD17 Comprehensive Development Zone 17 (1950, 1970 Oxford Connector)

Figure 6.17



Not to scale

6.17.1 Property Description

Lots B & C, DL 463, NWD, Plan BCP 23451 Group 1 DL 464

6.17.2 Permitted Uses

The following uses in premises with an interior floor area of not less than 279m^2:

- Commercial indoor recreation
- Commercial schools
- Entertainment facilities
- Hotels
- General retail sales excluding sales of motor vehicles, boats, or other motorized equipment intended for outdoor use
- Household furniture, tools, electronics and appliances sales and repairs
- Musical instrument sales, rentals and repairs
- Personal services
- Wine and beer making
- Grocery stores limited to the retail sale of groceries, confections and household items for personal or household use and premises with an interior floor area of less than 930m2
- Restaurants limited to facilities providing for the preparation of food and drink which is served to and consumed by customers within the premises and not providing service between 2:00 a.m. and 6:00 a.m.
- Accessory group child care (school age) accessory to commercial indoor recreation and commercial schools
- Accessory installation of electronic equipment
- Accessory personal services when accessory to a general retail sales use but limited to 10% of the total floor area of the premises to a maximum of 464.5m^2
- Accessory retail
- Accessory storage
- Accessory wholesale

6.17.3 Regulations

Table 6.17.3: Comprehensive Development Zone 17 Regulations

Height	10m
Front yard setback	3m Note 1
Side yard setback	2m
Rear yard setback	1m
Landscaped area Lot B	1,635m^2
Landscaped area Lot C	1,661m^2
Lot coverage	50%
Pedestrian Promenade Width	3m

Notes to Table 6.17.3

Note 1 A minimum of 50% of the total length of buildings within this zone must be located on the front setback line.

6.17.4 Additional Regulations

Drive-in service bays for the installation of electronic equipment in motor vehicles must not exceed two bays.

6.18 CD18 Comprehensive Development Zone 18 (1930 and 1940 Oxford Connector)

6.18.1 Property Description

Part 1 and Lot 2, DL 463, NWD, Plan BCP41701, Group 1 DL 464

6.18.2 Permitted Uses

- Uses permitted in the District Commercial (DC) zone
- Retail commercial uses in premises with an interior floor area of not less than 279m^2
- Driver Services Centre
- Commercial driving school
- Insurance agency

6.18.3 Regulations

Table 6.18.3: Comprehensive Development Zone 18 Regulations

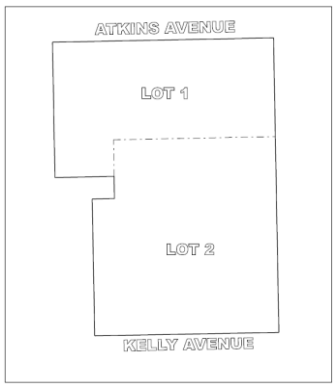
Height	10m
Setback from Oxford Connector	3m Note 1
Setback from Lougheed Highway	9m Note 1
Side yard setback	2m
Rear yard setback	1m
Landscaped area	25%
Lot coverage	50%
Pedestrian Promenade Width	3m

Notes to Table 6.18.3

Note 1. A minimum of 35% of the total length of buildings within this zone must be located on the front setback line.

6.19 CD19 Comprehensive Development Zone 19 (2267 Kelly Ave.; 2266 Atkins Ave.)

Figure 6.19



Not to scale

6.19.1 Property Description

Lots 1 - 46, DL 289, NWD Plan LMS4171

6.19.2 Permitted Uses

- Apartments for senior citizens
- Child care facilities subject to the regulations in Section III, Supplementary Regulations, Part 8 Child Care Facilities
- Accessory home businesses
- Accessory hospitality facilities and services to seniors' facilities

6.19.3 Regulations

Table 6.19.3: Comprehensive Development Zone 19 Regulations

	Lot 1	**Lot 2**
Floor Area Ratio	1.8	1.8
Usable Open Space per dwelling	9.4m^2	3.88m^2
Indoor Amenity Area per dwelling	2.2m^2 Note 1	6.3m^2 Note 1
Lot coverage	54%	56%
Front yard setback	2.5m	2.5m
Side yard setback	3m	3m
Rear yard setback	0	0
Building dimensions	Note 4	Note 4
Off-street parking	Residents: 52 stalls Visitors: 8 stalls	41 stalls
Principal building height	16.2m	16.2m
Accessory building height	4.5m	4.5m
Support kitchen		Must not exceed 144m^2

Notes to Table 6.19.3

Note 1. Includes social, dining and support service spaces.

Note 2. Average distance between the front building façade and the front building line.

Note 3. Setback to a bay window must be not less than 2m.

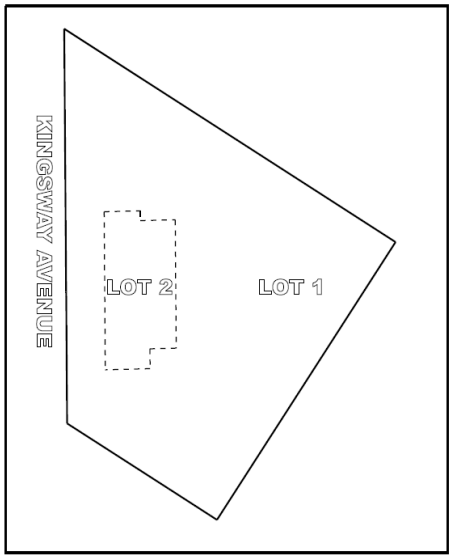
Note 4. The building dimensions must generally comply with the CD19 Plans of Schedule C.

6.19.4 Additional Regulations

The development must generally comply with the CD19 Plans of Schedule C entitled "Mayfair on the Green" prepared by John Kerrigan Sproule Architecture stamped DP 38/97.

6.20 CD20 Comprehensive Development Zone 20 (2071 Kingsway Avenue)

Figure 6.20



Not to Scale

6.20.1 Property Description

Lots 1-52, DL 463, NWD, Group 1, PLAN LMS3723

6.20.2 Permitted Uses

Table 6.20.2: Comprehensive Development Zone 20 Permitted Uses

Use	Lot 1	Lot 2
Uses permitted in the General Industrial (M1) zone excluding servicing, repairs, sales and rental of heavy machinery, equipment trucks and truck trailers	■ Note 2 Note 6	■ Note 2 Note 6
Delicatessens		**S** Note 3
Offices		■ Note 4
Industrial offices		■ Note 5
Offices for engineers, architects, landscape architects and surveyors government and utility administration	■	■
Accessory automotive sales	■	■
Accessory caretaker	■ Note 7	■ Note 7
Accessory offices	■ Note 8	■ Note 8
Accessory retail sales to wholesale and warehouse uses	■ Note 9	■ Note 9

Notes to Table 6.20.2

Note 1. The symbol ■ indicates that the use identified in Table 6.20.2 is permitted in the location shown by Figure 6.20. The symbol **S** indicates that the use is permitted in the zone at a specified location. A blank cell indicates the use is not permitted.

Note 2. Food and beverage services accessory to a commercial indoor recreation facility:

a. Must not exceed 10% of the interior floor area of the premises or 93m^2;

b. Must not be licenced to serve alcoholic beverages; and

c. Must not exceed one premises within the CD20 zone.

Note 3. Delicatessen use is limited to premises at Unit No. 107 (2071 Kingsway Avenue) in District Lot 463, New West District, Plan LMS3723.

Note 4. Office uses other than industrial office uses must occupy a minimum floor area of 140m^2.

Note 5. Industrial office uses are restricted to:

a. Brokers and wholesale sales office for manufacturers and distributors of food, manufacturers of process products and raw materials;

b. Courier services, taxi offices, including dispatch, combined with accessory storage, service and repair of vehicles conducted within a building; and

c. Contractors.

Note 6. Restaurant uses are restricted to a maximum of two premises with a total floor area of less than 186m^2 and operation between the hours of 5:00 a.m. and 11:00 p.m.

Note 7. A maximum of one accessory caretaker unit may be located within the CD20 zone.

Note 8. Accessory office uses are limited to 60% of the floor area of the building containing the industrial use to which they are accessory and must be located in the same building as the industrial use to which they are accessory.

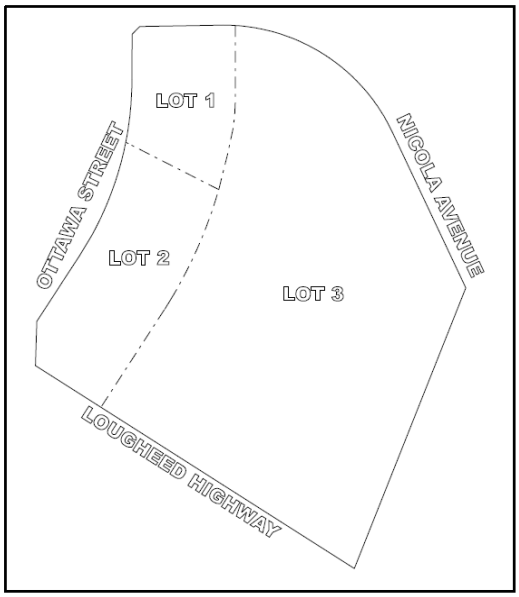
Note 9. Accessory retail sales are limited to 20% of the floor area of the building containing the industrial use to which they are accessory and must be located in the same building as the industrial use to which they are accessory.

6.20.3 Regulations

1. Lot coverage and setbacks must generally comply with the CD20 Plan of Schedule C entitled “Proposed Office / Warehouse Complex” prepared by “Sanford Design Group” dated March 19, 1998.

6.21 CD21 Comprehensive Development Zone 21 [Lot 1, (2370 Ottawa) Lot 2, (2310 and 2330 Ottawa) and Lot 3 (2370 Ottawa) (Costco)]

Figure 6.21



Not to scale

6.21.1 Property Description

Lots 1 and 3: Lot 1, Section 7&8, NWD, Plan LMP37726

Lot 2: Lot A, Section 7, NWD, Plan LMP3102 and Lot 4, Section 7, NWD, Plan Lmp14996 Except Plan Lmp31027, LMP37726

6.21.2 Permitted Uses

Table 6.21.2: Permitted Uses

Use	Lot 1	Lot 2	Lot 3
Advanced technology industries			■
Automobile sales			■ Note 2
Commercial indoor recreation	■	■	■ Note 3
Convention centers	■	■	■
General retail sales		■ Note 4	■ Note 5
District Commercial (DC) uses excluding auctions, car washes, convenience retail sales, funeral homes, veterinarian services and wine and beer making	■ Note 8	■ Note 4 Note 9	
Hotel			■
Light Industrial (M3) zone uses excluding: advance technology industries, machinery and equipment repair, productions studios and retail sales of industrial supplies	■	■	
Manufacturing and processing			■
Office	■ Note 6	■	■ Note 6
Passenger or tourist bus terminals	■ Note 7	■ Note 7	■ Note 7
Personal Services		■	

Use	Lot 1	Lot 2	Lot 3
Restaurants	■ Note 8	■ Note 9	■ Note 10
Service Station Commercial (SSC) zone uses	■		
Trade, technical and vocational schools			■
Warehousing, store and transhipment			■
Wholesale sales			■
Accessory automobile servicing			■ Note 2
Accessory child care facilities	■ Note 11	■ Note 11	■ Note 12
Accessory display			■ Note 13
Accessory health services			■ Note 17
Accessory office	■ Note 14	■ Note 14	■ Note 15
Accessory personal services			■ Note 17
Accessory retail sales			■ Note 16
Accessory vending cart			■

Notes to Table 6.21.2

Note 1. The symbol ■ indicates that the use identified in Table 6.21.2 is permitted in the location shown by Figure 6.21. A blank cell indicates the use is not permitted.

Note 2. Automobile sales and accessory automobile servicing must be completely conducted within a building.

Note 3. In Lot 3, premises for commercial indoor recreation uses must have an interior floor area of at least 550m^2.

Note 4. In Lot 2, premises for general retail sales must have an interior floor area of at least 464.5m^2.

Note 5. In Lot 3, premises for general retail sales must have an interior floor area of at least 3700m^2.

Note 6. In Lots 1 and 3, offices must have a minimum interior floor area of 550m^2 for each business.

Note 7. Accessory bus maintenance facilities are not permitted.

Note 8. In Lot 1, the combined floor space of all restaurants must not occupy greater than 50% of the gross floor area of the building.

Note 9. In Lot 2, the combined floor space of all restaurants must not occupy greater than 50% of the gross floor area of the building, except that one freestanding building is permitted to wholly contain restaurant uses.

Note 10. In Lot 3, the combined floor space of all restaurants must not occupy greater than 50% of the gross floor area of the building.

Note 11. In Lots 1 and 2, accessory child care facilities must be located within the same building as the principal use.

Note 12. In Lot 3, accessory child care facilities must be located within the same building as the principal use and are limited to 20% of the floor area of the premises of the principal use.

Note 13. Accessory display areas must be located within the same building as the principal use and are limited to 20% of the floor area of the premises of the principal use.

Note 14. Accessory office use must be located in the same building as the principal use.

Note 15. In Lot 3, accessory office uses must be located within the same building as the principal use and are limited to 60% of the floor area of the premises of the principal use.

Note 16. Accessory retail sales must be located within the same building as the principal use and are limited to 20% of the floor area of the premises of the principal use.

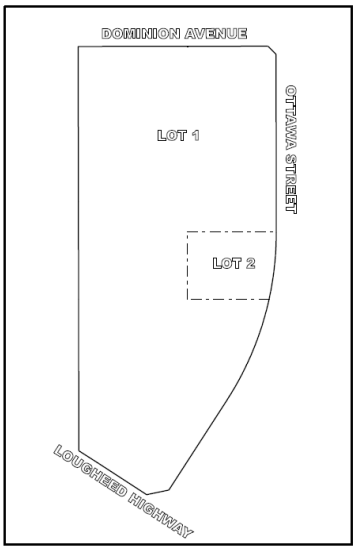
Note 17. Accessory personal and health services are permitted when accessory to a general retail sales use but limited to 10% of the total floor area of the premises to a maximum of 464.5m^2.

6.21.3 Regulations

1. All uses must be completely enclosed within a building.
2. Off-street loading areas are not permitted within a side or front yard setback.
3. Overhead doors and loading facilities may be located at the building rear or, if not facing a street or park, the building side.
4. Surface parking lot areas must not exceed 55% of lot area.
5. A front yard setback must be at least 6m.
6. A rear yard setback must be at least 3m.
7. A side yard setback must be at least 3m.
8. Setbacks from a Provincial Highway must be at least 9m.
9. For buildings exceeding 12m in height, setbacks must be increased by 0.5m for each additional 1m in height above 12m.

6.22 CD22 Comprehensive Development Zone 22 (2325 and 2385 Ottawa)

Figure 6.22



Not to scale

6.22.1 Property Description

Lot 1: Section 7, NWD, Plan BCP7038

Lot B: Section 7, NWD, Plan LMP37849

6.22.2 Permitted Uses

- Uses permitted in the District Commercial (DC) zone
- Business and professional offices

6.22.3 Regulations

1. All uses must be completely enclosed within a building.
2. Off-street loading areas are not permitted within a side or front yard setback.
3. Overhead doors and loading facilities may be located at the rear of a building or, if not facing a street or park, at the side of a building.
4. Surface parking lot areas must not exceed 55% of lot area.
5. A front yard setback must be at least 6m.
6. A rear yard setback must be at least 3m.
7. A side yard setback must be at least 3m.
8. All setbacks from a Provincial Highway must be at least 9m.
9. For buildings exceeding 12m in height, all setbacks must be increased by 0.5m for each additional 1m in height above 12m.

6.23 CD23 Comprehensive Development Zone 23 (1610 Kebet Way)

6.23.1 Property Description

Lot 30, DL 231, NWD, Plan 80345

6.23.2 Permitted Uses

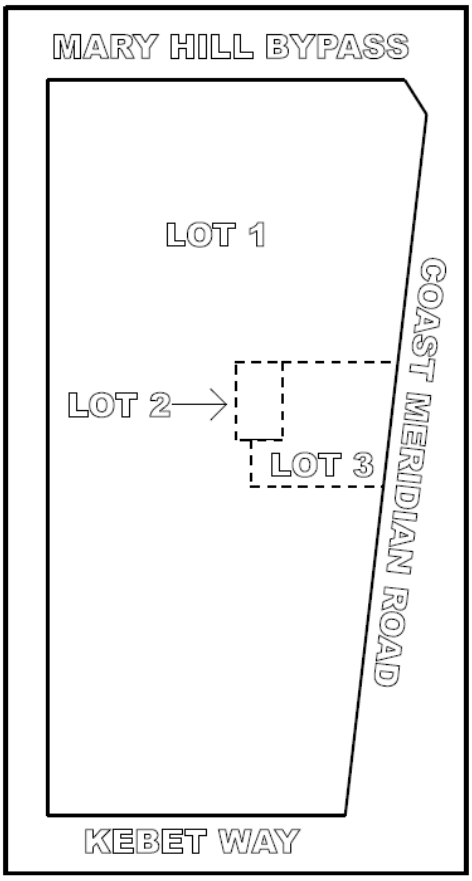
- Uses permitted in the M1 (Light Industrial) zone
- Office for the BC Trucking Association

6.23.3 Regulations

The development must generally comply with the CD23 “B.C. Trucking Association, 1610-Kebet Way - Meridian Industrial Estate, Port Coquitlam, B.C.” of Schedule C prepared by Fernandez Design Inc., Architects” and dated March 20, 1989.

6.24 CD24 Comprehensive Development Zone 24 (1485 Coast Meridian)

Figure 6.24



Not to scale

6.24.1 Property Description

Lot 2, Section 19, DL 231, NWD, Plan 74069 except Plan LMP20530

6.24.2 Permitted Uses

Lots 1, 2 and 3: Uses permitted in the M1 Zone excluding outdoor storage

Lot 2 Uses permitted in the M1 Zone excluding outdoor storage
Restaurant

Lot 3 Automobile service station
Convenience retail sales limited to convenience retail sales of groceries, meat, fish and baked goods in premises with an interior floor area of not more than 112m^2

6.24.3 Regulations

The development must generally comply with the CD24 "Truck Stop Complex, 1485 Coast Meridian - Meridian Industrial Park, Port Coquitlam, B.C." of Schedule C prepared by Fernandez Design Inc., Architects" and dated May 14th with revisions to November 18th, 1987.

6.25 CD25 Comprehensive Development Zone 25 (2675 Shaughnessy Street) (Legion)

6.25.1 Property Description

Lot B, DL 379, NWD, Plan BCP 22644, Group 1

6.25.2 Permitted Uses

- Supportive housing for senior citizens limited to 48 single-occupancy supportive housing units and 6 double-occupancy supportive housing units located above the ground floor of the building
- Assembly uses on the ground floor of the building restricted to an interior floor area of less than 198m^2
- Club uses on the ground floor of the building restricted to members and their guests and an interior floor area of less than 620m^2
- Community meetings
- Accessory hospitality facilities and services to seniors' facilities

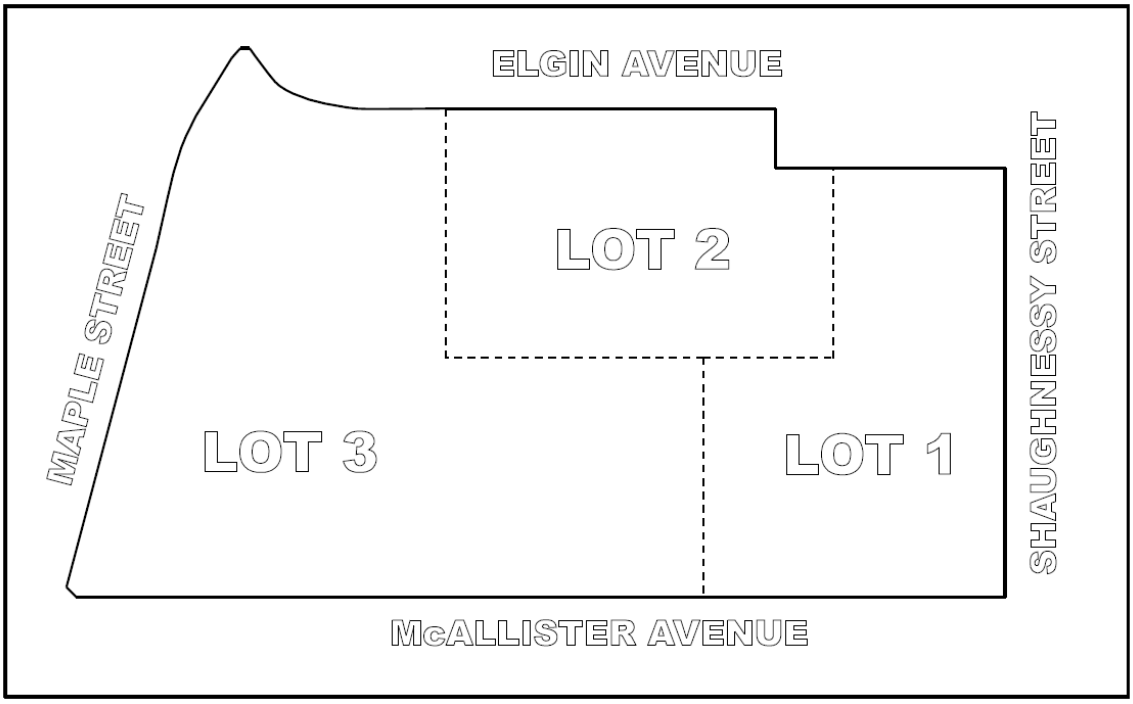
6.25.3 Regulations

Table 6.25.3: Comprehensive Development Zone 25 Regulations

Height	16.10m
Floor Area Ratio	2.0
Lot Coverage	60%
Front Yard Setback	0.3m
Side yard setback	3m
Rear yard setback	0.3m
Landscaped area	2,984m^2
Parking spaces	14
Interior floor area: single-occupancy unit	52m^2
Interior floor area: double-occupancy unit	57m^2

6.26 CD26 Comprehensive Development Zone 26 (Golden Ears/Villagio at 2627 Shaughnessy Street)

Figure 6.26



Not to scale

6.26.1 Property Description

Lot A, DL 379, NWD, Plan BCP21767 Group 1

6.26.2 Permitted Uses

Table 6.26.2: Comprehensive Development Zone 26 Permitted Uses

Use	Lot 1	Lot 2	Lot 3
Apartment residential	■ Note 1	■ Note 2	■
Community Commercial (CC) uses	■ Note 3		
Neighbourhood pub		■ Notes 4, 6	
Offices	■ Note 3	■ Note 7	
Packaged liquor retail sales		■ Notes 5, 6	
Accessory Home Business	■		■
Accessory office	■	■	

Notes to Table 6.26.2

Note 1. Apartment residential use must be located above the ground floor of a building.

Note 2. Apartment residential use must be located above the ground floor of a building and may occupy an interior floor area of up to 469m^2.

Note 3. Retail, office and personal service uses in Lot 1 may occupy an interior floor area of up to 2073m^2.

Note 4. Neighbourhood pub premises may occupy an interior floor area of up to 473m^2 and contain a pool and games room.

Note 5. Retail sale of packaged liquor may occupy an interior floor area of up to 410m^2.

Note 6. Neighbourhood pub premises and retail sales of packaged liquor must have valid provincial licences.

Note 7. Office premises must not be located at the ground floor and may occupy an interior floor area of up to 236m^2.

6.26.3 Regulations

Table 6.26.3: Comprehensive Development Zone 26 Regulations

	Lot 1	Lot 2	Lot 3
Front setback	1.5m		
Rear setback	1.5m		
Lot Coverage	50.1%		
Height	15.6m	11m	16m
Storeys	4	2	4
Dwelling units	50	1	87
Patron capacity		202	
Interior Amenity Area			262m^2

6.27 CD27 Comprehensive Development Zone 27 (2245 Kelly Avenue)

6.27.1 Property Description

Lot A, District Lot 289, NWD, Plan BCP30548, Group 1

6.27.2 Permitted Uses

- Assisted living and supportive housing units for senior citizens limited to a combined maximum of 135 units and assisted living housing units limited to a maximum of 25% of the total number of units
- Accessory hospitality facilities and services

6.27.3 Regulations

Table 6.27.3: Comprehensive Development Zone 27 Regulations

Site area	At least 5,000m^2
Height	16m
Floor area ratio	2.26
Interior floor area double-occupancy housing unit	57m^2
Lot coverage	60%
Lot coverage underground structures	95%
Setback	2.5m
Outdoor recreation area	580m^2
Indoor recreation and amenity area (Note 1)	800m^2
Parking for residents (Note 2)	1 per 3 suites
Parking for visitors (Note 2)	5

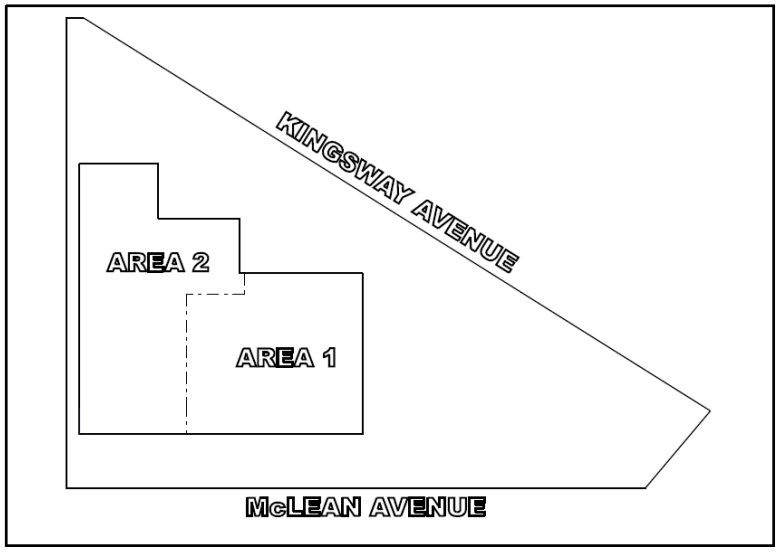
Notes to Table 6.27.3

Note 1. Indoor recreation and amenity area for this purpose may include social, dining, recreational and support service spaces.

Note 2. All required off-street parking must be constructed within a building including an underground structure.

6.28 CD28 Comprehensive Development Zone 28 (1760 Kingsway Avenue)

Figure 6.28



Not to scale

6.28.1 Property Description

Lot 48, District Lot 382, NWD, Plan 50782 Group 1

6.28.2 Permitted Uses:

Area 1 Retail sales of packaged liquor, not to exceed an interior floor area of 215m^2
General Industrial M1 uses except restaurant use

Area 2 Retail sales of cannabis, not to exceed an interior floor area of 96 m^2.
General Industrial M1 uses except restaurant use.

6.28.3 Regulations:

All buildings and structures shall comply with the regulations of the M-1 zone.

6.29 CD29 Comprehensive Development Zone 29 [1069 Nicola Avenue (Home Depot)]

6.29.1 Property Description

Lot 5, Section 8, NWD, Plan LMP14996

6.29.2 Permitted Uses

Table 6.29.2: Permitted Uses

Use	
Advanced technology industries	■
Automobile sales	■ Note 2
Commercial indoor recreation	■ Note 3
Convention centers	■
General retail sales	■ Note 4

Use	
Hotel	■
Manufacturing and processing	■
Office	■
Passenger or tourist bus terminals	■ Note 5
Restaurants	■ Note 6
Trade, technical and vocational schools	■
Warehousing, storage and transhipment	■
Wholesale sales	■
Accessory automobile servicing	■ Note 2
Accessory child care facilities	■
Accessory display	■ Note 7
Accessory office	■ Note 8
Accessory personal services	■ Note 10
Accessory retail sales	■ Note 9
Accessory vending cart	■

Notes to Table 6.29.2

Note 1. The symbol ■ indicates that the use identified in Table 6.29.2 is permitted in the CD29 zone.

Note 2. Automobile sales and accessory automobile servicing must be completely conducted within a building except that outdoor storage of automobiles for sale may occupy up to 25% of the lot area.

Note 3. Premises for commercial indoor recreation uses must have an interior floor area of at least 550m^2.

Note 4. Premises for general retail sales must have an interior floor area of at least 3700m^2.

Note 5. Accessory bus maintenance facilities are not permitted.

Note 6. Restaurant uses are limited to 50% of the interior floor area of the building.

Note 7. Accessory display areas must be located within the same building as the principal use and are limited to 20% of the floor area of the premises of the principal use.

Note 8. Accessory office use must be located in the same building as the principal use.

Note 9. Accessory retail sales must be located within the same building as the principal use and are limited to 20% of the floor area of the premises of the principal use.

Note 10. Accessory personal services are permitted when accessory to a general retail sales use but limited to 10% of the total floor area of the premises to a maximum of 464.5m^2.

6.29.3 Regulations

Table 6.29.3: Comprehensive Development Zone 29 Regulations

Height	30m
Floor Area Ratio	1.0 Note 1
Lot Coverage	50%
Front Yard Setback	6m Note 2, Note 3
Rear Yard Setback	3m Note 2, Note 4
Side Yard Setback	3m Note 2, Note 4

Notes to Table 6.29.3

Note 1. The maximum floor area ratio may be increased by the proportion of required off street parking that is provided underground or within a structure, up to 1.6.

Note 2. All setbacks from Provincial Highways must be at least 9m.

Note 3. For buildings exceeding 12m in height, setbacks must be increased by 0.5m for each additional 1m in height above 12m.

Note 4. Rear yard setbacks must be at least 6m in the case of a rear yard abutting a residential zone.

6.29.4 Additional Regulations

1. Surface parking lot areas must not exceed 55% of lot area.
2. Overhead doors and loading facilities may be located at the building rear or, if not facing a street or park, the building side.
3. Accessory parking is not permitted within 6m adjacent to the front lot line of a required front yard or side yard setback within 6m of a side lot line flanking a street.
4. The Landscape and Screening Regulations of the M3 zone apply.

6.30 CD30 Comprehensive Development Zone 30 (2789 Shaughnessy Street)

6.30.1 Property Description

Lot A, New West District, Plan 27976 District Lot 379 & 464

6.30.2 Permitted Uses

- Apartment residential buildings only when in combination with commercial uses having a minimum area of 375m^2
- Uses permitted in the CC Community Commercial zone
- Child care facilities
- Boarding uses limited to one boarder per apartment dwelling provided that the apartment has at least two bedrooms and two bathrooms
- Accessory home business

6.30.3 Regulations

Table 6.30.3: Comprehensive Development Zone 30 Regulations

Site area	3500m^2
Density	1.0 calculated for the site as a whole
Bonus density	The floor area ratio calculated for the site as a whole may be increased to 4.13 if the conditions set out in Note 1 are met
Lot coverage	80% Note 2
Setback	1m Note 3
Height of a building with a floor area ratio of 1.0 or less	12m Note 4
Height of a building with a floor area ratio greater than 1.0	82m Note 4
Maximum required parking	265 spaces

Notes to Table 6.30.3

Note 1. Conditions of Bonus Density:

a. The owner provides $250,000 to the City to be used as a contribution to the City Reserve Fund for the provision or improvement of community parks, open space, trails/pathways and recreation facilities.

b. The Building is designed and constructed to:

i. Achieve LEED (Silver) Certification equivalency, as determined by a LEED certified professional;
ii. Include a public art treatment on the exterior wall of a parking garage abutting a community park;
iii. Incorporate the recommendations of an acoustic consultant; and
iv. Improve the pedestrian qualities of the public realm connecting between the site and the downtown core including but not limited to, enhanced surfacing, lighting, streetscape and a public art treatment.

All of which conditions if not fully satisfied before issuance of a building permit be secured by a S.219 Covenant granted by the owner in favour of the City requiring the building to be constructed in the manner provided by the conditions. The required form of S.219 Covenant is annexed to this Bylaw as Schedule E to Bylaw 3630.

c. The development provides improved common outdoor recreation space consisting of landscaping, pathways, benches, and patio areas with a minimum area of 550m^2, including space which may be located on the roof of a parking structure; and

d. The development provides common indoor recreation space or spaces consisting of lobby and recreation areas with a minimum combined size of 325m^2.

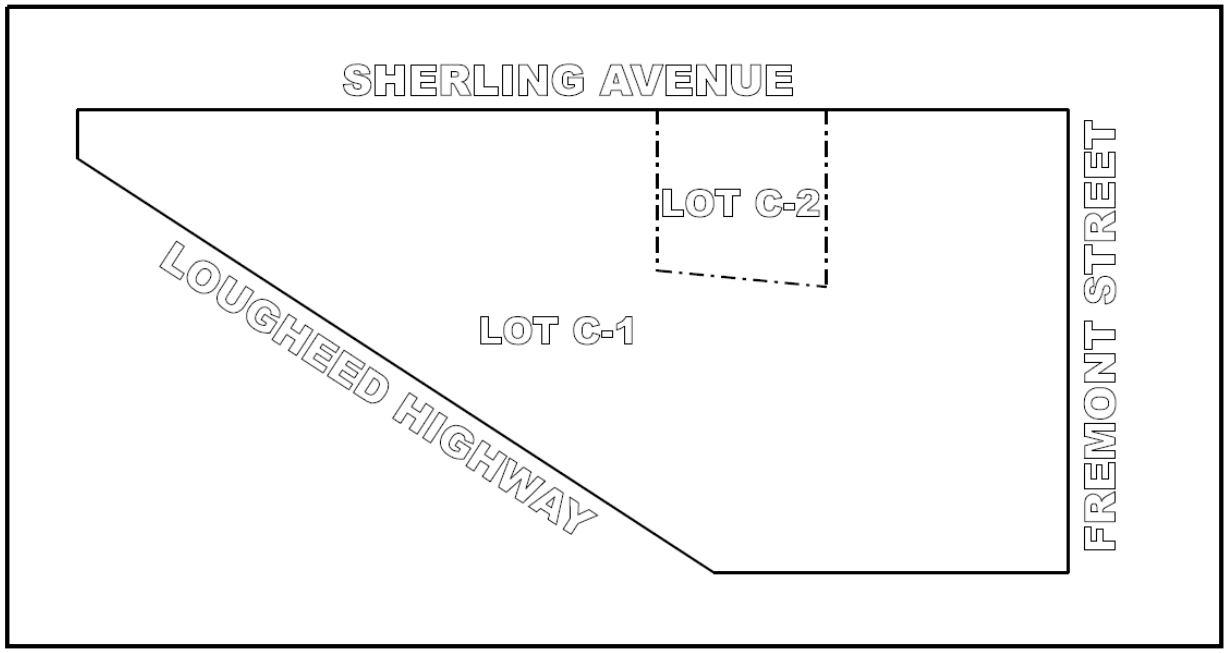
Note 2. All required off-street parking must be constructed within a building including an underground structure.

Note 3. A setback is not required for any portion of a building used as a parking structure.

Note 4. Height within CD Zone 30 is measured from natural grade adjacent to a building.

6.31 CD31 Comprehensive Development Zone 31 (Fremont Village)

Figure 6.31



6.31.1 Property Description

Lot C-1: Lot 3, Block 6N Section 8, Range 1E, New Westminster District, Plan BCP45149

Lot C-2: Lot A, Block 6N Section 8, Range 1E, New Westminster District, Plan BCP49178.

6.31.2 Permitted Uses

Table 6.31.2: Comprehensive Zone 31 Permitted Uses

	Lot C-1	**Lot C-2**
Apartments	■ Note 2	■ Note 2
Boarding	■ Note 3	■ Note 3
Building and landscape supplies sales; nurseries	■ Note 4	
Child care facilities	■ Note 5	■ Note 5
Commercial indoor recreation	■ Note 4	■ Note 7
Commercial schools	S Note 15	
Electronic equipment rentals	■ Note 4	
Entertainment facilities	■	
Financial institutions	■ Note 4	
Financial institutions – drive through	S Note 14	

	Lot C-1	Lot C-2
General retail sales	■ Note 4	
Household furniture, tools, electronics and appliances sales	■ Note 4	
Hotels	■ Note 4	
Musical Instrument sales	■ Note 4	
Neighbourhood pub	S Note 13	
Offices	■ Note 6	
Packaged liquor sales	S Note 12	
Parks and playgrounds	■	■
Personal services	■ Note 4	
Restaurants	■	
Restaurants, drive-through	S Note 11	
Theatres	■ Note 4	
Trade, technical and vocational schools	S Note 15	
Veterinary services	■ Note 4	
Wine and beer making	■ Note 4	
Accessory container return	■	
Accessory convention facility	■ Note 8	
Accessory group child care (school age)	■ Note 16	■ Note 16
Accessory health services	■ Note 10	
Accessory home business	■	■
Accessory office	■ Note 9	
Accessory personal services	■ Note 10	
Accessory vending cart	■	

Notes to Table 6.31.2

Note 1. The symbol ■ indicates that the use is permitted in the lot in question. The symbol **S** indicates that the use is permitted in the zone at a specified location.

Note 2. Apartment uses are subject to the following conditions:

a. Premises for apartment uses in Lot C-1 shall be located above the first storey of a building and shall have a separate entrance at ground level;

b. No uses other than apartment use shall be located on the same storey as an apartment use other than accessory home business, child care facilities and boarding uses; and

c. Dwelling units must have an interior floor area of at least 45m^2.

Note 3. One boarder is permitted per apartment dwelling provided that the apartment has at least two bedrooms and two bathrooms.

Note 4. Premises for: building and landscape supplies sales; commercial indoor recreation; electronic equipment rentals; entertainment facilities; financial institutions; general retail sales; hotels; household furniture; musical instrument sales, nurseries; personal services; theatres; tools, electronics and appliances sales; veterinary services; and wine and beer making must have an interior floor area of at least 279 m^2 except that:

a. up to 10% of the total interior floor area of commercial premises within this zone may have an interior floor area of less than 279 m^2.

b. there there are no interior floor area limitations on premises located on the first floor of a building constructed in accordance with bonus density provisions outlined in table 6.31.3

Note 5. The conditions of s.8.5 apply to child care facilities in this zone.

Note 6. Premises for office use shall be located above the first storey of a building.

Note 7. Commercial indoor recreation use in Lot C-2 is permitted within an apartment building provided that the building has at least 150 dwelling units.

Note 8. Convention facilities are permitted provided that the facility is accessory to a hotel.

Note 9. Premises for accessory office use may be located above or on the first storey of a building.

Note 10. Accessory Accessory personal and health services are permitted when accessory to a general retail sales use but limited to 10% of the total floor area of the premises to a maximum of 464.5m2 however there are no interior floor area limitations on premises located on the first floor of a building located on Lot C-1 constructed in accordance with bonus density provisions outlined in table 6.31.3

Note 11. Premises for drive-through restaurant use shall be located west of Lot C-2 and must not be located adjacent to the promenade with the exception of drive-through restaurant premises flanking Sherling Avenue.

Note 12. Packaged liquor sales in no more than one liquor retail outlet with a floor area of up to 2,044m^2.

Note 13. No more than one neighbourhood pub with up to 125 indoor seats and 52 outdoor patio seats.

Note 14. Premises for drive-through financial institutions shall be located west of Lot C-2 and must not be located adjacent to the promenade with the exception of drive-through financial institutions flanking Sherling Avenue.

Note 15. Commercial schools, and trade, technical and vocational schools permitted at 815 and 820 Village Drive and on the first floor of a building located on Lot C-1 constructed in accordance with bonus density provisions outlined in table 6.31.3.

Note 16. Accessory group child care (school age) licensed under the *Child Care Licensing Regulation* is permitted only where accessory to a commercial indoor recreation or commercial school use.

6.31.3 Regulations

Table 6.31.3: Comprehensive Zone 31 Regulations

	Building Height	Floor Area Ratio	Lot Coverage	Setback	Dwelling Units
Lot C-1	19m Note 1	-	50%	9 m Note 5	Maximum 200
Lot C-1 with bonus density	22m Note 1	0.50 Note 2 & 6	50%	9m Note 5	Maximum 500 Note 6
Lot C-2	12m Note 1	0.50 Note 2	80% Note 4		Maximum 600
Lot C-2 with bonus density	85m Notes 1 & 3	4.25 Note 2	80% Note 4		Maximum 600

Notes to Table 6.31.3

Note 1. "Finished grade" for the purpose of the calculation of height is the elevation level 5.15 geodetic.

Note 2. In the calculation of floor area ratio, the following may be excluded as floor area:

a. Floor area comprising entrances, elevator shafts, stairwells and hallways common to two or more dwelling units, electrical rooms and mechanical rooms;
b. Exterior balconies and decks;
c. Floor area within a basement or underground structure;
d. Floor area within the building used for required off-street parking; and
e. Commercial floor area located on the ground floor of a building.

Note 3. The floor area ratio of an apartment building may be up to 4.25 if the following condition for bonus density is met:

a. The design and construction of the building achieves a minimum LEED (Silver) Certification equivalency, as determined by a LEED certified professional.

Note 4. Underground parking structures and floor area used for off-street parking within a building may cover up to 95% of Lot C-2.

Note 5. All setbacks from a provincial highway must be at least 9m.

Note 6. The floor area ratio of a building on Lot C-1 may be increased up to 0.50 FAR and the entitlement of dwelling units permitted on Lot C-1 may be increased up to 500 if the following condition for bonus density is met:

a. A contribution in the amount of $25 per square foot of floor area created by this provision is provided to the City Community Amenity and Special Needs Housing Reserve Fund.

6.31.4 Additional Regulations

INDOOR AMENITY SPACE AND OPEN SPACE

For the purposes of this section, "indoor amenity space" is a common area within a building designed to accommodate meetings, fitness or recreational activities available for use by occupants of the building, "usable open space" is a common outdoor area available for recreation and leisure activity use by Occupants of the building.

1. Apartment uses in Lot C-1 must provide:
    a. indoor amenity space in the amount of $2m^2$ per dwelling unit; and
    b. usable open space in the amount of $3.5m^2$ per dwelling unit
2. Apartment uses in Lot C-2 must provide:
    a. A combined total amount of indoor amenity space and usable open space of at least $400m^2$;
    b. At least 25% of the total amount of indoor amenity space and usable open space provided within this Lot must be indoor amenity space; and
    c. At least 50% of the total amount of indoor amenity space and usable open space provided within this Lot must be usable outdoor space.

ON-SITE CIRCULATION AND LANDSCAPING

3. A driveway must be provided at the time any part of the portion of Lot C-1 located south and east of the intersection between Hawkins Street and Sherling Avenue is developed for a permitted use. For this purpose, a "driveway" means a connection for vehicles and pedestrians connecting to Sherling Avenue at either end and comprised of the following:
    a. Paved driveway with an average width of 6.4 metres (21 feet), curb and gutter; and
    b. A sidewalk with a minimum width of 1.5 metres (5') wide adjacent to the driveway.
4. A promenade must be provided at the time any building abutting a driveway within Lot C-1 is constructed. For this purpose, "promenade" means a landscaped connection for vehicles and pedestrians connecting to Sherling Avenue at either end and comprised of the following:
    a. A paved road with a width of at least 18 m (59') at portions of the road providing angle parking on the same side of the road as the building and circulation for vehicles;
    b. Pedestrian promenade crossings with a width less than 6.6m;
    c. Sidewalks on the side of the road as the building with a minimum width of 3.0m metres; and
    d. At least 1 tree per 9m length of any sidewalk.
5. An outdoor amenity space of least $1500m^2$ must be provided, and for this purpose "outdoor amenity space" is a common area developed with a combination of landscaping, seating, pedestrian lighting, public art, and performance space.
6. The following areas must be provided:
    a. In Lot C-1:
        i. A lighted pedestrian path to connect the building with the on-site parking area, and for this purpose "pedestrian path" means a sidewalk at least 1.80m in width and a landscaped strip with an average width of 1.5m on each side;

ii. A landscaped strip with an average width of 2.0m and minimum width of 1.5m along the boundaries;
iii. A landscaped strip with an average width of 3.0m and minimum width of 2.0m abutting Lougheed Highway and the Fremont Connector;
iv. Landscaped islands at least 2m in width and 5.5m in length at the terminus of all parking aisles, each planted with at least one tree;
v. Off-street parking areas with at least 1 tree per 2.5 parking stalls interspersed within the parking area; and
vi. A landscaped outdoor amenity area.

b. In Lot C-2:

i. A landscaped area constituting a minimum of 5% of Lot C-2 area; and
ii. At least 1 tree per 9m length of sidewalk on each side of any sidewalk.

OFF-STREET PARKING

7. Parking for apartment uses must be provided underground or within a structure.

8. Notwithstanding Section 1.7, up to 40 parking spaces required for visitor parking purposes at Lot C-2 may be located at grade within Lot C-1.

9. Signage must be provided within Lots C-1 and C-2 to indicate residential visitors to Lot C-2 are permitted to park with Lot C-1.

BICYCLE STORAGE

10. Despite Section 11 of Parking and Development Management Bylaw, 2005, No. 3525, bicycle parking facilities must be capable of storing one bicycle per 1.7 dwelling units.

6.32 CD32 Comprehensive Development Zone 32 (2329 Fremont Connector, Riverside Community Church)

6.32.1 Property Description

Lot C, Section 9, Range1, Meridian E, New West District, Plan EPP38563 Meridian ECM.

6.32.2 Permitted Uses

Institutional P2 uses
Accessory café located within a principal church building with a maximum of 20 seats
Accessory book store located within a principal church building with a maximum floor area of 40 m^2

6.32.3 Regulations

Height	13m
Lot Coverage	40%
Setbacks	6m
Trees in parking area	1 per 6 parking spaces
Landscape buffer	All building setback areas adjacent to a street must be landscaped. All parking areas adjacent to Fremont Connector shall have a minimum 3 m wide landscape buffer. All parking areas adjacent to Seaborne Avenue shall have a minimum 2 m wide landscape buffer.

	All parking areas adjacent to an interior lot line shall have a minimum 1 m wide landscape buffer.

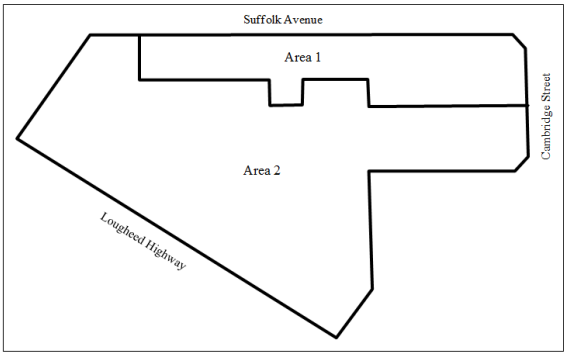
6.32.4 Required On-site Parking and Loading Spaces

Parking Spaces	Loading spaces
257	2

All parking space, loading space and drive aisle dimensions shall comply with the parking bylaw.

6.33 CD33 Comprehensive Development Zone 33 (2053 Lougheed Hwy)

Figure 6.33



Not to scale

6.33.1 Property Description

Lot 1, District Lot 464, New West District, Plan EPP64922, Group 1

6.33.2 Permitted Uses

Area 1 Uses permitted in the RA1 (Residential Apartment 1) zone

Area 2 Uses permitted in the CC (Community Commercial) zone

6.33.3 Regulations

Table 6.33.3: Comprehensive Development Zone 33 Regulations

Building Setbacks:	
Front yard (Lougheed Hwy)	
• Commercial uses	1.8 m
• Residential uses	4.0 m
Rear yard (Suffolk Ave)	5.5 m
Interior side yard (west)	6 m
Interior side yard (east)	
• Commercial uses	3 m
• Residential uses	8.5 m
Exterior side yard (Cambridge St)	6 m
Lot coverage	60%
Height (maximum)	17 m
Storeys (maximum)	5
Dwelling units (maximum)	145
Useable open space	3.5 m^2 per dwelling unit
Indoor amenity area	2 m^2 per dwelling unit

6.34 CD34 Comprehensive Development Zone 34 (1488 Victoria Drive)

6.34.1 Property Description

Lot 6, Section 7, Township 40, New West District, Plan EPP57525 (1488 Victoria Drive)

6.34.2 Permitted Uses

Uses permitted in the RS2 Residential Single Dwelling 2 Zone with the exception that the following uses are not permitted:

- Secondary Suite
- Boarding
- Accessory Child Care

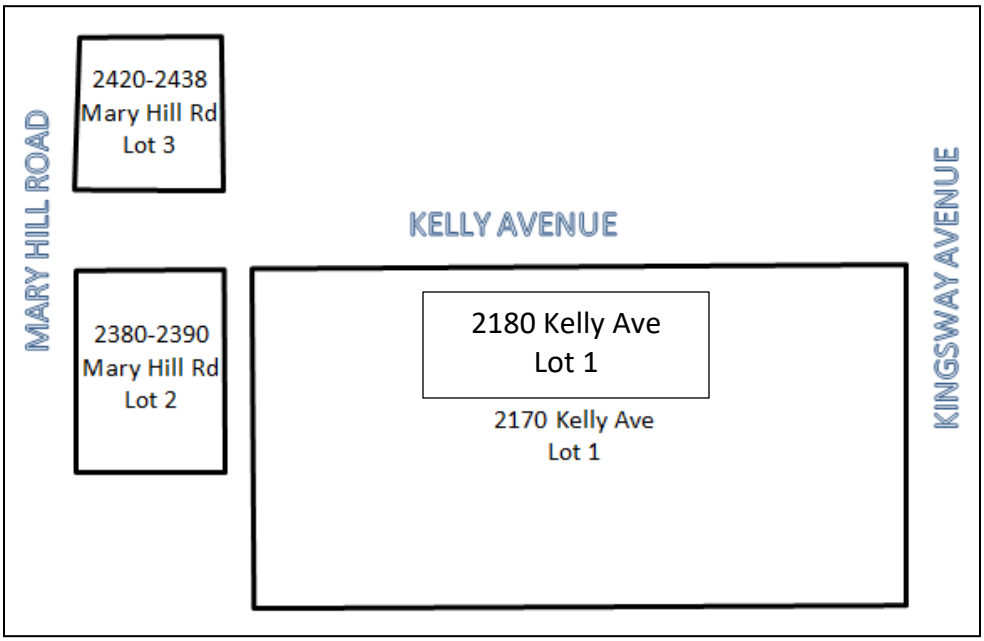
6.34.3 Regulations

Table 6.34.3: Comprehensive Development Zone 34 Regulations

Setbacks measured to the Principal Building only:	
Front (Victoria Drive)	4 m
Rear	1.2 m
West Interior Side	3.5 m to building face 7 m to garage door
East Interior Side	1.4 m
Floor Area Ratio	0.50 calculated pursuant to the RS2 regulation
Lot Coverage	40%
Building Height	7.5 m to a maximum of 9 m in the case of a building with a roof slope of 4 in 12 or greater
Dwelling Units	Maximum of 5
Onsite Trees	Minimum of 10
Parking	Minimum of 2 spaces per dwelling unit

6.35 CD35 Comprehensive Development Zone 35 (2180 Kelly Avenue, 2388 and 2430 Mary Hill Road)

Figure 6.35



6.35.1 Property Description

Lots 1, 2 and 3 as shown by Figure 6.35 including:

- Lot 105, District Lot 289, New Westminster District, Plan NWP37752;
- Lot 1 Except Westerly *10.5 ft*., District Lot 289, Group 1, New Westminster District, Plan NWP1959;
- Lot 4 Except Part on Plan 37752, Block C, District Lot 289, New Westminster District, Plan 1954;
- Lot 3, Block C, District Lot 289, New Westminster District, Plan NWP1954, Except Plan Part on OL with Bylaw filed 6287;
- Lot 2, Block C, District Lot 289, New Westminster District, Plan NWP 1954, Except Plan BC 6287;
- Lot 1, Block C, District Lot 289, New Westminster District, Plan NWP1954, Portion BL 6287, Except Plan 80566;
- Lot 8 Except West 10.5 feet (plan with Bylaw filed 6287), Block B, district Lot 289, Group 1, New Westminster District, Plan 1954;
- Lot 7 Except West *10.5 ft.* (plan with Bylaw filed 6287), Block B, district Lot 289, Group 1, New Westminster District, Plan 1954;
- Lot 5 Except Plan Bylaw 6287, Block B, District Lot 289, New Westminster District, Plan NWP1954;
- Lots 6 Except Plan Bylaw 6287, Block B, District Lot 289, New Westminster District, Plan NWP1954; and
- Lot 4 (portion) Except West *10.5 ft.* (Plan with Bylaw Filed 6287), Block B, District Lot 289, Group 1, New Westminster District, Plan 1954;

all to be consolidated to create three parcels.

6.35.2 Permitted Uses

Lot 1

- Uses permitted in the Residential Apartment (RA2) zone
- Child care facilities
- Offices restricted to caretaker services and management of rental accommodation within this zone
- Uses permitted in the Community Commercial (CC zone) on the ground floor of the building except for the following uses:
  - Cinemas
  - Funeral homes
  - Hotels
  - Pet daycare facilities
  - Pet grooming facilities
  - Veterinary services
  - Wine and beer making

Lot 2 Apartment

- Offices restricted to caretaker services and management of rental accommodation within this zone
- Short term occupancy apartment
  - For the purposes of this zone, a short term occupancy apartment use means the use of a dwelling unit within an apartment building for tenant accommodation for periods of one day or more.

Lot 3 Apartment

- Offices restricted to caretaker services and management of rental accommodation within this zone
- Supportive housing for senior citizens
- Restaurant use on the ground floor of the building
- Accessory home business use
- Accessory hospitality facilities and services

6.35.3 Regulations

Lot 1:

1. All buildings and structures shall comply with the regulations of the RA2 zone except that the front yard setback may be a minimum of 2.4 m. where abutting a community commercial use.

2. Premises for a permitted community commercial use in this zone shall be located on the ground floor of a building, provided a separate entrance at ground level opening to Kelly Avenue, limited to an interior floor area of no more than 90m^2.

3. Parking lots and structures may be sited anywhere on the lot but must be completely enclosed within a structure also providing parking for an apartment use.

Lot 2:

1. All buildings and structures shall comply with the regulations of the RA2 zone except that provision of useable open space and indoor amenity space is not required.

Lot 3:

1. All buildings and structures shall comply with the regulations of the RA2 zone except that:
   a. Usable open space is to be provided in the amount of at least $1m^2$ per dwelling unit; and
   b. Indoor amenity space is to be provided in the amount of at least $1m^2$ per dwelling unit.

6.36 CD36 Comprehensive Development Zone 36 (The Alex at 2117 Prairie Avenue)

6.36.1 Property Description

Lots 17-20, Block 1, District Lot 465, New West District, Plan NWP1189
(all to be consolidated).

6.36.2 Permitted Uses

Table 6.36.2: Permitted Uses in CD36

Permitted Use	
Apartments restricted to residential rental tenure	
Townhouses restricted to residential rental tenure	
Child care facilities	Note 1
Health services	Note 2 Note 3
Offices restricted to caretaker services, management of rental accommodation within this zone	
Accessory home businesses	

Notes to Table 6.36.2

Note 1. A child care facility shall be restricted to the ground floor of building containing rental apartment uses, must comply with the requirements of the B.C. Building Code for assembly uses, and must provide a separate entrance at ground level connecting directly to a street. A maximum of 45 children may be cared for at one time in a child care facility;

Note 2. Health services shall be restricted to the ground floor of a building containing rental apartment uses and must provide a separate entrance at ground level connecting directly to the street.

Note 3. Health services shall not include in-patient detox services, needle exchange or safe injection services or on-site methadone dispensing.

6.36.3 Comprehensive Zone 36 Regulations

Apartment and townhouse uses within this zone shall be subject to the following regulations:

a) a maximum of 83 dwelling units;

b) a maximum height of a building containing apartment uses of 5 storeys;

c) a maximum height of townhouses of 3 storeys;

d) a minimum setback for a building containing apartment uses of 7.5 metres from a property line along Prairie Avenue and 4.0 metres from a property line along Flint Street;

e) a minimum setback for a building containing townhouse uses of 6.0 metres from a property line abutting a street or lane, 1.8 metres from an interior side property line and 3.5 metres from an interior side property line in the case of a building wall having a window to a habitable room;

f) provision of one loading bay accessed from the lane;

g) health services and office uses may occupy an interior floor area of up to 700 m2.;

h) apartment uses shall have a combined minimum amount of indoor amenity space and outdoor amenity space of 90 m2;

i) parking for all uses must be provided within the building or underground;

j) a minimum of 29 shared parking spaces shall be provided for commercial uses and residential visitors;

k) a minimum of 112 parking spaces shall be provided for all uses;

l) despite s.13 of this bylaw, the required minimum garbage and recycling space is of 29 m^2.

6.38 CD38 Comprehensive Zone 38 (2471 Gately Avenue)

(currently 2455-2475 Gately Avenue, 2428-2492 Kingsway Avenue and 2420 & 2450 Ticehurst Lane)

Property Descriptions

Lot 1, District Lot 379, New Westminster District, Plan NWP8602;
Lot 2 District Lot 379, New Westminster District, Plan NWP8602;
Lot 16, District Lot 379, Plan NWP3106, Group 1, Except Plan 29226;
Lot A, District Lot 379, New Westminster District, Plan LMP2211;
Lot 1, District Lot 379, New Westminster District, Plan LMP 15261;
Lot 14, District Lot 379, New Westminster District, Plan NWP3106, Except Plan 29226; and
Lot A, District Lot 379, New Westminster District, Plan NWP3106, Group 1, (See Ref Plan 62772).

(All to be consolidated)

Table 6.38.1 Permitted Uses in CD38

Permitted Use	
Apartment restricted to residential rental tenure	
Child care facility	Note 1
Offices restricted to caretaker services, management of rental accommodation within this zone	
Accessory home business	
Accessory child care facility	Note 2

Notes to Table 6.38.1

Note 1. A child care facility shall be restricted to the ground floor of building containing rental apartment uses, must comply with the requirements of the B.C. Building Code for assembly uses, and must provide a separate entrance at the ground level connecting directly to a street or at-grade parking area. A maximum of 50 children may be cared for at one time in the child care facility.

Note 2. A maximum of 5 children may be cared for at one time in any dwelling unit. The dwelling unit in which the use is conducted must be occupied by a residential use. The child care facility must have access to the exterior of the building through areas directly controlled by the operator, and such access may not involve the use of a building common corridor or elevator. Child care is not permitted in a dwelling unit with an accessory home business.

6.38.2 Proposed Zoning Regulations

Lot area	9,500m2
Building height	20m
Lot coverage	50%
Floor Area Ratio	1.5/2.0 Note 1
Underground structure setback	1.2m Note 2
Building setbacks	
Front setback (Gately Ave)	3.5m
Rear setback (Kingsway Ave)	4.5m
Interior side setback (east)	0m
Outdoor amenity space	479m^2 Note 3
Indoor amenity space	160m^2 Note 4
Parking:	
Resident	0.96 per dwelling unit
Childcare	1 per 10 children

Notes to Table 6.38.2

Note 1. In the CD38 zone the maximum floor area ratio may be increased to 2.0 where the apartment use is restricted to non-market housing secured through a housing agreement.

In the calculation of floor area ratio the following may be excluded as floor area:

a. Floor area comprising entrances, elevator shafts, stairwells and hallways common to two or more dwelling units, electrical rooms and mechanical rooms;
b. Exterior balconies and decks;
c. Floor area within a basement or underground structure;
d. Floor area within the building used for required off street parking; and
e. 2m^2 of floor area in an adaptable dwelling unit.

Note 2. Any portion of an underground structure that is above finished grade must be sited at least 1.2m from any lot line.

Note 3. Outdoor amenity space is a common outdoor area available for recreation and leisure activity use by all residential occupants within this zone.

Note 4. Indoor amenity space is a common area within a building designed to accommodate meetings, fitness or recreational activities available for use by all residential occupants within this zone.

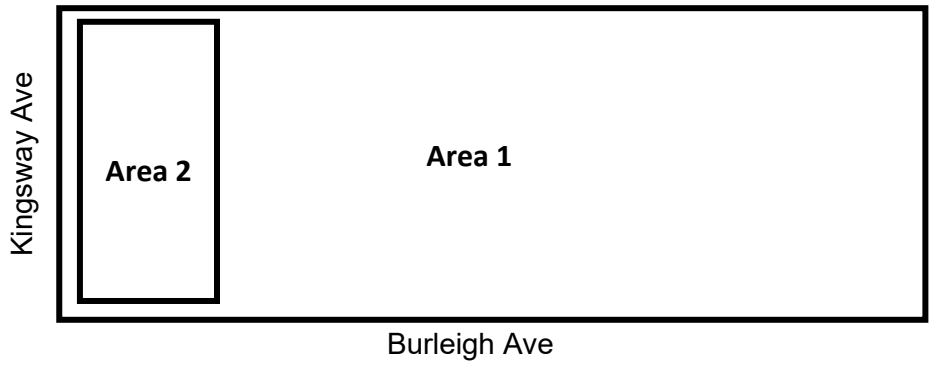
6.38.3 Additional Regulations

ELECTRIC VEHICLE INFRASTRUCTURE

For a residential building with a common parking area, a separate single utility electrical meter and disconnect shall be provided in line with the electrical panel(s) intended to provide for charging of electric vehicles located within 3 metres of the unit's required parking space.

6.39 – CD 39 Comprehensive Development Zone CD 39 (2650 Burleigh Ave)

Figure 6.39



6.39.1 Property Description

Lot 21 District Lot 379 Group 1 New Westminster District Plan 2272; Lot 22 District Lot 379 Group 1 New Westminster District Plan 2272; Lot 23 District Lot 379 Group 1 New Westminster District Plan 2272; Northerly 45 feet lot "K" District Lot 379 Group 1 New Westminster District Plan 7121 Having Frontage of 45 feet on the westerly boundary by full depth of said lot and adjoining the northerly boundary

6.39.2 Permitted Uses

Table 6.39.2 Permitted Uses

	Area 1	Area 2
Apartment	■	
Accessory home-based business	■ Note 1	
Accessory child care facilities	■ Note 2	
Boarding	■ Note 3	
Uses permitted in the Community Commercial (CC) zone		■ Note 4

Notes to Table 6.39.2

Note 1. For information, accessory home businesses are subject to the regulations of Section III, Supplementary Regulations.

Note 2. For information, accessory child care facilities are subject to the regulations of Section III, Supplementary Regulations.

Note 3. Boarding uses limited to one boarder per apartment dwelling provided that the apartment has at least two bedrooms and two bathrooms

Note 4. Commercial uses shall be restricted to the ground floor fronting Kingsway Avenue to a maximum interior floor area of 170 m^2 and must provide a separate entrance at ground level

6.39.3 Regulations

Building Height	15.7 m
Lot Coverage	55%
Residential Floor Area Ratio	1.5/1.96 Note 1
Underground structure setback	1.2 m Note 2
Building setback	
Front setback (Kingsway Ave)	4.02 m
Rear Setback (south)	7.52 m
Interior side setback (east)	1.43 m
Exterior side setback (Burleigh Ave)	4.03 m
Outdoor amenity space	3.5 m^2 per dwelling unit Note 3
Indoor amenity space	2 m^2 per dwelling unit Note 3

Notes to Table 6.39.3:

Note 1. The maximum residential floor area ratio may be increased from 1.5 to a maximum of 1.96 provided that a contribution in the amount of $50 per square foot of floor area created by this provision is provided to City reserve funds for community amenities and social housing amenities.

In the calculation of floor area for residential apartments, the following may be excluded:

a. Floor area comprising entrances, elevator shafts, stairwells and hallways, electrical rooms and mechanical rooms common to two or more dwelling units;
b. Exterior balconies and decks;
c. Floor area within an underground parking structure;
d. Floor area within the building used for required off-street parking;
e. 2 m^2 of floor area in an adaptable dwelling unit; and

Note 2. Any portion of an underground structure that is above finished grade must be sited at least 1.2m from any lot line.

Note 3. The amenity spaces must include an outdoor children's play area, community garden planter beds with a storage shed, lounge area with tables and chairs, common indoor gym(s) and common indoor workspace. Common amenity space must be available for use by building occupants and in the case of a strata-titled building, the common area must be either common property or a strata lot that is a common asset of the strata corporation.

6.39.4 Additional Regulations

FAMILY FRIENDLY UNITS

At least 25% of the total number of residential dwelling units must be family-orientated dwelling units, and at least 5% of the total number of dwellings units within the development must have three or more bedrooms.

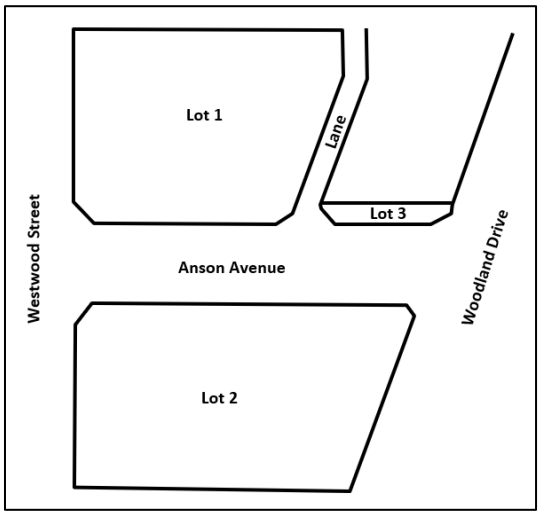
ELECTRIC VEHICLE INFRASTRUCTURE

For a residential building with a common parking area, a separate single utility electrical meter and disconnect shall be provided in line with the electrical panel(s) intended to provide for charging of electric vehicles located within 3 m of the unit's required parking space.

For a residential building other than a building with a common parking area, one parking space per dwelling unit shall be provided with roughed-in electric vehicle charging infrastructure including an electrical outlet box located within 3 m of the unit's required parking space.

6.40. CD40 Comprehensive Development Zone 40 (3630 and 3638 Westwood Street and 3639 and 3643 Woodland Street)

Figure 6.40



6.40.1 Property Description:

LOT 1 DISTRICT LOT 4 GROUP 1 TOWNSHIP 39 NEW WESTMINSTER DISTRICT PLAN EPP124681; LOT 2 DISTRICT LOT 4 GROUP 1 TOWNSHIP 39 NEW WESTMINSTER

6.40.2 Permitted Uses

Table 6.40.2: Comprehensive Development Zone 40 Permitted Uses

Permitted Use	Lot 1	Lot 2	Lot 3
Apartment	■ Note 1	■ Note 1	
Uses permitted in the CC Community Commercial zone	■ Note 2	■ Note 2	
Townhouse		■	
Boarding	■ Note 3	■ Note 3	
Accessory home business	■ Note 4	■ Note 4	
Accessory child care facility	■ Note 5	■ Note 5	
Uses permitted in the P4 Utilities zone			■

Notes to Table 6.40.2

Note 1: Premises for apartment uses shall be located above the first storey of a building and shall have a separate entrance at ground level.;

Note 2: CC Community Commercial uses shall only be located on the ground floor.

Note 3: One boarder is permitted per apartment or townhouse dwelling provided that the apartment or townhouse has at least two bedrooms and two bathrooms.

Note 4: For information, accessory home businesses are subject to the regulations of Section III, Supplementary Regulations.

Note 5: For information, accessory child care facilities are subject to the regulations of Section III, Supplementary Regulations.

6.40.3 Regulations

Table 6.40.3 Comprehensive Zone 40 Regulations

	Lot 1	Lot 2	Lot 3
Building height	100 m	95 m	7.5 m
Lot coverage	89%	85%	-
Floor Area Ratio	7.03 Note 1	5.65 Note 1	-

	Lot 1	Lot 2	Lot 3
Building setback (floor P1 through L4)	1.2 m Note 2	1.2 m Note 2	-
Building setbacks (floor L5 and above)			-
Front setback (Westwood St)	8.7 m	17.5 m	-
Rear setback (Woodland Dr)	12.7 m	18.4 m	-
Exterior side setback	2 m	4.4 m	-
Interior side setback	13.7 m	9.4 m	-
Indoor amenity space	367 m^2	280 m^2	-
Outdoor amenity space	1,569 m^2	1,560 m^2	-

Notes to Table 6.40.3

Note 1. In the calculation of floor area ratio, the following may be excluded as floor area:

a. Floor area comprising entrances, elevator shafts, stairwells and hallways, electrical rooms and mechanical rooms common to two or more dwelling units;
b. Exterior balconies and decks;
c. Floor area within an underground parking structure;
d. Floor area within the building used for required off-street parking;
e. 2 m^2 of floor area in an adaptable dwelling unit; and
f. Ground level commercial floor area.

Note 2. Setbacks to underground structures permitted to be nil. Any portion of an underground structure that is above finished grade must be sited at least 1.2m from any lot line.

Front yard setbacks to floors L2 through L4 may be reduced to nil.

6.40.4 Additional Regulations

1. The amenity spaces must include common children's play areas, cooking and dining space(s), fitness facilities and workspaces. Common amenity space must be available for use by all building occupants and in the case of a strata-titled building, the common area must be either common property or a strata lot that is a common asset of the strata corporation.
2. At least 25% of the total number of residential dwelling units in each lot must be family-orientated dwelling units, and at least 5% of the total number of dwellings units within each lot must have three or more bedrooms.
3. A separate single utility electrical meter and disconnect shall be provided in line with the electrical panel(s) intended to provide for charging of electric vehicles located within 3 m of each required parking space.

CD41 Comprehensive Zone 41 (2245 McAllister Avenue)

6.41.1 Property Description

Lot 1, District Lot 379, New West District, Plan EPP107096, Group 1.

6.41.2 Permitted Uses

Uses permitted in the Community Commercial (CC) zone.

6.41.3 Regulations
Table 6.41.3 Comprehensive Zone 41 Regulations

Building Height	22 m
Lot Coverage	90%
Floor Area Ratio	1.66/2.1 Note 1 Note 2
Building Setbacks	
Front setback	1 m
Rear setback	0 m
Interior side setback (east)	0 m
Interior side setback (west)	5.48 m
Indoor Amenity Space	1.6 m^2 per dwelling unit Note 3
Outdoor Amenity Space	3.26 m^2 per dwelling unit Note 4
Bicycle Facilities	
Short-Term Bicycle Parking Spaces	18
Long-Term Bicycle Parking Spaces	1.5 per dwelling unit

Notes to Table 6.41.3

Note 1. The permitted Floor Area Ratio (FAR) may increase to a maximum of 2.1 FAR if a contribution in the amount of $50 per square foot of gross floor area that exceeds a 1.66 FAR is provided to City reserve funds for community amenities and special needs housing amenities.

Note 2 In the calculation of floor area ratio in the CD41 zone, the following may be excluded as floor area:

a. Floor area comprising entrances, elevator shafts, stairwells and hallways common to two or more dwelling or commercial units, electrical rooms and mechanical rooms;

b. Exterior balconies and decks;
c. Floor area at ground level or within a basement or underground structure;
d. Floor area within the building used for required off street parking; and
e. 2m^2 of floor area in an adaptable dwelling unit.

Note 3. Indoor amenity space shall be a common area within a building designed to accommodate meetings, fitness or recreational activities and available for use by occupants of the building and, in the case of a strata-titled building, the common area must be either common property or a strata lot that is a common asset of the strata corporation.

Note 4. Outdoor amenity space shall be a common outdoor area available for recreation and leisure activity use by all residential occupants within the building.

6.41.4 Required Off-Street Parking

1. **Off-Street Parking:** Required off-street parking spaces shall be provided in the amount set out in the Parking and Development Management Bylaw No. 3525.

2. **Payment In Lieu Of Parking Spaces:** Notwithstanding the Parking and Development Management Bylaw No. 3525, an owner may opt to pay the City a sum of $40,000 per parking spaces in lieu of providing required off-street parking spaces. The maximum number of spaces in relation to which payment may be provided under this provision is 44 parking spaces. Payment in lieu of required parking spaces shall be paid at time the building permit is issued and all monies received pursuant to this provision shall be placed in a fund for the provision off-street parking spaces located in the Downtown.

6.41.5 Additional Regulations

1. **Electric Vehicle Infrastructure:** In a mixed-use building including residential uses and a common parking area, a separate single utility electrical meter and disconnect shall be provided in line with the electrical panel(s) intended to provide for charging of electric vehicles located within 3 metres of the unit's required park space.

2. **Family-Oriented Dwelling Units:** At least 25% of the total number of dwelling units in a mixed-use development with more than 10 units must be family-orientated dwelling units, and at least 5% of the total number of dwelling units within the development must have three of more bedrooms.

CD42 Comprehensive Zone 42 (1021 and 1032 Nicola Avenue)

6.42.1 Property Description

LOT 35 SECTIONS 7 AND 8 BLOCK 6 NORTH RANGE 1 EAST NEW WESTMINSTER DISTRICT PLAN 1033 EXCEPT PLANS 55863 AND EPP57269.
LOT 2 SECTION 8 BLOCK 6 NORTH RANGE 1 EAST NEW WESTMINSTER DISTRICT PLAN LMP37726. (all to be consolidated)

6.42.2 Permitted Uses

Uses permitted in the District Commercial (DC) zone.
Uses permitted in the Light Industrial (M3) zone.
Commercial electric vehicle charging station where accessory to an automobile sales use.

6.42.3 Regulations

All buildings, structures and landscaping shall comply with the regulations and additional regulations of the District Commercial (DC) zone.

Light Industrial (M3) zone uses may occupy a maximum of 49% of the floor area of buildings on the site.

CD43 Comprehensive Zone 43 (2272 Leigh Square, 2265 and 2291 Wilson Avenue)

6.43.1 Property Description

2265 Wilson - Lot 38, Block 3, District Lot 379, Group 1, New Westminster District, Plan 1213
2291 Wilson - Lot 131, District Lot 379, Group 1, New Westminster District, Plan 66242
2272 Leigh - Lot 3, District Lot 379, Group 1, New Westminster District, Plan 16910 (east lot)
2272 Leigh - Lot 4, District Lot 379, Group 1, New Westminster District, Plan 16910 (west lot)
(all to be consolidated)

6.43.2 Permitted Uses

Uses permitted in the Community Commercial (CC) zone except the following:

- stores that primarily sell used items,
- dollar and discount stores,
- stores that primarily purchase precious metals,
- payday loan and cheque cashing businesses,
- adult stores, and
- stores whose primary business is selling e-cigarettes or vaping devices and related accessories.

A Liquor Lounge is permitted within this zone in commercial air space parcel A strata lots 2 and 3 at 2525 Donald Street.

6.43.3 Regulations

Table 6.43.3 Comprehensive Zone 43 Regulations

Building Height	23 m
Lot Coverage	90%
Floor Area Ratio	1.5/1.88 Note 1 Note 2
Building Setbacks	
Front setback (Wilson Ave)	1.5 m
Rear setback (Leigh Square)	8.9 m
Interior side setback (west lane)	1 m
Exterior side setback (Donald St)	2.5 m
Indoor Amenity Space	2 m^2 per dwelling unit Note 3
Outdoor Amenity Space	3.5 m^2 per dwelling unit Note 4
Bicycle Facilities	
Short-Term Bicycle Parking Spaces	12
Long-Term Bicycle Parking Spaces	2 per dwelling unit

Notes to Table 6.43.3

Note 1. The permitted Floor Area Ratio (FAR) may increase to a maximum of 1.88 FAR if:

a. A contribution in the amount of $50 per square foot of floor area that exceeds a 1.5 FAR is provided to a City reserve fund for community amenities and special needs housing.

b. A contribution in the amount of $50 per square foot for 10% of floor area that exceeds a 1.5 FAR is provided to a City reserve fund for community amenities and special needs housing.

Note 2. In the calculation of floor area ratio in the CD43 zone, the following may be excluded as floor area:

a. Floor area comprising entrances, elevator shafts, stairwells and hallways common to two or more dwelling or commercial units, electrical rooms and mechanical rooms;

b. Exterior balconies and decks;

c. Floor area at ground level or within a basement or underground structure;

d. Floor area within the building used for required off street parking; and

e. $2m^2$ of floor area in an adaptable dwelling unit.

Note 3. Indoor amenity space shall be a common area within a building designed to accommodate meetings, fitness or recreational activities and available for use by residential occupants of the building and, in the case of a strata-titled building, the common area must be either common property or a strata lot that is a common asset of the residential strata corporation.

Note 4. Outdoor amenity space shall be a common outdoor area available for recreation and leisure activity use by all residential occupants within the building.

6.43.4 Required Off-street Parking

1. **Off-Street Parking:** Required off-street parking spaces, excluding parking spaces required for commercial floor area owned by the City of Port Coquitlam, shall be provided in the amount set out in the Parking and Development Management Bylaw No. 3525.

   In addition to the off-street parking spaces set out in the Parking and Development Management Bylaw No. 3525, one additional parking space shall be provided for car share vehicle parking.

2. **Payment In Lieu Of Parking Spaces:** Notwithstanding the Parking and Development Management Bylaw No. 3525, an owner may opt to pay the City a sum of $40,000 per parking spaces in lieu of providing required off-street parking spaces. The maximum number of spaces in relation to which payment may be provided under this provision is 63 parking spaces. Payment in lieu of required parking spaces shall be paid at time the building permit is issued and all monies received pursuant to this provision shall be placed in a fund for the provision off-street parking spaces located in the Downtown.

6.43.5 Additional Regulations

1. **Electric Vehicle Infrastructure:** In a mixed-use building including residential uses and a common parking area, a separate single utility electrical meter and disconnect shall be provided in line with the electrical panel(s) intended to provide for charging of electric vehicles located within 3 metres of the unit's required park space.

2. **Family-Oriented Dwelling Units:** At least 25% of the total number of dwelling units in a mixed-use development with more than 10 units must be family-orientated dwelling units, and at least 5% of the total number of dwelling units within the development must have three or more bedrooms.

6.44 CD44 Comprehensive Development Zone 44 (2111 Hawthorne Avenue)

6.44. 1 Property Description

Parcel 1 District Lot 289 Group 1 New Westminster District Reference Plan 85086

6.44.2 Permitted Uses

Uses permitted in the P2 zone

6.44.3 Regulations

Table 6.44.3: Comprehensive Development Zone 44 Regulations

Lot Coverage	55%
Building Height	8 storeys
Yard Setbacks	6.0 m

6.44.4 Additional Regulations

The siting, size and dimensions of buildings, structures and permitted uses must generally comply with the CD44 Plans of Schedule C entitled "Proposed Redevelopment and Rejuvenation" prepared by Integra Architecture Inc. dated June 13, 2025.

SECTION III SUPPLEMENTARY REGULATIONS

1. FLOOD PLAIN

1.1 No habitable room shall be located below the habitable floor elevation.

1.2 Despite Subsection 1.1, habitable rooms may be constructed below the flood construction level as additions to a dwelling unit existing on March 23, 1987 below the flood construction level provided that the floor area of the addition below the flood construction level does not exceed the existing by more than the lesser of 25% or 110 m^2.

1.3 A dwelling in the A or RS zones located within the flood plain shall not include below the flood construction level more than one entry foyer with a maximum floor area of 10m^2 one laundry or mechanical room with a maximum floor area of 10m^2, and one garage below the flood construction level. All other floor area shall be crawl space.

2. ACCESSORY RESIDENTIAL BUILDINGS AND STRUCTURES

2.1 Accessory residential buildings and structures are permitted in every agricultural and residential zone and where accessory to a residential use in a CD zone.

2.2 No accessory residential building or structure may be constructed or placed on any lot unless the principal building to which it is accessory has been constructed or placed or will be constructed or placed simultaneously with the accessory building.

2.3 No part of an accessory residential building or structure shall be used for human habitation.

2.4 An accessory residential building in the A and RS zones may contain a sink and a toilet, but not a shower or a bathtub.

2.5 In A and RS zones, the combined floor area of detached accessory residential buildings and structures, such as detached carports, garages and sheds, must not exceed the lesser of 12% of the lot area or 90m2.

2.6 No detached accessory residential building or structure shall have a building depth of more than 7.5m.

2.7 An accessory residential building or structure, other than a tree house with a floor area of less than 10m2, must not exceed a height of:

2.7.1. 3m measured to the highest point of a flat roof or to the top of the peak for a pitched roof with a slope of less than 4 in 12;

2.7.2 4.2m to the top of the peak of a pitched roof with a slope of 4 in 12 or more but less than 5 in 12;

2.7.3 4.5m to the top of the peak of a pitched roof with a slope of 5 in 12 or more but less than 6 in 12; or

2.7.4 4.8m to the top of the peak of a pitched roof with a slope of 6 in 12 or more.

2.8 No part of an accessory residential building or structure shall be sited within:

2.8.1 1.2m of any lane or rear property line excluding projections, eaves and gutters

which may project an additional 0.6m.

2.8.2 A triangular area measured 5m each way from the point of intersection of any lane with any street or other lane;

2.8.3 A front setback area specified for the zone;

2.8.4 An interior or exterior side yard specified for the zone excluding projections, eaves and gutters which may project an additional 0.6m; or

2.8.5 In the case of an accessory building or structure with a floor area exceeding 10m2, within 1.5m of a principal building.

2.9 If an accessory residential building is attached in any way to a principal building, whether by a breezeway, a trellis, a covered walkway or any other structural connection, it shall be considered to be part of the principal building for the purposes of the siting and floor area ratio provisions of this Bylaw.

2.10 No tent structure shall be used, placed or stored on any lot unless the tent structure is located in an agricultural zone and the tent structure is used for agricultural purposes.

3. ACCESSORY INDUSTRIAL BUILDINGS AND STRUCTURES

3.1 Accessory industrial buildings and structures are permitted in every industrial zone and where accessory to an industrial use in a CD zone.

3.2 No accessory industrial building or structure may be constructed or placed on any lot unless the principal building to which it is accessory has been constructed or placed, or will be constructed or placed simultaneously with the accessory building, or is accessory to a permitted principle outdoor use.

3.3 No accessory industrial building or structure may occupy off-street parking spaces or drive aisles as required by the Parking and Development Management Bylaw or applicable zone.

3.4 The combined lot coverage of accessory industrial buildings and structures must not exceed 10% of the lot area in the M2 zone and 5% of the lot area in all other zones.

3.5 No part of an accessory industrial building or structure shall be sited within:

3.5.1 The required setback areas specified for the zone;

3.5.2 A triangular area measured 5m each way from the point of intersection of any street with another street or lane.

4. SHIPPING CONTAINERS

4.1 No shipping container shall be used, placed or stored on any lot unless the shipping container:

4.1.1 Is located in an industrial, institutional or comprehensive development zone with industrial or institutional uses;

4.1.2 Complies with the siting requirements for the zone as if it were an accessory building or structure; and

4.1.3 Is used only for shipping purposes.

5. STORAGE CONTAINERS

5.1 No storage container shall be used, placed or stored on any lot unless:

5.1.1 The storage container is located in an agricultural, industrial, district commercial, institutional or comprehensive development zone with these uses;

5.1.2 The storage container is setback a minimum of 6m from the boundary of lots zoned for a residential use;

5.1.3 The storage container is used only for storage purposes;

5.1.4 In agricultural zones, the storage container is used for storage of agricultural products or equipment;

5.1.5 The storage container is not sited within the front or exterior side setback area or any required landscape area;

5.1.6 The number of storage containers in an agricultural, district commercial or comprehensive development zone with these uses is limited to the greater of 2 storage containers per lot or 1 storage container per 4,000 m^2 of lot area to a maximum of 4;

5.1.7 The number of storage containers in an industrial, institutional or comprehensive development zone with these uses is limited to the greater of 2 storage containers per lot or 1 storage container per 2,000 m^2 of lot area; and

5.1.8 The storage container is not stacked.

5.2 No storage container shall occupy off-street parking spaces or drive aisles as required by the Parking and Development Management Bylaw or applicable zone.

6. SEASONAL AND SPECIAL EVENT FACILITIES

6.1 No seasonal or special event facility shall be used, placed or stored on any lot unless the seasonal facility is located in an institutional, commercial or CD zone which permits institutional or commercial uses.

6.2 Notwithstanding the definition of height in this bylaw, the height of a seasonal or special event facility is measured to the highest point of the building or structure and shall not exceed 12m.

6.3 No part of a seasonal or special even facility shall be sited within:

6.3.1 The setback areas specified for the zone; and

6.3.2 A triangular area measured 5m each way from the point of intersection of any street with another street or lane.

7. PARKING AND STORAGE OF VEHICLES AND EQUIPMENT

7.1 In an agricultural zone or residential zone, no mobile home, boat, trailer, contractor's equipment, dismantled or inoperative motor vehicle or other equipment of a similar nature may be parked, stored, assembled or dismantled outside of a completely enclosed building other than the following, which may be parked or stored but not assembled or dismantled:

7.1.1 One light truck or commercial vehicle;

7.1.2 Trucks, commercial vehicles or equipment required for the construction, repair, servicing, or maintenance of the premises or for the conduct of a farm business;

7.1.3 One boat or other vessel not exceeding a length of 8m; and

7.1.4 One recreational trailer, utility trailer, or recreational vehicle not exceeding a length of 10m nor used as a dwelling unit.

8. SCREENING, LANDSCAPING, OUTDOOR STORAGE AND FENCES

8.1 Landscaping required by this Bylaw must be planted to the BC Landscape Standard and maintained in accordance with generally accepted landscape maintenance practices.

8.2 The following areas must be fully and suitably landscaped and properly maintained in Institutional, Comprehensive Development, Commercial and Residential zones except RS zones:

8.2.1 All those portions of a front setback area not used for access driveways;

8.2.2 Any part of a lot not used for building, parking or loading facilities or usable open space; and

8.2.3 The side setback area abutting a lot designated for residential use in the Official Community Plan or separated from such a lot by a street or lane.

8.2.4 All parking areas, loading areas and outdoor display areas must be separated from any abutting street or lot designated for residential use in the Official Community Plan by a landscaped area not less than 2m wide.

8.2.5 Parking and loading areas must be separated from abutting lots designated for residential use in the Official Community Plan, and from lanes separating the areas from such lots, by landscape screen of at least 2m high.

8.3 Except as specifically permitted in this Bylaw, fences and walls not exceeding a height of 1.2m may be sited on any portion of a lot and fences and walls up to a height of 2.5m may be sited on that portion of a lot that is to the rear of the front setback area.

8.4 Notwithstanding Subsection 8.3, a decorative fence feature such as a fence arbor is permitted in the front setback area, and limited to a maximum height of 2.5m, maximum width of 2m, and maximum depth of 1m.

8.5 In the A zone, a fence for an agricultural use to the rear of the front setback area is not subject to a height limit.

8.6 That portion of a fence, wall, landscape screen or any other landscaping that is located within a triangular area measured 5m each way from the point of intersection of a street or lane

with any other street or lane must not exceed a height of 1m. For clarity, parking spaces and outdoor storage are not permitted within this area.

9. ACCESSORY HOME BUSINESSES

9.1 Accessory home businesses in dwelling units must comply with the following regulations:

9.1.1 The dwelling unit must not contain a boarding or child care use;

9.1.2 Occupy not more than the lesser of 46m^2 of floor area and 20% of the floor area of the dwelling unit;

9.1.3 Completely enclosed within the residential building and may not be conducted outdoors or in any accessory building. An accessory building attached to a residential building by a breezeway, a trellis or a covered walkway shall not be considered to be part of the residential building for the purposes of accessory home businesses;

9.1.4 A business must not involve:

i. The provision of medical or dental services;

ii. Veterinary care, breeding or boarding of domestic animals;

iii. Commercial food handling or preparation;

iv. Retail sale, rental or leasing of goods from the premises;

v. Exterior display or storage of materials or products;

vi. A fire hazard or source of electrical interference;

vii. On-site manufacturing, welding or other industrial uses; or

viii. Any activity that produces traffic, noise, vibration, smoke, dust, odour, litter, or heat beyond that normally associated with a dwelling.

9.1.5 Hours of operation for the purpose of receiving customers for all home businesses except a short-term rental accommodation are limited to 8:00 a.m. to 9:00 p.m.

9.2 Accessory home businesses in a farm residence, single residential dwelling, duplex, triplex, rowhouse, secondary suite or accessory dwelling unit must in addition comply with the following regulations:

9.2.1 No more than three persons may work in the dwelling unit in connection with the business of whom not more than one may reside elsewhere;

9.2.2 Tutorial and home-based personal services businesses are restricted to one employee, a maximum of three clients at one time, and up to 10 business visitors per day;

9.2.3 Pet grooming businesses are restricted to one employee and a maximum of four pets in one day; and

9.2.4 Other types of businesses are restricted to five business visitors per day including

business deliveries.

9.3 Accessory home businesses in a townhouse or apartment dwelling unit must in addition comply with the following regulations:

9.3.1 No more than two persons may work in the dwelling unit in connection with the business, both of whom must reside in the dwelling unit;

9.3.2 The business must be completely enclosed within the dwelling unit, and may not be conducted in any common property;

9.3.3 Home-based personal service and pet grooming businesses are prohibited;

9.3.4 Tutorial businesses are restricted to one employee and a maximum of three clients at one time; and

9.3.5 The business must not involve more than five visits to the premises per day by customers or persons making deliveries to or from the premises.

9.4 Short-term rental accommodation accessory home businesses are permitted in A and RS zones only, subject to the following regulations:

9.4.1 The business is restricted to the provision of up to two bedrooms without cooking facilities, providing accommodation to a maximum of four patrons per dwelling;

9.4.2 The residential character of the dwelling unit must not be altered;

9.4.3 One additional off-street parking space is required for each bedroom providing short-term rental accommodation.

9.4.4 The person licensed to operate the business must occupy the dwelling unit as a principal residence.

9.4.5 One additional employee may be engaged in the operation of the business and need not reside in the dwelling unit; and

9.4.6 No short-term rental accommodation may be operated on a lot with more than two dwelling units.

10. SECONDARY SUITES

10.1 Secondary suites must have a floor area not exceeding 40% of the floor area of the dwelling in which it is located.

10.2 Secondary suites are not permitted in dwellings containing child care facilities.

11. CONTAINER RETURN

11.1 Accessory container return uses located in C zones are subject to the following regulations:

11.1.1 The floor area of the use must not exceed 50m^2;

11.1.2 All activities including the preparation of materials for shipment must be conducted indoors;

11.1.3 No outdoor storage of materials or equipment is permitted; and

11.1.4 No intentional breaking or crushing of glass is permitted.

11.2 Container return uses located in industrial zones are subject to the following regulations:

11.2.1 No outdoor storage of materials or equipment is permitted; and

11.2.2 No outdoor breaking or crushing of glass is permitted.

12. CHILD CARE FACILITIES

12.1 Accessory child care facilities in A and RS zones must comply with the following regulations:

12.1.1 A maximum of 8 children may be cared for at one time;

12.1.2 The business licence holder must reside in the principal dwelling in which the use is conducted, and the residential use must be the principal use;

12.1.3 Child care facilities are not permitted in a residential use containing secondary suites or accessory home businesses;

12.1.4 Child care facilities are not permitted in secondary suites or accessory dwelling units; and

12.1.5 Child care facilities in the A zone may not occupy more than $100m^2$.

12.2 Notwithstanding subsection 12.1.1, an accessory child care facility in a single residential dwelling in an RS zone may care for a maximum of 25 children, provided that:

12.2.1 The child care facility complies with subsections 12.1.2 – 12.1.4; and

12.2.2 The building in which the use is conducted must comply with requirements of the BC Building Code for assembly use if more that 10 persons including children in care and staff occupy the facility at any one time.

12.3 Child care facilities in the RTh, RRh, RA, NC and CC zones must comply with the following regulations:

12.3.1 A maximum of 8 children may be cared for at one time in any dwelling unit;

12.3.2 The child care facility must have access to the exterior of the building through areas directly controlled by the operator, and such access may not involve the use of a building common corridor or elevator;

12.3.3 The dwelling unit in which the use is conducted must be occupied by a residential use;

12.3.4 Any outdoor recreation space provided must be enclosed by a fence; and

12.3.5 Child care facilities are not permitted in residences with accessory home businesses.

12.4 If a child care facility in an RTh, RA, NC or CC zone accommodates 10 or more persons including children in care and staff at any time, it must comply with the following regulations:

12.4.1 A maximum of 50 children may be cared for at one time in a facility;

12.4.2 The facility must be located within a portion of a building that is not used for residential purposes;

12.4.3 The facility must comply with the requirements of the B.C. Building Code for assembly uses; and

12.4.4 In the CC zone, no more than one child care facility in commercial premises may be located within a building.

12.5 Child care facilities in a CD zone, other than a child care facility in CD36 or CD38, must comply with the following regulations:

12.5.1 A maximum of 8 children may be cared for at one time in any dwelling unit;

12.5.2 The child care facility must have access to the exterior of the building through areas directly controlled by the operator, and such access may not involve the use of a building common corridor or elevator;

12.5.3 The facility must be intended to but not restricted solely to serve residents of the principal building or persons residing in adjacent apartments or apartment residential zones; and

12.5.4 Child care facilities are not permitted in residences with accessory home businesses.

13. BICYCLE FACILITIES

13.1 A minimum of six short-term bicycle parking spaces shall be provided for the following:

13.1.1 A building containing more than 20 dwelling units,

13.1.2 A commercial or industrial building with a gross floor area greater than 1000 m^2; and

13.1.3 An institutional building in a P1, P2 or CD zone.

13.2 Short-term bicycle parking spaces shall be in the form of bicycle racks or individual bicycle lockers located in convenient, well-lit locations that do not impede pedestrian movements.

13.3 A minimum of one long-term bicycle parking space per dwelling unit shall be provided for a building containing an apartment use.

13.4 Long-term bicycle parking facilities shall be in the form of a secure, weather-protected room or bicycle storage lockers located within a building or underground parking structure designed to accommodate bicycle parking that is only accessible to residents of the premises.

13.5 Long-term bicycle parking spaces shall comply with the following regulations:

13.5.1 Each bicycle parking space or locker shall be independently accessible by means of an aisle having a minimum 1.2m width x 2.0m vertical headroom; and

13.5.2 Rooms for bicycle parking shall provide:

i. At least 60% of the bicycle parking spaces placed horizontally on the floor with minimum dimensions of 1.8m length x 0.6m width x 2.0m vertical headroom per bicycle; and

ii. Up to 40% of the bicycle parking spaces placed in vertical position with minimum dimensions of 1.1m length x 0.6m width x 2.0m of height per bicycle with securely anchored rack systems that support the bicycle without the bicycle being solely suspended by the wheels.

13.5.3 Bicycle storage lockers shall have lockable doors and minimum interior dimensions of 1.8m length x 0.6m width at the door and 0.2m width at the opposite end x 1.2m height.

14. ACCESSORY VENDING CARTS

14.1 The retail sale of food items other than sale of liquor from vending carts is permitted as an accessory use, provided that the business is licensed and conducted in accordance with the City's business regulation bylaw.

15. RECYCLING FACILITIES

15.1 Multiple dwelling residential and commercial uses in the RTh, RRh, RA, Commercial and CD zones providing for these uses shall provide recycling facilities for the storage and collection of recyclable materials.

15.2 Notwithstanding Subsection 15.1, any multiple dwelling residential development that demonstrates, to the satisfaction of the Director of Development Services, that it will receive curbside pickup of recyclable materials from individual residential units after occupancy shall be exempt from the recycling facilities requirement.

15.3 A recycling storage space for a multiple dwelling residential building shall be comprised of:

15.3.1 A space allocation equal to the greater of $5m^2$ or the number of dwelling units multiplied by $0.19m^2$, up to a maximum of $50m^2$; and

15.3.2 An additional amount equal to 50% of the space allocation.

15.4 A recycling storage space for a commercial development shall be comprised of a space calculation equal to the greater of $4m^2$ or the amount determined by Table 15.4.

Table 15.4: Commercial Recycling Space

Building Type	Space Allocation	Maximum Space
Retail, Service, Personal Service	$0.015m^2$ per m^2 gross floor area	$20m^2$
Office	$0.005m^2$ per m^2 gross floor area	$50m^2$
Cafes, Restaurants, Pubs, Liquor Lounges	$0.22m^2$ per m^2 gross floor area	$30m^2$

16. ACCESSORY HOBBY BEEKEEPING

16.1 Accessory hobby beekeeping must comply with the following regulations:

16.1.1 A maximum of 2 beehives and 2 nucleus colonies may be located on a lot;

16.1.2 The lot must have a minimum width of 14m;

16.1.3 A beehive or nucleus colony within a permitted residential zone must not be located in a front or side yard;

16.1.4 A beehive or nucleus colony within a permitted residential zone must not be located within 2m of a rear lot line;

16.1.5 A solid fence or landscape screen with a minimum height of 2m must enclose a rear yard containing a beehive or nucleus colony within a permitted residential zone; and

16.1.6 A beehive or nucleus colony within a permitted institutional zone must not be located within 2m of any lot line or children's play area and must be enclosed with a solid fence or landscape screen at least 2m high.

17. ACCESSORY DWELLING UNITS

17.1 An accessory dwelling unit is only permitted in conjunction with a single residential use. For clarity, an accessory dwelling unit is not permitted with a duplex or triplex use.

17.2 The floor area of an accessory dwelling unit shall not exceed 90m2 excluding an attached garage or carport.

17.3 Floor area contained within a basement, excluding an attached garage or carport, shall not exceed 50% of the total floor area of the accessory dwelling unit.

17.4 The maximum building depth of an accessory dwelling unit is 11.5m.

17.5 Notwithstanding the definition of height in this bylaw, the height of an accessory dwelling unit is measured to the highest point of the roof surface, and despite the height limit specified in Table 2.3, the maximum permitted height of an accessory dwelling unit is 7.5m, except that if the slope of the roof is 9 in 12 or greater, the maximum permitted height is 8.5m.

17.6 An accessory dwelling unit shall provide an unobstructed paved access path with a minimum 1.0m width connecting the entrance of the accessory dwelling unit to an abutting street.

17.7 If an accessory dwelling unit is attached to a garage or carport:

17.7.1 There shall be no interior doorway connecting the dwelling unit to the garage or carport; and

17.7.2 The garage is not permitted to contain sanitary facilities or a mechanical room and is to be used for vehicle storage.

17.8 No part of a building containing an accessory dwelling unit shall be sited within:

17.8.1 A front setback area specified for the zone;

17.8.2 1.2m of any lane or rear property line, excluding projections, eaves, and gutters, which may project an additional 0.6m;

17.8.3 An interior or exterior side setback specified for the zone, excluding projections,

eaves, and gutters, which may project an additional 0.6m;

17.8.4 6.0m of a principal dwelling located on the same lot as measured from the exterior face of any wall or structure of either building, except for projections permitted in Section II of this Bylaw.

17.8.5 2.4m of an accessory building or structure located on the same lot as measured from the exterior walls of either building.

17.8.6 A triangular area measured 5m each from the point of intersection of any lane with any street or other lane.

17.9 Accessory dwelling units shall not include:

17.9.1 Rooftop decks on the uppermost storey;

17.9.2 Balconies exceeding 7.5m2 in area;

17.9.3 Exterior stair cases providing access to upper storeys or access between storeys; or

17.9.4 Secondary suites.

SECTION IV ENFORCEMENT

1. The provisions of this Bylaw may be enforced by any Bylaw Enforcement Officer.
2. Any Bylaw Enforcement Officer may enter, in accordance with the Community Charter, on or into any property subject of this Bylaw in order to inspect and determine whether all regulations, restrictions and requirements are being met.
3. No person shall obstruct a Bylaw Enforcement Officer who is conducting an inspection or enforcement action in relation to this Bylaw.

SECTION V REPEAL

That City of Port Coquitlam Zoning Bylaw, 1987, No. 2240 including all amendments be repealed.

SCHEDULE VI SCHEDULES

The following Schedules are attached to and form part of the Bylaw:

Schedule A - Zoning Map (*large map, please see Engineering & Public Works*)
Schedule B - Flood Construction Level Map (*large map, please see Engineering & Public Works*)
Schedule C - Comprehensive Development Zone Plans (*large map, please see Engineering & Public Works*)
- Proposed Redevelopment and Rejuvenation Plan *(prepared by Integra Architecture Inc. dated June 13, 2025)*
Schedule D - Prescribed Bus Stops

Read a first time by the Municipal Council this 14th day of April, 2008.

Read a second time by the Municipal Council this 14th day of April, 2008.

Public Hearing held this 28th day of April, 2008.

Read a third time by the Municipal Council this 28th day of April, 2008.

Reconsidered, finally passed and adopted by the Municipal Council of The Corporation of the City of Port Coquitlam, this 12th day of May, 2008.

S.W. YOUNG — ***Mayor***

C. DEAKIN — ***Assistant to the Corporate Officer***

RECORD OF AMENDMENTS

BYLAW NO.	AMENDED SECTION	DATE
3624	Added CD Zone 31 (Dominion Avenue Triangle)	2010-01-11
3646	Sec. III 1, 1.2; Sec. II, Sub 2.4 Note 4 to Table 2.4 Table 2.4 and Table 4.3 Note 2 to Notes to Table 4.3 Added 6.30 CD30	2008 07 28
3656	Sec. 2.5, clause 5 – added (e)	2010 05 10
3662	Section 6.16 CD16 – 6.16.2	2009 02 09
3668	Section II, Zones & Zone Reg.-Sec. 13	2009 02 23
3653	Sec. 2.3, Permitted Uses, Table 2.3 (added Office use) ; Sec. 2.3 Notes to Table 2.3, Added Note 7 and Note 8	2009 05 25
3700	Sec. 1 – Definitions Sec. II, 1, Sec. 1.3, Table 1.3; Sec. II, 3, Sec. 3.3 Table 3.3; Sec. II, 3, Sec. 3.3 Notes to Table 3.3 (added Note 18) Sec. II, 4, Sec. 4.3, Table 4.3	2009 05 25
3676	Table 3.3 and Note 4	2009 03 23
3678	Sec. 6.18.2 and Sec. 6.18.3	2009 07 13
3704	Sec. 5, 5.3 added Residential and Note 9 to Table 5.3	2009-12-14
3706	Sec. II, inserted a new 7 and renumbered; Sec. 3, 3.3 – General retail sales; and added note 19	2009 10 26
3714	Table 4.3 and Note 7	2010-04-26
3718	Sec. 6.21, Table 6.21 Added Personal Services	2010 02 08
3719	Sec. II , Table 2.4, row RA1 and Note 10	2010 02 08
3737	Sec. 6.26.2 (permitted uses)	2010 09 20
3745	Sec. 1, 4, 5, Schedule A	2010 11 16
3748	Sec. 6, remove Note 10	2011 02 28
3759	Part 2-Sec. 2.5-Subsection 5 –added “f”	2011 07 25
3761	Part 2-Sec. 2.4, Table 2.4 added 1.6	2011 08 08
3779	Table 1.2 & 4.3,	2011 11 14
3781	Sec. 3 Table 3.3 add Accessory health & Personal services, and note 20;	2011 09 19

BYLAW NO.	AMENDED SECTION	DATE
	Sec. 6 – 6.17.2 Accessory health & personal services permitted uses; Sec. 6, table 6.21.2 permitted uses and note 17; Table 6.29.2 note 10; Table 6.31.2, note 10.	
3784	Sec. 2.5	2012 01 23
3785	S.6.31.2	2011 11 14
3800	Table 3.3 Health and personal services	2013 07 22
3806	Sec. 3 – 3.3, Table 3.3 added Note 22 and Notes to Table 3.3, Note 12, Deleted d)	2012 07 23
3808	Definitions, Table 2.4 (add e.)	2012 11 13
3815	Section 2, Heading 2.5 clause 5 g)	2012 12 10
3816	Section 6, CD31.3, portions 3.3 & 3.4	2012 12 10
3817	Definitions, Table 3.3, Section 6.26.2, Sub Section 8.3 & 8.5	2012 12 10
3835	Table 3.3 Automobile repair	2013 05 27
3844	Table 2.3 Accessory Hobby Beekeeping Section III – Supplementary Regulations Accessory Hobby Beekeeping	2013 10 28
3848	Section I, Section II, Sections 2, 3, 4, Section III - Environnent & Customer Service	2013 11 25
3859	Table 6.26.3	2014 01 27
3872	6.31.2 Permitted Uses	2014 05 12
3841	Add CD 32	2014 05 26
3867	Table 5.4, replace note 1	2014-07-28
3870	Section 2.5 Additional Regulations	2014 10 14
3881	Section 2 subsection 2.5 (h)	2015 05 11
3887	Add CD 33	2016 10 24
3895	Section 6.20 table & Note 4	2015 02 23
3905	Add CD 34	2016 01 25
3906	Table 4.3 and Note 19	2015-12-14
3907	Section 2.5, Subsection 5 (i)	2015-12-14
3911	Commercial/Industrial amend	2015 07 27
3912	Section 2	2015 07 27
3923	Section 6.18.2	2015 09 28
3926	Section 2 Subsection 2.3 table Note 7	2015 10 13
3933	Section 6.31.4, Clauses 1.8-1.10	2015-12-14
3941	Definitions, Section III	2016 05 09
3945	Definitions, Section 1 and Section III	2016 07 25
3949	Section 4.3, Note 20	2016-05-24
3962	Definitions, Sections I, II and II	2016-10-24
3974	Section II	2016-12-12
3992	Definitions, Section 11, Clause 6	2017-03-28
3995	Section 4.3, Note 3	2019-01-22
3997	Coach Houses regulations	2017-04-11
4003	Residential Zone, 2.5, add clause 5 (j)	2017 09 19
4008	Child Care Regulations	2017-06-27
4015	Add CD 35	2017 05 30
4016	Definitions, Section 2, Part 6	2017 05-23
4023	Housekeeping Text Amendments	2017-11-14
4035	Electric Vehicle Infrastructure	2018-07-23

BYLAW NO.	AMENDED SECTION	DATE
4042	Motorsport vehicle	2018-04-10
4047	Small Lot Residential and Duplexes	2018-04-24
4055	CD 32 - 577 Nicola Avenue	2018-06-12
4062	Residential, Section 2.5, add sub-section 10	2019 06 25
4076	CD 36 - 2115 -2127 Prairie Avenue	2020-06-23
4077	Affordable Housing	2018-10-09
4093	Child care facility	2019-09-10
4098	Lounge Endorsement Areas	2018-12-11
4099	Cannabis Production Facility	2019-02-05
4113	Package Liquor Sales – Site Specific	2019-05-28
4114	Packaged Liquor Sales	2019-03-12
4115	Opioid Substitution Therapy	2019-03-26
4118	Commercial Zones (Note 22)	2019-07-23
4131	Embalming Service	2019-07-23
4136	Cannabis Production in ALR	2019-07-23
4137	Cannabis Retail at 1502 Broadway	2019-07-23
4138	Cannabis Retail at 1971 Lougheed Highway	2019-07-23
4139	Cannabis Retail at 2755 Lougheed Highway	2019-07-23
4140	Cannabis Production at 1425 Kebet and 1840 Broadway	2021-09-14
4141	Cannabis Retail at 985 Nicola Avenue	2019-11-12
4142	Cannabis Retail Outlet Definition	2019-07-23
4143	RV Storage	2019-09-10
4150	Cannabis Product Manufacturing (definitions and zone regulations)	2019-11-26
4151	Minor Amendments and Housekeeping Changes	2019-11-26
4162	One-storey limitation - Westwood/Woodland	2020-02-25
4165	Accessory uses in P1 Zone	2020-03-10
4173	Accessory Automobile Sales in M1	2020-04-28
4196	CD 38 – Gately/Kingsway/Ticehurst	2021-04-13
4201	#6108 – 2850 Shaughnessy Street	2021-01-12
4226	CD 31 – Amendment for commercial and trade schools	2021-03-23
4231	Lounge Endorsement – Outdoor Patios	2021-05-25
4233	CD 39 – 2650 Burleigh and 2634-36 Kingsway Avenue	2023-12-05
4236	Child care amendments	2021-09-28
4272	Floodplain	2022-05-24
4281	Minor & Housekeeping	2022-09-20
4340	CD 43 Leigh Square and Wilson	2023-12-12
4282	CD 40 for Westwood/Woodland	2023-10-10
4283	Section 3, Commercial Zones Apartment Use for 2245 Wilson (Fire)	2022-09-20
4308	Area 2 of CD Zone 28 – 1760 Kingsway Ave	2023-04-18
4328	CD41 for 2245 McAllister Avenue	2023-09-05
4330	CD 42 – 1021 and 1032 Nicola Avenue	2024 01 09
4336	Residential Zones, Density of Development	2023-03-05
4340	CD 43 Leigh Square and Wilson Avenue	2023 12 12
4347	Vapour products (Section ii, Sub 6, add clause i)	2023-12-05
4350	Lounge Endorsement Areas	2024-01-23
4360	Housekeeping and Minor Amendments	2024-03-12
4362	Intensive Light Industrial Zone	2024-05-14
4366	Commercial Zone, Section 3.3, Permitted Uses, Note 34 (e)	2024-04-16

BYLAW NO.	AMENDED SECTION	DATE
4367	Short-term rental	2024-04-23
4374	Small-Scale Multi-Housing (Bill 44)	2024-06-25
4381	Note 22 to Table 3.3 Commercial Zones (2099 Lougheed Hwy)	2024-07-09
4382	Note 22 to Table 3.3 (1470 Prairie Avenue) (Child Care)	2024-09-24
4394	CD 40 – 3630 & 3638 Westwood Street, 2803 Anson Avenue	2025-03-11
4404	Minor and Housekeeping Amendments	2025-04-22
4410	Units at 2180 Kelly Avenue (no internal access door required)	2025-06-24
4416	CD 44 – 2111 Hawthorne Avenue	2025-11-12
4426	Various Updates (Legislative)	2025-12-09
4434	Industrial Zones Table 4.3, note 14	2026-01-27
4444	Permitted Uses, Comprehensive Zone	2026-07-14
4452	Permitted Uses, Comprehensive Zone 31	2026-07-14
4454	Permitted Uses, Comprehensive Commercial Zone	2026-10-06
4455	Definitions, Schedule A, B	2026-10-06

SCHEDULE D

Prescribed Bus Stops

