

PART 20 INSTITUTIONAL ZONES

2001 P-1 Civic Institutional

(1) Intent

This zone provides for *uses* of an educational, governmental or institutional nature which provide services to the public. *Commercial* activities which are accessory to the *principal use* are also permitted.

(2) Permitted Uses

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

- (a) *Assembly child care*
- (b) *Child care*
- (c) *Civic*
- (d) *Commercial*, limited to:
 - (i) the retail sales and services accessory to a *civic use*
 - (ii) *personal service*, limited to physiotherapist
- (e) *Community care*
- (f) *Community Garden*
- (g) *Congregate Housing and Care*
- (h) *Animal shelter*
- (i) *Assembly*
- (j) *Emergency shelter*
- (k) *Office*
- (l) *Transitional housing*
- (m) *Public service*, which may include railroad spur lines where the spur lines are necessarily incidental to the provision of rail service to adjacent lands
- (n) *Non-accessory off-street parking*
- (o) *Accessory special event vending business*, as limited under the “City of Coquitlam Street Vending and Special Event Vending Bylaw,” currently in force

2001 P-1 Civic Institutional

(3) Conditions of Use

- (a) An *off-street parking use* must be bounded by a landscape area not less than 0.6 metres wide;
- (b) An *animal shelter* that is within 200 metres of a residential zone must be completely enclosed within a building, including any area intended to be used for a run or a pen;
- (c) An *animal shelter* shall not include an incinerator.

(4) Lot Size

An *assembly use* is not permitted on a *lot* having an area less than 555 m².

(5) Density

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

(6) Lot Coverage

The *buildings, structures, and uses* set out below must not exceed the corresponding *lot coverages* set out below:

| <u><i>Use, Buildings and Structures</i></u> | <u><i>Maximum Lot Coverage</i></u> |
|---|------------------------------------|
| <i>Off-street parking</i> | 95% |
| <i>Accessory off-street parking</i> | 95% |
| <i>Buildings and structures</i> | 40% |
| <i>Buildings and structures for off-street parking use, together with all other buildings</i> | 95% |

(7) Buildings Per Lot

See Part 5, section 512 of this bylaw.

(8) Setbacks

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

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| <i>Use</i> | From a Street (metres) | Rear Lot Line Other Than at a Street (metres) | Interior Side Lot Line (metres) | Other Lot Lines (metres) |
|------------------------------|-------------------------------|--|---|---------------------------------|
| All buildings and structures | 7.6 | 6.0 | The greater of 1.8 metres, and 1/4 of the average height of the wall facing the interior lot line | |
| Off-street parking | 1.5 | 1.5 | 1.5 | 1.5 |

- (b) The above setbacks are subject to increase under sections 518 and 519 of this bylaw;
- (c) Despite Sub-Section (8)(a), any building structure which is used as an *animal shelter* and is located on a lot which abuts a residential zone must maintain a minimum setback of 7.6 metres from that lot line.

(9) Location of Uses

Not applicable in this zone.

(10) Height

Buildings and structures for the *uses* set out below must not exceed the corresponding *heights* set out below:

| <u><i>Use</i></u> | <u><i>Maximum Height (metres)</i></u> |
|---|---------------------------------------|
| <i>Uses other than off-street parking</i> | 11.0 |
| <i>Off-street parking</i> | 12.5 |

(11) Building Size

Not applicable in this zone.

(12) Off-Street Parking and Loading

See Part 7 of this bylaw.

(13) Other Regulations

The following additional regulations apply:

- (a) general regulations, in Part 5 of this bylaw; and
- (b) regulations relating to *subdivision*, in Part 6 of this bylaw.

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PART 20 INSTITUTIONAL ZONES

2002 P-2 Special Institutional

(1) Intent

This zone provides for facilities or *structures* which are utility related or provide health or community care services. Provision is also made for recreational, cultural and religious *uses*.

(2) Permitted Uses

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

- (a) *Assembly child care*
- (b) *Child care*
- (c) *Congregate Housing and Care*
- (d) *Community care*
- (e) *Assembly*
- (f) *Primary or secondary school*
- (g) *Public service*
- (h) *Private hospital*
- (i) *Accessory one-family residential*

(3) Conditions of Use

- (a) an *accessory off-street parking use* must be bounded by a landscape area not less than 0.6 metres wide;
- (b) for *Congregate Housing and Care* facilities, *Supportive Housing* Units must not encompass not more than 1/3 of the units provided in the facility.

(4) Lot Size

An *assembly use* is not permitted on a *lot* having an area less than 555 m².

(5) Density

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

2002 P-2 Special Institutional

(6) Lot Coverage

The *buildings, structures and uses* set out below must not exceed the corresponding *lot coverages* set out below:

| <u><i>Use</i></u> | <u><i>Maximum Lot Coverage</i></u> |
|-------------------------------------|------------------------------------|
| <i>Accessory off-street parking</i> | 95% |
| <i>Buildings and structures</i> | 40% |

(7) Buildings Per Lot

See Part 5, section 512 of this bylaw.

(8) Setbacks

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

| <i>Use</i> | From a Street (metres) | Rear Lot Line Other than at a Street (metres) | Interior Side Lot Line (metres) |
|--|-------------------------------|--|--|
| <i>Buildings and structures</i> | 7.6 | 6.0 | The greater of 1.8 metres, and 1/4 of the average <i>height</i> of the <i>wall</i> facing the interior <i>lot line</i> |
| <i>Buildings and structures for accessory one-family residential</i> | 7.6 | 7.6 | 1.8 |

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

(9) Location of Uses

Not applicable in this zone.

(10) Height

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

2002 P-2 Special Institutional

(11) Building Size

Not applicable in this zone.

(12) Off-Street Parking and Loading

See Part 7 of this bylaw.

(13) Other Regulations

The following additional regulations apply:

- (a) general regulations, in Part 5 of this bylaw; and
- (b) regulations relating to *subdivision*, in Part 6 of this bylaw.

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PART 20 INSTITUTIONAL ZONES

2003 P-3 Special Recreation

(1) Intent

This zone provides for extensive open air recreation facilities and open space with limited *buildings* such as golf courses.

(2) Permitted Uses

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

- (a) *Assembly*, limited to recreational facilities and open space
- (b) *Extensive recreation*, limited to firing ranges, golf courses, marinas and sport clubs; *golf course use* may include as an *accessory use* an irrigation system which may contain a pumping station
- (c) *Accessory employee residential*

(3) Conditions of Use

- (a) An *accessory off-street parking use* must be bounded by a landscape area not less than 0.6 metres wide.
- (b) No more than one *dwelling unit* for *accessory employee residential use* is permitted per *lot*.

(4) Lot Size

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

| <u>Use</u> | <u>Maximum Lot Area</u> |
|-----------------|-------------------------|
| <i>Assembly</i> | 555 m ² |
| Firing range | 8 hectares |
| Golf course | 8 hectares |

(5) Density

All *buildings* and *structures* together shall not exceed a *gross floor area* of 0.1 times the *lot area*.

2003 P-3 Special Recreation

(6) Lot Coverage

The *buildings, structures, and uses* set out below must not exceed the corresponding *lot coverages* set out below:

| <u>Use</u> | <u>Maximum Lot Coverage</u> |
|-------------------------------------|-----------------------------|
| <i>Accessory off-street parking</i> | 95% |
| <i>Buildings and structures</i> | 20% |

(7) Buildings Per Lot

See Part 5, section 512 of this bylaw.

(8) Setbacks

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

| Uses, Buildings and Structures | Major Arterial Street (metres) | Front and Exterior Side Lot Lines (metres) | Rear and Interior Side Lot Lines (metres) | Wells or Streams (metres) | Buildings Used for Accessory Employee Residential Use (metres) |
|---|---------------------------------------|---|--|----------------------------------|---|
| <i>Accessory off-street parking use</i> | 11.2 | | | | |
| <i>All buildings and structures</i> | | 30.0 | 15.0 | 30.0 | 15.0 |

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

(9) Location of Uses

- (a) A firing range *use* must be located on a *lot* which is not less than 300 metres from a residential zone.
- (b) A marina *use* must be located on a *lot* abutting the Pitt or Fraser River or navigable waters adjacent to one of those rivers.

(10) Height

Not applicable in this zone.

2003 P-3 Special Recreation

(11) Building Size

Not applicable in this zone.

(12) Off-Street Parking and Loading

See Part 7 of this bylaw.

(13) Other Regulations

The following additional regulations apply:

- (a) general regulations, in part 5 of this bylaw; and
- (b) regulations relating to *subdivision*, in Part 6 of this bylaw.

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PART 20 INSTITUTIONAL ZONES

2004 P-4 Special Care Institutional

(1) Intent

This zone provides for services directly related to the care of children in residential neighbourhoods. These facilities are subject to residential standards of exterior appearance.

(2) Permitted Uses

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

- (a) *Assembly*, limited to child-minding services, *assembly child care* and *child care*
- (b) *Accessory one-family residential*

(3) Conditions of Use

- (a) An *accessory off-street parking use* must be bounded by a landscape area not less than 0.6 metres wide.
- (b) *Buildings and structures for assembly use* are limited to *principal buildings* which must have the general character of a *one-family residence* in regard to size, shape and exterior appearance.

(4) Lot Size

An *assembly use* is not permitted on a *lot* having an area less than 555 m².

(5) Density

All *buildings and structures* together shall not exceed a *gross floor area* of 0.5 times the *lot area*.

(6) Lot Coverage

An *accessory off-street parking use* must not exceed a *lot coverage* of 95%.

(7) Buildings Per Lot

See Part 5, section 512 of this bylaw.

2004 P-4 Special Care Institutional

(8) Setbacks

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

| Use | Front Lot Line (metres) | Rear Lot Line (metres) | Interior Side Lot Line (metres) | Exterior Side Lot Lines (metres) |
|---|--------------------------------|-------------------------------|--|---|
| <i>Assembly use</i> | 7.6 | 7.6 | 1.8 | 3.8 |
| <i>Accessory residential use or accessory off-street parking use, where sited 1.6 m or more from a building for assembly use</i> | 7.6 | 1.2 | 1.2 | 3.8 |
| <i>Accessory residential use or accessory off-street parking use, where attached to or sited less than 1.6 m from a building for assembly use, except open carports</i> | 7.6 | 7.6 | 1.8 | 3.8 |
| <i>Open carports, including supporting columns and any projecting features, attached to or sited less than 1.6 m from a building for assembly use</i> | 6.5 | 6.5 | 1.2 | 2.5 |

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

(9) Location of Uses

Not applicable in this zone.

(10) Height

Buildings and structures must not exceed a *height* of:

- (a) 7.3 metres, or
- (b) 11.0 metres for *buildings and structures* having a roof slope with a pitch of 3 in 12 or greater for an area of at least 80% of all roof surfaces.

(11) Building Size

Not applicable in this zone.

2004 P-4 Special Care Institutional

(12) Off-Street Parking and Loading

See Part 7 of this bylaw.

(13) Other Regulations

The following additional regulations apply:

- (a) general regulations, in Part 5 of this bylaw; and
- (b) regulations relating to *subdivision*, in Part 6 of this bylaw.

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PART 20 INSTITUTIONAL ZONES

2005 P-5 Special Park

(1) Intent

This zone provides for open space of varying sizes such as parks and playgrounds, waterways, and utility related *structures* such as pump houses.

(2) Permitted Uses

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

- (a) *Civic*, limited to parks, playgrounds and waterways, and *accessory uses*
- (b) *Assembly*, limited to *uses* not conducted within a *building*
- (c) *Public service*, not including broadcast transmission facilities
- (d) *Accessory special event vending business*, as limited under the “City of Coquitlam Street Vending and Special Event Vending Bylaw”, currently in force
- (e) Other *uses*, consistent with an adjacent zone, which have been specified under a License of Occupation granted by the City of Coquitlam for the duration that the subject License of Occupation remains in effect.

(3) Conditions of Use

An *accessory off-street parking use* must be bounded by a landscape area not less than 0.6 metres wide, unless this condition has specifically been exempted through a License of Occupation granted by the City of Coquitlam for the duration that the subject License of Occupation remains in effect.

(4) Lot Size

An *assembly use* is not permitted on a *lot* having an area less than 555 m².

(5) Density

All *buildings* and *structures* together shall not exceed a *gross floor area* of 0.1 times the *lot area*.

2005 P-5 Special Park

(6) Lot Coverage

The *buildings, structures, and uses* set out below must not exceed the corresponding *lot coverages* set out below:

| <u>Use</u> | <u>Maximum Lot Coverage</u> |
|-------------------------------------|-----------------------------|
| <i>Accessory off-street parking</i> | 95% |
| <i>Buildings and structures</i> | 40% |

(7) Buildings Per Lot

See Part 5, section 512 of this bylaw.

(8) Setbacks

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

| <i>Use</i> | <i>From a Street (metres)</i> | <i>Rear Lot Line Other than at a Street (metres)</i> | <i>Interior Side Lot Line (metres)</i> |
|-------------------------------------|-------------------------------|--|--|
| <i>All buildings and structures</i> | 7.6 | 6.0 | The greater of 1.8 metres, and 1/4 of the average <i>height</i> of the <i>wall</i> facing the interior <i>lot line</i> |

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

(9) Location of Uses

Not applicable in this zone.

(10) Height

Buildings and structures must not exceed a *height* of 11 metres.

(11) Building Size

Not applicable in this zone.

(12) Off-Street Parking and Loading

See Part 7 of this bylaw.

(13) Other Regulations

The following additional regulations apply:

- (a) general regulations, in Part 5 of this bylaw; and
- (b) regulations relating to *subdivision*, in Part 6 of this bylaw.