

Coquitlam

For Committee

March 18, 2020
Our File: 13-6930-20/COMR1/1
Doc #: 3672668.v4

To: City Manager
From: General Manager Planning and Development

Subject: **Commercial Zones Review – Summary of Proposed Improvements and Public Consultation Round 2**

For: **Council-in-Committee**

Recommendation:

That the Committee receive the report of the General Manager Planning and Development dated March 18, 2020 and entitled “Commercial Zones Review – Summary of Proposed Improvements and Public Consultation Round 2” for information.

Report Purpose:

The purpose of this report is to provide an update on progress achieved through the Commercial Zones Review since the previous report to Council-in-Committee on December 16, 2019. This report presents for the Committee’s information and feedback a summary of proposed improvements to commercial zoning regulations along with the second round of public outreach. The Commercial Zones Review is a “C” priority in the 2020 Business Plan, and more broadly, supports various process improvements and regulatory reforms under the Development Application Process Review (DAPR), which is an “A” priority in the 2020 Business Plan.

Strategic Goal:

The Commercial Zones Review supports the City’s strategic goals of ‘Local Economy and Local Jobs’, ‘Safe and Complete Neighbourhoods’, and ‘Excellence in City Governance’.

Executive Summary:

Staff have consulted with key external and internal stakeholders, as well as commercial property owners and business owners in Coquitlam. Consultation results indicate that there is broad support for the key directions presented to Council-in-Committee in December, 2019. Based on this consultation and continuing work by staff, this report identifies a comprehensive suite of changes to streamline, modernize, and improve the flexibility of the City’s commercial zoning regulations.

Background:

A report was brought before Council-in-Committee on December 16, 2019 to obtain feedback on the work undertaken to modernize the Zoning Bylaw, reduce outdated regulations, and better support local business through the Commercial Zones Review. The report included a summary of public and stakeholder input received through Fall 2019, and a list of areas for potential improvement to the commercial regulations in the Coquitlam Zoning Bylaw. Staff have since continued consultation with key stakeholders and refined the areas for

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improvement identified in the December, 2019 report. Results of the consultation are discussed in this report, along with a more detailed summary of the proposed improvements to commercial regulations in the City of Coquitlam.

Discussion/Analysis:

Public and Stakeholder Consultation:

In February and early March 2020, staff continued to meet with the Austin Heights Business Improvement Association (BIA), the Tri-Cities Chamber of Commerce (TCCC), and the Urban Development Institute (UDI) to provide a progress update about the Commercial Zones Review. Staff also introduced the project and invited feedback from the Economic Development Advisory Committee (EDAC), the Business Development Department at Douglas College, the Immigrant Services Society of BC (ISS of BC), and SUCCESS BC. Feedback from these key stakeholders remained positive and supportive of proposed changes to improve the flexibility and clarity of zoning regulations in the city.

Letters were mailed to all commercial property owners and businesses informing them about the potential areas for improvement, and explaining how the changes could affect them. Where applicable, letters were customized with separate information for owners of home occupation businesses, and for businesses and landowners located in zones proposed for consolidation or rezoning. Staff received approximately 26 responses, the majority of which were seeking clarification about how the zoning changes might affect their business. Staff did not record any objections to the potential zoning changes identified in the letters.

Proposed Improvements:

The following section summarizes the improvements that staff propose to the commercial regulations in the Zoning Bylaw. These improvements have been organized into themes (i.e., Improve Flexibility in Permitted Uses, Consolidate Zones, Modernize Zoning Regulations, and Streamline Other Zoning Regulations) that reflect the key objectives of the Commercial Zones Review, although some of the proposed improvements fulfil more than one objective. A section-by-section summary of the improvements being proposed can be found in Attachment 1. A detailed listing of all text additions, deletions and replacements can be viewed at the Planning and Development front counter (plus copies have been placed in the Councillors' office for ease of reference).

Improve Flexibility in Permitted Uses

The permitted uses in some of the commercial zones are currently very restrictive or overly specific. Both property owners and the business community have indicated that these regulations limit their opportunities for growth, adaptability, and diversification.

Rather than using the Zoning Bylaw to encourage specific types of businesses (and discourage other types of businesses) in select commercial areas, staff propose a more flexible approach to permitted use regulations that recognizes the natural evolution of commercial areas in response to neighbourhood lifecycles and changing market forces.

This approach would better enable property owners to secure tenants in their vacant commercial units and make it easier for businesses to find appropriate units from which to operate.

The following are the key changes that staff propose to improve flexibility in the permitted uses of the commercial zones:

1. *Consolidate overly specific lists of uses into general categories:*

Many of the commercial zones have long lists of very specific permitted uses. Staff propose to consolidate these uses into broader categories, with common inclusions and exclusions written into the definitions rather than the zones. It is also intended that these broader categories will better align with business licence fee categories for ease of use. See Attachment 2 for an illustrative example of this recommended broader categorization approach.

As another example, one of the proposed improvements would consolidate permitted liquor-primary service establishments (public house, cabaret, bar, night club, cocktail lounge, etc.,) into a single category defined as *liquor primary establishment*. The new definition aligns with the licensing regime of the BC Liquor and Cannabis Regulation Branch (BCLCRB), which requires a liquor primary licence for any establishment serving alcohol as the primary purpose of their business. This particular consolidation is also consistent with the City's Liquor Licensing Application Referral / Review Policy.

2. *Introduce language into permitted use definitions to allow for similar uses, services or goods:*

Currently, permitted uses are commonly "limited to" very specific types of business, or defined with a specific list of example businesses. Staff propose to include the words "... and similar [uses]" in several permitted use definitions to improve flexibility and adaptability, for example to allow for evolving business offerings within appropriate use categories.

3. *Add some permitted uses to commercial zones where reasonable and where consistent with the intent of the zone:*

In some zones, staff propose a few minor additions to the permitted uses where they are similar in nature and scope with other uses already permitted in the zone, consistent with the intent of the zone, and impacts are anticipated to be minimal. In particular, the C-1 Local Commercial zone could accommodate a broader range of small-scale, local-serving uses to improve business opportunities and walkable service offerings in residential neighbourhoods.

Consolidate Zones

The Zoning Bylaw currently contains 13 commercial, service commercial, and service station zones. Some of these zones are very similar and in some instances serve to unduly restrict the uses permitted on only a few properties. Staff

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propose to consolidate or remove several of the zones to streamline the Zoning Bylaw, minimize redundancy, and improve business opportunities for current and future property owners.

The following are the key changes that staff propose to reduce the number of commercial zones:

1. *Consolidate similar zones:*

Staff propose to consolidate seven of the existing commercial zones into three revised zones. In general, each resulting consolidated zone would permit the same range of permitted uses as the previous zones in combination, while the building form and density regulations would reflect the more permissive of the previous zones, where any difference occurs. The proposed consolidations are:

- **High Density Commercial:** C-4 City Centre Commercial would be consolidated into C-7 Transit Village Commercial, and renamed as C-7 High Density Commercial. The two existing zones are virtually identical, except that the C-4 City Centre Commercial zone has the option of an extra density bonus step and a higher minimum commercial floor area requirement compared to the Burquitlam-Lougheed area where the C-7 zone is applicable. This difference would be preserved in the consolidated zone. The consolidated zone would be further streamlined by simplifying or removing regulations that are redundant with respect to the design guidelines that comprise Part 4 of the OCP. In conjunction with the City Centre Area Plan update, the proposed consolidated zone would contain regulations exempting commercial floor area from density caps and additional density bonus contributions.
- **Service Commercial:** CS-2 Limited Commercial would be consolidated into CS-1 Service Commercial. As a result of the consolidation, the previous CS-1 properties gain a number of permitted uses (e.g., personal service, retail, office, grocery stores) while the previous CS-2 properties gain minor increases in density, lot coverage and height entitlements. These changes remain consistent with the intent of the Service Commercial zones, which is to accommodate larger lots with good vehicle access and outdoor areas for storage and handling.
- **Service Station:** SS-2 Service Station Commercial and SS-3 Service Station Repair would be consolidated into SS-1 Service Station Residential, and renamed as SS-1 Service Station Commercial. Based on regional best practices, staff propose a minor increase to the permitted density (from 0.25 to 0.35 floor area ratio (FAR)) and minor additions to the permitted uses (e.g., convenience retail, accessory restaurant) to align with contemporary business models. Autobody repair would be removed as a permitted use, as new service stations typically do not offer such services, with one business made legally non-conforming as a result.

2. *Remove two of the commercial zones:*

Staff propose to remove the C-3 Medical Commercial and CS-4 Cabaret Commercial zones from the Zoning Bylaw. These zones have limited applicability (four properties) and very few permitted uses, making them inflexible to changing markets and business dynamics. The properties to which those zones currently apply would need to be rezoned as follows:

- **C-3 Medical Commercial:** Two properties (1953 Como Lake Avenue and 951 Como Lake Avenue) are proposed to be rezoned to C-1 Local Commercial, while a third property (1199 Austin Avenue) is proposed to be rezoned to C-2 General Commercial.
- **CS-4 Cabaret Commercial.** The property at 801 Brunette Avenue is proposed to be rezoned to CS-1 Service Commercial.

Modernize Zoning Regulations

The Zoning Bylaw is a collection of regulations that have been written and revised over the past 50 or so years in response to the prevailing trends and priorities of the time. As a result, some commercial regulations have become outdated, while contemporary business and commercial development needs would benefit from updated regulations.

The following are the key changes that staff propose to modernize the commercial regulations in the Zoning Bylaw:

1. *Draft a new low-rise, mixed-used commercial zone:*

None of the commercial zones are currently designed to accommodate development anywhere between two-storey commercial buildings (e.g., C-2 General Commercial) and 25-storey mixed-use buildings (e.g., C-5 Community Commercial). Staff propose a new low-rise (four storeys) commercial zone that allows for moderate density (2.5 FAR) and a mix of commercial, residential, civic, and assembly uses. This form is similar to other “main street” commercial development in other municipalities.

The zone would be drafted and enabled through amendments to the Official Community Plan (OCP) as part of the Commercial Zones Review, and would be amended into the Zoning Bylaw once an appropriate development application is brought forward.

2. *Revise select building form and location of use regulations:*

Staff propose to revise or eliminate a number of outdated regulations that no longer have a strong supporting rationale. This would include removing some residential and office use restrictions in the C-1 Local Commercial zone. In the C-1 Local Commercial and C-2 General Commercial zones, staff also propose to reduce the front lot line setback from 7.6 m to 3.0 m to encourage a more pedestrian-oriented street frontage, while still allowing sufficient space for outdoor seating or patios (Attachment 3) as well as on site parking.

Streamline Other Zoning Regulations

In addition to the streamlining that would be accomplished by consolidation and deletion of entire zones, staff propose to consolidate or remove a number of other regulations that currently encumber the commercial zones. The following are the key changes that staff propose to further clarify and streamline the commercial zones:

1. *Move Part 14 and other common Conditions of Use into Part 5 General Regulations:*

Staff propose to remove Part 14 Commercial Zones – General Regulations and incorporate its five regulatory clauses into the existing Part 5 General Regulations of the Zoning Bylaw. Part 5 could also accommodate a number of other regulations that apply to all of the commercial zones or every instance of a particular use, for example certain permitted accessory uses (advertising, off-street parking and loading, and outdoor seating) and the maximum size of an accessory liquor store.

2. *Simplify C-5 Community Commercial zone:*

The C-5 Community Commercial zone currently contains several different combinations of height, density, and minimum commercial floor area regulations applicable to different neighbourhoods in Coquitlam. Staff propose adjustments to the organization and language of existing regulations, as well as the removal of superfluous clauses, to clarify and streamline the zone. The setback requirements applicable in the Austin Heights Neighbourhood Centre would likewise be moved to Part 4 of the OCP.

Note that although improvements to legibility and navigation are proposed, the C-5 zone remains a complex collection of regulations designed to accommodate several different forms of development. Future policy work is recommended before any significant changes to this zone are contemplated.

Other Supporting Amendments to the Zoning Bylaw and OCP

Although the scope of the Commercial Zones Review is focused on the 13 commercial zones and associated commercial regulations, the proposed improvements summarized above would have related or incidental effects on other sections of the Zoning Bylaw and on the OCP:

- Non-commercial zones that contain commercial uses would need to be amended to align permitted uses with revised definitions, and to align Conditions of Use with parallel improvements in the commercial zones (e.g., moving certain regulations to Part 5 General Regulations). In some cases, the revised definitions now have a somewhat expanded meaning (e.g., *personal service*), which may result in a greater scope of uses being permitted in residential, industrial, or Comprehensive Development zones.

Notwithstanding the above, staff will defer from amending the CD-1 zone until the updated Waterfront Village Centre (Fraser Mills) Neighbourhood Plan is brought before Council.

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- The zoning map (Schedule A of the Zoning Bylaw) would be amended to reflect the removal of six commercial zones from the Zoning Bylaw, and associated rezoning of the affected properties.
- The removal and consolidation of select commercial zones would require amendment of the various Corresponding Zones tables in the OCP. The OCP would also need to be amended to update other cross-references to commercial zones, correct for any rezoning-OCP misalignment, enable the new low-rise commercial zone in Neighbourhood Centres, and clarify commercial or design policies as needed.

Next Steps:

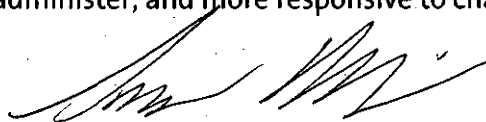
Pending Council-in-Committee feedback, the affected property owners will be sent a final notification about the proposed rezonings, and their opportunities for input, in advance of First Reading. Taking into consideration feedback from Council-in-Committee, staff will prepare the necessary OCP and Zoning Bylaw amendments and bring them forward to Council for First Reading consideration in T2.

Financial Implications:

There are no direct financial implications associated with this report.

Conclusion:

Based on the feedback received from Council-in-Committee following the December 16, 2019 report and presentation, staff propose a comprehensive suite of improvements to consolidate, modernize, and streamline the City's commercial zoning regulations. Once complete, the potential improvements will make the City's Zoning Bylaw more flexible, more user-friendly, easier to administer, and more responsive to changing business needs.



FOR J.L. McIntyre, MCIP, RPP

KT/hm

Attachments:

1. Summary of Zoning Bylaw Improvements (Doc# 3675197)
2. Illustrative example of Permitted Use Categories (Doc# 3543379)
3. Comparison of Front Setback Conditions (Doc# 3676925)
4. City of Coquitlam Commercial Zones Review- Summary of Proposed Improvements and Public Consultation Round 2 (Doc# 3677152)

This report was prepared by Kerry Thompson, Planner 1 and reviewed by Chris McBeath, Planner 3; David Munro, Manager Economic Development; and Andrew Merrill, Director Development Services.

COMMERCIAL ZONES REVIEW – SUMMARY OF IMPROVEMENTS

This document provides a summary of the improvements staff propose to the commercial regulations of the Zoning Bylaw, along with associated revisions to the Official Community Plan (OCP). This summary addresses key changes only; a complete listing of text additions, deletions and replacements has been compiled into a chart available for viewing at the Planning and Development front counter (along with copies placed in the Councillors' office).

Zoning Bylaw

PART 2 INTERPRETATION

The following changes would result in equivalent additions, deletions and replacements of applicable terms in the commercial (and other) zones. These indirect revisions will not be repeated in the sections below.

1. Consolidate goods, services, or uses commonly listed as permitted uses in commercial zones into new, defined use categories:
 - *Business and household service*
 - *Convenience retail*
 - *Entertainment facility*
 - *Retail – general*
 - *Retail – personal goods*
 - *Liquor primary establishment*
2. Revise *personal service* to clarify examples and include new *personal health care services*
3. Add definitions for *commercial kitchen* and *motor vehicle sales and service*
4. Remove *specialty food retail*
5. Revise *service station* to include contemporary associated activities

PART 5 GENERAL REGULATIONS

The following changes would result in equivalent additions, deletions and replacements of applicable regulations in the commercial (and other) zones. These indirect revisions will not be repeated in the sections below.

1. Remove regulations commonly listed in commercial zones and incorporate them into Part 5 General Regulations:
 - *Accessory advertising, off-street parking, off-street loading* always permitted
 - *Accessory mobile vending* uses subject to the Street Vending and Special Event Bylaw

- ATMs and *accessory* outdoor seating may be unenclosed
 - Minimum floor area for *beverage container return centre*
 - Size and location of *accessory liquor store*
 - Limiting distance for *liquor store, accessory liquor store and wine store*
2. Remove regulations from Part 14 Commercial Zones – General Regulations and incorporate them into Part 5 General Regulations:
 - Conditions on *accessory unenclosed storage*
 - Limiting distance for restricted (high impact) uses
 3. Provide clarification on *residential sales centres* permitted in commercial areas

PART 14 COMMERCIAL ZONES – GENERAL REGULATIONS

1. Remove s.1401 Duration of Tourist Accommodation Use and incorporate into the definition for *tourist accommodation*
2. Remove s.1402 Off-Street Parking Coverage
3. Remove ss.1403 through 1405, per revisions to Part 5 General Regulations

C-1 LOCAL COMMERCIAL ZONE

1. Remove or replace references and regulations as necessary, per revisions to Part 2 Interpretation and Part 5 General Regulations
2. Add *retail – personal goods, restaurant, and commercial recreation* as permitted uses, and remove the limitations on *office and personal service uses*
3. Remove restrictions on *residential use* (multi-bedroom units, separate entrance)
4. Remove second storey lot coverage restriction, and relax front and interior side setbacks

C-2 GENERAL COMMERCIAL ZONE

1. Remove or replace references and regulations as necessary, per revisions to Part 2 Interpretation and Part 5 General Regulations
2. Add *convenience retail* as a permitted use
3. Relax front lot line setback

C-3 LOW-RISE COMMERCIAL ZONE

1. Remove C-3 Medical Commercial Zone and replace with C-3 Low-rise Commercial Zone

C-4 CITY CENTRE COMMERCIAL ZONE

1. Remove and consolidate with C-7 Transit Village Commercial – see C-7 High Density Commercial

C-5 COMMUNITY COMMERCIAL ZONE

1. Remove or replace references and regulations as necessary, per revisions to Part 2 Interpretation and Part 5 General Regulations
2. Add *convenience retail* and remove the limitations on *assembly use*
3. Reorganize and reword regulations for density and height
4. Move design-oriented regulations already addressed in Part 4 of the OCP

C-6 CASINO COMMERCIAL ZONE

1. Remove or replace references and regulations as necessary, per revisions to Part 2 Interpretation and Part 5 General Regulations

C-7 HIGH DENSITY COMMERCIAL ZONE

1. Consolidate with C-4 City Centre Commercial, renamed C-7 High Density Commercial
2. Remove or replace references and regulations as necessary, per revisions to Part 2 Interpretation and Part 5 General Regulations
3. Add *convenience retail* and remove the limitations on *assembly use*
4. Revise Conditions of Use to require concealed parking for all uses
5. Incorporate extra density bonus step and minimum commercial floor area requirement applicable to City Centre Area only (through consolidation with C-4 City Centre Commercial)
6. Remove design-oriented regulations already addressed in Part 4 of the OCP
7. Exempt additional commercial density (over and above the minimum requirement) for the purposes of calculating residential base density and density bonus contributions

CS-1 SERVICE COMMERCIAL ZONE

1. Consolidate CS-2 Limited Commercial into CS-1 Service Commercial
2. Remove or replace references and regulations as necessary, per revisions to Part 2 Interpretation and Part 5 General Regulations
3. Add or revise (i.e., remove the limitations on) the following uses through consolidation with CS-2 Limited Commercial:
 - *Child care and assembly child care*
 - *Convenience retail*
 - *Grocery store*
 - *Retail – personal goods*
 - *Personal service*
 - *Office*
4. Add new *commercial kitchen* as a permitted use

5. Retain CS-1 density, lot coverage and maximum height regulations
6. Revise height restriction to allow for two storeys

CS-2 LIMITED COMMERCIAL ZONE

1. Remove and consolidate with CS-1 Service Commercial

CS-4 CABARET COMMERCIAL ZONE

1. Remove

SS-1 SERVICE STATION RESIDENTIAL ZONE

1. Consolidate with SS-2 Service Station Commercial and SS-3 Service Station Repair, renamed to SS-1 Service Station Commercial
2. Remove or replace references and regulations as necessary, per revisions to Part 2 Interpretation and Part 5 General Regulations
3. Add *accessory uses (convenience retail, restaurant which may be drive-through)*
4. Remove *autobody repair* despite consolidation with SS-3 Service Station Repair
5. Reduce the minimum lot size through consolidation with SS-2 Service Station Commercial
6. Increase the density to 0.35 floor area ratio (FAR)

SS-2 SERVICE STATION COMMERCIAL

1. Remove and consolidate with SS-1 Service Station Residential – see SS-1 Service Station Commercial

SS-3 SERVICE STATION REPAIR

1. Remove and consolidate with SS-1 Service Station Residential – see SS-1 Service Station Commercial

Official Community Plan

1. Revise Corresponding Zones tables and other policies throughout OCP to ensure consistency with zone consolidations, removals and renaming
2. Revise Maillardville Neighbourhood Plan and Burquitlam-Lougheed Neighbourhood Plan to ensure consistency with references to C-5 Community Commercial zone (previously "Neighbourhood")
3. Clarify Policy CC14 in Southwest Coquitlam Area Plan (SWCAP) and associated Neighbourhood Plans to allow for any use permitted in C-1 Local Commercial zone, and align with proposed amendments to City Centre Area Plan
4. Add draft C-3 Low-rise Commercial zone to the Neighbourhood Centre designation in the Corresponding Zones table in the SWCAP and associated Neighbourhood Plans
5. Add C-2 General Commercial zone to the Neighbourhood Centre designation in the Corresponding Zones table in the SWCAP, and add associated policy restricting the C-2 zone to 1199 Austin Ave to allow for rezoning of that property from the defunct C-3 Medical Commercial zone

COMMERCIAL ZONES REVIEW – ILLUSTRATIVE EXAMPLE OF PERMITTED USE CATEGORIES

Permitted uses in zone, current	Permitted uses in zone, potential
<p>(a) retail sale of <i>non-alcoholic beverages</i>, ice, tobacco products, and goods dispensed from vending machines;</p> <p>(b) <i>grocery stores</i>;</p> <p>(c) retail sale and rental of household and <i>business goods</i>, including household furniture, office furniture and equipment, kitchen and household appliances, television, radio and other electronic entertainment equipment, <i>building</i>, plumbing, heating, electrical, ventilation, air-conditioning, interior decorating, painting, lighting, refrigeration, swimming pool, upholstery, and floor covering equipment and supplies; hand and power tools, and hardware;</p> <p>(d) retail sale and rental of outdoor goods and accessories, including camping goods, garden supplies, outdoor furniture, garden tools, rototillers and lawn mowers;</p>	<p>(a) <i>convenience retail</i>;</p> <p>(b) <i>grocery stores</i>;</p> <p>(c) <i>retail – general</i>;</p>

COMMERCIAL ZONES REVIEW – COMPARISON OF FRONT SETBACK CONDITIONS IN C-1

Existing: The front lot line setback requirement currently in the Zoning Bylaw (7.6 m) encourages off-street parking to be located at the front of the lot and creates an unwelcoming streetscape in the residential neighbourhood.



Proposed: A reduced front lot line setback (3.0 m) would encourage parking to be located to the side or rear of the lot, creating a more active, pedestrian-friendly relationship between the storefront and the street while allowing sufficient space for outdoor seating or display of goods.





City of Coquitlam
**Commercial
Zones Review**

**Summary of Proposed Improvements
and Public Consultation Round 2**

Council-in-Committee



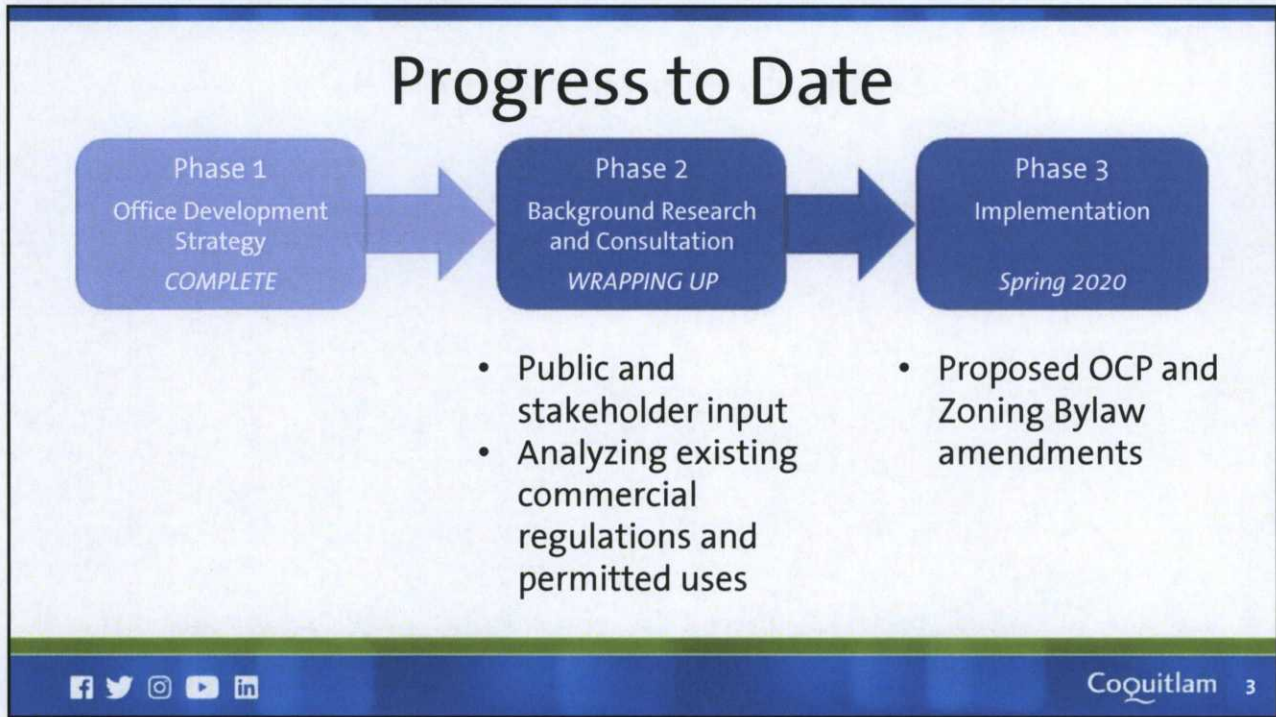
Coquitlam

Agenda

1. Progress to date
2. Consultation summary
3. Proposed improvements
4. Next steps



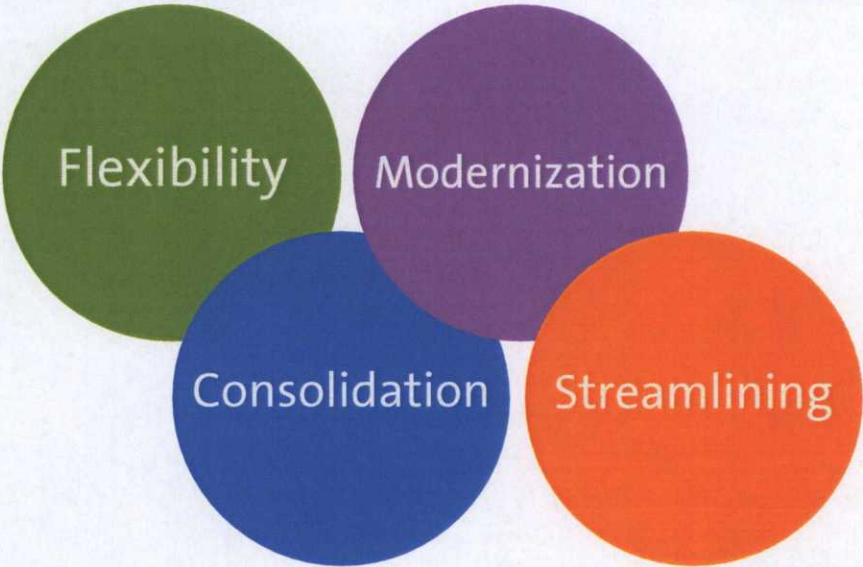
Coquitlam 2



Consultation Summary

- Business LinQ and Economic Development
- Key business and development stakeholders
- Mailing to property owners and businesses
- Findings: Support efforts to improve flexibility, streamline, simplify

Coquitlam 4



Flexibility


Modernization

Consolidation

Streamlining

f t i y l

Coquitlam 5



Flexibility

Revise permitted uses to improve flexibility for property owners and businesses

f t i y l

Coquitlam 6

Permitted Use Categories

Flexibility

Permitted uses in zone, current

- (a) retail sale of *non-alcoholic beverages*, ice, tobacco products, and goods dispensed from vending machines;
- (b) *grocery stores*;
- (c) retail sale and rental of household and *business* goods, including household furniture, office furniture and equipment, kitchen and household appliances, television, radio and other electronic entertainment equipment, *building*, plumbing, heating, electrical, ventilation, air-conditioning, interior decorating, painting, lighting, refrigeration, swimming pool, upholstery, and floor covering equipment and supplies; hand and power tools, and hardware;
- (d) retail sale and rental of outdoor goods and accessories, including camping goods, garden supplies, outdoor furniture, garden tools, rototillers and lawn mowers;

Permitted uses in zone, potential

- (a) *convenience retail*;
- (b) *grocery stores*;
- (c) *retail – general*;



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Flexible Language

Flexibility

- Problem with examples as definition
- “... and similar uses”
- Move from exclusionary language to inclusionary language



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Expand Permitted Uses

Flexibility

- Criteria:
 - Consistent with intent of zone
 - Similar in nature/scope as existing uses
 - Potential impacts minor or none



Consolidation

Streamline the Zoning Bylaw by consolidating similar or underused commercial zones



Consolidate Zones



- Combine: ensure similar intent, additive approach to permitted uses
- Remove: limited applicability, outdated or unclear rationale for restrictions



C-1 Local Commercial
C-2 General Commercial
C-3 Medical Commercial
C-4 City Centre Commercial
C-5 Community Commercial
C-6 Casino Commercial
C-7 Transit Village Commercial



Consolidation

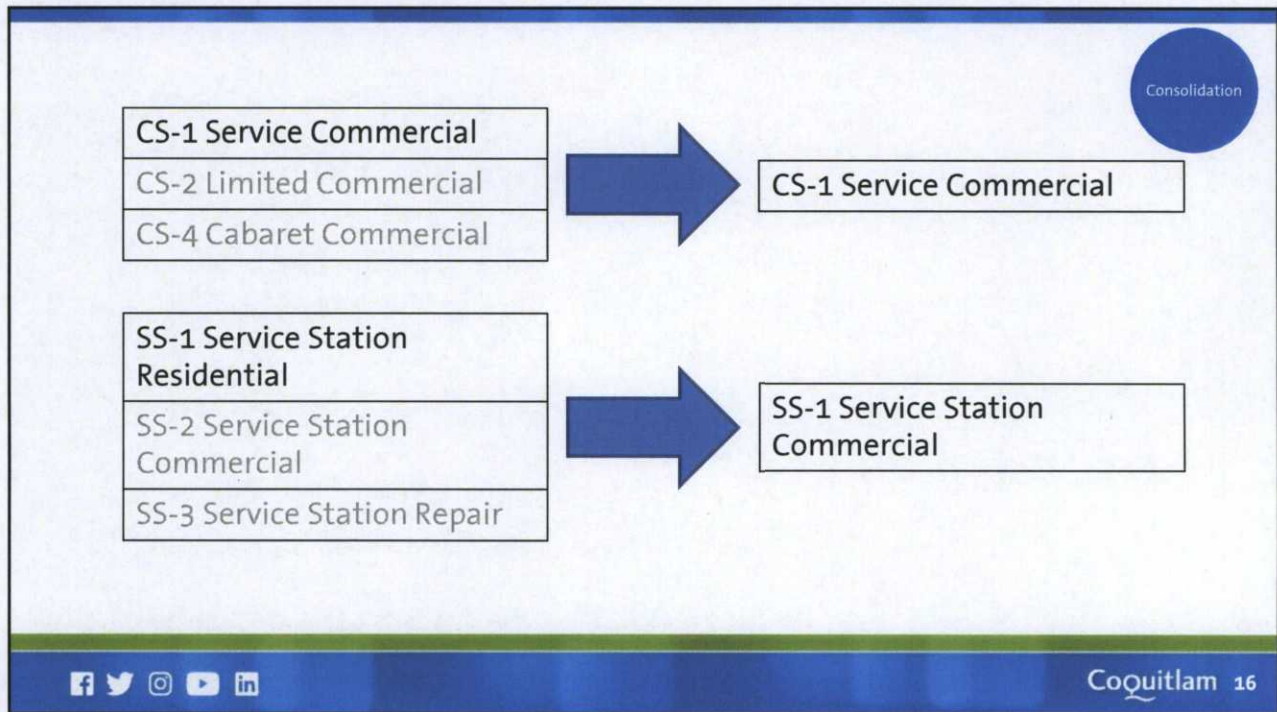
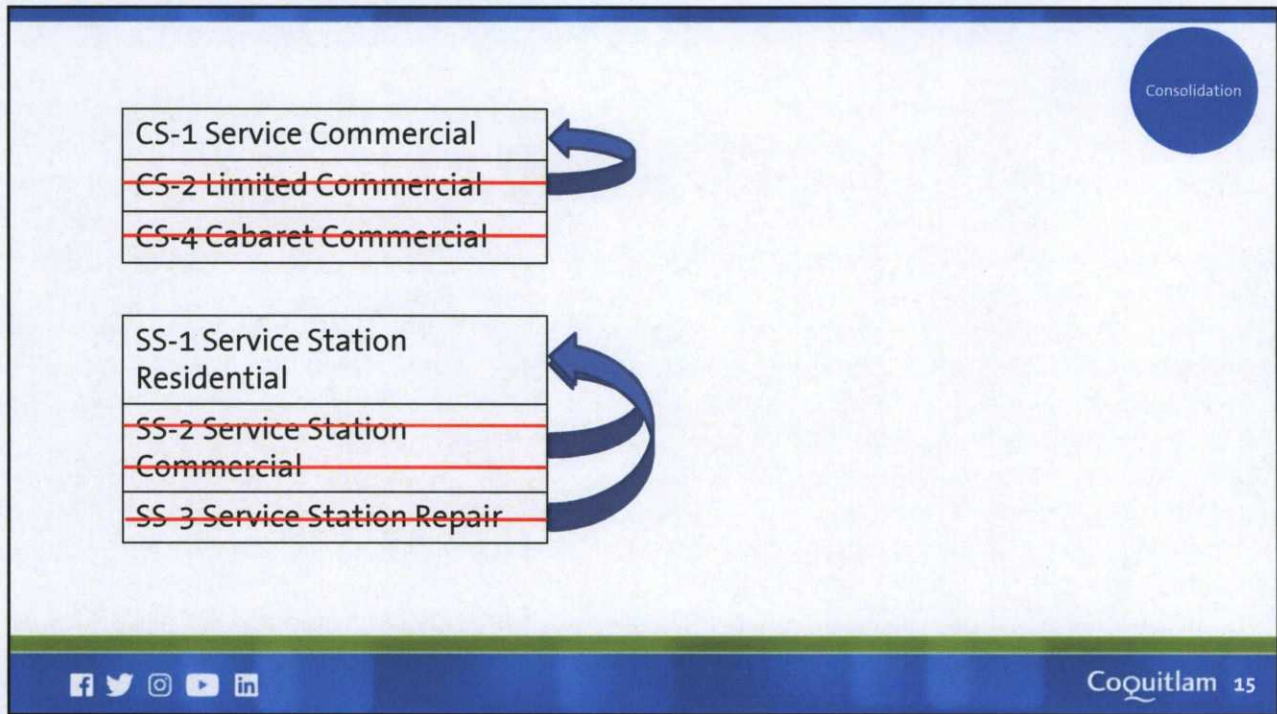
C-1 Local Commercial	C-1 Local Commercial
C-2 General Commercial	C-2 General Commercial
C-3 Medical Commercial	C-3 placeholder: low-rise
C-4 City Centre Commercial	C-4 placeholder: mid-rise
C-5 Community Commercial	C-5 Community Commercial
C-6 Casino Commercial	C-6 Casino Commercial
C-7 Transit Village Commercial	C-7 High Density Commercial

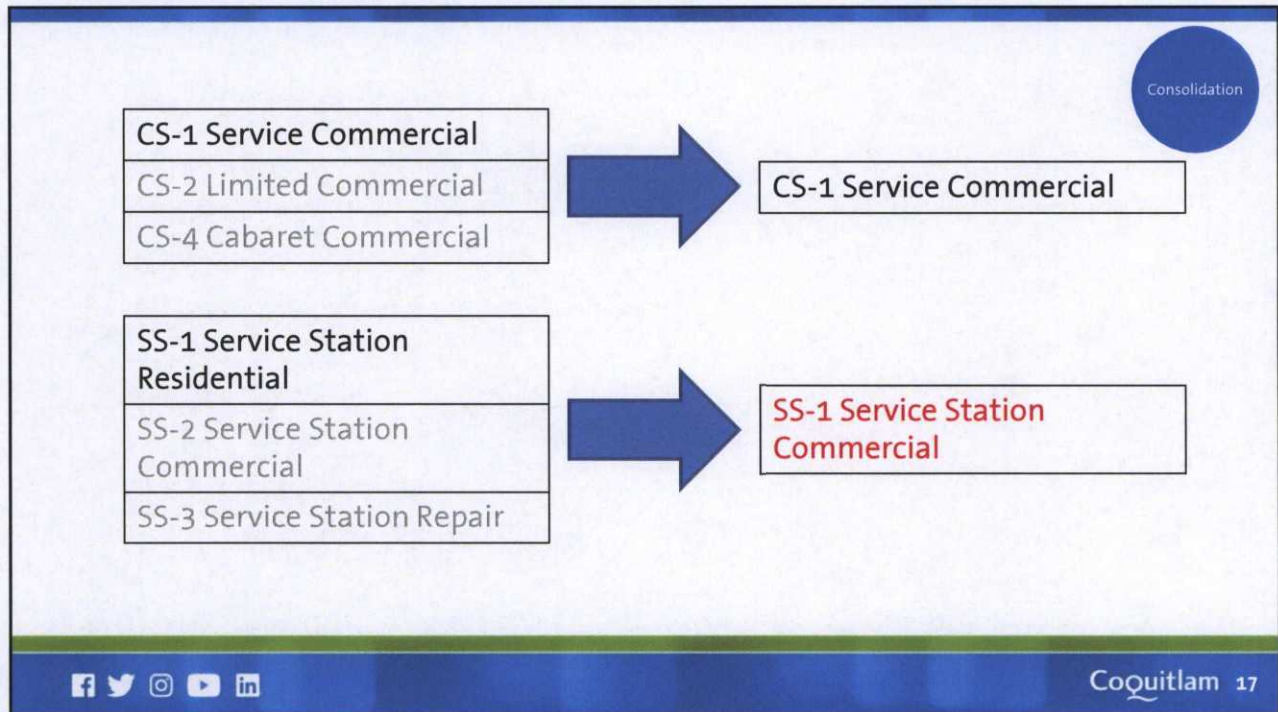
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Consolidation

C-1 Local Commercial	C-1 Local Commercial
C-2 General Commercial	C-2 General Commercial
C-3 Medical Commercial	C-3 placeholder: low-rise
C-4 City Centre Commercial	C-4 placeholder: mid-rise
C-5 Community Commercial	C-5 Community Commercial
C-6 Casino Commercial	C-6 Casino Commercial
C-7 Transit Village Commercial	C-7 High Density Commercial

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Modernization

Update the Zoning Bylaw to respond to contemporary business needs and trends

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New Low-rise Zone


Modernization

- Gap between C-2 (2 storeys) and C-5 (25+)
- Need for “main street” mixed use zone
- 4 storeys, 2.5 FAR, min. commercial FAR



Modernization





Modernization

7.6m


3.0m

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f t i y l

Coquitlam 21



Streamlining

Streamline the Zoning Bylaw by reducing redundancy and improving organization

f t i y l

Coquitlam 22

Streamlining



- Make use of General Regulations
- Clean up C-5 Community Commercial



Next Steps

- Final notification to landowners of proposed rezonings
- Draft amendments
- First Reading: targeting T2

