

## PART 15 COMMERCIAL ZONES

### 1504 C-4 City Centre Commercial

#### (1) Intent

This zone provides for mixed *use* development at high *density* in City centres of regional significance. It is intended to provide for a wide variety of *commercial* and other employment-generating uses, which can occupy an entire tower or the lower levels of a building with residential uses above. This zone emphasizes ground level activity with employment-related uses located along the ‘pedestrian spine’, ‘retail-fronting streets’, and ‘secondary-active streets’ as well as residential units oriented to the other streets, all as established by the Citywide Official Community Plan.

#### (2) Permitted Uses

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

*Assembly child care*

*Child care*

*Commercial*, limited to the following, and not including a *drive-in business*:

- (a) *grocery stores*;
- (b) the retail sale and rental of personal goods, including bicycles, clothing, shoes, jewellery, drugs, sporting goods, toys, records, photographic supplies, books, periodicals, stationery, gifts, pets, tobacco products and art and music supplies; **excludes** pawn shops;
- (c) the 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, hardware, dry goods, housewares, garden supplies and decorating goods, and swimming pool equipment; **excludes** pawn shops;
- (d) *personal service*, including *commercial schools*;
- (e) household service establishments, including electrical appliance repair shops, dry cleaning and laundering establishments, interior decorating shops, and furniture repair and upholstering shops;
- (f) *restaurants* other than *drive-in businesses*;
- (g) *office*;
- (h) entertainment and recreation facilities, including fitness centres, theatres other than *drive-in businesses*, billiard and pool halls, *amusement arcades*, catering establishments, cocktail lounges and *public houses*; **excludes** *amusement arcades* and *electronic gaming* where not in a *planned shopping centre* with an enclosed mall, bingo facilities, *casino gaming* or *electronic gaming* facilities, nightclubs, dance halls and *cabarets*;

1504

**C-4 City Centre Commercial**

- (i) photocopying, printing and duplicating establishments;
- (j) *veterinary service*;
- (k) studios for artists and photography;
- (l) *pet care service*;
- (m) *liquor store, accessory liquor store, and wine store*;
- (n) *employment living units* that accommodate permitted employment-generating uses at grade and may extend throughout the unit which may, in addition, incorporate a *residential use* within the same unit;
- (o) *specialty food retail*;
- (p) *liquor manufacturing*.

not including a *drive-in business*, except as specifically permitted below

*Assembly* (limited to child-minding services, non-profit community service offices, *private schools*, churches, and youth/seniors centres)

*Civic* (limited to government offices, *public schools*, hospitals, community centres, courts, libraries, museums, public squares, and parks)

*Congregate Housing and Care*

*Private Hospital*

*Tourist accommodation*

*Apartment*

*Townhouse(s)*

*Public service*, as limited under Subsection (3)(h)

*Non-accessory off-street parking*

*Accessory advertising*

*Accessory home occupation*

*Accessory off-street parking*

*Accessory off-street loading*

*Accessory vending cart*, as limited under the “City of Coquitlam Street Vending and Special Event Vending Bylaw,” currently in force

*Accessory vending vehicle*, as limited under the “City of Coquitlam Street Vending and Special Event Vending Bylaw,” currently in force

*Accessory Retail*, limited to *Liquor Manufacturing*

*Lock-off units*, as accessory to an apartment use and as limited under Section 508(5)

**(3) Conditions of Use**

- (a) *Commercial uses*, except the following, must be enclosed within a *building*:
  - (i) the retail sale of Christmas trees during the month of December;
  - (ii) carnival rides, circuses and similar *commercial promotional activities* for a period not in excess of seven days, notwithstanding that *accessory off-street parking spaces* required by this bylaw may not be usable for that period;
  - (iii) seasonal outdoor seating, where accessory to a *restaurant, public house, specialty food retail, or liquor manufacturing use*;
  - (vi) a pickup window accessory to a *restaurant or specialty food retail use* only accessible by pedestrians;

**C-4 City Centre Commercial**

- (v) the outdoor display and sale of retail goods if located between the front of the *building* and the property line or public right-of-way, whichever is closest.
- (b) An *apartment use* is permitted only if:
  - (i) all *off-street parking* for the use is *concealed parking*;
  - (ii) no advertising or *accessory advertising use* is generated located above or extends above any non-residential *storey* of the *building* and does not negatively impinge on residential units.
- (c) An *accessory home occupation use* must comply with the regulations under Section 508(3).
- (d) A *liquor store* or *accessory liquor store* is permitted only if the use is a minimum distance of:
  - (i) 300m from another *liquor store* or *accessory liquor store* and the parcel on which it is located; or
  - (ii) 300m from a site designated “school” and/or “school/park” in the Citywide Official Community Plan and the parcel on which it is located.
- (e) A *wine store* is permitted only if the use is a minimum distance of:
  - (i) 300m from a site designated “school” and/or “school/park” in the Citywide Official Community Plan and the parcel on which it is located.
- (f) An *accessory liquor store*:
  - (i) must not have a *gross floor area* larger than 186 m<sup>2</sup>; and
  - (ii) must be located within or immediately abutting a *public house* and in no case can the area of the *accessory liquor store* portion exceed the area of the *public house* open to the public, nor can the area of the *public house* open to the public contain less than 87 m<sup>2</sup> of *gross floor area*.
- (g) A *liquor store* may contain a *beverage container return centre* as an *accessory use* when contained wholly within a *building*.
- (h) A *public service use* is only permitted when:
  - (i) enclosed within a *building*; and
  - (ii) there is no storefront.

**(4) Lot Size**

Not applicable in this zone.

**(5) Density**

- (a) All *buildings and structures* together must not exceed a base density *gross floor area* of 2.5 times the *lot area*, and, of this, an employment-generating *use* must occupy a minimum of 0.5 times the *lot area* of the base *gross floor area* developed.
- (b) The overall maximum base *density* of 2.5 times the *lot area* may be increased as follows:

<b>Density Step</b>	<b>Condition of Additional Density</b>	<b>Additional Gross Floor Area Ratio</b>	<b>Maximum Total Gross Floor Area Ratio</b>
Step 1	A financial contribution of 75% of the land value of the additional <i>density</i> towards amenities as identified in the Citywide Official Community Plan	Up to 0.5 times the <i>lot area</i>	3.0 times the <i>lot area</i>
Step 2	A financial contribution of 65% of the land value of the additional <i>density</i> towards amenities as identified in the Citywide Official Community Plan	Up to 0.5 times the <i>lot area</i>	3.5 times the <i>lot area</i>
Step 3	A financial contribution of 50% of the land value of the additional <i>density</i> , of which 50% will be towards amenities and 50% towards affordable housing as identified in the Citywide Official Community Plan	Up to 0.5 times the <i>lot area</i>	4.0 times the <i>lot area</i>
Step 4	A financial contribution of 35% of the land value of the additional <i>density</i> towards amenities as identified in the Citywide Official Community Plan	Up to 0.5 times the <i>lot area</i>	4.5 times the <i>lot area</i>
Step 5	A financial contribution of 25% of the land value of the additional <i>density</i> towards amenities as identified in the Citywide Official Community Plan	Up to 0.5 times the <i>lot area</i>	5.0 times the <i>lot area</i>
Step 6	At least 20% of additional <i>density</i> is used for <i>priority unit</i> types as identified in the Citywide Official Community Plan and the remainder of the additional <i>density</i> is used for <i>purpose-built rental units</i>	Up to 1.0 times the <i>lot area</i>	6.0 times the <i>lot area</i>

**C-4 City Centre Commercial**

- (c) In-lieu of a financial contribution as identified in Sub-section (5)(b), the *City* may require the provision of an amenity, equivalent in value to the financial contribution for the additional *density* allowed.
- (d) For the purpose of Sub-section (5)(c), the following amenities are eligible for consideration in an application of a density bonus:
  - (i) public facilities;
  - (ii) space for community or non-profit groups that serve the community; and
  - (iii) extraordinary public realm improvements.

(e) For each adaptable unit provided, 2 m<sup>2</sup> is excluded from the *gross floor area* calculation. The exclusion of 2 m<sup>2</sup> for *adaptable units* shall only be applied to a maximum of 20% of all units within a *building*.

(f) The following *lots* are designated as *strategic housing lots*:

Parcel Identifier No.	Address	Designation
n/a	n/a	n/a

(g) On *lots* designated as *strategic housing lots*, the *density* may exceed the maximum *density* permitted under this zone, to a maximum of 1.0 additional *floor area ratio*, for the portion of the *gross floor area* that provides for *strategic housing*, if the *lot* maximizes the base density permitted under Sub-section (5)(a) and the *lot* maximizes the bonus *density* permitted under Sub-section (5)(b).

(h) All or part of the financial contribution identified in Sub-section (5)(b), Step 3 towards affordable housing will be waived if *below-market rental units* or *non market housing* rental units, each managed by a *third party housing partner*, are provided, in accordance with direction set out in the Citywide Official Community Plan. The amount of the financial contribution eligible to be waived will be equal to the value of the *below-market rental units* or *non market housing* rental units provided.

- (i) All or part of the financial contribution identified in Sub-section (5)(b), Step 3, towards amenities will be waived under the following conditions:
  - (i) all the financial contribution towards affordable housing has already been waived due to the provision of *below-market rental units* or *non market housing* rental units in accordance with Sub-section (5)(h); and
  - (ii) additional *below-market rental units* or *non market housing* rental units are provided, in accordance with direction set out in the Citywide Official Community Plan.

**C-4 City Centre Commercial**

The amount of the financial contribution eligible to be waived will be equal to \$1.00 for every \$1.20 of the value of the additional *below-market rental units* or *non market rental units* provided.

**(6) Lot Coverage**

All *buildings* and *structures* together must not exceed a *lot* coverage of 90%.

**(7) Buildings Per Lot**

See Part 5, section 512 of this bylaw.

**(8) Setbacks**

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

<b>Use</b>	<b>Lot lines along a <i>Street</i> or <i>Lane</i> or Public Right-of-Way whichever is closer (metres)</b>	<b>All other <i>lot</i> lines not abutting a <i>Street</i> or <i>Lane</i> (metres)</b>
<i>Buildings</i> and <i>structures</i>	Min. 3.0 - Max 6.0	Min. 3.0
<i>Buildings</i> and <i>structures</i> with a <i>commercial</i> and <i>civic use</i> within the first <i>storeys</i>	Min. 1.5 - Max. 3.0	Min. 0.0

(b) Notwithstanding paragraph (a):

(i) a *building* or *structure* at *finished grade* and used for *off-street parking* must be sited not less than 10 metres from any fronting or flanking *street*.

(c) Where the *lot* is adjacent to a *lot* zoned for *residential use* and designated for residential in the Citywide Official Community Plan, a minimum 3 metres wide suitably landscaped area must be installed along the *lot* line opposite or abutting the adjacent *lot*, except that the width of this landscaped area is reduced to 1.2 metres where a *street* or *lane* separates the two *lots*;

(d) The above setbacks are subject to increase under Sections 518, 519 and 523 or decrease under Section 514.

**(9) Location of Uses**

(a) The following uses are not permitted in the first *storey* portion of a *building* which adjoins a 'pedestrian spine' and 'retail-fronting street' as established by the Citywide Official Community Plan:

- (i) *office*;
- (ii) theatres;
- (iii) *employment living* units unless these *uses* front onto a *lane* or driveway, which may accommodate vehicles or public rights-of-way that do not accommodate vehicular traffic; and
- (iv) accessory residential common amenity areas unless the amenity space is available for public *use*.

Notwithstanding the above, glazed lobbies, entrance ways, waiting or reception areas may be located within 3 metres from any first *storey* wall of the *building* adjoining a 'pedestrian spine' and 'retail-fronting street' as established by the Citywide Official Community Plan, provided that all glazed lobbies, entrance ways, waiting or reception areas in the first *storey* of the *building* together, do not exceed a total width of the greater of 8 metres or 10 percent of the total *building* face.

(b) *Sleeping units* or *dwelling units* of a *tourist accommodation use* must be located above the first *storey* of a *building*, which adjoins the 'pedestrian spine' and 'retail-fronting streets' as established by the Citywide Official Community Plan. Lobby, reception, dining and lounge areas of a *tourist accommodation use* may be located within the first *storey* of a *building*.

(c) In addition to subparagraph (a) above, the following additional uses may be permitted in the first *storey* portion of a *building* which adjoins a 'secondary-active street' as established by the Citywide Official Community Plan as long as these *uses* are active and abundantly glazed to add vitality to the *street* and opportunities for natural surveillance:

- (i) all *uses* permitted along 'retail-fronting streets';
- (ii) *office*;
- (iii) theatres;
- (vii) *employment living* units if these *uses* front onto a *lane* or driveway, which may accommodate vehicles or public rights-of-way that do not accommodate vehicular traffic;
- (v) permitted *assembly* and *civic uses*; and
- (vi) *accessory residential* common amenity areas.

**C-4 City Centre Commercial**

- (d) An *apartment use*:
- (i) must be located within the *storeys* above the first *storey* of a *building* face that adjoins the ‘pedestrian spine’, ‘retail-fronting streets’ or ‘secondary-active streets’ as established by the Citywide Official Community Plan;
  - (ii) must be the only *use* located within and above a *storey* of the building used for *apartment use*;
  - (iii) must be located above all *storeys* used in that *building* for a permitted employment-generating *use*;
  - (iv) notwithstanding subparagraphs (i) and (iii) above, may occupy the first *storey* of a *building*, as long as the only *principal use* of the *building* is *apartment use*;
- (e) A *townhouse use*:
- (i) must be in conjunction with a multi-storey high-density *apartment* development;
  - (ii) must include fewer units than the number of units proposed for the *apartment use*; and
  - (iii) must only be located fronting “residential streets” as established in the Citywide Official Community Plan, or pedestrian corridors internal to a development site and dedicated through statutory right-of-way.
- (f) An *off-street parking use* at *finished ground elevation* must be separated from the street, a proposed street, or the ‘pedestrian spine’ as established by the Citywide Official Community Plan, by an employment-generating or *residential use*; **excluding** driveway or pedestrian access.
- (g) An *accessory off-street loading use* must not be located adjoining the ‘pedestrian spine’ or ‘retail-fronting streets’ established by the Citywide Official Community Plan.
- (h) A *lock-off* unit use is only permitted within the Evergreen Line Core and Shoulder Station areas as identified in Schedule “O”.

**(10) Height**  
Not applicable in this zone.

**(11) Building Size**  
Not applicable in this zone.

**(12) Off-Street Parking and Loading.**  
In addition to Part 7 of this bylaw, above-grade structured parking may be located up to the second *storey* only if at least one full *storey* of *underground parking* is also provided. Council may consider variances to allow further parking above the second *storey* if those conditions are met and if the parking above this level is separated from the face of the *building* with employment-generating or *residential uses*.



**(13) Other Regulations**

- (a) Despite the definition of “*lot*” contained in Part 2 of this bylaw, a *lot* in the C-4 zone may consist of two or more contiguous parcels of land (including air space parcels) where:
- (i) the *use* of land and *gross floor areas* of *buildings* on such parcels taken together comply with the provisions of the C-4 zone; and
  - (ii) the parcels are the subject of a development permit providing for the parcels to be developed together as a single development; and
  - (iii) there is registered against each such parcel a covenant under section 215 of the Land Title Act in favour of the *City* requiring that such parcel be developed in accordance with the terms of the development permit.
- (b) Regulations affecting *buildings* or portions of *buildings* in the C-4 zone will not apply to the *lot* lines of an air space parcel as defined by the Land Title Act, which do not abut a *street*, where a development permit and covenant as described in paragraph (a) are in effect.
- (c) Each *dwelling unit* in a *building* for *apartment* or *townhouse use* must be provided with access to an on-site *common amenity area* or areas totalling not less than 5.0 m<sup>2</sup> per *dwelling unit*.
- (d) The following additional regulations apply:
- (i) general regulations, in Parts 5 and 14 of this bylaw; and
  - (ii) regulations relating to *subdivision*, in Part 6 of this bylaw.
- (e) The number of *studio dwelling units* in any single *building* must not exceed 30% of all *dwelling units* in the *building*.