

ABOUT THIS DOCUMENT:

Land Use Contracts and Zoning are both tools used to regulate development, but they do it in very different ways. In the case of the Meadowbrook Land Use Contract (LUC), development was regulated through site plans and detailed design drawings. These drawings identified the exact size and location of development in the LUC area.

Zoning uses more general criteria, with minimums or maximums identified, allowing for more flexibility with how the rules are designed and applied. Regulations in the draft Zone have tried to keep the development that was allowed from the LUC as well as the uses, character and scale of development.

These notes explain how the draft Comprehensive Development (CD) Zone is the same as the LUC or where it is different from the LUC.

All *italicized* words in the CD Zone are defined in [Part 2](#) of the City of Coquitlam’s Zoning Bylaw.

DRAFT REGULATIONS		EXPLANATORY NOTES
2129	CD-29 Comprehensive Development Zone-29	A CD zone means this zone isn’t used anywhere else in the City. This zone is used only in the Meadowbrook neighbourhood in the Land Use Contract area.
(1)	Intent This site-specific zone provides for and accommodates zero-lot-line development for <i>one-family residential uses</i> on fee simple <i>lots</i> , with limited appropriate <i>accessory uses</i> .	This section gives an overview of what this zone covers and it is intended to be as similar as possible to the existing Meadowbrook area. This draft zone allows buildings for one dwelling unit per lot. Zero-lot-line means that a dwelling can be sited right up against one of the side property lines (zero metre setback).
(2)	Permitted Uses <i>Principal uses</i> , limited to: (a) <i>One-family residential</i> <i>Accessory uses</i> , limited to: (b) <i>Boarding</i> , as limited under Section 508(1) (c) <i>Accessory residential</i> , as limited under Sub-section (9)(b) (d) <i>Accessory home occupation</i> , as limited under Section 508(3) (e) <i>Accessory Off-Street Parking</i>	Permitted Uses means the main purpose for the land and buildings are used in this zone. This zone was written to be the same as what is currently in the Meadowbrook neighbourhood under the LUC. Here, the main use allowed is residential, or where people live. This zone also allows accessory uses. That means these uses are allowed, but not as the main purpose of the building. These include: <ul style="list-style-type: none">• rental of a room or bed within the principal dwelling unit (boarding),• uses and buildings that are accessory to the residential use of the property (e.g. sheds, greenhouses, workshop),• occupations, businesses or offices located entirely within a building, and• parking space, including garages, carports and parking pads.
(3)	Conditions of Use (a) Not applicable in this zone.	
(4)	Lot Size (a) A <i>one-family residential use</i> is not permitted on a <i>lot</i> having an area less than 270 m². (b) The minimum <i>lot width</i> is 9.0 metres. (c) The minimum <i>lot depth</i> is 30.0 metres.	All zones in Coquitlam specify the minimum size a lot can be in that zone. The LUC only included a site plan that showed the overall design, size and location of lots and buildings, but not minimum sizes. The lot size in the draft CD Zone is generally the same as the existing lot sizes in the Meadowbrook LUC area. There are a few land parcels within the Meadowbrook LUC area that have irregular lot sizes. These parcels may not meet these minimum lot size or dimensions in the draft CD Zone. They will be allowed under the new CD zone, but if you want to develop your property you may need to go through an additional process called a Variance. More information on the variance process can be found here .

<p>(5) Density</p> <p>(a) The maximum <i>floor area</i> of the <i>principal building</i> on each <i>lot</i> is 225 m².</p> <p>(b) All <i>buildings</i> and <i>structures</i> on a <i>lot</i> must not exceed a <i>floor area</i> of 0.6 times the <i>lot area</i>.</p> <p>(c) The <i>floor area</i> permitted in (a) and (b) above may be increased by up to 25 m² for <i>accessory off-street parking uses</i>.</p> <p>(d) <i>Floor area</i> with ceiling heights greater than 3.5 metres will be counted twice when determining the <i>floor area</i> of the <i>principal building</i>.</p>					<p>Density regulates the intensity of development on a lot and helps to ensure development is of an appropriate size and scale for the surrounding area. Part of the way we refer to density is through floor area – or the total floor measurements of the buildings or structures.</p> <p>The draft CD Zone outlines a maximum floor area that can be built on each lot. In addition to this, the total floor area cannot be greater than 0.6 times the area of the lot. For example, on a 3,000 square foot lot, the total floor space in all storeys of the building cannot exceed 1800,000 square feet (3,000 x 0.6 = 1800).</p> <p>The allowable density in the draft CD Zone is a little more than what was allowed in the Meadowbrook LUC. The draft CD Zone will allow for modest additions or improvements on a property while maintaining a similar size and scale to what currently exists in the area.</p>																								
<p>(6) Lot Coverage</p> <p>(a) All <i>buildings</i> and <i>structures</i> must not exceed a <i>lot coverage</i> of 45%.</p>					<p>Lot coverage is the portion of the property that is covered by a building or structure and in this case, the buildings and structures cannot take up more than 45% of the total lot. This regulation is consistent with other single-family zones in Coquitlam and is generally higher than what was allowed through the Meadowbrook LUC.</p>																								
<p>(7) Buildings per lot</p> <p>(a) No more than one <i>principal building</i> is permitted per <i>lot</i>.</p>					<p>Only one dwelling unit is allowed on each property. This is the same as the LUC.</p>																								
<p>(8) Setbacks</p> <p>(a) <i>Buildings</i> and <i>structures</i> for the following <i>uses</i> must meet the siting distance from other <i>buildings</i> and <i>structures</i> where applicable and be sited no closer than the corresponding setbacks from the <i>lot</i> lines set out below:</p> <table><tr><th><i>Use</i></th><th><i>Front Lot Line (metres)</i></th><th><i>Rear Lot Line (metres)</i></th><th><i>Interior Side Lot Line (metres)</i></th><th><i>Exterior Side Lot Line (metres)</i></th></tr><tr><td><i>One-family residential</i></td><td>6</td><td>6</td><td>1.2</td><td>1.2</td></tr><tr><td><i>Accessory residential</i> and <i>accessory off-street parking buildings</i> and <i>structures</i> attached to or sited less than 1.6 metres from a <i>building</i> for a <i>residential use</i></td><td>6</td><td>6</td><td>1.2</td><td>1.2</td></tr><tr><td><i>Detached accessory off-street parking buildings</i> and <i>accessory residential buildings</i> and <i>structures</i> where sited 1.6 metres or more from a <i>building</i> for <i>residential use</i></td><td>6</td><td>1.2</td><td>1.2</td><td>1.2</td></tr></table> <p>(b) Notwithstanding Sub-section (8)(a):</p> <p>(i) the <i>exterior side lot line</i> setback abutting Dewdney Trunk Road, Irvine Street, and Greene Street shall be a minimum of 3.0 metres; and</p> <p>(ii) the <i>interior side lot line</i> setback abutting a <i>lane</i> shall be a minimum of 1.2 metres.</p>					<i>Use</i>	<i>Front Lot Line (metres)</i>	<i>Rear Lot Line (metres)</i>	<i>Interior Side Lot Line (metres)</i>	<i>Exterior Side Lot Line (metres)</i>	<i>One-family residential</i>	6	6	1.2	1.2	<i>Accessory residential</i> and <i>accessory off-street parking buildings</i> and <i>structures</i> attached to or sited less than 1.6 metres from a <i>building</i> for a <i>residential use</i>	6	6	1.2	1.2	<i>Detached accessory off-street parking buildings</i> and <i>accessory residential buildings</i> and <i>structures</i> where sited 1.6 metres or more from a <i>building</i> for <i>residential use</i>	6	1.2	1.2	1.2	<p>A setback is the distance from the property line to a building or structure located on the property. In the Meadowbrook LUC area, many of the existing houses and accessory buildings (carport or garage) are built at the property line, without any setbacks. In the draft CD Zone, the proposed setbacks are generally the same as other single family-zones in Coquitlam. The setbacks proposed in the draft CD Zone is unique to the Meadowbrook LUC area and was created to allow for improvements or redevelopment of properties to be the same as the existing neighbourhood character. The following paragraphs give more details on setback criteria in the draft Zone:</p> <p><i>Existing houses</i> - The draft Zone will continue to allow houses to have a zero metre setback from one of the interior side property lines. This will ensure existing houses in the Meadowbrook LUC area are inline with the draft Zone and will help to simplify the redevelopment process (e.g. a Board of Variance request would not be needed as long as all other criteria of the Zone is met). As a requirement of the building code, new windows or doors would not be allowed along a wall with a zero metre setback.</p> <p><i>Garages/carports</i> – In the Meadowbrook LUC area a number of garages or carports are built at the front property line. In the draft Zone, a new carport or garage must be setback 6.0m from the front property line. Existing carports and garages are allowed to stay on the property as a non-conforming use. Maintenance or repairs to non-conforming carports or garages is allowed, but additions or expansions to the structure will not be allowed. Enclosure of an existing carport to convert it to a garage will be allowed, provided that the size of the carport does not change.</p> <p><i>Semi-detached houses</i> - There are a few semi-detached houses within the Meadowbrook LUC area. A semi-detached house shares a wall with the neighbouring house. This shared wall is located on the property line so that each house is located within their own property. In the draft Zone, semi-detached houses are allowed and applications for new semi-detached houses will need to go through the Development Permit process which controls the form and character of new buildings. Information on the</p>				
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<p>(c) Notwithstanding Sub-section (8)(a), the <i>interior side lot line setback</i> for the <i>principal building</i> may be reduced to 0.0 metres where:</p> <ul style="list-style-type: none"> (i) the <i>site</i> is a corner <i>lot</i>; or (ii) the <i>interior side lot line</i> setback from the opposite <i>interior side lot line</i> is a minimum of 1.8 metres. <p>(d) Where the <i>interior side lot line setback</i> for the <i>principal building</i> is reduced to 0.0 metres, the <i>principal building</i> may attach to the <i>principal building</i> on the abutting <i>lot</i> through a shared <i>party wall</i>, in keeping with the definition of a <i>two-family dwelling</i>.</p> <p>(e) The above setbacks may increase or decrease under Section 514 and 518.</p> <p>(f) With the exception of eaves, Section 514(1) and (2) do not apply to the <i>interior side lot line</i> setback.</p> <p>(g) Notwithstanding Section 514(2), covered porches are permitted to project by up to 1.7 metres into the <i>front lot line</i> setback provided that:</p> <ul style="list-style-type: none"> (i) the porch shall have a usable floor space with dimensions that are no less than 1.5 metres by 3.0 metres; (ii) the porch is located at the first <i>storey</i>; and (iii) the porch is limited to a single <i>storey</i> in height, and its height does not exceed 4.0 metres, measured from the porch floor to the underside of the porch ceiling. <p>(h) Notwithstanding Section 514(4), the <i>interior side lot line</i> setback for exterior heating and cooling equipment and associated venting terminations, heat pumps and emergency generators shall be 2.2 metres.</p>	<p>Development Permit process can be found here: https://www.coquitlam.ca/320/How-Development-Happens</p> <p><i>Siting exceptions</i> – In the Zoning Bylaw siting exceptions allow some structures (e.g. patios, porches, stairs, bay windows, etc.) to be located within the setback area. In the draft CD Zone, siting exceptions will not be allowed in the required side yard – the minimum area between the side property line(s) and any building or structure on the property. This will make sure there is enough separation between buildings on neighbouring properties.</p>
<p>(9) Location of Uses</p> <p>(a) A minimum of 35% of the width of the first <i>storey</i> of the <i>principal building</i> facing the <i>front lot line</i> must be located a minimum 1.0m in front of any garage door(s). Covered porches meeting the requirements under Sub-section (8)(d) are included in the definition of <i>principal building</i>.</p> <p>(b) All detached <i>accessory residential buildings</i> and <i>structures</i> shall be located in the <i>rear yard</i>.</p>	<p>This regulation is a new requirement proposed in the draft CD Zone when redeveloping. This regulation requires a portion of the building facing the street to be part of the house. The intent is to encourage front doors and avoid the street from being dominated by garage doors.</p> <p>While this is a “new” regulation, the Meadowbrook LUC also prevented garage doors from dominating the street by only allowing single car carports (that were later allowed to be enclosed to single car garages). Since garages are now allowed in the draft CD Zone, this regulation was added to mitigate the impacts of garage doors facing the street.</p>
<p>(10) Height</p> <p>(a) <i>Buildings</i> and <i>structures</i> must not exceed a <i>height</i> of 9.0 metres and shall have a roof pitch of 4 in 12 or greater for an area of at least 80% of the roof surface.</p> <p>(b) Detached <i>buildings</i> and <i>structures</i> for <i>accessory residential</i> or <i>accessory off-street parking</i> must not exceed a <i>height</i>, measured from <i>finished grade</i>, of:</p> <ul style="list-style-type: none"> (i) 3.7 metres; or (ii) 4.6 metres, for an <i>accessory building</i> that has a roof with a pitch of 4 in 12 or greater for an area of at least 80% of the roof surface. 	<p>The maximum height for redeveloped buildings has been increased from what was allowed in the Meadowbrook LUC. The Meadowbrook neighbourhood is in a low-lying area that has the potential to be affected by flooding. By increasing the maximum height of the buildings, new buildings can be built with the first floor above the designated floodplain. This will help to mitigate the potential flood risks in the Meadowbrook LUC area.</p> <p>A roof pitch is the steepness of a roof usually expressed as a ratio of height related to the horizontal distance. Current building designs in the Meadowbrook LUC area have a roof pitch of around 4 in 12. This requirement was carried over into the draft CD Zone to help keep the existing character of the neighbourhood by requiring a similar roofline. Steeper roof pitches can also help lessen the impacts of the increased height.</p>

<p>(11) Building Size</p> <p>(a) The uppermost <i>storey</i> of the <i>principal building</i> must be no more than 85% of the <i>floor area</i> of the <i>storey</i> immediately below the uppermost <i>storey</i>. For this calculation, the floor space of the front covered porch and the floor space of the enclosed garage is added to the first <i>storey floor area</i>.</p>	<p>Building size criteria is intended to lessen the impact from a building’s size on neighbouring properties and public areas. It also improves access to sunlight while encouraging a more varied building form.</p>
<p>(12) Off-street Parking and Loading</p> <p>(a) The regulations under Part 7 apply.</p> <p>(b) Notwithstanding Section 706(1)(a)(i), 100% of the required <i>off-street parking</i> spaces may be <i>tandem parking</i>.</p>	<p>Citywide parking criteria is shown in Part 7 of the Zoning Bylaw. In the Meadowbrook LUC area, two parking spaces must be provided on each property as part of any redevelopment. The draft CD Zone proposes to allow tandem parking, where one vehicle is parked behind another vehicle, to allow for more flexibility as part of future development and site design.</p>
<p>(13) Other Regulations</p> <p>(a) A minimum of 10.0 m² of the front yard of the <i>lot</i> shall not be occupied by any <i>building</i> or <i>structure</i> or used for <i>off-street parking</i>, and must be landscaped and maintained. This area must be an organic and/or natural permeable surface and must include a minimum of one (1) Class B or C tree greater than 5 centimetres in diameter at the time of planting.</p> <p>(b) On parcels where the <i>principal building</i> is to be attach to the <i>principal building</i> on the abutting <i>lot</i> through a shared party <i>wall</i>, in keeping with the definition of a <i>two-family dwelling</i>:</p> <p class="list-item-l1">(i) the <i>lots</i> are to be developed together as a single development;</p> <p class="list-item-l1">(ii) the <i>use</i> of land and gross <i>floor areas</i> of the buildings on each <i>lot</i> shall comply with the provisions of the CD-29 zone; and</p> <p class="list-item-l1">(iii) in accordance with the Citywide Official Community Plan, the development shall require a development permit, in keeping with the requirements for a <i>two-family dwelling</i>.</p> <p>(c) An in-ground swimming pool is not permitted on any portion of a <i>lot</i>.</p> <p>(d) The regulations under Part 2, Part 3, Part 4, Part 5, and Part 6 apply.</p>	<p>Landscaping - In the draft CD Zone, a minimum of one tree must be included in the front yard as part of redevelopment.</p> <p>Semi-Detached Houses – the draft CD Zone allows for new semi-detached houses to be built in Meadowbrook. This section requires that both houses be built at the same time and each house must meet the criteria (e.g. floor area, setbacks, lot coverage etc.) of the draft CD Zone on their property. This means that floor area cannot be shared between the two properties. As noted above, a development permit is needed for building semi-detached houses.</p>