

Item 5 Text Amendment: Development and Building Application Support Program Initiative

The intent of **Bylaw No. 5150, 2021** is to amend *City of Coquitlam Zoning Bylaw No. 3000, 1996* in order to improve single-family and Housing Choices infill developments. The amendments address the following regulations:

- Exempt the floor area used to store enclosed garbage and recycling carts from the site's overall maximum floor area;
- Exempt the floor area within an underground parking structure from the site's overall maximum floor area for triplex, fourplex and multiplex residential uses;
- Increase the maximum height of buildings with flatter roof designs from 7.3 metres (24 feet) to 9.5 metres (31.2 feet) for duplex, triplex, fourplex and multiplex residential principal buildings;
- Simplify the height definition for all zones by applying the vertical distance from the defined average building grade;
- Require an indoor storage area for duplex, triplex, fourplex and multiplex residential uses; and
- Housekeeping amendments, which include the following:
 - Add the RT-3 Multiplex Residential zone to existing regulations that currently apply to single-family and RT-1 Infill Residential projects, to ensure these multiplex projects will have a better fit within an existing neighbourhood. The proposed amendment would add the RT-3 zone/multiplex residential use to:
 - The siting limitations for heating and cooling equipment; and
 - The minimum off-street parking space size regulations;
 - Ensure the consistent use of defined terms references throughout the bylaw by:
 - Referencing floor area in the Density definition; and

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- Referencing natural grade in the Average Building Grade definition; and
- Ensure coordination between the Citywide Official Community Plan and the Zoning Bylaw, to provide clarity for applicants by:
 - Referencing the Baycrest Low Density Residential land use designation in the Partington Creek Neighbourhood Plan (PCNP), as the Baycrest area currently permits garden cottage, carriage house, triplex residential and fourplex residential uses, and this reference was not added to the Zoning Bylaw when the corresponding zone section in the PCNP was last updated.

If approved, the application would facilitate the update to the *Zoning Bylaw* to improve single-family and Housing Choices infill developments.

Item 5

Coquitlam

For Council

September 13, 2021

Our file: 08-3010-06/21 111129 PROJ/1

Doc #: 4165405.v6

To: City Manager
From: Director Development Services

Subject: **Single-Family and Infill Development Regulation Improvements – Zoning Amendment Bylaw No. 5150, 2021 – Development and Building Application Support (DBAS) Program Initiative (PROJ 21-096)**

For: **Council**

Applicant:	Planning and Development Department City of Coquitlam
Address of Subject Site:	N/A – Citywide text amendment
Applications Included:	<i>Zoning Amendment Bylaw No. 5150, 2021</i>
Project Description:	Zoning Bylaw amendments proposed to facilitate improved design and livability of small scale residential development

Recommendation:

That Council:

1. Give first reading to *City of Coquitlam Zoning Amendment Bylaw No. 5150, 2021*; and
2. Refer *Bylaw No. 5150, 2021* to Public Hearing.

Proposed Zoning Bylaw Amendment Bylaw No. 5150, 2021 (Attachment 1):

As discussed at the July 12, 2021 Council-in-Committee meeting, this report presents Zoning Bylaw amendments intended to improve single-family and Housing Choices infill developments. The amendments address the following regulations:

1. Exempt the floor area used to store enclosed **garbage and recycling carts** from the site’s overall maximum floor area;
2. Exempt the floor area within an **underground parking structure** from the site’s overall maximum floor area for triplex, fourplex and multiplex residential uses;
3. Increase the maximum **height of buildings with flatter roof designs** from 7.3 metres (24 feet) to 9.5 metres (31.2 feet) for duplex, triplex, fourplex and multiplex residential principal buildings;
4. Simplify the **height definition** for all zones by applying the vertical distance from the defined average building grade;

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5. Require an **indoor storage area** for duplex, triplex, fourplex and multiplex residential uses; and
6. **Housekeeping amendments**, which include the following:
 - (a) Add the RT-3 Multiplex Residential zone to existing regulations that currently apply to single-family and RT-1 Infill Residential projects, to ensure these multiplex projects will have a better fit within an existing neighbourhood. The proposed amendment would add the RT-3 zone/multiplex residential use to:
 - i. The siting limitations for heating and cooling equipment; and
 - ii. The minimum off-street parking space size regulations;
 - (b) Ensure the consistent use of defined terms referenced throughout the bylaw by:
 - i. Referencing *floor area* in the Density definition; and
 - ii. Referencing *natural grade* in the Average Building Grade definition; and
 - (c) Ensure coordination between the Citywide Official Community Plan and the Zoning Bylaw, to provide clarity for applicants by:
 - i. Referencing the Baycrest Low Density Residential land use designation in the Partington Creek Neighbourhood Plan (PCNP), as the Baycrest area currently permits garden cottage, carriage house, triplex residential and fourplex residential uses, and this reference was not added to the Zoning Bylaw when the corresponding zone section in the PCNP was last updated.

Background:

Through both the work to prepare standard Housing Choices plans, and through processing Housing Choices applications, it has become clear that there are some Zoning Bylaw amendments which could facilitate improved development design and livability.

In addition, Council has expressed a desire to facilitate the inclusion of storage areas and wildlife resistant solid waste areas for residents in their dwelling units. As described below, this was staff's consideration for several of the proposed Zoning Bylaw amendments.

Policy Analysis:

1. Enclosed Waste Storage Areas

To encourage the inclusion of wildlife resistant enclosed areas to store garbage, green waste and recycling in new development, the proposed amendment would exempt these enclosures from the site's overall maximum Floor Area.

The RS-1 through RS-3 zones do not have their density regulated other than through setbacks and height – except, that all one-family residential zones in Southwest Coquitlam have a maximum Floor Area of 511 m² (5,500 sq. ft.), plus an additional 40 m² (430.5 sq. ft.) for a garage (Zoning Bylaw, Section 524). Therefore, this waste storage area exemption will apply to all one-family residential zones in Southwest Coquitlam that have otherwise reached this maximum Floor Area.

The proposed floor area exemption would also impact the floor area of developments in all RS-6 through RS-11 zones (as these zones do reference a density limit based on Floor Area), RTM-1 Street-Oriented Village Home Residential, RT-1 Infill Residential and the RT-3 Multiplex Residential zones.

2. *Underground Parking Structures*

Currently, Housing Choices developments are penalized for including underground parking by having this space included to the site's Floor Area. To offer a potential improvement to the livability of triplex, fourplex and multiplex residential projects, with less of the site's surface taken up with parking and vehicle maneuvering areas, the proposed amendment would exempt the following from the site's overall maximum Floor Area:

- The area within the underground parking structure used for parking, storage, and common maintenance, mechanical, and electrical purposes.

Above-ground garages would continue to be included in the sites' Floor Area. Duplex residential uses were not considered to be included in this exemption, as it is unlikely that the development with an underground parking structure can be economically viable for a duplex project.

3. *Maximum Height of Flatter Roof Buildings*

This proposed amendment is anticipated to facilitate a greater variation of residential building designs with more flatter, contemporary, roofs, as opposed to a propensity for traditional pitched roof designs (Attachment 2).

Currently, the infill residential zones permit two different maximum building heights: one based on a steeper pitched roof, and the other for a flatter roof design.

- A steeper pitched roof (3-in-12 slope or greater) building is permitted to be a maximum of 11 m (36 ft.) in height; and
- A flatter roof (less than a 3-in-12 slope) building is permitted to be a maximum of 7.3 m (24 ft.) in height.

The architectural work completed with the preparation of the standard Housing Choices plans, and as illustrated in Attachment 2, has proven out that the current maximum height of 7.3 m (24 ft.) permitted for buildings with flatter roofs unduly limits the number of storeys that a building design can achieve on a sloping lot, compared with the same footprint as a steeper pitched roof design. This regulation can have the effect of unintentionally limiting the application of contemporary architectural designs that typically have flatter roofs.

Although the argument has been made that a steeper pitched roof could visually appear as having less massing and bulk than a flatter roof design, in reality, steeper roofed buildings are not normally designed with one peak, as shown on the second illustration on Attachment 2, but rather with multiple gables and peaks which visually add to the roof mass.

To facilitate the design options to allow for both modern and traditional building designs for duplex, triplex, fourplex and multiplex buildings, the proposed amendment would increase the maximum height of flatter roof designed

buildings to 9.5 m (31.2 ft.) while keeping the maximum height of steeper pitched buildings at 11.0 m (36 ft.).

As duplex, triplex, fourplex and multiplex buildings are reviewed for Design Guidelines compliance, the building's articulation and massing is controlled through the Development Permit design review process.

4. Height Definition

As staff reviewed the Height definition, it was evident that it was overly complicated – with different calculation methodologies in different zones, and onerous for our applicants to determine and for staff to review. This proposed amendment would change the height calculation for buildings in the following zones:

- C-1, C-2, C-5, CS-1, SS-1, P-1, P-2, RTM-1 and RT-3

Currently, the building height in these zones requires the measurement of height from the finished ground elevation at all changes in elevations along the base of the structure to the highest point on the structure. Given the generally sloping topography in Coquitlam, the time and effort interpreting height in these zones could be significant.

In the spirit of continuous improvement, the proposed amendment would have a limited impact on a structure's built height, while simplifying the height calculation:

- Using the elevation at the corners of the building to calculate the average grade and applying the maximum height to that average grade.

5. Indoor Storage Area

To address concerns that the lack of indoor storage impacts the livability of a dwelling unit, staff considered approaches to incorporate a bylaw requirement to provide for storage areas in duplex, triplex, fourplex and multiplex residential units, as many of which typically lack basements and enclosed garages.

Staff have found that recently approved triplexes and fourplexes have had dwelling units with floor areas ranging between 153 m² – 180 m² (1650 sq. ft. – 1940 sq. ft.). Staff considered that there is an opportunity to require applicants to provide an indoor space earmarked specifically for storage within these family-sized dwelling units.

Consideration was given to require an area that would be large enough to store items found in family homes, such as: strollers, sports equipment, or seasonal items. Staff wanted to ensure that this storage area is a full ceiling height tall – and, therefore, additional to storage areas currently located under stairs – and a minimum wall dimension of 1.8 m (5.9 ft.), to facilitate the storage of larger sports items. Consideration has also been given that children's equipment and strollers would be preferred to be located on the main floor, or at ground level, to allow for functional storage and easy access to items from the main living area.

The proposed amendment requires 3.3 m² (35.5 sq. ft.) of indoor enclosed storage area per dwelling unit, and stipulates that it must be:

- A full storey in height;
- Located at ground level or at the main floor;

- A minimum dimension of one wall being not less than 1.8 m (5.9 ft.); and
- Windowless.

6. Housekeeping regulations

Amendments are proposed to address inconsistencies in the Zoning Bylaw.

Financial Implications:

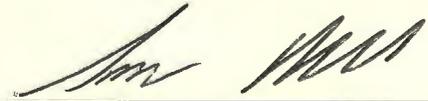
There are no direct financial implications associated with this report.

Conclusion:

Staff support the proposed Zoning Bylaw amendments for the following reasons:

- Exempting garbage enclosures from residential Floor Area can facilitate the inclusion of wildlife resistant solid waste and green waste areas in single-family and Housing Choices dwelling units;
- Increasing the height of flatter roof buildings can facilitate a variety of building designs to include contemporary, as well as traditional, design forms;
- Requiring indoor storage for all duplex, triplex, fourplex and multiplex uses can improve the livability of these dwellings;
- Exempting underground parking garages from triplex, fourplex, and multiplex Floor Area can facilitate an increase of on-site green space and improve livability for the future residents; and
- Addressing some housekeeping amendments can provide clarity interpreting and applying the Zoning Bylaw regulations.

Staff recommends that Council give first reading to *Bylaw No. 5150, 2021* and refer the bylaw to Public Hearing.



Andrew Merrill, MCIP, RPP

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Attachments:

1. Zoning Amendment Bylaw No. 5150, 2021 (Doc# 4174792)
2. Height Comparison (Doc# 4191722)

This report was prepared by Kim Davelaar, Development Facilitator and reviewed by Andrew Merrill, Director Development Services.

BYLAW NO. 5150, 2021

A Bylaw to amend the “City of Coquitlam
Zoning Bylaw No. 3000, 1996”

WHEREAS certain changes are necessary for the clarification and effective and efficient operation of Bylaw No. 3000, 1996, in accordance with the *Local Government Act*, R.S.B.C., 2015, c. 1;

NOW THEREFORE, the Council of the City of Coquitlam, in open meeting lawfully assembled, ENACTS AS FOLLOWS:

1. Name of Bylaw

This Bylaw may be cited for all purposes as the “Zoning Amendment Bylaw No. 5150, 2021.”

2. Amendment to City of Coquitlam Zoning Bylaw No. 3000, 1996

2.1 PART 2 INTERPRETATION, Section 201 is amended as follows:

2.1.1 The definition for *AVERAGE BUILDING GRADE* is deleted and replaced as follows:

AVERAGE BUILDING GRADE means the mathematical average of the elevation measured from the lower of *natural grade* or *finished grade* at each of the four outermost exterior corners of a *building* and any attached enclosed *structure*.

2.1.2 The definition for *DENSITY* is deleted and replaced as follows:

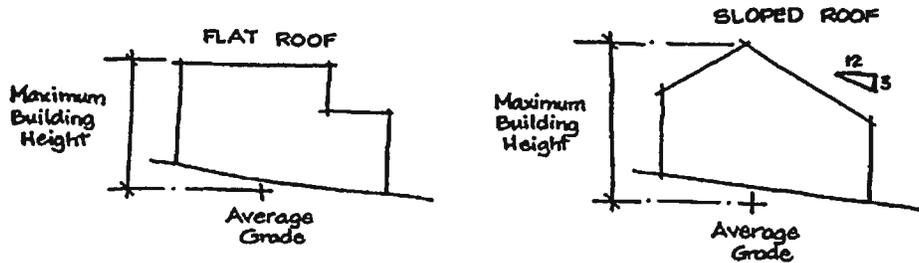
DENSITY means a measurement of development intensity on a *lot* which can be measured either by *dwelling units* per hectare, by the ratio of *gross floor area* or *floor area*, to *lot area*.

2.1.3 The definition for *FLOOR AREA* is deleted and replaced as follows:

FLOOR AREA means the sum of the areas of each floor of a *building* or that portion of the area of the floor of a *building*, as identified elsewhere in this Bylaw measured to the *exterior sheathing* of the *building* or the centerline of the demising wall, **excluding** completely enclosed and covered garbage and recycling facilities.

2.1.4 The definition for *HEIGHT* is deleted and replaced as follows:

HEIGHT means the vertical distance from the *average building grade* to the top of the parapet for flat roofs, defined as having a pitch of less than 3 in 12 covering at least 80% of all roof surfaces as measured in plan view, or to the uppermost peak for sloped roofs, as shown in the following diagram:



2.2 PART 5 GENERAL REGULATIONS, Section 514 is amended as follows:

2.2.1 Adding to Subsection (4), **Additional Requirements**, the phrase “, *multiplex residential*” after the phrase “*fourplex residential*”.

2.3 PART 7 OFF-STREET PARKING AND LOADING, Section 705, Subsection 2(b) is deleted and replaced as follows:

2.3.1. The minimum *parking space* size shall be 2.6 metres wide by 5.8 metres long for *one-family residential, duplex, detached duplex residential, carriage house, garden cottage, triplex residential, fourplex residential, and multiplex residential uses*.

2.4 PART 11 INFILL RESIDENTIAL ZONES, Section 1101 RT-1 Infill Residential is amended as follows:

2.4.1 Adding to Subsection (3)(c) the phrase “and Baycrest Low Density Residential in the Partington Creek Neighbourhood Plan” after the phrase “*Neighbourhood Attached Residential*”.

2.4.2 Adding to Subsection (5)(e) after the phrase “*lot area*” the following:

“, except that where *accessory off-street parking uses* are *underground parking*, and enclosed within an *underground structure*:

(i) the *floor area* **excludes** the *underground parking* areas, and the underground areas contained within this *underground structure* used for storage, and common maintenance, mechanical, and electrical purposes.”

2.4.3 Adding to Subsection (10)(a) the phrase “for a *one-family residential use*” after the phrase “*Principal buildings and structures*”.

2.4.4 Subsection (10)(b) and (c) are renumbered to (10)(c) and (d) respectively. Adding a new clause Subsection (10)(b) as follows:

(b) *Principal buildings and structures* for *duplex residential, triplex residential and fourplex residential uses* must not exceed a height of:

- (i) 9.5 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.

2.4.5 Subsection (13)(b) and (c) are renumbered to (13)(c) and (d) respectively. Adding a new clause Subsection (13)(b) as follows:

(b) Each *dwelling unit* in a *building* for *duplex residential, triplex residential and fourplex residential uses* must provide an indoor enclosed storage area of not less than 3.3 m², being:

- (i) an area with a full storey ceiling *height*;
- (ii) located at ground level or at the main floor;
- (iii) a minimum dimension of one wall being not less than 1.8 m; and
- (iv) windowless.

2.5 PART 12 APARTMENT RESIDENTIAL ZONES, Section 1202 RT-3 Multiplex Residential is amended as follows:

2.5.1 Adding the following phrase as a new clause Subsection (5)(b):

(b) Notwithstanding 5(a) above, where *accessory off-street parking uses* are *underground parking*, contained within an *underground structure*, the *floor area* **excludes** the *underground parking* areas, and the underground areas contained within this *underground structure* used for storage, and common maintenance, mechanical, and electrical purposes.

2.5.2 Subsection (10)(a)(i) is deleted and replaced with the phrase “9.5 metres; or”.

2.5.3 Subsection (13)(b) is renumbered to (13)(c). Adding a new clause Subsection (13)(b) as follows:

(b) Each *dwelling unit* in a *building* for *multiplex residential use* must provide an indoor enclosed storage area of not less than 3.3 m², being:

- (i) an area with a full storey ceiling *height*;
- (ii) located at ground level or at the main floor;
- (iii) a minimum dimension of one wall being not less than 1.8 m; and
- (iv) windowless.

Consequential Amendments

The Zoning Bylaw is further amended by making any consequential changes required to give effect to the amendments enumerated in this Bylaw, including any necessary corrections to the format, grammar, punctuation, and numbering, and to any Tables of Contents.

3. Severability

If any section, subsection, clause or phrase of this Bylaw is, for any reason, held to be invalid by a court of competent jurisdiction, it will be deemed to be severed and the remainder of the Bylaw will remain valid and enforceable in accordance with its terms.

READ A FIRST TIME this [day] day of [month] , [year] .

CONSIDERED AT PUBLIC HEARING [day] day of [month] , [year] .

READ A SECOND TIME this [day] day of [month] , [year] .

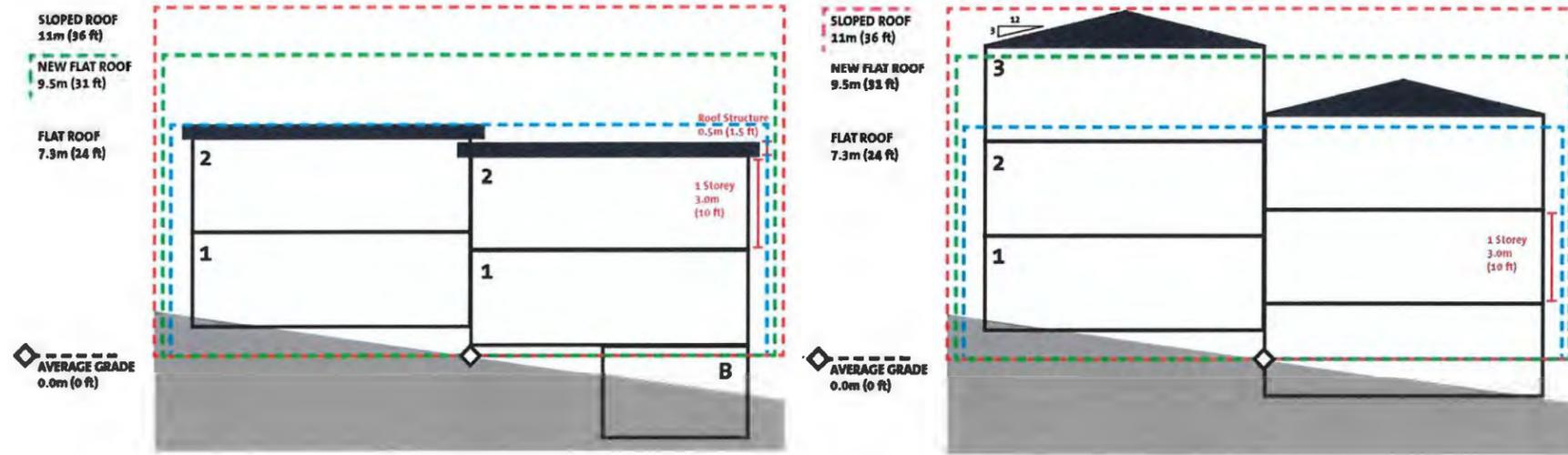
READ A THIRD TIME this [day] day of [month] , [year] .

GIVEN FOURTH AND FINAL READING and the Seal of the Corporation affixed this
[day] day of [month] , [year] .

_____ MAYOR

_____ CLERK

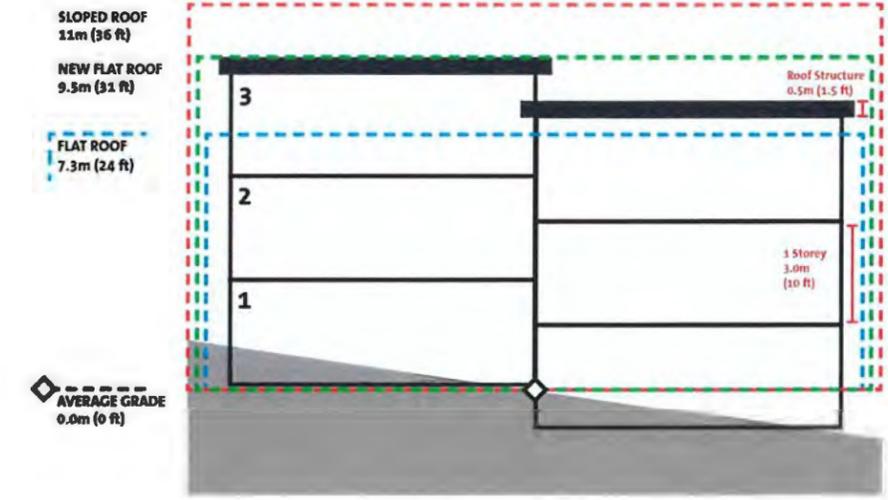
Illustration of the Existing Zoning Bylaw Maximum Height Regulations



Side View of a Principal Building at 7.3m in Height

Side View of a Principal Building at 11m in Height

Illustration of the Proposed Flatter Roof Maximum Height Regulations



Side View of a Principal Building at 9.5m in Height