

711 Edgar Avenue

CONCEPTUAL ZONING-BASED BUILDING OPTIONS

Coquitlam, BC V3K 2J3

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CORRESPONDING ZONES

Neighbourhood Attached Residential

Land Use	Corresponding Zone
Neighbourhood Attached Residential	RT-1 Infill Residential
	RT-3 Multiplex Residential
	C-1 Local Commercial (in accordance with SWCAP Policy CC14)
	P-2 Special Institutional (in accordance with SWCAP Policy CC29)
	P-4 Special Care Institutional (in accordance with SWCAP Policy CC30)
	P-5 Special Park

Source: City of Coquitlam Official Community Plan



OCP LAND USE DESIGNATION

Extract – Southwest Coquitlam Area Plan



SITE SUMMARY

Address:	711 Edgar Avenue, Coquitlam, BC V3K 2J3
Area:	Coquitlam West
PID:	001-095-749
Legal Description:	Lot 18 District Lot 3 Group 1 New Westminster District Plan 21459
Lot Size:	9,169.66 sq ft
Existing Home:	5 bedrooms 3 bathrooms 3,103 sq ft
Year Built:	1967
Current Zoning:	R-1 Small-Scale Residential
OCP:	Southwest Coquitlam Area Plan – Neighbourhood Attached Residential
NCP:	Burquitlam Lougheed Neighbourhood Plan – Neighbourhood Attached Residential
ALR:	Not in ALR
Transit Score:	65 / Good Transit
Walk Score:	58 / Somewhat Walkable
Development Applications:	No records found for this parcel
Structure Note:	Property subject to Section 19(8)



VERIFIED ZONING BASIS FOR CONCEPT OPTIONS

City of Coquitlam Zoning Bylaw

1 C-1 Local Commercial

Intended for local-serving retail and personal needs near residential areas; limited residential use within the commercial structure is permitted.

Permitted Uses Include:

assembly child care, child care, convenience retail, grocery store, office, personal service, restaurant, commercial recreation, retail-personal goods, and residential.

Maximum Density:	1.05 FSR
Maximum Lot Coverage:	70%
Maximum Height:	7.6 m

Residential use may only be located above the ground storey of a permitted commercial building.

2 P-2 Special Institutional

Intended for utility-related facilities or health/community care services, with recreational, cultural and religious uses also provided for.

Permitted Uses Include:

assembly child care, child care, congregate housing and care, community care, assembly, primary or secondary school, public service, private hospital, and accessory single-detached residential.

Maximum Density:	1.2 FSR
Maximum Lot Coverage:	40%
Maximum Height:	11.0 m

3 P-4 Special Care Institutional

Intended for services directly related to the care of children in residential neighbourhoods, subject to residential standards of exterior appearance.

Permitted Uses Include:

assembly limited to child-minding services, assembly child care and child care, plus accessory single-detached residential.

Buildings for assembly use must have the general character of a single-detached residence in size, shape, and exterior appearance.

Maximum Density:	0.5 FSR
Maximum Height:	7.3 m, or up to 11.0 m when roof pitch is 3 in 12 or greater over at least 80% of roof surfaces.



CONCEPT STUDY NOTES

The next pages illustrate zoning-based conceptual building studies for C-1 Local Commercial, P-2 Special Institutional, and P-4 Special Care Institutional.

These concepts are illustrative only and intended to explore site potential. They do not constitute approvals or decisions by the City of Coquitlam.

C-1 Local Commercial Concept

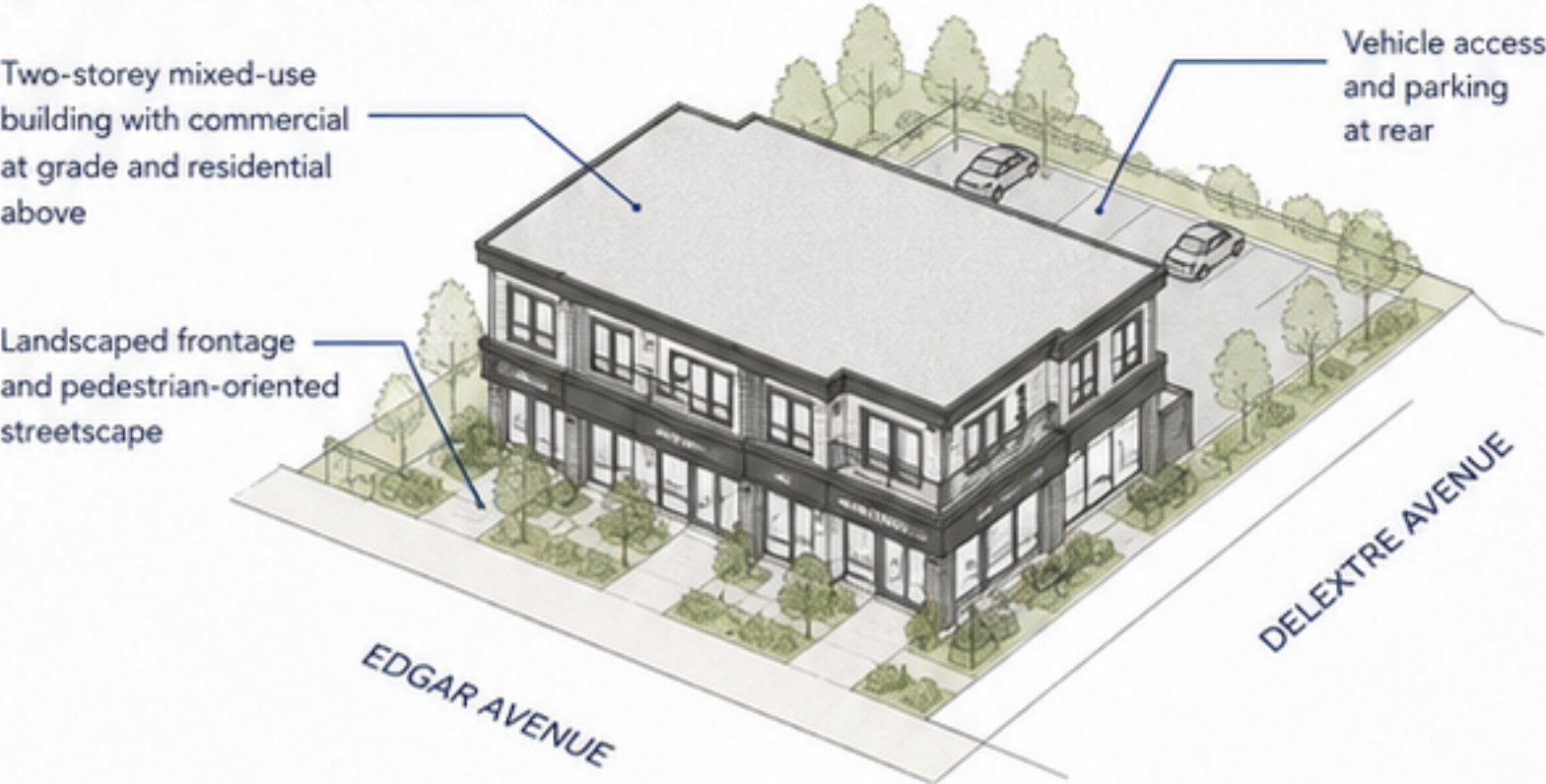
711 Edgar Avenue | Conceptual Development Study

CONCEPT RENDERING

View from Edgar Avenue



SITE DIAGRAM – CONCEPT MASSING



CONCEPT INTERPRETATION

Illustrative two-storey neighbourhood commercial concept with ground-floor local-serving retail/commercial space and limited upper-floor residential use.



OFFICIAL INTENT

Land within or abutting residential areas for retailing goods that satisfy daily household or personal needs; limited residential use within the commercial structure is permitted.



PERMITTED USES (Examples)

- Convenience retail
- Grocery store
- Office
- Personal service
- Restaurant
- Commercial recreation
- Child care / Assembly child care
- Retail-personal goods
- Residential



KEY CONDITIONS

Residential use may only be located above the ground storey of a permitted commercial building.



ZONING & DENSITY SUMMARY

Maximum Density (FSR):	1.05
Approx. Maximum Gross Floor Area on this Lot:	9,628 sq ft
Maximum Lot Coverage:	70%
Maximum Height:	7.6 m

Note: Conceptual illustration only. Final design will be subject to detailed design development, City review, and applicable regulations.

P-2 Special Institutional Concept

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CONCEPT RENDERING

View from Edgar Avenue



OFFICIAL INTENT

Facilities or structures which are utility related or provide health or community care services; provision is also made for recreational, cultural and religious uses.



PERMITTED USES (Examples)

- Assembly child care
- Child care
- Congregate housing and care
- Community care
- Assembly
- Primary or secondary school
- Public service
- Private hospital
- Accessory single-detached residential



DENSITY

Maximum 1.2 FSR



APPROX. MAXIMUM GROSS FLOOR AREA ON THIS LOT

11,004 sq ft



MAXIMUM LOT COVERAGE

40%



MAXIMUM HEIGHT

11.0 m

SITE DIAGRAM – CONCEPT MASSING

2–3 storey institutional building with residential scale and articulated massing

Landscaped entry and accessible approach



CONCEPT INTERPRETATION

Illustrative low-rise institutional concept suitable for community care, congregate housing and care, or related special institutional use.



Community Care and Well-Being



Congregate Housing and Care



Health Services and Support

P-4 Special Care Institutional Concept

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CONCEPT RENDERING

View of 711 Edgar Avenue



SITE DIAGRAM – CONCEPT MASSING



CONCEPT INTERPRETATION

Illustrative residential-character child care concept designed to reflect the form and appearance of a large single-detached residence.



OFFICIAL INTENT

Services directly related to the care of children in residential neighbourhoods; these facilities are subject to residential standards of exterior appearance.



PERMITTED USES (Examples)

- Assembly limited to child-minding services
- Assembly child care and child care
- Accessory single-detached residential



KEY DESIGN CONDITION

Buildings for assembly use must have the general character of a single-detached residence in size, shape and exterior appearance.



PROJECT PARAMETERS

Density (Maximum):	0.5 FSR
Approx. Maximum Gross Floor Area on this Lot:	4,585 sq ft
Maximum Height:	7.3 m, or up to 11.0 m where roof pitch is 3 in 12 or greater over at least 80% of roof surfaces
Minimum Lot Size for Assembly Use:	555 m ²

Note: Conceptual illustration only. Final design will be subject to detailed design development, City review, and applicable regulations.