

# Coquitlam

# For Committee

April 25, 2017

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To: City Manager

From: General Manager Planning and Development

Subject: **Austin Heights Neighbourhood Centre Density and Height Review – Outcomes and Proposed Directions**

For: **Council-in-Committee**

**Recommendation:**

That the Committee receive the report dated April 25, 2017 of the General Manager Planning and Development entitled “Austin Heights Neighbourhood Centre Density and Height Review – Outcomes and Proposed Directions” for information.

**Report Purpose:**

Based on the outcomes of a density and height review, this report presents proposed directions for Council-in-Committee’s information and feedback, prior to preparing amendments to the Austin Heights Neighbourhood Plan and C-5 Zone for Council’s consideration at a future Regular Council meeting.

**Strategic Goal:**

The Austin Heights Neighbourhood Centre Density and Height Review supports Strengthening Neighbourhoods and is a “B” priority in the 2017 Business Plan.

**Executive Summary:**

Based on feedback received at the November 7, 2016 Council-in-Committee meeting, staff have undertaken a focused density and height review involving the Neighbourhood Centre area within the Austin Heights Neighbourhood Plan (AHNP). Proposed directions coming out of this review include updates to AHNP policies and the C-5 Zone, to incorporate Austin Heights into the City-Wide density bonusing system, remove the current ‘landmark site’ density bonus provision and create a 25 storey height limit in the C-5 zone.

In the context of considering the removal of the high-rise moratorium in Austin Heights, these proposed directions provide improved certainty regarding high-rise development for residents, landowners, the development community and Council, recognize Austin Height’s role as a local centre in Coquitlam’s urban centre hierarchy, and reflect the AHNP’s intent to revitalize the Neighbourhood Centre through a range of redevelopment opportunities and building heights.



**Background:**

On November 7, 2016 staff presented a report to Council-in-Committee that proposed three options for addressing the current moratorium on high-rise development in the Austin Heights Neighbourhood Centre (Attachment 1 and 2), which is based on the following Council resolution passed on July 25, 2011:

*"That Council direct staff to withhold processing of other applications for high-rise developments in Austin Heights until the neighbourhood centre plan policies and C-5 zone are reviewed with respect to building heights, in context of the comments received at the Public Hearing, and returned to Council for consideration, direction and further public consultation."*

Based on Committee feedback staff has undertaken a density and height review based on 'Option 2' as outlined in the November 7, 2016 report, which includes a review of Public Hearing comments regarding 'The Austin' high-rise rezoning in 2011 and the Neighbourhood Centre density and height policies, as well bringing the corresponding C-5 Zone in line with the Citywide Density Bonusing Program and considering a potential building height limit.

This review consists of these specific components, the outcomes of which have been used to derive proposed density and height directions:

1. Reviewing Public Hearing feedback on 'The Austin', along with related Neighbourhood Centre policies;
2. Reviewing Austin Heights' place and role in the hierarchy of urban centres in Coquitlam, and how this relates to density and height;
3. Reviewing the 'landmark site' designation and related density bonus; and
4. Undertaking 'architectural testing' within in the Neighbourhood Centre, to better understand potential density and height scenarios, and what this means in terms of a potential building height limit.

Following the presentation of the review outcomes to Council-in-Committee and pending Council-in-Committee's feedback staff intend to proceed with preparing amendments to the Official Community Plan (OCP) and Zoning Bylaw to incorporate these proposed directions. 'Option 2' also involves public consultation which would specifically include a mail-out to property owner and tenants in the Neighbourhood Centre, as well as key stakeholders, to seek feedback on the proposed directions and amendments to the Neighbourhood Centre policies and C-5 Zone, prior to a Public Hearing on these proposed bylaw amendments.

The remainder of this report summarizes the review components, identifies key outcomes and proposed directions and outlines next steps

**Discussion/Analysis:**

***Density and Height Review***

As noted above, this review is made up of four components, the details and outcomes of which are elaborated on below:

**Discussion/Analysis: cont'd/**

***Density and Height Review cont'd/***

1. Public Hearing Feedback and Neighbourhood Centre Policies

*Public Hearing Feedback*

Shortly after the adoption of the AHNP in 2011, a proposal for a 24-storey high-rise ('the Austin') was received. Following the Public Hearing for that development, Council approved the rezoning application, but based on concerns raised, the building height was reduced from 24 storeys (5.5 FAR<sup>1</sup>) to 19 storeys (4.68 FAR).

Feedback from the Public Hearing included:

- Concerns over the proposed building height – some supported redevelopment and revitalization, but were concerned with 24 storeys and that it did not fit with the character of the neighbourhood;
- Concerns high-rise development would increase traffic, and would have negative impacts on road capacity, parks and recreation facilities;
- Concerns that high-rise development would infringe on privacy and create shadowing on neighbouring properties; and
- Comments that generally supported the proposal and recognized the benefits of revitalization and increased housing options, also expressed concerns that if the proposal was not approved, it would take a long time for the Neighbourhood Centre to continue to revitalize.

The type of feedback received at the Public Hearing for the Austin is sometimes raised when new high-rise developments are proposed elsewhere in the City. The AHNP includes policies that are related to the issues raised and are discussed further below. Feedback from the Public Hearing has also been considered throughout this density and height review, while recognizing that the current policies in the Neighbourhood Centre aim to create viable redevelopment projects, support revitalization in the Neighbourhood Centre and result in building forms that respond to the topographical and view context of Austin Heights, through narrower high-rises and increased distances between high-rises.

*Neighbourhood Centre - Land Use Context*

The AHNP vision states that "Austin Heights is a vibrant community-oriented neighbourhood known for its accessibility, diversity and amenities. Its commercial main street is a distinctive, local shopping destination for Coquitlam residents."

The AHNP's Neighbourhood Centre policies for the Austin Avenue 'commercial main street' seek to complement existing commercial uses with higher-density, mixed-use redevelopments and revitalize the public realm and amenities. This in turn is intended to help incrementally enhance this well-established commercial area, which has served local and broader community needs for over 60 years. These policies also support more housing options through a variety of building densities and height, including low-rise, mid-rise and high-rise developments.

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<sup>1</sup> Floor area ratio (FAR) defines the maximum amount of floor area (building floor area) permitted to be constructed on a lot, expressed as a ratio of floor area relative to lot area.

**Discussion/Analysis:** cont'd/

***Density and Height Review*** cont'd/

***Neighbourhood Centre - Land Use Context*** cont'd/

Attachment 3 illustrates potential redevelopment possibilities, in the Neighbourhood Centre, based on the current Neighbourhood Centre policies and the corresponding C-5 zone (see Attachments 4 and 5 for policies and C-5 Zone details).

Following current Neighbourhood Centre policies, the C-5 zone allows a 'base' density of 3.0 FAR, with the opportunity for additional density bonuses as follows:

- an additional 1.0 FAR, in exchange for amenities that have public benefit (i.e., affordable housing, parks, urban plazas, pedestrian corridors and public art), for a total possible 4.0 FAR; and
- a further additional 1.5 FAR for 'landmark sites' that have a high level of 'design excellence' and incorporate public space, art and or amenities at the ground level, for a total maximum 5.5 FAR.

Outside of the landmark sites and their potential of a maximum 5.5 FAR density for redevelopment applications, it is reasonable to assume that, given current market conditions (i.e., building applications under current plan policies are more frequently pursuing density bonus opportunities), most Neighbourhood Centre properties available for higher density mixed-use redevelopment under the C-5 zone would seek the available 4.0 FAR option (3.0 base FAR + 1.0 FAR bonus).

It is also important to note that there is a four-storey maximum height on the south side of Austin Avenue between Marmont Street and Gatensbury Street, and the south side of Charland Avenue, between the Fire Hall and Lebleu Street to provide an effective transition to adjacent 'Neighbourhood Attached Residential' properties. This means that approximately 80% of existing properties in the Neighbourhood Centre could accommodate buildings of varying heights (including high-rises).

***Neighbourhood Centre – Building Size, Tower Separation and Transportation***

To achieve the goals of the AHNP, amendments were made to the C-5 zone in 2011 that included provisions (600m<sup>2</sup> floorplate for buildings twelve storeys or higher, which is 100m<sup>2</sup> smaller than the Citywide guideline of 700m<sup>2</sup>), to reduce massing, maintain view corridors and reduce shadowing and privacy impacts on adjacent properties from high-rise development.

Also unique to the C-5 zone is a 35m (115ft.) setback separation between high rises sharing a common property line for buildings above twelve storeys. This tower separation is 10m greater than the Citywide specification of 25m outlined in the Urban Design + Development permit Areas guidelines in the Citywide OCP.

**Discussion/Analysis:** cont'd/

***Density and Height Review*** cont'd/

***Neighbourhood Centre– Building Size, Tower Separation and Transportation***  
cont'd/

During the development of the AHNP the City's transportation network was reviewed and in 2012 Council adopted the City's *Strategic Transportation Plan* (STP) which includes high-level transportation policies and direction for all types of travel for the next 20 years. Based on the STP there are three arterial streets that run through the Neighbourhood Centre (Austin Ave, Blue Mountain Street, and Marmont Street), and these streets are designed to accommodate an expected daily traffic demand of 15,000+ vehicles, and include frequent transit services.

2. Hierarchy of Urban Centres in Coquitlam

Coquitlam is made up of a hierarchy of urban centres that accommodate higher-density, commercial and residential development, and provide jobs, services and amenities that serve residents at a neighbourhood, citywide and regional level. The largest and highest centres on the hierarchy have a greater capacity for high density, mixed use redevelopment and have easy access to regional highways, major arterial roads and SkyTrain.

As outlined on Attachment 6, and as designated in the OCP and Regional Growth Strategy (RGS), Coquitlam Regional City Centre is the primary urban centre in the City and is Coquitlam's 'downtown', with the highest commercial and residential densities possible in the City and no height limits. Lougheed Municipal Town Centre and Burquitlam Frequent Transit Development Area (FTDA) are Coquitlam's secondary urban centres, and as they are oriented around SkyTrain stations and the North Road/Lougheed Highway corridors, they have the second highest density potential in the City and no building heights.

Coquitlam's primary and secondary urban centres are complemented by a series of smaller local centres, including Austin Heights, Maillardville, Partington Creek and Fraser Mills, that are 'urban villages' located on arterial corridors and provide smaller-scale commercial services, employment and amenities for local neighbourhood areas. Although these local centres are also identified for higher density, mixed-use growth, and are typically served by frequent, bus-based transit routes, they are typically smaller scale in area, and have lower densities and building heights than primary and secondary centres – and development in these local centres should not compete or compromise the role of larger urban centres.

As noted on Attachment 6, Table 1, the current maximum allowable density in Austin Heights of 5.5 FAR is higher than what is available in the City Centre, Lougheed and Burquitlam, and is thus 'out of sync' with the City's hierarchy of urban centres.

**Discussion/Analysis:** cont'd/

***Density and Height Review cont'd/***

2. Hierarchy of Urban Centres in Coquitlam cont'd/

Based on the fact that Austin Heights is a local centre, it can be argued that its building density and height should be lower than City Centre, Lougheed and Burquitlam. Noting that the Neighbourhood Centre currently allows up to a 4.0 FAR on most properties without the 1.5 FAR 'landmark site' bonus, it is reasonable to propose that the maximum Austin Heights FAR be set at 4.0. As noted in Table 2 on Attachment 6, 4.0 FAR better aligns Austin Heights with the City's urban centre hierarchy, and still allows for a range of redevelopment opportunities, including high-rise, that is supported by bus-based transit (which is planned to become more frequent as part of Translink's 'FTN' or Frequent Transit Network) and three arterial streets.

3. Review of the landmark site designation

Landmark sites are defined within the AHNP as important corner gateways, located at intersections of arterial streets or arterial/collector streets, which can achieve a maximum 5.5 FAR (4.0 + 1.5 landmark bonus) in exchange for high-quality buildings and public spaces, art or other amenities at the ground level.

Since 2008-2011, when the AHNP was developed and adopted, the development context in Coquitlam has evolved considerably, and very high quality building designs are now considered a 'given' and added density is not necessary to achieve these designs. Furthermore, a City-wide density bonusing program was introduced in 2011 (but did not include Austin Heights), which allows additional FAR in exchange for funds that are then used to develop significant public amenities and affordable housing on a City-wide basis.

The landmark site designation of 5.5 FAR is also higher than City Centre, Lougheed, and Burquitlam, and as noted in the previous review component, this is out of sync with the City's urban centre hierarchy.

Based on the above points, and given that most properties in the Neighbourhood Centre can achieve a 4.0 FAR, the landmark site bonus is recommended to be removed and any further density bonuses in Austin Heights should be considered for more relevant incentives, as per the City's successful density bonus program, and not result in FARs that exceed those in City Centre, Lougheed, and Burquitlam.

4. Architectural testing of alternate density and height scenarios

Merrick Architects was retained to undertake high-level architectural tests on five sample sites (representing a range of property sizes, locations and configurations) within the Neighbourhood Centre to generically model potential high-rise building heights at certain density (FAR) 'thresholds' or scenarios. See Attachment 7 for a detailed summary of the architectural testing and outcomes. A full copy of the architectural testing has been placed in the Councillor's office and is available for viewing at the Planning and Development front counter.

**Discussion/Analysis:** cont'd/

***Density and Height Review*** cont'd/

4. Architectural Testing of alternative density and height scenarios cont'd/

The architectural testing was not a design exercise per se; it was intended to gain an understanding of what kind of building height is achievable on a site, by looking at how a certain amount of building density or 'square footage' on a property is 'shaped' into basic high-rise forms, through the use of these basic design inputs:

- High-rise floorplate, lot coverage and building separation (C-5 zone);
- Neighbourhood Centre Policies;
- Standard City Parking Regulations (Zoning Bylaw); and
- Basic point and podium high-rise building massing.

The testing determined building heights according to specific FAR thresholds, based on several scenarios including the Citywide Density Bonusing Program (2.5 base), the C-5 density system (3.0 base FAR, max 4.0 FAR, max. 5.5 FAR for landmark sites) and the Housing Affordability Strategy (HAS), which allows a 1.0 FAR bonus for rental:

- Base density – 2.5 FAR;
- Maximum density - 4.0 FAR;
- Landmark site designation - 5.5 FAR (for 2 sites only); and
- HAS rental bonus – 5.0 FAR (4.0 FAR + 1.0 FAR bonus).

***Architectural Testing Outcomes***

The below table shows that average potential maximum building heights across the test sites (shaped by the above basic design input), according to the FAR scenarios described above:

<b>FAR</b>	<b>Average Height</b>
2.5	17 Storeys
4.0	21 Storeys
5.0	25 Storeys
5.5 <sup>2</sup>	26 Storeys

Parking requirements were achieved for all test scenarios based on the City's Zoning Bylaw, including requirements for commercial, residential visitor and loading, and varied from 1.5 levels to 4.5 levels of parking (mostly underground).

Interestingly, the typical high-rise concept sketched by Merrick Architects was based on a 600m<sup>2</sup> maximum floorplate size specified in the C-5 zone, which allowed for an average of 7 units per floor, oriented around a two elevator core, which in turn could support between 150-220 units in a building ranging in height between 20 and 30 storeys. According to the architect, this is consistent with projects of this scale being developed and marketed elsewhere in the City and region.

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<sup>2</sup> A 5.5 FAR was only tested on two selected landmark sites as identified in the AHNP

**Discussion/Analysis: cont'd/**

***Density and Height Review cont'd/***

***Architectural Testing Outcomes***

Through the testing outcomes, the architect showed that a smaller floorplate allows for a more rectangular building form versus bulkier square floorplates, resulting in a more slender tower form which helps reduce massing and shadowing as well as better maintaining view corridors. This confirmed the original intent of provisions to reduce high-rise impacts and some of the test scenarios also included the 35 metre separation between high-rises on different properties, which allows for wider view corridors between high-rise projects, and less shadowing and privacy impacts.

***Preliminary Directions Based on Density and Height Review***

Based on the outcomes of the density and height review, staff propose the following preliminary directions related to density, landmark sites and height in the Neighbourhood Centre.

Density

***1.a) Bring the C-5 zone and Neighbourhood Centre policies in line with the Citywide Density Bonusing Program:***

Based on the outcomes of this review, it is proposed to re-structure the C-5 density bonusing system according to the Citywide Density Bonusing Program, by introducing a base density of 2.5 FAR with 0.5 FAR incremental steps up to a maximum density of 4.0 FAR (see Attachment 8 for details). This approach reduces the base FAR from 3.0 to 2.5, yet maintains a 4.0 FAR for all sites in the Neighbourhood Centre, which is the current maximum density permitted on non-landmark sites.

The proposed amendment will align the C-5 zone with other zones in the Citywide Density Bonusing Program (RM-4, RM-5, RM-6, C-7 and C-4), and will provide clarity and consistency with established City practice and provision of community amenities and affordable housing.

***1.b) Consider the exemption of purpose-built rental floorspace from maximum density allowances:***

Staff is also proposing to allow an additional 1.0 FAR bonus in exchange for secured market rental housing, consistent with the City's HAS. If supported by Council, this provision could result in a maximum FAR of up to 5.0 in the Neighbourhood Centre, which provides an opportunity for development densities to approach the previous 5.5 FAR Landmark site provision, yet is still below the maximum density allowance in City Centre (6.0 FAR) and Burquitlam and Lougheed (5.5 FAR) if the full 1.0 FAR rental incentive is applied in City Centre or Burquitlam-Lougheed.

**Discussion/Analysis: cont'd/**

***Preliminary Directions Based on Density and Height Review* cont'd/**

**2. *Remove Landmark Site Designation***

Based on the density and height review, staff is proposing to remove the current landmark site designation and related 1.5 FAR bonus, and introduce criteria (as applied elsewhere in the City and without a density bonus) for gateway sites to achieve high quality design where arterial streets enter the Neighbourhood Centre (Attachment 9).

The *draft Burquitlam-Lougheed Neighbourhood Plan (BLNP)* includes policies to increase design excellence at gateway locations and mark entry to the neighbourhood. Recognizing that a high level of design and streetscape improvements should be standard for redevelopment, and noting this is a key objective of redevelopment in the Neighbourhood Centre, it is recommended that gateway design elements, like those in the draft BLNP, be incorporated into the Austin Heights Neighbourhood Centre policies (Attachment 10).

Height

**3. *Update the C-5 zone to include a maximum building height of 25 storeys:***

Based on review outcomes and testing results, staff proposes that a maximum building height of 25 storeys be established in the Austin Heights Neighbourhood Centre with the caveat that the existing 4 storey limit for properties on the south side of Austin is maintained. This approach balances Public Hearing feedback with the goals of the AHNP to support revitalization with the provision of a range of redevelopment projects in the Neighbourhood Centre, including high-rises.

The proposed building height limit also reflects the review of urban centres throughout Coquitlam. Given the role and function of Austin Heights as a local centre, relative to higher density centres like City Centre and Burquitlam that have no height limits, it is reasonable to propose a building height limit and a lower maximum FAR in Austin Heights.

The proposed height limit accommodates the maximum density allowances proposed (base 2.5 FAR, maximum 4.0 FAR), and larger properties allow for density to be spread amongst the site in multiple high and mid-rise forms. Furthermore, if the 1.0 FAR rental bonus is used, the resultant 5.0 FAR on most of the smaller sites in the Neighbourhood Centre will also likely fall within a 25 storey building height, and on larger sites the density will need to fit under this height limit, which would result in a variation of building heights and forms.

As noted above the Public Hearing feedback from the Austin raised concerns over height, privacy and shadowing. A height limit in the Neighbourhood Centre will provide certainty for residents and allow for enough density and height to create viable high-rise projects which support continued revitalization, while maintaining the 600m<sup>2</sup> floorplate and 35m high-rise separation will help to reduce shadowing and privacy impacts, and maintain view corridors.

**Next Steps:**

Pending feedback received from Council-in-Committee, staff will proceed in preparing relevant amendments to the Austin Heights Neighbourhood Plan and the Zoning Bylaw (C-5), which if approved following a Public Hearing would end the high-rise moratorium.

As a part of this process (as outlined in the November 7, 2016 report), a mail out will be sent to property owners/developers and tenants within the Neighbourhood Centre as well as other stakeholders (i.e., Austin Heights BIA, TransLink, Metro Vancouver and School District #43) to provide an opportunity for feedback on the proposed directions. The mail out would provide general information on the density and height review and its outcomes, and direct them to the Austin Heights project webpage where further information will be available (information would also be available through social media channels). Staff would analyze and summarize this feedback in the First Reading report to Council and standard Public Hearing notification practice for the OCP (AHNP) and Zoning Bylaw amendments would follow.

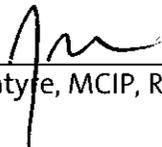
Should the moratorium be lifted by approving these amendments, a high level servicing assessment will be completed for the AHNP, and brought forward for Council's information at a later date. Staff will also consider the need for a commercial tenant relocation policy, similar to the *Mobile Home Park Redevelopment Tenant Assistance Policy*, to provide (if and where necessary) relocation assistance for existing commercial tenants involved in redevelopment proposals.

**Financial Implications:**

Austin Heights has its own density bonus program where financial contributions collected based on the current C-5 density bonus system are made towards public amenities outlined in the AHNP (relative to the Citywide Density Bonusing Program, which allocates funds towards amenities Citywide). As a result of the Austin redevelopment, the Austin Heights density bonusing fund balance at the end of 2016 was \$594,000.00. Provided the C-5 zone is amended to incorporate it into the City-Wide bonusing program, staff recommend retaining the density bonus funds accrued to date in a separate fund and bring forward potential future projects in the Austin Heights area that would benefit from this funding for Council approval.

**Conclusion:**

Staff has completed the Austin Heights density and height review as per discussion at the Council-in-Committee meeting on November 7, 2016, and this report outlines directions that would remove the high-rise moratorium by amending the C-5 Zone and establishing a 25 storey height limit. Proposed next steps include a mail out to property owners and stakeholders within the Neighbourhood Centre to seek feedback on the proposed amendments. Staff would then bring feedback results back to Council late spring, as part of the First Reading report on relevant OCP and Zoning Bylaw Amendment Bylaws.



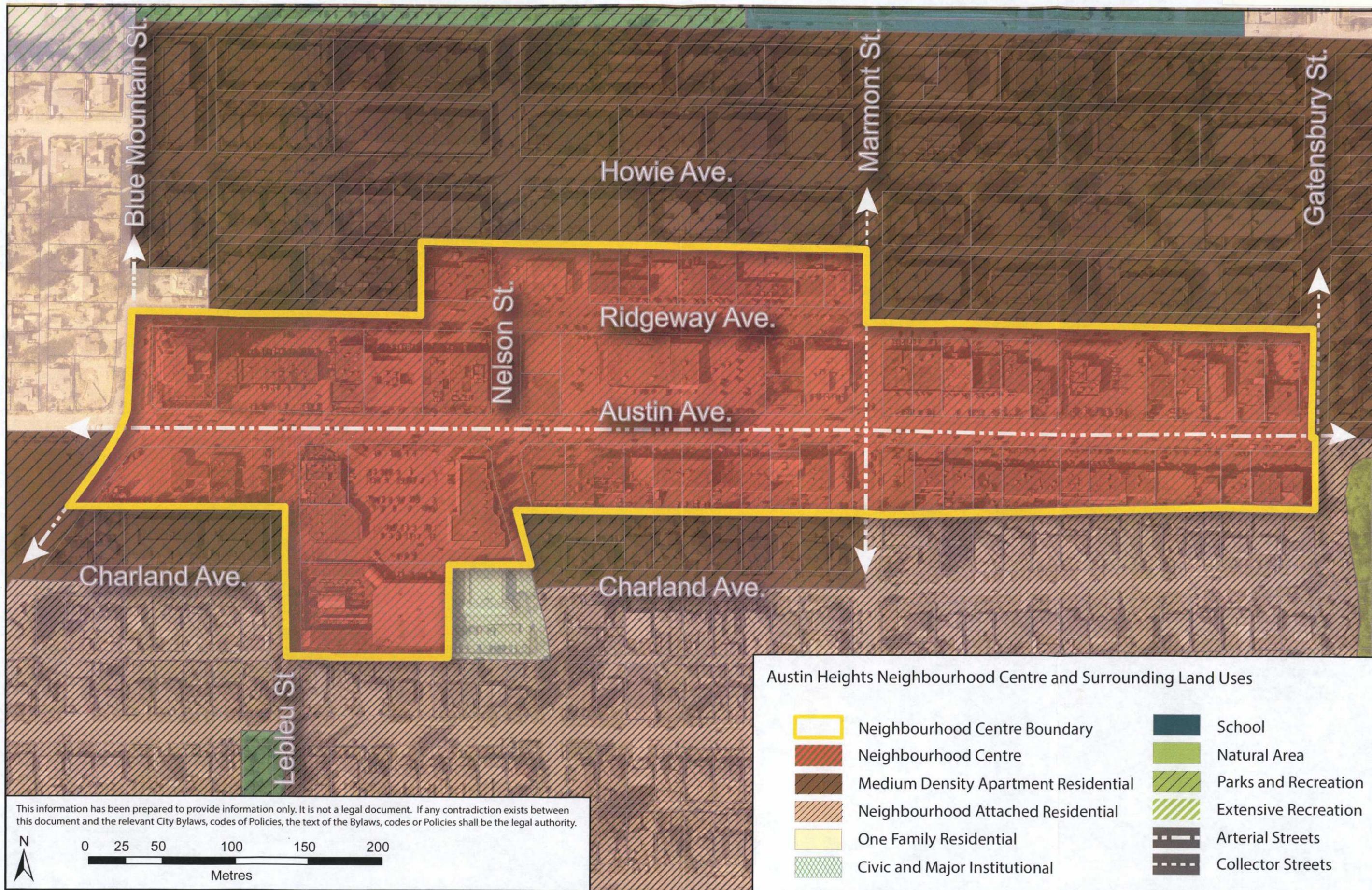
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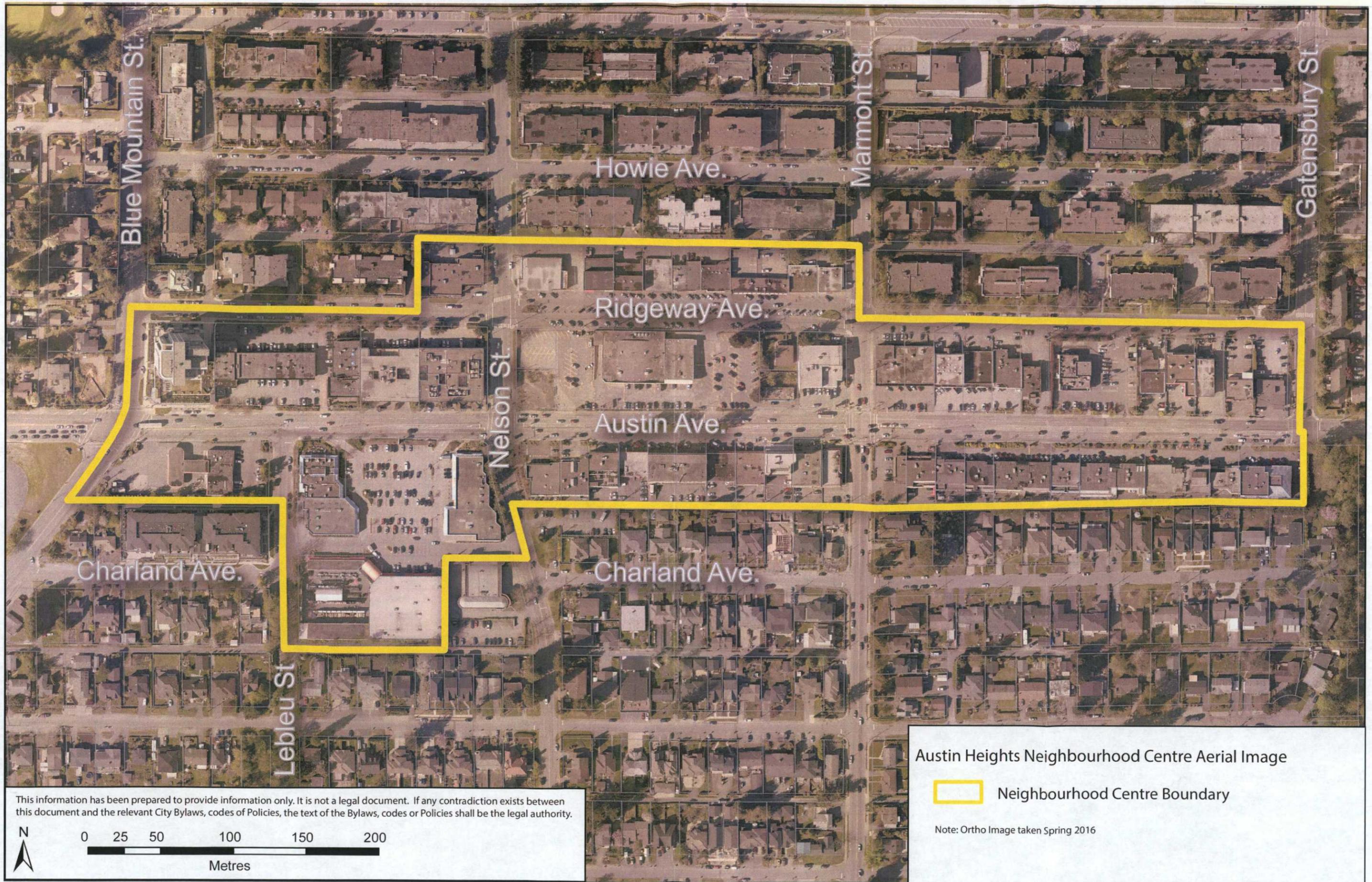
J.L. McIntyre, MCIP, RPP  
AP/ss

**Attachments:**

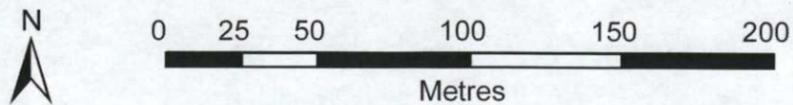
1. Austin Heights Neighbourhood Plan and Surrounding Land Uses (Doc# 2385954)
2. Austin Heights Neighbourhood Centre Aerial Image (Doc# 2585951)
3. Austin Heights Neighbourhood Centre Density Potential (Doc# 2585948)
4. Austin Heights Neighbourhood Centre Policies (Doc# 2585944)
5. C-5, Community Commercial, Zone (Doc# 2585943)
6. Hierarchy of Urban Centres in Coquitlam (Doc# 2581048)
7. Density and Height Review – Summary of Architectural Testing (Doc# 2579358)
8. Proposed C-5 Density bonus Structure (AHNP) (Doc# 2581048)
9. Austin Heights Neighbourhood Centre Proposed Gateway Locations (Doc# 2585940)
10. Proposed Gateway Design Policy (Doc# 2581048)

This report was prepared by Allison Pickrell, Community Planner and reviewed by Steve Gauley, Senior Planner and Carl Johannsen, Manager Community Planning.





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Austin Heights Neighbourhood Centre Aerial Image

 Neighbourhood Centre Boundary

Note: Ortho Image taken Spring 2016

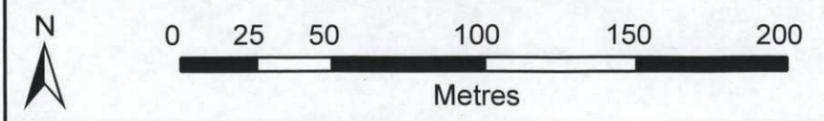


Austin Heights Neighbourhood Centre Density Potential

- Neighbourhood Centre Boundary
- Potential 4.0 FAR Site
- Potential 5.5 FAR Landmark Site \*
- Height limited to 4 storeys
- Recently Redeveloped Sites
- Arterial Streets
- Collector Streets
- Medium Density Apartment Residential
- Neighbourhood Attached Residential
- One Family Residential
- Civic and Major Institutional

\* Note: Sites at the corner of Austin Ave./Gatensbury St., and Austin Ave./Marmont St. will require assembly of multiple properties to achieve floorspace to generate a highrise building.

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## SECTION 3 - LAND USE ELEMENTS

### 3.1 NEIGHBOURHOOD CENTRE

Schedule A of this Plan maps the designations described under this section. Corresponding zones to these designations are outlined in CWOCP Section 9, SWCAP Section 2.3

#### 3.1.1 Description of Designation

The Austin Heights commercial core is located on Austin Avenue between Blue Mountain and Gatensbury Streets and on Ridgeway Avenue between Nelson and Marmont Streets. The area designated as Neighbourhood Centre accommodates a mix of office, retail, and high-density residential uses.

#### 3.1.2 Rationale

The intent of the Neighbourhood Centre designation is to revitalize the existing commercial core and transform it into a highly walkable, vibrant high-density mixed-use area. The commercial core will be characterized by strong pedestrian-orientation with a 2-4 story streetwall, punctuated by a series of high-rise towers. This area will be connected with the nearby lower density residential area by developing a pedestrian-scaled environment that provides for the daily needs of neighbourhood residents and serves as a shopping destination and employment centre for the broader community.



#### 3.1.3 Policies

- a) Create a high-density mixed-use neighbourhood commercial core with a base density of 3.0 Floor Space Ratio (FSR) with commercial, residential or employment living street frontage as shown on Schedule B.
- b) Redevelop Austin Avenue between Blue Mountain and Gatensbury Streets to create a strong pedestrian experience defined by a streetwall podium, punctuated by high-rise towers, with retail at grade and office and residential above.
- c) New developments should site buildings and towers in a manner that respects the opportunities for future redevelopment of adjacent parcels and effectivity addresses the transition between new and existing adjacent development.
- d) In conjunction with new development provide urban plazas and pedestrian mid block walkways that help to achieve the network of the pedestrian walks, as shown on Schedule C.
- e) All development within the Neighbourhood Centre designation shall obtain a Development Permit as outlined in Part 4 of the CWOCP.
- f) Work with developers to secure additional community amenities as part of new development including public and semi-private open space and facilities. This includes pedestrian green spaces between buildings and along street frontages.

Amended March 18, 2013 - Bylaw 4295, 2013  
Original Adoption April 4, 2011 - Bylaw No. 4196, 2011

# 9.5

## 3.1.3 Neighbourhood Centre - continued



- g) A density bonus of up to 1.0 FSR, above the maximum base gross floor area specified in the Zoning Bylaw for a total density of 4.0 FSR may be offered in exchange for the provision of amenities deemed by the City to have public benefit. Examples of these amenities include: affordable housing, community facilities such as parks, urban plazas, pedestrian corridors, public art and a bridge on King Albert Avenue over Como Creek for pedestrians and cyclists. An amenity plan outlining how density bonus contributions will be allocated will be developed as part of the Servicing Strategy.
- h) In addition to the density bonus specified in Section 3.1.3 (g), Council, at its discretion, may consider granting an additional gross floor area of up to 1.5 times the lot area for buildings deemed to have a high degree of design excellence on a landmark gateway site. The density bonus is granted in exchange for the provision of amenities deemed by the City to have public benefit.
  - i. Landmark site criteria - Sites may be considered for landmark status at important gateways to the neighbourhood located on the corner of the intersection of two arterials or an arterial street and a collector street.
  - ii. Design process - Landmark buildings will be designed through a rigorous design-review process that includes:
    - › input by City staff at key intervals;
    - › possible third-party design review;
    - › community consultation; and,
    - › professional studies to ensure all potential community impacts, such as transportation, infrastructure, shadowing, wind and views are considered and addressed in the building design.

The guidelines that will be used to determine whether a landmark building will be deemed to have a high degree of design excellence are set out in Part 4, Sub-section 3.1.1 i) of the CWOCP.
  - iii. Community Consultation –The proponent will conduct a community consultation process that is in addition to any consultation process required for an OCP amendment or rezoning, prior to the application being presented to Council for consideration. The process will receive public input to ensure all potential community impacts from the landmark building are considered and addressed, including the proposed design of the building. The results of the consultation process, including how the proponent addressed community impacts, will be submitted to the City for consideration by Council.
- i) Strive to maintain and increase office space in the commercial core.
- j) Encourage a mix of local-serving shops and services with small varied frontages to reinforce the neighbourhood shopping character of the area.



### 3.1.3 Neighbourhood Centre - continued

- k) Work with the Austin Heights Business Improvement Association to retain existing businesses and recruit new small, independent businesses into the neighbourhood.
- l) The portions of the Neighbourhood Centre designation on the south side of Austin Avenue between Marmont and Gatensbury Streets and the portion located south of Charland Street adjacent to the Fire Hall are limited to four storeys to provide an effective transition to adjacent single-family areas.
- m) Provide continuous street-oriented at-grade commercial or civic uses for all ground level frontages identified on Schedule B as **MANDATORY COMMERCIAL STREET FRONTAGE**.
- n) Provide continuous ground-oriented employment living or residential uses in the ground floor of all buildings along frontages identified on Schedule B as **RESIDENTIAL OR EMPLOYMENT LIVING STREET FRONTAGE**.
- o) Provide continuous ground-oriented commercial, employment living, residential or highly-transparent residential amenity uses in the ground floor of all buildings along frontages identified on Schedule B as **SECONDARY ACTIVE STREET FRONTAGE**.

## 3.2 MEDIUM DENSITY APARTMENT

### 3.2.1 Description of Designation

The Medium-Density Apartment land use designation accommodates a variety of multiple-family residential housing types including townhouses, stacked townhouses and medium-density apartment buildings.

### 3.2.2 Rationale

The Medium-Density Apartment designation is applied in key areas to provide a transition between the higher-density core and surrounding lower-density areas, contributing to increased residential intensity within walking distance of the neighbourhood core. This designation increases the possible range of housing options for current and future residents.

### 3.2.3 Policies

- a) Maintain the existing medium-density apartment area north of the commercial core, while accommodating select opportunities for redevelopment and/or increased density while following existing City policy regarding:
  - › Retention and replacement of existing market and non-market rental housing stock;
  - › Limiting the strata conversion of rental housing units;
  - › Ensuring that tenants displaced by redevelopment are protected through relocation assistance from the developer.
- b) Ensure that new medium-density residential development to the south of the commercial core provides an effective transition, in terms of building massing, to adjacent lower-density areas respecting slope, privacy and building heights;

## PART 15 COMMERCIAL ZONES

### 1505 C-5 Community Commercial

#### (1) Intent

This zone provides for the development of a mixed use, medium and high density Neighbourhood Centre that accommodates *residential uses*, retail, *commercial*, professional services and a range of public amenities. The emphasis of this zone is to provide safe and convenient pedestrian and bicycle environments throughout the neighbourhood.

#### (2) Permitted Uses

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

*Commercial*, limited to the following, and not including a *drive-in business* except as specifically permitted below in Section (3), paragraph (a)(v) and (vi):

- (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 upholstery shops;
- (f) *restaurants*; excludes *drive-in businesses*;
- (g) *office*;
- (h) offices, including *business* outlets, banks, government offices and professional offices;
- (i) 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, bingo facilities, *casino gaming* or *electronic gaming* facilities;

**C-5 Community Commercial**

- (j) photocopying, printing and duplicating establishments;
- (k) *veterinary service*;
- (l) studios for artists and photography;
- (m) *pet care service*;
- (n) *liquor store, accessory liquor store, and wine store*;
- (o) *specialty food retail*;
- (p) *liquor manufacturing*.

*Assembly limited to child-minding services, day-care centres, churches, and youth/seniors centres, school - commercial and private)*

*Civic (limited to community serving facilities, museums, and publicly accessible squares, green spaces, plazas, courtyards and similar)*

*Congregate Housing and Care*

*Tourist accommodation*

*Apartment*

*Townhouses*

*Employment Living*

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

*Accessory advertising*

*Accessory home occupation*

*Accessory off-street parking*

*Non-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*

**(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 *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*;
  - (iv) the outdoor display and sale of flowers and produce;
  - (v) a pickup window accessory to a *restaurant and specialty food retail use* only accessible by pedestrians;
  - (vi) a bank machine only accessible to pedestrians; and
  - (vii) outdoor play area where accessory to child-minding services, nursery schools, kindergartens, child-care centres, and out of school child-care, as required by the Provincial Licensing Authority.

**C-5 Community Commercial**

- (b) An *accessory home occupation use* must comply with the regulations under Section 508(3).
- (c) 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.
- (d) 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.
- (e) 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*.
- (f) A *liquor store* may contain a *beverage container return centre* as an *accessory use* when contained wholly within a *building*.
- (g) An *apartment use* is permitted only when all *off-street parking* for the use is *concealed parking*.
- (h) *Townhouses* and *Employment Living uses* are permitted only when all *off-street parking* for the use is *concealed parking*.
- (i) *Assembly, civic* and *tourist accommodation uses* are permitted only when all *off-street parking* for the use is *concealed parking*.
- (j) 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.

**C-5 Community Commercial**

**(5) Density**

- (a) All *buildings and structures* within the area designated “Neighbourhood Centre” of the Maillardville Neighbourhood Plan together must not exceed a *gross floor area* of:
  - (i) 2.5 times the *lot area*, for the area east of LeBleu Street; and
  - (ii) 3.5 times the *lot area*, for the area west of LeBleu Street.
- (b) All *buildings and structures* within the area designated “Neighbourhood Centre” of the Austin Heights Neighbourhood Plan together must not exceed a *gross floor area* of:

<i>Density</i>	<i>Gross Floor Area Ratio</i>
Base <i>Density</i>	3.0 times the <i>lot area</i>
Additional <i>Density</i> , as limited under subsection (5)(b)(i)	1.0 for a total of 4.0 times the <i>lot area</i>
Additional <i>Density</i> for landmark buildings, as limited under subsection (5)(b)(ii)	1.5 for a total of 5.5 times the <i>lot area</i>

- (i) For lands designated “Neighbourhood Centre” in the Austin Heights Neighbourhood Plan, additional *density* up to a *gross floor area* of 1.0 times the *lot area* is permitted in addition to the Base *Density*, set out in (b), where 50 percent of the land value created by the additional density is provided to the *City* in the form of a financial contribution towards public amenities outlined in the Austin Heights Neighbourhood Plan; and
- (ii) For landmark buildings that meet the landmark sites criteria as described in the Austin Heights Neighbourhood Plan, additional *density* up to 1.5 times the *lot area* above the maximums set out in (b) and (b)(i) where 25 percent of the land value created by the additional *density* is provided to the *City* in the form of a financial contribution towards public amenities outlined in the Austin Heights Neighbourhood Plan.

**(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.

**C-5 Community Commercial****(8) Setbacks**

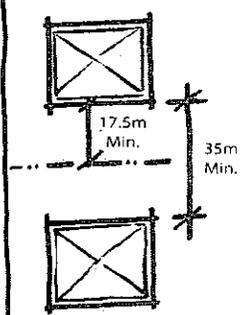
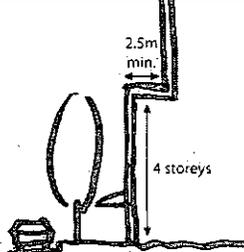
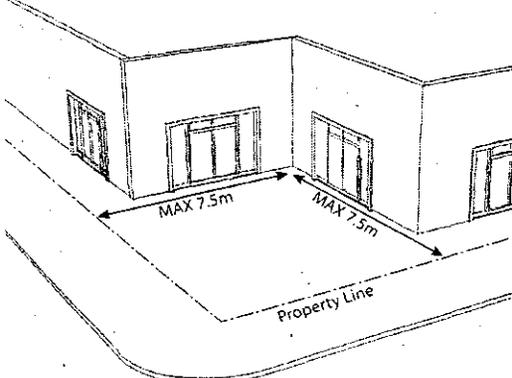
- (a) All *buildings* and *structures* must be sited no closer or further than the minimum and maximum setbacks from *lot* lines as set out below:

SETBACKS

<i>Use</i>	<i>Front Lot Line or Public Right-of-Way, whichever is closest (metres)</i>	<i>Exterior Side Lot Line (metres)</i>	<i>Interior Side Lot Line (metres)</i>	<i>Rear Lot Line Abutting Street or Lane (metres)</i>
All <i>buildings</i> and <i>structures</i>	min 3.0 - max 4.6	min 3.0	min 0.0	min 3.0 - max 4.6
All <i>buildings</i> and <i>structures</i> along a <i>Mandatory Commercial Street Frontage</i> as established in the Official Community Plan	min 1.5 - max 3.0	min 1.5 - max 3.0	min 0.0	min 1.5 - max 3.0

- (b) Despite paragraph (a):
- (i) where a *lot* is adjacent to a *lot* either in a residential zone or designated for *residential use* in the Official Community Plan, a landscaped area of not less than 3 metres shall be established along the *lot* line. The landscaped area may be reduced to a minimum width of 1.2 metres if a *street* or *lane* separates the two *lots*;
  - (ii) no *building* or portion of a *building* shall provide less than 10 metres between any opposing *building* faces which contain windows or glazed doors to *habitable rooms* in *apartment use*.
  - (iii) the following setback requirements are applicable in the Austin Heights Neighbourhood Centre Development Permit Area, as shown on Schedule "E" of the Austin Heights Neighbourhood Plan:

**C-5 Community Commercial**

(iii.i)	<p>Where the total height of the <i>building</i> exceeds 12 storeys, the <i>interior side lot line</i> setback shall be a minimum of 17.5 metres for portions of the building above four storeys.</p>	
(iii.ii)	<p>The <i>front lot line</i> or public right-of-way setback, whichever is closest is increased by 2.5 metres for portions of a building above four storeys in height.</p>	
(iii.iii)	<p>At the intersection of two streets, or a street and a pedestrian right-of-way, the corner portion of the ground-level façade must be setback a minimum of 3.0 metres, up to a maximum of 7.5 metres, as measured from the flanking <i>lot line</i>.</p>	

(c) The above setbacks are subject to increase under sections 518 and 519 of this bylaw.

**(9) Location of Uses**

- (a) A *commercial use* in the C-5 Zone shall be located in the first storey portions of a *building* and shall occupy a minimum floor space depth of 10 metres measured from the front face of the *building*; this provision shall apply where a *building* fronts upon a **MANDATORY COMMERCIAL STREET FRONTAGE** as established by Official Community Plan.
- (b) A *commercial use* or an *employment living use* in the C-5 Zone shall be located in the first storey portions of a *building* and a *commercial use* shall occupy a minimum floor space depth of 10 metres measured from the front face of the *building*; this provision shall apply where a *building* fronts upon a **OPTIONAL COMMERCIAL STREET FRONTAGE** as established by the City's Official Community Plan.

**C-5 Community Commercial**

- (c) *Sleeping units or dwelling units of a tourist accommodation use* must be located above the first storey of a *building* along MANDATORY COMMERCIAL STREET FRONTAGE as established by the City's Official Community Plan. Lobby, reception, dining and lounge areas of a *tourist accommodation use* may be located within the first storey of a *building*.

**(10) Height**

The front of a *building* that forms part of the streetwall for "Mandatory" and "Optional" commercial street frontages shall have a minimum first *storey building* height of 4.9 metres and a maximum first *storey building* height of 5.5 metres, measured from the finished grade of the front of the *building* to maximum of eight *storeys*.

**(11) Building Size**

Where the total height of the *building* exceeds twelve *storeys*, all portions of the *building* above five *storeys* in height must not exceed a *gross floor area* of 600 m<sup>2</sup> per floor.

**(12) Off-Street Parking and Loading**

In addition to Part 7 of this bylaw, the following regulations apply:

- (a) *Off-street parking* associated with a permitted *residential use* and an *employment living use*, must be separate from *off-street parking* which is accessory to any other permitted *use* and must have separate vehicular and pedestrian accesses; and
- (b) Above *finished grade* structured *off-street parking* not along a *lane*, must be separated from the building façade by other permitted *uses*.

**(13) Other Regulations**

- (a) Despite the definition of "lot" contained in Part 2 of this bylaw, a *lot* in the C-5 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-5 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) that a covenant under Section 215 of the Land Title Act be registered against each such parcel in favour of the City requiring that such parcel be developed in accordance with the terms of the *development permit*.
- (b) 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*.
- (c) 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.

**TABLE 1: CURRENT HIERARCHY OF URBAN CENTRES IN COQUITLAM**

Neighbourhood Centre	Official Community Plan	Transit Service	Road Access	Max FAR (HAS)	Bld. Heights (to Date)	Proposed Bld. Heights <sup>1</sup>
City Centre	Regional City Centre	SkyTrain/FTN	Hwy/Arterials	5.0 (6.0)	43 Storeys	38 Storey
Lougheed	Municipal Town Centre	SkyTrain/FTN	Hwy/Arterials	4.5 (5.5)	27 Storeys	35 Storey
Burquitlam	FTDA	SkyTrain/FTN	Arterials	4.5 (5.5)	37 Storeys	49 Storey
<b>Austin Heights</b>	<b>Local Centre</b>	<b>Future FTN (Bus)</b>	<b>Arterials</b>	<b>5.5</b>	<b>19 Storeys</b>	-
Maillardville	Local Centre	Future FTN (Bus)	Hwy/Arterials	3.5	5 Storey	26 Storey
Partington Creek <sup>2</sup>	Local Centre	Bus	Arterial	12 Storey	-	-
Fraser Mills	Local Centre	Bus	Arterial	2.5 FAR <sup>3</sup>	-	-

**TABLE 2: PROPOSED HIERARCHY OF URBAN CENTRES IN COQUITLAM**

Neighbourhood Centre	Official Community Plan	Transit Service	Road Access	Max FAR (HAS)	Bld. Heights (to Date)	Proposed Bld. Heights
City Centre	Regional City Centre	SkyTrain/FTN	Hwy/Arterials	5.0 (6.0)	43 Storeys	38 Storey
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<b>Austin Heights</b>	<b>Local Centre</b>	<b>Future FTN (Bus)</b>	<b>Arterials</b>	<b>4.0</b>	<b>19 Storeys</b>	-
Maillardville	Local Centre	Future FTN (Bus)	Hwy/Arterials	3.5	5 Storey	26 Storey
Partington Creek	Local Centre	Bus	Arterial	12 Storey	-	-
Fraser Mills	Local Centre	Bus	Arterial	2.5 FAR	-	-

<sup>1</sup> Proposed building heights are based on submitted development planning applications, including, pre-applications, rezoning's and development permits.

<sup>2</sup> The *Partington Creek Neighbourhood Centre Master Plan* (March 1, 2017) proposes to allow for higher density residential along David Avenue with buildings up to 12 storeys. FAR values are not identified in the Master Plan.

<sup>3</sup> Fraser Mills FAR is an average density based on the corresponding comprehensive development zone (CD-1)

**AUSTIN HEIGHTS DENSITY AND HEIGHT REVIEW – SUMMARY OF ARCHITECTURAL TESTING**

Merrick Architects was retained to undertake high-level architectural tests on five sites within the Neighbourhood Centre. It is important to note that the architectural testing was not a design exercise for the Neighborhood Centre and an infinite number of development scenarios are possible for each site. The architectural testing is intended to gain an understanding of height and density at different FAR values based on the C-5 zone and Neighbourhood Centre policies.

These tests used FAR scenarios that were based on a combination of the Citywide Density Bonusing Program, the current C-5 density system and Coquitlam's Housing Affordability Strategy (HAS) which allows additional density up to 1.0 FAR for the provision of purpose-built rental units. The following densities were tested as part of Merrick's work:

1. Base density – 2.5 FAR
2. Maximum density - 4.0 FAR
3. Landmark site designation - 5.5 FAR
4. HAS rental exemption – 5.0 FAR (on non-landmark sites)

**Site selection characterizes and conditions**

In order to get a variety in results, sites were selected based on the following criteria:

- Their inherent potential for redevelopment as well as a variation in lot size, depth, and width that are applicable to other sites with similar characteristics within the Neighbourhood Centre. Size configurations varied from 3,000m<sup>2</sup> to 17,000m<sup>2</sup>
- Two potential Landmark sites were selected to see what density and form could be achieved under the Landmark site designation and an FAR of 5.5.
- Slope – there is a large topographical difference falling from north to south and from northwest to southeast across the neighbourhood centres
- Assembly potential and assumptions – assembly assumptions were made for some sites based on current property ownership

**Architectural testing inputs**

The following inputs were used to serve as a starting point for the architectural testing:

- Testing a podium/tower architectural form
- Maximum 4-Storey streetwall on Austin Avenue and 2-storey streetwall on Ridgeway Avenue
- Each tower has a maximum 600 m<sup>2</sup> floorplate
- Interior side lot setback 17.5m (35m between towers sharing a property line)
- Tower separation of 25m (where no common property line is shared); and,
- Minimum parking requirements.

Architectural testing findings cont'd/

Based on the outcomes of the Architectural Testing, many high-rise developments at or near a 4.0 FAR will likely have a height range between 20-25 storeys depending on the size of the host property. Larger properties provide opportunities to spread density across the site resulting in varied building forms and heights, as envisioned in the AHNP. Average height limits based on the FAR scenarios described above are listed below:

Site 1: ~182,000 square feet (35% of site limited to 4 storey height limit)

FAR Testing Scenario	# of high-rise towers	Ave. Height	Max. Height (1 bldg)	U/G parking viable?
2.5	2	21	21	likely
4.0	3	24	27	likely
5.0	3	31	35	likely

Site 2: ~90,000 square feet

FAR Testing Scenario	# of high-rise towers	Ave. Height	Max. Height (1 bldg)	U/G parking viable?
2.5	1	23	23	likely
4.0	2	24	24	likely
5.0	3	21	25	likely

Site 3: ~92,000 square feet

FAR Testing Scenario	# of high-rise towers	Ave. Height	Max. Height (1 bldg)	U/G parking viable?
2.5	1	23	23	likely
4.0	2	22	22	likely
5.0	2	29	29	likely

Site 4: ~32,000 square feet

FAR testing scenario	# of high-rise towers	Ave. Height	Max. Height (1 bldg)	U/G parking viable?
2.5	1	8	8	likely
4.0	1	15	15	likely
5.0	1	19	19	likely
5.5	1	22	22	likely

Site 5: ~45,000 square feet

FAR testing scenario	# of high-rise towers	Ave. Height	Max. Height (1 bldg)	U/G parking viable?
2.5	1	12	12	likely
4.0	1	19	19	likely
5.0	1	26	26	likely
5.5	1	29	29	likely

Architectural testing findings cont'd/

Based on these outputs, the following points summarize the potential average maximum building height, when averaged out across the five test sites, at the following FARs:

- 2.5 FAR = 17 storeys
- 4.0 FAR = 21 storeys
- 5.0 FAR = 25 storeys
- 5.5 FAR (only two sites tested at 5.5) = 26 storeys

**PROPOSED C-5 DENSITY BONUS STRUCTURE FOR AUSTIN HEIGHTS NEIGHBOURHOOD CENTRE**

- (a) All buildings and structures together must not exceed a base density gross floor area of 2.5 times the lot area,
- (b) The overall maximum base density of 2.5 times the lot area may be increased as follows:

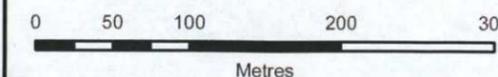
<b>Density Step</b>	<b>Condition of Additional Density</b>	<b>Additional Gross Floor Area Ratio</b>	<b>Maximum Total Gross Floor Area Ratio</b>
Step 1	A financial contribution of 75% of the land value of the additional <i>density</i> towards amenities as identified in the Citywide Official Community Plan	Up to 0.5 times the lot area	3.0 times the lot area
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 lot area	3.5 times the lot area
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 lot area	4.0 times the lot area

**SCHEDULE C**  
**AUSTIN HEIGHTS**  
**NEIGHBOURHOOD PLAN**  
**URBAN STRUCTURE**  
**Public Realm and**  
**Key Pedestrian Facilities**

**LEGEND**

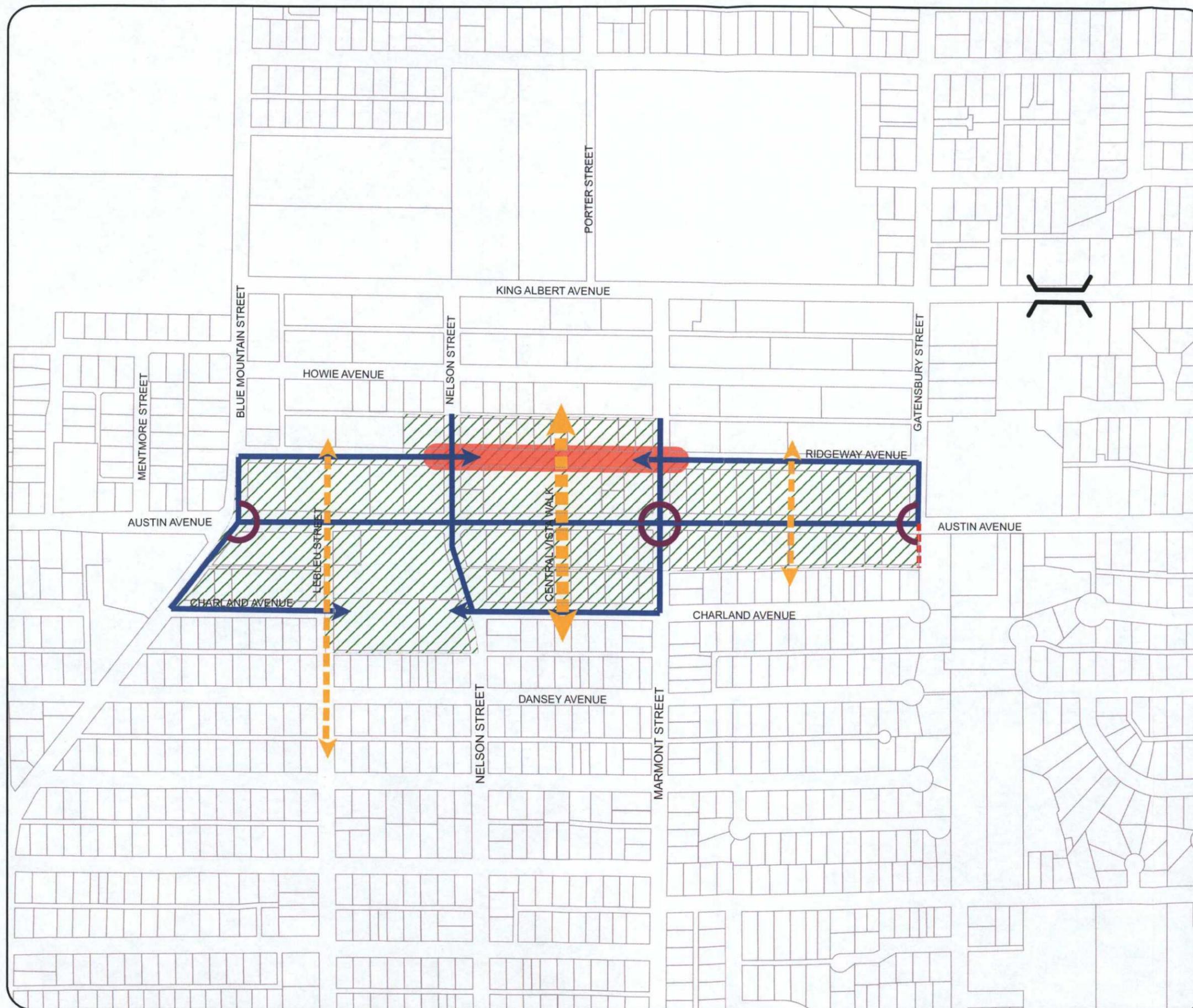
-  Parcels
-  Gateways
-  Pedestrian Network Enhanced Area
-  Pedestrian Focused Streets
-  Pedestrian Walk
-  Ridgeway Avenue Walk
-  Proposed Lane Connection
-  Proposed Cycling / Pedestrian Bridge

**DRAFT**



Adopted: April 4, 2011  
 Last Amended: N/A  
 Last Issued: April 11, 2011

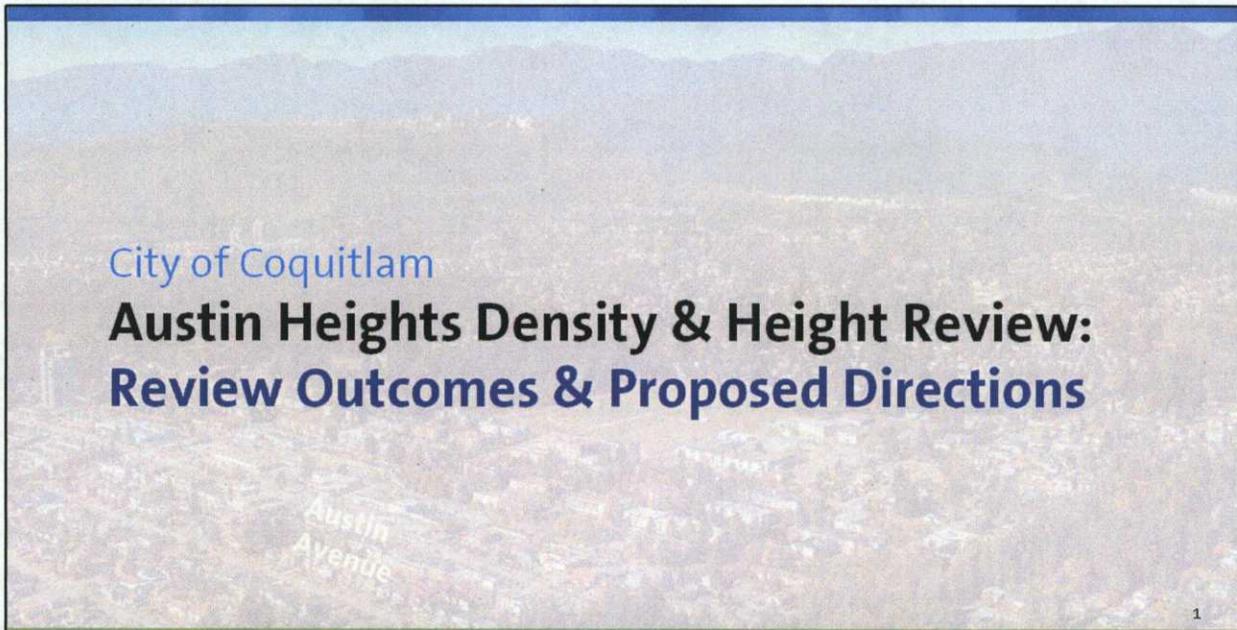
Map Projection: UTM Nad1983  
 Prepared By: Planning & Development  
 Source: City of Coquitlam



**PROPOSED GATEWAY DESIGN POLICY**

Require development located at Gateways, as identified on Attachment 8 to this report, to include elements that provide a high degree of design excellence and mark entry to the neighbourhood, such as:

- Public art,
- Signage,
- Unique public space and plazas that convey a sense of entry,
- Distinctive lighting,
- High-quality building material,
- Sculpted architectural form,
- Distinctive facades,
- High-quality site furnishings,
- Improve street presence, and
- Streetscape treatments that signal entry to the neighbourhood.



City of Coquitlam

# Austin Heights Density & Height Review: Review Outcomes & Proposed Directions

Austin Avenue

1

f t i y CityofCoquitlam

Coquitlam  
Doc # 2584899

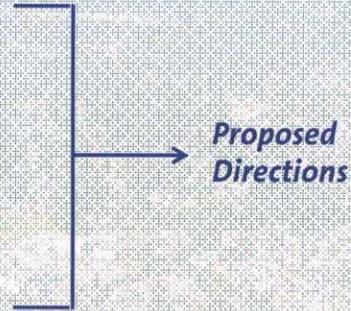
## Density and Height Review

- Review based on 'Option 2' considered at Nov. 7, 2016 C-i-C meeting
  - PH review, City-wide bonusing, potential height limit
- Outcomes → proposed Directions on:
  - building density (FAR)
  - 'landmark' sites
  - height
- Foundation for reconsidering moratorium

2

## Review Components

1. Public Hearing Comments  
+  
Neighbourhood Centre Policies
2. Coquitlam's Urban Centre Hierarchy
3. Landmark Sites Review
4. Architectural Testing

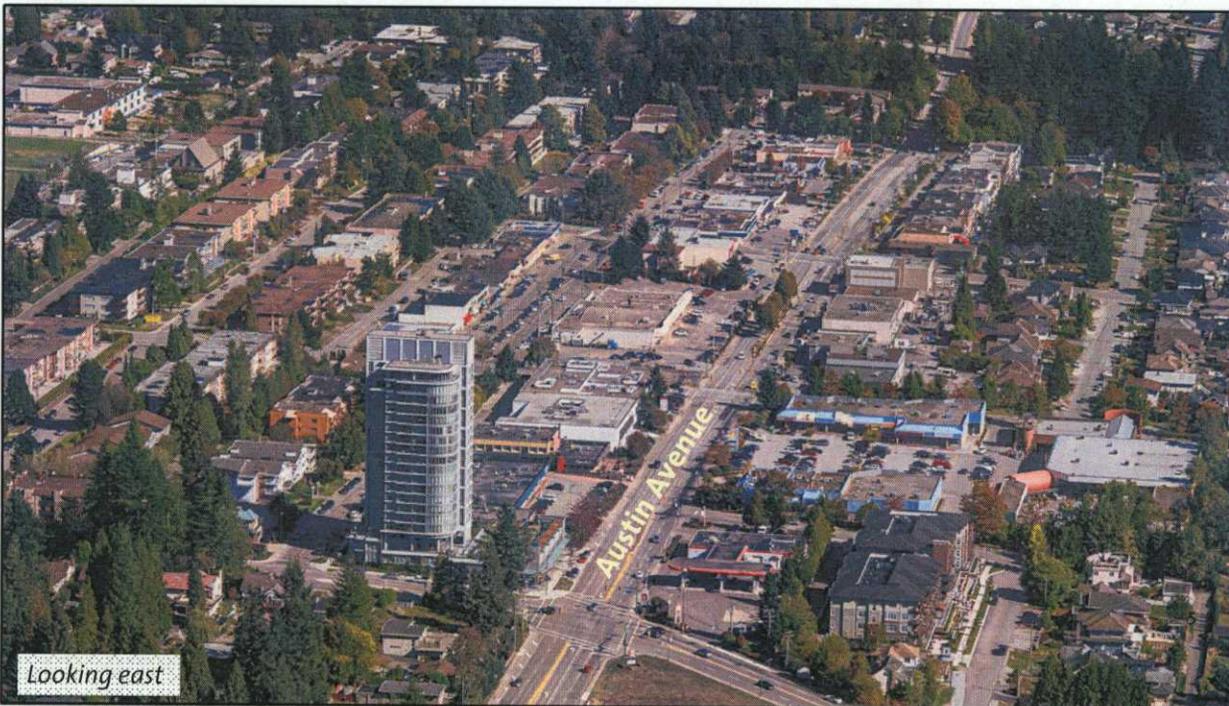


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## 1. Public Hearing Comments

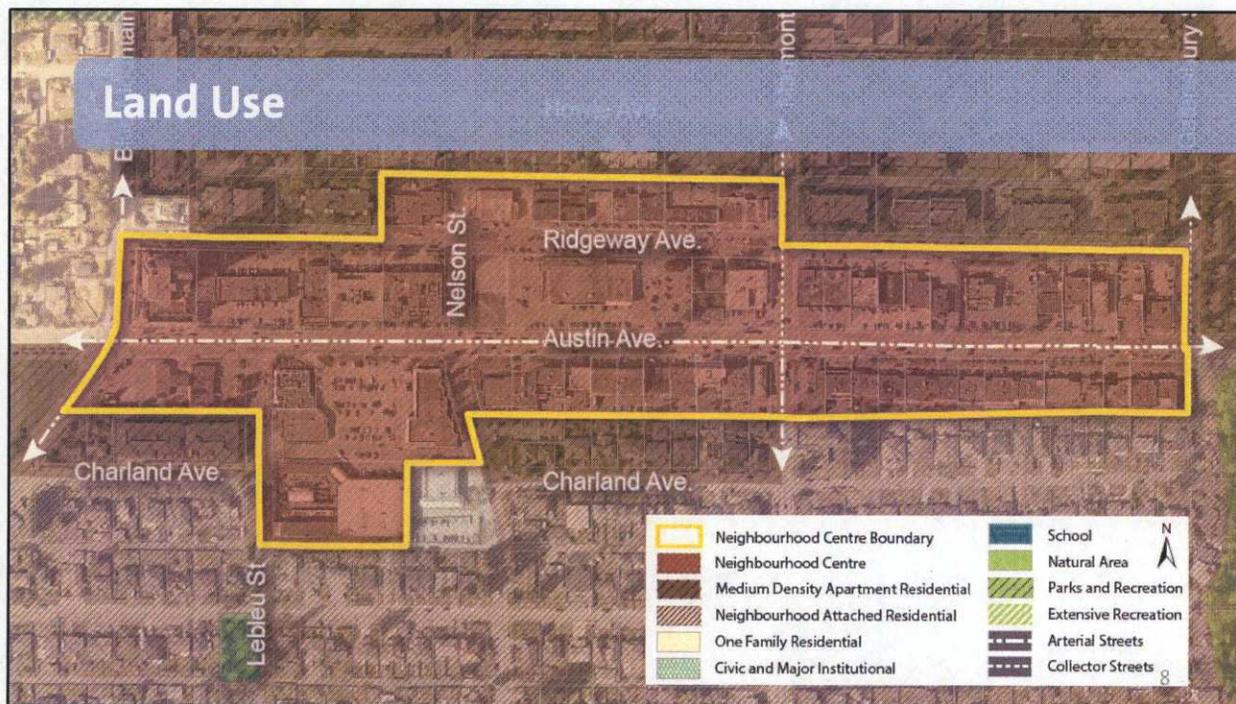
- 'The Austin' Public Hearing: concerns about:
  - height
  - traffic
  - privacy, shadowing
- However, benefits of revitalization noted
  - density and height play a role
- These themes are common to high-rise proposals
  - responded to through this review

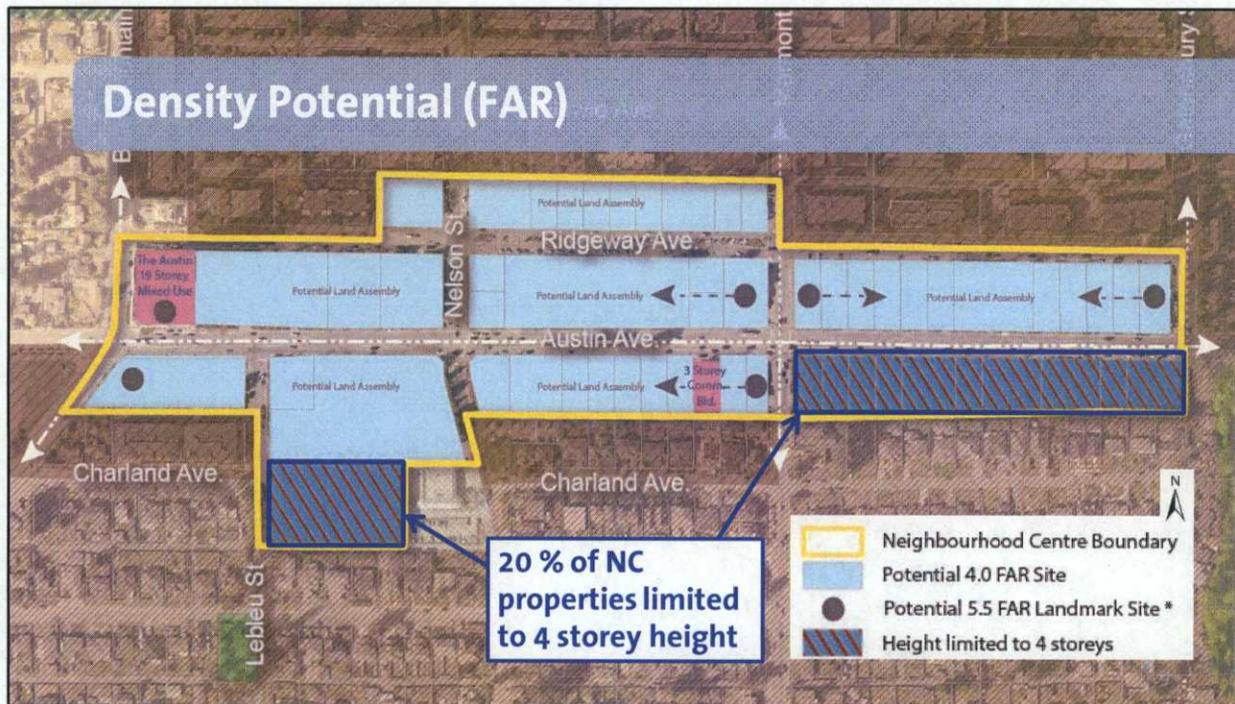
4



## 1. Neighbourhood Centre Policies

- Mixed-use, pedestrian-friendly redevelopment
- Low-rises & mid-rises & high-rises
- 4.0 maximum FAR possible on Neighbourhood Centre (NC) sites
- However, 5.5 maximum FAR on 'landmark' sites



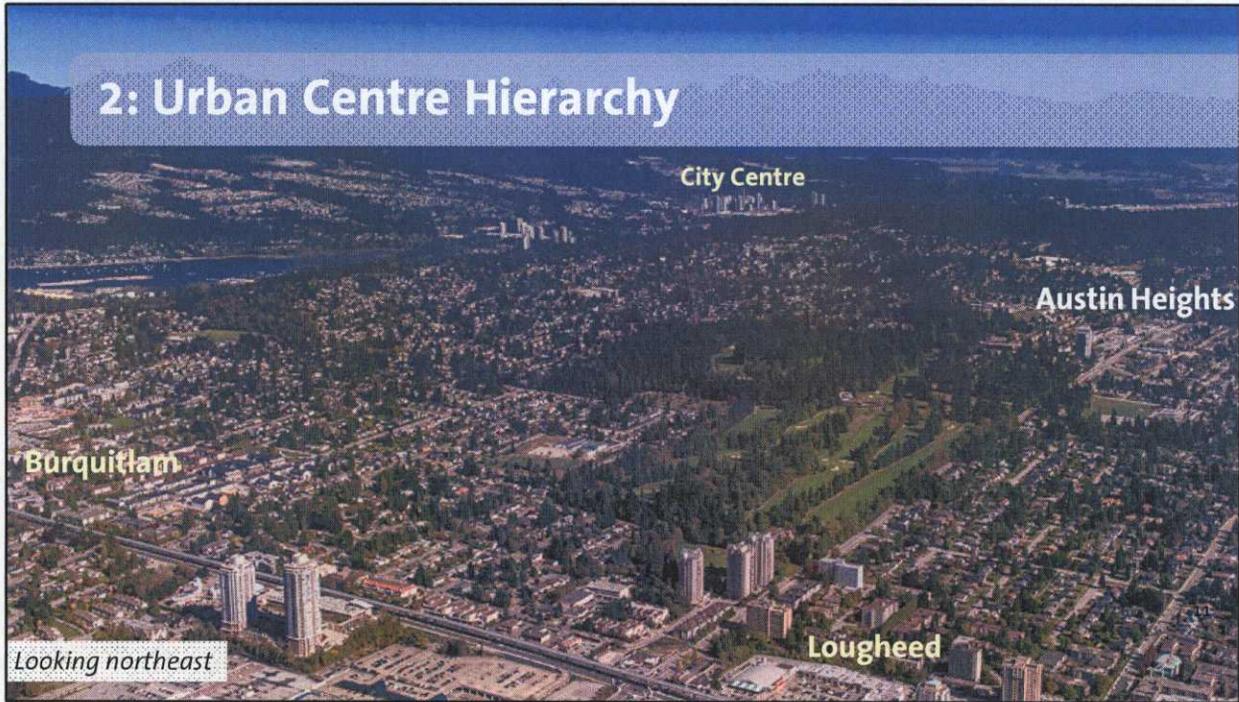


## 2. Related Facts

- **C-5 Zone - requirements for thinner, well-spaced buildings**
  - 600 sm high-rise floorplate – reduce shadowing, view blockage
  - 35 m highrise separation – more space b/w high-rises on different lots
- **Transportation infrastructure**
  - 3 arterial roads (Austin, Blue Mountain, Marmont)
  - Transit planned to be more frequent (FTN)
- **Redevelopment to fund public realm improvements**

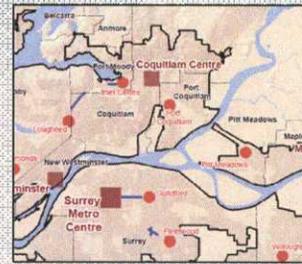


Planned transit improvements (NESATP)

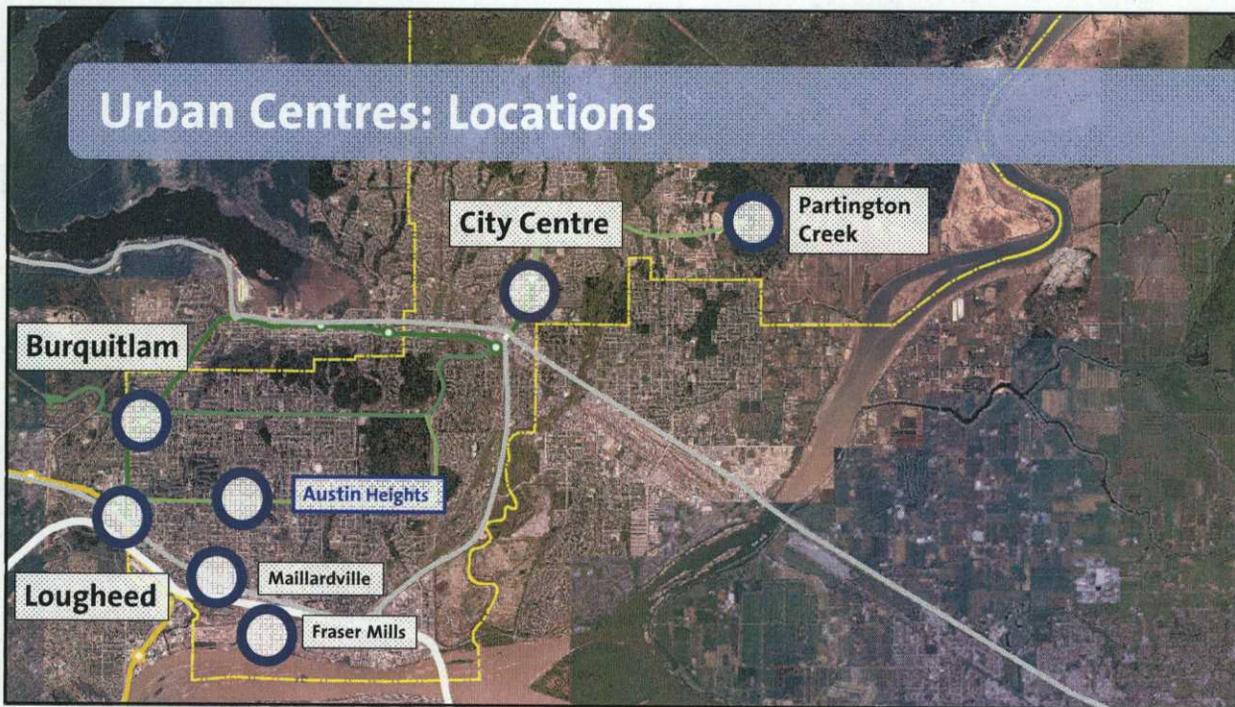


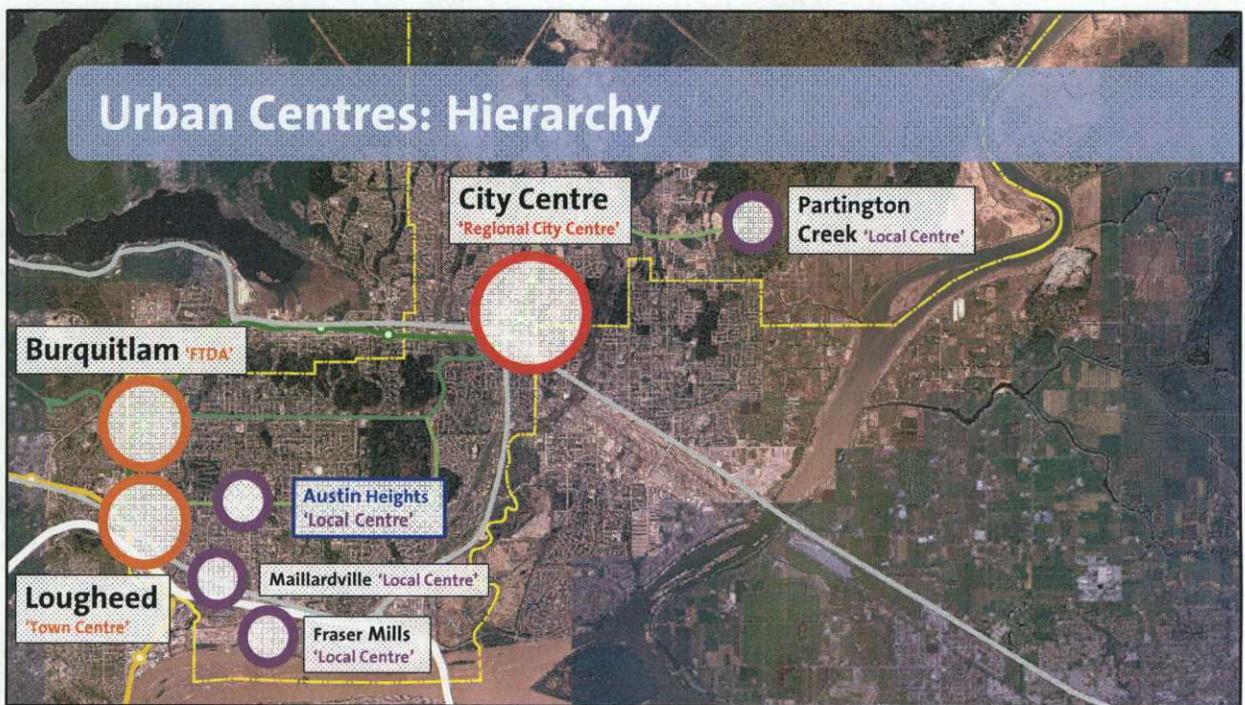
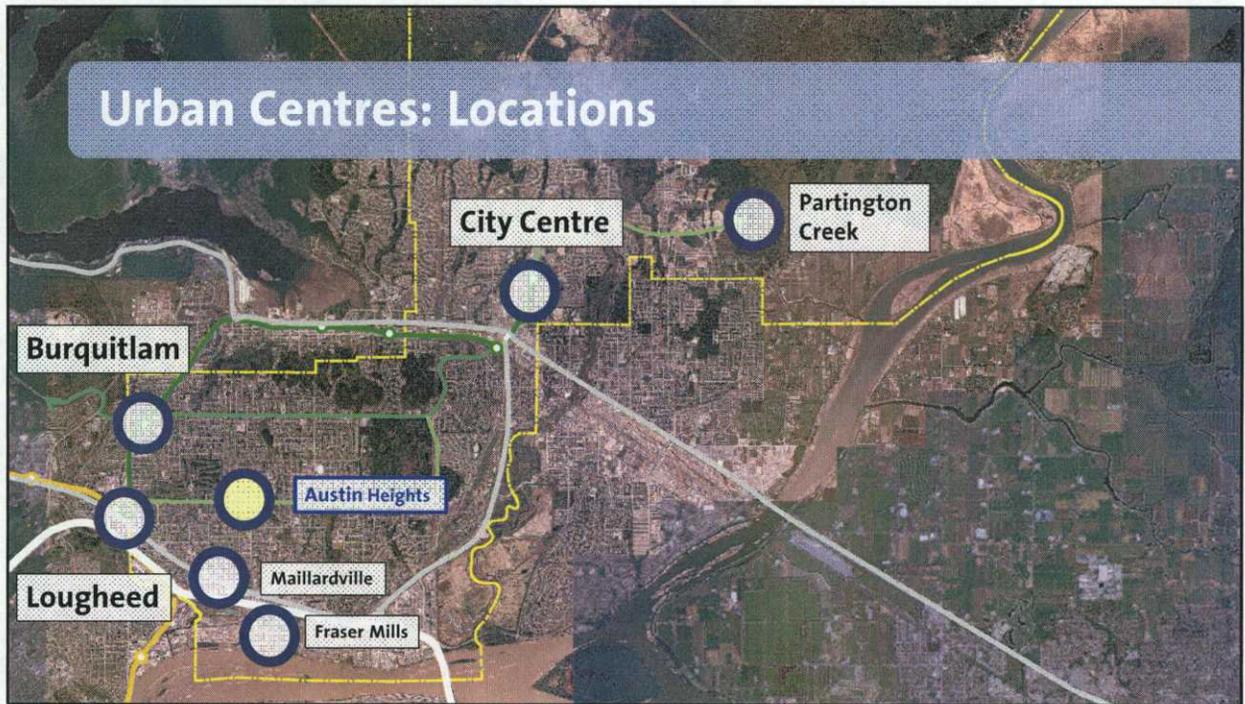
## 2: Urban Centre Hierarchy

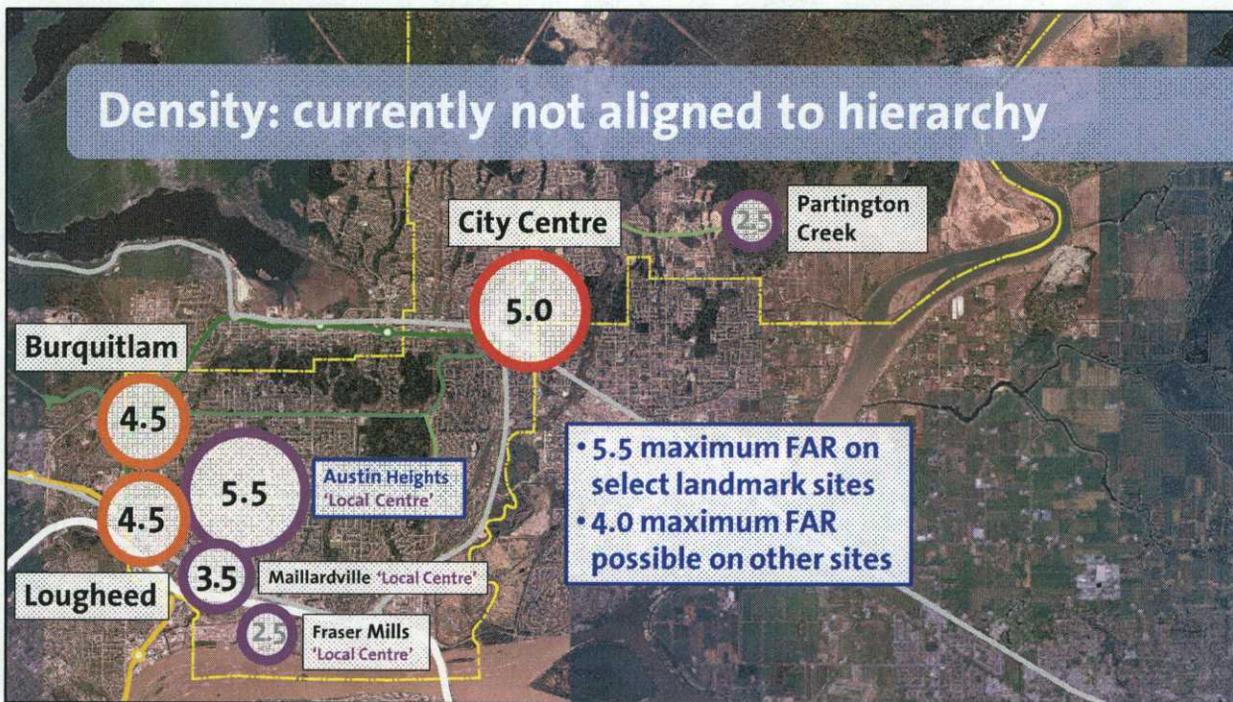
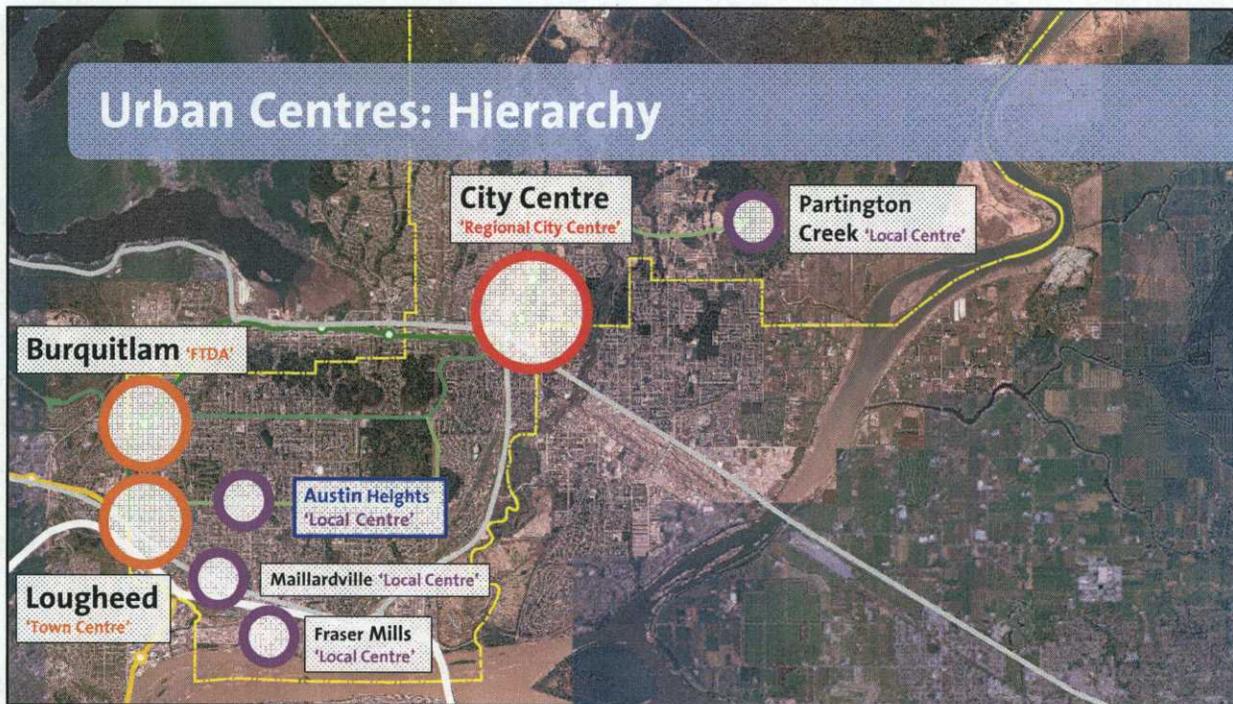
- Coquitlam has multiple 'urban centres'
- Located on transit, highway, and/or arterial corridors
- OCP/RGS 'Hierarchy'
  - Regional City Centre – City Centre
  - Town Centre / 'FTDA' – Burquitlam
  - Local Centres (Austin, Maillardville, Partington)
- The higher a centre is in hierarchy
  - higher density & building heights

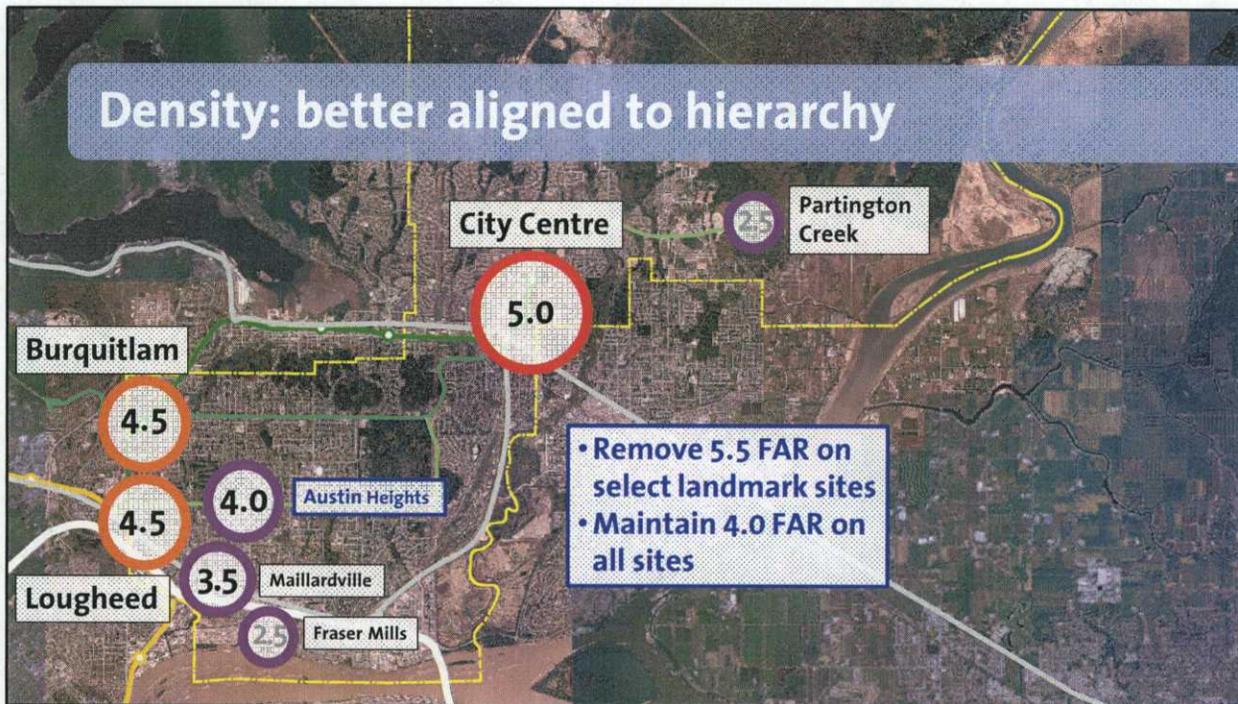


12



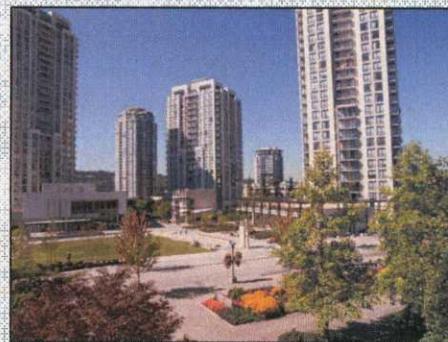


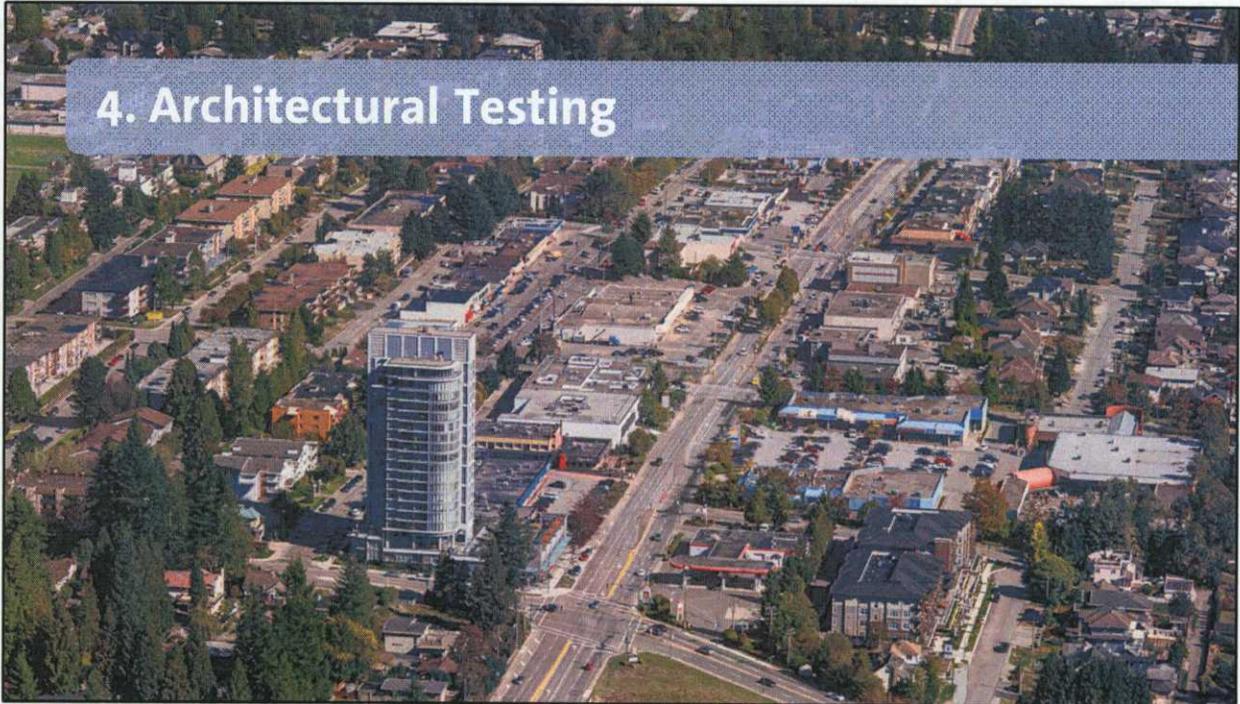




### 3. Landmark Sites

- Additional FAR, if buildings exhibit high quality design
  - 4.0 FAR + 1.5 landmark bonus = 5.5 FAR
- But high quality design should be a 'given'
  - Better designs without more density
  - Identify key intersections for enhanced public realm design through 'gateway' policy
- Drop landmark FAR & consider bonusing for more relevant priorities, as per City's established density bonus program & HAS



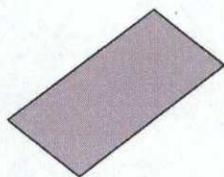


## 4. Architectural Testing

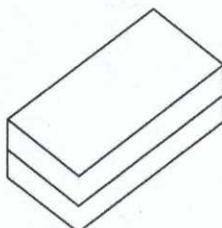
- **Not a design exercise**
- **Architectural & market perspective**
- **Gain understanding of average heights**
  - derive potential height limit
- **5 sites ranging from large to small:**
  - 'Some assembly required'
  - Range of height possibilities



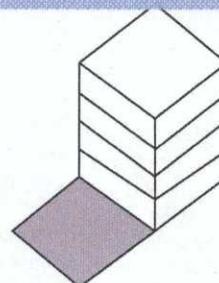
## 4. Floor Area Ratio (FAR) and Height



10,000 sq. ft. lot  
generic example



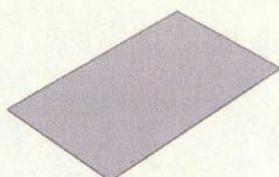
2.0 FAR  
20,000 sq. ft. floorspace  
(2.0 x 10,000 sq. ft. lot)  
100 % lot coverage  
= 2 storey height



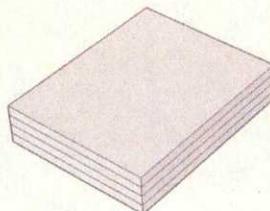
2.0 FAR  
20,000 sq. ft. floorspace  
(2.0 x 10,000 sq. ft. lot)  
50 % lot coverage  
= 4 storey height

23

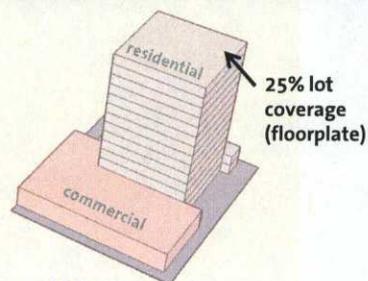
## 4. Floor Area Ratio (FAR) and Height



25,000 sq. ft. lot  
highrise example



4.0 FAR  
100,000 sq. ft. floorspace  
(4.0 x 25,000 sq. ft. lot)  
100 % lot coverage  
= 4 storey height

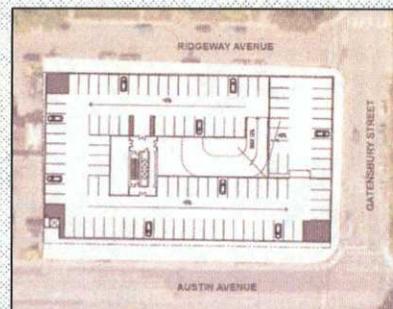


4.0 FAR  
100,000 sq. ft. floorspace  
'point and podium high-rise'  
= 14 storey height  
90,000 residential sq ft = 3.6 FAR  
10,000 commercial sq ft = 0.4 FAR

24

## 4. Testing Inputs

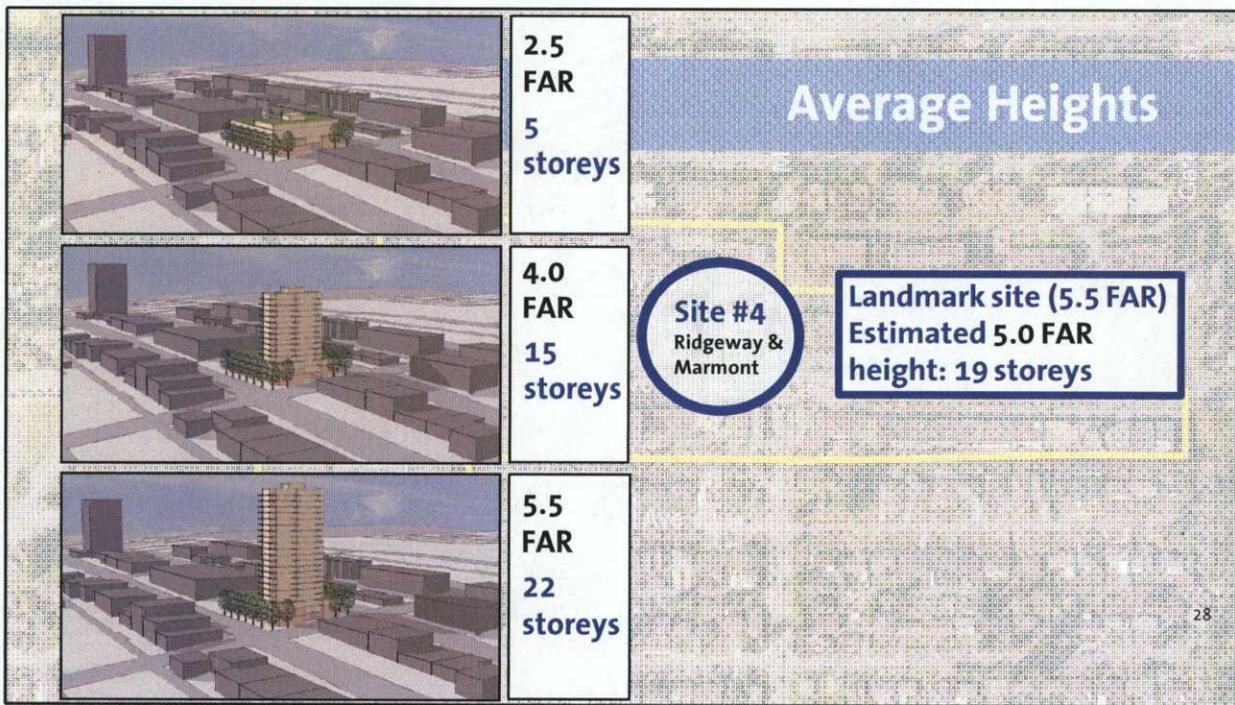
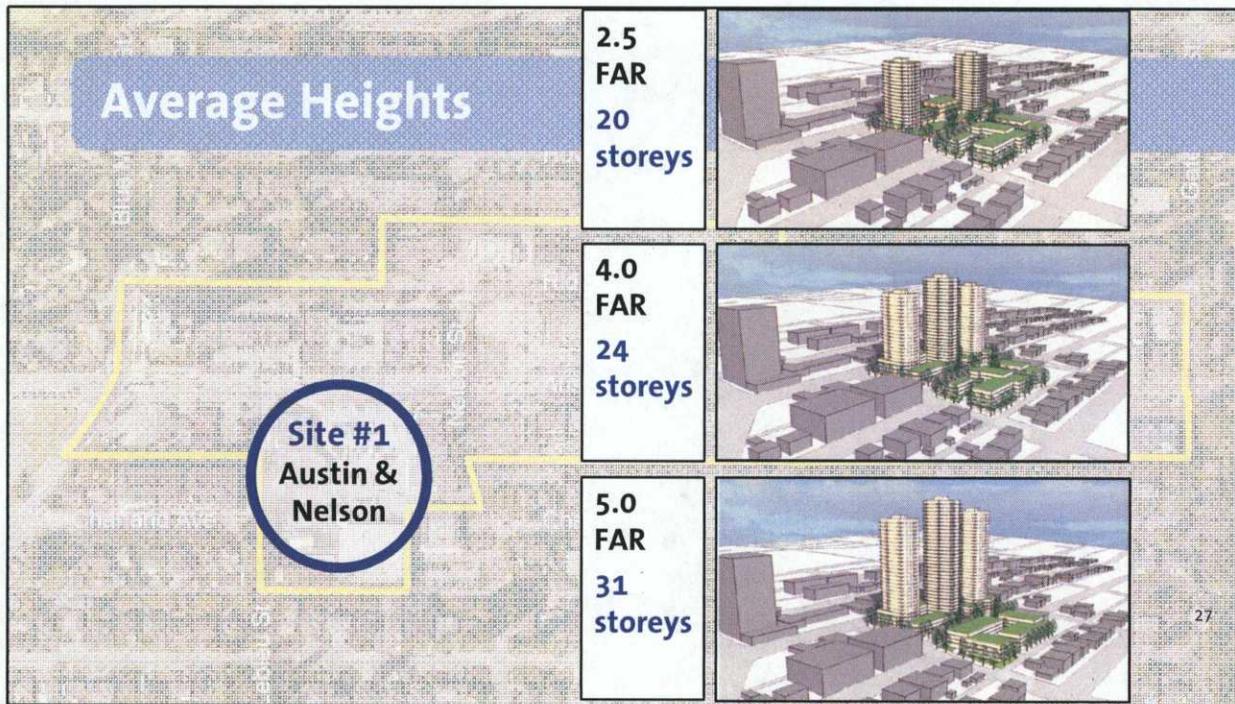
- C-5 Zone & Neighbourhood Centre policies
- Coquitlam standard parking requirements
- Density thresholds based on:
  - Austin Heights policy and bonusing
  - City-wide bonusing program
  - 2.5, 4.0, 5.5 FAR
  - 4.0 + 1.0 FAR (HAS rental housing) also explored
- Basic 'point and podium' high-rise buildings



25

## Test Site Examples





## Findings

**Average max. heights across 5 test sites, @ following FARs:**

- 2.5 FAR = 17 storeys
- 4.0 FAR = 21 storeys
- 5.0 FAR = 25 storeys

**Landmark sites (2 sites)**

- 5.5 FAR = 26 storeys

29

## Proposed Directions

**Based on review outcomes, staff propose key directions on:**

- Density
- Landmark sites
- Building Height

30

## Density

Update the C-5 Zone and Neighbourhood Plan policies to include:

- FAR structure based on City-wide density bonusing program
- 2.5 FAR base, maximum 4.0 FAR, no landmark bonus
- +1.0 FAR bonus for secured market rental housing

### Rationale

- Aligns Austin Heights with City's urban centre hierarchy
- Maintains FAR for low rises & high-rises, but less than TDS areas
- Integrates Austin Heights into City-wide bonusing program
- Rental FAR bonus could incent new housing options

31

## Landmark Sites

Delete landmark policies, replace with 'gateway' requirements at key entry points

- High quality public realm/entry feature requirements
- Located at west & east end, and at Austin/Marmont

### Rationale

- High-rise designs should be high quality regardless
- Does not create densities higher than those in TDS areas
- Achieve new entry features into Austin Heights

32



## Building Height

Update the C-5 Zone height section to identify:

- 25 storey height limit

### Rationale

- Creates certainty regarding height
  - Most small sites will not reach 25 storeys at 4.0 or 5.0 FAR
  - Larger sites to 'fit' density into 25 storeys & under
- Height allows for projects tailored to local market (2 elevators, ~200 units)
- Appropriately-scaled high-rises



## Next Steps

- **Pending Committee feedback, bylaw amendments will be prepared:**
  - OCP Amendment to update Neighbourhood Centre policies
  - Zoning Bylaw Amendment to update C-5 zone
  - *these bylaws, if approved, would facilitate removal of moratorium*
  
- **Public Notification (mail-out seeking feedback)**
- **1<sup>st</sup> Reading Report**
- **Public Hearing, followed by Council consideration of bylaws (July 2017)**

35