

June 30, 2017

Our File: 08-3360-20/17 139058 OC/1

Doc #: 2611412.v5

To: City Manager

From: General Manager Planning and Development

Subject: **Proposed Austin Heights Neighbourhood Plan (AHNP) OCP Amendment Bylaw No. 4776, 2017 (17 139058 OC) and Zoning Amendment Bylaw No. 4777, 2017 (17 139068 RZ)**

For: **Council**

Recommendation:

That Council:

1. Give first reading to the *City of Coquitlam Citywide Official Community Plan (OCP) Amendment Bylaw No. 4776, 2017*, to amend the Austin Heights Neighbourhood Plan and make related amendments to the Development Permit Area Guidelines;
2. In accordance with the *Local Government Act*, consider *Bylaw No. 4776, 2017*, in conjunction with both the *City of Coquitlam 2017 Five-Year Financial Plan Bylaw No. 4706, 2016* and the *Regional Solid Waste Management Plan*;
3. Give first reading to the *City of Coquitlam Zoning Amendment Bylaw No. 4777, 2017*; and
4. Refer *Bylaw No. 4776, 2017* and *Bylaw No. 4777, 2017* to Public Hearing.

Report Purpose:

This report presents the proposed amendments to the AHNP and Zoning Bylaw text amendments for first reading and referral to Public Hearing as part of the Austin Heights Neighbourhood Centre Density and Height Review.

Strategic Goal:

The Austin Heights Neighbourhood Centre Density and Height Review (ADHR) process supports the strategic goal of 'Strengthening Neighborhoods' and is a 'B' priority in the 2017 Corporate Business Plan.

Background:

Shortly after the AHNP was adopted in 2011, a high-rise application within the Neighbourhood Centre was approved at 19 stories at a 4.68 floor area ratio (FAR)¹. Public feedback on the application focused on neighbourhood impacts from the high-rise development (e.g., shadowing, privacy, views and traffic). Following this, to allow for a review of appropriate density and height in the Austin Heights, a moratorium was placed on further high-rise development in the Neighbourhood Centre (Attachment 1).

¹ 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.

Background: cont'd/

On May 1, 2017 staff presented a report to Council-in-Committee that summarized the outcomes of the density and height review and provided rationale for proposed updates to the AHNP and the City of Coquitlam Zoning Bylaw for addressing the current moratorium on high-rise development. The review consisted of the following:

- Review of public feedback on 'The Austin' high-rise development application located at 955 Austin Avenue;
- Review of Neighbourhood Centre policies;
- Review the role of Austin Heights in the hierarchy of urban centres in Coquitlam;
- Review the 'landmark site' designation and related density bonus; and
- Undertake architectural testing within in the Neighbourhood Centre.

Proposed directions coming out of the density and height review include updates to the AHNP policies and the C-5 Zone to reduce the base FAR in the Neighbourhood Centre from 3.0 FAR to 2.5 FAR by including Austin Heights in the Citywide Density Bonusing Program, removing the current landmark site density bonus provision and, establishing a maximum 25 storey height limit for the Austin Heights Neighbourhood Centre. These proposed updates will provide improved clarity and certainty regarding high-rise development for residents, landowners, developers and Council while recognizing Austin Heights' role as a local centre in Coquitlam and supporting the AHNP's intent to revitalize the Neighbourhood Centre through redevelopment.

Public Consultation Process

As a part of the Austin Heights density and height review process, a mail out was 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 amendments. The mail out provided general information on the density and height review and proposed updates to the Austin Heights Neighbourhood Plan and the Zoning Bylaw. Information was also made available on the Austin Heights project webpage (www.coquitlam.ca/AHDR) and through social media.

To date, one letter has been received from TransLink (Attachment 2). TransLink does not anticipate any impacts to the goods and people moving capacity of Austin Avenue which is designated as a part of the Major Road Network and future bus improvements will provide the Austin Heights Neighbourhood Centre with a frequent transit network level of service (every 15 minutes or better).

The remainder of this report presents an overview of proposed amendments to the AHNP and the City of Coquitlam Zoning Bylaw and the Bylaws that are being brought forward for first reading consideration.

Discussion/Analysis:

Proposed Official Community Plan Amendments

OCP Amendment Bylaw No. 4776, 2017 (Attachment 3) has been prepared for Council's consideration. The proposed amendments are summarized in Attachment 4 and highlighted below.

Remove Landmark Site Designation

Landmark sites are defined within the current AHNP as important corner entry points, located at the intersection of arterial streets or arterial and collector streets, which can achieve an additional FAR of 1.5 up to a maximum 5.5 FAR in exchange for high quality building design, public spaces, or other amenities at the ground level.

Recognizing that a high level of design and streetscape improvements should be standard for redevelopment, proposed amendments include the removal of the current landmark site designation and related density bonus of 1.5 FAR. Gateway design elements, like those in the Burquitlam-Lougheed Neighbourhood Plan, are proposed to be incorporated into the AHNP to serve as prominent entrance or focal points in the Neighbourhood Centre with no additional FAR provided at these locations (Attachment 5 and Attachment 2, Schedule A).

Height

Based on findings from the architectural testing and the review of urban centres in Coquitlam, a maximum height limit up to 25 storeys is proposed for the Austin Heights Neighbourhood Centre. 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 the continued revitalization and the goals of the AHNP. The existing 4 storey height limit currently in affect for portions of the Austin Heights Neighbourhood Centre is proposed to remain as it serves as a transition to adjacent 'Neighbourhood Attached Residential' areas. For illustrative purposes, Attachment 6 shows the maximum allowable height limits in the Neighbourhood Centre. Because of varying lot configurations and ownership patterns, combined with FAR, these proposed and existing policies should translate into a varied skyline throughout the Neighbourhood Centre.

Proposed Zoning Bylaw Amendments

Zoning Bylaw Text Amendment Bylaw No. 4777, 2017 (Attachment 7) has been prepared for Council's consideration. The proposed amendments are summarized in Attachment 8 and highlighted below.

Height

To be in line with the Citywide OCP, amendments to the C-5 zone are necessary to incorporate the proposed maximum 25 storey height limit and the existing 4 storey height limit in the Austin Heights Neighbourhood Centre. A new Schedule "P" to the Zoning Bylaw will identify the areas where the 4 and 25 storey height limits apply (Attachment 7, Schedule A).

Discussion/Analysis: cont'd/***Proposed Zoning Bylaw Amendments cont'd/*****Density*****Citywide Density Bonusing Program***

The proposed Zoning Bylaw amendments will bring the C-5 zone in line with the Citywide Density Bonusing Program by reducing the base density from 3.0 FAR to 2.5 FAR with 0.5 FAR incremental steps up to a maximum density of 4.0 FAR based on financial contributions made towards affordable housing and amenities as identified in the Citywide OCP.

Similar to other zones in the Citywide Density Bonusing program (RM-4, RM-5, RM-6, C-4 and C-7), a provision is proposed that would allow the City the option to have the amenity provided (i.e., built) as part of redevelopment. The built amenity would be of equivalent value as the financial contribution and could include public facilities, space for community or non-profit groups, and extraordinary public realm improvements.

Affordable Housing and Special Needs Housing

Consistent with the City's Housing Affordability Strategy (HAS), staff are proposing to allow the exemption of rental floor space from maximum density allowances up to a maximum additional 1.0 FAR. If supported by Council this provision could result in a maximum FAR of up to 5.0 in the Austin Heights Neighbourhood Centre, with buildings not to exceed 25 storeys.

Proposed amendments will include adding the C-5 zone as a corresponding zone to Section 510 *Affordable Housing and Special Needs Housing* in the Zoning Bylaw. Density exceptions will be permitted for the portion of gross floor area that provides for affordable housing or special needs housing in cases where maximum density has been achieved according to the C-5 zone.

Minor Housekeeping Amendments

For improved clarity and to remove inconsistencies between the AHNP and the C-5 zone minor housekeeping amendments to the C-5 zone are proposed.

Staff are proposing that the existing 35m tower separation provision in the C-5 zone be clarified so that all buildings taller than 12 storeys maintain a consistent minimum separation distance of 35m in the Austin Heights Neighbourhood Centre and not only apply to properties sharing a common property line and introduce a 30m diagonal tower separation. This provision will reduce shadows cast by high-rise building, improve privacy between towers and allow for views throughout the neighbourhood.

Staff are proposing to remove a provision in the C-5 zone that requires separate pedestrian and vehicular accesses to accessory off-street parking for residential and any other permitted uses. This provision does not align with the Urban Design and Development Permit Area guidelines in the Citywide OCP and standard practices in other areas of Coquitlam. Access to parking and loading should be subordinate and be designed and located to minimize negative impacts on the street and pedestrian environment.

Next Steps:

Staff recommends first reading of OCP Amendment Bylaw No. 4776, 2017 and Zoning Amendment Bylaw No. 4777, 2017 and referral of the Bylaws to the next Public Hearing. Following the Public Hearing, Council will be able to consider the adoption of the CWOCPC amendments and Zoning Bylaw amendments.

Should the moratorium be lifted by approving the adoption of the Citywide OCP amendments and Zoning Bylaw amendments, the Austin Heights Servicing Assessment will be updated and brought forward for Council's information at a later date. Staff will also prepare a commercial tenant relocation policy, for Council consideration, to provide relocation assistance for existing commercial tenants involved in redevelopment proposals.

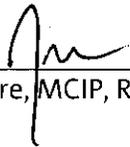
Financial Implications:

Currently 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. As a result of the 'Austin' high-rise, the Austin Heights density bonusing fund balance at the end of 2016 was \$594,000.00.

If the proposed OCP and Zoning Bylaw amendments are approved, Austin Heights would fall under the Citywide Density Bonusing Program which collects funds on a neighbourhood basis but allocates funds towards amenities Citywide through the annual Capital Budgeting process. Staff recommends retaining the density bonus funds accrued to date to be allocated towards a future projects in the Austin Heights neighbourhood.

Conclusion:

This report outlined proposed amendments to the AHNP and the Zoning Bylaw towards removing the high-rise moratorium in the Austin Heights Neighbourhood Centre. Based on this, staff recommends first reading of OCP Amendment Bylaw No. 4776, 2017 and Zoning Amendment Bylaw No. 4777, 2017 and referral of the Bylaws to Public Hearing.



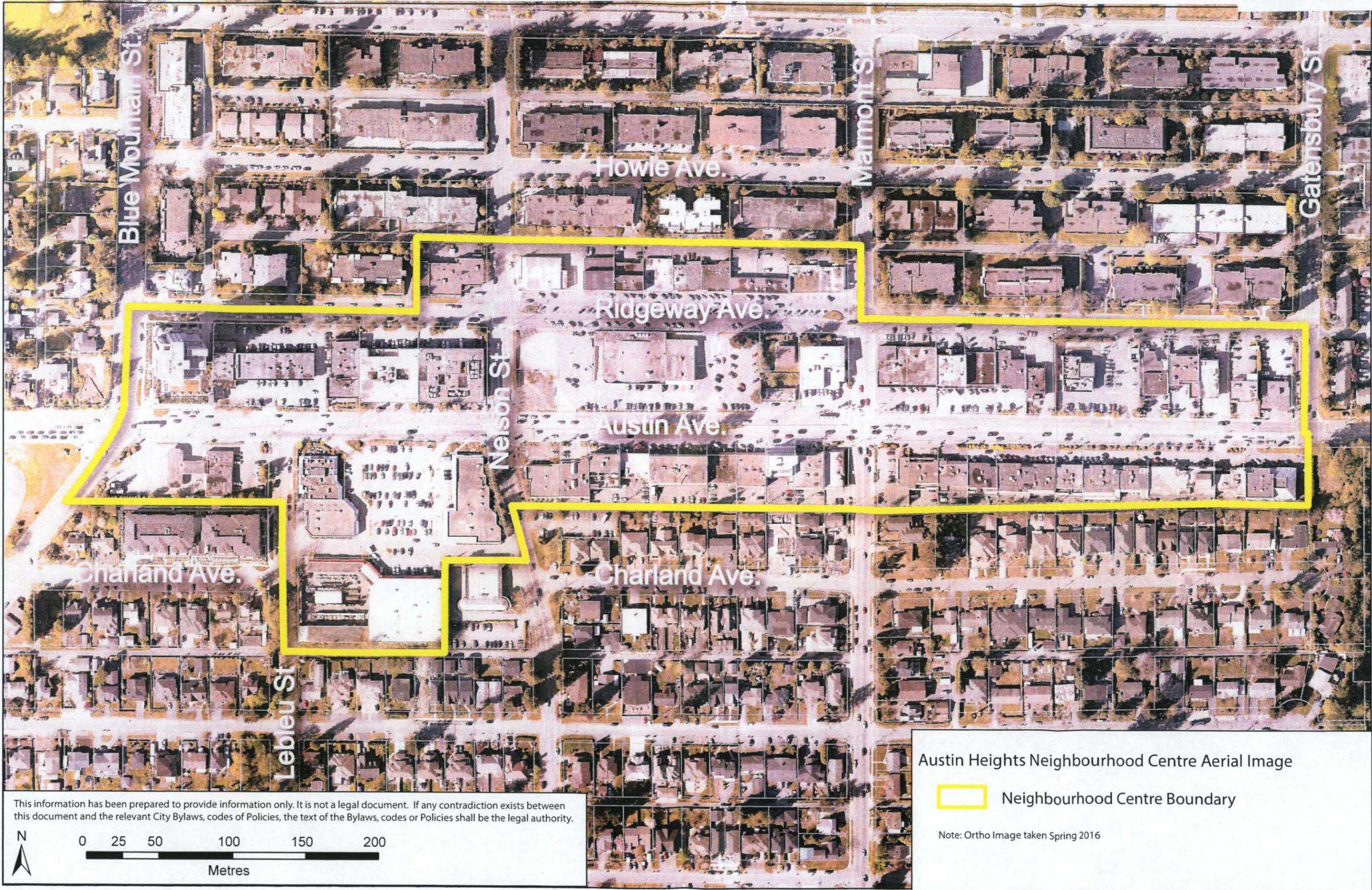
J.L. McIntyre, MCIP, RPP

AP/ss

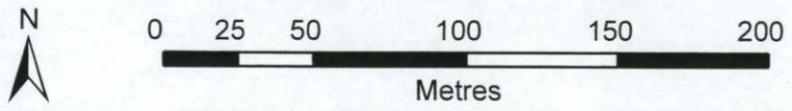
Attachments:

1. Austin Heights Neighbourhood Centre Aerial Image (Doc# 2585951)
2. Letter from TransLink – Austin Heights Neighbourhood Centre Density and Height Review (Doc# 2653949)
3. OCP Amendment Bylaw No. 4776, 2017 (Doc# 2615232)
4. Rational for Proposed CWOCP Amendments (Doc# 2598081)
5. Austin Heights Neighbourhood Centre Proposed Gateway Design Policy (Doc# 2655759)
6. Austin Heights Neighbourhood Centre Height Limits (Doc # 2650758)
7. Zoning Amendment Bylaw No. 4777, 2017 (Doc# 2615234)
8. Rational for Proposed Zoning Bylaw Amendments (Doc# 2598083)

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



This information has been prepared to provide information only. It is not a legal document. If any contradiction exists between this document and the relevant City Bylaws, codes of Policies, the text of the Bylaws, codes or Policies shall be the legal authority.



Austin Heights Neighbourhood Centre Aerial Image

 Neighbourhood Centre Boundary

Note: Ortho Image taken Spring 2016



TransLink
400 West Broadway Street
New Westminster, BC V3L 0E7
Canada
Tel: 604-273-7500
translink.ca
West Coast British Columbia
Transportation Authority

June 26, 2017

Andrew Merrill
Manager of Community Planning
City of Coquitlam
3000 Guildford Way
Coquitlam, BC V3B 7N2

Re: Austin Heights Neighbourhood Centre Density and Height Review

Thank you for your email dated June 9, 2017, and for the opportunity to provide feedback on the draft Austin Heights Neighbourhood Centre Density and Height Review (the Review). Our comments are provided pursuant to TransLink's mandate to plan and manage the region's transportation system, and in particular how the plan aligns with the [Regional Transportation Strategy](#) and [Transit Oriented Communities Design Guidelines](#).

TransLink welcomes the opportunity to comment on proposed changes in the draft Review, and we note that the proposed density changes for Austin Heights align with regional objectives to focus growth in Urban Centres, Frequent Transit Development Areas, and in areas served by the Frequent Transit Network (FTN).

Bus Operations

In July 2015, TransLink completed the [Northeast Sector Area Transit Plan](#) (NESATP) in collaboration with Anmore, Belcarra, Coquitlam, Port Coquitlam, and Port Moody. The NESATP identified an increase to peak frequent service (15 minutes or better) on the #152 Coquitlam Central Station/Lougheed Station (which operates on Austin Avenue) as a high priority for network improvement. It also identified a realignment of the routing of the #156 Braid Station/Lougheed Station to serve Austin Avenue and the provision of more all day coverage. Finally, the need for a new service between Braid Station and Lougheed Town Centre was identified.

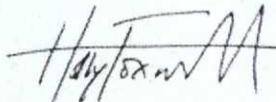
The above-described bus improvements will together provide the Austin Heights Neighbourhood Centre area with a combined [FTN level of service](#) (15 minutes or better). To support FTN level of service, there needs to be a continued prioritization to develop the Austin Heights area in a transit-supportive manner consistent with the [Transit-Oriented Communities Design Guidelines](#). Of note, transit projects identified in the NESATP as high priority will be considered for implementation when new funding or resources become available, and in light of other regional high priority projects from other planning processes.

Major Road Network and Goods Movement

Austin Avenue is designated as part of the Major Road Network (MRN) and is part of the truck route network. The changes proposed in the draft Austin Heights Neighbourhood Centre Density and Height Review are not anticipated to impact the goods and people moving capacity of the MRN. However, please note that TransLink approval is required for any actions either reducing the capacity of the MRN, and/or prohibiting the movement of trucks on any road (except provincial highways), regardless of whether or not that road is part of the MRN.

TransLink appreciates the opportunity to comment on the draft Austin Heights Neighbourhood Centre Density and Height Review and would be pleased to review any updates to this draft. Please feel free to contact me at 778-375-7876 should you have any questions or wish to discuss further.

Regards,

A handwritten signature in black ink, appearing to read 'Holly Foxcroft', written in a cursive style.

Holly Foxcroft
Senior Planner, Partner Planning

BYLAW NO. 4776, 2017

A Bylaw to amend the "City of Coquitlam
Citywide Official Community Plan Bylaw No. 3479, 2001"

WHEREAS:

- A. Council for the City of Coquitlam has enacted *City of Coquitlam Citywide Official Community Plan Bylaw No. 3479, 2001* (the "CWOCP"); and
- B. Certain changes are necessary for the clarification and effectiveness and efficient operation of Bylaw No. 3479, 2001, 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 "Citywide Official Community Plan Amendment Bylaw No. 4776, 2017".

2. Amendment to Citywide Official Community Plan Bylaw No. 3479, 2001

City of Coquitlam Citywide Official Community Plan Bylaw No. 3479, 2001, is amended as follows:

- I. PART 2, Chapter 9.5, AUSTIN HEIGHTS NEIGHBOURHOOD PLAN, Section 3.1 is amended as follows:
 - a. Sub-section 3.1.3 a) is amended by replacing the text with the following:
Create a high-density mixed-use neighbourhood commercial core with commercial, residential or employment living street frontage as shown on Schedule B.
 - b. Sub-section 3.1.3 g) is amended by replacing the text with the following:
A density bonus above the maximum base gross floor area, as specified in the *Zoning Bylaw*, may be offered in exchange for the provision of amenities or a specified financial share of the land value of the additional density to be applied towards 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. Density bonus contributions will be allocated towards specific amenities as determined by Council.

2. Amendment to Citywide Official Community Plan Bylaw No. 3479, 2001: cont'd/

- c. Sub-section 3.1.3 h) is amended by replacing the text with the following:
Require developments located at Gateways, as identified on Schedule C, to include elements that provide a high degree of design excellence and mark entry to the neighbourhood, such as:

- i. Public art;
- ii. Signage;
- iii. Unique public space and plazas that convey a sense of entry;
- iv. Distinctive lighting;
- v. High-quality building material;
- vi. Sculpted architectural form;
- vii. Distinctive facades;
- viii. High-quality site furnishings;
- ix. Improve street presence; and
- x. Streetscape treatments that signal entry to the neighbourhood.

- d. Sub-section 3.1.3 l) is amended by replacing the text with the following:
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 Avenue, east of Lebleu Street, are limited to four storeys to provide an effective transition to the adjacent single-family areas. All other areas within the Neighbourhood Centre designation must not exceed a maximum building height of twenty-five storeys.

- II. Schedule "C" to the Austin Heights Neighbourhood Plan shall be replaced with Schedule "A" of this Bylaw.
- III. Part 4, URBAN DESIGN AND DEVELOPMENT PERMIT AREA, Section 3.1.2 a) i) is amended by updating the "Minimum Streetwall Height" in the Austin Heights Development Permit Area to "2 storeys" and removing the sub-category for "Ridgeway Avenue between Marmont St. & Nelson St. only".

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.

4. Schedule

The following schedule is attached to, and forms part of, this Bylaw:

1. Schedule "A" to Bylaw No. 4776, 2017

READ A FIRST TIME this _____ day of _____, 2017.

CONSIDERED AT PUBLIC HEARING this _____ day of _____, 2017.

READ A SECOND TIME this _____ day of _____, 2017.

READ A THIRD TIME this _____ day of _____, 2017.

GIVEN FOURTH AND FINAL READING and the Seal of the Corporation affixed this _____ day of _____, 2017.

MAYOR

CLERK

SCHEDULE C
AUSTIN HEIGHTS
NEIGHBOURHOOD PLAN

URBAN STRUCTURE
Public Realm and
Key Pedestrian Facilities

LEGEND

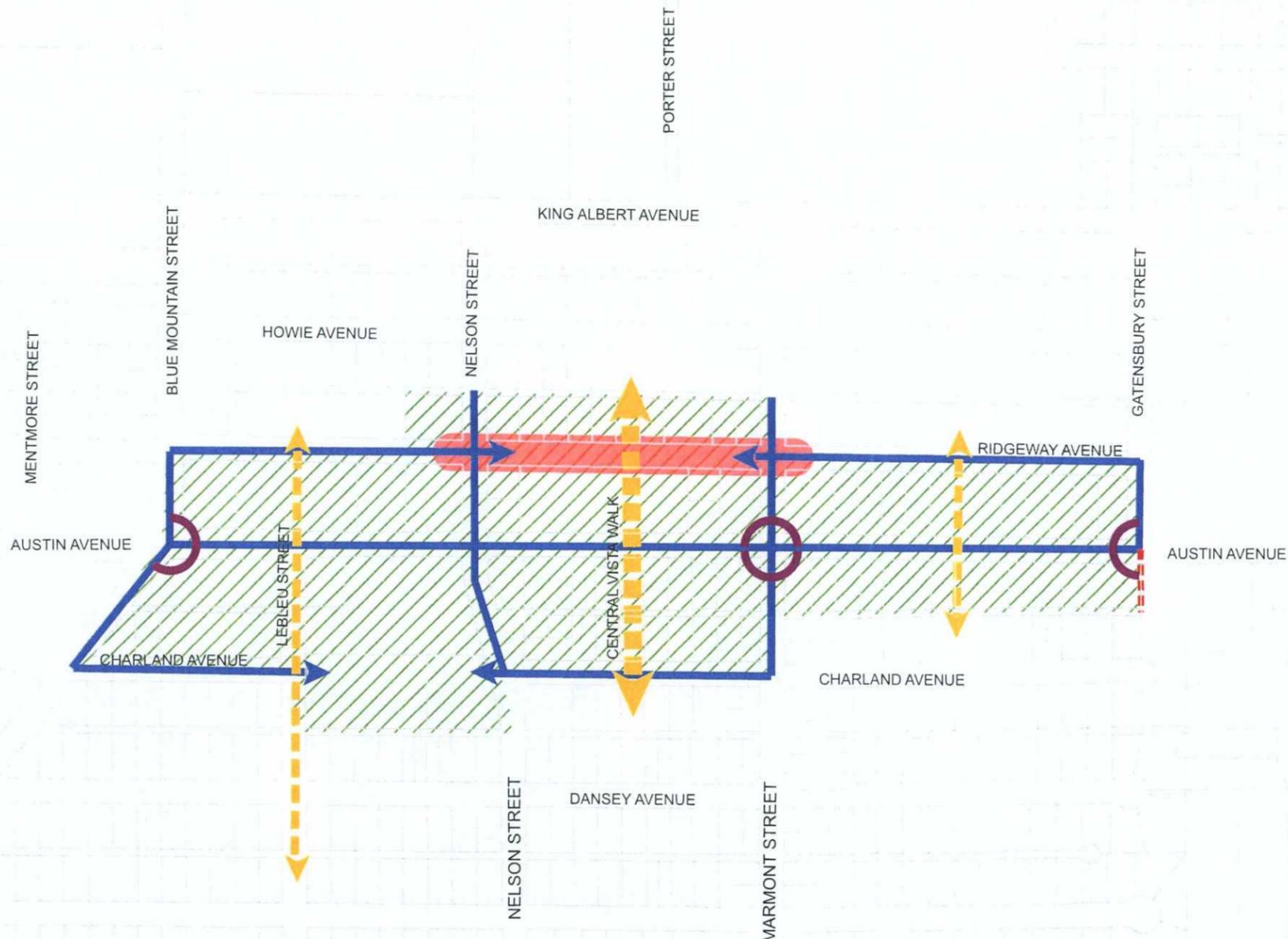
-  Parcels
-  Gateways
-  Pedestrian Network Enhanced Area
-  Pedestrian Focused Streets
-  Pedestrian Walk
-  Ridgeway Avenue Walk
-  Proposed Lane Connection
-  Proposed Cycling / Pedestrian Bridge

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



RATIONAL FOR PROPOSED CITYWIDE OFFICIAL COMMUNITY PLAN AMENDMENTS

Part 3, Section 9.5 Austin Heights Neighbourhood Plan

Bylaw Section	Issue	Proposed Amendment
3.1.3 a)	References a base density of 3.0	Remove reference to base density
3.1.3 g)	Density bonus reference of 1.0 FSR up to 4.0 FSR	Remove 1.0 FSR bonus density reference
3.1.3 h)	Landmark site criteria and associated 1.5 FAR density bonus provision	Remove landmark site criteria and replace with gateway design policies
3.1.3 l)	New maximum building height limit	Add 25 storey height limit
AHNP Schedule C	Identify gateway areas	Identify gateway policy areas on <i>Schedule C Urban Structure</i>

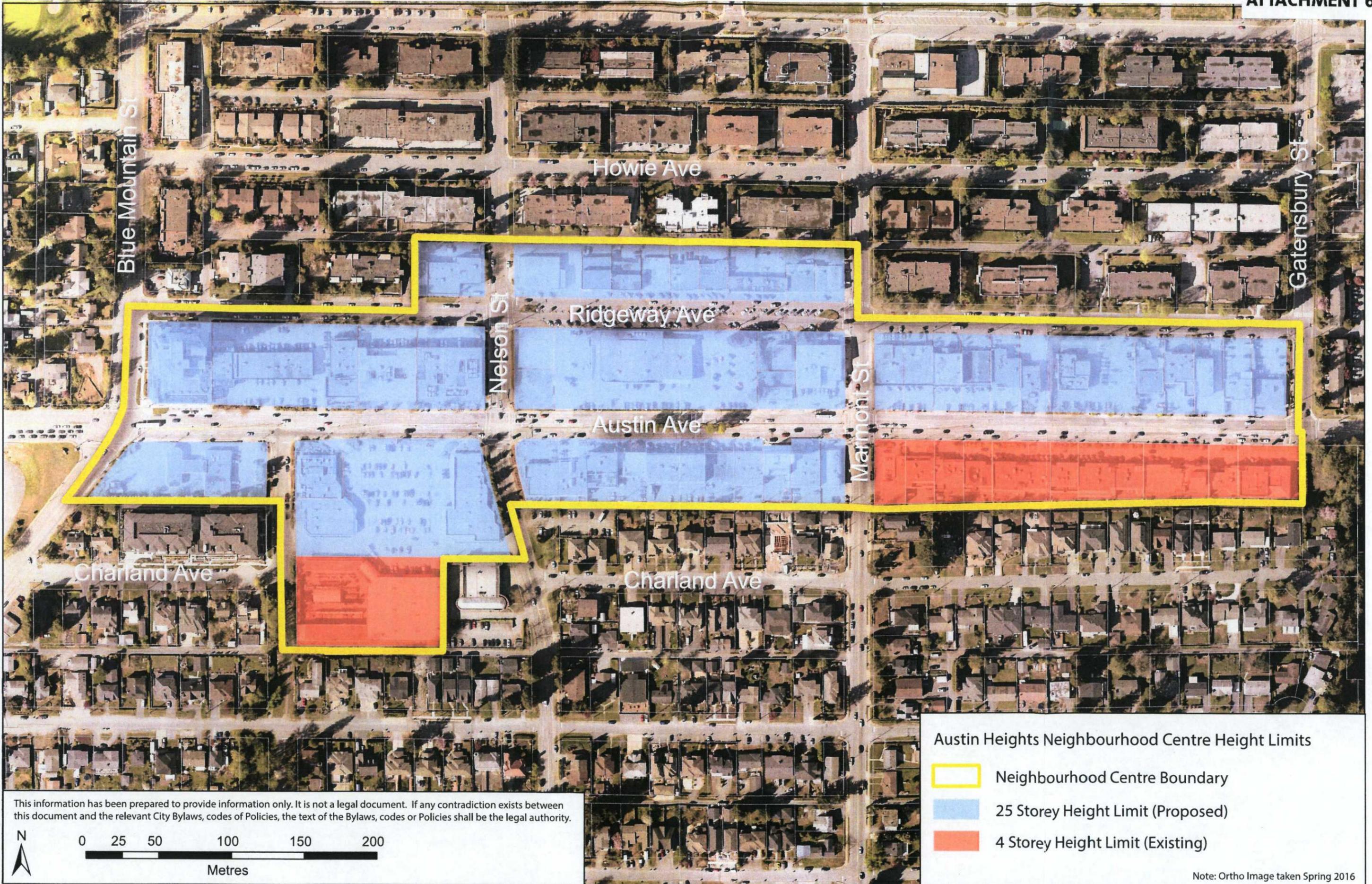
Part 4, Urban Design and Development Permit Areas

Bylaw Section	Issue	Proposed Amendment
3.1.2 a) i	Minimum streetwall height is different from the AHNP Neighbourhood Centre	Update minimum street wall height for Austin Ave to 2 storeys to align with the AHNP

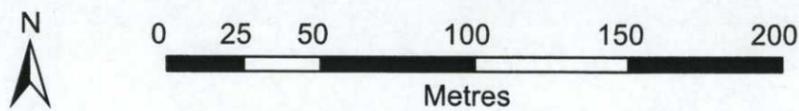
PROPOSED GATEWAY DESIGN POLICY

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.



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Austin Heights Neighbourhood Centre Height Limits

-  Neighbourhood Centre Boundary
-  25 Storey Height Limit (Proposed)
-  4 Storey Height Limit (Existing)

Note: Ortho Image taken Spring 2016

BYLAW NO. 4777, 2017

A Bylaw to amend the "City of Coquitlam
Zoning Bylaw No. 3000, 1996 and amending Bylaws

WHEREAS:

- A. Council for the City of Coquitlam has enacted *City of Coquitlam Zoning Bylaw No. 3000, 1996* (the "Zoning Bylaw"); and
- B. Certain changes are necessary for the clarification and effective and efficient operation of Bylaw No. 3000, 1996 and amending Bylaws, in accordance with the *Local Government Act*, R.S.B.C., 1996, c.323;

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 "City of Coquitlam Zoning Amendment Bylaw No. 4777, 2017

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

The Zoning Bylaw, as amended, is further amended as follows:

- a. PART 5 GENERAL REGULATIONS Section 510 is amended by replacing the first paragraph with the following:

Areas that are designated as Affordable Housing or Special Needs Housing and zoned RM-4, RM-5, RM-6, C-4, C-5 or C-7 may exceed the maximum *density* permitted within a zone under the conditions identified under Section 510(1) and the corresponding conditional provisions listed under Section 510(2)(a).

- b. PART 5 GENERAL REGULATIONS Section 510 (2)(a)(i) and (ii) is amended by replacing the text with the following:
 - (i) The *lot* maximizes the base *density* permitted under the zone; and
 - (ii) The *lot* maximizes the bonus *density* permitted under the zone.

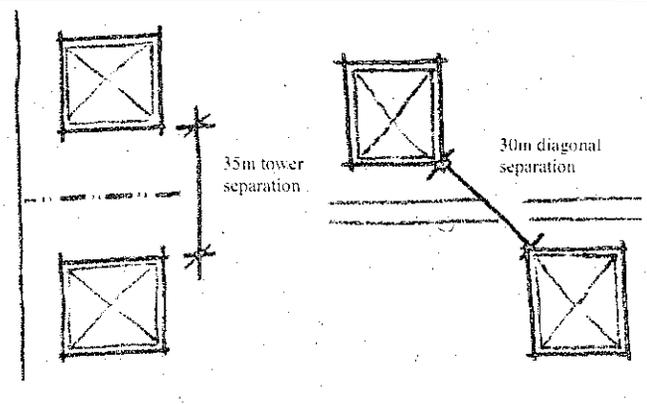
c. PART 15 COMMERCIAL ZONES, Section 1505 C-5 Community Commercial, Sub-section (5)(b) is amended by replacing the text with the following:

- (i) All *buildings* and *structures* within the area designated “Neighbourhood Centre” of the Austin Heights Neighbourhood Plan together must not exceed a base density *gross floor area* of 2.5 times the *lot area*,
- (ii) The overall maximum base *density* of 2.5 times the *lot area* may be increased as follows:

Density Step	Condition of Additional Density	Additional Gross Floor Area Ratio	Maximum Total Gross Floor Area Ratio
Step 1	A financial contribution of 75% of the land value of the additional <i>density</i> towards amenities as identified in the Citywide Official Community Plan	Up to 0.5 times the <i>lot area</i>	3.0 times the <i>lot area</i>
Step 2	A financial contribution of 65% of the land value of the additional <i>density</i> towards amenities as identified in the Citywide Official Community Plan	Up to 0.5 times the <i>lot area</i>	3.5 times the <i>lot area</i>
Step 3	A financial contribution of 50% of the land value of the additional <i>density</i> , of which 50% will be towards amenities and 50% towards affordable housing as identified in the Citywide Official Community Plan	Up to 0.5 times the <i>lot area</i>	4.0 times the <i>lot area</i>

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

- d. PART 15 COMMERCIAL ZONES, Section 1505 C-5 Community Commercial, Sub-section (8)(b)(iii) is amended by updating the document reference from "Schedule "E" of the Austin Heights Neighbourhood Plan" to "Part 4 of the Citywide Official Community Plan"
- e. PART 15 COMMERCIAL ZONES, Section 1505 C-5 Community Commercial, Sub-section (8)(b)(iii.i) is amended by replacing the text and images with the following:

<p>Where the total height of the <i>building</i> exceeds 12 storeys, maintain a minimum distance between towers of 35 metres (30 metres diagonally) for portions of the <i>building</i> above four storeys.</p>	
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- f. PART 15 COMMERCIAL ZONES, Section 1505 C-5 Community Commercial, Sub-section (10) is amended by adding the following paragraph after the first paragraph:

Buildings and structures located in the designated Neighbourhood Centre area in the Austin Heights Neighbourhood Plan must not exceed 25 storeys and 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 and east of Lebleu Street must not exceed 4 storeys as shown on Schedule "P".

- g. PART 15 COMMERCIAL ZONES, Section 1505 C-5 Community Commercial, Sub-section (12) (a) is amended by removing the paragraph and re-lettering the subsequent paragraph.
- h. A new Schedule "P", attached as Schedule "A" to this Bylaw, shall be incorporated into the City of Coquitlam Zoning Bylaw.

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 of _____, 2017.

READ A SECOND TIME this _____ day of _____, 2017.

READ A THIRD TIME this _____ day of _____, 2017.

GIVEN FOURTH AND FINAL READING and the Seal of the Corporation affixed this
_____ day of _____, 2017.

MAYOR

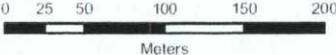
CLERK

**AUSTIN HEIGHTS
NEIGHBOURHOOD
CENTRE
HEIGHT LIMITS**

DRAFT

LEGEND

-  Austin Heights Neighbourhood Centre Boundary
-  25 Storey Height Limit
-  4 Storey Height Limit



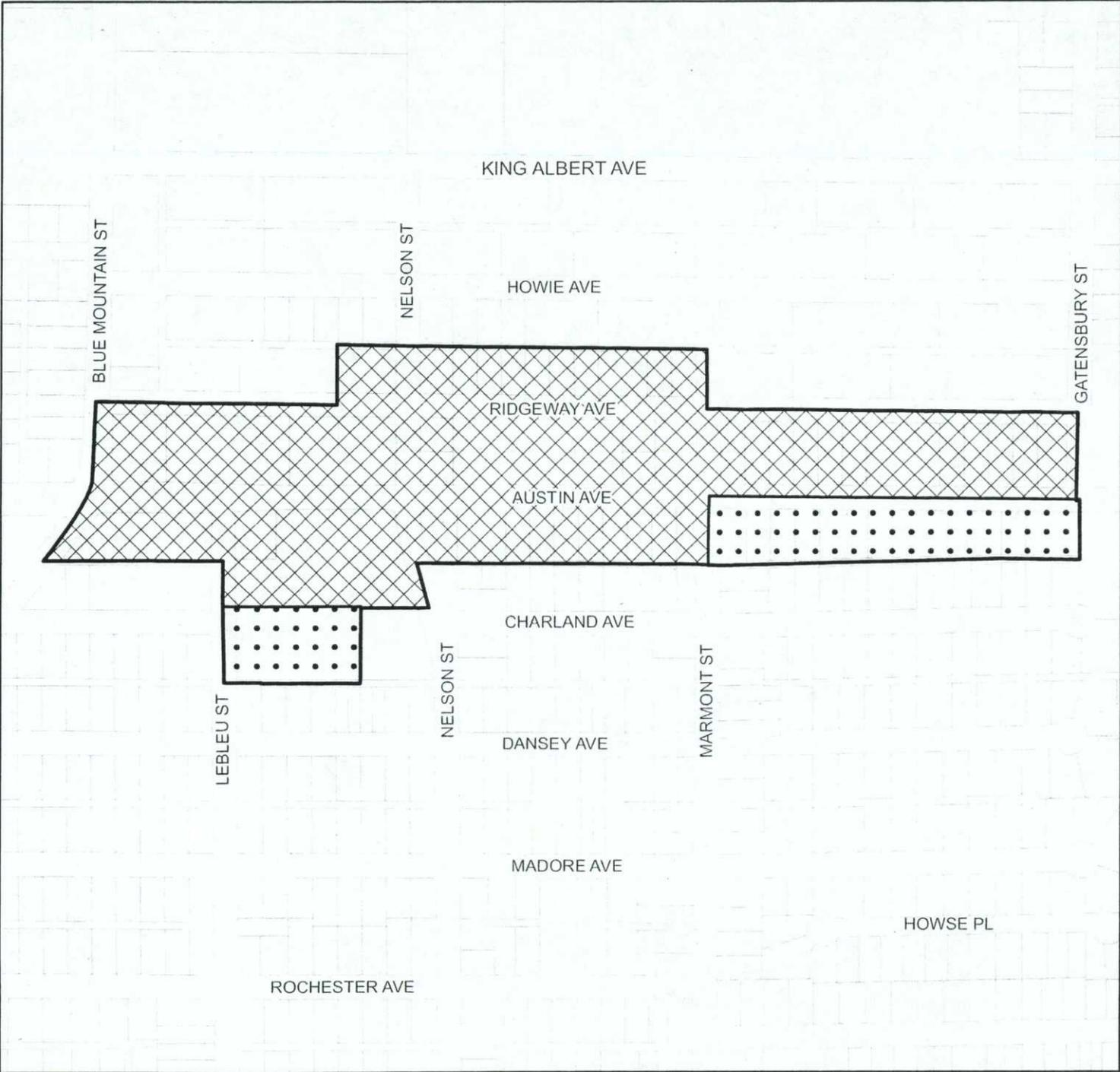
SCALE: 1: 4,500

Date Created: June 20, 2017

Map Projection: UTM Nad1983

Source: City of Coquitlam

**SCHEDULE "P" TO
BYLAW 3000, 1996**



RATIONAL FOR PROPOSED ZONING BYLAW AMENDMENTS

Bylaw Section	Issue	Proposed Amendment
510	Exemption of density for the provision of affordable housing or special needs housing when maximum density allowances have been achieved according to the Zoning Bylaw	Include the C-5 zone under Section 510, paragraph 1, as an allowable zone to exceed maximum density permitted for affordable housing or special needs housing
510(2)(a)	This section references the specific section of the zone where density is listed except the C-5 zone base density and bonus density does not correspond with this reference	Remove the specific subsection reference
1505 (5)(b)	Bring C-5 zone in line with Citywide Density Bonusing Program	Remove section (b) and replace with a base density of 2.5 FAR and 0.5 FAR incremental steps up to a maximum density of 4.0 FAR
1505 (8)(b)(iii)	Reference to Schedule E. Schedule E was removed as part of the Urban Design and Development Permit Areas (Part 4 CWOCP)	Update the reference to <i>Part 4 of the Citywide Official Community Plan</i>
1505 (8)(b)(iii.i)	The tower separation provision only applies to interior side lot setback for properties sharing a common property line	Clarify tower separation provision (in Austin Heights) to be consistent throughout the neighbourhood centre and introduce a 30m diagonal tower separation
1505 (10)	New height limit provision for AHNP. Existing 4 storey height limit (for specific portions along Austin Ave) is not indicated in the C-5 zone	Add a new 25 storey height limit and existing 4 storey height limit as outlined in the AHNP
1505 (12) (a)	Parking regulations requires separate vehicular and pedestrian accesses for accessory off-street parking for residential and employment living, and other permitted uses	Remove paragraph and re-letter subsequent paragraph
Schedule P	New schedule to show maximum permitted heights in the Austin Heights Neighbourhood Centre	New Schedule P to the Zoning Bylaw identifying maximum 4 storey and 25 storey height limit areas in the Austin Heights Neighbourhood Centre