

May 27, 2024

Our file: 08-3010-06/23 104994 PROJ/1

Doc #: 5113949.v4

To: City Manager  
From: Director Development Services

Subject: **Development Application at 1963 Lougheed Highway and 1880 Coleman Avenue - Disciple Methodist Church (PROJ 23-024)**

For: **Council**

Applicant and Owner:	Disciple Methodist Church
Addresses of Subject Sites:	1963 Lougheed Highway and 1880 Coleman Avenue
Present OCP Designations:	Business Enterprise and One-Family Residential
Requested OCP Designation:	No change to the existing land use designation, however, seeking a site-specific text amendment to allow a place of worship for the subject site only
Present Zoning:	B-1 Business Enterprise RS-1 One-Family Residential
Requested Zoning:	CD-45 Comprehensive Development Zone - 45
Applications Included:	Official Community Plan Amendment Bylaw No. 5361, 2024 Zoning Amendment Bylaw No. 5362, 2024
Project Description:	To permit places of worship as an accessory assembly use at 1963 Lougheed Highway

### Recommendation:

That Council either:

1. **Option A:** Deny the application.

**OR**

2. **Option B:** Support the application, as follows:

- a. Give first reading to *Citywide Official Community Plan Amendment Bylaw No. 5361, 2024*;
- b. In accordance with the *Local Government Act*, consider *Bylaw No. 5361, 2024*, in conjunction with *2024 Five Year Financial Plan Bylaw No. 5356, 2023* and the *Regional Solid Waste Management Plan*;
- c. Give first reading to *Zoning Amendment Bylaw No. 5362, 2024*;
- d. Refer *Bylaw Nos. 5361, 2024* and *5362, 2024* to Public Hearing; and
- e. Instruct staff to complete the following items prior to Council's consideration of final adoption, should Council grant second and third readings to *Citywide Official Community Plan Amendment Bylaw No. 5361, 2024* and *Zoning Amendment Bylaw No. 5362, 2024*:



- i. Finalization of a subdivision plan facilitating a 3 metre by 3 metre corner cut at the northwest corner of 1963 Lougheed Highway to the satisfaction of the Approving Officer in Land Title Office registrable form;
- ii. Ensure that all engineering requirements and issues including restrictive covenants, dedications and rights-of-way where necessary, are addressed to the satisfaction of the General Manager Engineering and Public Works;
- iii. Submission of a floor plan delineating that the floor area for the place of worship does not exceed 35% of the overall floor area; and
- iv. Finalize, execute and deliver to the City, the following agreements in Land Title Office registrable form:
  1. Registration of one or more Section 219 Covenants with respect to shared vehicular/pedestrian areas, on-site parking requirements and restricting use among both subject properties;
  2. Registration of an access easement on 1880 Coleman Avenue in favour of 1963 Lougheed Highway to access the additional parking spaces; and
  3. Such other Land Title Office registrable agreements as may be required by the City.

#### **Executive Summary:**

The applicant is proposing:

- An **Official Community Plan Text Amendment** to the *Citywide Official Community Plan Bylaw No. 3479, 2001* to allow for a place of worship under the current Land Use Designation, but for the subject property only; and
- To **Re-zone** the subject sites from B-1 Business Enterprise and RS-1 One-Family Residential to CD-45 Comprehensive Development Zone – 45. The CD zone allows the permitted uses of the B-1 and RS-1 zones, but also permits places of worship on a site-specific basis and includes a proposed reduction in off-street parking spaces from 68 to 61, as well as a decrease in end-of-trip facilities from two amenity rooms to one.

A map showing the location of the subject site and current zoning is included in Attachment 1. Maps showing the current Official Community Plan land use designations and the proposed subdivision plan are included in Attachments 2 and 3, respectively.

#### **Background:**

On May 6, 2024, Council-in-Committee received the report titled "Proposed Official Community Plan Text Amendment, 1963 Lougheed Highway and 1880 Coleman Avenue". This report outlined the relevant policy context that the application was reviewed against. Further details of the policy review are provided in the Policy Analysis section below.

The report outlined where the proposed development does not align with existing policy directions in the Official Community Plan in terms of preserving and enhancing industrial and employment-generating lands. Subsequently, based on the feedback received from Council-in-Committee, this application is being forwarded to Council for their formal consideration.

**Discussion/Analysis:**

The proposal does not align with the existing policy context outlined in the Official Community Plan. As such, the policy context would not support the current development proposal for this site. Given that it does not align with existing City policies, it could adversely affect the limited industrial and employment-generating lands within the city. Moreover, it could establish a precedent for other places of worship to be proposed on sites designated for Business Enterprise.

Despite the above, at the May 6 Council-in-Committee meeting, several members of Council expressed an openness to consider the proposal given the uniqueness of this site and the scarcity of reasonable and affordable sites for places of worship. Given that the proposal does not align with several existing policies, but Council may still wish to consider it, staff have prepared two options for Council's consideration:

**Option A:** That Council deny the application.

OR

**Option B:** Council grant first reading to *Citywide Official Community Plan Amendment Bylaw No. 5361, 2024* and *Zoning Amendment Bylaw No. 5362, 2024* and direct staff to proceed with the necessary development application requirements. The OCP amendment recognizes the uniqueness and isolated nature of the site and will facilitate locating a place of worship on a site-specific basis on the subject site only, and is not intended to encourage the proliferation of such uses in the broader neighbourhood.

**Site and Context:**

The subject properties are:

- Located at 1963 Lougheed Highway and 1880 Coleman Street in the Maillardville neighbourhood, southeast of Coleman Avenue and north of Lougheed Highway;
- 4,567 square metre (sq. m) (49,159 square feet (sq. ft.)) in combined area;
- Designated Mixed Employment and General Urban in the Metro Vancouver Regional Growth Strategy;
- Designated Business Enterprise and One-Family Residential in the Official Community Plan;
- Zoned B-1 Business Enterprise and RS-1 One-Family Residential; and
- Surrounded by properties consisting of one-family residential and industrial uses.

**Table 1: Adjacent Property Characteristics**

	<b>Existing Land Uses</b>	<b>OCP Land Use Designations</b>	<b>Zones</b>
<b>North</b>	One-Family Residential	One-Family Residential	RT-1 (Infill Residential)
<b>West</b>	Vehicle repair shop	Service Commercial	CS-1 (Service Commercial)
<b>East</b>	One-Family Residential	One-Family Residential	RS-1 (One-Family Residential)
<b>South</b>	Trans-Canada Highway and car dealership	Business Enterprise	B-1 (Business Enterprise)

The proposed Official Community Plan amendment, permitting places of worship, would apply only to 1963 Lougheed Highway, which will hereon be referred to as the “parent property” (Attachment 4). The parent property is 3,502 sq. m (37,695 sq. ft.).

At the time of writing, there are no active development applications in close proximity to the subject site.

**Policy Analysis:**

***Metro 2050 Regional Growth Strategy***

- The parent property is located within Metro Vancouver’s “Mixed Employment” land use designation. This designation, noting a critical shortfall of industrial lands, aims to safeguard and foster industrial and commercial developments against encroachment of residential and other incompatible land uses.
- Metro Vancouver’s *Metro 2050 Regional Growth Strategy* is established as a region-wide plan for municipalities in the Lower Mainland to coordinate and manage growth. Any amendments to the City’s Official Community Plan must align with the Regional Growth Strategy.
- Per consultation with Metro Vancouver staff, to avoid a Regional Growth Strategy amendment, the proposed place of worship use could be considered an accessory use under the existing designation, so long as the use occupies less than 35% of the total floor area and functions as part of the ancillary use within the commercial building.

***Official Community Plan***

- The subject properties are located within the Southwest Coquitlam Area Plan area and Maillardville Neighbourhood Plan.
- Policy CC21 in the Southwest Coquitlam Area Plan aims to maintain the long-term supply and viability of employment-generating commercial and industrial activities through the Business Enterprise land use designation.
- Policy CC29 in the Southwest Coquitlam Area Plan permits Council to consider the P-2 Special Institutional zone to support places of worship at specific land use designations (e.g. one-family residential), but to avoid industrial zones.

*The proposal would facilitate the expansion of places of worship to respond to the regional population growth and community needs. Additionally, it will provide a permanent location for the Church, which has been renting space around the city since 2019.*

*Official Community Plan Amendment Bylaw No. 5361, 2024 is included in Attachment 6.*

**Proposed CD-45 Zone**

- The CD-45 zone accommodates places of worship as an accessory assembly use at the parent property, as well as accessory off-street parking at 1880 Coleman Avenue, neither of which are currently permitted.
- The CD-45 zone generally conforms with the B-1 Business Enterprise and RS-1 One-Family Residential zone with the following exceptions:
  - Accessory assembly use allowed at the parent property, limited to places of worship;
  - The places of worship use is limited to the maximum of 660 sq. m (7,014 sq. ft.) or 35% of the total gross floor area;
  - The total required number of off-street parking spaces has been reduced from 68 to 61. Further details and the applicant's rationale are provided in the parking and circulation section; and
  - The required number of end-of-trip facilities is reduced from two to one.
- An access easement and restrictive covenant will be required to be registered on title for 1880 Coleman Avenue to ensure access to and the provision of the additional off-street parking spaces remains.

*Zoning Amendment Bylaw No. 5362, 2024 is included in Attachment 7.*

**Commercial Space**

- The existing building located at the parent property contains two levels with a total floor area of 1,958 sq. m (21,073 sq. ft.).
- A net leasable commercial space of approximately 1,298 sq. m (13,971 sq. ft.) is proposed, with the remaining 660 sq. m (7,014 sq. ft.) allocated for places of worship.

**Place of Worship**

- Interior modifications are proposed to the existing building to accommodate a chapel, choir room and a banquet hall.
- The CD-45 zone is restricted to only permit places of worship. As such, renting out the space or banquet hall for other assembly uses is not permitted.
- Under the current floor configuration the applicant is proposing that congregants have free access to the remainder of the building and bathroom facilities which are currently only provided within the commercial space. As this will result in the place of worship exceeding the maximum floor space requirement, should Council elect to advance the bylaw, revisions will be required to provide washroom facilities within the allotted 35%.

### ***Economic Development Impact***

- The conversion of a portion of the site from employment space to places of worship will result in a loss of employment/industrial usage on this site. B-1 is an industrial zone that was designed to allow flexibility to facilitate some complementary office uses and commercial recreation uses onsite to support industrial use.
- The proposed Official Community Plan amendment, being institutional in nature, limits the economic component of the site and does not fully align with the existing City or Regional policy context such as the following policy:
  - Economic Development Strategy (Goal C): Preserve limited existing employment lands and encourage further intensification of productive employment spaces.
- The conversion of employment-generating floor area to institutional may be viewed as precedent or could encourage other groups to seek a similar conversion.

### ***Site Access, Parking and Circulation***

- Vehicular access will be taken from Coleman Avenue.
- 61 parking stalls are proposed, of which two are dedicated for the residential house at 1880 Coleman Avenue.

Staff supports the proposed parking reduction based on the results of the applicant's parking study demonstrating that the church and office operate on different days of the week and at different times, thus the anticipated peak parking demands for both the commercial and assembly use can be accommodated through the shared parking approach.

### **Public Notification and Consultation:**

A development sign was installed on the subject site on January 11, 2024 to notify the public of the proposed development.

In accordance with provisions of the *Local Government Act*, a City-led consultation opportunity was provided for the proposed Official Community Plan amendment. The consultation began on January 24, 2024 and concluded on February 15, 2024. A total of 80 letters were mailed to surrounding property owners and tenants within 100 m (328 ft.) of the subject site and three advertisements were published in the local newspaper.

Staff received eight responses from the public in support of the development proposal (Attachment 8).

### **Financial Implications:**

In 2023, the owner appealed their property assessment through Property Assessment Appeal Board (PAAB) to seek a Statutory Property Tax Exemption. They were successful in their appeal as BC Assessment classified the building as being used as a place of worship, despite the use not being allowed by the current zoning. Therefore, the assessment was changed to statutorily exempt the church portion; however, they paid taxes on the remaining land value since it was not permissively exempt.

In 2023, the property owner submitted an application to the City in order to have this remaining value for the entire site permissively exempt for 2024, which Council endorsed based on the site being statutorily exempt. The total estimated value of the statutory tax exemption is \$78,965 and the total estimated value of the permissive tax exemption is \$45,674. The estimated combined 2024 total property tax exemption amount is \$124,639.

Should the portion of the property used for public worship be reduced and limited to 35%, it is anticipated that the current exemptions will be amended accordingly as part of a future BC Assessment Roll.

**Conclusion:**

The development proposal does not align with the City's current policies and land use requirements in relation to the protection of industrial and employment-generating lands, and if approved may establish a precedent for future applications for places of worship on other sites designated as Business Enterprise. That said, the subject site is unique and relatively isolated, and could be potentially differentiated given these circumstances. At the May 6 Council-in-Committee meeting, Council indicated an openness to consider the proposal and requested that it be brought forward for their formal review.

Therefore, staff are providing two options for Council to consider, one to deny the application (Option A), or to proceed with the proposed Official Community Plan Text Amendment and Zoning Amendment Bylaw (Option B).



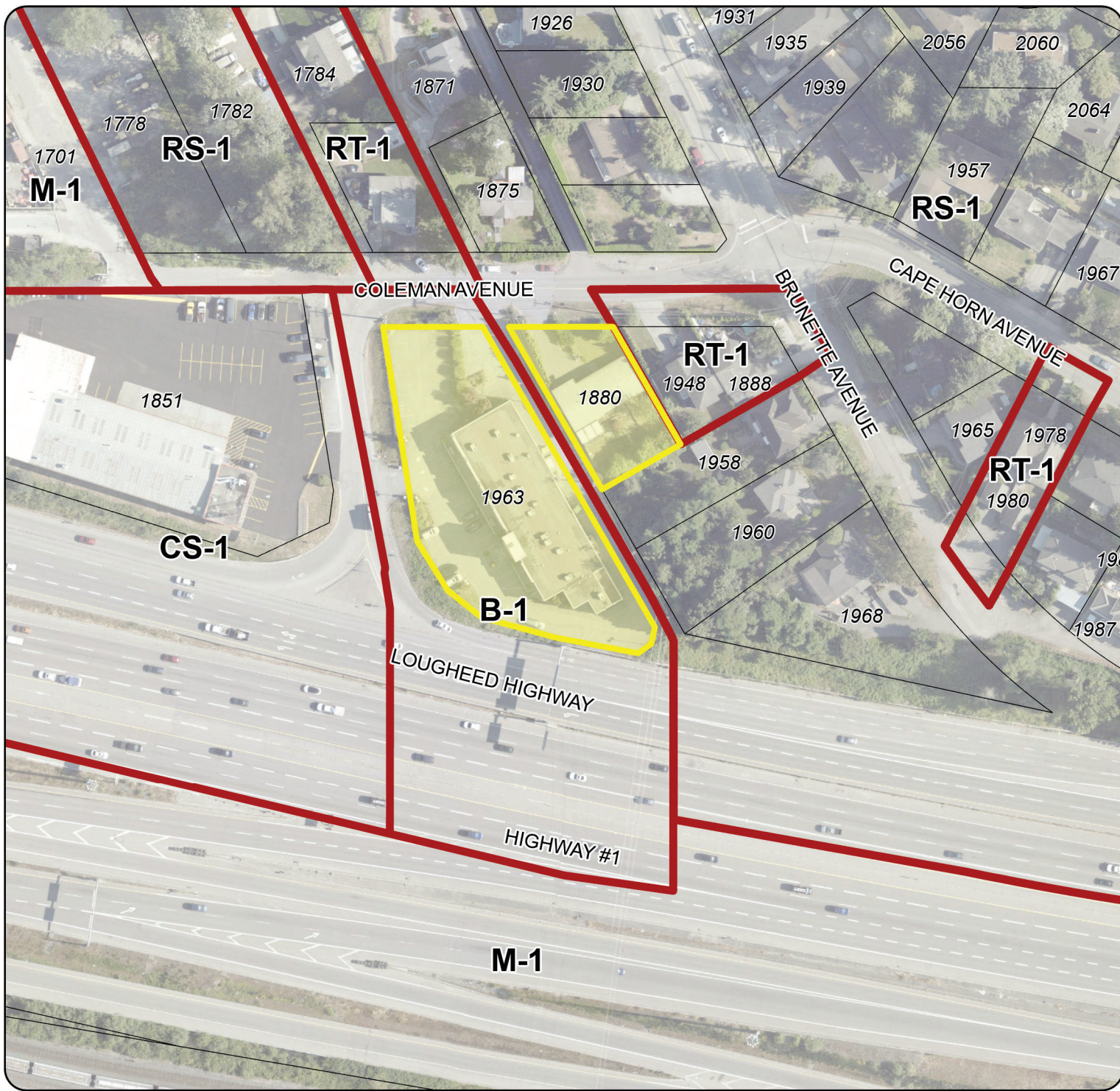
Chris Jarvie MCIP, RPP

ET/ab/ce

**Attachments:**

1. Location and Adjacent Zoning (Doc# 5194874)
2. Existing Official Community Plan Land Use Designations (Doc# 5194873)
3. Proposed Subdivision Plan (Doc# 5029643)
4. Context Map (Doc# 5194872)
5. Design Drawings and Landscaping Plan (Doc# 5192906)
6. Official Community Plan Amendment Bylaw No. 5361, 2024 (Doc# 5167773), Schedule A (Doc# 5210740)
7. Zoning Amendment Bylaw No. 5362, 2024 (Doc# 5169560), Schedule A (Doc# 5191261)
8. Section 475 Public Consultation Responses (Doc# 5190464)

This report was prepared by Edison Ting, Planner 2, with input from Jacint Simon, Major Project Planner and Rhonda Anderson, Revenue Services Manager, and reviewed by Jeff Denney, Senior Planner and Chris Jarvie, Director Development Services.



**LOCATION AND ADJACENT ZONING**

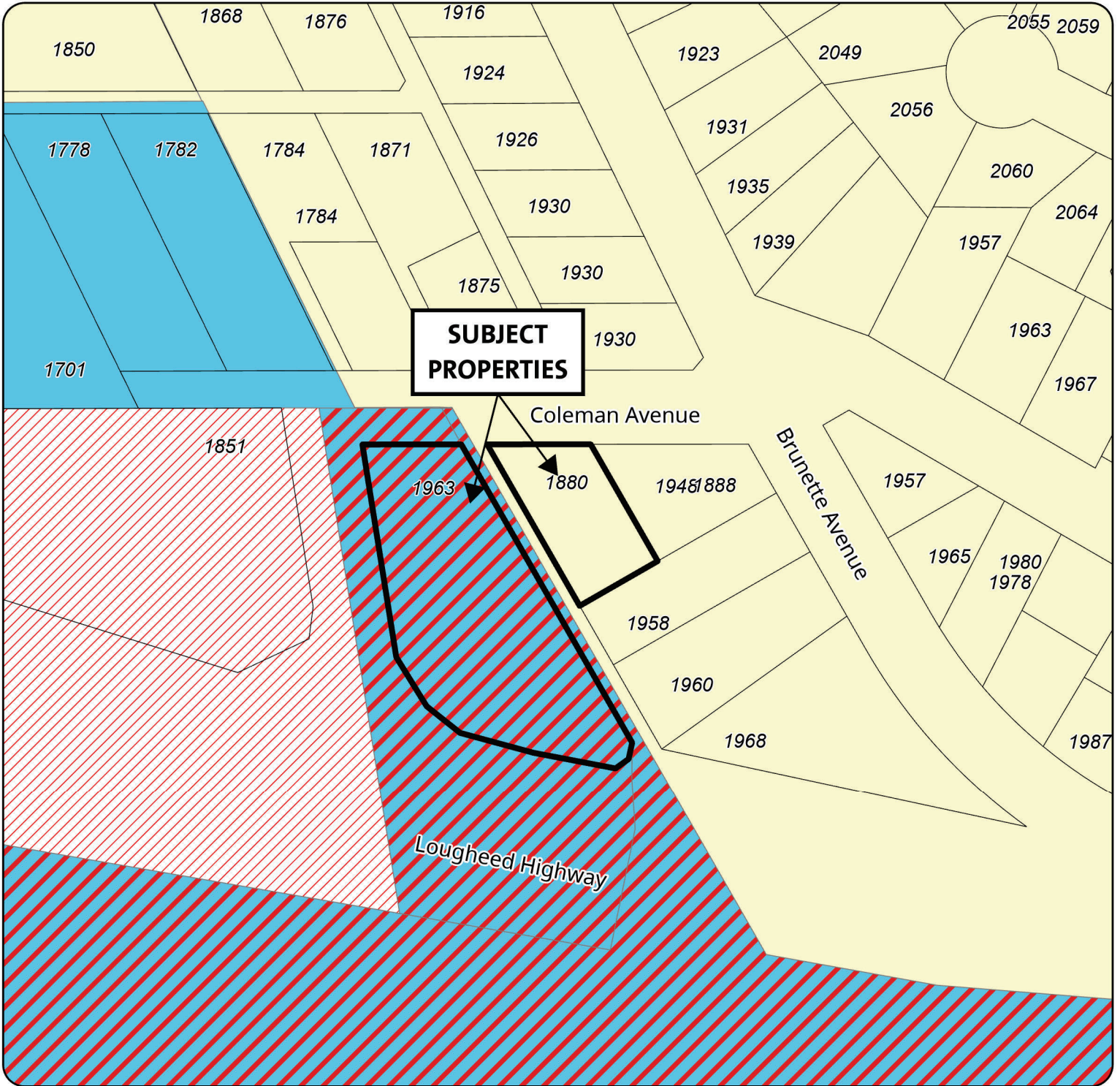


- Zoning
- 1963 Lougheed Highway and 1880 Coleman Avenue

Application No.: PROJ 23-024  
 Map Date: 2/21/2024











**EXISTING OCP LAND USE DESIGNATIONS**



0 10 20 40 Metres

-  Industrial
-  One Family Residential
-  Service Commercial
-  Business Enterprise

Application No.: PROJ 23-024

Map Date: 2/8/2024



**SKETCH PLAN OF PRELIMINARY SUBDIVISION OVER LOT 129 DISTRICT LOTS 62 AND 63 GROUP 1 PLAN 51328  
EXCEPT: PART WITHIN HEAVY BLACK OUTLINE ON HIGHWAY STATUTORY RIGHT OF WAY PLAN 63067  
NEW WESTMINSTER DISTRICT**

**CIVIC ADDRESS:**

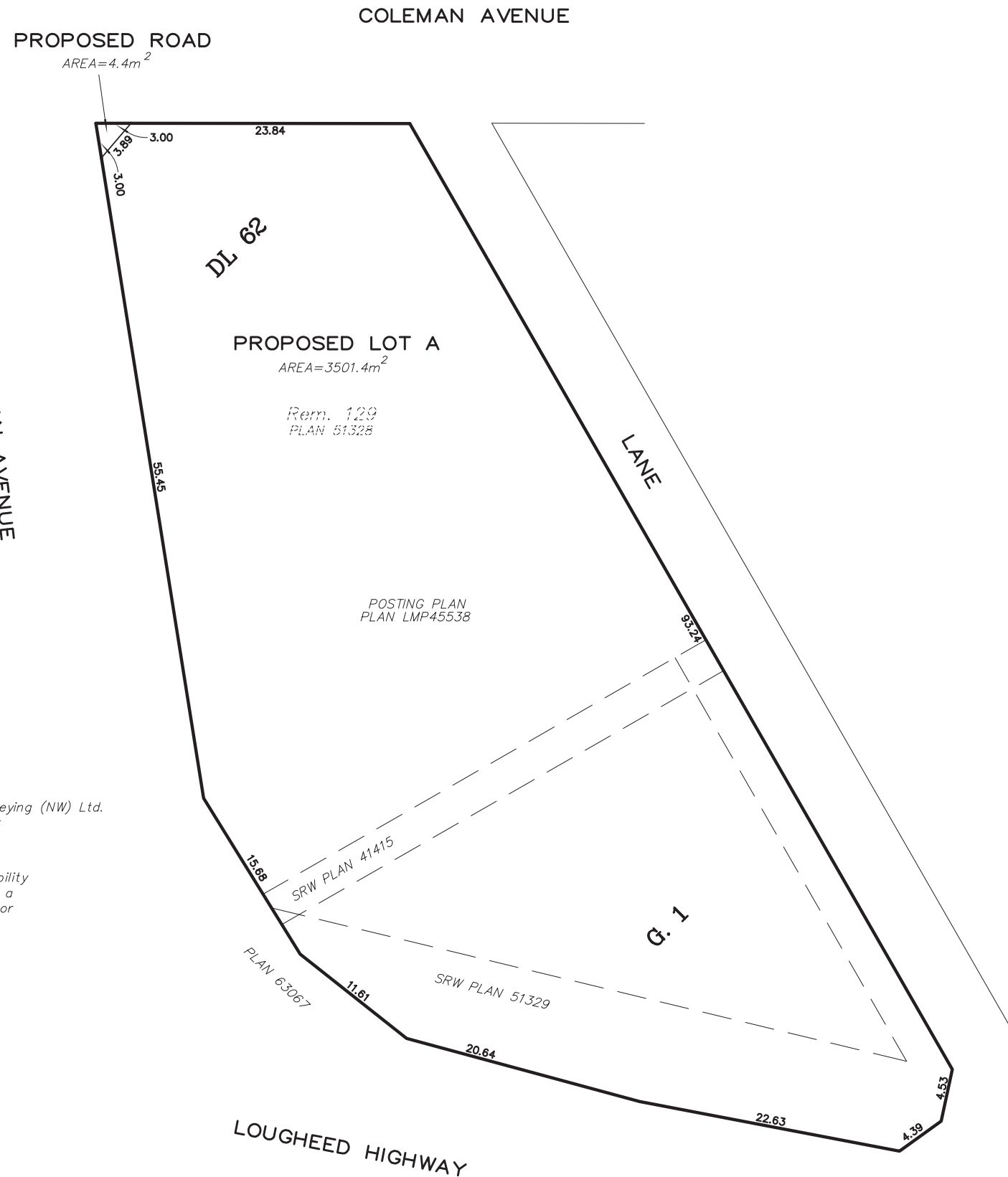
1963 Lougheed Highway, Coquitlam  
PID: 004-925-963

B.C.G.S. 92G.026

SCALE 1 : 300



The intended plot size of this plan is 560mm in width and 432mm in height (C size) when plotted at a scale of 1:300.



**NOTES:**

Lot dimensions are derived from Posting Plan LMP45538.

If this plan is used in digital form, Target Land Surveying (NW) Ltd. will only assume responsibility for information content shown on original unaltered drawing.

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This lot is subject to the following charges:  
Statutory Right of Way: 366854C, PLAN 9066  
Statutory Right of Way: M107378, PLAN 51329



FILE: N4545-PRELIM SUB

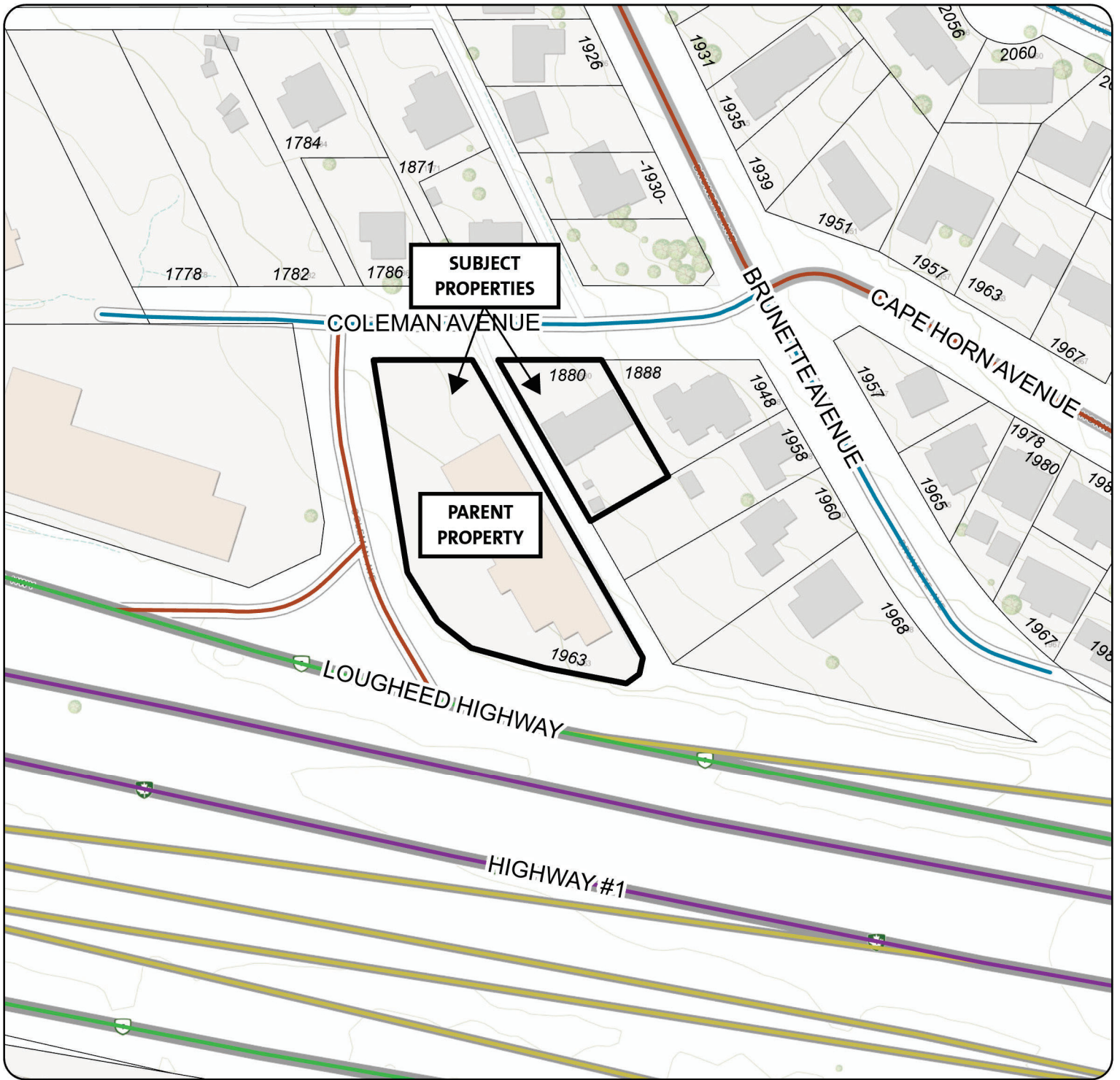
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THIS PLAN LIES WITHIN THE METRO VANCOUVER REGIONAL DISTRICT

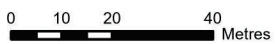
PRELIMINARY

PRELIMINARY

August 22nd, 2023  
Michael Rinsma B.C.L.S 975



### CONTEXT MAP



 Development Activity

 Traffic Signal Locations

 Collector

 FWR

 FWY

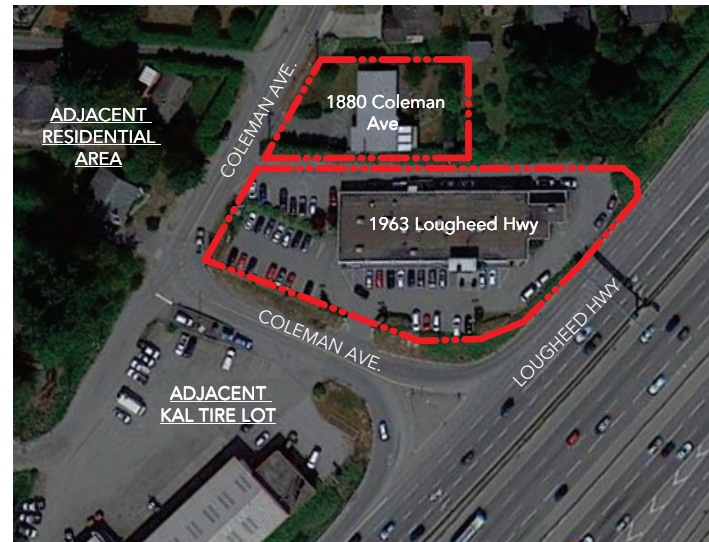
 HWY

 Local

Application No.: PROJ 23-024

Map Date: 2/21/2024





1 CONTEXT PLAN\* N.T.S

**PROJECT DATA**

GENERAL INFORMATION		
Civic Address	1963 Lougheed Hwy	1880 Coleman Ave
Legal Description	LOT 129 PLAN NWP51328 DISTRICT LOT 62 & 63 LAND DISTRICT 36	LOT 86, PLAN NWP33944, DISTRICT LOT 62 & 63, GROUP 1, NEW WESTMINSTER LAND DISTRICT
PID	004-925-963 and	006-978-657
OCP	Business Enterprise	One Family Residential
Zoning	B-1	RS-1

ZONING REQUIREMENTS	REQUIRED	EXISTING	PROPOSED
Zoning		B-1 & RS-1	CD
Setback - 1963 Lougheed Hwy			
Front	7.6m	13.25m	13.25m
Exterior Side (Coleman Ave.)	7.6m	21.25m	21.25m
Exterior Side (Lougheed Hwy)	7.6m	8.16m	8.16m
Rear	7.6m	3.69m	3.69m
Setback - 1880 Coleman Ave.			
Front	7.6m	9.1m	9.1m
Interior Side (East)	1.8m	1.8m	1.8m
Interior Side (West)	1.8m	1.8m	1.8m
Rear	7.6m	18.4m	18.4m

Lot Area	REQUIRED	EXISTING	PROPOSED
1963 Lougheed Hwy	3x3 Road Dedication (4.4m <sup>2</sup> )	3,505.9 m <sup>2</sup> (Gross)	3,501.5m <sup>2</sup> (Net)
1880 Coleman Ave.	n/a	1,062.8 m <sup>2</sup>	1,062.8 m <sup>2</sup>

Building Area	REQUIRED	EXISTING	PROPOSED
1963 Lougheed Hwy	n/a	1,076 m <sup>2</sup>	1,076 m <sup>2</sup>
1880 Coleman Ave.	n/a	160.8 m <sup>2</sup>	160.8 m <sup>2</sup>

Lot Coverage	REQUIRED	EXISTING	PROPOSED
1963 Lougheed Hwy	n/a	30.69%	30.73%
1880 Coleman Ave.	45%	15.13%	15.13%

Building Height	REQUIRED	EXISTING	PROPOSED
1963 Lougheed Hwy	Max. 8 storeys	9.25m	9.25m
1880 Coleman Ave.	7.3m	1 storey	1 storey

Density	REQUIRED	EXISTING	PROPOSED
1963 Lougheed Hwy	2.0	0.59	0.56
1880 Coleman Ave.	18 units / hectare	1 dwelling unit	1 dwelling unit

Building Use	REQUIRED	EXISTING	PROPOSED
1963 Lougheed Hwy	n/a	Commercial	Commercial & Institutional
1880 Coleman Ave.	n/a	Residential	Residential

**REZONING + OCP AMENDMENT**

**DISCIPLE METHODIST CHURCH  
1963 LOUGHEED HWY & 1880 COLEMAN AVE.**

**DEVELOPMENT DATA**

PROPOSED GFA BY FLOOR (1963 Lougheed Hwy)		
Name	Area (ft <sup>2</sup> )	Area (m <sup>2</sup> )
PROPOSED UPPER FLOOR	9797.07	910.18 m <sup>2</sup>
PROPOSED MAIN FLOOR	11276.26	1047.6 m <sup>2</sup>
	21073.33	1957.78 m <sup>2</sup>

PROPOSED GFA BY USE (1963 Lougheed Hwy)			
	GFA (SF)	GFA (m <sup>2</sup> )	% TOTAL GFA
CHURCH ASSEMBLY			
1st Floor	4495.80	417.68	
2nd Floor	2,502.60	232.49	
	6,998.40	650.17	33.2%
OFFICE	14,074.90	1,307.61	66.8%

NOTE:  
SEE DRAWING A101 FOR AREA OVERLAY  
AREAS AND CALCULATION MATCHED TRAFFIC REPORT PROVIDED BY BUNT

**OFF-STREET PARKING BY LAW**

706 NUMBER OF REQUIRED OFF-STREET PARKING SPACES  
(2) (g) Commercial uses permitted in the Business Enterprise (B) zone: 1 space per 100 m<sup>2</sup> of gross floor area  
Except: (i) Commercial recreation, grocery store, office, restaurant, specialty food retail: 1 space per 40 m<sup>2</sup> of gross floor area

(4) (a) Assembly use: 1 space per 10 m<sup>2</sup> of gross floor area  
Except: (ii) Places of worship: 1 space per 20 m<sup>2</sup> of gross floor area

**REQUIRED ACCESSIBLE PARKING:**  
Building or use classes listed under section 706 Commercial, and requiring 26 or more off-street parking spaces, the following number of the required spaces must be provided for persons with disabilities is applicable:

REQUIRED: 26 - 75 = 1 STALL  
PROPOSED: 2 STALLS

**REQUIRED LOADING ZONE:**  
Section 710 determines Number of Required Accessory Off-Street Loading Spaces based on square meters of Building Use, where "Office" is applicable to our case.

OFFICE GFA = 1307.61 m<sup>2</sup>  
REQUIRED: 501 - 2000 m<sup>2</sup> = 1 Type B  
Type B Loading size: 12.5 m x 3.5 m

**REQUIRED BICYCLE PARKING:**  
Section 711 determines Number of Required Off-Street Bicycle Parking Spaces based on Building Use, where "Commercial; Office" is applicable to our case.

Minimum number of spaces required for Bicycle Parking, Long-Term = 4 spaces + 0.1 space per 100 m<sup>2</sup> of GFA  
Minimum number of spaces required for Bicycle Parking, Short-Term = 6 spaces of each building entrance = 6 x 1 Main Building Entrance = 6 spaces

PARKING REQUIREMENTS	REQUIRED	PROPOSED
<b>Car parking</b>		
Church Assembly	33	
Office	33	
Dwelling Unit	2	
Total	68	61
<b>Accessible parking</b>	1	2
<b>Loading</b>	1 type B based on Office GFA	1 type B
<b>Bicycle parking</b>		
Short term	5.3	5
Long term	6	6

**OCCUPANCY DATA**

**SECTION 3.1 GENERAL**

**3.1.17 OCCUPANT LOAD**  
EXISTING BUILDING OCCUPANCY LOAD = 330 PERSONS

PROPOSED:

Level	Type of Use	Floor (m <sup>2</sup> )	Area	Area Per Person (m <sup>2</sup> )	Occupant (persons)	Load	Subtotal Occupant Load (persons)
Level 1	Chapel	196.66	0.95	208			470
	Chapel Stage	43.47	0.75	58			
	Church Lobby	40.97	1.85	23			
	Banquet Hall	100.32	0.95	106			
	Office Staff Room	85.58	1.85	47			
Level 2	Office	234.61	9.30	26			220
	Reception	17.73	9.30	2			
	Chapel Mezzanine / Choir	140.10	0.95	148			
	Mother's Room	48.50	1.85	27			
	Office	402.26	9.30	45			

**SECTION 3.4 EXITS**

**3.4.3.2. Exit Width**  
1) Except as permitted by Sentence (3), the minimum aggregate required width of exits serving floor areas intended for assembly occupancies, residential occupancies, business and personal services occupancies, mercantile occupancies, and industrial occupancies shall be determined by multiplying the occupant load of the area served by  
a) 6.1 mm per person for ramps with a slope of not more than 1 in 8, doorways, corridors and passageways

PROPOSED:

Level	Exits Provided	Total Exit Width (mm)	Exit Capacity Factor (mm/persons)	Exit Capacity (persons)	Subtotal Exit Capacity (persons)	Subtotal Occupant Load (persons)
Level 1	4 Exit Doors @ 915 mm	7,190	6.1	1,178	1,178	470
	2 Exit Doors @ 1,765 mm					
Level 2	1 Existing Exit Stair @ 1,140 mm	3,580	9.2 <sup>(1)</sup>	389	389	220
	1 Existing Exterior Exit Stair @ 1,200 mm					
	1 Existing Exterior Loading Dock Stair @ 1,240 mm					

(1) An exit capacity factor of 9.2 is used since all existing stairs are assumed to not comply with the dimensional requirements of the 2018 BCB.

**SECTION 3.7 HEALTH REQUIREMENTS**

**3.7.2.2. WATER CLOSETS**

1) Except as permitted by Sentence (4), water closets shall be provided for each sex assuming that the occupant load is equally divided between males and females, unless the proportion of each sex expected in the building can be determined with reasonable accuracy. (See Note A-3.7.2.2.(1).)

(8) The number of water closets required for places of worship and undertaking premises shall be at least one for each 150 persons of each sex.

12) Except as permitted by Sentence (4), the number of water closets required for a business and personal services Occupancy shall conform to Table 3.7.2.2.-B.

**Table 3.7.2.2.-B  
Water Closets for a Business and Personal Services Occupancy**  
Forming Part of Sentences 3.7.2.2.(12) and (18)

Number of Persons of Each Sex	Minimum Number of Water Closets for Each Sex	
	Male	Female
1 - 25		1
26 - 50		2
Over 50	3, plus 1 for each additional increment of 50 persons of each sex in excess of 50	

PROPOSED:

Floor Area	Occupant Load	Number of Water Closets Required		Number of Water Closets Provided	
		Male	Female	Male	Female
All	690	3	3	7	7

NUMBER OF UNIVERSAL WASHROOMS PROVIDED: 2



Architect:  
**Mara + Natha Architecture Ltd.**  
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(+1) 604.420.2233  
rob@maranarch.com  
www.maranarch.com

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It is the responsibility of the Owner and General Contractor to verify all dimensions and site conditions prior to commencement of work and they shall notify the architect of any errors, omissions or discrepancies. Any work completed without architect's knowledge will be the full responsibility of the Owner and General Contractor.

7	Issued for Reasoning REV. 3	16 Feb 2018
6	Issued for Reasoning REV. 2	08 Feb 2018
5	Issued for Reasoning REV. 1	13 Oct 2017
3	Issued for Reasoning Application	13 Mar 2017

Revisions

Sign & Seal  
Project No. 180103

Project Start Date DECEMBER 2018

Project  
**DISCIPLE METHODIST CHURCH  
REZONING**

Sheet Title  
**PROJECT DATA**

Scale N.T.S.

Sheet No.

**A100.1**

**TOPOGRAPHIC SITE PLAN OVER LOT 129 PLAN 51328 EXCEPT: PART WITHIN HEAVY BLACK OUTLINE ON HIGHWAY STATUTORY RIGHT OF WAY PLAN 63067 AND LOT 86 PLAN 33944, ALL OF DL 62 AND 63 GROUP 1 NWD**

**CIVIC ADDRESS:**  
 1963 Lougheed Highway, Coquitlam  
 PID: 004-925-963  
 1880 Coleman Ave, Coquitlam  
 PID: 006-978-657

**SCALE 1 : 300**  
 1 0 6 12  
 ALL DISTANCES ARE IN METRES

The intended plot size of this plan is 864mm in width by 569mm in height (0 size) when plotted at a scale of 1:300.

**LEGEND**

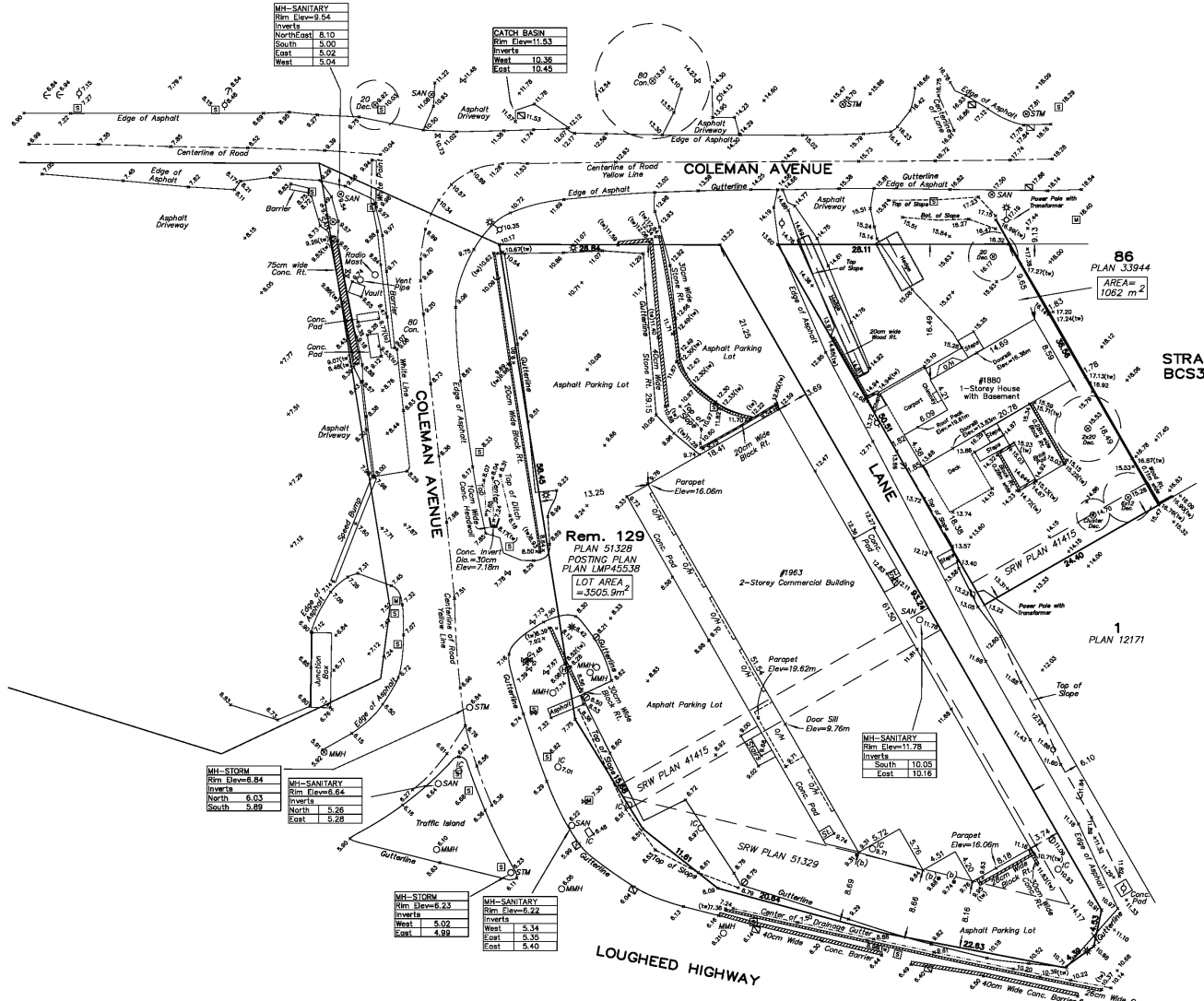
- m<sup>2</sup> DENOTES SQUARE METRES
- ⊕ DENOTES FIRE HYDRANT
- ⊕ DENOTES CATCH BASIN - TOP ENTRY
- ⊕ DENOTES CATCH BASIN - ROUND
- ⊕ DENOTES POWER POLE
- ⊕ DENOTES POWER POLE WITH LIGHT
- ⊕ DENOTES STREET LIGHT - DAMT
- ⊕ DENOTES STREET LIGHT - POST TOP
- ⊕ DENOTES WATER VALVE
- ⊕ DENOTES WATER METER
- ⊕ DENOTES GAS VALVE
- ⊕ DENOTES GUY WIRE
- ⊕ SAN DENOTES SANITARY MANHOLE
- ⊕ STM DENOTES STORM MANHOLE
- ⊕ MMH DENOTES MISCELLANEOUS MANHOLE
- ⊕# DENOTES GROUND ELEVATION
- (#) DENOTES TOP OF RETAINING WALL ELEVATION
- (/H) DENOTES OVERHANG
- Conc. DENOTES CONCRETE
- RT DENOTES RETAINING WALL
- ⊕ IC DENOTES INSPECTION CHAMBER
- ⊕ DENOTES SIGN
- (b) DENOTES STEEL BOLLARD
- Dia. DENOTES DIAMETER
- St. DENOTES STAIRS
- Dec. DENOTES DECOROUS
- Conc. DENOTES CONCREOUS
- (tc) DENOTES TOP OF CONCRETE ELEVATION

**NOTES:**

- Lot dimensions are derived from Posting Plan LMP45538.
- Measurements shown are to the exterior siding of building.
- Elevations are Geoidic (CH220209/2018 - IN METERS) Derived from Control Monument 7300234 located at the north side of the intersection of Coleman Avenue and Burnside Avenue. Elevation = 22.273m
- Invert elevations are derived from municipal records and field survey. Contractor to verify all service locations and inverts prior to construction.
- Tree diameters are taken at 1.4m above grade and are shown in cm. Tree and stump symbols are not drawn to scale.
- Spot elevations along curb are taken in gutter.
- If this plan is used in digital form, Target Land Surveying (NL) Ltd. will only assume responsibility for information content shown on original unaltered drawing.
- This plan was prepared for architectural design and site servicing purposes, and is for the exclusive use of our client. The signatory accepts no responsibility or liability for any damages that may be suffered by a third party as a result of reproduction, transmission or alteration to this document without consent of the signatory.
- This lot is subject to the following charges:  
 Statutory Right of Way: 386546, PLAN 5066  
 Statutory Right of Way: M107378, PLAN 51329  
 Statutory Right of Way: H42653, PLAN 41415

**TARGET LAND SURVEYING**  
 www.targetlandsurveying.ca  
 FILE: 4024-1010-01

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**Craig Nakamura ND1DSN**  
 B.C.L.S.  
 Original Survey Date: March 16, 2022  
 Additional Area Added: February 2, 2023  
 Area over Lot 86 added: June 26, 2023

**DISCIPLINE METHODIST CHURCH REZONING**

1963 LOUGHEED HIGHWAY  
 Project Address  
 Project No. 180103  
 Project Start: DECEMBER 2018

**SURVEY**

Sheet Title  
 Scale  
 Sheet No.

**A100.2**

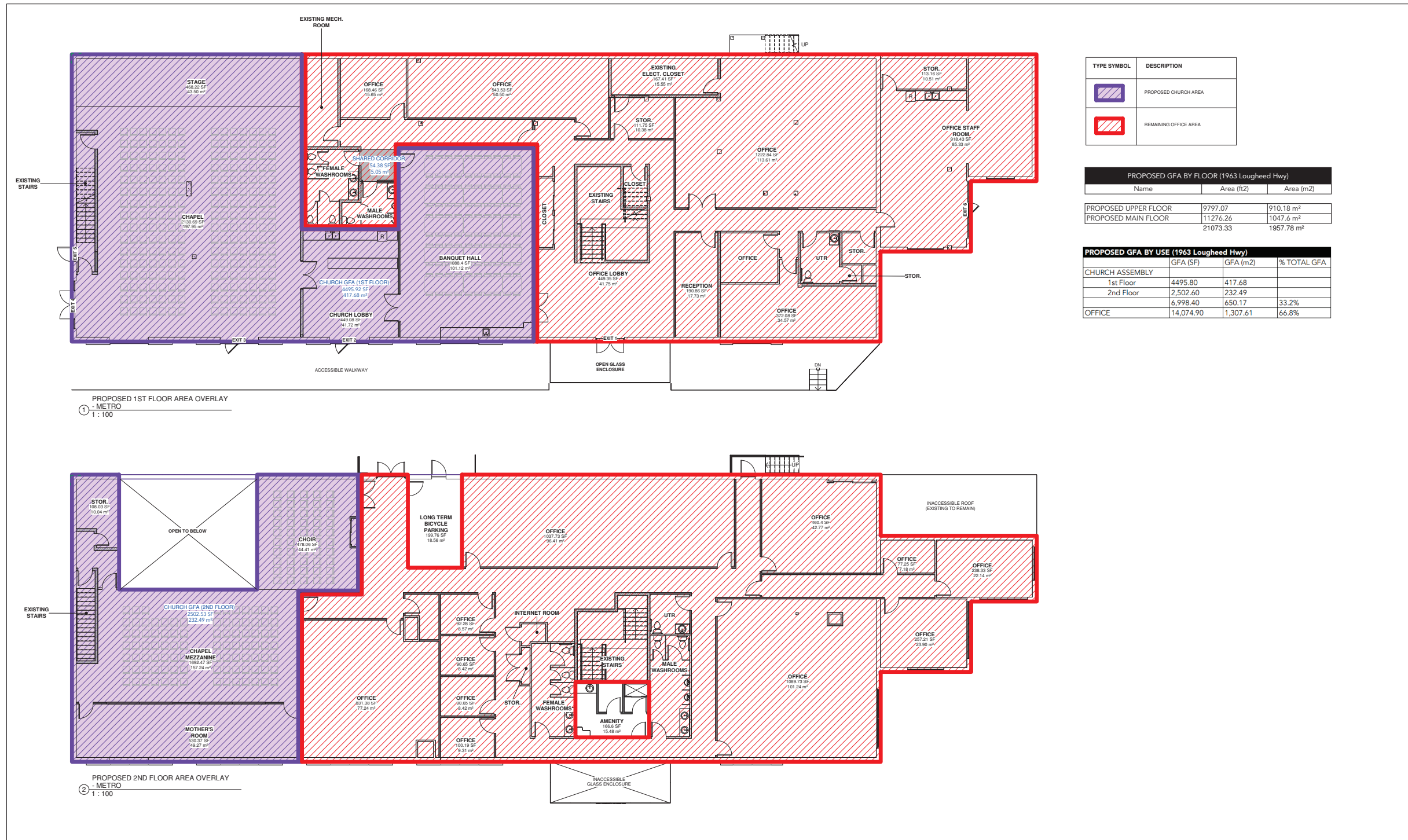
**Mara + Natha ARCHITECTURE**

**Mara + Natha Architecture Ltd.**  
 Architect: Robert H. Lee, AIBC  
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 rob@maranarch.com  
 www.maranarch.com

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Revisions	Issued for Reasoning REV. 3	16 Feb 2024
	Issued for Reasoning REV. 2	06 Feb 2024
	Issued for Reasoning REV. 1	13 Oct 2023
	Issued for Reasoning Application	13 Mar 2023

Sign & Seal



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Revisions	Sign & Seal
7 Issued for Rezoning REV.3	16 Feb 2024
6 Issued for Rezoning REV.2	06 Feb 2024
5 Issued for Rezoning REV.1	13 Oct 2023
3 Issued for Rezoning Application	13 Mar 2023

**DISCIPLE METHODIST CHURCH  
REZONING**  
1963 LOUGHEED HIGHWAY  
Project Address  
Project No. 180103 Project Start/DECEMBER 2018  
Project Information

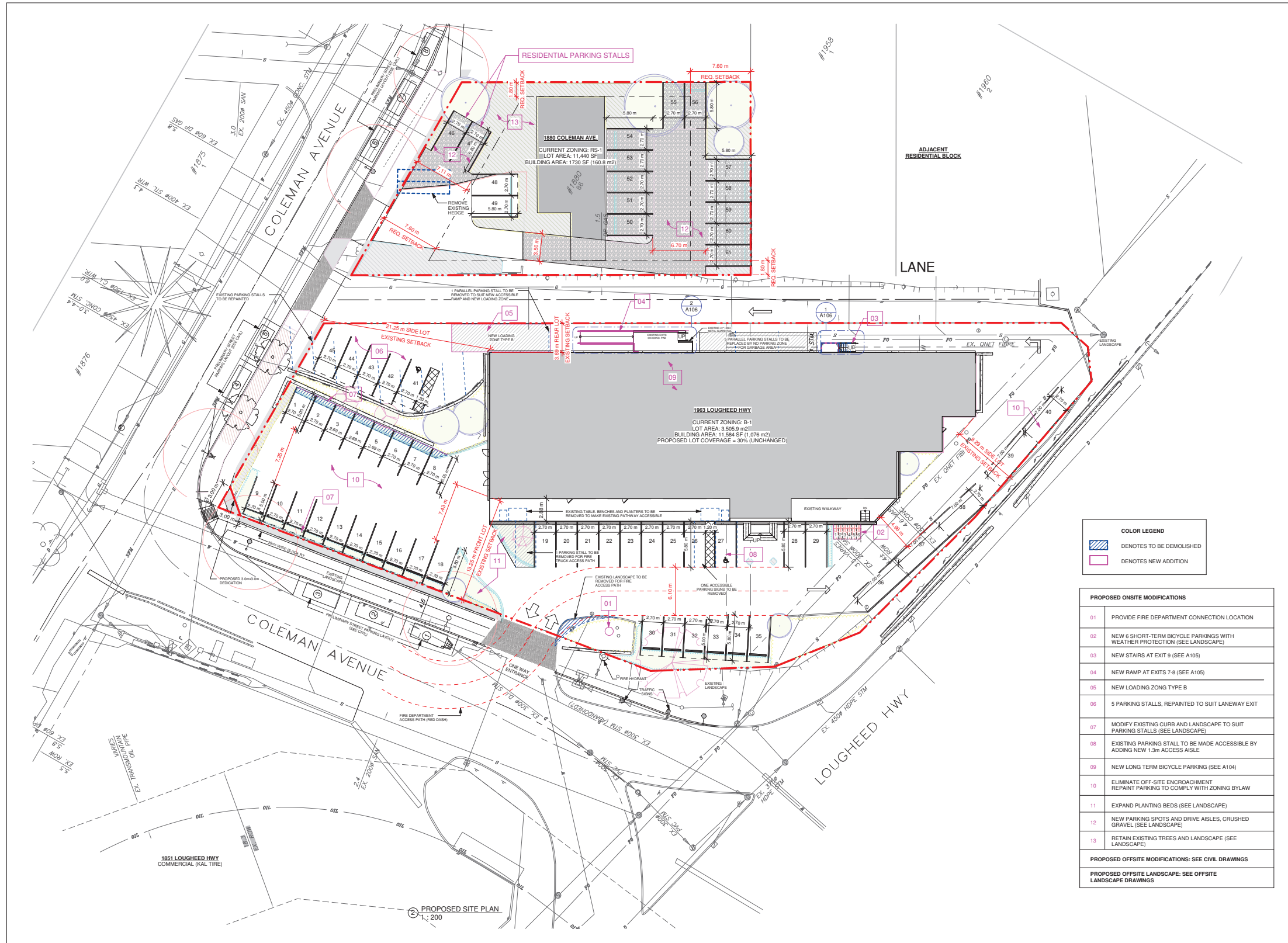
**AREA OVERLAY FLOOR PLANS**  
Sheet Title  
Scale As Indicated  
**A101**  
Sheet No.

**Mara + Natha**  
ARCHITECTURE

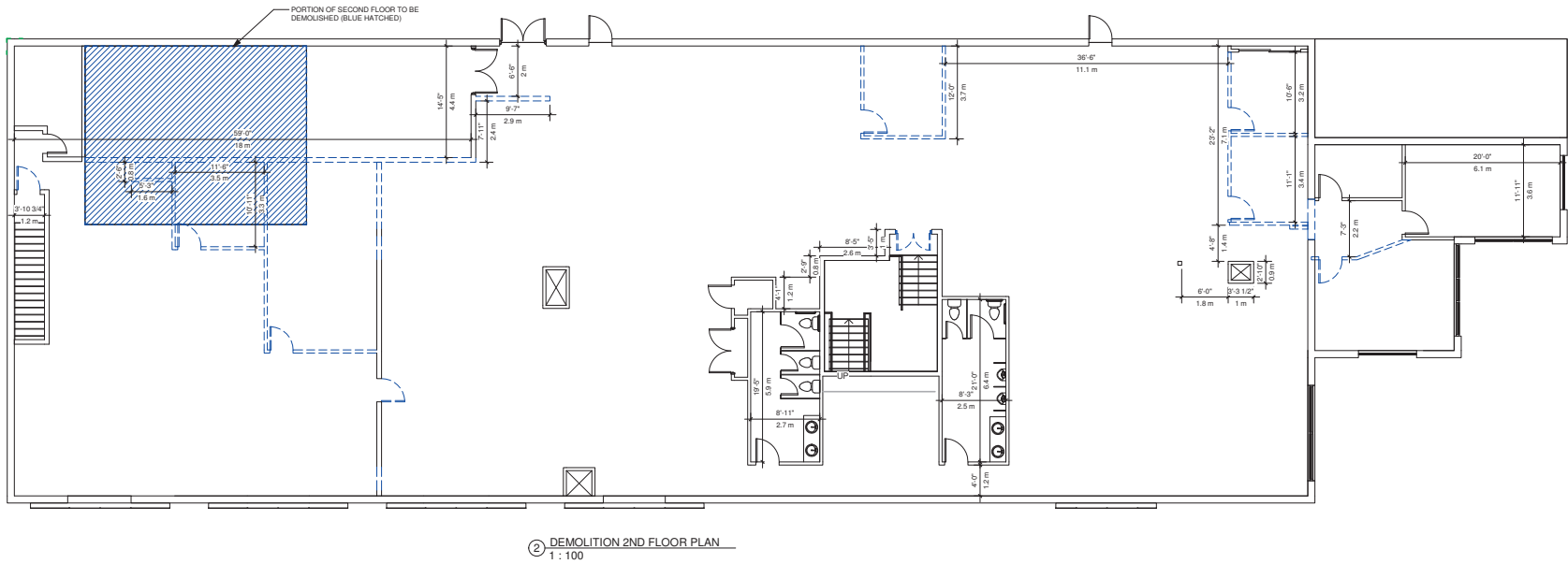
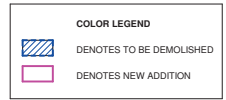
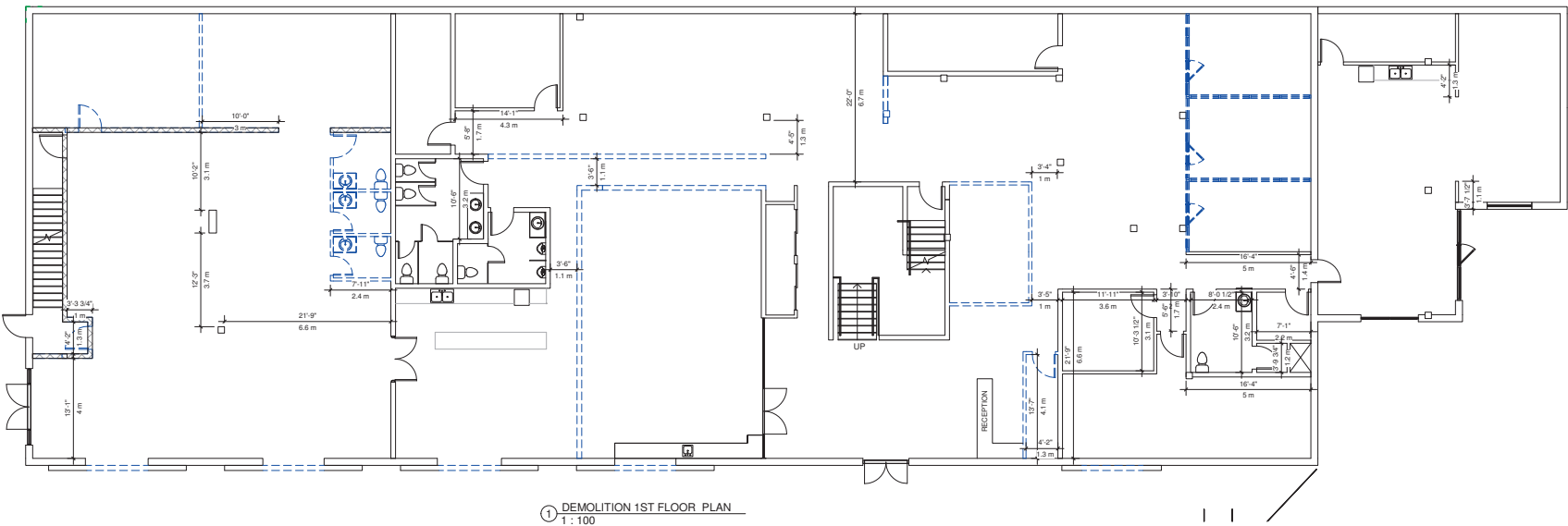
Architect:  
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A102



① DEMOLITION 1ST FLOOR PLAN  
1 : 100

② DEMOLITION 2ND FLOOR PLAN  
1 : 100



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No.	Description	Date
7	Issued for Rezoning REV.3	16 Feb 2024
6	Issued for Rezoning REV.2	06 Feb 2024
5	Issued for Rezoning REV.1	13 Oct 2023
3	Issued for Rezoning Application	13 Mar 2023

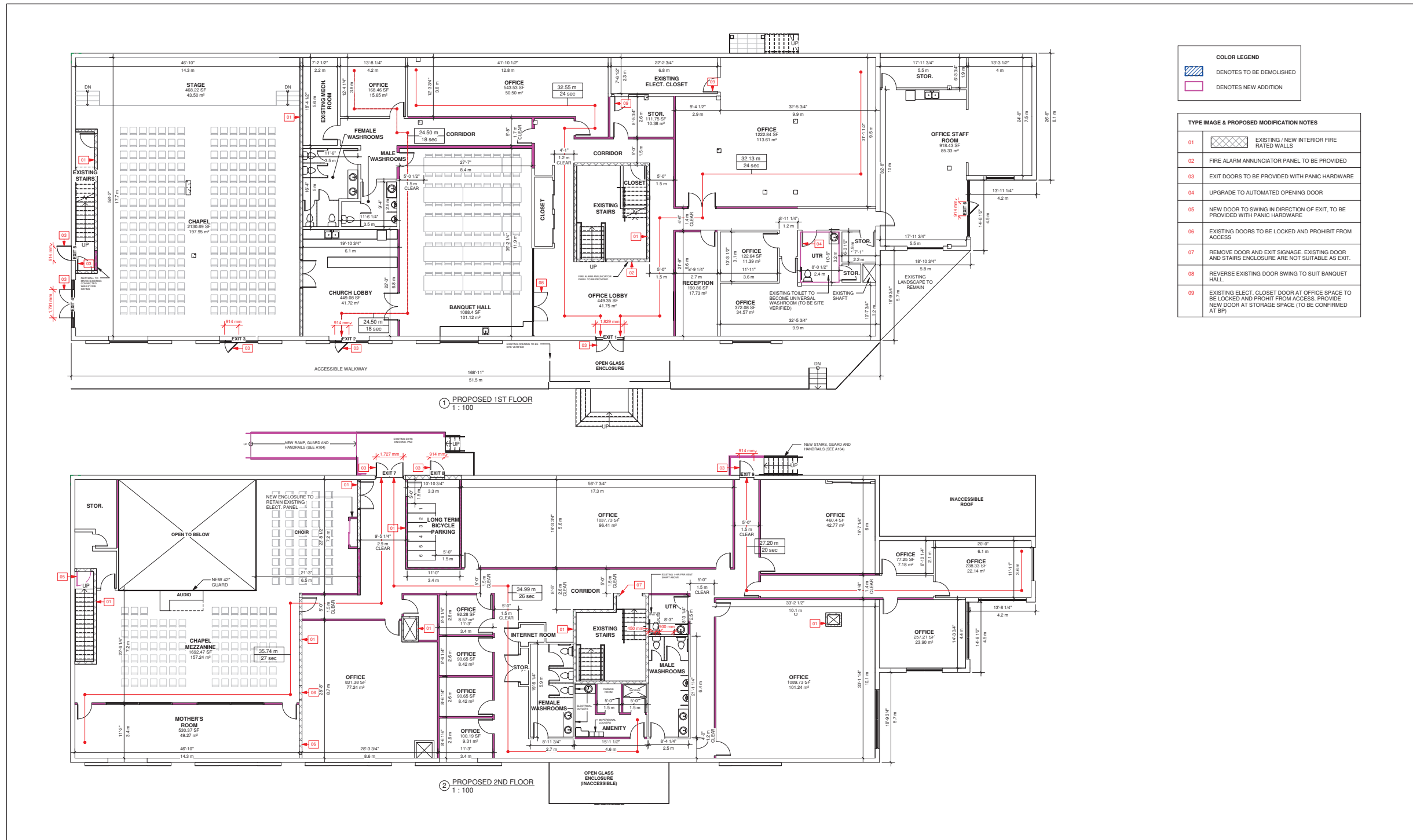
Sign & Seal

DISCIPLINE METHODIST CHURCH  
REZONING  
1963 LOUGHEED HIGHWAY  
Project Address  
Project No. 180103  
Project Information

DEMOLITION FLOOR PLANS  
Sheet Title  
Scale As Indicated  
**A103**  
Sheet No.







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Revisions	Issued for Reasoning	Date
7	Issued for Reasoning REV.3	16 Feb 2024
6	Issued for Reasoning REV.2	06 Feb 2024
5	Issued for Reasoning REV.1	13 Oct 2023
3	Issued for Reasoning Application	13 Mar 2023

**DISCIPLE METHODIST CHURCH REZONING**

1963 LOUGHEED HIGHWAY

Project Address  
 Project No.: 180103  
 Project Start/DECEMBER 2018

**PROPOSED FLOOR PLANS**

Sheet Title  
 Scale: As Indicated

**A104**

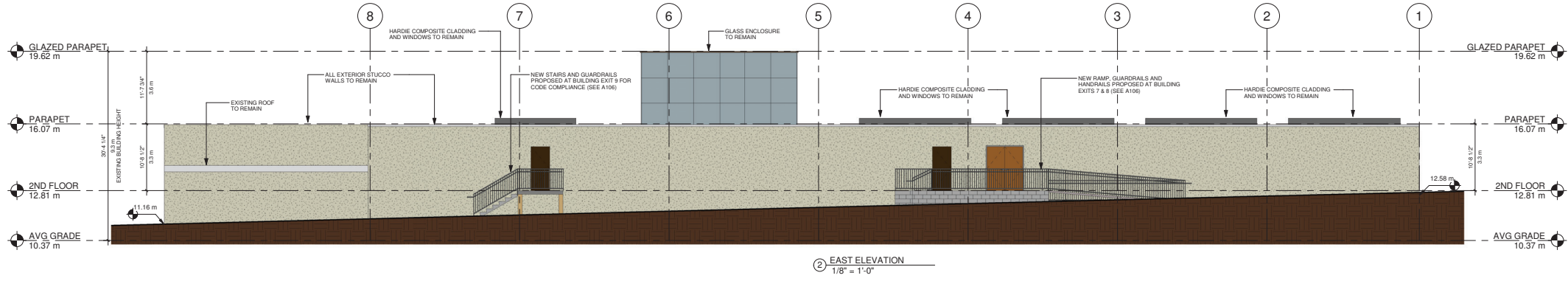
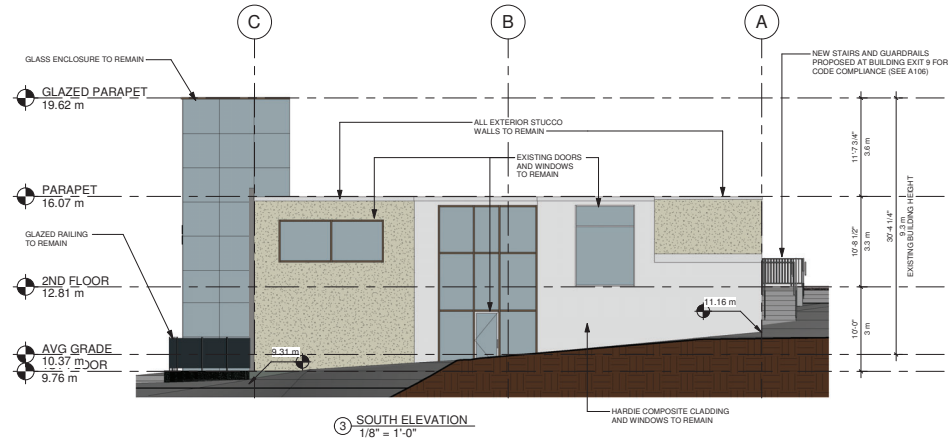
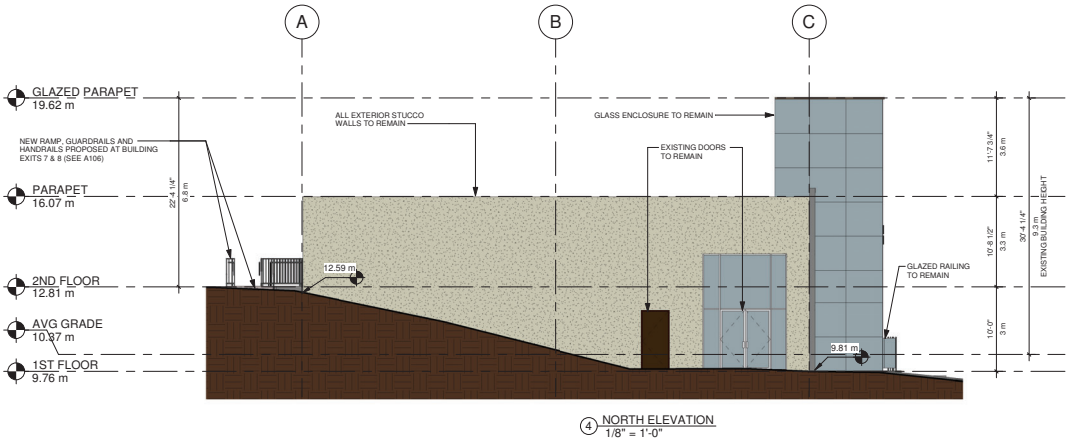
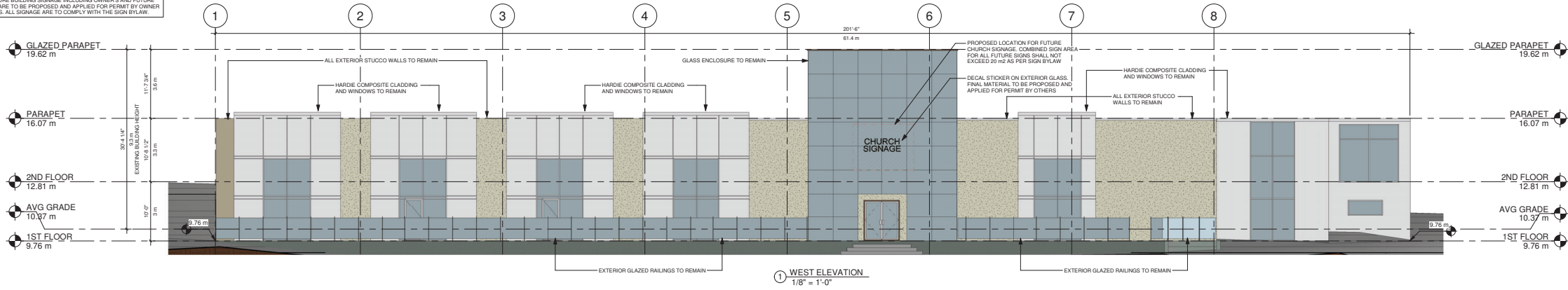
Sheet No.

Sign & Seal

**GENERAL NOTES**

1. NO MODIFICATION IS PROPOSED FOR THE EXTERIOR BUILDING ENVELOPE. ALL EXISTING WALLS, ROOF, DOORS, WINDOWS, CLADDING MATERIALS TO REMAIN UNCHANGED.

2. ALL FUTURE BUILDING SIGNAGE INCLUDING OWNER'S AND FUTURE TENANT'S ARE TO BE PROPOSED AND APPLIED FOR PERMIT BY OWNER OR OTHERS. ALL SIGNAGE ARE TO COMPLY WITH THE SIGN BYLAW.



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	3 Issued for Reasoning Application	13 Mar 2023

**DISCIPLE METHODIST CHURCH REZONING**

1963 LOUGHREED HIGHWAY

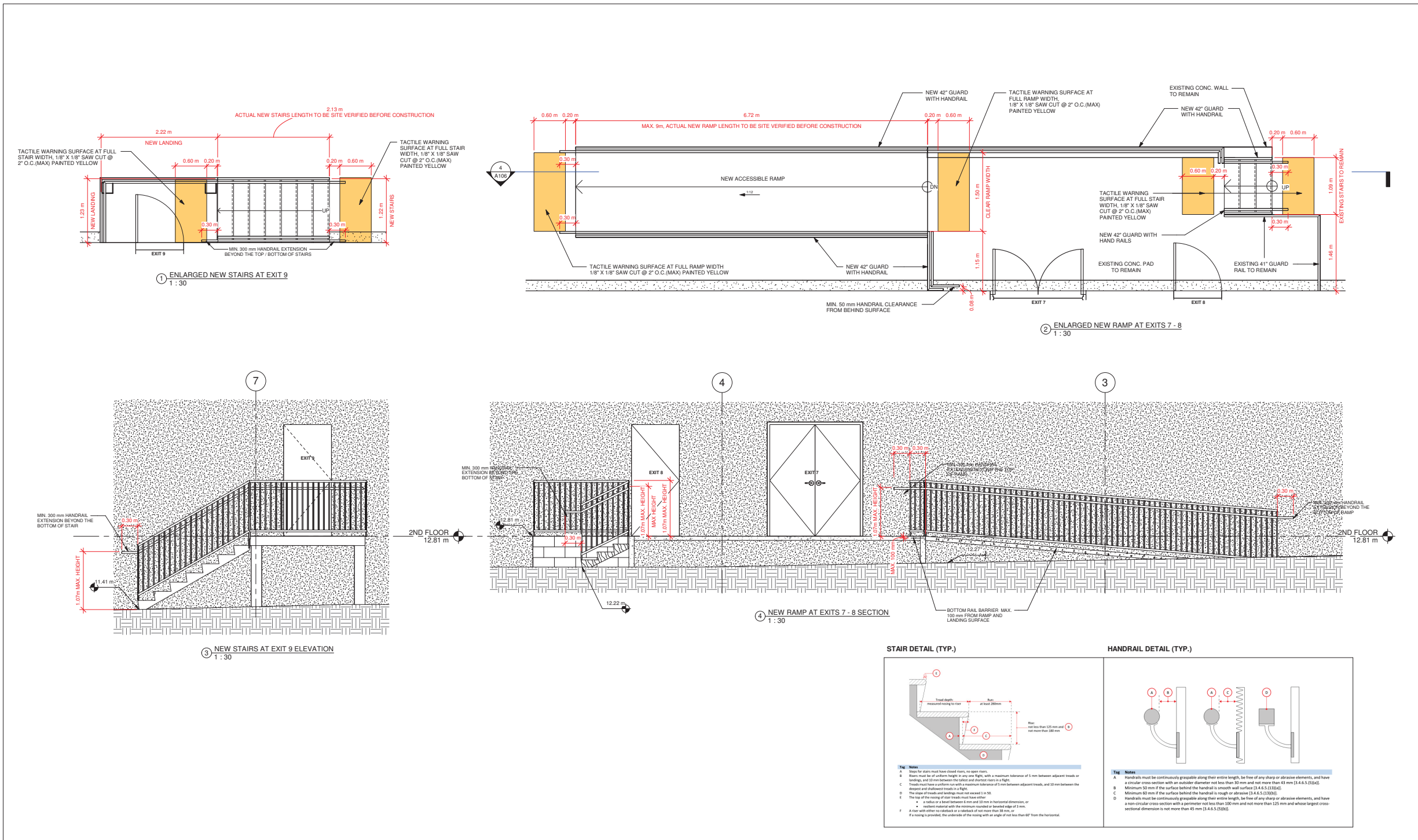
Project Address  
 Project No. 180103  
 Project Start/DECEMBER 2018

**ELEVATIONS**

Scale: 1/8" = 1'-0"

**A105**

Sheet Title  
 Sheet No.



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 rob@maranarch.com  
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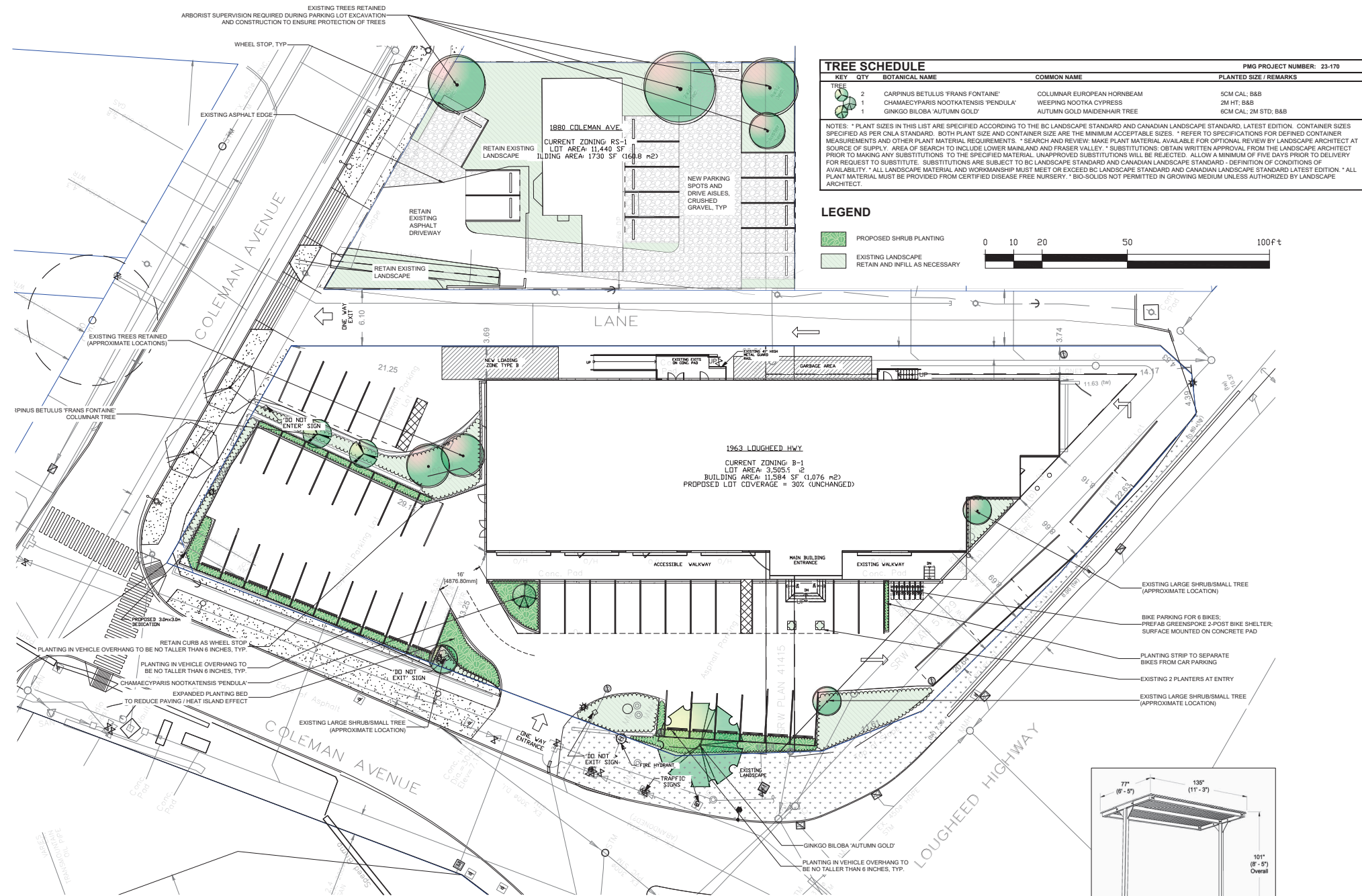
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Revisions	Sign & Seal
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**DISCIPLINE METHODIST CHURCH REZONING**  
 1963 LOUGHEED HIGHWAY  
 Project Address  
 Project No. 180103 Project Start/DECEMBER 2018  
 Project Information

**EXIT STAIRS AND RAMP DETAILS**  
 Sheet Title  
 Scale 1:30  
**A106**  
 Sheet No.



**TREE SCHEDULE**

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE	2	CARPINUS BETULUS 'TRANS FONTAINE'	COLUMNAR EUROPEAN HORNBEAM	5CM CAL: B&B
	1	CHAMAECYPARIS NOOTKATENSIS 'PENDULA'	WEEPING NOOTKA CYPRESS	2M HT: B&B
	1	GINKGO BILOBA 'AUTUMN GOLD'	AUTUMN GOLD MAIDENHAIR TREE	6CM CAL: 2M STD: B&B

NOTES: \* PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. \* REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. \* SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. \* SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. \* ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. \* ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. \* BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

**LEGEND**

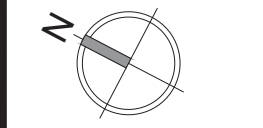
- PROPOSED SHRUB PLANTING
- EXISTING LANDSCAPE  
RETAIN AND INFILL AS NECESSARY

0 10 20 50 100ft

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**pmg**  
LANDSCAPE ARCHITECTS  
Suite C100 - 4185 Still Creek Drive  
Burnaby, British Columbia, V5C 6G9  
p: 604 294-0011 ; f: 604 294-0022

SEAL:



NO.	DATE	REVISION DESCRIPTION	DR.
1	23.OCT.06	ADD 1880 COLEMAN AVE LOT	SA

CLIENT:

PROJECT:  
**DISCIPLE METHODIST CHURCH**  
1963 LOUGHEED HWY  
COQUITLAM, BC

DRAWING TITLE:  
**LANDSCAPE PLAN**

DATE: 23.SEP.11  
SCALE: 1/16" = 1'-0"  
DRAWN: SA  
DESIGN: SA  
CHKD: CW

**L1**

OF 1

PMG PROJECT NUMBER: 23-170

## BYLAW NO. 5361, 2024

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

WHEREAS certain changes are necessary for the clarification and effective 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. 5361, 2024."

### 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:

2.1 Chapter 9.0 Southwest Coquitlam Area Plan, Subsection 2.3 is amended as follows:

2.1.1 CC2: The table is amended by deleting "B-1 Business Enterprise (*in accordance with SWCAP Policy CC21 and CC22*)" in the Corresponding Zone(s) and Supplementary Policy column for the Business Enterprise Plan Designation and replacing with "B-1 Business Enterprise (*in accordance with SWCAP Policy CC21, CC22 and CC23*)".

2.1.2 Adding the following new policy CC23:

#### **Policy CC23: Places of worship in Business Enterprise and Industrial Areas**

Places of worship, limited to lesser 35% of the total floor area of the site or 660 sq. m., are permitted on the parcel with the civic address 1963 Lougheed Highway and legal description PID 004-925-963 only. Places of worship must be ancillary to the principal employment generating uses on the site.

2.2 Chapter 9.0 Southwest Coquitlam Area Plan is amended by deleting Schedule "D" and replacing it with Schedule "D" as attached to this Bylaw as Schedule "A".

2.3 Chapter 9.1 Maillardville Neighbourhood Plan, subsection 2.3.3 Corresponding Zones, Table 1 – Corresponding Zones is amended by:

2.3.1 Deleting "B-1 Business Enterprise (*in accordance with SWCAP Policy CC21 and CC22*)" in the Corresponding Zone(s) column for the Business Enterprise Land Use replacing with "B-1 Business Enterprise (*in accordance with SWCAP Policy CC21, CC22 and CC23*)".

2.4 Chapter 9.1 Maillardville Neighbourhood Plan, subsection 4.3 is amended by adding the following as a new policy (c) and renumbering subsequent policies:

"c) Places of worship, limited to lesser 35% of the total floor area of the site or 660 sq. m, are permitted on the parcel with the civic address 1963 Lougheed Highway and legal description PID 004-925-963 in part of the Schoolhouse East area, as delineated on Figure 8. Places of worship must be ancillary to the principal employment generating uses on the site."

### **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 schedules are attached to, and forms part of, this Bylaw:

1. Schedule "A" to Bylaw 5361, 2024

**Readings**

READ A FIRST TIME ( \_ of 9 votes in the affirmative) this [day] day of [month] , [year] .

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

READ A SECOND TIME ( \_ of 9 votes in the affirmative) this [day] day of [month] , [year] .

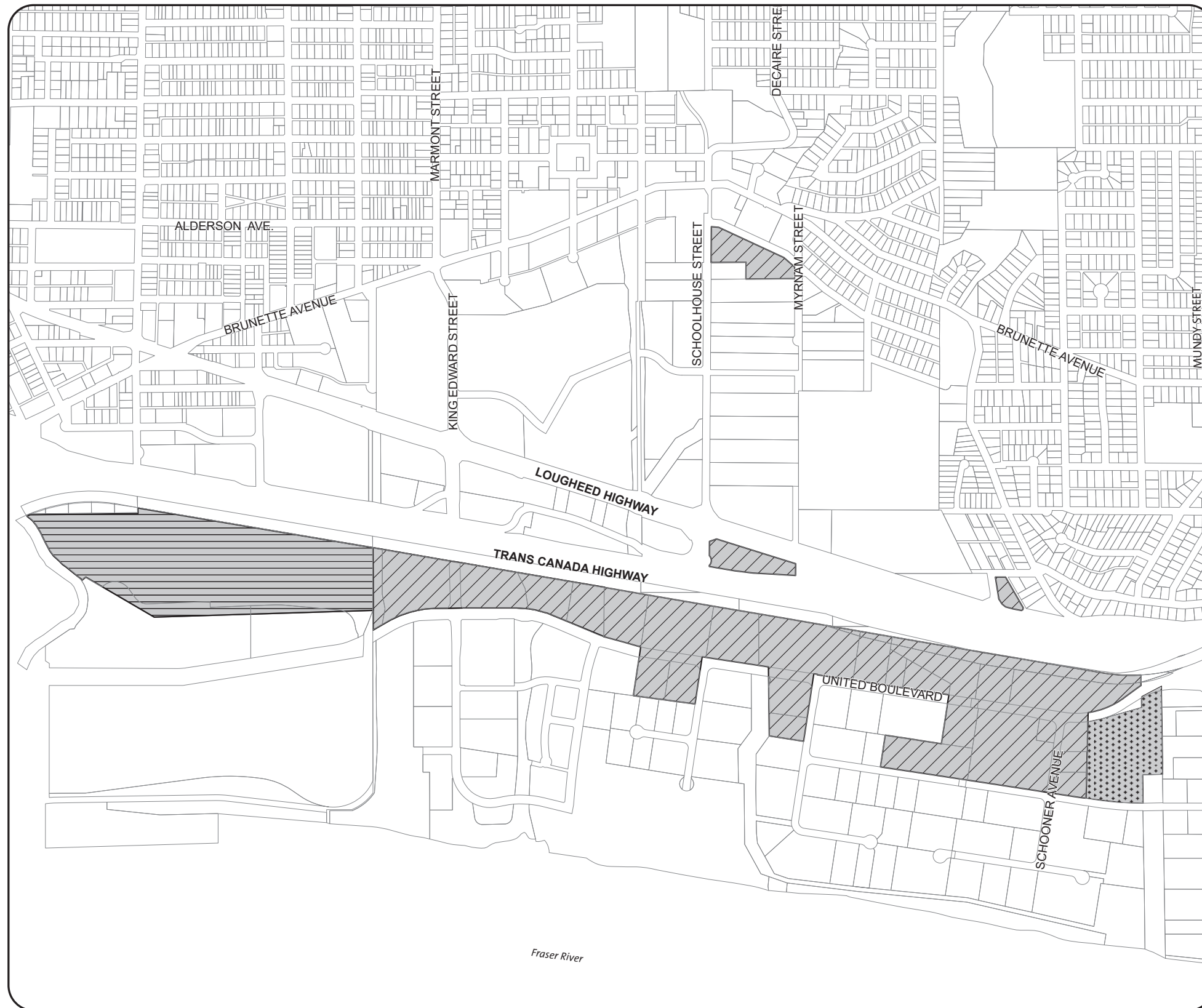
READ A THIRD TIME ( \_ of 9 votes in the affirmative) this [day] day of [month] , [year] .

FINAL ADOPTION ( \_ of 9 votes in the affirmative) and the Seal of the Corporation affixed  
this [day] day of [month] , [year] .

\_\_\_\_\_ MAYOR




\_\_\_\_\_ CLERK

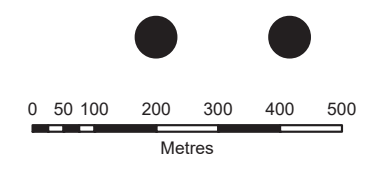
# Schedule "A" to Bylaw No. 5361, 2024



## SCHEDULE D TO SOUTHWEST COQUITLAM AREA PLAN

### Legend

-  Business Enterprise in accordance with Policy CC21, CC22 & CC23
-  Casino Commercial in accordance with Policy CC15
-  Interim Extensive Recreation Area in accordance with Policy CC32



Adopted: March 4, 2002  
Last Amended: TBD  
Source: City of Coquitlam - GIS Production Data  
Prepared By: Planning & Development





## BYLAW NO. 5362, 2024

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

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

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

### 1. Name of Bylaw

This Bylaw may be cited for all purposes as the “Zoning Amendment Bylaw No. 5362, 2024.”

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

Schedule “A” to City of Coquitlam Zoning Bylaw No. 3000, 1996, as amended, is further amended as follows:

- 2.1 PART 21 COMPREHENSIVE DEVELOPMENT ZONES is amended by adding the following new section “CD-45 Comprehensive Development Zone - 45”, in appropriate numerical order, for the lands civically known as 1963 Lougheed highway and 1880 Coleman Avenue and legally described as:

PID 004-925-963

LOT 129 DISTRICT LOTS 62 AND 63 GROUP 1 PLAN 51328 EXCEPT: PART WITHIN HEAVY BLACK OUTLINE ON HIGHWAY STATUTORY RIGHT OF WAY PLAN 63067 NEW WESTMINSTER PLAN

PID 006-978-657

LOT 86 DISTRICT LOT 62 AND 63 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 33944

or any subdivided parcel therefrom or consolidated parcel thereof:

## **CD-45 Comprehensive Development Zone – 45**

### **(1) Intent**

The lands within Comprehensive Development Zone – 45 are outlined in bold and divided into Blocks 'A' and 'B' as shown in the plan attached hereto and forming part of this bylaw as Schedule 'A'.

#### **Block A**

This block provides places of worship as an *accessory use* while providing most types of *industrial, office, commercial recreation* and *commercial uses* which support industrial activities.

#### **Block B**

This zone provides exclusively for the development of low density single family lots with a minimum lot size of 650 m<sup>2</sup>, with limited appropriate accessory uses.

### **(2) Permitted Uses**

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

#### **Block A**

*Principal uses*, limited to:

- (a) *Assembly child care*
- (b) *Child care*
- (c) *Commercial*, limited to:
  - (i) *commercial recreation*
  - (ii) *contractor service*
  - (iii) *industrial office*
  - (iv) *office*
  - (v) *trade school*
  - (vi) *liquor manufacturing*
- (d) *Industrial*, except:
  - (i) batch plants for concrete and asphalt
  - (ii) manufacture of concrete products
  - (iii) recycling, processing, or salvaging of motor vehicles
- (e) *Assembly*, limited to child-minding service as limited under Sub-section (3)(a)

(f) *Public service*

*Accessory uses*, limited to the following and as further limited under sub-sections 3(a) and (3)(b):

- (a) Accessory health care and athletic rehabilitation and treatment services, exclusive to a *commercial recreation* use
- (b) *Accessory office*, as limited under sub-section (3)(a)
- (c) *Accessory retail*, as limited under sub-section 3(a)
- (d) *Accessory street vending*
- (e) *Assembly* (limited to places of worship), as limited under sub-section 3(b)

**Block B**

*Principal uses*, limited to:

- (a) *One-family residential*

*Accessory uses*, limited to:

- (a) *Boarding*, as limited under Section 508(1)
- (b) *Secondary suite*, as limited under Section 508(2)
- (c) *Accessory residential*
- (d) *Accessory home occupation*, as limited under Section 508(3)

**(3) Condition of Use**

- (a) All permitted *uses*, *accessory office* and *accessory retail uses* must be enclosed within a *building*.
- (b) *Assembly* (limited to places of worship) is limited to the lesser of 35 percent of the total *gross floor area* of the *building* or 660 m<sup>2</sup>.

**(4) Lot Size**

In this Section (4), each of Block A and Block B as indicated in Schedule 'A' to this CD-45 Zone shall be a *lot* for the purposes of calculating *density*, *gross floor area* and *lot area*.

**Block A**

Not applicable in this zone.

**Block B**

(a) A *one-family residential use* is not permitted on a *lot* having an area less than:

(i) 650 m<sup>2</sup>; or

(ii) 555 m<sup>2</sup>, where the lot being subdivided has an area between 1,110 m<sup>2</sup> and 1951 m<sup>2</sup> and was in existence prior to 1996 02 19.

(b) The minimum *lot width* is 13.5 metres;

(c) The minimum *lot depth* is 22.7 metres;

(d) The maximum *lot size* for a public park is 0.8 hectares

**(5) Density**

In this Section (5), each of Block A and Block B as indicated in Schedule 'A' to this CD-45 Zone shall be a *lot* for the purposes of calculating *density*, *gross floor area* and *lot area*.

**Block A**

(a) All *buildings* and *structures* together shall not exceed a *gross floor area* of 2.0 times the *lot area* of Block A.

(b) The *gross floor area* of *assembly* (limited to places of worship) *use* must not exceed the lesser of 35 percent of the total *gross floor area* of the *building* or 660 m<sup>2</sup>.

**Block B**

(c) The maximum *density* shall be 18 units per hectare.

(d) When calculating units per hectare, *secondary suite* dwelling units are excluded from the calculation.

**(6) Lot Coverage**

In this Section (6), each of Block A and Block B as indicated in Schedule 'A' to this CD-45 Zone shall be a *lot* for the purposes of calculating *lot coverage*.

**Block A**

Not applicable in this zone.

**Block B**

(a) All *buildings* and *structures* together must not exceed a *lot coverage* of 45 percent.

**(7) Building Per Lot**

In this Section (7), each of Block A and Block B as indicated in Schedule 'A' to this CD-45 Zone shall be a *lot*.

**Block A**

(a) One or more *principal buildings* may be located on a *lot*.

**Block B**

(b) No more than one *principal building* is permitted on a *lot*.

**(8) Setbacks**

In this Section (8), each of Block A and Block B as indicated in Schedule 'A' to this CD-45 Zone shall be a *lot*.

(a) *Buildings* and *structures* for the *uses* must be sited no closer than the corresponding setbacks from *lot* lines set out below:

**Block A**

<b><i>Uses Buildings and Structures</i></b>	<b><i>Lot Lines Along a Street (metres)</i></b>	<b><i>Rear Lot Line Abutting All Other Zones (metres)</i></b>	<b><i>Interior Side Lot Line All Other Zones (metres)</i></b>
<i>Buildings and structures</i>	7.6	7.6	3.0

**Block B**

<b><i>Use</i></b>	<b><i>Front Lot Line (metres)</i></b>	<b><i>Rear Lot Line (metres)</i></b>	<b><i>Interior Side Lot Line (metres)</i></b>	<b><i>Exterior Side Lot Line (metres)</i></b>
<i>One-family residential, and-public parks</i>	7.6	7.6	1.8	3.8

<i>Accessory residential and accessory off-street parking buildings and structures attached to or sited less than 1.6 metres from a building for residential use</i>	7.6	7.6	1.8	3.8
<i>Detached accessory residential and accessory off-street parking buildings and structures where sited 1.6 metres or more from a building for residential use</i>	7.6	1.2	1.2	3.8

(b) The above setbacks are subject to increase under sections 518, 519 and 523 and decrease under section 514 of this bylaw,

**(9) Location of Uses**

In this Section (9), each of Block A and Block B as indicated in Schedule 'A' to this CD-45 Zone shall be a *lot*.

**Block A**

(a) Not applicable in this zone.

**Block B**

(b) *Secondary suite* use, see Section 508(2).

**(10) Height**

In this Section (10), each of Block A and Block B as indicated in Schedule 'A' to this CD-45 Zone shall be a *lot*.

**Block A**

(a) *Building and structures* must not exceed a *height* of eight (8) *storeys*.

**Block B**

(b) *Buildings and structures for one-family residential use* must not exceed a *height* of:

- (i) 7.3 metres; or

- (ii) 11.0 metres for *buildings* and *structures* having a roof slope with a pitch of 3 in 12 or greater for an area of at least 80% of all roof surfaces.
- (c) Detached *buildings* and *structures* for *accessory residential* or *accessory off-street parking* must not exceed a height, measured from *finished grade*, of:
  - (i) 3.7 metres; or
  - (ii) 4.6 metres, for an *accessory building* that has a roof with a pitch of 4 in 12 or greater for an area of at least 80% of all roof surfaces.

**(11) Building Size**

In this Section (11), each of Block A and Block B as indicated in Schedule 'A' to this CD-45 Zone shall be a *lot*.

**Block A**

Not applicable in this zone.

**Block B**

(a) The maximum volume occupied by the *principal building* on a *lot* shall be determined by the simultaneous consideration on each face of the *building* of both the *perimeter wall height* and the *perimeter wall area* as specified below:

- (i) The average *perimeter wall height* of each *outermost building face*, when considering the slope of the *lot*, will be determined by the following:

(i.i)	0.00 to 1.00 % slope at each property line	6.1 metres
	1.01 to 5.00 % slope at each property line	6.4 metres
	5.01 to 10.00 % slope at each property line	6.7 metres
	10.01 to 15.00 % slope at each property line	7.0 metres
	15.01 % slope or greater	7.3 metres

- (i.ii) Parts of the building *wall* length may exceed the maximum *perimeter wall height*, but must never exceed a maximum *wall* height of 8.4 metres.

- (ii) Those parts of the *building* that extend beyond a plane formed by lines projecting inward at an angle of 45 degrees from the vertical at the respective permitted average *perimeter wall heights* as measured from grade along the

lines of the *outermost building faces*, will be considered in the determination of average *perimeter wall height*. Gable ends, dormers and those parts of the building *wall* identified under sub-section (11)(a)(i)(i.i) will not be included in the determination of average *perimeter wall height*.

(iii) The *perimeter wall area* of each *outermost building face*, when considering the slope of the *lot*, will be determined by the following:

(iii.i)	0.00 to 1.00 % slope at each property line	93 sq. metres
	1.01 to 5.00 % slope at each property line	97 sq. metres
	5.01 to 10.00 % slope at each property line	102 sq. metres
	10.01 to 15.00 % slope at each property line	107 sq. metres
	15.01 % slope or greater	110 sq. metres

(iii.ii) The area of gable ends and dormers above the second floor that face the side property line opposite another building site must be counted in the calculation of *perimeter wall area*, except if the face of the gable end or dormer is set back at least 2.4 metres from the building face of the floor below.

(iv) Sub-section (11)(a) does not apply to properties located in the highlighted areas shown on Schedules 'B', 'C', and 'D' to this Bylaw.

(v) The maximum length of any *wall* of a detached *building* or *structure* for an *accessory residential use* and an *accessory off-street parking use* is 9.2 metres.

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

(a) Block B may be used to satisfy a portion of the parking requirements for Block A when the *accessory use* on Block A is *assembly* (limited to places of worship).

(b) The regulation under Part 7 apply.



(c) Notwithstanding Section 706(1), the following regulations apply for *off-street parking spaces for assembly uses*.

<b><i>Use</i></b>	<b>Vehicle Parking Requirements</b>
<i>Assembly use</i>	1 <i>parking space</i> per 10 m <sup>2</sup> of <i>gross floor area</i> ; or  1 <i>parking space</i> per 25 m <sup>2</sup> of <i>gross floor area</i> for places of worship

(d) Notwithstanding Section 712(3)(a), one on-site amenity room is required and shall include as a minimum the following features: shower, changing room, water closet, wash basin, mirror, and electrical outlet.

**(13) Other Regulations**

(a) All other relevant sections of the bylaw apply.

2.2 Schedule 'A' to City of Coquitlam Zoning Bylaw No. 3000, 1996, is amended as follows:

The lands shown outlined in black on the map included in Schedule "A" above and marked "Schedule A" are rezoned from B-1 Business Enterprise and RS-1 One Family Residential to CD-45 Comprehensive Development Zone -45.

### 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.

#### Readings

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

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

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

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

FINAL ADOPTION and the Seal of the Corporation affixed this  
[day] day of [month] , [year] .

\_\_\_\_\_ MAYOR

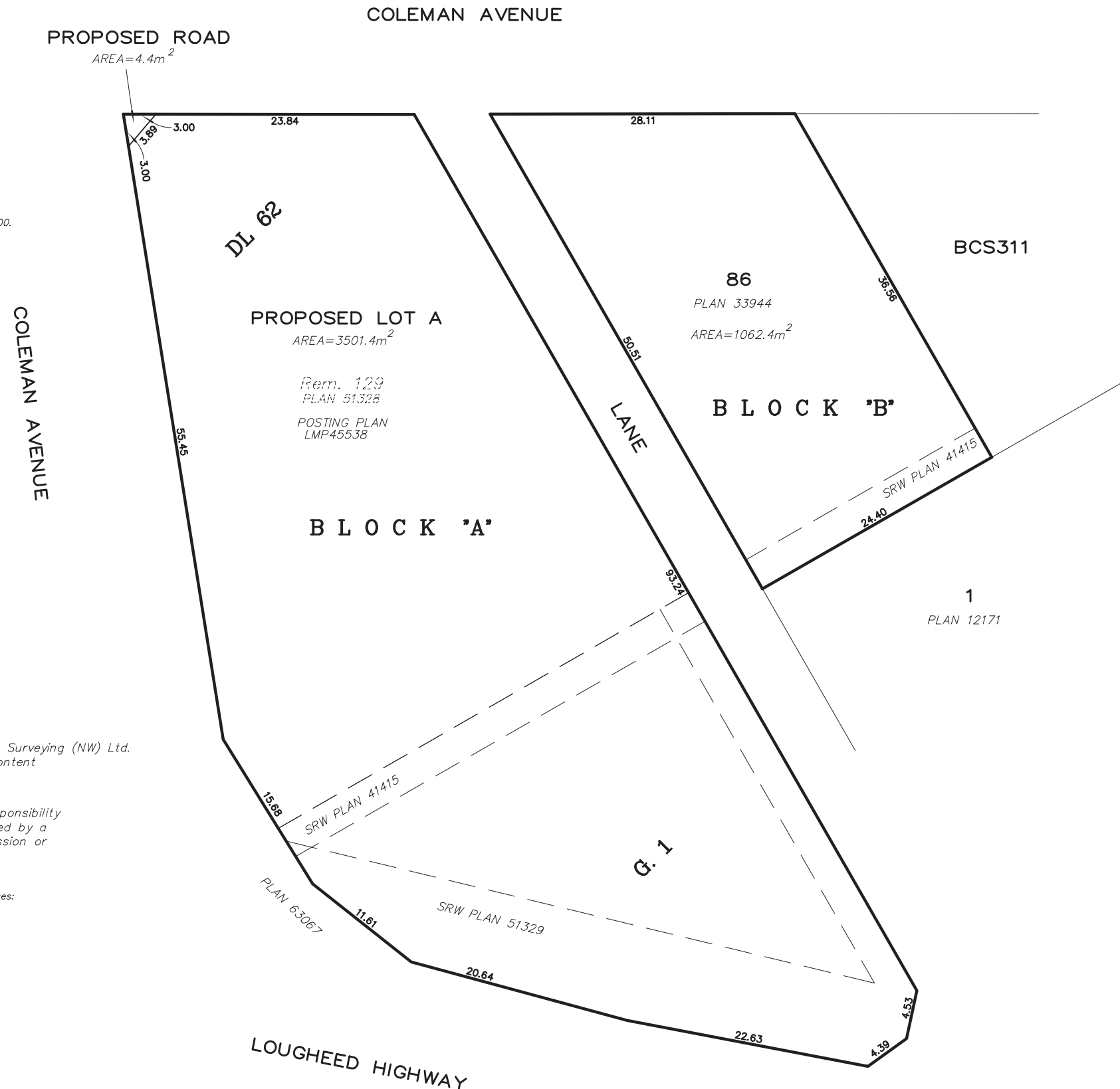
\_\_\_\_\_ CLERK

SKETCH PLAN OVER LOT 129 PLAN 51328  
EXCEPT: PART WITHIN HEAVY BLACK OUTLINE ON HIGHWAY STATUTORY RIGHT OF WAY PLAN 63067  
AND LOT 86 PLAN 33944  
BOTH OF DISTRICT LOTS 62 AND 63 GROUP 1 NEW WESTMINSTER DISTRICT

CIVIC ADDRESS:  
1963 Lougheed Highway, Coquitlam  
PID: 004-925-963  
1880 Coleman Avenue, Coquitlam  
PID: 006-978-657  
B.C.G.S. 92G.026

SCALE 1 : 300  
3 0 6 12  
ALL DISTANCES ARE IN METRES

The intended plot size of this plan is 560mm in width and 432mm in height (C size) when plotted at a scale of 1:300.



NOTES:

Lot dimensions are derived from Field Survey.

If this plan is used in digital form, Target Land Surveying (NW) Ltd. will only assume responsibility for information content shown on original unaltered drawing.

Target Land Surveying (NW) Ltd. accepts no responsibility or liability for any damages that may be suffered by a third party as a result of reproduction, transmission or alteration to this document without consent.

The lots described above are subject to the following charges:  
Statutory Right of Way: 366854C, PLAN 9066  
Statutory Right of Way: M107378, PLAN 51329  
Statutory Right of Way: H42653, PLAN 41415



## ATTACHMENT 8, Page 1 of 8

**From:** [REDACTED]  
**To:** [Clerks Dept](#)  
**Subject:** Section 475 – PROJ 23-024 (Support for DMC Church Project)  
**Date:** Friday, February 9, 2024 8:34:10 PM

---

**CAUTION:** This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. If you have any questions or concerns please contact ICT Support.

Dear,

I am writing to express my support for the DMC Church project. As a resident of Coquitlam, I have been aware of the church for some time and have witnessed the valuable contributions it has made to the community.

I believe that the DMC Church project will continue to provide essential services and support to those in need, making it a worthy cause to support. Therefore, I would like to offer my assistance and support in any way possible.

Please let me know if there is anything I can do to help with the project. I look forward to hearing back from you soon.

Best regards,  
Hyung

**From:** [REDACTED]  
**To:** [Clerks Dept](#)  
**Subject:** Section457-PROJ23-024  
**Date:** Friday, February 9, 2024 9:11:43 PM

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Subject: Support for DMC Church Project

To city clerks

I am writing to express my support for the DMC Church project. As a resident of Coquitlam, I have been aware of the church for some time and have witnessed the valuable contributions it has made to the community.

I believe that the DMC Church project will continue to provide essential services and support to those in need, making it a worthy cause to support. Therefore, I would like to offer my assistance and support in any way possible.

Please let me know if there is anything I can do to help with the project. I look forward to hearing back from you soon.

Best regards,  
Gisele moom

[REDACTED]

## ATTACHMENT 8, Page 3 of 8

**From:** [REDACTED]  
**To:** [Clerks Dept](#)  
**Subject:** Section 475 – PROJ 23-024  
**Date:** Friday, February 9, 2024 1:30:59 PM

---

**CAUTION:** This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. If you have any questions or concerns please contact ICT Support.

Good afternoon,

I am a resident in Westwood Plateau area of the city. Although I am not nearby the DMC church project, I am writing to express my support for DMC. Over the past decade, I have witnessed DMC church's significant impact on the community. Church is doing everything to foster our community and refugees who settled in our city.

I am convinced that the DMC Church project will extend vital services and support to those in need, underscoring its importance. I am ready to contribute my support and assist.

Thank you

Warm Regards

Vahid E

**Murphy, Elizabeth**

**ATTACHMENT 8, Page 4 of 8**

**From:** [REDACTED]  
**Sent:** Saturday, February 10, 2024 6:16 PM  
**To:** Clerks Dept  
**Subject:** Section 475 – PROJ 23-024

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

**Categories:** s475

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---

Subject: Support for DMC Church Project

Dear Katie Karn

I am writing to express my support for the DMC Church project. As a resident of Coquitlam, I have been aware of the church for some time and have witnessed the valuable contributions it has made to the community.

I believe that the DMC Church project will continue to provide essential services and support to those in need, making it a worthy cause to support. Therefore, I would like to offer my assistance and support in any way possible.

Best regards,

Aeeun Kim

**Murphy, Elizabeth**

**ATTACHMENT 8, Page 5 of 8**

**From:** k lim [REDACTED]  
**Sent:** Tuesday, February 13, 2024 11:16 AM  
**To:** Clerks Dept  
**Subject:** DMC church Project

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

**Categories:** s475

**CAUTION:** This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. If you have any questions or concerns please contact ICT Support.

---

Hi there,  
I would like to support this project.  
It is wonderful to have a church in this area since there is no church.  
It is heartbreaking to see every old house turning to high rise APT.  
You are doing a great job planning this project!  
Thanks.



**Murphy, Elizabeth**

**ATTACHMENT 8, Page 6 of 8**

**From:** lee jenifer [REDACTED]  
**Sent:** Tuesday, February 13, 2024 12:34 PM  
**To:** Clerks Dept  
**Subject:** Section 475-proj 23-024

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Categories:** Clarice, s475

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---

Whom it may concern

I live in Burke mountain in Coquitlam.

I have been known DMC more than 10years.

My name is Jennifer Lee, my address is 1290 Michelle St Coquitlam v3E0N9.

I strongly recommend DMC is going to be very influenced many people peaceful and helpful,,etc influence specially who needs a lot of support such as immigrants, homeless, refugee, as well as residents.

Please guide DMC in great way to make Coquitlam safe, friendly and welcoming place.

I appreciate to read it , and thank you so much to support Coquitlam community!

Sincerely,  
Jennifer Lee

Sent from my iPhone

**Murphy, Elizabeth**

**ATTACHMENT 8, Page 7 of 8**

**From:** Yangwon Lee [REDACTED]  
**Sent:** Wednesday, February 14, 2024 12:41 PM  
**To:** Clerks Dept  
**Subject:** Section 475 - Proj 23-024

**Categories:** Clarice, s475

**CAUTION:** This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. If you have any questions or concerns please contact ICT Support.

To whom it may concern,

I am writing to express my support for the DMC Church project. As a resident of Coquitlam, I have been aware of the church for some time and have witnessed the valuable contributions it has made to the community.

I believe that the DMC Church project will continue to provide essential services and support to those in need, making it a worthy cause to support. Therefore, I would like to offer my assistance and support in any way possible.

Please let me know if there is anything I can do to help with the project. I look forward to hearing back from you soon.

Yang Won Lee

**Murphy, Elizabeth**

**ATTACHMENT 8, Page 8 of 8**

**From:** Cho Alyssa [REDACTED]  
**Sent:** Thursday, February 15, 2024 1:35 PM  
**To:** Clerks Dept  
**Subject:** Section 475 PROJ 23-024

**CAUTION:** This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. If you have any questions or concerns please contact ICT Support.

---

Dear whom it may concern,

My name is Kyong Soon Cho and living in 1283 Lasalle place Coquitlam.

I have known DMC church since 2010 and they are really good care of people in their community and give them positive affect through doing volunteering or church event.  
Therefore I am supporting their project.

Thank you

Kyong Soon Cho

[REDACTED]