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Coquitlam

For Committee

October 31, 2016

Our File: 13-6480-20/09/1

Doc #: 2443071.v3

To: City Manager

From: General Manager Planning and Development

Subject: **Proposed Options - Austin Heights Neighbourhood Centre Density and Height Review**

For: **Council-in-Committee**

Recommendation:

That the Committee receive the report dated October 31, 2016 of the General Manager Planning and Development and entitled "Proposed Options - Austin Heights Neighbourhood Centre Density and Height Review" for information.

Report Purpose:

This report outlines options, for Council-in-Committee's consideration and feedback, for addressing the July 25, 2011 resolution by Council to withhold the processing of high-rise applications in the Austin Heights Neighbourhood Centre.

Strategic Goal:

The Austin Heights Neighbourhood Centre Density and Height Review supports Strengthening Neighbourhoods and is a "B" priority in the 2016 Business Plan.

Executive Summary:

Shortly after the Austin Heights Neighbourhood Plan (AHNP) was adopted in 2011, a high-rise application for a site within the Neighbourhood Centre was considered at a Public Hearing that involved significant public concern. The building was approved at a lower height and Council passed a resolution placing a moratorium on high-rise development until staff could review the Neighbourhood Centre policies and the C-5 zone.

This report presents three options for Council-in-Committee's consideration to address the moratorium. All options support the AHNP's intent of revitalizing and improving the public realm of the Austin Heights Neighborhood Centre, and are intended to provide certainty regarding high density, mixed-use development for residents, business operators and the development community.

Next steps are to incorporate Council-in-Committee's feedback, refine a proposed scope and process for the preferred option for Council's consideration before year end.

Background:

Austin Heights Neighbourhood Plan

The Austin Heights Neighbourhood Plan (AHNP or the 'Plan' – Attachment 1 shows land uses) was adopted by Council on April 4, 2011, and aims to accommodate 5,000 more residents into the Austin Heights area over a 20-year time-frame. The AHNP vision states that "Austin Heights is a vibrant community-oriented neighbourhood known for its accessibility, diversity and amenities. Its commercial main street is a distinctive, local shopping destination for Coquitlam residents."

Plan policies for the Austin Avenue 'commercial main street', which is a part of the Austin Heights 'Neighbourhood Centre' land use area (located along Austin Avenue between Blue Mountain Street and Gatensbury Street, and Ridgeway Avenue between Nelson Street and Marmont Street – see Attachments 2 and 3), seek to complement existing commercial uses with higher-density, mixed-use redevelopments and enhanced public realm and amenities. This in turn is intended to help incrementally revitalize this well-established commercial area, which has served local and broader community needs for over 60 years.

These policies also support more housing options through a variety of building densities and heights, including high-rises, in the Neighbourhood Centre.

The 'Austin' High-Rise Rezoning Process and Outcomes

Shortly after the AHNP adoption, a rezoning application for a 24-storey building located in the Neighbourhood Centre at 955 Austin Avenue (known as "The Austin") was submitted. The applicant proposed to use the corresponding C-5 'Community Commercial' zone and its allowable maximum building floorspace density or 'Floor Area Ratio' (FAR) of 5.5 times the lot area.

Public Hearing Feedback

The Austin rezoning proposal went to a Public Hearing on July 25, 2011.

Feedback from attendees who spoke or submitted comments included:

- concerns over the proposed building height – some supported redevelopment and revitalization, but were concerned with 24 storeys;
- concerns about the AHNP process – some felt they were unaware high-rises were being proposed for the Neighbourhood Centre area, as a part of AHNP preparation;
- many residents were supportive of efforts to capitalize on the vibrancy of the area, but did not support the proposed building height because they felt it did not fit with the character of the area. They were concerned it would increase traffic, infringe on privacy and it would set a precedent for more high-rises. Some also noted that an acceptable building height would be somewhere between 10 to 15 storeys; and
- comments that generally supported the proposal and recognized the benefits of revitalization, but concern was also expressed that if the proposal was not approved, it would take a long time for the area to redevelop.

Background: cont'd/

The 'Austin' High-Rise Rezoning Process and Outcomes cont'd/
Austin Approval and Withholding New High-rise Applications

Following the Public Hearing, Council approved the rezoning application, but based on concerns raised at the Public Hearing, also resolved to limit The Austin's building height to a maximum of 19 storeys.

Furthermore, as part of this approval, Council passed the following resolution:

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

Austin Heights Density and Height Review

Reviewing and reporting back to Council on this resolution is part of the Planning and Development Department work plan (as a 'B' priority), but this project has not been moved forward due to other high priority neighbourhood planning projects along the Evergreen Line and on Burke Mountain. However, staff note it is important to undertake this work in the near future, as redevelopment interest in the AHNC is increasing, and potentially involves high-rise proposals on larger properties located in the Neighbourhood Centre area (along Austin and Ridgeway Avenues, between Nelson and Marmont Streets).

This report outlines three options to address the above resolution, for the Committee's consideration and feedback. These options also seek to undertake processes that: are time and resource efficient; reflect the existing built and land use policy conditions in the Neighbourhood Centre; consider whether or not the Neighbourhood Centre policies and C-5 zone should be amended to bring them in line with the City's broader and well established density bonusing system; and if there should be maximum building heights within this area.

Discussion/Analysis:

Current Development and Land Use Context in Austin Heights

Prior to outlining potential options, it is important to first review and highlight the current built form and land use policy context, as set out in the AHNP.

Current Built Form

The Neighbourhood Centre is primarily made up of commercial uses on small lots. High-rise development is not possible on many of these individual lots, due to limited lot dimensions, area and potential development density. Property assemblies are necessary for these small lots to be grouped together to the point where viable underground parking designs and potential development densities could create taller buildings (i.e., above 10 to 12 storeys). Within this small lot context, there are however, a small number of larger sites, including the Safeway and Rona sites, and properties east of The Austin, which have larger lot areas that could support high-rise development, without property assemblies.

Discussion/Analysis: cont'd/

Current Development and Land Use Context in Austin Heights cont'd/

Current Built Form cont'd/

In terms of new redevelopment, The Austin high-rise at 955 Austin Avenue was completed in 2014, with the approved height of 19 storeys and a FAR of 4.68, due to the lower amount of storeys than originally proposed. The Austin has been occupied since 2014, and the commercial ground floor is fully leased. To staff's knowledge, no negative feedback regarding traffic congestion or the presence of this new building has been received, other than some minor concerns during construction.

Other recent redevelopment activity includes one three-storey commercial building completed at 1060 Austin Avenue in 2014, a four-storey apartment completed on Charland Avenue (located just south of but adjacent to the AHNC) in 2014, and a four-storey apartment recently approved by Council, also on Charland Avenue. On the whole, redevelopment activity within the Austin Heights Neighbourhood Centre has been limited since the moratorium on high rise developments was implemented.

Land Use Policy Context and Redevelopment Possibilities

The Neighbourhood Centre land use policy context and resultant redevelopment possibilities is somewhat nuanced, and there are many permutations as to what can actually be developed in terms of building density (FAR) and height. Attachment 4 illustrates this policy context and potential redevelopment possibilities, based on the Neighbourhood Centre land use policies (Attachment 5) and the corresponding C-5 zone (Attachment 6).

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

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

The Neighbourhood Centre policies and density potential, in tandem, allow for the creation of high-rise buildings, assuming assembly of smaller properties to allow for sufficient areas to generate enough floorspace amounts to support a high-rise. It should be noted that the C-5 zone allows for densities higher than those along the Evergreen corridor (4.5 FAR in Burquitlam and Lougheed and 5.0 FAR in City Centre), but since it has no height limit it also allows for a range of building height possibilities on a range of property sizes.

It is important to note that there is a four-storey maximum height at the south side of Austin Avenue between Marmont Street and Gatensbury Street, and the south side of Charland Avenue, between the Fire Hall and Lebleu Street to transition to the adjacent low-rise land uses to the south of the Neighbourhood Centre (Attachment 4). Those properties to the south are designated

Discussion/Analysis: cont'd/

Current Development and Land Use Context in Austin Heights cont'd/

'Neighbourhood Attached Residential' (NAR or Housing Choices). This means that approximately 80% of existing properties in the Neighbourhood Centre could accommodate high-rise buildings of varying heights.

Landmark Sites and Potential Maximum FAR in the Neighbourhood Centre

Attachment 4 also highlights the 'landmark sites' noted above which, in the Plan are important corner property 'gateways' that are located at the intersection of arterial streets (15,000+ daily traffic demand, typically with frequent transit service), or arterial and collector streets (6,000 – 15,000 daily traffic demand with regular transit service or shuttles).

These landmark sites include the operating gas station (948 Austin Avenue) at the west end of the Neighbourhood Centre at Austin Avenue and Blue Mountain Street (arterial and arterial), and those on corner properties at the intersection of Austin Avenue at Gatensbury Street (arterial and collector), at the east end of the Neighbourhood Centre, and near the 'core' of the Neighbourhood Centre at Austin Avenue and Marmont Street (arterial and arterial/collector).

Beyond the gas station site, the small and narrow landmark sites identified on Attachment 4 require additional property assembly to create lot areas large enough to accommodate viable underground parking configurations and generate enough potential floorspace for high-rise buildings. However, the size and scale of potential redevelopment application lot areas is hard to predict, as it depends on the extent of property assemblies – which in turn are influenced by various factors such as physical constraints, economics, owner/developer preferences, among others.

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

Considering the above discussion, if high-rise development is allowed to occur, high-rise opportunities in the Neighbourhood Centre will likely be oriented to: key intersections; properties adjacent to medium density apartments (i.e., three to eight storeys); and the larger properties in the 'core' area (between Blue Mountain and Marmont Street). This core area would also likely accommodate the tallest and highest number of high rises over time.

Density and Height Review: Proposed Options for Consideration

Three options for addressing the Council resolution are proposed in the following discussion for the Committee's consideration. Each of these options responds, in varying degrees to Council's direction to review building heights in the Neighbourhood Centre. All options are intended to be beneficial, in terms of

Discussion/Analysis: cont'd/

Density and Height Review: Proposed Options for Consideration cont'd/

supporting the AHNP's intent of revitalizing and improving the public realm of the Neighborhood Centre, and providing certainty regarding high density, mixed-use development in the Centre for residents, business operators and the development community.

Furthermore, if Options 2 or 3 are pursued, this density and height review presents the opportunity to align the C-5 zone with the Citywide density bonusing system, the City's hierarchy of urban and neighbourhood centres and their respective development intensity, context and character. It is also noted that Community Amenity Contributions (CACs) are now applicable Citywide, including Austin Heights, and apply to the residential floorspace of all new development proposals up to a maximum FAR of 2.5.

The three potential options for undertaking a Density and Height Review are detailed below, for Committee's review and feedback.

Option 1 – Lift the Moratorium (completed by the end of 2016)

Option 1 involves Council passing a resolution to lift the 2011 moratorium. This would allow for high-rise rezoning applications to be considered on a case-by-case basis, with a Public Hearing process, within the context of the current AHNP Neighbourhood Centre policies (as illustrated on Attachment 4) and C-5 zone, which currently has no height limit. To facilitate this, staff would bring forward a report, for Council's consideration, with a recommendation to allow the processing of high-rise applications.

Lifting the moratorium would mean that the C-5 zone would allow a base density of 3.0 FAR, with a potential 4.0 FAR with bonusing for the majority of properties along Austin Avenue. The landmark site bonus, allowing a maximum of 5.5 FAR would also be maintained, resulting in Austin Heights having the highest maximum FAR in Coquitlam, ahead of City Centre (5.0 FAR), Burquitlam and Lougheed Centres (4.5 FAR) and Maillardville Neighbourhood Centre (3.5 FAR).

The current AHNP also outlines a neighbourhood-specific density bonusing program that would remain in place. As a result, the Citywide density bonusing program, approved in 2012, would not apply to Austin Heights. This means that Austin Heights would be the only neighbourhood with a density bonusing program that does not fall under the Citywide density bonusing program, which for example, would result in no affordable housing contributions being permitted in the application of the C-5 zone in Austin Heights. Another consideration is that the amenities that could be delivered through the Austin Heights-specific density bonusing system are not well defined, nor approved by Council, which could lead to uncertainty as to what is expected to be delivered by applications that seek density bonuses.

If pursued, this option could be completed before the end of 2016, allowing staff resources to be directed to other Business Planning Priorities (e.g., planning along the Evergreen corridor, such as the City Centre Area Plan update).

Discussion/Analysis cont'd/

Density and Height Review: Proposed Options for Consideration cont'd/

Option 2 – Focused Review and Update (Completed mid-2017)

Option 2 involves a focused, technical review of the Austin Heights Neighbourhood Centre height and density policies, while also bringing the C-5 zone in line with the Citywide density bonusing program. It is anticipated this option would be completed by mid-2017. The work would involve two stages.

Stage 1 – Technical Review - Stage 1 would involve an in-depth review of public concerns related to height and density raised at the 2011 Public Hearing for 'The Austin' high-rise proposal. Architectural testing of alternate density and height scenarios would be undertaken within the context of current market conditions. This would involve reviewing potential building heights relative to the location of redevelopment sites and potential FARs in the Neighbourhood Centre. This will include reviewing the 'landmark site' designation and exploring the use of Comprehensive Development (CD) zones in 'gateway' locations, as an alternative means to achieving high quality building designs. The C-5 zone would also be brought in line with the Citywide density bonusing program (i.e., establish a 2.5 FAR base with CAC contributions up to that point, and density bonusing at the applicant's option in 0.5 FAR increments as per the system already in place for the City's other mixed use and high density zones).

Stage 2 – OCP Amendment - Based on the Stage 1 review, staff would bring forward, for Council's consideration, proposed OCP and zoning bylaw amendments with recommendations for amending the Neighbourhood Centre policies and C-5 zone, to bring it in line with the Citywide density bonusing program and potentially define maximum building height(s). Following standard Coquitlam process, a mail out would be sent to property owners and key stakeholders (e.g., Austin Heights BIA, the development community, TransLink, Metro Vancouver and School District #43) to advise of the proposed amendment and seek feedback. Staff would analyze and summarize this feedback in the 1st Reading Report to Council in.

A Public Hearing, would be held as a part of Council's consideration of the OCP and zoning bylaw amendments, and provide an additional opportunity for public feedback on the proposed amendments.

Bringing the Citywide density bonusing program to the Austin Heights Neighbourhood Centre would continue to ensure that amenities (e.g., public realm improvements) are provided through redevelopment, at Council's direction, consistent with the City's broader strategy in this regard. This could create opportunities for affordable housing contributions to the Affordable Housing Reserve Fund (AHRF) and other desired community amenities. In addition, the maximum FAR in the Neighbourhood Centre could be tailored relative to Coquitlam's other urban and neighbourhood centres.

Discussion/Analysis cont'd/

Density and Height Review: Proposed Options for Consideration cont'd/

Option 2 – Focused Review and Update (Completed mid- 2017)

The technical analysis required to undertake the review would result in the project being completed by mid-2017 dependent on community feedback and Council's direction.

Option 3 – Issues Confirmation, Review and Update (Completed end of 2017)

Option 3 is similar to Option 2 in that it would involve staff undertaking a technical review of density and height while updating Neighbourhood Centre policies, and bringing the C-5 zone in line with the Citywide density bonusing program. However, it would also include a Community Information Session (e.g., Open House) held in the neighbourhood along with an on-line survey seeking public feedback on any proposed changes. Because of the additional public consultation component, Option 3 would be undertaken over two stages and anticipated to be completed by the end of 2017.

Stage 1 – Technical Review

This stage is the same as what is noted under Option 2 above.

Stage 2 – Community Feedback/OCP Amendment

Like Option 2, this stage would involve updating the Neighbourhood Centre policies and C-5 zone, including defining maximum building height(s) in the C-5 zone, based on the findings of the analysis completed in Stage 1. Staff would then seek feedback on any proposed updates at a Community Information Session and through an online survey.

Following the consultation and based on the feedback received, staff would bring forward an OCP amendment with recommendations for updated Neighbourhood Centre policies and updates to the C-5 zone. As with Option 2, a Public Hearing would be required.

Like Option 2, this option would bring the Citywide density bonusing program to the Austin Heights Neighbourhood Centre, which would continue to ensure that public amenities are provided through redevelopment, and create opportunities for affordable housing contributions. In addition, the FAR for the Neighbourhood Centre would be tailored relative to other neighbourhood centres in Coquitlam, both on and off the Evergreen Line. In addition, this option provides opportunity to receive public feedback prior to an OCP and zoning amendment Public Hearing, resulting in a process that would be completed at the end of 2017.

Staff would encourage Option 3 be considered as it is in line with current neighbourhood planning processes. It also provides an opportunity to bring the C-5 zone in line with the Citywide density bonusing program, allows for a review of height and density within the context of the City's neighbourhood centres (i.e., City Centre, Burquitlam, Lougheed and Maillardville) and provides a 'check in' opportunity with the community prior to a Public Hearing.

Next Steps:

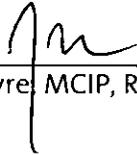
Following Council-in-Committee feedback on the options presented in this document, staff will prepare a report outlining a proposed scope and process for Council's preferred option for consideration before the end of the year.

Financial Implications:

The Austin Heights Neighbourhood Centre Density and Height Review is a "B" priority in the 2016 Business Plan and will be completed with existing staff resources and funded through the existing Community Planning Division budget.

Conclusion:

In 2011 Council passed resolution to withhold high-rise applications in Austin Heights until the Neighbourhood Centre plan policies and C-5 zone were reviewed with respect to building heights and density. Prior to undertaking a potential review, staff is seeking Council-in-Committee's feedback on three proposed options for how to approach the review. Each of the options responds, in varying degrees to Council's direction and is intended to support the AHNP's intent of revitalizing and improving the public realm of the Austin Heights Neighborhood Centre while providing certainty regarding high density, mixed-use development for residents, business operators and the development community. Based on the Committee's feedback on these options, staff will report back with a refined approach for Council endorsement.



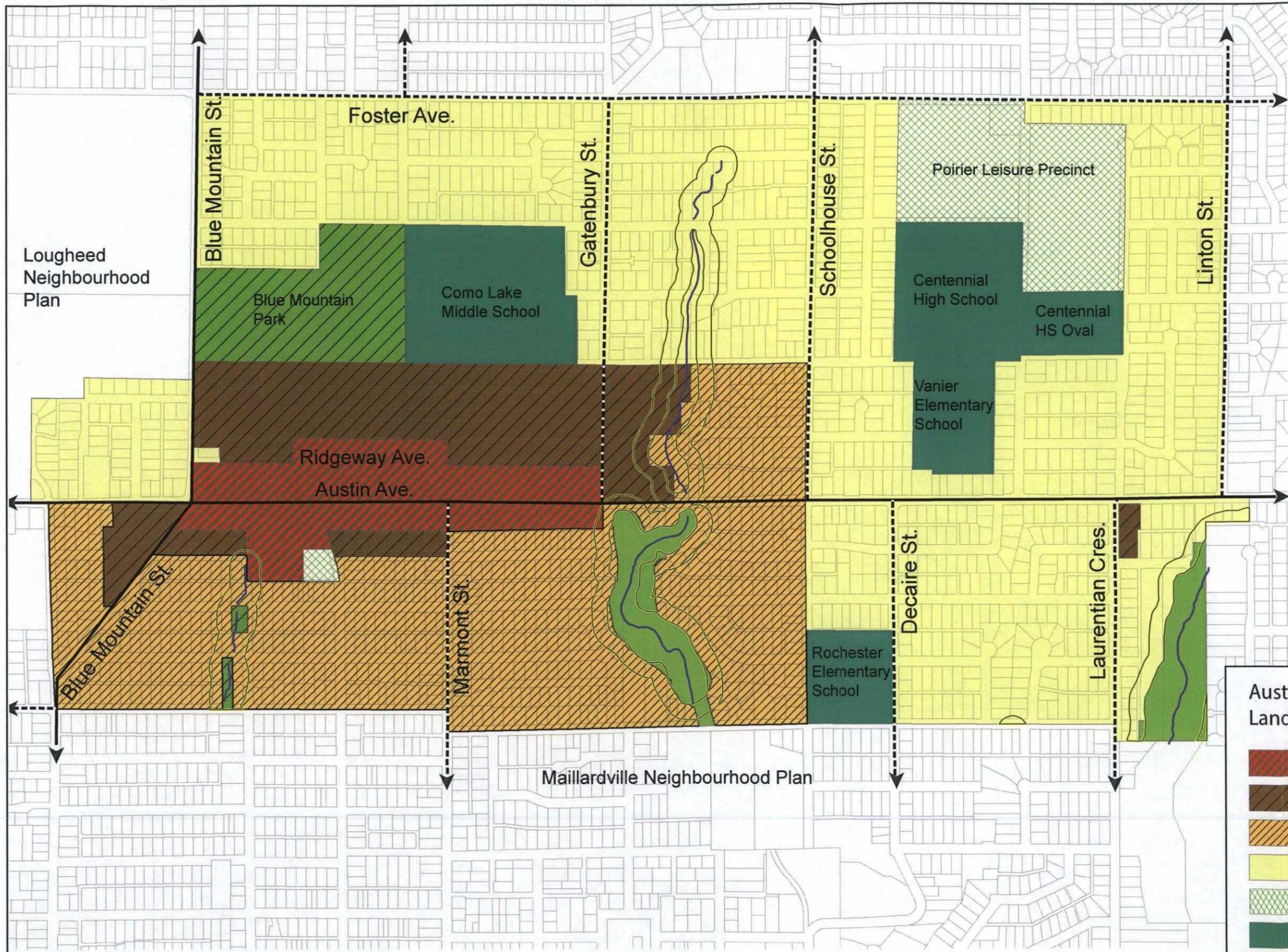
J.L. McIntyre, MCIP, RPP

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Attachments:

1. Austin Heights Neighbourhood Plan Land Uses Designations
2. Neighbourhood Centre Aerial Image
3. Austin Heights Neighbourhood Centre and Surrounding Land Uses
4. Austin Heights Neighbourhood Centre Density Potential
5. Austin Heights Neighbourhood Centre Policies
6. C-5 Zone

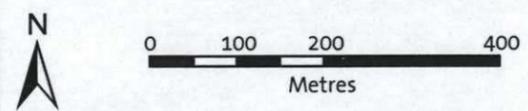
This report was prepared by Lisa Moffatt, Planner 2 and reviewed by Steve Gauley, Senior Planner and Carl Johannsen, Manager Community Planning.

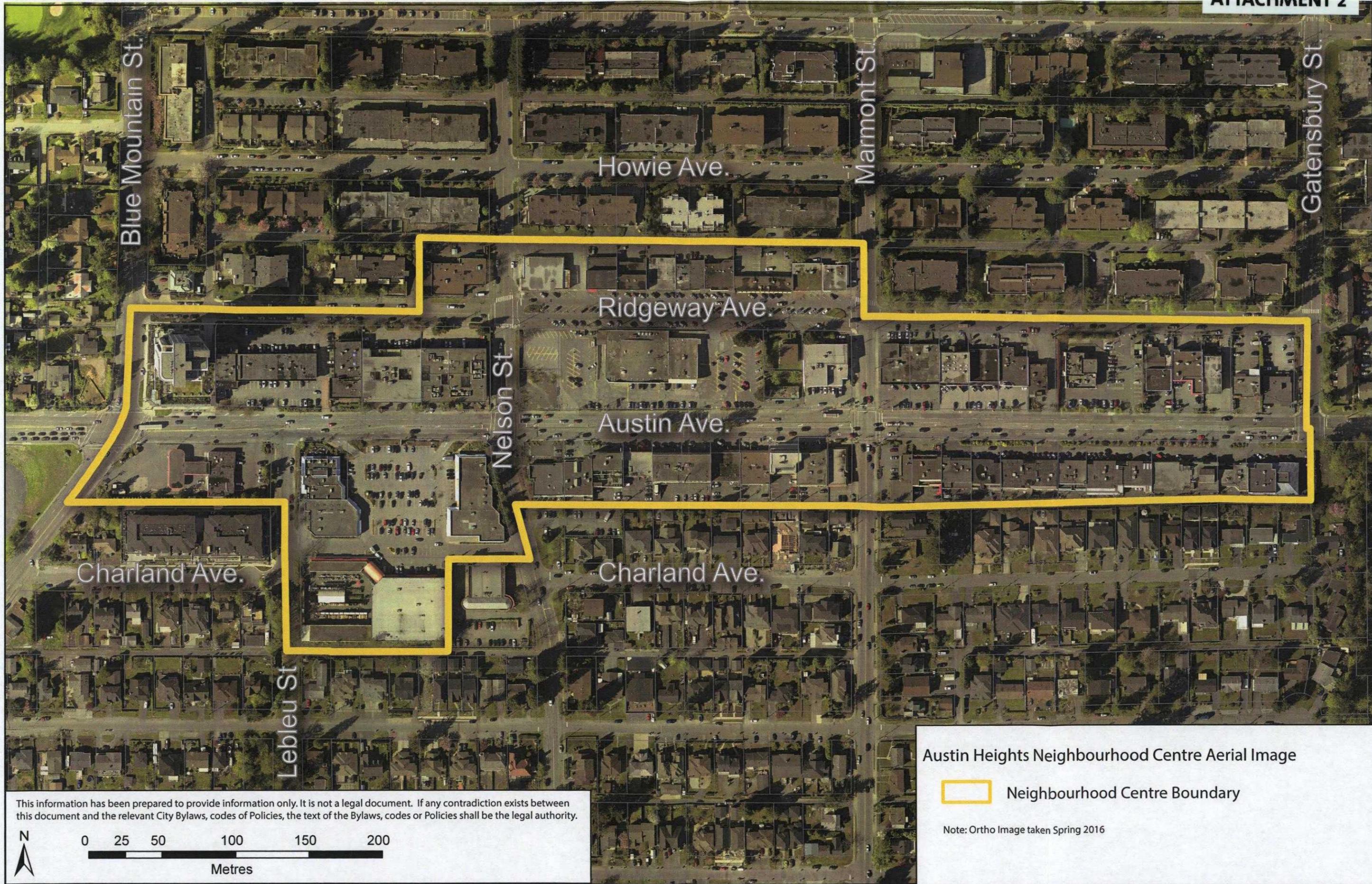


**Austin Heights Neighbourhood Plan:
Land Use Designations**

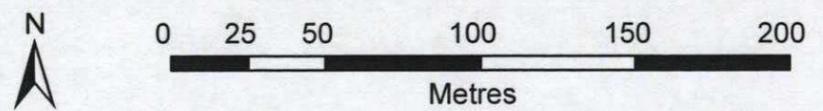
-  Neighbourhood Centre
-  Medium Density Apartment Residential
-  Neighbourhood Attached Residential
-  One Family Residential
-  Civic and Major Institutional
-  School
-  Natural Area
-  Parks and Recreation
-  Arterial Streets
-  Collector Streets

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.

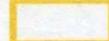




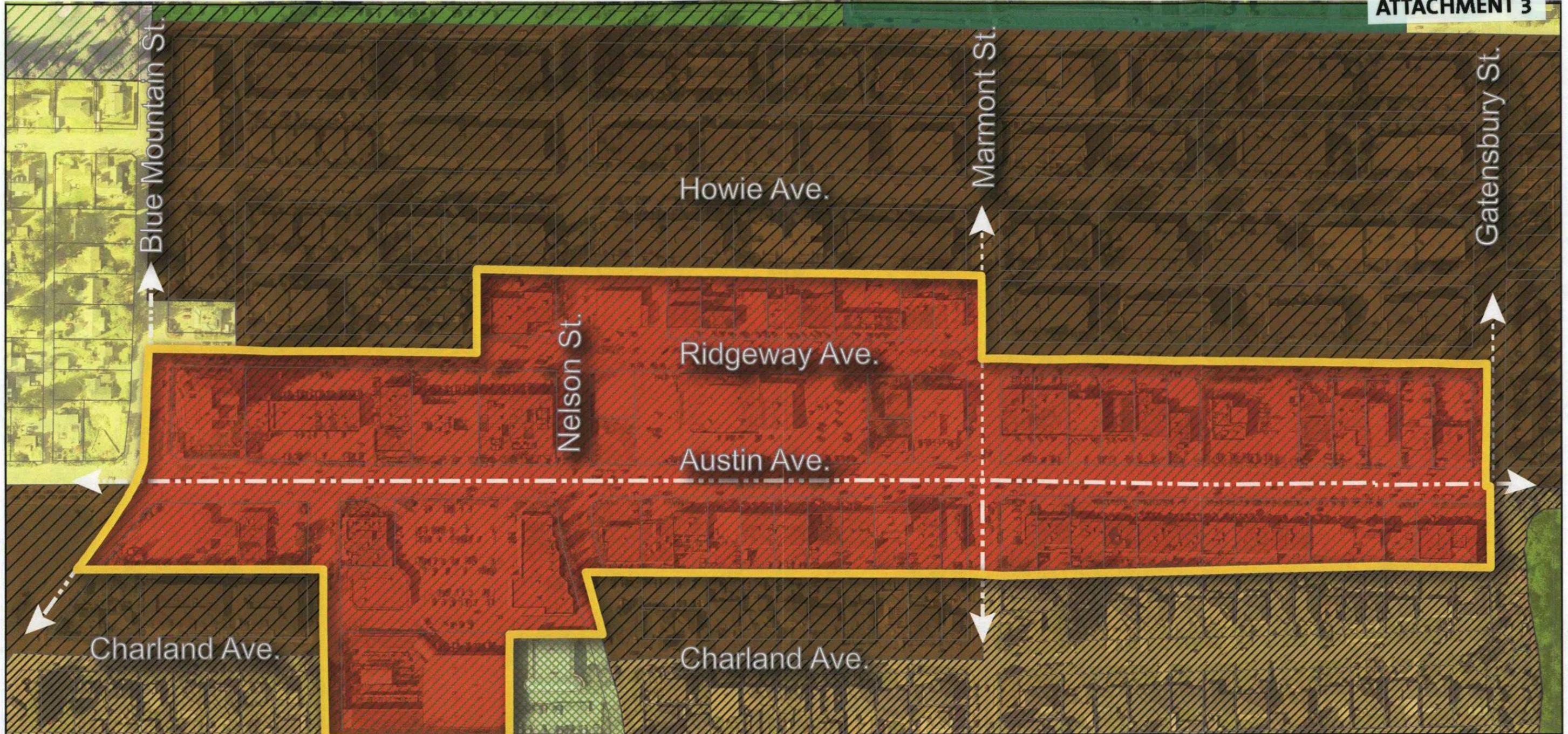
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Austin Heights Neighbourhood Centre Aerial Image

 Neighbourhood Centre Boundary

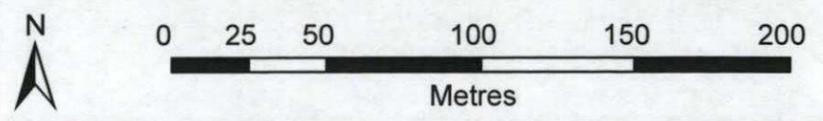
Note: Ortho Image taken Spring 2016

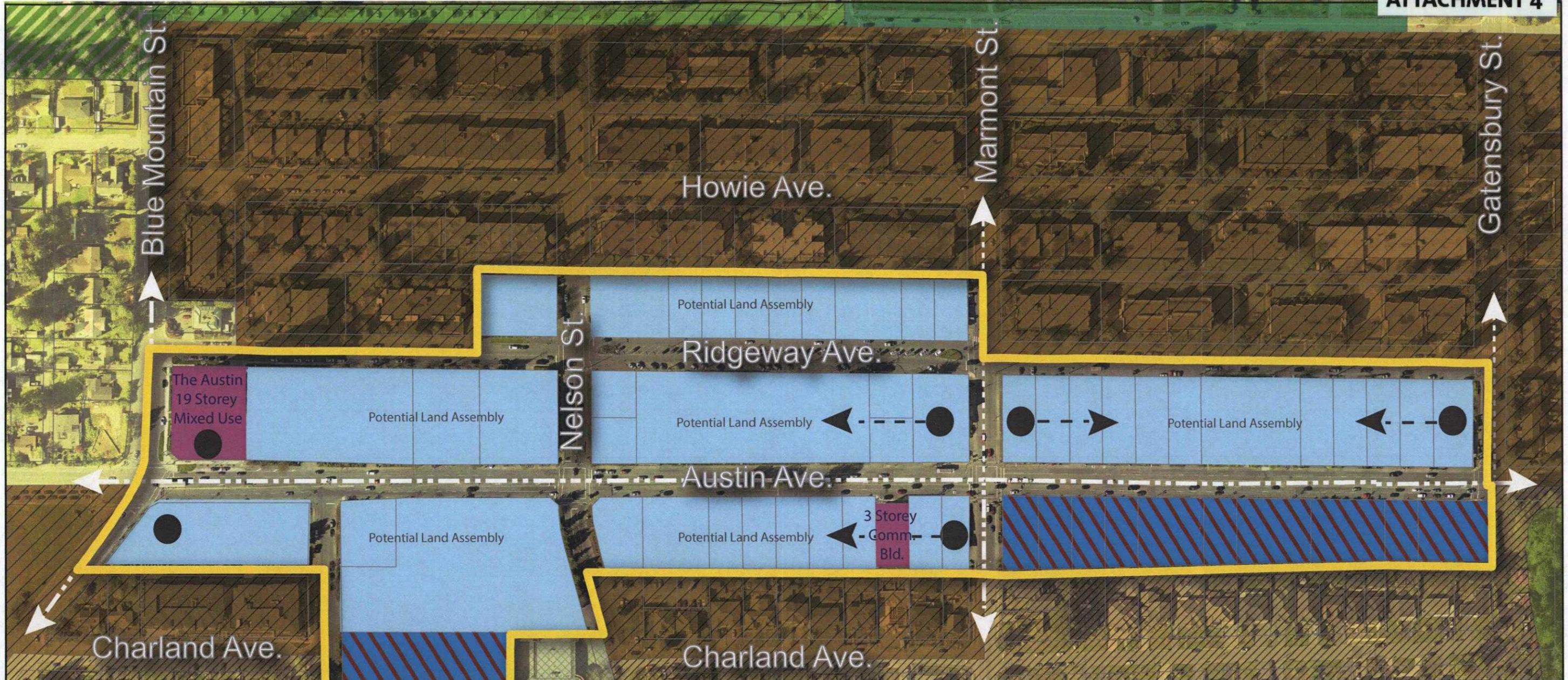


Austin Heights Neighbourhood Centre and Surrounding Land Uses

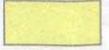
- | | | | |
|---|--------------------------------------|---|----------------------|
|  | Neighbourhood Centre Boundary |  | School |
|  | Neighbourhood Centre |  | Natural Area |
|  | Medium Density Apartment Residential |  | Parks and Recreation |
|  | Neighbourhood Attached Residential |  | Extensive Recreation |
|  | One Family Residential |  | Arterial Streets |
|  | Civic and Major Institutional |  | Collector Streets |

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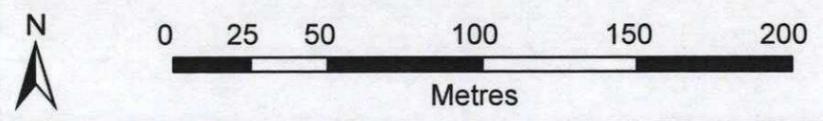


Austin Heights Neighbourhood Centre Density Potential

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

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

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SECTION 3 - LAND USE ELEMENTS

3.1 NEIGHBOURHOOD CENTRE

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

3.1.1 Description of Designation

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

3.1.2 Rationale

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

3.1.3 Policies

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



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

9.5

3.1.3 Neighbourhood Centre - continued



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

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



3.1.3 Neighbourhood Centre - continued

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

3.2 MEDIUM DENSITY APARTMENT

3.2.1 Description of Designation

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

3.2.2 Rationale

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

3.2.3 Policies

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

PART 15 COMMERCIAL ZONES**1505 C-5 Community Commercial****(1) Intent**

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

(2) Permitted Uses

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

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

- (a) *grocery stores*;
- (b) the retail sale and rental of personal goods, including bicycles, clothing, shoes, jewellery, drugs, sporting goods, toys, records, photographic supplies, books, periodicals, stationery, gifts, pets, tobacco products and art and music supplies; excludes pawn shops;
- (c) the retail sale and rental of household and *business* goods, including household furniture, office furniture and equipment, kitchen and household appliances, television, radio and other electronic entertainment equipment, hardware, dry goods, housewares, garden supplies and decorating goods, and swimming pool equipment; excludes pawn shops;
- (d) *personal service*, including *commercial schools*;
- (e) household service establishments, including electrical appliance repair shops, dry cleaning and laundering establishments, interior decorating shops, and furniture repair and upholstery shops;
- (f) *restaurants*; excludes *drive-in businesses*;
- (g) *office*;
- (h) offices, including *business* outlets, banks, government offices and professional offices;
- (i) entertainment and recreation facilities, including fitness centres, theatres other than *drive-in businesses*, billiard and pool halls, *amusement arcades*, catering establishments, cocktail lounges and *public houses*; excludes, bingo facilities, *casino gaming* or *electronic gaming* facilities;

C-5 Community Commercial

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

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

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

Congregate Housing and Care

Tourist accommodation

Apartment

Townhouses

Employment Living

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

Accessory advertising

Accessory home occupation

Accessory off-street parking

Non-accessory off-street parking

Accessory off-street loading

Accessory vending cart, as limited under the "City of Coquitlam Street Vending and Special Event Vending Bylaw," currently in force

Accessory vending vehicle, as limited under the "City of Coquitlam Street Vending and Special Event Vending Bylaw," currently in force

Accessory Retail, limited to *Liquor Manufacturing*

(3) Conditions of Use

(a) *Commercial uses*, except the following, must be enclosed within a *building*:

- (i) the retail sale of Christmas trees during the month of December;
- (ii) carnival rides, circuses and similar *commercial* promotional activities for a period not in excess of seven days, notwithstanding that *off-street parking spaces* required by this bylaw may not be usable for that period;
- (iii) seasonal outdoor seating, where accessory to a *restaurant, public house, specialty food retail, or liquor manufacturing use*;
- (iv) the outdoor display and sale of flowers and produce;
- (v) a pickup window accessory to a *restaurant and specialty food retail use* only accessible by pedestrians;
- (vi) a bank machine only accessible to pedestrians; and
- (vii) outdoor play area where accessory to child-minding services, nursery schools, kindergartens, child-care centres, and out of school child-care, as required by the Provincial Licensing Authority.

C-5 Community Commercial

- (b) An *accessory home occupation use* must comply with the regulations under Section 508(3).
- (c) A *liquor store* or *accessory liquor store* is permitted only if the use is a minimum distance of:
 - (i) 300m from another *liquor store* or *accessory liquor store* and the parcel on which it is located; or
 - (ii) 300m from a site designated "school" and/or "school/park" in the Citywide Official Community Plan and the parcel on which it is located.
- (d) A *wine store* is permitted only if the use is a minimum distance of:
 - (i) 300m from a site designated "school" and/or "school/park" in the Citywide Official Community Plan and the parcel on which it is located.
- (e) An *accessory liquor store*:
 - (i) must not have a *gross floor area* larger than 186 m²; and
 - (ii) must be located within or immediately abutting a *public house* and in no case can the area of the *accessory liquor store* portion exceed the area of the *public house* open to the public, nor can the area of the *public house* open to the public contain less than 87 m² of *gross floor area*.
- (f) A *liquor store* may contain a *beverage container return centre* as an *accessory use* when contained wholly within a *building*.
- (g) An *apartment use* is permitted only when all *off-street parking* for the use is *concealed parking*.
- (h) *Townhouses* and *Employment Living uses* are permitted only when all *off-street parking* for the use is *concealed parking*.
- (i) *Assembly, civic* and *tourist accommodation uses* are permitted only when all *off-street parking* for the use is *concealed parking*.
- (j) A *public service use* is only permitted when:
 - (i) enclosed within a *building*; and
 - (ii) there is no storefront.

(4) Lot Size

Not applicable in this zone.

C-5 Community Commercial**(5) Density**

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

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

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

(6) Lot Coverage

All *buildings and structures* together must not exceed a *lot coverage* of 90%.

(7) Buildings Per Lot

See Part 5, section 512 of this bylaw.

(8) Setbacks

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

SETBACKS

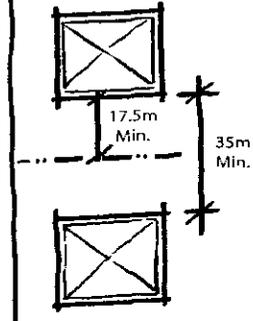
<i>Use</i>	<i>Front Lot Line</i> or <i>Public Right-of-Way</i> , whichever is closest (metres)	<i>Exterior Side Lot Line</i> (metres)	<i>Interior Side Lot Line</i> (metres)	<i>Rear Lot Line</i> <i>Abutting Street or Lane</i> (metres)
All <i>buildings</i> and <i>structures</i>	min 3.0 - max 4.6	min 3.0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

- (b) Despite paragraph (a):

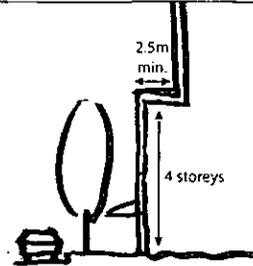
- (i) where a *lot* is adjacent to a *lot* either in a residential zone or designated for *residential use* in the Official Community Plan, a landscaped area of not less than 3 metres shall be established along the *lot* line. The landscaped area may be reduced to a minimum width of 1.2 metres if a *street*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

C-5 Community Commercial

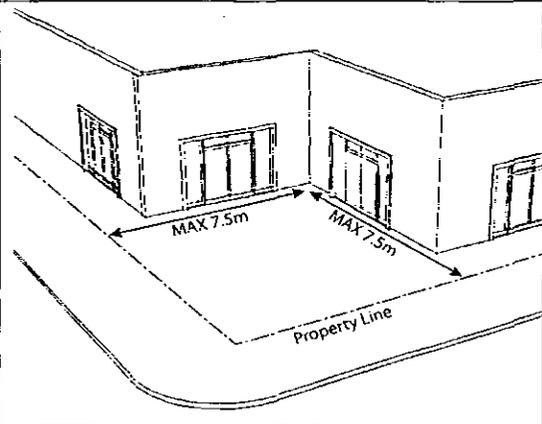
(iii.i) Where the total height of the *building* exceeds 12 storeys, the *interior side lot line* setback shall be a minimum of 17.5 metres for portions of the building above four storeys.



(iii.ii) The *front lot line* or public right-of-way setback, whichever is closest is increased by 2.5 metres for portions of a building above four storeys in height.



(iii.iii) At the intersection of two streets, or a street and a pedestrian right-of-way, the corner portion of the ground-level façade must be setback a minimum of 3.0 metres, up to a maximum of 7.5 metres, as measured from the flanking *lot line*.



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

(9) Location of Uses

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

C-5 Community Commercial

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

(10) Height

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

(11) Building Size

Where the total height of the *building* exceeds twelve storeys, all portions of the *building* above five storeys in height must not exceed a gross floor area of 600 m² per floor.

(12) Off-Street Parking and Loading

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

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

(13) Other Regulations

- (a) Despite the definition of "lot" contained in Part 2 of this bylaw, a lot in the C-5 Zone may consist of two or more contiguous parcels of land (including air space parcels) where:
- (i) the use of land and gross floor areas of buildings on such parcels taken together comply with the provisions of the C-5 Zone; and
 - (ii) the parcels are the subject of a *development permit* providing for the parcels to be developed together as a single development; and
 - (iii) that a covenant under Section 215 of the Land Title Act be registered against each such parcel in favour of the City requiring that such parcel be developed in accordance with the terms of the *development permit*.
- (b) Each *dwelling unit* in a *building* for *apartment* or *townhouse use* must be provided with access to an on-site *common amenity area* or areas totalling not less than 5.0 m² per *dwelling unit*.
- (c) The following additional regulations apply:
- (i) general regulations, in Parts 5 and 14 of this Bylaw; and
 - (ii) regulations relating to *subdivision* in Part 6 of this Bylaw.



Austin Heights Neighbourhood Centre

Density and Height Review



2011 Council Resolution

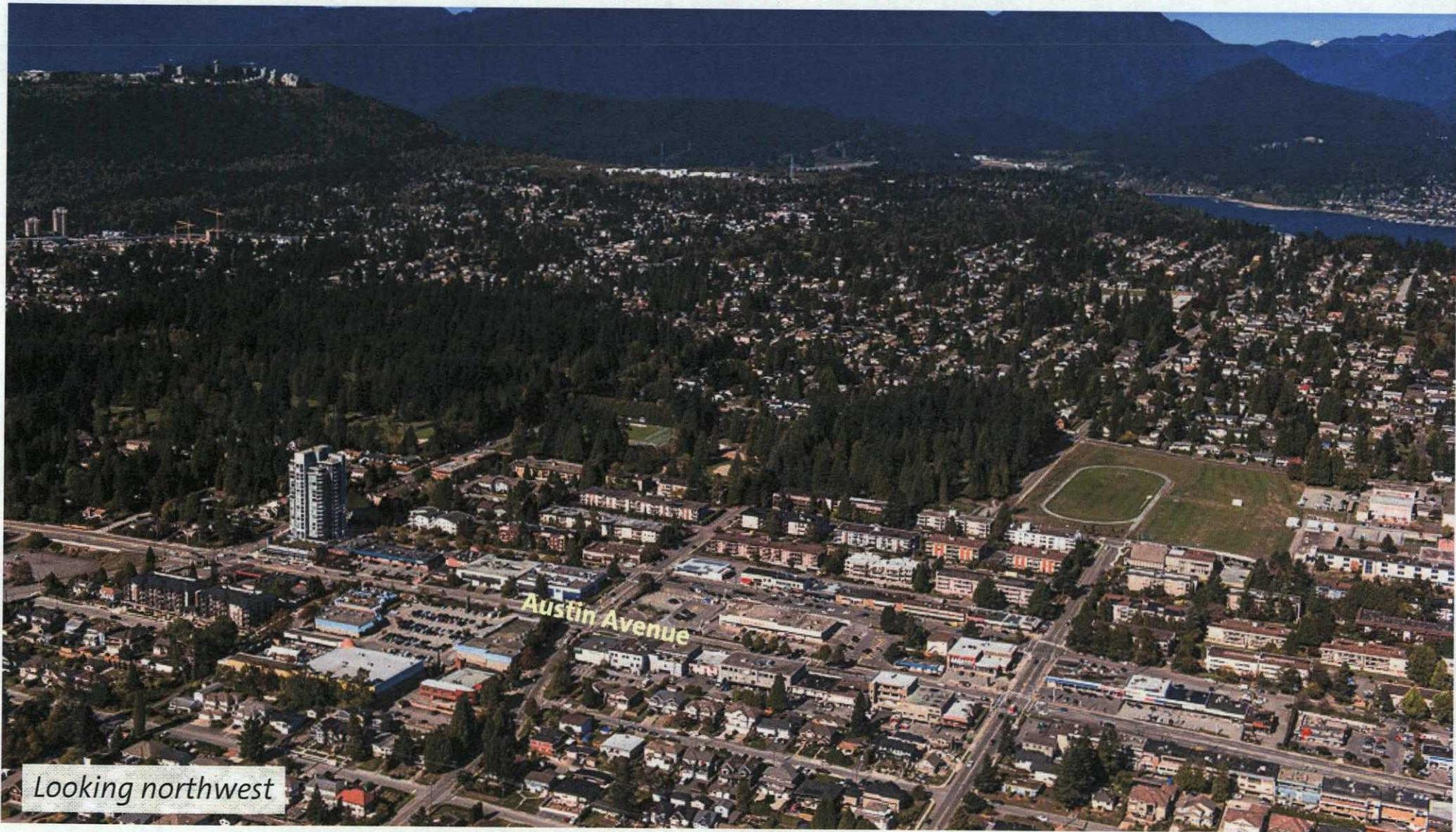
“That Council direct staff to withhold processing of other applications for high-rise developments in Austin Heights until the neighbourhood centre plan policies and C-5 zone are reviewed with respect to building heights, in context of the comments received at the Public Hearing, and returned to Council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

July 25, 2011 Council resolution, associated with 955 Austin Avenue rezoning

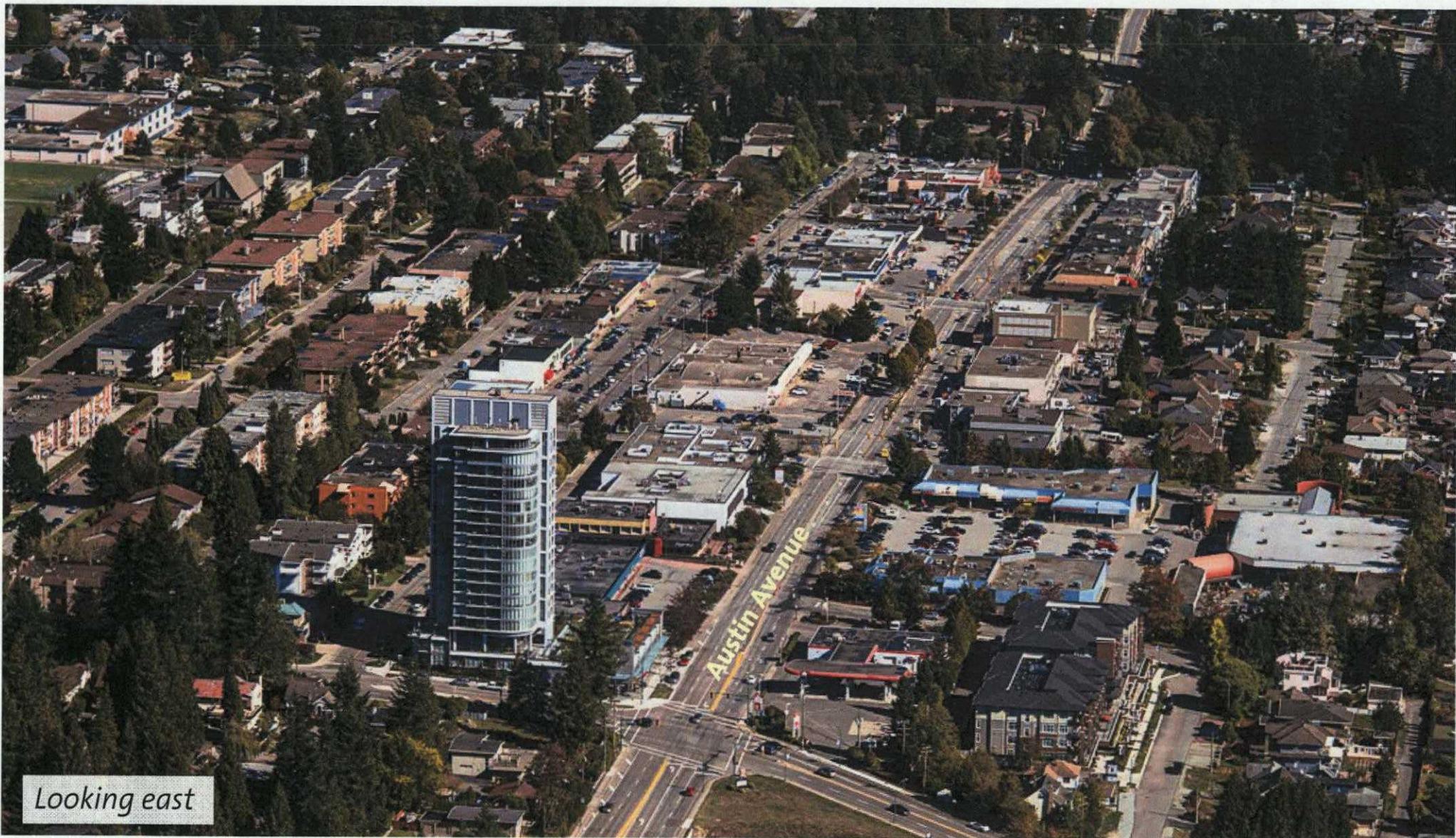
Current Context



Looking northwest



Looking northwest



Looking east

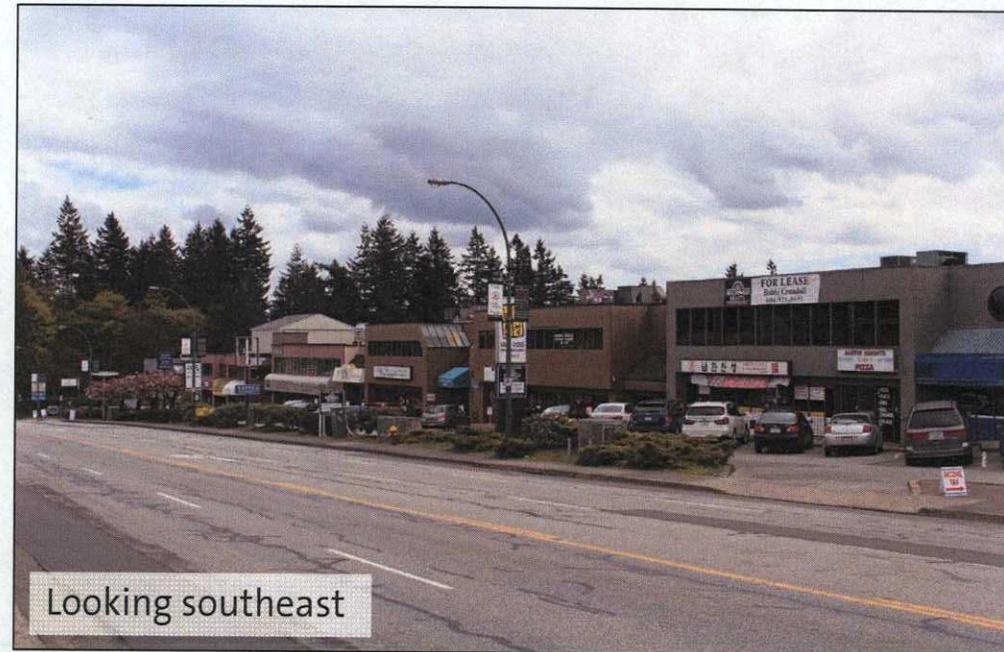


Austin Avenue

Gatensbury Street to Marmont Street



Looking east

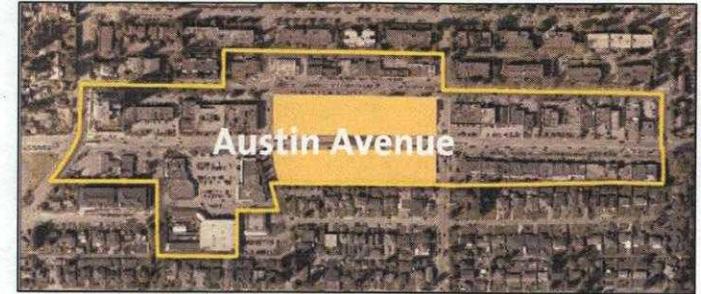


Looking southeast

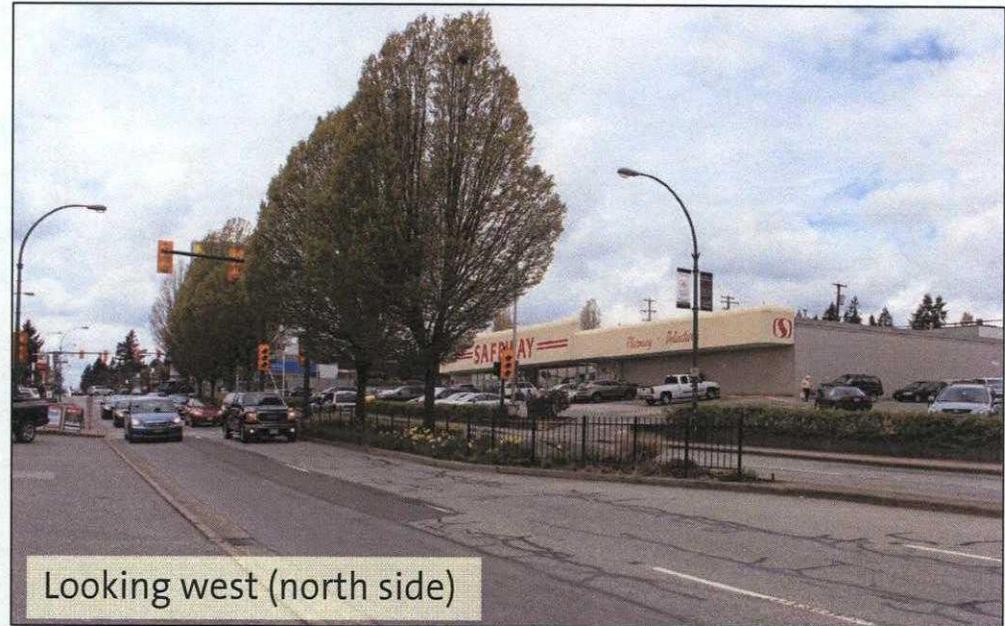


Austin Avenue

Marmont Street to Nelson Street



Looking west (south side)

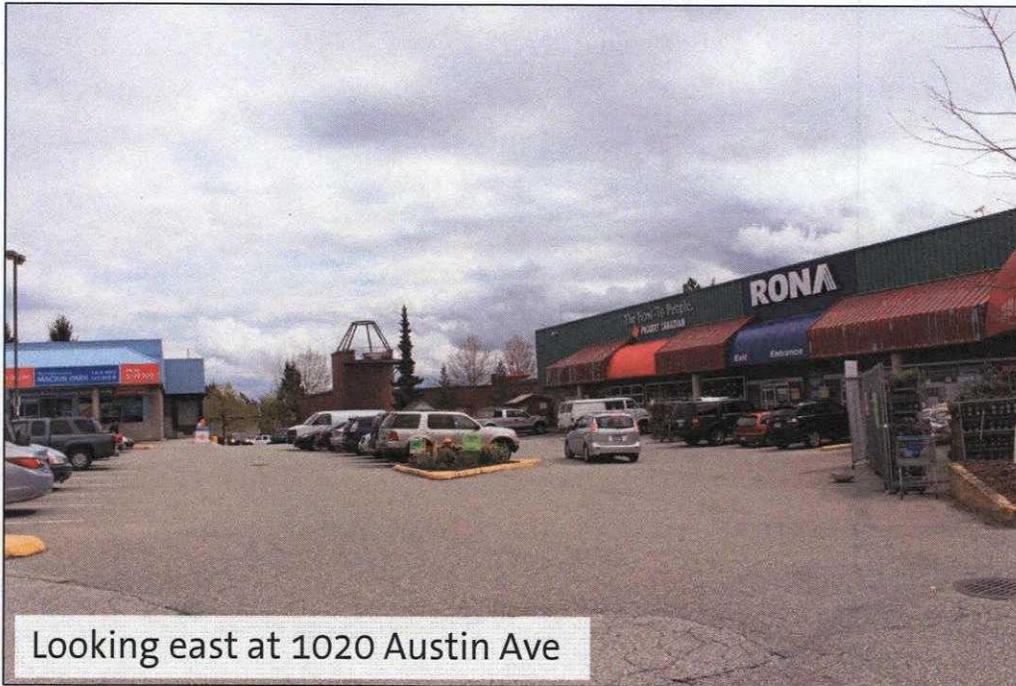


Looking west (north side)

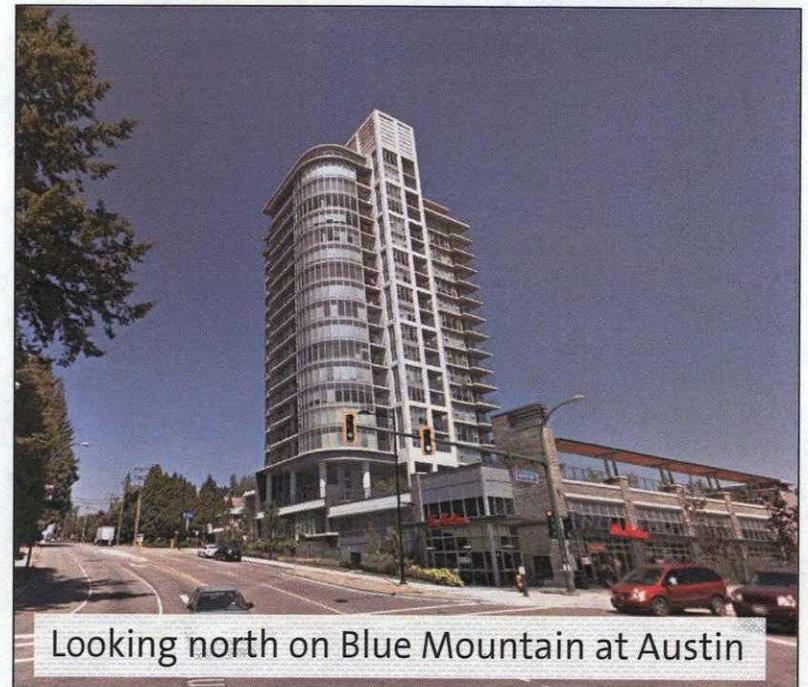


Austin Avenue

Nelson Street to Blue Mountain Street



Looking east at 1020 Austin Ave



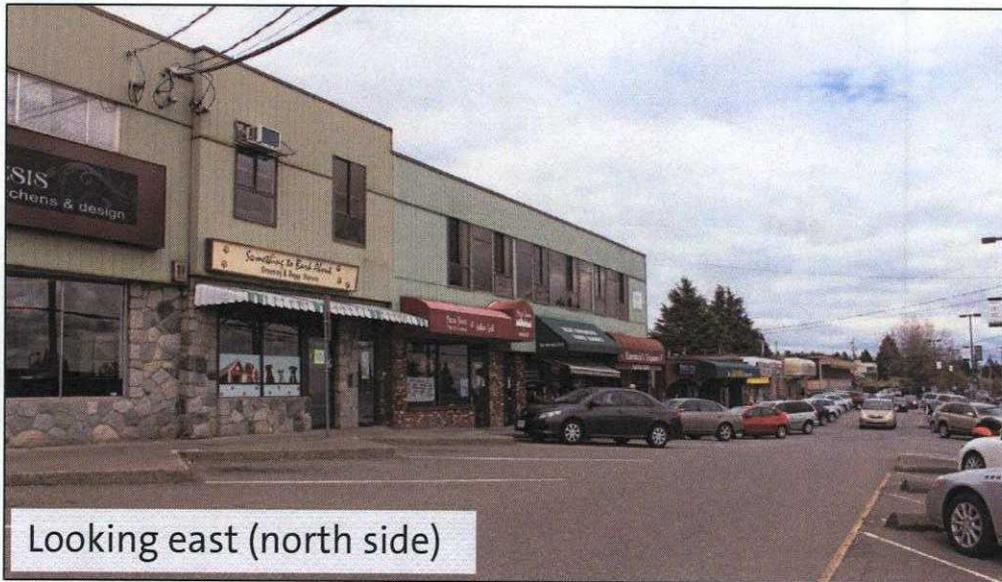
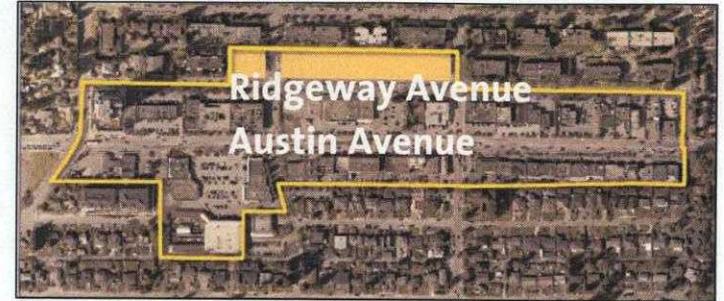
Looking north on Blue Mountain at Austin



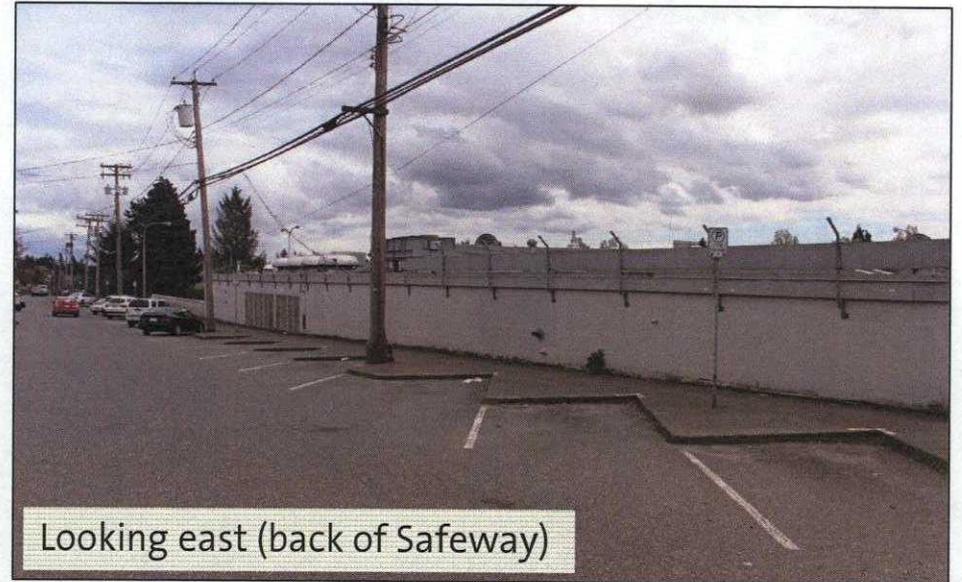


Ridgeway Avenue

Marmont Street to Nelson Street



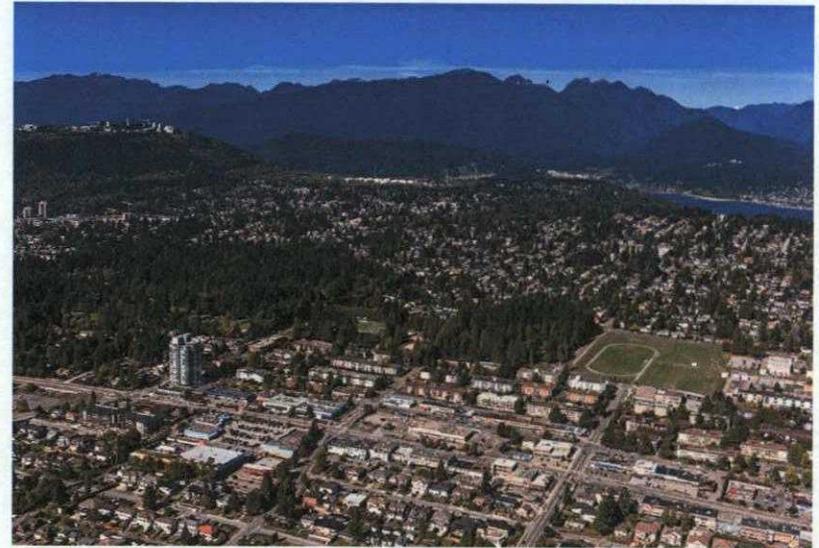
Looking east (north side)



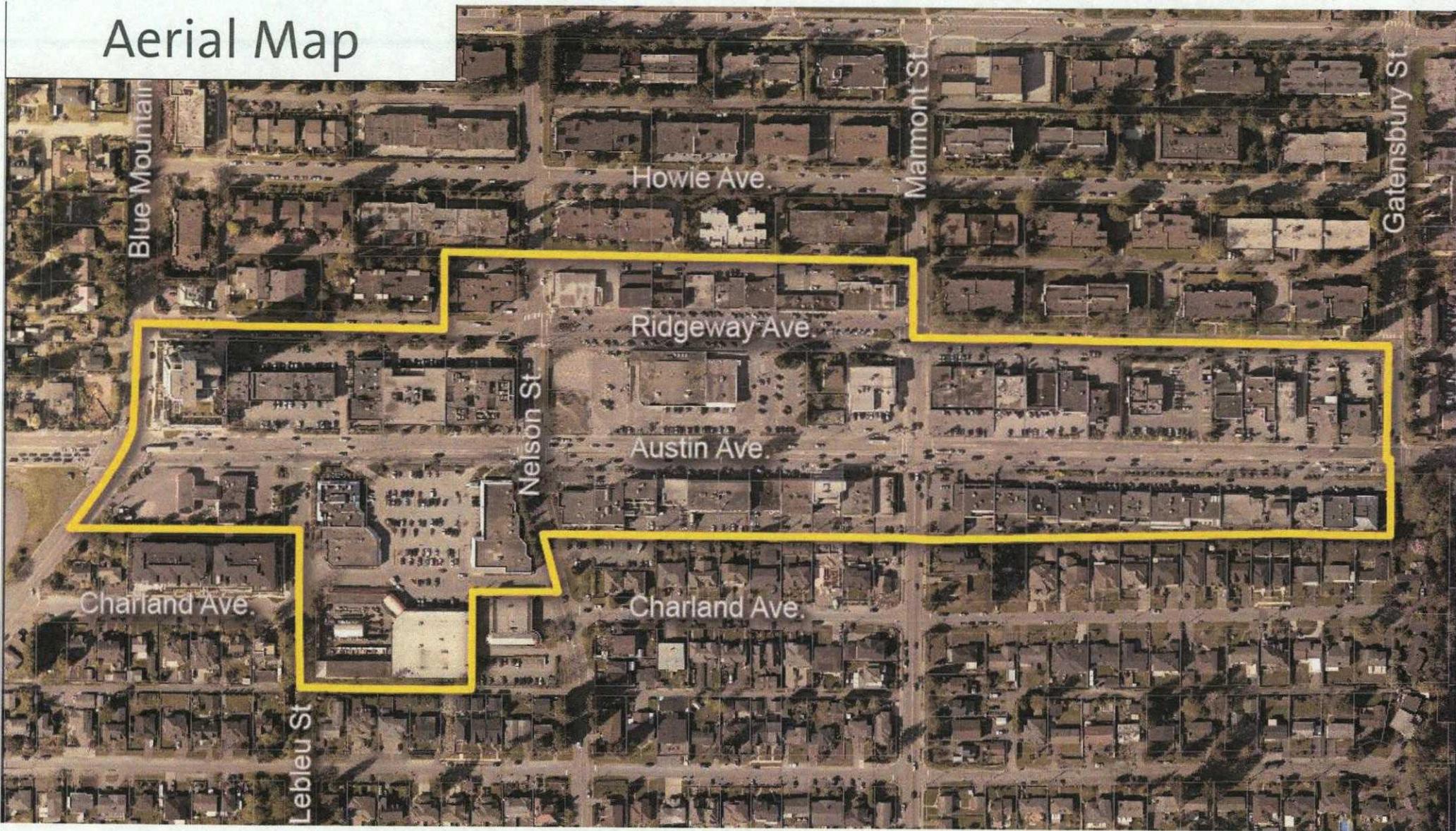
Looking east (back of Safeway)

Neighbourhood Centre Policies

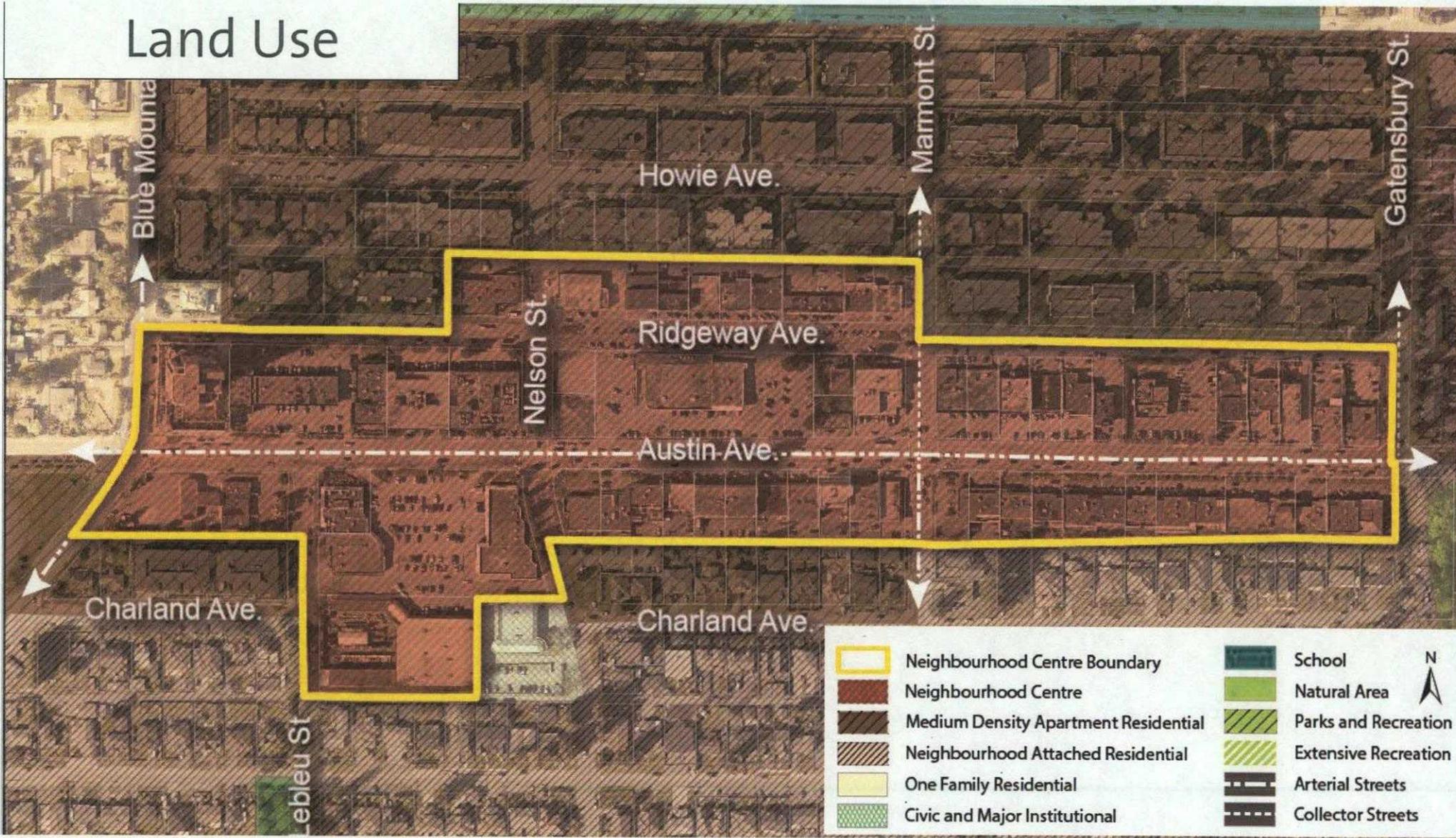
- Complement existing commercial uses
- Enhance public realm and amenities
- Allows for low-rise and high-rise buildings
- C-5 Zone
 - Base density of 3.0 FAR
 - Density bonusing 4.0 FAR
 - Landmark sites 5.5 FAR (highest in City)



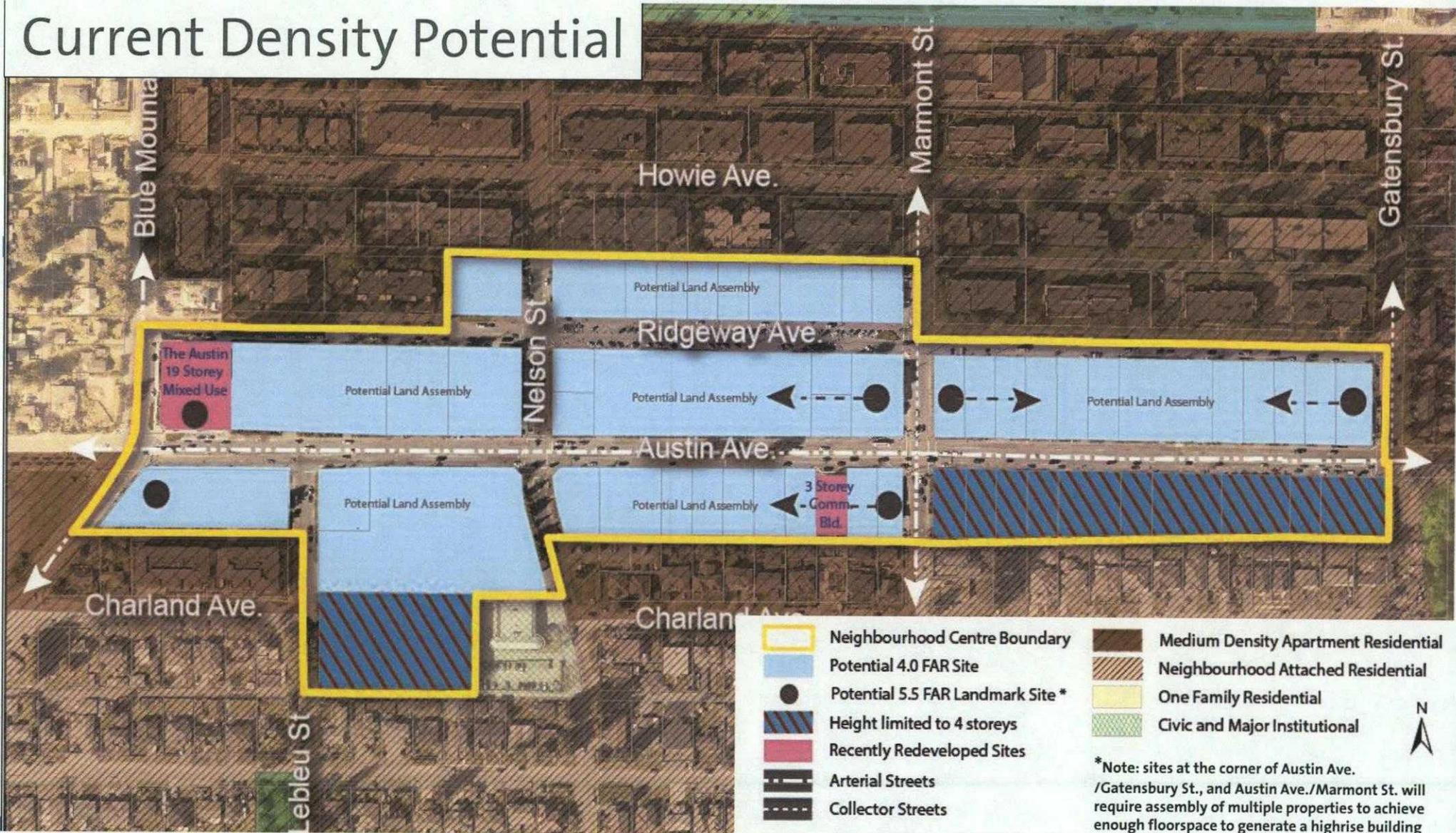
Aerial Map



Land Use



Current Density Potential



Proposed Options



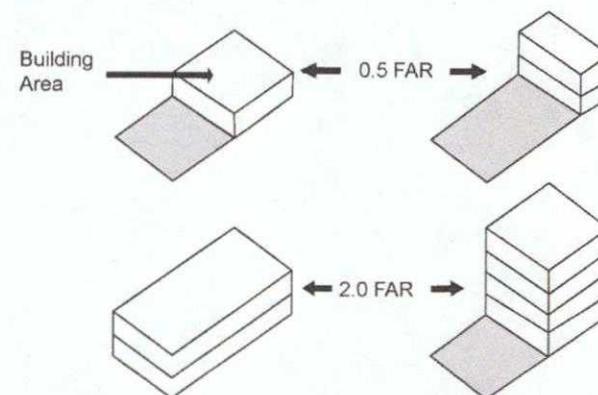
Option 1 – Lift Moratorium

- Council resolution to lift the moratorium
- C-5 zone would remain
 - Base density of 3.0 FAR
 - Density bonusing 4.0 FAR
 - Landmark sites 5.5 FAR
- City-wide density bonusing would not apply
- Completed by end of 2016



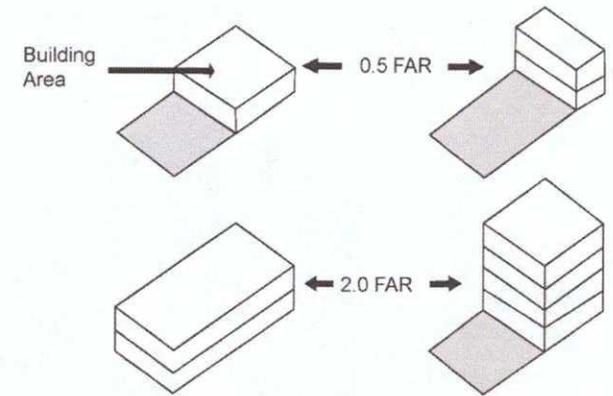
Option 2 – Focused Review and Update

- Review Public Hearing concerns
- Technical review, architectural testing of density and height scenarios
- Potential building height limit(s)
- Bring C-5 Zone in line with Citywide density bonusing
- OCP and Zoning Bylaw amendments
 - Notification of amendment for feedback
 - Public Hearing
- Completed by mid-2017



Option 3 – Issues Confirmation, Review, Update

- Technical review same as Option 2
- Policy and density bonus review same as Option 2
- Potential building height limit(s)
- **Community Information Session**
 - Includes on-line survey
- OCP and Zoning Bylaw amendments
 - Public Hearing
- Completed by end of 2017





Next Steps

- Council-in-Committee Feedback
- Refined scope and process to Regular Council, before end of 2016