



For Council

February 23, 2026

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To: Chief Administrative Officer
From: Director Development Services

Subject: **Rezoning Application at 1013 and 1025 Brunette – City of Coquitlam (PROJ 25-166)**

For: **Council**

Owner / Applicant:	City of Coquitlam (City Lands and Real Estate)
Address of Subject Site:	1013 & 1025 Brunette Avenue
Present OCP Designation:	Neighbourhood Centre
Requested OCP Designation:	No Change
Present Zoning:	R-3 Transitional Small Scale Residential C-5 Community Commercial
Requested Zoning:	CD-56 - Comprehensive Development Zone 56
Applications Included:	Zoning Amendment Bylaw No. 5498, 2026
Project Description:	Rezoning to facilitate future non-market rental residential apartment building with ground floor commercial

Recommendation:

That Council give first, second, and third readings and adopt *Zoning Amendment Bylaw No. 5498, 2026*.

Proposed Development:

The applicant is proposing:

- To rezone the subject site from C-5 Community Commercial (1013 Brunette Avenue) and R-3 Transitional Small Scale Residential (1025 Brunette Avenue) to CD-56 - Comprehensive Development Zone 56;
- To consolidate the two properties into one lot for the future development of a non-market rental building with ground floor commercial; and
- An overall density of up to 3.5 times the lot area.

A future Development Permit application will be required to develop the site. A map showing the location of the subject site and current zoning is included as Attachment 1. A map showing the current OCP land use designation and the

proposed subdivision plan are included as Attachments 2 and 3, respectively.

Background

The subject site was previously owned by Vancouver City Savings Credit Union (Vancity). In May 2021, Catalyst Community Development Society, a non-profit housing provider, submitted a development application (PROJ 21-062) to rezone the site to C-5 Community Commercial Zone for a non-market rental housing project, which received Third Reading from Council in July 2022. The proposal, which included 166 non-market rental units and 7,875 square feet of at grade commercial, did not advance to final adoption. *Zoning Amendment Bylaw 5235, 2022* expired and the application was withdrawn in November 2023. The City purchased the subject site from Vancity in February 2024 for the purposes of delivering non-market housing.

Site and Context:

The subject site is comprised of two properties (1013 and 1025 Brunette Avenue) and is:

- 4,582 square metres (sq.m.) (49,320 square feet (sq.ft.)) in area before road dedication;
- Sloped downward from the north to the south with approximately 8m (26 ft) elevation difference between the northwest and southeast corners of the site;
- Located in the Maillardville Neighbourhood Plan, along Brunette Avenue, northwest of Mackin Park;
- Designated Neighbourhood Centre; and
- Currently vacant.

Table 1: Adjacent Property Characteristics

	Existing Land Uses	OCP Land Use Designations	Zones
Northwest	4- 6-storey apartment	Neighbourhood Centre	C-5 Community Commercial
Northeast	Nelson Creek Ravine, Single Family Housing	Medium Density Apartment Residential	R-3 Transitional Small Scale Residential Apartment Residential
West	4-storey mixed-use	Neighbourhood Centre	C-5 Community Commercial
East	Commercial, Single family housing	Neighbourhood Centre	CS-1 Service Commercial R-3 Transitional Small Scale Residential
South	3-storey rental apartment (Metro Van Housing), vacant Mobile Home Park	Neighbourhood Centre	RMH-1 Mobile Home Park RM-2 Three Storey Medium Density Apartment Residential P-1 Civic Institutional

At the time of writing, there were three active development applications in close proximity to the subject site (Attachment 4), as follows:

- **PROJ 22-133** (Pre-Council): A 6-storey apartment building with 37 strata units.
- **PROJ 24-166** (Pre-Council): A 6-storey apartment building with 34 strata units.
- **PROJ 25-100** (Pre-Council): A Master Development Plan with a mix of uses including ground floor commercial, a 7-storey non-market housing building, a 31-storey market rental housing tower, and four strata towers ranging in height from 25 – 31 storeys.

Policy Analysis:

Official Community Plan (OCP)

The subject site is located within the Maillardville Neighbourhood Plan (MNP) in the Southwest Coquitlam Area Plan (SWCAP). The proposal is consistent with the Neighbourhood Centre land use designation and complies with a number of policies and principles including but not limited to:

- Creating active street frontage with commercial space along the street; and
- Providing non-market affordable rental housing.

Proposed CD-56 Zone (Attachment 5)

The proposed CD zone largely reflects the C-5 Community Commercial Zone. Given the constrained lot configuration and to ensure economic viability of the non-market project, some modifications to the zone are proposed. A comparison and rationale of the differences between the C-5 Zone and the proposed CD-56 Zone are shown on Attachment 6. Key differences include the introduction of additional uses to support the development and the community; reduction in minimum commercial floor space to maximize floor space dedicated to the provision of non-market units; and reduction in vehicle and bike parking requirements.

Priority Review Policy

The application is being considered under the Priority Review Policy for Non-Profit Housing. Staff have worked with the applicant to identify site-specific constraints and have provided early guidance on transportation and servicing implications to support the preparation of a viable proposal. Consistent with the Priority Review Policy, the proposed CD-56 Zone has been tailored to address these constraints and to provide flexibility to facilitate the development of a non-market rental building. Under this policy, the subdivision for consolidation and dedications, servicing requirements, Watercourse Development Permit application, and restrictive covenant protecting the Streamside Protection & Enhancement Area (SPEA) are being deferred to Building permit.

Affordable Rental Units

To streamline the approvals process and maximize flexibility for financing, the non-market rental housing may be secured through a lease agreement with the

City instead of a Housing Agreement. This will be confirmed at a later date. The City will issue a Request for Proposals to identify a non-profit housing society that will enter into an agreement with the City to lead the development and operation of the building.

Commercial Space

Ground level commercial space will be provided along Brunette Avenue. This activation supports a key guiding principle of the MNP to restore Brunette Avenue as a main street.

Subdivision and Servicing:

The subdivision for lot consolidation and road dedications, and offsite works and services will be required prior to Building Permit.

Public Notification/Consultation:

Public notification requirements were met by:

- Installation of a development proposal sign on the subject site on January 29, 2026.
- A notice mailed to owners/applicants and tenants of the properties within 100 m of the development site, which occurred on February 11, 2026; and
- Publication of notice on the City's website and through the City's email subscription service, which occurred on February 11, 2026.

Financial Implications:

Subject to a future Development Permit Application, Development Cost Charges (DCC's) will be determined during the Building Permit stage. Amenity Cost Charges (ACC's) will not apply to non-market residential units.

Conclusion:

Staff support the proposed project for the following reasons:

- The proposed land use is consistent with the OCP;
- Provides for the future development of non-market rental housing which aligns with the City's Housing Affordability Strategy (2015) and relevant OCP policies; and
- Helps satisfy the diverse and changing housing needs of residents.

Staff recommends that Council give first, second, and third readings and adopt *Zoning Amendment Bylaw No. 5498, 2026*.



Chris Jarvie, RPP, MCIP

LR/lm

Attachments:

1. Location and Adjacent Zoning (#5990402)
2. Existing OCP Land Use Designations (#5990413)
3. Proposed Subdivision Layout (#6026398)
4. Context Map (#6026378)
5. Bylaw No. 5498, 2026 (#5992063), Schedule A (#6032148)
6. Comparison of C-5 and CD-56 (#6047316)

This report was prepared by Lea Rempel, Planner 3 and reviewed by Chris Jarvie, Director Development Services and Jeff Denney, Manager of Development Planning – Project Facilitation.

SUBDIVISION PLAN OF LOT 126, PLAN 41245 AND LOT 1, PLAN BCP49448
DISTRICT LOT 45, GROUP 1, NEW WESTMINSTER DISTRICT

CITY OF COQUITLAM
BCGS 92G,026



THE INTENDED PLOT SIZE OF THIS PLAN IS 560mm IN WIDTH BY 840mm IN HEIGHT
(D SIZE) WHEN PLOTTED AT A SCALE OF 1:500

INTEGRATED SURVEY AREA No. 14, COQUITLAM NAD83 (CSRS) 4,0,0,BC,1,MVRD

GRID BEARINGS ARE DERIVED FROM OBSERVATIONS BETWEEN GEODETIC CONTROL MONUMENTS 73H0135 AND 73H0448 AND ARE REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 18N.

THE UTM COORDINATES AND ESTIMATED ABSOLUTE ACCURACY ACHIEVED ARE DERIVED FROM THE MASCOIT PUBLISHED COORDINATES AND STANDARD DEVIATIONS FOR GEODETIC CONTROL MONUMENTS 73H0135 AND 73H0448.

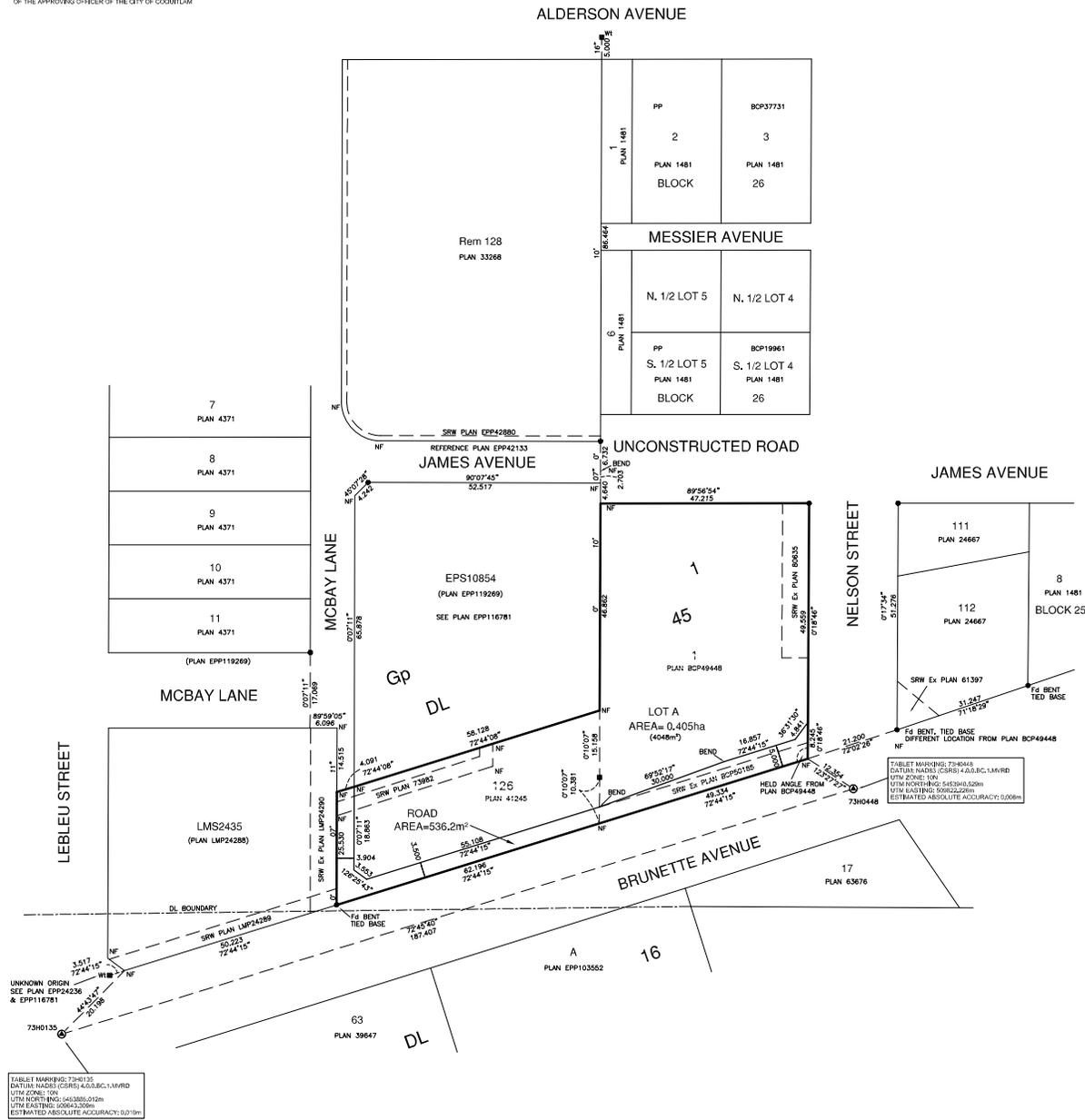
THIS PLAN SHOWS HORIZONTAL GROUND-LEVEL DISTANCES UNLESS OTHERWISE SPECIFIED. TO COMPUTE GRID DISTANCES, HORIZONTAL GROUND-LEVEL DISTANCES BY THE COMBINED FACTOR OF 0.9998171. THE AVERAGE COMBINED FACTOR HAS BEEN DETERMINED BASED ON GEODETIC CONTROL MONUMENTS 73H0135 AND 73H0448.

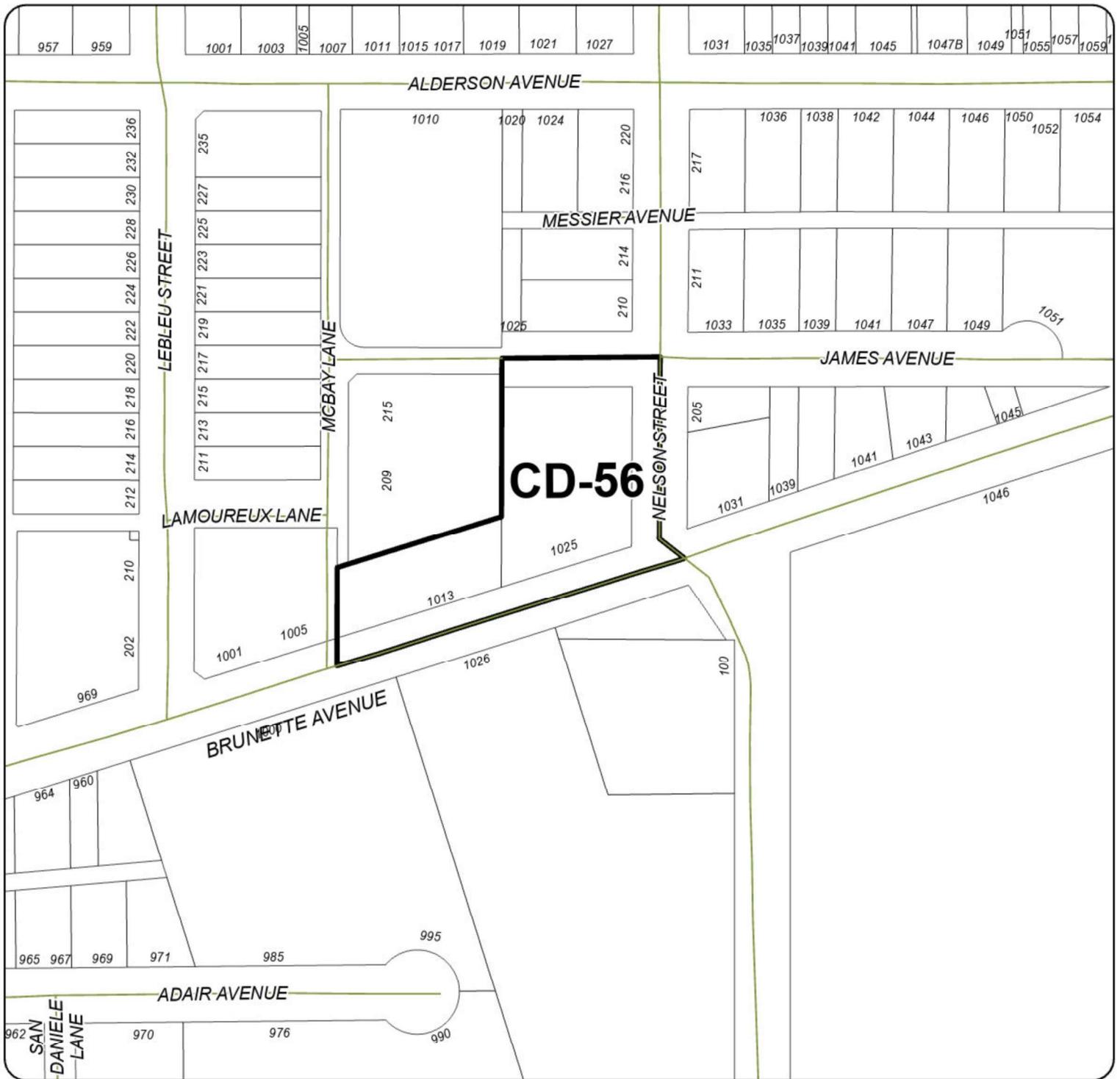
LEGEND

SYMBOL	DESCRIPTION
●	DENOTES CONTROL MONUMENT
○	DENOTES STANDING IRON POST FOUND
○	DENOTES STANDARD IRON POST SET
■	DENOTES STANDARD LEAD PLUG FOUND
■	DENOTES STANDARD LEAD PLUG SET
W	DENOTES WITNESS
NF	DENOTES NOT FOUND
ha	DENOTES HECTARE

THIS PLAN SHOWS ONE OR MORE WITNESS POSTS WHICH ARE NOT SET ON THE TRUE CORNERS.

THIS PLAN LIES WITHIN THE JURISDICTION OF THE APPROVING OFFICER OF THE CITY OF COQUITLAM





CD-56



NOT TO SCALE

SCHEDULE 'A' TO BYLAW No. 5498, 2026



BYLAW NO. 5498, 2026

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. 5498, 2026."

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

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-56 Comprehensive Development Zone – 56", in appropriate numerical order:

2156 CD-56 Comprehensive Development Zone – 56**(1) Intent**

The lands within the CD-56 Comprehensive Development Zone – 56 are outlined in black on the map attached hereto and forming part of this CD-56 Zone as Schedule 'A'.

This site specific zone provides for the development of a mixed *use*, medium *density* Neighbourhood Centre that accommodates *residential uses*, supported by retail, *commercial*, professional services and a range of public amenities.

(2) Permitted Uses

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

(a) *Apartment*

(b) *Assembly*

- (c) *Assembly child care*
- (d) *Child care*
- (e) *Civic, limited to:*
 - (i) community centres
 - (ii) courthouses
 - (iii) *primary or secondary school*
 - (iv) libraries
 - (v) museums
 - (vi) parks, squares and plazas
 - (vii) *hospitals*
 - (viii) *post-secondary institution*
 - (ix) police stations
- (f) *Commercial, limited to:*
 - (i) *business and household service*
 - (ii) *commercial recreation*
 - (iii) *commercial school*
 - (iv) *convenience retail*
 - (v) *entertainment facility*
 - (vi) *grocery store*
 - (vii) *liquor manufacturing*
 - (viii) *liquor primary establishment*
 - (ix) *liquor store, accessory liquor store, and wine store*
 - (x) *office*
 - (xi) *personal service*
 - (xii) *pet care service*
 - (xiii) *restaurant*
 - (xiv) *retail – general*
 - (xv) *retail – personal goods*

- (xvi) *tourist accommodation*
- (g) *Congregate housing and care*
- (h) *Employment living*
- (i) *Non-accessory off-street parking*
- (j) *Public service*
- (k) *Townhouse*
- (l) *Community Care*
- (m) *Licensed Residential Care*
- (n) *Personal Health Care*, limited to:
 - (i) *Medical clinics*

Accessory uses, limited to:

- (a) *accessory home occupation*
- (b) *accessory retail*, limited to *liquor manufacturing*
- (c) *accessory street vending*
- (d) *lock-off units*
- (e) *accessory institutional support services*

(3) Conditions of Use

- (a) The following *uses* are only permitted when all *off-street parking* for the *use* is *concealed parking*:
 - (i) *apartment*;
 - (ii) *townhouse*;
 - (iii) *employment living*;
 - (iv) *assembly*;
 - (v) *civic*; and
 - (vi) *tourist accommodation*.
- (b) A *public service use* is only permitted if there is no storefront.

(4) Lot Size

Not applicable in this zone.

(5) Density

- (a) All *buildings and structures* together must not exceed a *gross floor area* of 2.5 times the *lot area*, except that the *gross floor area* may be increased:
- (b) When *density* has been maximized under the provisions set out in Sub-section (5)(a), *density* may be further increased by up to 1.0 *gross floor area* ratio when at least 20% of the additional *density* is used for *priority unit* types and the remainder of the additional *density* is used for *purpose-built* rental units.
- (c) For each *accessible residential dwelling unit* and *adaptable unit* provided, 2 m² is excluded from the *gross floor area* calculation. The exclusion of 2 m² for *accessible residential dwelling units* and *adaptable units* shall only be applied to a maximum of 20% of all *dwelling units* within a *building*.
- (d) An employment-generating use must occupy a minimum of 0.15 times the lot area of the base gross floor area.
- (e) Notwithstanding Sub-section (5)(d) residential *gross floor area* must account for at least half of the development's total *gross floor area*.

(6) Lot Coverage

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

(7) Setbacks

- (a) All *buildings and structures* must be sited no closer to *lot* lines than the corresponding setbacks set out below:

<i>Use</i>	<i>Front Lot Line or Public Right-of-Way, whichever is closest (metres)</i>	<i>Exterior Side Lot Line (metres)</i>	<i>Rear Lot Line Abutting Street or Lane (metres)</i>
All <i>buildings and structures</i>	1.5	3.0	3.0

All <i>buildings</i> and <i>structures</i> along a <i>Mandatory Commercial Street Frontage</i> as established in the Official Community Plan	1.5	1.5	1.5
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- (b) Notwithstanding Sub-section (7)(a), where a *lot* is adjacent to a *lot* zoned for *residential use* or designated for *residential* in the Official Community Plan, a minimum 3 metres wide suitably landscaped area must be installed along the *lot* line abutting the adjacent *lot*.
- (c) No *building* or portion of *building* shall be located less than 10 metres from any opposing *building* face which contain windows or glazed doors to *habitable rooms* in an *apartment use*.

(8) Height

Buildings and structures must not exceed a *height* of 8 stories

(9) Building Size

Not applicable in this zone.

(10) Off-street Parking and Loading

(11) Off-Street Parking

Notwithstanding Section 706(1), the following regulations apply for off-street parking spaces for residential uses:

Use	Vehicle Parking Requirements
<i>Apartment Use</i>	<i>0.55 parking spaces per dwelling unit</i>
<i>Visitor</i>	<i>0.10 parking spaces per dwelling unit</i>

(12) Other Regulations

- (a) Despite the definition of *lot* contained in Part 2 of this bylaw, a *lot* in the CD-56 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 CD-56 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) a covenant is registered against each parcel under Section 219 of the Land Title Act in favour of the *City* requiring that such parcel be developed in accordance with Sub-section (12)(a)(i), and containing such other provisions as the *City* may require.
- (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 totaling not less than 4.0 m² per *dwelling unit*.
- (c) The number of *studio dwelling units* in any single *building* must not exceed 30% of all *dwelling units* in the *building*.
- (d) All other relevant sections of this Bylaw apply, including but not limited to general regulations in Part 5, regulations relating to *subdivision* in Part 6, and regulations relating to parking and loading in Part 7.
- (e) Notwithstanding Sub-section (12)(d), no long-term bicycle parking or end of trip facilities are required.

3. Consequential Amendments

City of Coquitlam Zoning Bylaw No. 3000, 1996 is further amended by making any consequential changes required to give effect to the amendments enumerated in this Bylaw, including any necessary corrections to the format, grammar, punctuation, and numbering, and to any Tables of Contents.

4. 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.

5. Schedule

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

1. "Schedule 'A' to Bylaw No. 5498, 2026."

READ A FIRST TIME this [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]

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MAYOR

CORPORATE OFFICER