

ATTACHMENT 2

CWOCP Amendment Bylaw No. 4465, 2014 Summary

The Citywide Official Community Plan (CWOCP) Amendment Bylaw No. 4465, 2014, includes the proposed Maillardville Neighbourhood Plan (MNP) and the proposed Development Permit Area Guidelines. The bylaw also contains 'housekeeping' amendments to the Southwest Coquitlam Area Plan, Lougheed Neighbourhood Plan and the Urban Design and Development Permit Areas (PART 4, CWOCP) to ensure consistency between the new MNP and Guidelines and other sections of the CWOCP

More specifically, the CWOCP Amendment Bylaw No. 4465, 2014, includes the following:

Maillardville Neighbourhood Plan and Development Permit Design Guidelines

Parts 2.1, 2.2 and 2.3 of the Bylaw contain the proposed Maillardville Neighbourhood Plan (Bylaw Schedule 'A'), the proposed Urban Design Guidelines (Bylaw Schedule 'B') and associated Development Permit Areas map (Bylaw Schedule 'C') that provides a policy framework to guide growth and reinvestment, strengthen neighbourhood revitalization efforts and preserve Maillardville's heritage character in the Plan area;

Southwest Coquitlam Area Plan

Parts 2.4 through 2.11 of the Bylaw contain 'related amendments' to the Southwest Coquitlam Area Plan (SWCAP) to ensure consistency between it and the MNP policies. These amendments:

- Update the implementation zones for Low-Density Apartment Residential land use designation (Part 2.4);
- Delete policies, and an associated schedule, specific to the Schoolhouse street area give that revised versions of these policies, which recognize emerging outcomes of the City's Industrial Zoning Review project, have been integrated into the 'Industrial' and 'Schoolhouse East' policy Sections of the proposed MNP (Parts 2.5 and 2.6);
- Replace or modify schedules of the SWCAP to reflect MNP land use and Plan boundary changes (Parts 2.7 through 2.10, Bylaw Schedules 'D', 'E' and 'F'); and
- Update the list of Area Plan Schedules (Part 2.11).

Lougheed Neighbourhood Plan

Parts 2.12 and 2.13 of the Bylaw modify two schedules in the Lougheed Neighbourhood Plan (LNP) to reflect the new neighbourhood plan boundary for Maillardville (Bylaw Schedules 'G' and 'H');

Urban Design and Development Permit Areas

Parts 2.14 through 2.17 of the Bylaw provide 'housekeeping' amends to the Urban Design and Development Permit Areas section of Part 4 of the CWOCP. These amendments:

- Add 'Allard-LeBleu' to Development Permit Areas (Parts 2.14 and 2.15); and
- Implement the MNP Policy 3.6 'a' by identifying Maillardville as a Watercourse Protection Development Permit Area (DPA). This approach was also taken in other neighbourhood plan areas of the City, such as Austin Heights and Partington Creek (Parts 2.16 and 2.17).