July 25, 2017

Our file:  08-3360-20/15 107530 OC/1
          08-3360-20/15 107532 RZ/1
Doc #:  2640345.V1

To:        City Manager
From:    Director of Development Services

Subject: Official Community Plan (OCP) Amendment Bylaw No 4736, 2017 to Facilitate a Combination of Smaller Lot Sizes and Protection of Environmental Corridors at 1435, 1445 and 1455 Argyle Street, and 3475, 3485, 3490, 3495, 3500, 3501, 3505, 3510, 3515, 3520, 3525 and 3530 Highland Drive (15 107530 OC) and Zoning Amendment Bylaw No. 4737, 2017 to Facilitate Rezoning and Subdivision of the Lots Located at 1435, 1445 and 1455 Argyle Street, and 3475, 3485, 3490, 3495, 3501 and 3505 Highland Drive (15 107532 RZ)

For:    Council

Name of Applicant:    Infinity Properties Ltd.

Name of Owners: For OCP Amendment, Rezoning and Subdivision, owners are: Infinity Properties Ltd., Benchmark Management Ltd., Benchmark Homes Investments Ltd., 1053078 B.C. Ltd., Michael and Daphne Herberts and Pierre and Tracey Nolet
For OCP Amendment only, owners are: Li Liu and Mei Fen Duan, Helmuth and Verena Ninaus, Catherine Dale, Yan Zhang and Si Wang, Xue Hao Li and Ye Wang and 0719354 B.C. Ltd.

Legal Description of Property: For OCP Amendment, Rezoning and Subdivision: Lots 16 – 23 and 31, Section 18 Township 40, New Westminster District Plan 64880
For OCP Amendment only: Lots 24, 25 and 27 – 29, Section 18 Township 40, New Westminster District Plan 64880, and Lot A Section 18 Township 49 Plan EPP52753

Address of Property: For OCP Amendment, Rezoning and Subdivision: 1435, 1445 and 1455 Argyle Street, 3475, 3485, 3490, 3495, 3501, and 3505 Highland Drive
For OCP Amendment only: 3500, 3510, 3515, 3520, 3525 and 3530 Highland Drive

Present OCP Designation: Large Village Single-Family, Large Single-Family, Estate Single-Family, Environmentally Sensitive Area and Neighbourhood Parks and Natural Open Spaces


Requested Zoning: RS-7 Small Village Single-Family Residential, RS-8 Large Village Single-Family Residential and P-5 Special Park

Proposed Development: For OCP Amendment, Rezoning and Subdivision: Development of sixty-five (65) Single-Family lots and protection of environmentally sensitive areas

For OCP Amendment only: Potential for future subdivision into smaller Single-Family lots and protection of environmentally sensitive areas

Recommendation:
That Council:
1. Give first reading to City of Coquitlam Official Community Plan Amendment Bylaw No. 4736, 2017;
2. Give first reading to City of Coquitlam Zoning Amendment Bylaw No. 4737, 2017;
3. In accordance with the Local Government Act, consider Bylaw No. 4736, 2016 in conjunction with City of Coquitlam 2017 Five-Year Financial Plan Bylaw No. 4706, 2016 and the Regional Solid Waste Management Plan;
4. Refer Bylaw Nos. 4736, 2017 and 4737, 2017 to Public Hearing; and
5. Instruct staff to complete the following items prior to Council's consideration of fourth reading, should Council grant second and third readings to Bylaw Nos. 4736, 2017 and 4737, 2017:
   a. Submission of a subdivision plan to the satisfaction of the Approving Officer;
   b. 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 & Public Works;
   c. Finalization of the Park Improvement Plan, as documented in this report, and securities for park improvements, to the satisfaction of the General Manager Parks, Recreation and Culture Services;
   d. Submission of a 5 Year Monitoring and Maintenance Plan for Park Improvements and Tree Windfirming, to the satisfaction of the General Manager Parks, Recreation and Culture Services;
   e. Registration of a Section 219 Restrictive Covenant to protect the expanded Streamside Protection and Enhance Area (SPEA) in accordance with the Riparian Area Regulation report prepared by Enkon Environmental Limited, to the satisfaction of Environmental Services;
   f. Completion of a Significant Natural Features (SNF) study to the satisfaction of Environmental Services;
   g. Issuance of a Watercourse Development Permit;
   h. Registration of a Section 219 Restrictive Covenant for Tree Protection; and
   i. Section 219 Restrictive Covenant dealing with West Smiling Creek SPEA restrictions as referenced on page 8 of this report.
Report Purpose:
This report presents for Council's consideration Official Community Plan (OCP) amendment and rezoning applications that would facilitate a proposed single-family subdivision in the Smiling Creek Neighbourhood Plan area, in conjunction with improvements to Harper Park and environmental enhancements to West and East Smiling Creeks.

Strategic Goal:
This application supports the corporate objective of 'Strengthening Neighbourhoods'.

Executive Summary:
The applicant is proposing an OCP amendment for fifteen properties, totaling approximately 5.93 hectares (14.65 acres) and the rezoning and subdivision of nine (9) of these properties at this time, which total approximately 3.77 hectares (9.32 acres) of the subject lands. The proposed OCP amendment seeks to introduce and expand land uses to the subject lands that are compatible with the surrounding neighbourhood. If approved, the proposed rezoning would facilitate the subdivision into approximately sixty-five (65) single-family residential lots with protection and enhancement of environmentally sensitive areas.

The application, if approved, would provide community benefit in the form of voluntary contributions of funds and works to improve Harper Park for residents, at no cost to the City. Additionally, the applicant has voluntarily proposed, at no cost to the City, environmental enhancements that include the daylighting again to a portion of West Smiling Creek that is currently culverted, as well as culvert upgrades and stream improvements to East Smiling Creek that would facilitate fish and wildlife passage potential north of Highland Drive.

The proposed subdivision has been designed to maximize tree retention, pedestrian and vehicular connectivity, as well as on-street and off-street parking, while providing lot sizes that are compatible with the adjacent neighbourhood and seek to minimize retaining wall usage and heights. The applicant has consulted with surrounding residents to both provide an understanding of the development and receive feedback from the community.

Background:

Site and Context
The subject site for the proposed OCP amendment consists of fifteen (15) properties, totaling 5.93 hectares (14.65 acres) of land; located west of Argyle Street, north of Highland Drive and south of Harper Park (Attachment 1). The subject site is within the Smiling Creek Neighbourhood Plan (SCNP) and has a combination of existing land use designations, including Large Village Single-Family, Large Single-Family, Estate Single-Family, Environmentally Sensitive Area and Neighbourhood Parks and Natural Open Spaces (Attachment 2).
Background: cont’d/
Site and Context cont’d/
The assembly of properties includes all of the existing single-family parcels located on the east side of Argyle Street and along both sides of Highland Drive, east of Argyle Street, up to the large undeveloped parcel located at 3500 Harper Road, with the exception of 3535 Highland Drive. An opportunity was provided to the owner of 3535 Highland Drive to be included in this OCR amendment application; however, they chose not to be included.

Of the fifteen (15) properties included in the OCP amendment application, nine (9) properties, totaling approximately 3.77 hectares (9.32 acres), are proposed for rezoning and subdivision at this time. The OCP land use designations, zoning and adjoining land uses are summarized in Table 1.

Table 1: Adjacent Property Characteristics

<table>
<thead>
<tr>
<th></th>
<th>Existing Land Uses</th>
<th>Zone(s)</th>
<th>OCP Land Use Designation(s)</th>
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<tbody>
<tr>
<td>North</td>
<td>Harper Park</td>
<td>P-1 Civic Institutional and P-5 Special Park</td>
<td>Neighbourhood Park and Natural Open Space and Environmentally Sensitive Area</td>
</tr>
<tr>
<td>South</td>
<td>Townhousing and single-family dwellings, and West Smiling Creek</td>
<td>RT-2 Townhouse Residential, RS-9 Large Single-Family Residential, and P-5 Special Park</td>
<td>Conventional Townhomes, Large Single-Family and Environmentally Sensitive Area</td>
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Proposed Development
The applicant is requesting an OCR amendment that would provide for a combination of land use designations, including Small Village Single-Family, Large Village Single-Family, Large Single-Family and Environmentally Sensitive Area (Attachment 3). Through this OCP amendment, the following land use changes are proposed:

- Small Village Single-Family (RS-7 zoning potential) would be added where a laneway is being provided and the topography is conducive to smaller lots, along the east side of Argyle Street, the westerly portion of the north side of Highland Drive and along a portion of the west side of a new cul-de-sac road;
Background: cont’d/

Proposed Development cont’d/
- Large Village Single-Family (RS-8 zoning potential) and Large Single-Family (RS-9 zoning potential) designations would be extended from existing areas in appropriate locations where they provide a consistent transition of land uses and logical future subdivisions of existing parcels;
- Environmentally Sensitive Areas (P-5 zoning potential) would be extended based upon current environmental surveys and for an area of West Smiling Creek proposed to be daylighted from its existing culvert;
- Estate Single-Family would be removed, allowing for smaller lots than the minimum 1000m² (1/4 acre) lots permitted under this designation; and
- A narrow (approximately 7m/23 ft. wide) strip of Neighbourhood Park and Natural Open Space would be deleted and replaced with an Environmentally Sensitive Area designation at the eastern edge of 3530 Highland Drive to reflect the riparian area of East Smiling Creek, which runs along the east side of this property.

Concurrent with the OCP amendment, the applicant is requesting to rezone and subdivide nine (9) of the subject properties to create sixty-five (65) single-family lots, including twenty (26) minimum 340m² (3,660ft²) RS-7 lots and thirty-nine (39) minimum 400m² (4,306ft²) RS-8 lots. The proposed RS-7 lots will take access off a new lane and the RS-8 lots will take access from either the park frontage road or the extension of Highland Drive.

Each of the proposed lots will have three (3) on-site parking spaces; two (2) for the homeowner and one (1) space for a potential secondary suite. The driveways of the proposed front-loaded lots will provide additional tandem parking opportunities.

The existing house at 3490 Highland Drive will be retained on a large 2,751m² (29,612ft²) lot (proposed lot 65). This lot will have future subdivision potential under RS-8 zoning.

Discussion/Analysis:

*Official Community Plan (OCP)*
The site is situated within the Smiling Creek Neighbourhood Plan (SCNP) and the Northeast Coquitlam Area Plan (NECAP). The applicant’s justification for the proposed OCP amendment is consistent with the Plan Amendment Criteria of the OCP (Section 8.2.1) and the Northeast Coquitlam CWOCP Amendment Application Assessment Criteria, as follows:
- Community amenities and benefits would be provided at the cost of the applicant, including:
  - A fully serviced road frontage for the majority of the southern boundary of Harper Park;
  - A network of pedestrian pathways and urban nature trails both within the subdivision and Harper Park; and
  - Park entry features and infrastructure for future utility connections.
Discussion/Analysis: cont’d/

Official Community Plan (OCP) cont’d/

- Environmental enhancements to West and East Smiling Creeks, including:
  - The daylighting of West Smiling Creek between Harper Park and Highland Drive; and
  - The replacement of an existing culvert under Highland Drive for East Smiling Creek with a wildlife and fish passable culvert that will reinstate potential for aquatic and terrestrial passage along this creek corridor, north of Highland Drive.

- Proposes land uses and an affiliated subdivision application that respond to topographic and environmental constraints with lot sizes that limit the need for and height of retaining walls;

- Proposes a land assembly size of approximately 5.93 hectares (14.65 acres), including all of the properties on Argyle Street and Highland Drive, west of Argyle and east of the large development parcel at 3500 Harper Road, with the exception of 3535 Highland Drive;

- Proposes a subdivision layout that limits the number of driveways to Highland Drive (a future collector road within the Northwest Burke Vision); and

- Proposes transitional land uses with appropriate densities that respond to adjacent potential and existing zoning.

Staff concur with the applicant's justification and support the proposed OCP amendment.

Subdivision
The subdivision application has been found technically feasible by the Subdivision Advisory Committee.

The applicant has submitted preliminary servicing concepts demonstrating how the proposed subdivision can be serviced in accordance with the City's Subdivision and Development Servicing Bylaw. The proposed upgrades along Argyle Street, Highland Drive and the new roads would include concrete curb and gutters, separated sidewalks, street trees and necessary water, sanitary and storm sewer connections. The servicing upgrades would be provided for as a condition of subdivision approval.

Transportation, Mobility and Parking
The proposed development would provide several immediate transportation and mobility enhancements to the neighbourhood, including:

- The construction of the Highland Drive frontage for the proposed subdivision (approximately 300m/984ft.) as a City Collector;

- Provision of a fully finished frontage road along the southern boundary of Harper Park for the proposed subdivision, with 1.8m (5.9ft.) wide sidewalks on the north side of the street to accommodate increased pedestrian traffic adjacent to the Park;

- Two pedestrian pathways connecting the proposed Harper Park road frontage to the north end of the proposed westerly cul-de-sac and a second adjacent to the proposed daylighted portion of West Smiling Creek, connecting it to Highland Drive; and
Discussion/Analysis: cont’d/

Transportation, Mobility and Parking cont’d/


The applicant has also carefully considered the design of the proposed sixty-five (65) lot subdivision to maximize on-street and off-street parking, as follows (Attachment 8):

• Provision of a laneway system that maximizes on-street parking along the east side of Argyle Street and portions of the north side of Highland Drive;
• Proposed new and relocated existing fire hydrants to be situated at intersections or between driveways, where parking restrictions already exist that limit on-street parking opportunities; and
• Provision of a laneway and lots that are wider than minimum bylaw requirements, to provide three (3) unobstructed off-street parking stalls per lot (two for the principal residential use and a third for the potential secondary suite).

Site Grading and Retaining Walls

The applicant proposes land uses and housing forms that seek to mitigate retaining wall usage and heights. Customization of houses to retain grades with the foundation, optimizing road designs and adjusting the depth of storm and sanitary services are the primary techniques that have been used to limit retaining wall heights and usage. With the exception of two lots, the subdivision has been designed to have maximum retaining wall heights of 2.1m (7 ft.) (Attachments 8 and 9). This is within typical Zoning Bylaw retaining wall requirements, which permit a total maximum height of 2.4m (8 ft.). This requires two tiers with a maximum height of 1.2m (4 ft.) each, and having a minimum spacing of 1.2m (4 ft.) between walls. The two lots that have retaining walls exceeding Zoning Bylaw requirements are located at proposed lots 30 and 31, where a maximum of 3.0m (10 ft.) in height is proposed, in two tiers, with the top tier being 1.2m (4 ft.) in height and the lower tier 1.8m (6.0 ft.) in height (Attachments 8, 10 and 11).

In all cases where retaining walls are proposed, low maintenance landscaping is proposed to enhance the design and livability of this interface. Additionally, for two-tiered retaining wall systems, the applicant has proposed staircases for access to maintain landscaping.

The preliminary off-site servicing concept additionally identifies a localized location at the rear of proposed lot 52, where a single tier retaining wall would achieve a maximum height of 1.9m (6.2 ft.) (Attachment 8). This occurs due to the design of an uphill 4m (13 ft.) wide pedestrian pathway at this location, where staircases and landings are required and there is not sufficient room to break the wall into two tiers in order to meet Zoning Bylaw requirements. The applicant will continue to work with staff to achieve engineering requirements, while minimizing the height of this localized retaining wall.
Environmental Enhancements

As noted above, the proposed development includes a number of environmental enhancements that will be completed at the cost of the applicant, as summarized below:

- Daylighting of approximately 65m (213 ft.) of West Smiling Creek between Harper Park and Highland Drive, which was previously culverted through an historic subdivision (Attachment 7). Riparian planting would be provided throughout the 6m (19.7 ft.) wide daylighted creek channel and buffer strips, in consultation with the applicant’s Qualified Environment Professional (QEP) and Landscape Architect. An additional 4m (13 ft.) would be provided parallel to this corridor to facilitate a construction of an urban nature trail, connecting Harper Park with Highland Drive;

- Replacement of the existing culvert for East Smiling Creek, at Highland Drive, with a wildlife-and fish passable culvert along the main stem of East Smiling Creek. The proposed culvert would be designed with fish baffles and significantly reduce the velocity of water flows that pose a barrier to fish passage in the existing round concrete culvert. Additionally, the proposed culvert would be of a size that provides for potential wildlife passage, namely black bear, along the East Smiling Creek corridor;

- A Riparian Areas Regulation (RAR) report will be filed with the Province in connection with 3490 Highland Drive. This RAR report would result in a new riparian area restrictive covenant that reflects an expanded Streamside Protection and Enhancement Area (SPEA). The existing house would remain, and while some minor encroachments exist from its retention, SPEA fencing would be provided to ensure no further encroachments occur. This covenant would also stipulate that should the house be demolished in the future that these encroachments be removed and these localized areas be restored in consultation with a QEP;

- The applicant is undertaking a Significant Natural Features (SNF) report for all properties currently under application for rezoning and subdivision to maximize consideration of environmental features; and

- The applicant has made a concurrent Development Permit (DP) application for Watercourse Protection, which will be finalized as a condition of rezoning approval.

Tree Preservation and Windfirming

The applicant has worked with staff and engaged a Registered Forester to comprehensively assess the portion of the site proposed for rezoning and subdivision for the safe reservation of healthy trees, while considering windfirming issues, as follows:

- The applicant is proposing retention of twenty (20) trees on private property throughout the subdivision, with eleven (11) of these trees within the SPEA of West Smiling Creek and nine (9) trees elsewhere in the subdivision (Attachment 6).
Discussion/Analysis: cont’d/

Tree Preservation and Windfirming cont’d/

Other tree cover is proposed for removal for a variety of reasons including: proposed new roads, re-grading, removal of existing retaining walls, new building envelopes for smaller lots, health, appropriateness of species, and windfirm issues. Some of the trees to be retained are located along the existing streetscapes on private property, which will assist with maintaining neighbourhood character. Most notably, a Katsura Maple is proposed for retention on private property, on the corner of Highland Drive and Argyle Street (Attachment 12). To accomplish retention of this tree the applicant has voluntarily offered to reduce the permitted building envelope, achievable under the Zoning Bylaw on the proposed corner lot, by an area of approximately 37 m² (400 ft²), and a depth of 4.2m (14 ft.). The applicant additionally wishes to commemorate this tree’s retention with an information plaque. Appropriate restrictive covenants for the reduced building envelope and tree retention would be registered prior to fourth and final readings; and

- A new tree windfirm line will be established within Harper Park, prior to construction of the park frontage road. The applicant will work with Parks, Recreation and Culture staff on the windfirming as well as seeding and tree and scrub planting along the newly-established park frontage.

Park Improvement Plan

The proposed development includes several contributions and improvements to Harper Park that will be finalized as a condition of rezoning approval, in a Park Improvement Plan to the satisfaction of the General Manager Parks, Recreation and Culture Services, as follows:

- Provision of a frontage road along the south side of Harper Park, including full frontage, with improvements along the Park (north side of the road) being provided by the applicant, without cost to the City;
- Through construction of the road, the applicant will work closely with their arborist and Parks, Recreation and Culture staff on the wind-firming as well developing a Harper Park Rehabilitation Planting Strategy along the newly-established Park road frontage. The maintenance of the rehabilitated edge and monitoring of the wind firm trees will be conducted by the developer for a period of five years to ensure establishment and performance according to City standards;
- Completion of the Urban Nature Trail system within Harper Park, including:
  - A 3.0m (10 ft.) wide north-south trail from the north end of Argyle Street to Harper Road, with a westward connection to the existing exit trail to Horizon Drive;
  - A 3.0m (10 ft.) wide eastward trail through Harper Park;
  - Trail markers as per City standards; and
  - Provision of rest areas that include a bench approximately every 500m (1,640 ft.).
- Completion of a trail head entry feature at the north end of Argyle Street, including the following elements:
Discussion/Analysis: cont’d/

Park Improvement Plan cont’d/
- An archway/Trellis feature attached to a granite faced/capped wall, including a “Harper Park” sign;
- A finished curb line with accessible letdown to a concrete surfaced entry;
- A water fountain as per City standards;
- An information kiosk as per City standards;
- Park benches as per City standards; and
- Bear Proof Trash Receptacle as per City standards.

- Provision of water service, as well as storm and sanitary sewer connections.

Five Percent (5%) Parkland
Parks, Recreation and Culture Services staff have confirmed that no parkland dedication is required within the subject properties, as identified by the OCP. As such, the 5% cash contribution under Section 941 of the Local Government Act will be applied, utilizing an independent market appraisal. The funds collected will be placed in a reserve to fund required parkland acquisition elsewhere in the City.

Zoning Bylaw
The proposal meets the requirements of the applicable zoning provisions and no variances are requested.

Public Consultation
Public consultation consistent with Section 475 of the Local Government Act, concluded on June 19, 2017. A total of 336 notification letters were sent to surrounding homeowners, tenants, businesses and secondary suites within 100m (328 ft.) of the subject site. In response to the notification letters sent out, 5 replies were received, detailing concerns related to traffic, on-street parking, green and park space, watercourses, and land uses, which the applicant has provided responses to as follows (staff comments are in italics):

- Increased traffic, speed, narrow road width, and the need for traffic calming along Highland Drive:
  - The applicant’s proposal would re-designate and build this portion of Highland Drive to a City Collector standard, and provide the necessary dedications to improve traffic safety; and
  - Staff have reviewed the applicant’s preliminary site servicing plan and confirmed that it meets City standards.

- On-street parking:
  - The applicant has proposed a subdivision layout that maximizes on-street parking through the strategic location of fire hydrants, provision of a laneway system in locations where grades permit, and pairing of driveways to optimize on-street parking stalls; including along the entire southern proposed road frontage of Harper Park; and
  - Staff have reviewed this proposal and concur that the applicant has appropriately accommodated on-street parking considerations throughout the subdivision.

- Inadequate green and park space:
Discussion/Analysis: cont’d/

Public Consultation cont’d/

- The applicant’s proposal would daylight a portion of West Smiling Creek, provide north-south pedestrian connections between Highland Drive and Harper Park, protect appropriate environmentally sensitive areas, construct Urban Nature Trails within Harper Park, as well as make a financial contribution towards future improvements to Harper Park; and
- Staff have worked with the applicant to ensure protection of environmentally sensitive areas that are a part of the proposed subdivision and to determine appropriate improvements to existing park space.

- The erosion of the Estate Single-Family land use designation (RS-11 zoning) on Burke Mountain, including a request to include more Large Single-Family designated properties (RS-9), with house size limitations for increased areas of permeable ground:
  - The proposed combination of RS-7, RS-8 and RS-9 zoning would provide a range of lot and housing sizes, consistent with the form and character of adjacent and nearby neighbouring land uses. Additionally, significant trees that are located in areas feasible for retention will be retained. In addition, the proposed RS-8 lots are all at minimum 1.4m (4.6 ft.) wider than the required by the Zoning Bylaw; and
  - Given the size of the proposed land assembly, the neighbouring land uses, proposed lot widths, and tree retention, staff feel that the applicant’s proposal is consistent with adjacent development, while respecting the existing landscaping through tree retention where possible.

- Will the proposed alignment of the daylighted West Smiling Creek follow the original alignment?
  - The proposed alignment is likely not the exact original alignment of West Smiling Creek. The south end of the daylighting, near Highland Drive, was likely more westward, with the creek having a more diagonal alignment, relative to north-south. West Smiling Creek does not have fish-bearing potential north of Gislason Avenue, and therefore the project’s Qualified Environmental Professional (QEP) recommends the proposed north-south alignment, given that in this case, the benefit of daylighting is for enhancing downstream water quality, flows, and temperature for fish habitat and not actual fish-passage at this point; and
  - Staff concur with the recommendations of the applicant’s QEP and support the proposed subdivision layout with the north-south alignment for daylighting of West Smiling Creek.

- Does the applicant intend to change the land use of the rear portions of 1445 and 1455 Argyle Street, as well as 3485, 3495 and 3501 Highland Drive in the future?
  - This portion of land is already designated for Large Village Single-Family Residential (RS-8 zoning) and the development proposal is consistent with this land use designation; and
  - Staff have found the proposed subdivision Technically Feasible.

- Impacts of water run-off from Harper Park and the site on an adjacent creek tributary on the southwest corner of Highland Drive and Argyle Street:

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Discussion/Analysis: cont’d/

Public Consultation cont’d/
- The stormwater management system will collect and provide base flows to the watercourse; and
- Staff have reviewed the applicant’s preliminary design work for the proposed stormwater collection and found it to meet City standards.

The applicant undertook further public consultation, by holding a public information meeting on June 27, 2017 and providing comment sheets for residents to complete. From that meeting, 2 comment sheets were received, detailing concerns related to the request for a community garden and tree retention, which the applicant has provided responses to as follows:

- Could a community garden be accommodated as part of the proposal at the entrance to the trail to the south of 3490 Highland Drive, leading from Highland Drive to Wales Avenue?
  - The applicant has been unable to accommodate this request, as altering the proposed lot layout in this location would have significant implications on the resulting building envelope size for the proposed new adjacent lot; and
  - Staff have reviewed this concern with the applicant and concur with their conclusion.

- Could trees be saved at the western corner of 3490 Highland Drive?
  - The project’s Registered Forester has prepared a tree retention plan for the proposed subdivision and 20 trees in good health and of a suitable species are proposed for retention, located in appropriate locations on private property; and
  - Staff have reviewed the reports submitted by the applicant’s Registered Forester and concur with their recommendations.

Bylaw Nos. 4736, 2017, and 4737, 2017:

Official Community Plan Amendment Bylaw No. 4736, 2017 and Zoning Amendment Bylaw No. 4737, 2017 (Attachments 13 and 14) have been prepared for Council’s consideration. Adoption of these Bylaws would re-designate and rezone the areas outlined in black as noted on Schedule ‘A’ to these Bylaws.

Financial Implications:
There are no immediate financial impacts with this report, though the proposed development will achieve the following:

- A financial contribution of $105,000.00 towards Harper Park improvements;
- A financial contribution of $20,000.00 towards Tree Risk Assessment for Urban Forestry;
- Voluntary environmental improvements to West and East Smiling Creeks would be provided, at the cost of the applicant;
- Voluntary improvements within Harper Park and a finished road frontage for its southern frontage, between Argyle Street and West Smiling Creek, would be provided, at the cost of the applicant;
- Development cost charge funds for each of the additional lots created would be generated; and
- Funds from the required 5% parkland provision under Section 510 of the Local Government Act, would be generated.
Other Considerations:
The City-wide Community Amenity Contribution (CAC) program came into effect on October 1, 2016. Any applicant that has a residential rezoning application in process with the City at the program start date would be exempt from paying the CACs if the rezoning is completed within one year (October 2, 2017).

As the subject rezoning application was submitted May 22, 2015, the proposed development is exempt from CACs, if the rezoning is complete prior to October 2, 2017. The applicant is aware that staff will be securing an amenity agreement from the applicant prior to final rezoning approval to ensure compliance with the CAC, in the event that the grace period for the project cannot be met.

Conclusion:
Staff support the proposed OCP amendment and rezoning for the following reasons:
- Appropriate land uses and lot sizes are proposed that are compatible with adjacent land uses and seek to minimize height and amount of retaining walls;
- An appropriate land assembly size has been proposed;
- The proposed development provides community benefits, including voluntary contributions of funds and works to improve Harper Park;
- Voluntary environmental enhancements are proposed to West and East Smiling Creek, including the daylighting of a culverted portion of West Smiling Creek and culvert and creek improvements to East Smiling Creek that will promote fish and wildlife passage;
- Key road improvements and connections would be provided, including the upgrading of approximately 300m (984 ft.) of Highland Drive to a City Collector standard and the provision of a frontage road adjacent to the southern boundary of Harper Park;
- The application seeks to maximize pedestrian mobility within the neighbourhood and Harper Park;
- The proposed subdivision seeks to maximize both on-street and off-street parking opportunities;
- Tree preservation and windfirming have been considered as part of the proposed subdivision, in consultation with a Registered Forester, which has resulted in the proposed retention of 20 trees located on private property; and
- The applicant has engaged in public consultation and held a public information meeting with the surrounding residents to both provide an understanding of the proposed development and consider community needs.

Staff recommends that Council give first reading to Bylaw Nos. 4736, 2017 and 4737, 2017 and refer the bylaws to Public Hearing.

George Fujii, MCIP, RPP
JJ/ss

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Attachments:

1. Ortho photo and Adjacent Zoning (Doc# 2673609)
2. Existing OCP Land Use Designations (Doc# 2673190)
3. Proposed Land Use Designations (Doc# 2673191)
4. Ultimate Zoning Potential for Properties Included in OCP Amendment (Doc# 2673194)
5. Proposed Subdivision Plan(Doc# 2673944)
6. Conceptual Development Plan (Doc# 2673197)
7. West Smiling Creek Daylighting and Urban Nature Trail Conceptual Plan (Doc# 2673199)
8. Preliminary Retaining Wall Height Plan (Doc# 2673945)
9. Preliminary Typical Lot Profiles (Doc# 2673947)
10. Preliminary Typical Retaining Wall Front Elevation for Tallest Section (Doc# 2673948)
11. Preliminary Typical Retaining Wall Side Elevation for Tallest Section (Doc# 2673949)
12. Katsura Maple Tree to be Retained (Doc# 2673209)
13. Bylaw No. 4736, 2017 (Doc# 2672036) Schedule ‘A’ (Doc# 2673814)
14. Bylaw No. 4737, 2017 (Doc# 2672037) Schedule ‘A’ (Doc# 2673946)

This report was prepared by Jonathan Jackson, Development Planner II and reviewed by George Fujii, Director Development Services.
ATTACHMENT 1

LOCATION AND ADJACENT ZONING

1435, 1445, 1455 Argyle St & 3475, 3485, 3490, 3495, 3500, 3501, 3505, 3510, 3515, 3520, 3525, 3530 Highland Dr.

Application No.: 15 107530 OC
Map Date: 7/21/2017

Coquitlam
ULTIMATE ZONING POTENTIAL FOR PROPERTIES INCLUDED IN OCP AMENDMENT (INCLUDES EXISTING & PROPOSED OCP DESIGNATION)

Legends:
- Properties included in OCP Amendment
- INFINITY Application for Rezoning
- Small Village Single Family (Potential for RS-7)
- Large Village Single Family (Potential for RS-8)
- Large Single Family (Potential for RS-9)
- Environmentally Sensitive Area (Potential for P-5 Special Park)

NOTES:
- This drawing is for preliminary layout only, and subject to municipal approval.
- The areas and dimensions shown on the drawings are subject to detailed survey and calculations, and may vary.

Scale: 1:1250 @ 11" x 17"

Job No.: 2111-03159-0
SUBDIVISION OF LOTS 16, 17, 18, 19 & 20 SECTION 18, GROUP 1 NWD, PLAN 64880 (1435, 1445, 1465 Argyle Street & 3475, 3485, 3495, 3500, 3501, 3505, 3510 & 3515 Highland Drive)

NOTES:

1. Subject Properties
2. Lot lines to be removed
3. Existing 2.0m SRW for road widening
4. Proposed SPEA Covenant line
5. Lots to be a minimum of 340m² with proposed RS-7 zoning
6. Balance of lots to be a minimum of 400m² with proposed RS-8 zoning

OWNERS: Various Owners
APPLICANT: Highland Joint Venture
DATE:
STATUS:

SKETCH NO.: 15 107534 SD
SCALE: 1:1000
PREPARED BY: YS
NOTES:

1. THIS DRAWING IS FOR PRELIMINARY LAYOUT ONLY, AND SUBJECT TO MUNICIPAL APPROVAL.
2. THE AREAS AND DIMENSIONS SHOWN ON THE DRAWINGS ARE SUBJECT TO DETAILED SURVEY AND CALCULATIONS, AND MAY VARY.

Prepared for: Infinity Properties

Concept Plan
Revised Conceptual Layout
July 2017

McElhanney Consulting Services Ltd.
13450-102 Ave.
Suite 2300
Surrey BC
Canada V3T 5X3
Tel 604 596 0391

1:1250 @ 11"x17"
Proposed Parkway Road

Highland Drive

Proposed Parkway Road

West Smiling Creek

Daylighting and Urban Nature Trail Concept Plan

PATH / CREEK DAYLIGHTING CONCEPTUAL DETAIL

JULY 2017

(SUBJECT TO REVIEW BY PARKS, RECREATION & CULTURE & DEVELOPMENT SERVICES)
Section A
LOTS 54 & 42

Section B
LOTS 58 & 44

PRELIMINARY TYPICAL LOT PROFILES
STAIRS, REFER TO SHEET L5.

RETAINING WALL, REFER TO SHEET L5.

CEDAR FENCE BY BUILDER

NOTES:
- LANDSCAPING IS CONCEPTUAL
NOTES:
• LANDSCAPE IS CONCEPTUAL
Katsura Maple Tree to be Retained
BYLAW NO. 4736, 2017

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 and amending Bylaws, in accordance with the Local Government Act, R.S.B.C., 1996, c 323;

NOW THEREFORE, the Council of the City of Coquitlam in open meeting 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. 4736, 2017”.

2. Schedule “B” to the Northeast Coquitlam Area Plan and Schedule “A” to the Smiling Creek Neighbourhood Plan shall be amended as follows:


READ A FIRST TIME (_ of 9 votes in the affirmative) this 31st day of , 2017.

CONSIDERED AT PUBLIC HEARING day of , 2017.

READ A SECOND TIME (_ of 9 votes in the affirmative) this day of , 2017.

READ A THIRD TIME (_ of 9 votes in the affirmative) this day of , 2017.

GIVEN FOURTH AND FINAL READING (_ of 9 votes in the affirmative) and the Seal of the Corporation affixed this day of , 2017.

_________________________________________ MAYOR

_________________________________________ CLERK
SCHEDULE 'A' TO
BYLAW 4736, 2017

NOT TO SCALE

LARGE VILLAGE
SINGLE FAMILY

ENVIRONMENTALLY
SENSITIVE AREA

SMALL VILLAGE
SINGLE FAMILY

LARGE
SINGLE
FAMILY
BYLAW NO. 4737, 2017

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

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

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

1. Name of Bylaw
   This Bylaw may be cited for all purposes as the "City of Coquitlam Zoning Amendment Bylaw No. 4737, 2017".

2. Schedule "A" to Bylaw No. 3000, 1996 shall be amended as follows:
   The property within the area outlined in black on the map attached hereto and marked "Schedule 'A' to Bylaw 4737, 2017", shall be rezoned from
   (These properties are situated at 1435, 1445 & 1455 Argyle Street and 3475, 3485, 3490, 3495, 3501 and 3505 Highland Drive and is legally described as "Lots 16 – 23 & 31 Section 18 Township 40 New Westminster District Plan 64880; PID Nos. 000-859-974, 003-477-983, 003-477-941, 002-842-092, 003-478-009, 001-533-070, 000-644-382, 000-644-404 & 000-644-412").

READ A FIRST TIME this 31st day of July, 2017.
CONSIDERED AT PUBLIC HEARING this day of ,
READ A SECOND TIME this day of ,
READ A THIRD TIME this day of ,
GIVEN FOURTH AND FINAL READING and the Seal of the Corporation affixed this day of ,

______________________________________ MAYOR

______________________________________ CLERK

File #: 08-3360-20/15 107532 RZ/1 Doc #: 2672037.v1