

Community & Intergovernmental Committee Regular Agenda

Heritage Room, 3rd Floor City Hall, 2580 Shaughnessy Street, Port Coquitlam, BC
Tuesday, May 8, 2018
Time: 5:45 p.m.

1. CALL TO ORDER

2. ADOPTION OF THE AGENDA

2.1 Adoption of the Agenda
Recommendation:

That the May 8, 2018, Regular Community & Intergovernmental Committee Meeting Agenda be adopted as circulated.

3. REPORTS

3.1 Coquitlam OCP Amendment
Recommendation:

That Community and Intergovernmental Committee direct staff to send a letter to advise the City of Coquitlam that the City of Port Coquitlam wishes to ensure future developments in the City of Coquitlam are designed to mitigate the potential impacts of development through a collaborative process that helps ensure appropriate stormwater management practices to avoid downstream or watershed impacts and delivery of an integrated transportation network accommodating increased traffic volumes.

4. ADJOURNMENT

4.1 Adjournment of the Meeting
Recommendation:

That the May 8, 2018, Regular Community & Intergovernmental Committee Meeting be adjourned.

RECOMMENDATION:

That Community and Intergovernmental Committee direct staff to send a letter to advise the City of Coquitlam that the City of Port Coquitlam wishes to ensure future developments in the City of Coquitlam are designed to mitigate the potential impacts of development through a collaborative process that helps ensure appropriate stormwater management practices to avoid downstream or watershed impacts and delivery of an integrated transportation network accommodating increased traffic volumes.

PREVIOUS COUNCIL/COMMITTEE ACTION

None

REPORT SUMMARY

The City of Coquitlam process for applications to amend the City's Official Community Plan involves early notification to the City of Port Coquitlam as the subject property adjoins our boundary. The report describes the application to change the designation in the City of Coquitlam's plan from "Open Space" to "Townhousing" to facilitate the use of an area within the BC Hydro Right-of Way for a public pathway and semi-public landscape area. In keeping with the City of Port Coquitlam's previous responses on similar applications, the request for comment provides an opportunity to reiterate our concerns with respect to potential impacts of the development.

BACKGROUND

The City of Coquitlam has submitted the attached request for comment on an application to amend its Community-wide Official Community Plan. As illustrated in the City's attached submission, the proposal is to redesignate a portion of a property that includes a BC Hydro right-of-way corridor from its current designation, Open Space, to the proposed designation, Townhousing Residential. The intent of the amendment is to allow for the area within the right-of-way to be used for pedestrian paths and landscaping associated with a townhouse development. Information posted by the City of Coquitlam on its website indicates it has a pre-application to rezone two lots from the City's single family zoning, RS-2, to its RT-2 townhouse zone with the intent that the consolidated property would be developed for a 24-unit townhouse development.

DISCUSSION

This request is similar to the requests previously considered by Committee and/or Council for sites in the City of Coquitlam located at 3552 and 3553 Victoria Drive and also proposed for townhouse developments. In consideration of these applications, Committee and/or Council adopted a resolution to advise the City of Coquitlam as follows:

"That the City of Port Coquitlam wishes to ensure future developments in the City of Coquitlam are designed to mitigate the potential impacts of development through a collaborative process that helps ensure appropriate stormwater management practices to

avoid downstream or watershed impacts and delivery of an integrated transportation network accommodating increased traffic volumes.”

The reports for those applications explained that the City of Port Coquitlam is concerned that the amendments would support a higher number of units on the sites, resulting in increased traffic on Port Coquitlam roads and issues with downstream and watershed impacts resulting from increased runoff. Council and staff have further discussed these issues with the City of Coquitlam and appreciates it is taking steps to address the concerns, including monitoring of storm water and working with the City of Port Coquitlam in developing transportation plans. The purpose of the recommendation of this report is to reiterate the importance of seeing these issues addressed.

FINANCIAL IMPLICATIONS

None

OPTIONS

(Check = Staff Recommendation)

#	Description
1 	Committee may authorize staff to send a letter to the City of Coquitlam to convey the City of Port Coquitlam’s concerns with respect to the future development.
2	Committee may determine that it wishes to forward this report to Council to provide that Council, rather than staff, would send the letter to the City of Coquitlam to convey the City of Port Coquitlam’s concerns with respect to the future development recognizing that the City of Coquitlam has requested comments be received by May 15th, 2018..
3	Committee may request additional information or consultation with the City of Coquitlam prior to providing any comment.
4	Committee may determine that it does not wish to provide a response to the request for comment on the proposed application.

ATTACHMENTS

Attachment #1: 2018-04-24 City of Coquitlam Letter



April 24, 2018
 Our file: 08-3360-20/17 160759 OC/1
 Doc #: 2932701.v1

Gabryel Joseph
 Corporate Officer
 City of Port Coquitlam
 2580 Shaughnessy Street
 Port Coquitlam, BC V3C 2A8

Dear Mr. Joseph:

RE: Public Consultation Opportunity – Application for Amendment to the Citywide Official Community Plan (CWOCP) – 3495, 3505 and 3515 Baycrest Avenue

The City has received an application to amend the *Citywide Official Community Plan (CWOCP)* relating to portions of the properties located at **3495, 3505 and 3515 Baycrest Avenue**, as shown on the attached map.

The application proposes a redesignation of portions of the subject properties from Open Space to Townhousing. If approved, the application would facilitate the use of the land area that falls within the BC Hydro Right-of-Way for a proposed public pathway and semi-public landscape area under the RT-2 Townhouse Zoning. The CWOCP amendment does not change the number of townhouse units proposed for the properties at 3495, 3505, 3515, 3525 and 3535 Baycrest Avenue.

In accordance with provisions of the *Local Government Act*, Council must provide one or more opportunities in addition to a Public Hearing to consult with persons, organizations and authorities it considers will be affected by the application. Given that the subject property borders your municipality, you are now being invited to provide input to Council on this application.

Please submit your comments in writing by **Tuesday, May 15, 2018** to the City Clerk's Office in one of the following ways:

- By email: clerks@coquitlam.ca
- Fax: 604-927-3015
- Mail: City Clerk's Office, City Hall, 3000 Guildford Way, Coquitlam, BC, V3B 7N2

- In person at City Hall, 3000 Guildford Way at the City Clerk's Office during the hours of 8:00 a.m. to 5:00 p.m. from Monday to Friday excluding statutory holidays (Telephone: 604-927-3010)

A comment sheet has been attached for convenience.

Additional information about this application can be accessed by:

- Visiting the Planning and Development Department at 3000 Guildford Way, Coquitlam, BC, during the hours of 8:00 a.m. to 5:00 p.m. from Monday to Friday excluding statutory holidays; or
- Calling Darlene Cheveldeaw, Planning and Development Department, at 604-927-3435; or
- Emailing Darlene Cheveldeaw, Planning and Development Department, at dcheveldeaw@coquitlam.ca.

Should Council decide to approve this application going to a Public Hearing, notification for the hearing will be completed in accordance with the *Local Government Act*.

Yours truly,



Sean O'Melinn
Legislative Services Manager

c - Planning and Development Department

Attachment:

1. Map with proposed land use changes
2. Comment Sheet

From "Open Space"
to "Townhousing"

3561 Gislason

MITCHELL STREET

1290

GISLASON AVENUE

3481

3487

3495

3505

3515

3525

35

BAYCREST AVENUE

3482

1250

MITCHELL STREET

3500

3520

1245



NOT TO SCALE



Subject Property
(3495, 3505 & 3515 Baycrest Avenue)

Coquitlam

