

April 18, 2017

Our file: 16 116015 RZ/1

Doc #: 2571590.v1

To: City Manager
From: Director Development Services

Subject: **Discharge Land Use Contract - 585 Austin Avenue Bylaw No. 4763 and Zoning Amendment Bylaw No. 4748, 2017 (16 113385 RZ) to permit development of two residential towers at 585 Austin Avenue**

For: **Council**

Name of Applicant:	Anthem Properties Group
Address of Properties:	585 Austin Avenue
Present OCP Designation:	High Density Residential
Proposed OCP Designation:	No Change
Present Zoning:	Land Use Contract – 585 Austin Avenue / RS-1 One-Family Residential
Proposed Zoning:	RM-6 Multi-storey High Density Apartment Residential
Proposed Development:	379 units in two market residential towers (Tower A has 173 units/23-storeys while Tower B has 206 units/28-storeys).

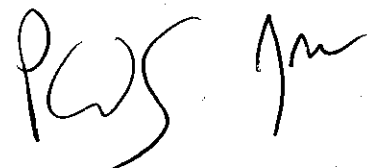
Recommendation:

That Council:

1. Give first reading to *City of Coquitlam Bylaw No. 4763, 2017 – Discharge Land Use Contract – 585 Austin Avenue*;
2. Give first reading to *City of Coquitlam Zoning Amendment Bylaw No. 4748, 2017*;
3. Refer *Bylaws No.4763, 2017 and 4748, 2017* to Public Hearing;
4. Instruct staff to complete the following items prior to Council's consideration of fourth reading, should Council grant second and third readings to the Bylaws:
 - a. Submission of a subdivision plan to accommodate road widening to the satisfaction of the Approving Officer;
 - b. Registration of a utility statutory right-of-way in favour of the City;
 - c. Provision of appropriate securities for the construction of the Multi-Use Pathway;
 - d. Registration of a Restrictive Covenant to restrict the sale of the Guest Suite located in Tower B; and
 - e. Work with the applicant to further refine the design as per the comments identified in this report.

Report Purpose:

This report presents for Council's consideration an application to discharge Land Use Contract – 585 Austin Avenue and rezone 585 Austin Avenue from RS-1 One-Family Residential to RM-6 Multi-Storey High Density Apartment Residential to permit development of two high-rise residential buildings with a combined maximum floor area ratio (FAR) of 4.0.



Strategic Goal:

This application supports the corporate objectives of strengthening neighbourhoods by providing housing choices.

Executive Summary:

The applicant is proposing to discharge LUC-585 Austin Avenue and rezone 585 Austin Avenue from RS-1 One-Family Residential to RM-6 Multi-Storey High Density Apartment Residential to permit development of 379 units in two market residential towers. The project will provide a landscaped frontage to create a visual connection between the adjacent Brookmere Park and golf course and improve the pedestrian realm. A Multi-Use Pathway (MUP) will be constructed along the Austin Avenue frontage for the site and Brookmere Park.

Background:

Site and Context:

The subject site is:

- 0.81 hectares (2.0 acres) in size with frontage on Austin Avenue;
- Surrounded to the west by Brookmere Park and to the north and east by the Vancouver Golf Club;
- Located within the Transit-Oriented Development Strategy (TDS) “Shoulder” area of the Lougheed SkyTrain station;
- Mostly flat on its northern half with an east to west slope on the southern half (range of 1-3m/3-10ft). A berm ranging in height from 1m/3ft to approximately 6.5m/12ft and running north from Austin Avenue is located immediately off-site in Brookmere Park to the west; and
- Currently occupied by a strata-townhouse complex with 58-units.

Table 1: Subject Lands and Adjacent Property Characteristics

Location	Existing Land Uses	Zone(s)	Adopted Lougheed Neighbourhood Plan OCP Land Use Designation(s)
Subject Lands	58-units in a low rise residential townhouse strata building with an underground parkade	Land Use Contract (LUC – 585 Austin Avenue) Underlying zone: RS-1 One-Family Residential	High Density Apartment Residential
North	Vancouver Golf Club	P-3 Special Recreation	Extensive Recreation
West	Brookmere Park	P-1 Civic Institutional	Parks and Recreation
East	Vancouver Golf Club	P-3 Special Recreation	Extensive Recreation
South	Single-family residential	RS-1 One-Family Residential RS-3 One-Family Residential	Townhousing, Medium Density Apartment Residential

Note: Corresponding maps included as Attachment 1 and 2.

Draft Burquitlam Lougheed Neighbourhood Plan (BLNP) proposed land uses are shown on Attachment 3.

Discussion/Analysis:

Proposed Development

- The applicant is proposing to construct 379-units in two market residential towers. Tower A is 23-storeys with 173 units while Tower B is 28-storeys with 206 units.
- The proposed density is a FAR of 4.0 (32,517 m²/350,009 ft²) with 1.82 in Tower A (14,778 m²/159,068 ft²) and 2.18 in Tower B (17,739 m²/190,941 ft²).
- A summary of project statistics is provided in Attachment 4 while the site plan is included as Attachment 5.

Official Community Plan (OCP)

Lougheed Neighbourhood Plan (2002)

The subject site is located within the Lougheed Neighbourhood Plan (LNP) area and designated High Density Apartment Residential. The proposed development complies with the general policy direction in this plan by locating higher densities within a 10-15 minute walk of the Lougheed SkyTrain station and creating a more positive public realm through pedestrian-oriented design.

Transit-Oriented Development Strategy (2012)

- The TDS was adopted in 2012 to guide new development along the Evergreen Line corridor and maximize opportunities for high quality development in station areas.
- The proposed development falls within the 'Shoulder' area (approximately 700m/2300ft from the SkyTrain station) and is consistent with the direction in this plan.
- Once adopted, the Burquitlam Lougheed Neighbourhood Plan (discussed below) will replace the TDS as the guiding policy framework for areas adjacent to the Lougheed and Burquitlam stations.

Burquitlam Lougheed Neighbourhood Plan (Update in Process)

The City is in Phase 3 of the Burquitlam Lougheed Neighbourhood Plan (BLNP) process. It is anticipated that the BLNP will be brought forward for Council's consideration and approval later this spring and that final adoption of this rezoning bylaw will be after the BLNP is approved.

The proposed development is consistent with the proposed 'High Density Apartment Residential' land use designation (Attachment 3) and aligns with a number of policies in the draft BLNP. The proposed development:

- Locates higher density residential development near the SkyTrain;
- Provides a mix of unit sizes including larger family-size units;
- Constructs a portion of the Citywide Greenway running along Austin Avenue; and
- Fosters sustainability through design features.

Design Proposal and Review:***Site Planning and Layout*** (Attachments 5, 6a-d, 7, 8a-b and 9)

- The site is surrounded on three sides by green spaces (Brookmere Park to the west and the Vancouver Golf Club to the north and east). The project builds on this context with significant onsite landscaping to bring a 'Towers in the Park' feeling to this project (Attachment 7).
- The site contains two towers located 25 m/82 ft. apart, a one-storey stand-alone amenity building, and a central auto-court.
- The ground level units and amenity building are designed to provide passive surveillance of Brookmere Park and the outdoor onsite amenity spaces.
- Reflecting the site's unique context, the Austin Avenue frontage is treated with landscaping to form a visual connection between the golf course and park while still creating a positive pedestrian experience (Attachment 9).
- The towers, auto-court, and amenity building sit on the podium level. The grade change between the podium and the street level is addressed through a series of terraced gardens with retaining walls (maximum 1.2 m/4ft high) and sloping lawns with vegetated beds.

Building Design & Massing (Attachments 5, 6a-d, 8a-b)

- The proposed buildings apply a west coast aesthetic with modern clean materials including significant glass and a strong concrete grid. The grid gives a three storey expression to the base and makes the towers appear more slender.
- The two towers and amenity building apply the same architectural language while still incorporating significant variations in the treatment of the facades. When viewed from different directions, the same elevation is not repeated on the other buildings.
- Towers are characterized by a mix of vertical and horizontal planes broken up by different architectural elements like frames and material colours.
- Towers vary in height by approximately 15m /50ft with architectural features added to reinforce the height difference.
- The design of the amenity building complements the buildings and natural landscape by also incorporating timber columns and wood screens into the design.

Site Access & Circulation (Attachments 5 and 7)

- Vehicle access to the site is from Austin Avenue with parkade access off the western side of the central auto-court.
- The auto-court accommodates two loading spaces (one per tower), emergency vehicle turnaround, and passenger pick-up and drop-off (no parking).
- There are four pedestrian access points to the site: two off of Austin Avenue and two leading into Brookmere Park.
- Covered and/or landscaped walkways connect the different buildings and amenity features.

Design Proposal and Review: cont'd/

Site Access & Circulation (Attachments 5 and 7) cont'd/

- The applicant will construct a MUP (Citywide Greenway in the draft BLP) of approximately 150m/490ft length along the Austin Avenue frontage for both the subject site and for Brookmere Park.

Open Space and Landscaping (Attachments 7 and 9)

Reflecting the 'Towers in the Park' concept, landscaping is a significant component of this project.

Onsite landscaping components include:

- A mix of native, adaptable, and ornamental trees and shrubs utilizing the 'right plant, right place' design approach;
- A green roof on the amenity building;
- Terraced gardens and vegetated retaining walls to address grade changes;
- Use of overhead pergola structures to mark pathways and pathway entrances;
- Contrasting bands of paving materials in the auto-court to create a more attractive open space (complements the gravel maintenance pathways on the amenity building green roof); and
- Outdoor ornamental water features adjacent to lobby entrances.

Also, the applicant is working with Parks, Recreation, and Culture staff to ensure the site's interface with Brookmere Park aligns with the direction in the planned park improvements. This includes removing invasive species, planting replacement trees/understorey vegetation, and coordinating the pedestrian and MUP connections between the site and the adjacent north-south park trail.

Parking

- The project proposes a total of 576 parking spaces in 3.5 floors of underground parking.
- The project exceeds all Zoning Bylaw parking requirements (Table 2).
- No Transportation Demand Management measures are required.
- The combined small car parking ratio is approximately 24% (30% maximum is permitted under the Zoning Bylaw).
- Twelve electric vehicle spaces with charging stations are provided supporting green transportation.
- Each unit has 2 long-term bicycle parking spaces (1.25 spaces required).

Table 2: Summary of Parking Statistics

Parking Category	Required	Proposed
Residential Spaces	463	500
Visitor Spaces	76	76
Long-Term Bicycle	472	758
Short-Term Bicycle	12	12

Design Proposal and Review: cont'd/***Amenity Space*** (Attachments 4, 5, and 7)

- The project exceeds the amenity space requirements for both towers. A combined 1895 m²/20,398 ft² is required with 2045 m²/22,012 ft² proposed.
- Approximately three-quarters of amenity space is outdoor space.
- The stand-alone 358m²/3851ft² amenity building has an area for a gym and social lounge with a kitchen. It is surrounded by outdoor seating/eating areas which provide passive surveillance of Brookmere Park and the on-site children's play area.
- A guest suite accessible to residents of both towers is provided in Tower B. A Restrictive Covenant preventing the sale of this unit will be a condition of final adoption of the rezoning bylaw.

Unit Mix (Attachment 4, Table 4)

- The proposed project includes a range of 1-bedroom to 3-bedroom plus den units.
- Unit sizes range from 49m²-172m² (526ft²-1847ft²).
- Approximately three-quarters of the units are 2-bedrooms or larger.
- 55 units have 3-bedrooms (the majority also include a den).
- The developer will not place any rental restrictions on these units.

Further Design Considerations

The building design and landscaping will be further developed through the detailed Development Permit application with specific emphasis on the following:

- Further design development of the children's play area;
- Further design enhancement of the auto-court and building materials/treatment of exposed portions of the parking structure; and,
- Location and landscaping of the required BC Hydro infrastructure along the Austin Avenue frontage.

Public Consultation:***Applicant Information Meetings***

At the recommendation of staff, the applicant hosted an open house regarding the proposed development on February 28, 2017. This session was a drop-in format with information boards and informal discussions with project staff. A member of City staff attended as an observer and to respond to any process questions. The applicant completed a mail-out to all properties within 100-metres of the project site (540 letters). Approximately 20-30 people attended the open house with four comment forms received. Generally attendees were looking for more information about the project. Concerns raised at the open house are discussed below. The applicant's responses to these concerns are noted as follow (*staff comments in italics*):

Public Consultation: cont'd/

Applicant Information Meetings cont'd/

1) Increase in traffic:

- A Transportation Study was completed by a consultant to assess the impact of the project on the adjacent road network. The findings confirmed no significant impact on Austin Avenue based on anticipated usage patterns.
- The project encourages other forms of transportation, i.e., it is located within walking distance to the SkyTrain and along a corridor with frequent bus service, a MUP along the site/Brookmere Park will be installed, and 2-bicycle spaces/unit will be provided.

As the draft BLNP is implemented over time, additional street segments will be built to support the density envisioned in the Plan. Moreover, Austin Avenue is a designated Arterial Road in the City's road network and will handle the anticipated traffic. The applicant is supporting other modes of transportation through the MUP and bicycle parking. The project includes a 4.8m (15.7ft) road dedication along Austin Avenue to support planned transportation improvements in this area.

2) Loss of privacy/concern about overlook:

- The single family homes in the area are located across Austin Avenue and not immediately adjacent to the project. Tower A, which is closest to Austin Avenue, is shorter (23-storeys) and is setback from the proposed property line by 13.5 m/45 ft. which is significantly more than the required setback (4.5 m/15 ft.). Landscaping will help act as a privacy buffer between the lower units of Tower A and the homes across Austin Avenue.

Staff agrees that the applicant has made an effort to reduce the impact of the tower overlook through larger than required setbacks along Austin Avenue. Based on the draft BLNP, higher densities are anticipated on the south side of Austin Avenue west of Guilby Street.

In addition to the open house, the applicant also made presentations at the Oakdale Community Association, the Burquitlam Community Association, and the Vancouver Golf Club.

Servicing Concept and Frontage Improvements:

The proposed development will be required to:

- Dedicate 4.8m/15.7ft to widen Austin Avenue and construct a MUP along the Austin Avenue frontage through to the western edge of Brookmere Park);
- Underground all overhead and other off-site utilities along the Austin Avenue frontage, including the installation of a Vista switch which will also support future redevelopment in this area;

Servicing Concept and Frontage Improvements: cont'd/

- Update the Austin Avenue frontage as per the Burquitlam Lougheed Streetscape Standards (under review); and
- Construct the MUP along the site's Austin Avenue frontage through to the western property line of Brookmere Park.

There is an existing utility SRW (stormwater drainage) on the site which will be discharged and re-registered to reflect the revised location of this infrastructure based on the detailed design drawings.

Development Permit:

The applicant has submitted a companion application for a Development Permit, which is currently being reviewed. The Development Permit will be substantially in compliance with the design drawings described and attached to this report. Should the OCP and rezoning bylaws advance to fourth reading, staff will bring the Development Permit application forward to Council for consideration at that time. Staff will continue to work with the applicant to refine the design and landscaping as outlined above.

Bylaw Nos. 4763, 2017 and 4748, 2017:

Bylaw No. 4763, 2017 – Discharge Land Use Contract – 585 Austin Avenue (Attachment 10) has been prepared for Council's consideration. LUC - 585 Austin Avenue was a contract entered into between the original land developer (H.A. Roberts Group Ltd.) and the City in 1976 addressing the developments rights of the subject property. Adoption of Bylaw No.4763, 2017 would discharge this contract agreement. The future development rights of this property will be determined through the rezoning, development permit, and subdivision applications associated with the current application.

Zoning Amendment Bylaw No. 4748, 2017 (Attachment 11) has been prepared for Council's consideration. Adoption of Bylaw No. 4748, 2017 would amend the Zoning Bylaw to rezone the site from RS-1 One-Family Residential to RM-6 Multi-storey High Density Apartment Residential as shown on Schedule 'A' to Bylaw No.4748, 2017.

Financial Implications:

There are no immediate financial impacts with this report, though the applicant has voluntarily agreed to provide a community amenity contribution and the proposed development which will generate density bonus contributions towards public amenities. Additional funds will be generated through Development Cost Charges.

Conclusion:

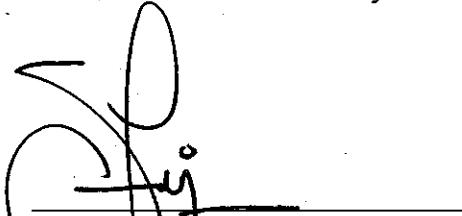
Staff supports the proposed discharge of LUC – 585 Austin Avenue and the rezoning amendment for the following reasons:

- Aligns with the intent of a number of OCP policy objectives and is consistent with the draft BLNP;

Conclusion: cont'd/

- Includes a mix of unit sizes including a significant number of family-size units;
- Creates a vibrant landscaped frontage improving the pedestrian realm; and
- Constructs a MUP along the site through to the western edge of Brookmere Park.

Staff recommends that Council give first reading to Bylaw Nos. 4763, 2017 and 4748, 2017 and refer the bylaws to Public Hearing.

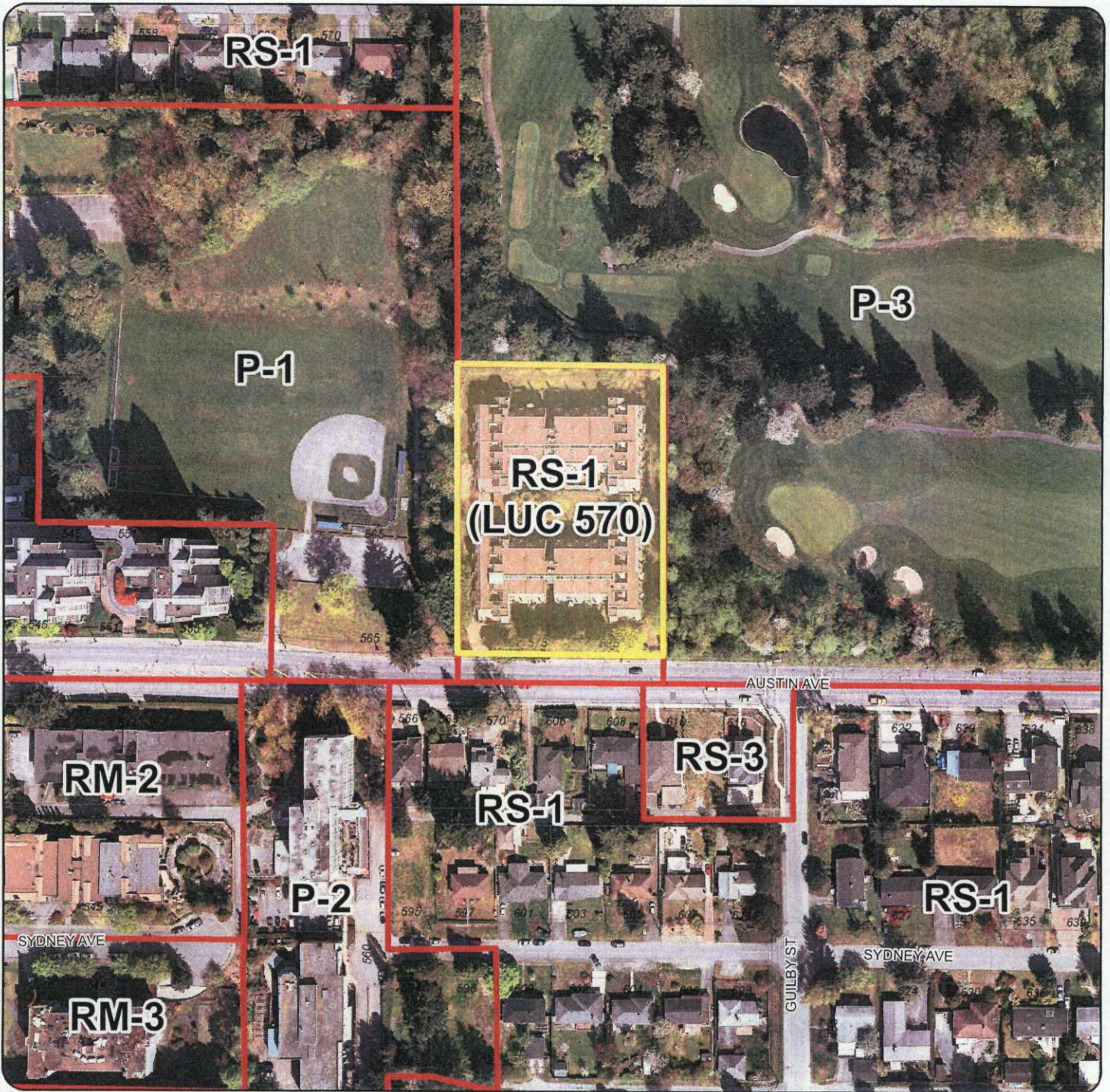


George Fujii, MCIP, RPP
AN/ss/ms

Attachments:

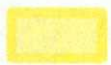
1. Location and Adjacent Zoning (Doc# 2579412v.1)
2. Existing OCP Land Use Designations (Doc# 2579415v.1)
3. Draft BLNP Considerations (Doc# 2579414v.1)
4. Development Data Sheet (Doc# 2571509v.1)
5. Site Plan (Doc# 2579411v.1, p.3)
6. Building Elevations (6a-6d) (Doc# 2579407v.1, pp.44-47)
7. Landscape Plan (Doc# 2579404, v.1, p.1)
8. Perspectives (8a-8b) (Doc# 2579407v.1, pp.52-53)
9. Illustrative Landscape Plan Sections (Doc# 2579404, v.1, p.8)
10. Bylaw No. 4763, 2017 - Discharge Land Use Contract – 585 Austin Avenue (Doc#2581463v.1 & 2581589v.1)
11. Zoning Amendment Bylaw No.4748, 2017 (Doc# 2578436v.1 & 2579416v.1)


This report was prepared by Amber Nicol, Development Planner and reviewed by George Fujii, Director Development Services.

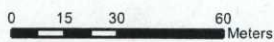


LOCATION AND ADJACENT ZONING



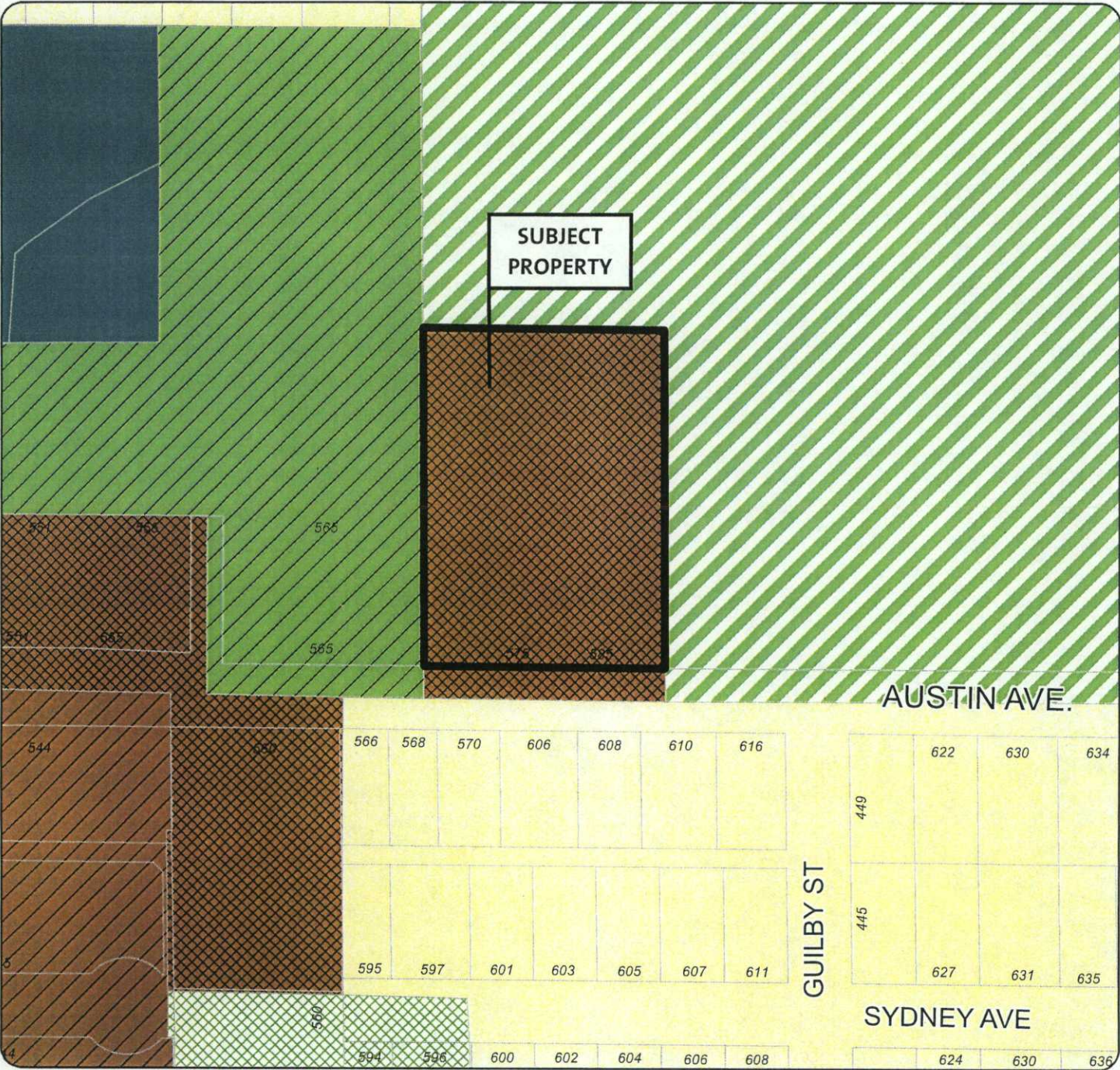
 585 Austin Ave.

 Zoning Boundary










Application No.: 16 113385 RZ
Map Date: 4/11/2017

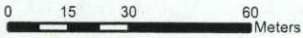




EXISTING OCP LAND USE DESIGNATIONS

-  High Density Apartment Residential
-  Medium Density Apartment Residential
-  One Family Residential
-  Civic and Major Institutional
-  Parks and Recreation
-  Extensive Recreation
-  School

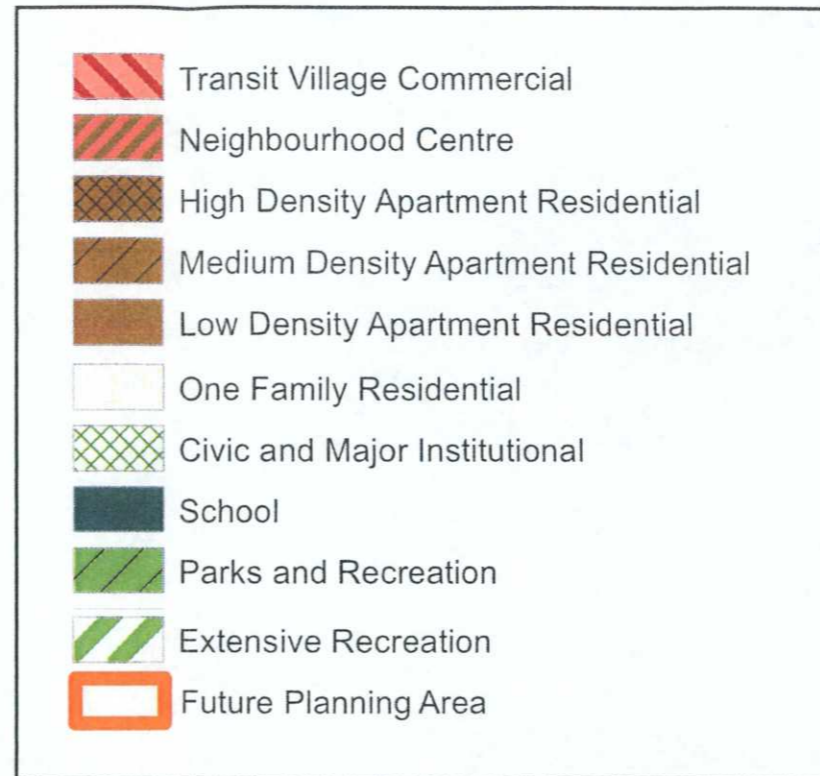
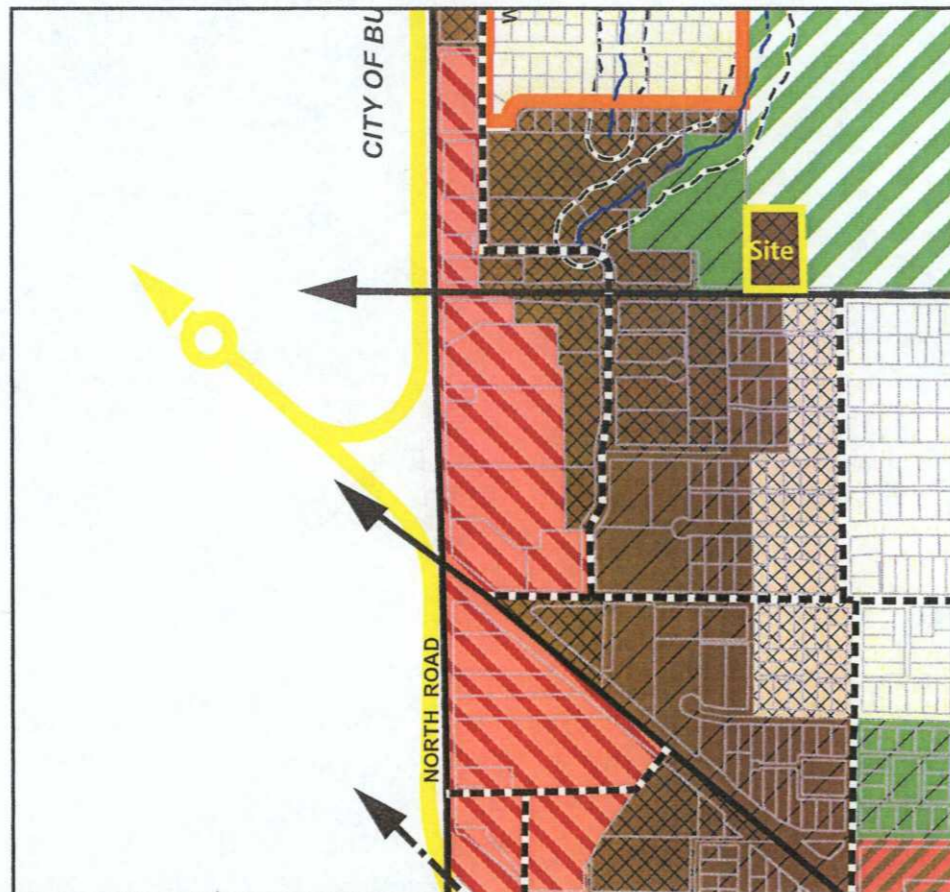
Application No.: 16 113385 RZ
 Map Date: 4/11/2017



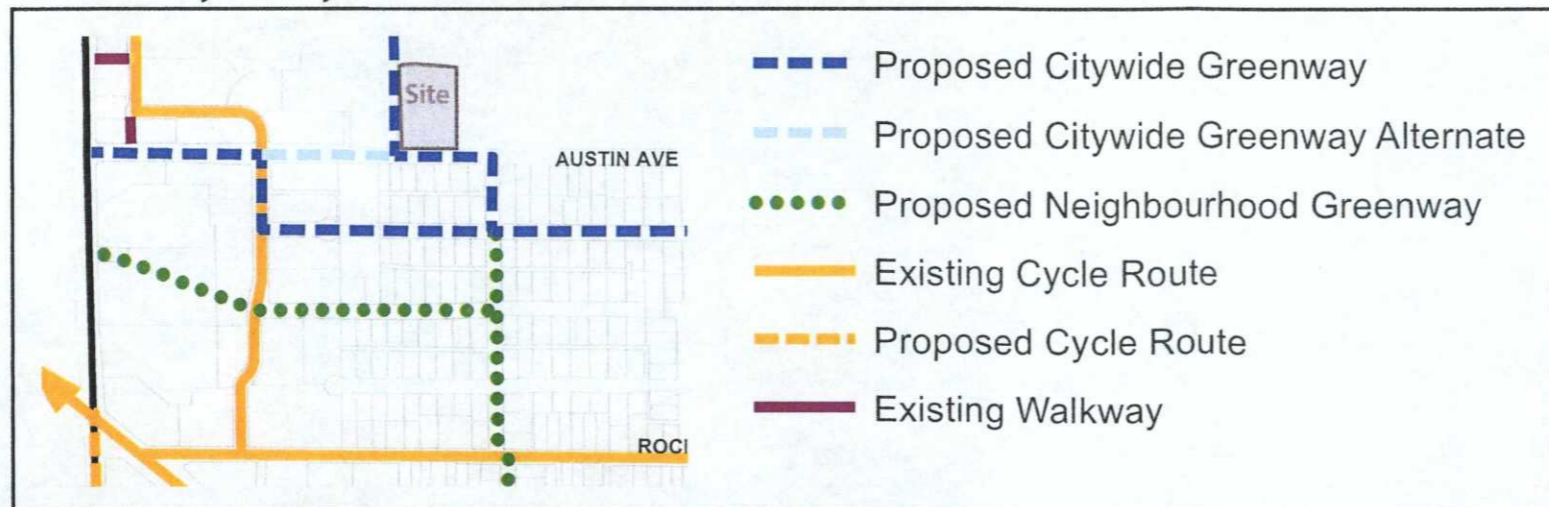
Burquitlam Lougheed Neighbourhood Plan Considerations

DRAFT - March 2017

Land Use Designations



Greenways & Cycle Routes



Attachment 4 Development Application Data Sheet

Application No.: 16 113385 RZ / 16 113392 DP / 17 135797 SD

Site Address: 585 Austin Avenue

Development Proposal: The applicant is proposing to rezone 585 Austin Avenue from RS-1 One-Family Residential Density to RM-6 Multi-Storey High Density Apartment Residential to permit development of two market residential towers with 379 units: one 23-storey tower with 173 units and one 28-storey tower with 206 units.

Table 1: Land Uses

Land Uses	Existing	Proposed
Land Uses	58 strata townhouse units	Two market residential towers Tower A: 173 units/23 storeys Tower B: 206 units/28 storeys
CWOC Designation	High Density Apartment Residential	High Density Apartment Residential
Zoning	RS-1 One-Family Residential	RM-6 Multi-Storey High Density Apartment Residential

Table 2: Lot Area/Coverage, Setbacks, and Building Height

Bylaw Component	Required	Proposed	Variance
Lot Area	Bylaw Min. 1,100 m ² (11,840 ft ²)	Gross: 8,129 m ² (87,502 ft ²) Net: 7,793m ² (83,883 ft ²)	No
Lot coverage	Max. 90 %	39%	No
Setbacks			
Front	Min. 4.5 m	13.5 m (main building)	No
Side (east lot line)	Min. 6.0 m	6.0 m (main building) 5.5 m (balcony projection)	No
Side (west lot line)	Min. 6.0 m	7.4 m	No
Rear	Min. 6.0 m	6.0 m	No
Building Height	No maximum	Tower A = 23 storeys Tower B = 28 storeys	N/A

Table 3: Density

Density	Tower A	Tower B	Combined Site
Gross Floor Area Bylaw max. 4.0 FAR 32,517 m ² /350,011 ft ²	1.82 FAR 14,778 m ² /159,068 ft ²	2.18 FAR 17,739 m ² /190,941 ft ²	4.0 FAR 32,517 m ² /350,009 ft ²

Table 4: Unit Details

Unit Type	Tower A	Tower B	Combined	Unit Size Range
1-brm	44 units	48 units	92 units (24%)	49 - 55m ² /526 - 597ft ²
1-brm + den.	21 units	26 units	47 units (12%)	60 - 65m ² / 651 - 696ft ²
2-brm	63 units	78 units	141 units (37%)	70 - 94m ² /767 - 1016ft ²
2-brm + den	20 units	24 units	44 units (12%)	83 - 86m ² /897 - 922ft ²
3-brm	2 units	3 units	5 units (1%)	103 - 161m ² /1104-1735ft ²
3-brm + den	23 units	27 units	50 units (13%)	106 - 172m ² /1137 - 1847ft ²
Total Units	173 units	206 units	379 units	N/A

Table 5: Parking

Parking Category	Required	Proposed (1 parking garage serves both towers)	Variance
Residential Spaces	Tower A = 211 Tower B = 252 Combined = 463	Provided = 500	No
Visitor Spaces	Tower A = 35 Tower B = 41 Combined = 76	Provided = 76	No
Long-term Bicycle	Tower A = 216 Tower B = 256 Combined = 472	Provided = 758	No
Short-term Bicycle	Tower A = 6 Tower B = 6	Tower A = 6 Tower B = 6	No
Notes: 12 parking spaces are for electric vehicles and 7 accessible spaces are provided.			

Table 6: Amenity Space

Amenity Space	Required	Proposed	Variance
All amenity spaces are accessible to all residents	Tower A = 865 m ² /9311 ft ² Tower B = 1030 m ² /11,087ft ² Combined = 1895 m ² /20,398 ft ²	Indoor = 521 m ² /5,608 ft ² Outdoor = 1524 m ² /16,404 ft ² Combined = 2045 m ² /22,012 ft ²	No

PROPERTIES
SUITE 300-550 BURRARD STREET
VANCOUVER BC V6C 2B5



COPYRIGHT
Any reproduction or distribution for any purpose other than authorized by IB Group Architects (Canada) Inc. without the prior written consent of IB Group Architects (Canada) Inc. shall be prohibited. IB Group Architects (Canada) Inc. shall be responsible for all dimensions and conditions on the site and IB Group shall be relieved of any obligations from the consequences and conditions shown on this drawing. Once drawings shall be submitted to the City for approval before proceeding with construction.
COPYRIGHT © 2013 IB GROUP

NO.	DATE	DESCRIPTION
1	2017-01-31	ISSUED FOR RZ
2	2016-07-22	ISSUED FOR RZ & CP

NO.	DATE	APPR.	DESCRIPTION
REVISIONS			

NO.	DATE	APPR.	DESCRIPTION
REVISIONS			

NO.	DATE	APPR.	DESCRIPTION
REVISIONS			

NO.	DATE	APPR.	DESCRIPTION
REVISIONS			

NO.	DATE	APPR.	DESCRIPTION
REVISIONS			

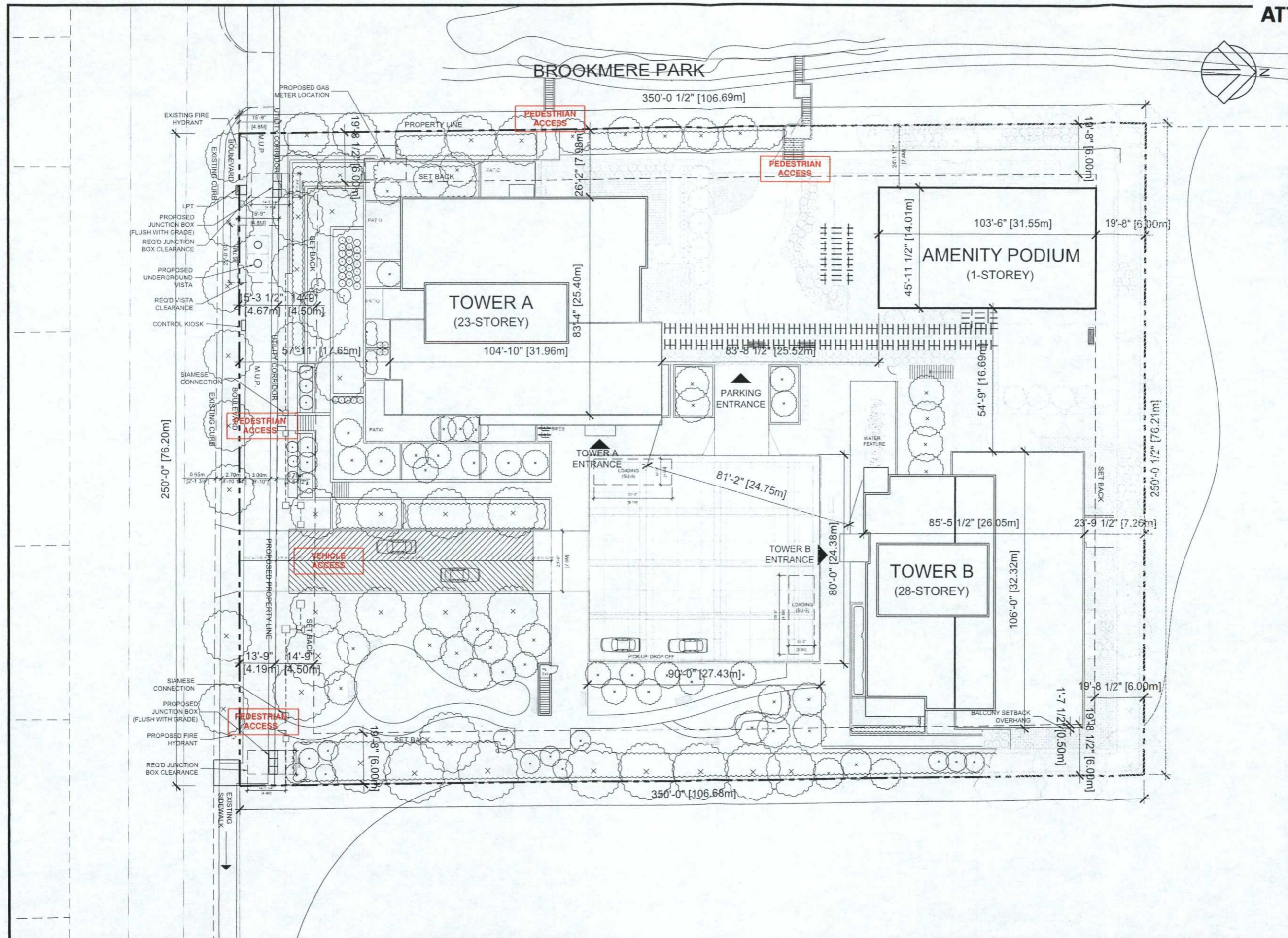
NO.	DATE	APPR.	DESCRIPTION
REVISIONS			

NO.	DATE	APPR.	DESCRIPTION
REVISIONS			

NO.	DATE	APPR.	DESCRIPTION
REVISIONS			

NO.	DATE	APPR.	DESCRIPTION
REVISIONS			

NO.	DATE	APPR.	DESCRIPTION
REVISIONS			



ATTACHMENT 6a

MATERIAL LEGEND

- 1 Vision Glass
- 2 Dark Spandrel Glass
- 3 Light Spandrel Glass
- 4 Aluminum Mullion Silver
- 5 Aluminum Mullion Charcoal Gray
- 7 Painted Concrete Light Tone
- 8 Painted Concrete Dark Tone
- 9 Metal Panel

PROPERTIES
SUITE 300-550 BURRARD STREET
VANCOUVER BC V6C 2B5



COPYRIGHT: Any reproduction or distribution for any purpose other than authorized by the Group is prohibited. Where dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job and the Group shall be informed of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to the Group for approval before proceeding with fabrication.

COPYRIGHT © 2013 IBI GROUP

NO.	DATE	APPR.	DESCRIPTION
3	2017-03-29		REISSUED FOR RZ
2	2017-09-31		REISSUED FOR RZ
1	2016-07-22		ISSUED FOR RZ & DP

ISSUES

NO.	DATE	APPR.	DESCRIPTION

REVISIONS

NO.	DATE	APPR.	DESCRIPTION

SEAL

SUB-CONSULTANT

PRIME CONSULTANT
IBI GROUP ARCHITECTS (CANADA) INC.
700 - 1285 West Pender Street
Vancouver BC, V6E 4B1 Canada
Tel: 604 583 8737 Fax: 604 583 9432
ibigroup.com

PROJECT TITLE
AUSTIN
585 AUSTIN AVENUE COQUITLAM

PROJECT NO: 39917
DRAWN BY: User
CHK'D BY: User
SCALE: 1/16"=1'-0"
DATE: 16/05/17

SHEET TITLE
SOUTH ELEVATION

SHEET NUMBER
A2.01
1 OF 1

NOT FOR CONSTRUCTION



IBI GROUP ARCHITECTS (CANADA) INC. 700 - 1285 WEST PENDER STREET VANCOUVER BC V6E 4B1 CANADA TEL: 604 583 8737 FAX: 604 583 9432 IBIGROUP.COM
 PROJECT NO: 39917
 DRAWN BY: USER
 CHK'D BY: USER
 SCALE: 1/16"=1'-0"
 DATE: 16/05/17
 SHEET TITLE: SOUTH ELEVATION
 SHEET NUMBER: A2.01
 1 OF 1
 NOT FOR CONSTRUCTION

ATTACHMENT 6b

PROPERTIES
SUITE 300-550 BURRARD STREET
VANCOUVER BC V6C 2B5



COPYRIGHT:
Any reproduction or distribution for any purpose other than authorized by IBI Group is forbidden. Vertical dimensions shall have precedence over horizontal dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the site and IBI Group shall be informed of any variations from the dimensions and conditions shown on the drawings. Shop drawings shall be submitted to IBI Group for approval before proceeding with fabrication.
COPYRIGHT © 2019 IBI GROUP

NO.	DATE	APPR.	DESCRIPTION
3	2017-03-29		REISSUED FOR RZ
2	2017-01-31		REISSUED FOR RZ
1	2016-07-22		ISSUED FOR RZ & DP

NO.	DATE	APPR.	DESCRIPTION
ISSUES			

NO.	DATE	APPR.	DESCRIPTION
REVISIONS			

NO.	DATE	APPR.	DESCRIPTION
SUB-CONSULTANT			

NO.	DATE	APPR.	DESCRIPTION
PRIME CONSULTANT			

PROJECT TITLE	AUSTIN 585 AUSTIN AVENUE COQUITLAM
PROJECT NO.	39917
DRAWN BY:	User
CHK'D BY:	User
SCALE:	1/16"=1'-0"
DATE:	16/07/22

SHEET TITLE	WEST ELEVATION
SHEET NUMBER	A2.02
REV	-----

SHEET NUMBER	A2.02
REV	-----
NOT FOR CONSTRUCTION	

MATERIAL LEGEND

1	Vision Glass
2	Dark Spandrel Glass
3	Light Spandrel Glass
4	Aluminum Mullion Silver
5	Aluminum Mullion Charcoal Gray
7	Painted Concrete Light Tone
8	Painted Concrete Dark Tone
9	Metal Panel



T.O. APP. 547.31'
ROOF 528.67'
LEVEL 28 518.20'
LEVEL 27 507.33'
LEVEL 26 497.67'
LEVEL 25 488.00'
LEVEL 24 478.33'
LEVEL 23 468.67'
LEVEL 22 459.00'
LEVEL 21 449.33'
LEVEL 20 439.67'
LEVEL 19 430.00'
LEVEL 18 420.33'
LEVEL 17 410.67'
LEVEL 16 401.00'
LEVEL 15 391.33'
LEVEL 14 381.67'
LEVEL 13 372.00'
LEVEL 12 362.33'
LEVEL 11 352.67'
LEVEL 10 343.00'
LEVEL 09 333.33'
LEVEL 08 323.67'
LEVEL 07 314.00'
LEVEL 06 304.33'
LEVEL 05 294.67'
LEVEL 04 285.00'
LEVEL 03 275.33'
LEVEL 02 265.67'
LEVEL 01 256.00'

T.O. APP. 495.21'
ROOF 483.33'
LEVEL 23 469.67'
LEVEL 22 459.00'
LEVEL 21 449.33'
LEVEL 20 439.67'
LEVEL 19 430.00'
LEVEL 18 420.33'
LEVEL 17 410.67'
LEVEL 16 401.00'
LEVEL 15 391.33'
LEVEL 14 381.67'
LEVEL 13 372.00'
LEVEL 12 362.33'
LEVEL 11 352.67'
LEVEL 10 343.00'
LEVEL 9 333.33'
LEVEL 8 323.67'
LEVEL 7 314.00'
LEVEL 6 304.33'
LEVEL 5 294.67'
LEVEL 4 285.00'
LEVEL 3 275.33'
LEVEL 2 265.67'
LEVEL 1 256.00'

201.3' MEASURED FROM BASE POINT TO TOP OF APPEARANCE
272.7' MEASURED FROM BASE POINT TO TOP OF LAST OCCUPIED LEVEL

40'-1 1/4" EQUIVALENT STOREY DIFFERENCE

442.2' MEASURED FROM BASE POINT TO TOP OF APPEARANCE
294.3' MEASURED FROM BASE POINT TO TOP OF LAST OCCUPIED LEVEL



PROJECT TITLE
SUITE 300-550 BURRARD STREET
VANCOUVER BC V6C 2B5



COPYRIGHT:
Any reproduction or distribution for any purpose other than authorized by IBI Group is forbidden. IBI Group and its affiliates shall have precedence over all other dimensions and conditions on the drawings and shall be responsible for any variations from the dimensions and conditions shown on the drawings. Shop drawings shall be submitted to IBI Group for approval before proceeding with fabrication.
COPYRIGHT © 2013 IBI GROUP

NO.	DATE	DESCRIPTION
3	2017-03-29	REISSUED FOR RZ
2	2017-01-31	REISSUED FOR RZ
1	2016-07-22	ISSUED FOR RZ & DP

ISSUES

NO.	DATE	APPR.	DESCRIPTION

REVISIONS

NO.	DATE	APPR.	DESCRIPTION

SEAL

SUB-CONSULTANT

PRIME CONSULTANT

IBI IBI GROUP ARCHITECTS (CANADA) INC.
700 - 1285 West Pender Street
Vancouver BC V6E 4B1 Canada
tel 604 683 8797 fax 604 683 0432
ibigroup.com

PROJECT TITLE
AUSTIN
585 AUSTIN AVENUE COQUITLAM

PROJECT NO: 39917
DRAWN BY: User
CHK'D BY: User
SCALE: 1/16"=1'-0"
DATE: 16/07/22

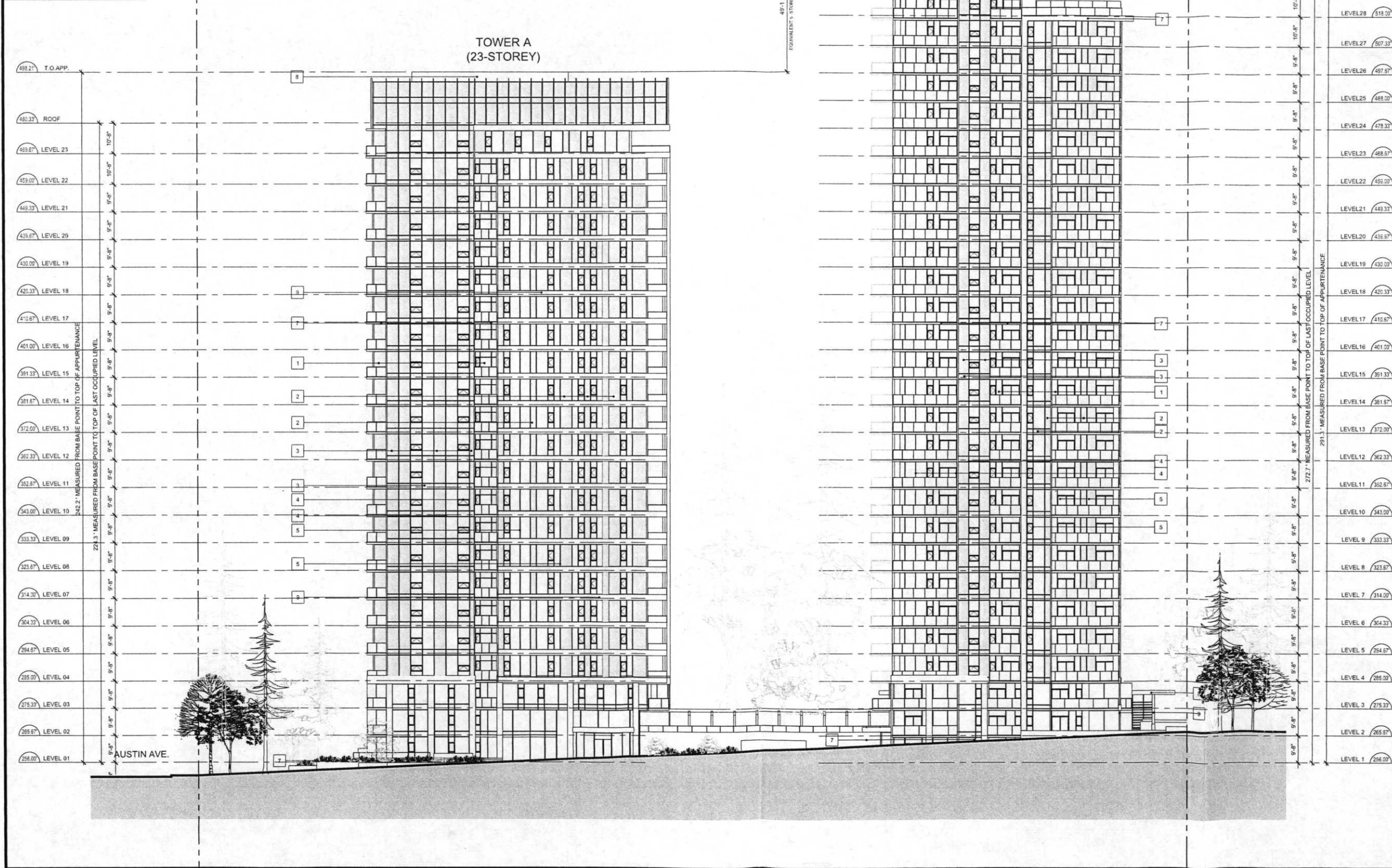
SHEET TITLE
EAST ELEVATION

SHEET NUMBER
A2.03
1 OF 1

NOT FOR CONSTRUCTION

MATERIAL LEGEND

1	Vision Glass
2	Dark Spandrel Glass
3	Light Spandrel Glass
4	Aluminum Mullion Silver
5	Aluminum Mullion Charcoal Gray
7	Painted Concrete Light Tone
8	Painted Concrete Dark Tone
9	Metal Panel



LEVEL	ELEVATION
T.O. APP.	547.31'
ROOF	528.87'
LEVEL 28	518.20'
LEVEL 27	507.33'
LEVEL 26	497.87'
LEVEL 25	488.00'
LEVEL 24	478.33'
LEVEL 23	468.87'
LEVEL 22	459.00'
LEVEL 21	449.33'
LEVEL 20	439.87'
LEVEL 19	430.00'
LEVEL 18	420.33'
LEVEL 17	410.87'
LEVEL 16	401.20'
LEVEL 15	391.33'
LEVEL 14	381.87'
LEVEL 13	372.00'
LEVEL 12	362.33'
LEVEL 11	352.87'
LEVEL 10	343.00'
LEVEL 09	333.33'
LEVEL 08	323.87'
LEVEL 07	314.20'
LEVEL 06	304.33'
LEVEL 05	294.87'
LEVEL 04	285.00'
LEVEL 03	275.33'
LEVEL 02	265.87'
LEVEL 01	256.00'

48'-1 1/4"
EQUIVALENT STOREY DIFFERENCE

272.7' MEASURED FROM BASE POINT TO TOP OF LAST OCCUPIED LEVEL
291.3' MEASURED FROM BASE POINT TO TOP OF APPURTENANCE

ATTACHMENT 6d

MATERIAL LEGEND

1	Vision Glass
2	Dark Spandrel Glass
3	Light Spandrel Glass
4	Aluminum Mullion Silver
5	Aluminum Mullion Charcoal Gray
7	Painted Concrete Light Tone
8	Painted Concrete Dark Tone
9	Metal Panel

SUITE 300-550 BURRARD STREET
VANCOUVER BC V6C 2B5



COPYRIGHT
Any reproduction or distribution for any purpose other than authorized by IBI Group is forbidden. Neither dimensions nor level elevations are to be used for construction without the approval of IBI Group. IBI Group shall be responsible for any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to IBI Group for approval before proceeding with fabrication.

Copyright © 2019 IBI GROUP

NO.	DATE	APPR.	DESCRIPTION
3	2017-03-29		REISSUED FOR RZ
2	2017-01-31		REISSUED FOR RZ
1	2016-07-22		ISSUED FOR RZ & DP

ISSUES

NO.	DATE	APPR.	DESCRIPTION

REVISIONS

NO.	DATE	APPR.	DESCRIPTION

SEAL

--	--

SUB-CONSULTANT

--

PRIME CONSULTANT

IBI	IBI GROUP ARCHITECTS (CANADA) INC. 700 - 1285 West Pender Street Vancouver BC V6E 4R1 Canada Tel 604 683 8797 fax 604 683 0452 ibigroup.com
------------	--

PROJECT TITLE

AUSTIN 585 AUSTIN AVENUE COQUITLAM
--

PROJECT NO:	39917
DRAWN BY:	User
CHKD BY:	User
SCALE:	1/16"=1'-0"
DATE:	16/07/22

SHEET TITLE

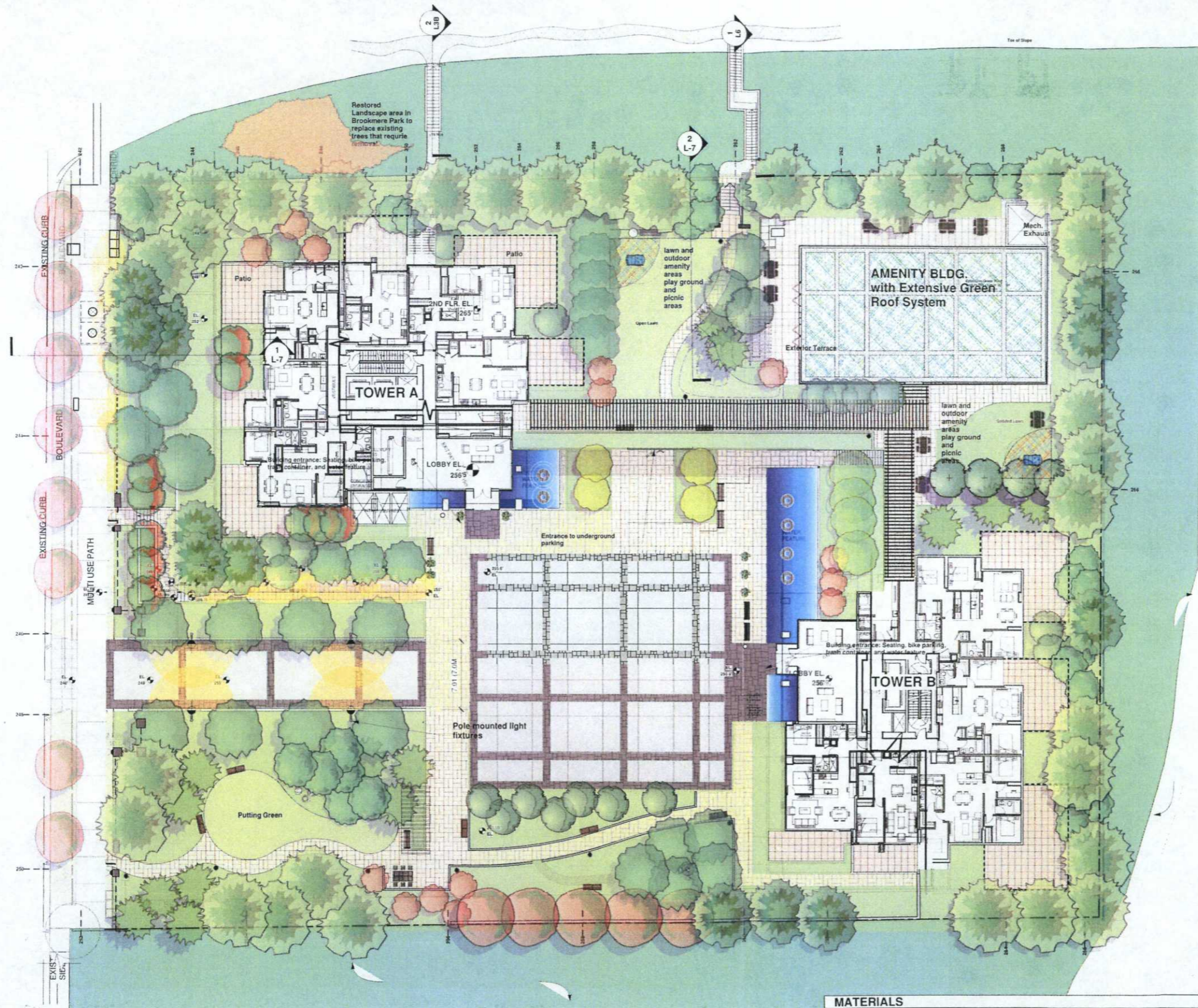
NORTH ELEVATION	
SHEET NUMBER A2.04 1 OF 1	REV -----

NOT FOR CONSTRUCTION



File Location: C:\Users\j.dunlop\Documents\Projects\Austin\A2.dwg
 Plot Date: 2022-07-16 10:11:11 AM by Mike Gagnier

AUSTIN AVE.



Water Feature - Reflecting pool



Water Feature - Jets for White noise



Contrasting Bands of Paving at Autocourt: See L1 for Layout, L3 for details



Extensive Green Roof

MATERIALS			
	4" deep Saw Cut, Broom-finished Reinforced Concrete. Colour: Davis Western Gold S944. For off-site works and driveways, see Civil and Architecture.		Non-netted Sand-based sod.
	Abbotsford Concrete Hydro-pressed slab: Texada paver in Desert Sand See detail 1 L4		Gravel Strip. See detail 7 L4
	Abbotsford Concrete Hydro-pressed slab: Texada paver in Charcoal See detail 1 L4		PIP concrete wall
	Rinox Concrete Paver: Zuko Grande. Colour: Beige Oka		6" metal picket fence. 10 L4
	Rinox modular pavers- Style: Avila Sabrina. Colour: Ash Charcoal.		3" metal picket fence. 9 L4
	Privacy Screen See Arch. Drawgs.		Picnic Table- See L3 for image
	Bench as noted on drawing, see Cut-Sheet on L-3		Maglin Bike Rack, see Cut Sheet on L-3
	Bench-MLB570 Series as noted on drawing, see Cut-Sheet on L-3		Maglin Trash Bin. See details-L3
	Step Light See L3 for details		Pole Mounted Light Standard. See L3 for details
	Low Level Bollard Light See L3 for details		

Mar 28, 2017	for review
Feb 14, 2017	Adjusted outdoor amenity areas
Mar 13, 2017	Added Vista Switch
Feb 23, 2017	Adjusted outdoor amenity areas
Jan 31, 2017	RZ -Resubmission
Jan 19, 2017	for Review
Nov 29, 2016	RZ -Resubmission
Nov 3, 2016	RZ Resubmission
July 29 2016	For DP / RZ submission
July 19, 2016	For Review
May 31 2016	For Review

Revisions
 Jonathan Losee Ltd.
 Landscape Architecture

1002 16th W. 2nd Ave.
 Vancouver, B.C. V6J 1K3
 PH: 604 699 1200
 Email: info@jonathanlosee.com

Project:
Residential Development
 585 Austin Avenue
 Coquitlam, B.C.

Sheet Title:
Landscape Plan

Scale:
 Date: May, 2016
 Project No: 2016-25

L-1

ATTACHMENT 8a

SUITE 300-550 BURRARD STREET
VANCOUVER BC V6C 2B5



COPYRIGHT
Any reproduction or distribution for any purpose other than authorized by IBI Group is forbidden. IBI Group and its affiliates shall have no liability for any errors or omissions. Construction of all work and the responsibility for all dimensions and conditions on the site and all other work shall be performed in accordance with the drawings and conditions of the contract. IBI Group shall be held liable for any errors or omissions on the drawings. IBI Group shall be held liable for any errors or omissions on the drawings before proceeding with construction.
© IBI Group 2017

NO.	DATE	DESCRIPTION
2	2017-01-31	ISSUED FOR RC
1	2016-07-22	ISSUED FOR RZ & DP

NO.	DATE	APPR	DESCRIPTION
REVISIONS			

NO.	DATE	APPR	DESCRIPTION
REVISIONS			

SCALE

SUB CONSULTANT

PRIME CONSULTANT
IBI IBI GROUP ARCHITECTS (CANADA) INC.
702 - 1285 West Pender Street
Vancouver BC V6E 4B1 Canada
tel 604 683 8757 fax 604 583 0492
ibigroup.com

PROJECT TITLE
AUSTIN
585 AUSTIN AVENUE COQUITLAM

PROJECT NO. 39917
DRAWN BY User
CHKD BY User
SCALE
DATE 16/05/17

SHEET TITLE
PERSPECTIVES

SHEET NUMBER
A5.01a
1 OF 1

NOT FOR CONSTRUCTION



RENDERING: LOOKING WEST



RENDERING: LOOKING NORTH

The trees are shown for illustrative purposes only, giving the general feeling of the development and context. Generally the height of the trees shown are relatively in keeping with trees in the neighbourhood. Some are smaller, others taller; while the planting shown on the project site depicts the landscape architect's vision for how trees would look once they reach maturity

SUITE 300-550 BARRARD STREET
 VANCOUVER BC V6C 2B5



COPYRIGHT
 Any reproduction or distribution for any purpose other than authorized by IBI Group is forbidden. IBI Group is not responsible for any errors or omissions in these drawings. IBI Group shall be held responsible for all dimensions and conditions at the site and IBI Group shall be notified of any variations from the dimensions and conditions shown on this drawing. (Shop drawings shall be submitted to IBI Group for approval before proceeding with construction.)
 COPYRIGHT © 2015 IBI GROUP

NO	DATE	DESCRIPTION
2	2017-01-31	REISSUED FOR RZ
1	2016-07-22	ISSUED FOR RZ & DP

ISSUES

NO	DATE	APPR	DESCRIPTION

REVISIONS

NO	DATE	APPR	DESCRIPTION

REAL

SUB CONSULTANT

PRIME CONSULTANT
 IBI GROUP ARCHITECTS (CANADA) INC.
 702 - 1285 West Pender Street
 Vancouver BC V6E 4B1 Canada
 tel 604 683 8797 fax 604 683 0432
 ibigroup.com

PROJECT TITLE
AUSTIN
 585 AUSTIN AVENUE COQUITLAM

PROJECT NO: 39917
 DRAWN BY: User
 CHK'D BY: User
 SCALE:
 DATE: 16/05/17

SHEET TITLE
PERSPECTIVES

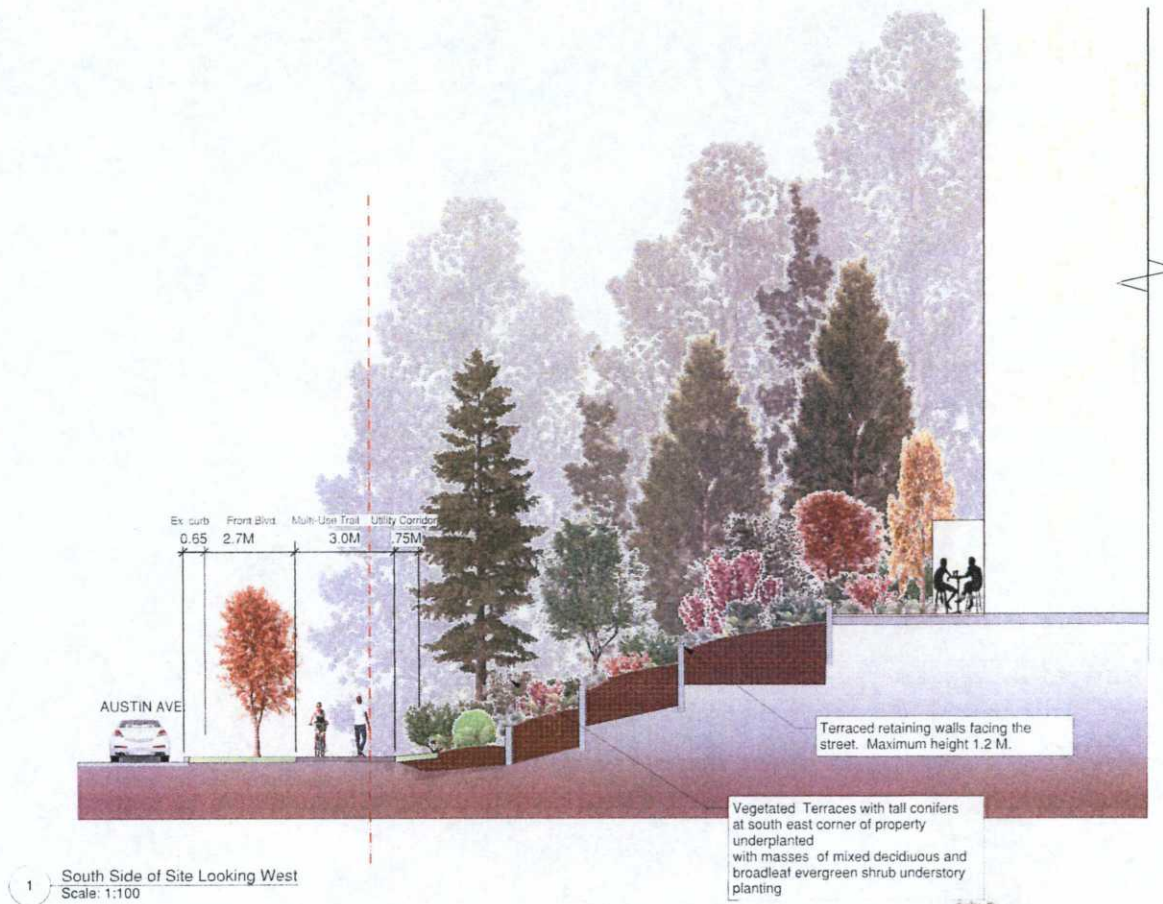
SHEET NUMBER
A5.01b
 1 OF 1

NOT FOR CONSTRUCTION



VIEW FROM PARK LOOKING EAST

The trees are shown for illustrative purposes only, giving the general feeling of the development and context. Generally the height of the trees shown are relatively in keeping with trees in the neighbourhood. Some are smaller, others taller; while the planting shown on the project site depicts the landscape architect's vision for how trees would look once they reach maturity



1 South Side of Site Looking West
Scale: 1:100

Terraced retaining walls facing the street. Maximum height 1.2 M.

Vegetated Terraces with tall conifers at south east corner of property underplanted with masses of mixed deciduous and broadleaf evergreen shrub understory planting

The trees are shown for illustrative purposes only, giving the general feeling of the development and context. Generally the height of the trees shown are relatively in keeping with trees in the neighbourhood. Some are smaller, others taller; while the planting shown on the project site depicts the landscape architect's vision for how trees would look once they reach maturity



2 North Side of Site Looking West
Scale: 1:100

Mar 28, 2017	for review
Feb 14, 2017	Adjusted outdoor amenity areas
Mar 13, 2017	Added Vista Switch
Feb 23, 2017	Adjusted outdoor amenity areas
Jan 31, 2017	RZ-Resubmission
Jan 19, 2017	for Review
Nov 29, 2016	RZ-Resubmission
Nov 3, 2016	RZ Resubmission
July 29 2016	For DP / RZ submission
July 19, 2016	For Review
May 31 2016	For Review

Revisions:

Jonathan Losee Ltd.
Landscape Architecture

2162 - 1661 F St - 2nd Fl.
Vancouver, B.C. V6G 1K2
PH: 604.683.1001
E-mail: jon@jonathanlosee.com

Project
Residential Development
585 Austin Avenue
Coquitlam, B.C.

Sheet Title
Illustrative Sections

Scale: 1:100
Date: May, 2016
Project No: 2016-25

L-7

**BYLAW NO. 4763, 2017**

A bylaw to discharge Land Use Contract – 585 Austin Avenue

WHEREAS:

- A. S. 546(2)(a) of the *Local Government Act* empowers Council to amend and discharge a land use contract by bylaw, with the agreement of the local government and the owner of any parcel that is described in the Bylaw as being covered by the amendment;
- B. Council and the owners of the certain parcel within Land Use Contract – 585 Austin Avenue have agreed that it is desirable to discharge that certain land use contract as amended between the City of Coquitlam and H.A. Roberts Group Ltd. and registered in the Land Title Office on June 29, 1976 under registration M58301 in respect of the parcel legally described as:

Strata Lots 1-58, DL5, Group 1, NWD, Strata Plan NW698 (585 Austin Avenue) and shown on Schedule "A";
- C. The owners of the parcel described in Schedule "A" have executed and delivered agreements to the City to discharge Land Use Contract – 585 Austin Avenue;

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

1. This Bylaw may be cited for all purposes as the "Bylaw No. 4763, 2017 – Discharge Land Use Contract- 585 Austin Avenue".
2. The City of Coquitlam is hereby authorized to enter into agreements with the owners of the parcel described in Schedule "A", attached to and forming part of this Bylaw, to discharge Land Use Contract – 585 Austin Avenue from this parcel. The Mayor and City Clerk are hereby further authorized to execute and affix the corporate seal to such agreements, and to execute and deliver whether under the corporate seal of the City or otherwise, all such documents and instruments as are necessary or desirable to give effect to the agreements and effect all necessary registrations in the Land Title Office.
3. The Land Use Contract – 585 Austin Avenue is hereby discharged from the parcel described in Schedule "A" pursuant to the agreements with the owners of this parcel.
4. If any section or phrase of this Bylaw is, for any reason, held to be invalid by the decision of any court of competent jurisdiction, the decision shall not affect the validity of the remaining portions of this Bylaw.

READ A FIRST TIME this day of , 2017.

CONSIDERED AT PUBLIC HEARING this day of , 2017.

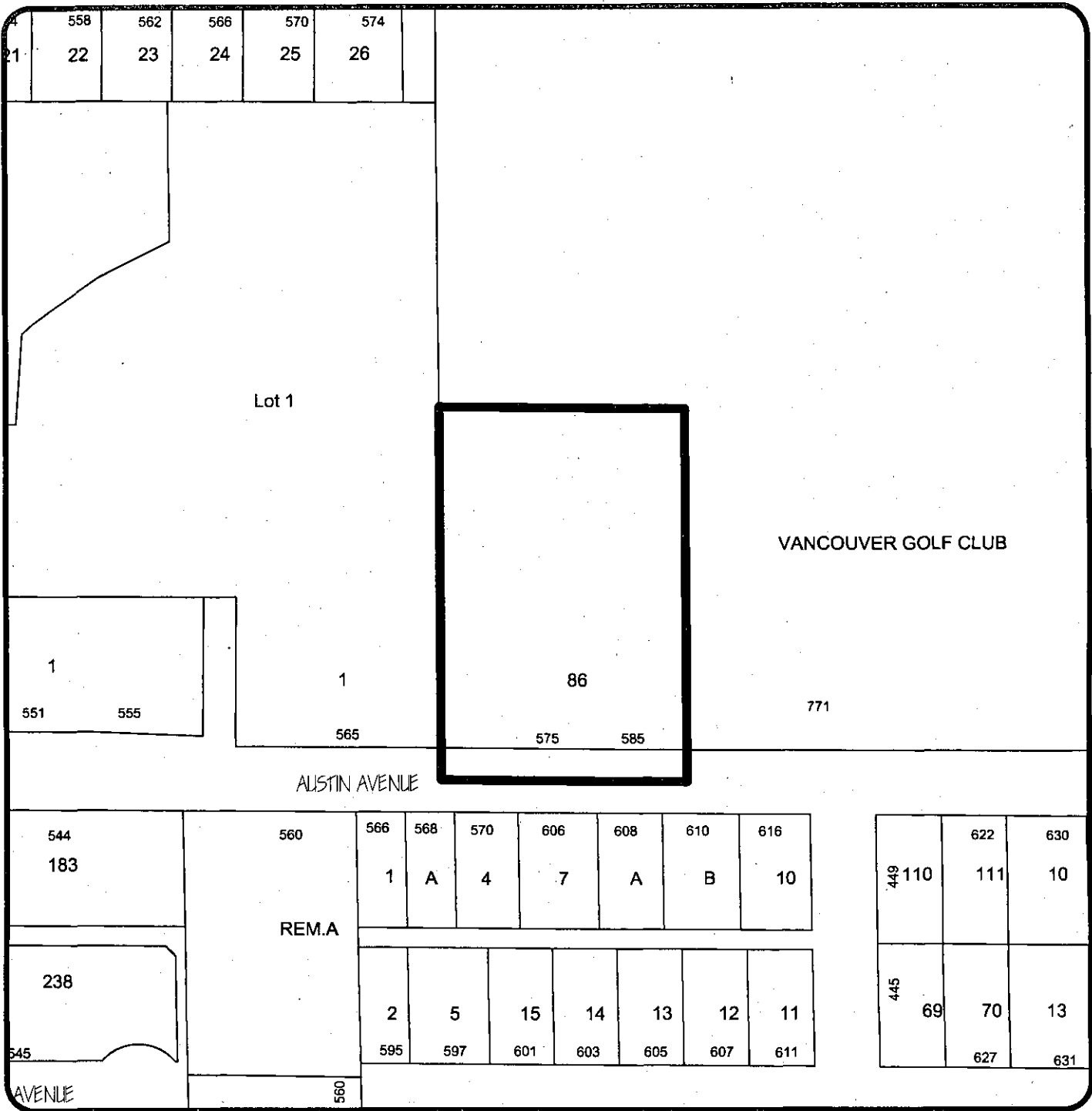
READ A SECOND TIME this day of , 2017.

READ A THIRD TIME this day of , 2017.

GIVEN FOURTH AND FINAL READING and the Seal of the Corporation affixed this
day of , 2017.

_____ MAYOR

_____ CLERK



SCHEDULE 'A' TO BYLAW 4763, 2017





BYLAW NO. 4748, 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. 4748, 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 4748, 2017" shall be rezoned from RS-1 One-Family Residential to RM-6 Multi-Storey High Density Apartment Residential. |

(This property is situated at 585 Austin Avenue and is legally described as: Strata Lots 1-58, DL 5, Group 1, NWD Strata Plan NW698).

READ A FIRST TIME this _____ day of _____, 2017.

CONSIDERED AT PUBLIC HEARING this _____ day of _____, 2017.

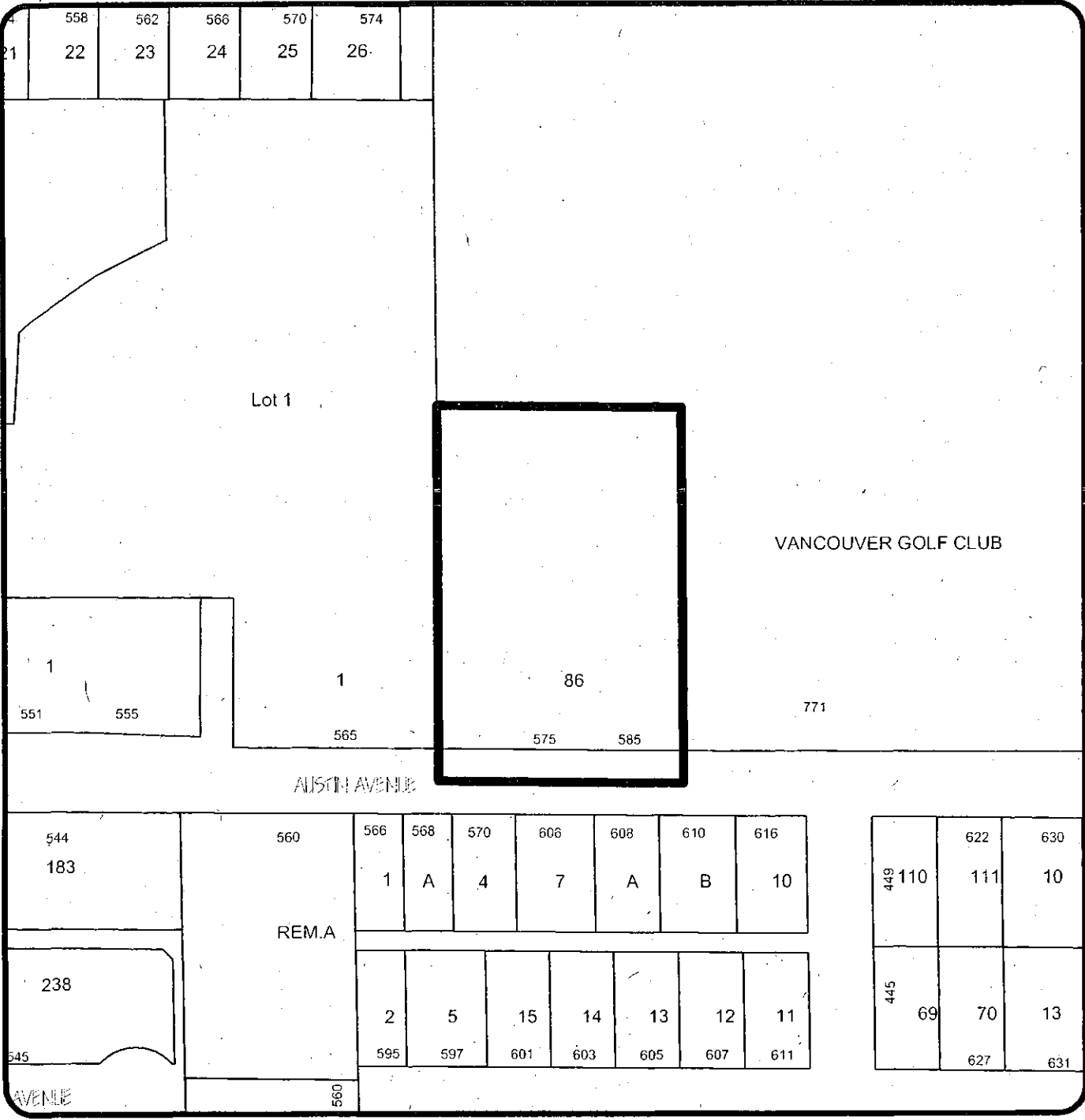
READ A SECOND TIME this _____ day of _____, 2017.

READ A THIRD TIME this _____ day of _____, 2017.

GIVEN FOURTH AND FINAL READING and the Seal of the Corporation affixed this _____ day of _____, 2017.

_____ MAYOR

_____ CLERK



NOT TO SCALE

SCHEDULE 'A' TO BYLAW 4748, 2017

