

CITY OF PORT COQUITLAM

OFFICIAL COMMUNITY PLAN AMENDMENT BYLAW, 2020

Bylaw No. 4161

Whereas an Official Community Plan was adopted by the "Official Community Plan Bylaw, 2013, No. 3838"

And whereas an amendment to the Official Community Plan has been prepared and after First Reading of this Bylaw the Council has:

- (a) considered the amendment to the plan in conjunction with the City's financial plan;*
- (b) determined that no applicable waste management plan exists for consideration;*
- (c) determined that sufficient opportunities for consultation on the amendment to the plan have been provided;*
- (d) determined that the amendment to the plan does not affect the City of Coquitlam, District of Pitt Meadows, School District No. 43, the Metro Vancouver Regional District, TransLink, the Kwikwetlem First Nation or the provincial or federal government or their agencies.*

The Council of the Corporation of the City of Port Coquitlam enacts as follows:

1. CITATION

This Bylaw may be cited for all purposes as "Official Community Plan Bylaw, 2013, No. 3838, Amendment Bylaw, 2020, No. 4161".

2. ADMINISTRATION

2.1 That Map 16 of the "Official Community Plan Bylaw, 2013, No. 3838" be amended by applying the land use designation Frequent Transit Development (FTD) to the area of land as shown on Schedule 1, attached to and forming part of this Bylaw.

2.2 That Section 7.6 of the "Official Community Plan Bylaw, 2013, No. 3838" be amended by adding the following section 13 under Policies for Design:

13. Ensure development in an area designated for Frequent Transit Development is transit-oriented and designed in a comprehensive manner through an area planning process to achieve the following:

- a) enhanced pedestrian and cycling oriented streetscape, public realm and connections;
- b) a mid to high-rise building form with a minimum overall building height of six storeys fronting arterial roads and low-rise, ground-oriented building forms fronting local roads;
- c) a mix of land uses including commercial uses fronting arterial roads and multi-family residential uses, including housing that will deliver defined public benefit and a variety of tenures;

- d) compatible transition to and consolidation with adjacent land and uses through land use and appropriate design; and
- e) consolidated vehicular access from an arterial road which is aligned with an existing intersection.

2.3 That Section 8.2 of the “Official Community Plan Bylaw, 2013, No. 3838” be amended by including the following land use designation and description:

“Frequent Transit Development – The Frequent Transit Development designation allows for comprehensive developments with a mix of commercial and attached residential uses located in close proximity to a rapid transit station.

2.4 That Section 8.2 of the “Official Community Plan Bylaw, 2013, No. 3838” be further amended by including ‘Frequent Transit Development’ in the table column headed, “OCP Designations”, and by identifying “CD Comprehensive Development” as a permitted zone within this designation.

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| READ A FIRST TIME this | 11 th day of | February, 2020 |
| READ A SECOND TIME this | 11 th day of | February, 2020 |
| PUBLIC HEARING HELD this | 25 th day of | February, 2020 |

Mayor

Corporate Officer

SCHEDULE 1

