

October 17, 2008

Our file: 08-3360-20/08 004475 RZ/1
2 King Edward Street/1200 United Boulevard
Doc #: 693542

To: City Manager
From: General Manager Planning and Development

Subject: **Citywide Official Community Plan and Zoning Bylaw Amendment Application
08 004475 RZ – 2 King Edward Street and 1200 United Boulevard - Waterfront
Village Centre Neighbourhood (Fraser Mills)**

For: **Council**

Recommendations:

1. That Council receive the report of the General Manager Planning and Development dated October 17, 2008 regarding the Citywide Official Community Plan and Zoning Bylaw amendment application for the Waterfront Village Centre Neighbourhood (Fraser Mills);
2. That Council give first reading to Bylaw No. 3979, 2008 to amend the Citywide Official Community Plan and that the bylaw be referred to Public Hearing;
3. That Council give first reading to Bylaw No. 3980, 2008 to amend the Zoning Bylaw and that the bylaw be referred to Public Hearing;
4. That Council resolve that, if Bylaws 3979, 2008 and 3980, 2008 are adopted by Council, that the waterfront park that forms part of the Waterfront Village Centre Neighbourhood Plan be named "Beedie Park" at the time that it is completed.

Executive Summary:

The Citywide Official Community Plan (CWOCP) was amended by Council in March 2007 by Bylaw No. 3817, 2007 to re-designate the land use on the Fraser Mills site from "Industrial" to "Waterfront Village Centre", including adding a number of policies on the overall vision for the site to help guide the preparation of a Neighbourhood Plan.

The owner of the site – the Beedie Group – subsequently applied for further amendments to the CWOCP and to the Zoning Bylaw to:

- include the Waterfront Village Centre Neighbourhood Plan that is now completed and forms part of Bylaw No. 3979, 2008 into the CWOCP;

Executive Summary: cont'd/

- amend some of the policies in the CWOCP that were added last year by Bylaw No. 3817, 2007 now that further detailed analysis has been completed on how to best create a vibrant mixed-use waterfront community;
- incorporate the Wastech site at 1200 United Boulevard into the Waterfront Village Centre Neighbourhood Plan and change its land use designation from "Industrial" to "Waterfront Village Centre" in the CWOCP;
- create a Development Permit Area and set of development guidelines for the Waterfront Village Centre Neighbourhood in the CWOCP, which are now completed and form part of Bylaw No. 3979, 2008; and
- create a Comprehensive Development zone, the first proposed for Coquitlam, for the Waterfront Village Centre Neighbourhood and incorporate it into the Zoning Bylaw, which is the intent of Bylaw No. 3980, 2008.

There has been extensive consultation with a wide range of stakeholder groups and the general public over the past 18 months as the Fraser Mills Waterfront Village Centre Neighbourhood Plan has been prepared. There have also been a number of technical studies undertaken by the Beedie Group as part of determining how best to plan the neighbourhood and provide significant environmental, economic and social benefits. This includes creating a substantial number of jobs on-site (an estimated 1,500) and helping improve traffic conditions in the vicinity of the site, both of which Council directed that the Beedie Group address in particular.

The results are a plan that will guide the development of a highly urban waterfront neighbourhood that is unlike anything that currently exists in Coquitlam and will be unique even in the Metro Vancouver region. Highlights of the plan for the 36 ha. (89 acre) site include:

- up to 3,700 apartment and townhouse units;
- up to 25,545 sq. m. (275,000 sq. ft) of commercial space;
- an industrial component occupying not less than 6.0 ha. (15 acres) of the site, with industrial floorspace of not less than 54,534 sq. m. (587,000 sq. ft.);
- 6,736 sq. m. (72,500 sq. ft.) of private indoor amenity floorspace;
- a 0.45 ha. (1.1 acre) site for post-secondary education institution use;
- 6.5 ha (16 acres) of parks and open space;

Executive Summary: cont'd/

- a district energy system;
- application of green building designs and technologies;
- floodproofing the site by raising the flood construction elevations and providing appropriate shoreline protection strategies;
- a highly pedestrian-oriented environment, coupled with various Transportation Demand Management strategies to encourage alternatives to private automobile use;
- enhancements to Como Creek and the Fraser River foreshore;
- a Sustainability Checklist to ensure that various environmental, economic and social targets are met.

City staff and the Beedie Group have also negotiated a very significant package of public amenities that, subject to Council approval, will be implemented as development of the Waterfront Village Centre Neighbourhood proceeds. The major elements include the following:

- \$5.0 million for the City's Affordable Housing Fund;
- 185 units of affordable housing onsite;
- \$1.0 million towards pedestrian and cycling improvements on King Edward Street between United Boulevard and Brunette Avenue;
- up to \$5.0 of Transportation DCCs advanced by Beedie towards the City's share of the cost of the Provincial Gateway Program's planned King Edward Street overpass;
- upgrades on United Boulevard and Clipper Avenue, including intersection, pedestrian and other improvements;
- \$500,000 towards Mackin Park upgrades;
- \$250,000 towards a new lacrosse box built anywhere in Coquitlam;
- 233 sq. m. (2,500 sq. ft.) of strata floorspace in Beedie's main private indoor amenity facility, or elsewhere on the site as determined at a later date, to be provided to the City for office and meeting use;
- a 100 m. (330 ft.) pier to be built, owned and maintained by Beedie until completion of Fraser Mills, then turned over to the City along with the waterlot lease and monies collected for maintenance and repair;
- a 1.7 ha. (4.2 acre) riverfront park;
- a waterfront trail along the entire site, with lookouts, boardwalks and other features for pedestrians and cyclists;

Executive Summary: cont'd/

- a pedestrian and cycle crossing of Como Creek to connect with the municipal and regional trail networks;
- designation of a 1.6 acre (0.65 ha.) elementary school site;
- 25% (0.16 ha / 0.4 acres) of the designated school site to be turned over to the City by the Beedie Group for park space if a school is ultimately not constructed at Fraser Mills, with the remainder of the site to be developed by the Beedie Group for commercial use;
- designation of a 0.45 ha. (1.1 acre) parcel for post-secondary education institution use;
- an emergency vehicle crossing of Como Creek that can also be used for pedestrian and cycling, and possibly transit in the long-term;
- preparation of a comprehensive heritage interpretive program, including artifacts and signage, for the entire site; and
- preparation of a comprehensive set of design guidelines to complement the broader guidelines that form part of the proposed Development Permit Area in the CWOCP.

All future financial contributions, except DCC payments, are tied to inflation using the Vancouver Consumer Price Index.

Further details on the contributions are contained in the attached draft Development Agreement between the City and the Beedie Group. The City's solicitors are currently reviewing this draft and there may be minor amendments prior to Council consideration of authorization to execute the agreement, which would occur at the time of final reading of the bylaws.

A Comprehensive Development (CD) zone has been created for the site to accommodate the extensive size of the project and the complex mixed-use nature of the development. This is the first time that a CD zone will have been used in Coquitlam.

Staff recommend that Council give first reading to Bylaws 3979, 2008 and 3980, 2008 and that the bylaws be referred to Public Hearing on October 30, 2008.

Background:

Council adopted Bylaw No. 3817, 2007 at its Regular Meeting on March 5, 2007 to amend the CWOCP for the 33.3 ha (82.4-acre) Fraser Mills site at 2 King Edward Street in southwest Coquitlam. This included re-designating the site from "Industrial" to "Waterfront Village Centre" and adding a number of policies on the overall vision for the site to help guide the preparation of a Neighbourhood Plan.

Background: cont'd/

At this same meeting, Council also approved the Terms of Reference for the preparation of the Waterfront Village Centre Neighbourhood Plan. Since then, the applicant – the Beedie Group – has undertaken extensive studies on a wide range of both policy-level and technical issues to ensure that the vision of a vibrant mixed-use waterfront community is fully achieved on the Fraser Mills site.

The Beedie Group has applied for a number of further CWOCP amendments as part of this process to:

- include the Waterfront Village Centre Neighbourhood Plan that is now completed and attached as part of Bylaw 3979, 2008;
- amend some of the policies that were added to the CWOCP last year now that further detailed analysis has been completed on how to best create a vibrant mixed-use waterfront community;
- incorporate the Wastech site at 1200 United Boulevard into the Waterfront Village Centre Neighbourhood Plan and change its designation from “Industrial” to “Waterfront Village Centre”; and
- create a Development Permit Area and set of development guidelines for the site.

The Beedie Group also applied to amend the City’s Zoning Bylaw to rezone the site from M-1 General Industrial to CD-1 Comprehensive Development 1.

Public Consultation:

There was extensive consultation with stakeholder groups and the general public as part of the initial amendments to change the CWOCP land use designation from “Industrial” to “Waterfront Village Centre”, which occurred in March 2007 when Council adopted Bylaw No. 3817, 2007.

Since then there has been considerably more public consultation by both the City and the Beedie Group, including three Open Houses hosted by the Beedie Group. The Beedie Group has also been keeping surrounding property owners informed of its plans for the Fraser Mill site.

Among the stakeholder groups that have been consulted are TransLink, Provincial Ministry of Transportation and Gateway Program, Fisheries and Oceans Canada, Provincial Ministry of Environment, School District No. 43, City of Surrey, Port Metro Vancouver, Como Watershed Group, Maillardville Revitalization Task Force, and Metro Vancouver.

This included consultation undertaken consistent with Section 879 and other provisions of the *Local Government Act* earlier this year as a result of the Beedie Group applying to bring the 2.8 (7 acre) Wastech site at 1200 United Boulevard

Public Consultation: cont'd/

into its plan and change its CWOCP land use designation from "Industrial" to "Waterfront Village Centre" to match the designation on the rest of the Fraser Mills site. This will bring the total size of the area covered by the Waterfront Village Neighbourhood Plan up from about 33.2 ha (82 acres) to about 36 ha (89 acres).

The results of this Section 879 process were reported to Council at its Regular Meeting on September 8, 2008, where Council directed City staff to continue working with the Beedie Group and stakeholders to finalize the Waterfront Village Centre Neighbourhood Plan, zoning and related documentation so that the CWOCP and zoning amending bylaws could be brought forward to Council for consideration at its Regular Meeting on October 20, 2008.

Waterfront Village Centre Neighbourhood Plan:

The Waterfront Village Centre Neighbourhood Plan now encompasses 36 ha. (89 acre) of land. This includes the 33.2 ha. (82 acres) that were re-designated from "Industrial" to "Waterfront Village Centre" in the CWOCP last year and the 2.8 ha (7 acre) Wastech site that is proposed to be re-designated from "Industrial" to "Waterfront Village Centre" as part of this latest CWOCP amendment. The Wastech site is owned by the City and currently used for a solid waste transfer station, which is expected to be relocated in the next few years once a suitable alternative site is found by Wastech and Metro Vancouver.

The Wastech site is a critical part of the Waterfront Village Centre Neighbourhood because the main north-south retail street at Fraser Mills, from the waterfront to United Boulevard, is designed to run through the eastern portion of the Wastech site.

As a result of both bringing the Wastech site into the Waterfront Village Centre land use designation and further technical analysis by the Beedie Group, several *policy directions already set out in the CWOCP need to be amended, including increasing the maximum amount of commercial and light industrial/business park floorspace.*

There are 16 residential and mixed commercial/residential and 8 light industrial/business park phases (including the post-secondary education institution site) in the plan. The residential, commercial and industrial parcels will be developed concurrently and the Beedie Group estimates that full build-out of Fraser Mills will take 15 - 20 years.

There have been a number of technical studies under taken by the Beedie Group as part of determining how best to plan the neighbourhood and maximize the environmental, economic and social benefits. This includes creating a significant number of jobs on-site (an estimated 1,500) and helping improve traffic conditions in the vicinity of the site.

Waterfront Village Centre Neighbourhood Plan: cont'd/

The results are a plan that will guide the development of a highly urban waterfront neighbourhood that is unlike anything that currently exists in Coquitlam and will be unique even in the Metro Vancouver region. Highlights of the plan include:

- up to 3,700 apartment and town house units in a variety of building forms, including mixed residential/commercial and 13 towers up to 38 storeys in height (one only), with an overall average height of 30 storeys;
- up to 25,545 sq. m. (275,000 sq. ft) of commercial space, including for uses such as retail, grocery, office, food and beverage, artist galleries, and personal services;
- an industrial component occupying not less than 6.0 ha. (15 acres) of the site, with industrial floorspace of not less than 54,534 sq. m. (587,000 sq. ft.) that includes "light industrial/business park" space in buildings of up to five storeys in height;
- 6,736 sq. m. (72,500 sq. ft.) of private indoor amenity floorspace;
- a 0.45 ha. (1.1 acre) site for post-secondary education institution use, with not less than 5,853 sq. m. (63,000 sq. ft.) of floorspace;
- 6.5 ha (16 acres) of parks and open space, including a waterfront trail system, plus a pier extending into the Fraser River;
- a district energy system for space heating and cooling and hot water for all residential and commercial buildings (and an option for industrial tenants);
- application of green building designs and technologies, including a commitment of all residential and commercial buildings conforming to a minimum of LEED Silver level equivalency;
- floodproofing the site by raising the flood construction levels of habitable portions of residences and commercial spaces by an additional 1 m safety factor above the 1:200 year flood level and the incorporation of shoreline protection strategies to protect the site from erosion;
- a highly pedestrian-oriented environment, coupled with various Transportation Demand Management strategies to encourage alternatives to private automobile use;
- enhancements to Como Creek and the Fraser River foreshore, such as the removal of invasive species and the creation of fish and wildlife habitat areas; and
- a Sustainability Checklist to ensure that various environmental, economic and social targets are met.

Waterfront Village Centre Neighbourhood Plan: cont'd/

The entire Waterfront Village Centre is to be designated as a Development Permit Area (DPA) in the CWOCP, which will guide the form and character of development on the site. This DPA and the general guidelines are part of the Waterfront Village Centre Neighbourhood Plan.

In addition to the DPA guidelines, the Beedie Group has committed to preparing a more detailed set of design guidelines (e.g., building design, streetscape/furnishing, pathway treatment details) will be completed within the next six months and registered on title and then subsequently removed as each Development Permit is issued.

Development Agreement:

City staff and the Beedie Group have negotiated a very significant package of public amenities that, subject to Council approval, will be implemented as development of the Waterfront Village Centre Neighbourhood proceeds. The major elements include the following:

- \$5.0 million paid by the Beedie Group to the City's Affordable Housing Fund. This money will be paid in three installments - \$1.7 million in Phase 1, \$1.7 million in Phase 5, and \$1.6 million in Phase 10. (All future financial contributions set out in the Development Agreement, except DCC payments, are tied to inflation using the Vancouver Consumer Price Index).
- 185 units of affordable housing onsite. This includes 95 non-market and market rental units, including a minimum of 50 non-market rental units, in Phase 6 of residential development, and the remaining 90 non-market and market rental units, including a minimum of 45 non-market rental units, in Phase 16 of residential development.
- \$1.0 million towards pedestrian and cycling improvements on King Edward Street between United Boulevard and Brunette Avenue. This will occur generally at the same time as the planned King Edward Street overpass is constructed, which is expected to be completed within the next three-four years.
- Up to \$5.0 million of Transportation DCCs (to a maximum of 50% of the City's share of costs) advanced by the Beedie Group towards the Provincial Gateway Program's planned King Edward Street overpass.
- Upgrades on United Boulevard and Clipper Avenue, including intersection, pedestrian, bicycling and other improvements, by the Beedie Group. These improvements will occur at various phases of development and the Beedie Group has committed to undertaking two traffic monitoring studies at key points in the development to determine how actual traffic impacts compare to what has been projected. This might result in further improvements by the Beedie Group to the road network both on and off-site as determined necessary by the City.

Development Agreement: cont'd/

- \$500,000 contributed by the Beedie Group towards Mackin Park upgrades. This money will be paid at the time that work on the upgrades is undertaken by the City.
- \$250,000 contributed by the Beedie Group towards a new lacrosse box built anywhere in Coquitlam, payable at the time that construction begins.
- 233 sq. m. (2,500 sq. ft.) of strata floorspace in the Beedie Group's main private indoor amenity facility, or elsewhere on the site as determined at a later date, to be provided to the City for civic office and meeting use. This space could be used, for example, by Leisure & Parks, the Library and/or other departments of the City for which a permanent presence in the neighbourhood is desirable. The main private indoor amenity facility is planned to be constructed as part of Phase 6 of residential development.
- A 100 m. (330 ft.) pier to be built, owned and maintained by Beedie until completion of Fraser Mills, then turned over to the City along with the waterlot lease and monies collected for maintenance and repair. This pier still requires approval from Port Metro Vancouver, which has received a preliminary application from the Beedie Group. This pier could be constructed as early as Phase 1 of residential development.
- A pedestrian and cycle bridge crossing of the Como Creek connecting the neighbourhood to municipal and regional trail networks, forming an integral link in the Fraser River Greenway as early as Phase 1 of residential development.
- A 1.7 ha. (4.2 acre) riverfront park, which will be constructed as part of Phase 6 of residential development. This includes a play field, play equipment, tennis courts, sports court, water park, public washrooms, seating and other facilities. In total, 6.5 ha. (16 acres) of public parks and open space are planned for the neighbourhood, plus the pier.
- Designation of a 0.65 ha (1.6 acre) site for a public elementary school if there is sufficient demand from within the neighbourhood. This is a smaller site than current Ministry of Education standards and will require a Joint Use Agreement between the City and the School District to allow access to part of the adjacent waterfront park at certain times. The Beedie Group has also indicated that it is prepared to explore innovative ways for how the school might get constructed once the actual need for the facility is known.
- 25% (0.16 ha / 0.4 acres) of the designated school site will be turned over to the City by the Beedie Group for park space if a school is ultimately not constructed at Fraser Mills, with the remainder of the site to be developed by the Beedie Group for commercial use.

Development Agreement: cont'd/

- Designation of a 0.45 ha. (1.1 acre) parcel for post-secondary education institution use. The Beedie Group has been in discussions with several institutions about the possibility of eventually locating satellite facilities at Fraser Mills.
- The Beedie Group will construct an emergency vehicle crossing of Como Creek connecting the neighbourhood and Pacific Reach Business Park to the east that can also be used for pedestrian and cycling, and possibly even transit in the long-term. The crossing could be in place by Phase 4 of residential development if the necessary approvals can be gained.
- Preparation of a comprehensive heritage interpretive program, including artifacts and signage, for the entire site. This program will be designed by the Beedie Group within six months.
- Preparation of a comprehensive set of detailed design guidelines to complement the broader guidelines that form part of the proposed Development Permit Area in the CWOCP. This program will be designed by the Beedie Group within six months.

Further details on the contributions are contained in the attached draft Development Agreement between the City and the Beedie Group. The City's solicitors are currently reviewing this draft and there may be minor amendments prior to Council consideration of authorization to execute the agreement.

Zoning:

The Beedie Group has also applied to amend the City's Zoning Bylaw to rezone the site from M-1 General Industrial. A Comprehensive Development (CD) zone has been created specifically for the Waterfront Village Centre Neighbourhood to accommodate the large size of the site and the complex mixed-use nature of the development. This CD zone is attached as Bylaw No. 3980, 2008.

This is the first time that a CD zone will have been used in Coquitlam, although it is in common use in a number of other Metro Vancouver municipalities, especially for large mixed-use projects. It sets out the permitted land use uses and densities at Fraser Mills on a lot-specific basis. It also establishes not only maximums but minimums in some cases for items such as number of residential units and amount of commercial and industrial floorspace to ensure that the vision for the neighbourhood is achieved in built form.

Beedie Park:

As part of the Development Agreement, the Beedie Group has requested that, in return for its financial contributions to off-site parks and facilities, including Mackin Park and a new lacrosse box, that the City allow the planned public waterfront park at Fraser Mills to be formally named "Beedie Park."

October 17, 2008

Beedie Park: cont'd/

Per the City's Policy for the Naming of City Parks, Buildings, Facilities and Structures (as revised March 6, 2006), this requires approval by Council resolution. Staff believe this is a reasonable request by the Beedie Group and recommend approval.

Conclusion:

The Waterfront Village Centre Neighbourhood Plan, CD zone and Development Agreement are the culmination of 18 months of work and have been achieved through a close working relationship between City staff and our project consultant the Beedie Group and a wide variety of stakeholder groups. There has been regular reporting to Council throughout the process.

City staff believe that all substantive issues have been resolved and that the plan provides environmental, economic and social benefits to Coquitlam. This includes creating a significant number of jobs on-site and helping improve traffic conditions in the vicinity of the site.

The results are a plan that will guide the development of a highly urban waterfront neighbourhood that is unlike anything that currently exists in Coquitlam and will be unique even in the Metro Vancouver region.



J.L. McIntyre, MCIP

EV/ms

Attachments:

1. Bylaw No. 3979, 2008
2. Bylaw No. 3980, 2008
3. Draft Development Agreement

This report was drafted by Eric Vance, MCIP, the consultant retained to assist as the City's project coordinator on this major application and reviewed by Jim McIntyre, MCIP, General Manager Planning and Development.

BYLAW NO. 3979, 2008

A Bylaw to amend the "City of Coquitlam
Citywide Official Community Plan Bylaw No. 3479, 2001", and amending Bylaws

WHEREAS:

- A. 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;
- B. And it is deemed desirable to amend certain regulations or certain zoned areas, or both, after the Public Hearing, in accord with the *Local Government Act*, R.S.B.C., 1996, c. 323;

NOW THEREFORE, the Council of the City of Coquitlam, in open meeting lawfully 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. 3979, 2008".

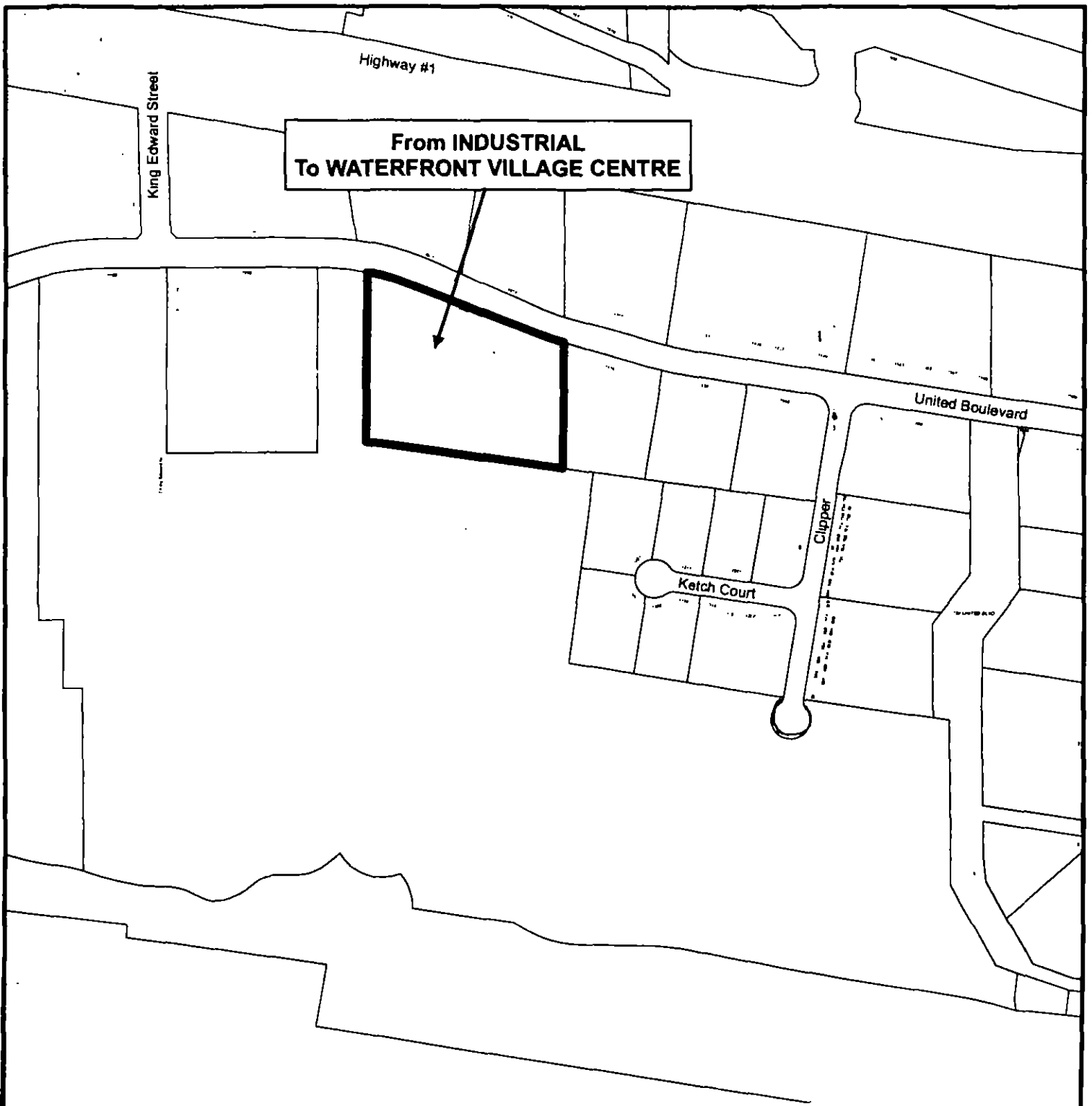
2. Bylaw No. 3479, 2001 shall be amended as follows:

- 1) By adding **Section 9.4 Waterfront Village Centre Neighbourhood Plan**, which is annexed to this Bylaw as Schedule "A", to **PART 3 – Area and Neighbourhood Plans**, after the Burquitlam Neighbourhood Plan.
- 2) **Table of Contents – Citywide Official Community Plan** and **Table of Contents – Part 3 Area and Neighbourhood Plans** are amended by inserting "Section 9.4 Waterfront Village Centre Neighbourhood Plan".
- 3) **PART 3, Southwest Area Plan, 3.6 Fraser Mills Waterfront Village Centre** is amended by replacing the sentence in the first paragraph that reads, "The approximately 82-acre site adjacent to the Fraser River commonly known as 'Fraser Mills' is designated as a Waterfront Village Centre containing a mix of residential, commercial, industrial, institutional and public open space uses." with a sentence that reads, "The approximately 89-acre (36 ha) site adjacent to the Fraser River commonly known as 'Fraser Mills' is designated as a Waterfront Village Centre containing a mix of residential, commercial, industrial, institutional and public open space uses."

- 4) **PART 3, Southwest Area Plan, 3.6 Fraser Mills Waterfront Village Centre, 3.6.2 Land Uses and Densities** is amended by:
- a. Replacing the sentence in the first paragraph that reads, “The residential component shall be a mix of medium to high density building forms, including townhouses and low, mid and high-rise apartment buildings that shall not exceed 30 storeys in height.” with two sentences that read, “The residential component shall be a mix of medium to high density building forms, including townhouses and low, mid and high-rise apartment buildings. The maximum permitted height of the 13 planned residential high-rise buildings shall not exceed 38 storeys, with an overall average of 30 storeys.”
 - b. Replacing the sentence in the second paragraph that reads, “The amount of commercial floorspace shall be not less than 10,219 sq. m. (110,000 sq. ft) and not more than 16,258 sq. m. (175,000 sq. ft).” with a sentences that reads, “The amount of commercial floorspace shall be not less than 16,255 sq. m. (175,000 sq. ft) and not more than 25,545 sq. m. (275,000 sq. ft).”
 - c. Replacing the sentence in the third paragraph that reads, “The industrial component shall occupy not less than 4.9 ha. (12 acres) of the site and the amount of industrial floorspace shall be not less than 37,160 sq. m. (400,000 sq. ft.), including “flex” and “office/flex” space.” with a sentences that reads, “The industrial component shall occupy not less than 6.0 ha. (15 acres) of the site and the amount of industrial floorspace shall be not less than 54,534 sq. m. (587,000 sq. ft.) that includes “light industrial/business park” space.”
 - d. Replacing the sentence in the seventh paragraph that reads, “The minimum amount of floorspace provided for this purpose shall be 6,968 sq. m. (75,000 sq. ft).” with a sentences that reads, “The minimum amount of floorspace provided for this purpose shall be 6,736 sq. m. (72,500 sq. ft.).”
- 5) **PART 3, Southwest Area Plan, Part B - Policies and Guidelines, D - Land Use and Zoning, Policy D-2 – Zoning** is amended by deleting the following in its entirety:

“Waterfront Village Centre

NEW New mixed use zone needs to be developed to accommodate medium to high density residential development mixed with commercial, institutional and industrial uses.”



NOT TO SCALE

SCHEDULE "B" TO BYLAW 3979, 2008

King Edward Street

Highway #1

United Boulevard

Clipper

Ketch Court

**SEE WATERFRONT VILLAGE CENTRE
NEIGHBOURHOOD PLAN**



NOT TO SCALE

**SCHEDULE "C" TO
BYLAW 3979, 2008**

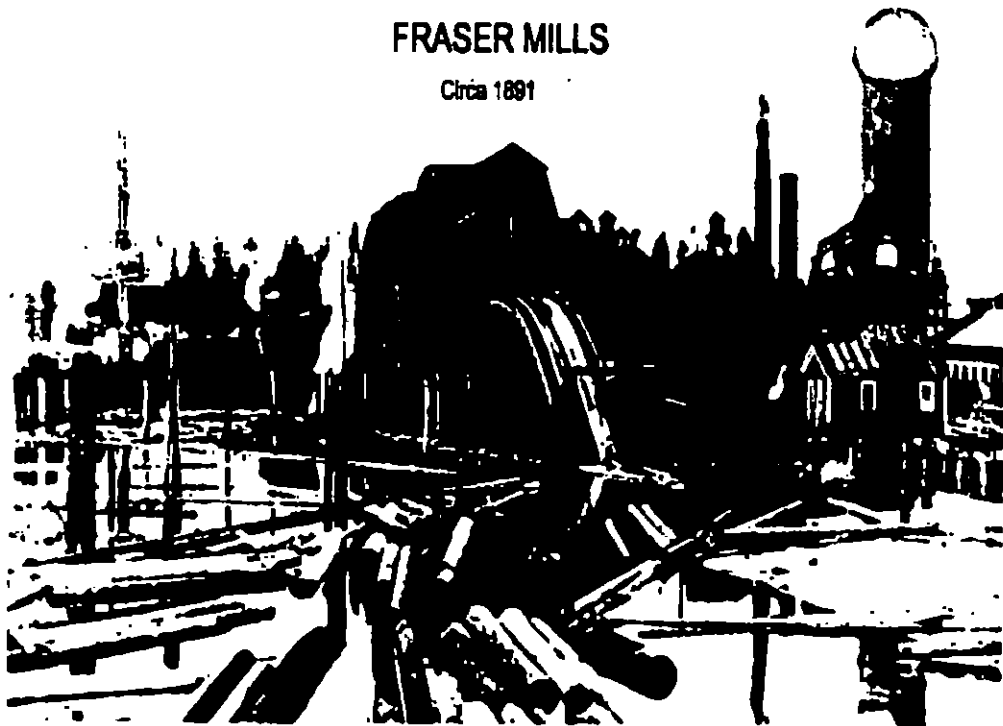
City of Coquitlam

Citywide Official Community Plan

9.4 Waterfront Village Centre Neighbourhood Plan

FRASER MILLS

Circa 1891



ADOPTED ____, 2008 - Bylaw 3979, 2008