Coquitlam

For Council

November 27, 2023
Our file: 08-3010-06/20 115098 PROJ/1
Doc #: 5046336.v3

To: City Manager
From: Director Development Services

Subject: **Third Reading Extension of Development Application at 931 Grant Street – Newgen Group (PROJ 20-091)**

For: **Council**

Applicant:	Mara + Natha Architecture
Owner:	0928471 BC Ltd. (Newgen Group)
Address of Subject Site:	931 Grant Street
Present OCP Designation:	Townhousing
Requested OCP Designation:	No Change
Present Zoning:	RS-1 One-Family Residential
Requested Zoning:	RTM-1 Street-Oriented Village Home Residential
Applications Included:	Zoning Amendment Bylaw No. 5149, 2021 Development Permit No. 20 115113 DP
Project Description:	Four street-oriented village home units in two buildings

Recommendation:

That Council extend Third Reading of *Zoning Amendment Bylaw No. 5149, 2021* for an additional 12-month period to November 14, 2024.

Proposed Development:

The applicant is proposing to:

- Rezone the subject site from RS-1 One-Family Residential to RTM-1 Street-Oriented Village Home Residential.
- Develop four strata dwelling units in two buildings at 0.9 floor area ratio (FAR) with a combined gross floor area of 755.2 square metres (sq. m) (8,129 square feet (sq. ft.)).
- Each unit has four bedrooms with size ranges from 128.5 sq. m (1,383 sq. ft.) to 163.6 sq. m (1,762 sq. ft.), excluding the garage area.

Background:

Zoning Amendment Bylaw No. 5149, 2021 was given First Reading on October 4, 2021, and following a Public Hearing on November 15, 2021, was given second and third readings on the same evening. The Development Permit was previously noted and discussed in the First Reading report. The Development Permit will be brought forward for Council consideration at the same time as fourth and final reading of *Zoning Amendment Bylaw No. 5149, 2021*.

In accordance with the City's Development Procedures Bylaw, the Director Development Services granted a one-year extension that pushed the expiration date of Third Reading for *Bylaw No. 5149, 2021* from November 15, 2022 to November 14, 2023. The applicant has yet to complete the required pre-requisites for final reading and is requesting that Council consider an additional and final one-year extension until November 14, 2024.

The following items are outstanding and must be addressed prior to Council's future consideration of final adoption of *Bylaw No. 5149, 2021*:

a. Resolution of all engineering requirements and issues including restrictive covenants, dedications and rights-of-way where necessary, to the satisfaction of the General Manager Engineering and Public Works; and
b. Such other Land Title Office registrable agreements as may be required by the City.

Discussion/Analysis:

To reduce construction cost, the applicant is requesting additional time to coordinate the construction schedule with the neighbouring development for off-site servicing improvements. In addition to cost saving, constructing the off-site work in conjunction with the neighbouring development would reduce construction time and impact/disturbance to the neighbours.

Community Amenity Contributions (CACs) have not yet been received, and securities are required for landscaping and off-site servicing. Both the CACs and securities will be based on current rates and collected prior to fourth and final reading of the Bylaw.

Though the November 14, 2023 deadline has passed, the applicant requested this extension prior to the deadline and as such, staff are presenting the request to Council for consideration at this time. The extension would apply retroactively to the previous deadline and expire as of November 14, 2024. Further, the applicant has been made aware that should Council grant this extension, no further extensions are available for this application. A new application would be required if the Zoning Bylaw Amendment and Development Permit have not received Final Approval prior to November 14, 2024.

Financial Implications:

There are no immediate financial impacts associated with this report.

Conclusion:

Staff recommend that Council grant the proposed Third Reading extension to November 14, 2024 for *Bylaw No. 5149, 2021*.

Chris Jarvie, MCIP, RPP

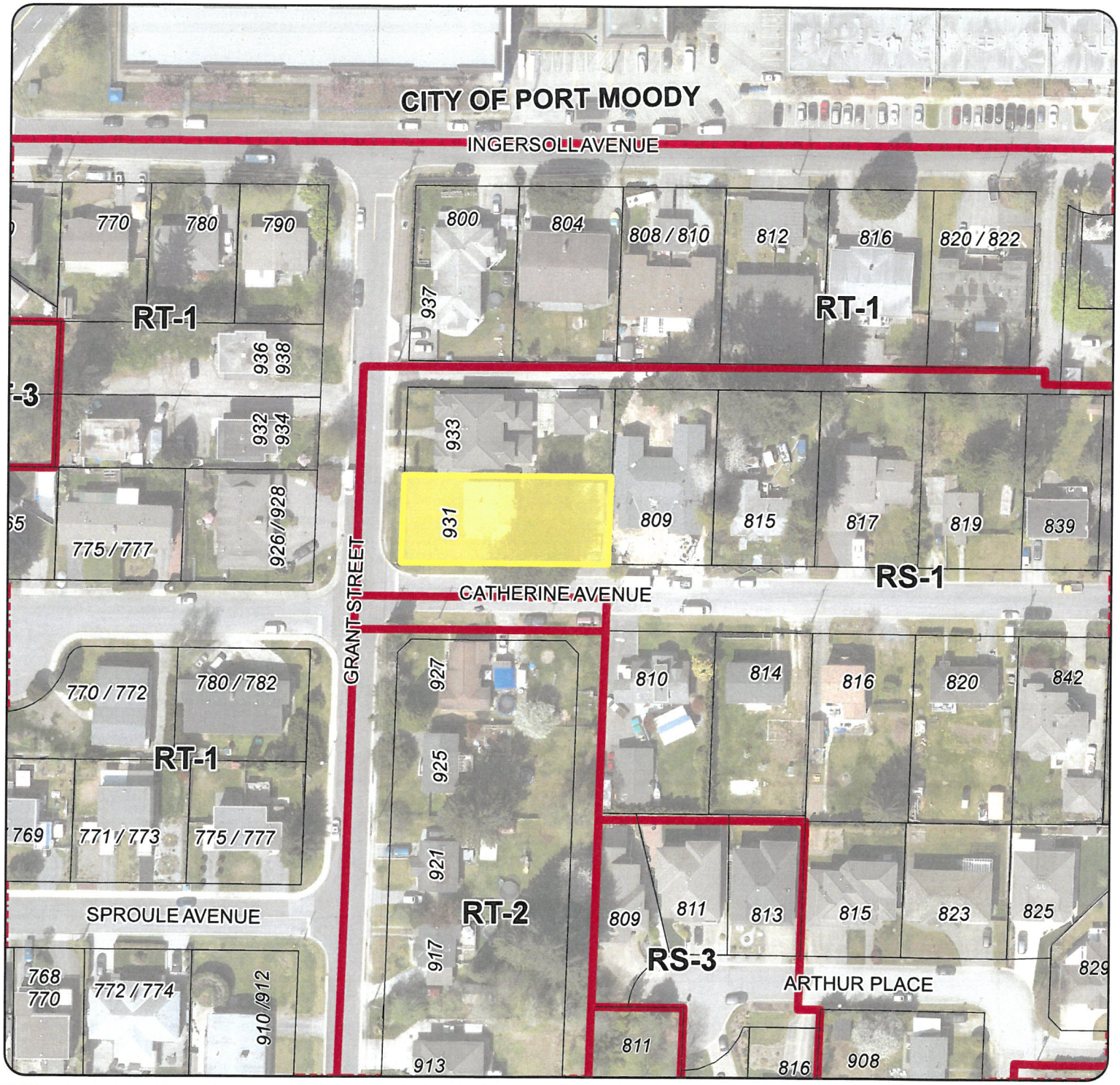
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Attachments:

1. Location and Adjacent Zoning (Doc# 4174575)
2. Existing OCP Land Use Designations (Doc# 4174578)
3. Site Plan and Renderings (Doc# 5068387)
4. Zoning Amendment Bylaw No. 5149, 2021 (Doc# 4195246) and Schedule A (Doc# 4174594)

This report was prepared by Xian Zhang, Planner 1 and reviewed by Carman Yeung, Senior Planner and Chris Jarvie, Director Development Services.

ATTACHMENT 1



LOCATION AND ADJACENT ZONING

N
W E
S

0 10 20 40 Metres

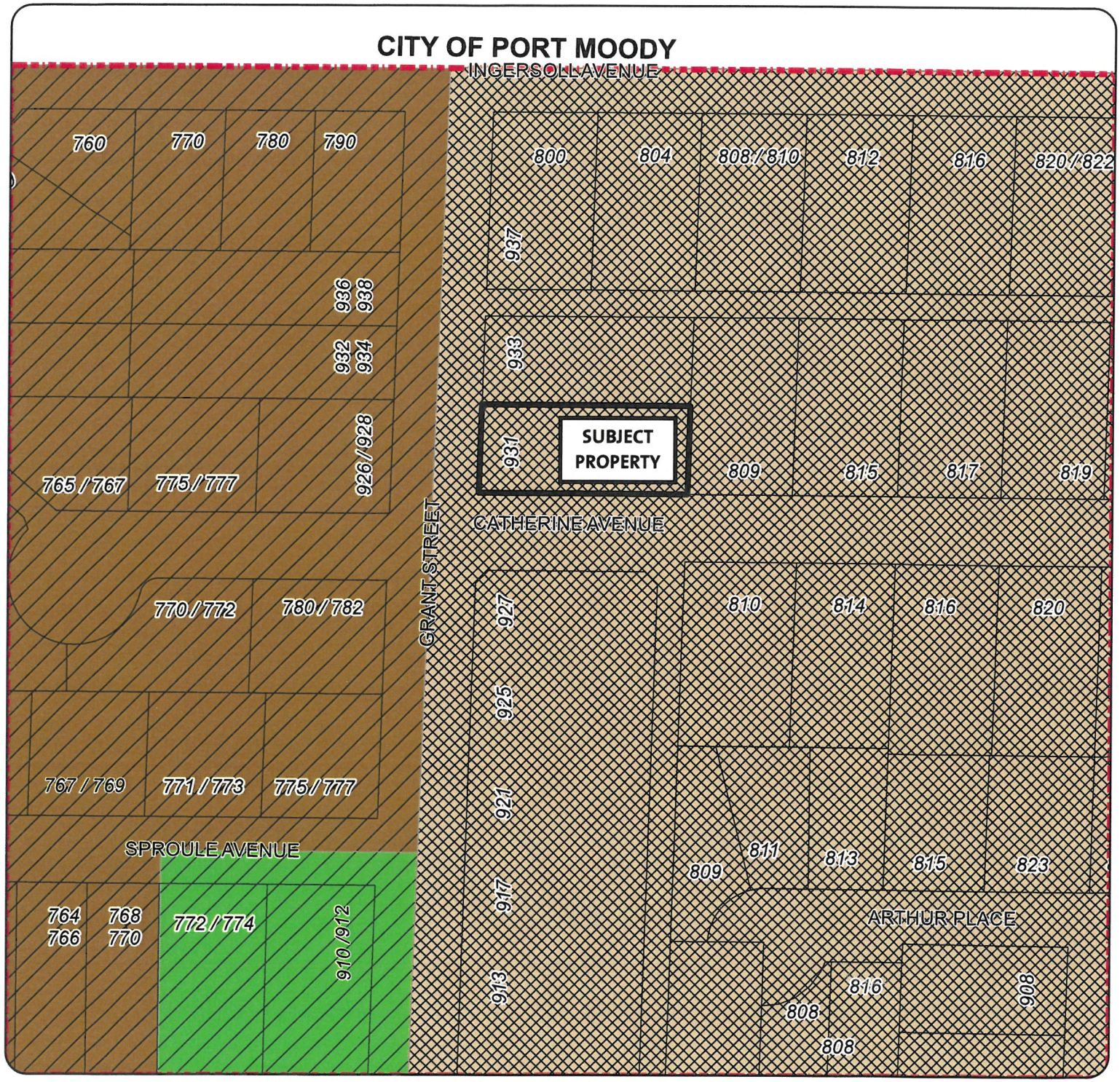
931 Grant St
City Boundary
Zoning Boundary

Application No.: 20-091 PROJ
Map Date: 11/15/2023

Coquitlam

PROJ 20-091 RTC_LOC_WB

ATTACHMENT 2



EXISTING OCP LAND USE DESIGNATIONS

N
W E
S

0 10 20 40 Metres

Medium Density Apartment Residential

Parks and Recreation

Townhousing

Application No.: PROJ 20-091

Map Date: 11/15/2023

Coquitlam

PROJ 20-091_OCP_WB

4-PLEX RESIDENTIAL DEVELOPMENT

931 GRANT STREET, COQUITLAM, B.C, CANADA



24			16	ISSUED FOR DP RE-SUBMISSION TO CITY 2	JUL 28 2021	8	ISSUED FOR RESUBMISSION TO CITY FOR DISCUSSION	APR 07 2020	Project Name	Project Address	Sheet Name
23			15	ISSUED FOR DP RE-SUBMISSION TO CITY	MAY 6 2021	7	ISSUED FOR CONCEALED GARAGES & FRONTAGE MAXIMIZED WITH 4 UNITS	APR 01 2020	4-UNIT STREET-ORIENTED VILLAGE RESIDENTIAL	931 GRANT STREET COQUITLAM, B.C.	TITLE SHEET
22			14	ISSUED FOR DP SUBMISSION TO CITY FOR DISCUSSION	FEB 5 2021	6	ISSUED FOR CONCEALED GARAGES & FRONTAGE MAXIMIZED WITH 3 UNITS	MAR 30 2020			
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17	ISSUED FOR DP RE-SUBMISSION TO CITY 3	SEP 14 2021	9	ISSUED FOR CLIENT REVIEW	MAY 14 2020	1	ISSUED FOR CLIENT REVIEW	JUL 20 2019			

Sheet No.
A100

Project No.
190705

Start of Project
JUL 2019

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ARCHITECTURE LTD.
285 - 9600 Cameron Stree Burnaby B.C. V3J 7N3
O: 604. 420-2233
C: 604. 970-8413
Email: rob@maraarch.com
Web: www.maraarch.com
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LEGAL DESCRIPTION
LOT B DISTRICT LOT 367 GROUP 1 NWD PLAN 18191

PID
010-337-091

ZONING
EXISTING: RS-1
PROPOSED: RTM-1 (STREET-ORIENTED VILLAGE HOME RESIDENTIAL)

LOT SIZE
EXISTING TOTAL: 958.820 m² (10,320.65 SF)
NET TOTAL (LESS ROAD DEDICATION): 840.154 m² (9,043.34 SF)

LOT COVERAGE
MAXIMUM: 45%
PROPOSED: 41%
REFER TO 4 / A110

DENSITY
MAXIMUM F.A.R: 0.9
PROPOSED: 0.9
REFER TO 4 / A110

ALLOWED DENSITY = 840.15 m² x 0.9
= 756.14 m²
PROPOSED DENSITY = 755.19 m²

SETBACKS

REQUIRED:
FRONT LOT LINE: 4.0 m
REAR LOT LINE: 6.2 m
EXTERIOR SIDE LOT LINE: 3.0 m
INTERIOR SIDE LOT LINE: 0.0 m IF ADJOINING RTM-1 SIDE WALLS, IF NOT 1.4 m

PROPOSED:
FRONT LOT LINE: 4.66 m
REAR LOT LINE: 6.91 m
EXTERIOR SIDE LOT LINE: 3.02 m
INTERIOR SIDE LOT LINE: 1.49 m

DWELLING UNITS AND TYPES

DWELLING UNIT TYPES : STREET ORIENTED VILLAGE HOME RESIDENTIAL
NUMBER OF DWELLING UNITS : 4

PARKING

REQUIRED:
STREET-ORIENTED VILLAGE HOME RESIDENTIAL:
2 SPACES PER DWELLING UNIT WITH MAXIMUM OF
33% MAY BE TANDEM PARKING SPACES

DIMENSIONS:
2.6 m (WIDE) x 5.8 m (LONG)

PROPOSED:
2 PARKING SPACES FOR EACH UNIT
(2 GARAGE PARKING)

BUILDING WIDTH
MINIMAL WIDTH OF PRINCIPAL BUILDING: 4.5 m

BUILDING HEIGHT
MAXIMUM HEIGHT: 7.3 m, OR
11.0 m WITH ROOF SLOPE 3:12 OR GREATER FOR AN AREA OF AT LEAST 80% OF ALL ROOF SURFACES

ROOF AREA

Assembly	Area (m)
BLDG.A-3/12	
R1	43.0 m²
R1	41.4 m²
R1	52.5 m²
	137.0 m²
BLDG.A-FLAT	
R2	22.6 m²
	22.6 m²
BLDG.B-3/12	
R1	47.6 m²
R1	27.3 m²
R1	34.6 m²
R1	18.1 m²
	127.6 m²
BLDG.B-FLAT	
R2	21.3 m²
	21.3 m²

BUILDING A HEIGHT

TOTAL ROOF AREA OF BLDG.A-3/12 ROOF = 137.0 m²
TOTAL ROOF OF BLDG.A-FLAT ROOF = 22.6 m²
TOTAL ROOF AREA OF BLDG.A = 159.6 m²

137.0 m²
159.6 m² = 0.859 x 100 = 85.9 %
3"/12" SLOPE ROOF IS MORE THAN 80% OF THE TOTAL ROOF AREA

ALLOWED HEIGHT OF BLDG A: 11.0m
PROPOSED HEIGHT BLDG A: 10.379m

BUILDING B HEIGHT

TOTAL ROOF AREA OF BLDG.B-3/12 ROOF = 127.6 m²
TOTAL ROOF OF BLDG.B-FLAT ROOF = 21.3 m²
TOTAL ROOF AREA OF BLDG.B = 148.9 m²

127.6 m²
148.9 m² = 0.857 x 100 = 85.7 %
3"/12" SLOPE ROOF IS MORE THAN 80% OF THE TOTAL ROOF AREA

ALLOWED HEIGHT OF BLDG B: 11.0m
PROPOSED HEIGHT BLDG B: 10.573m

CONSULTANTS LIST

DEVELOPER
Newgen Real Estate Development Inc.
Daniel Kim, Project Manager
daniel@newgengroup.com

ARCHITECT
Mara + Natha Architecture Ltd.
Rob Lee, Architect AIBC
rob@maraarch.com

CIVIL ENGINEER
Parc Engineering Ltd.
Saeed Mehdipour,P.Eng. Principal
saeed@parcengineering.ca

LANDSCAPE ARCHITECT
PD Group Landscape Architecture Ltd.
David Rose, BCSLA, Principal
david@pdgla.ca

ARBORIST
Davey Resource Group Inc.
Marc Laverdiere, Consulting Arborist
marc.laverdiere@davey.com

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Project Name: 4-UNIT STREET-ORIENTED VILLAGE RESIDENTIAL

Project Address: 931 GRANT STREET COQUITLAM, B.C.

Sheet Name: PROJECT DATA

Sheet No.: A101

Project No.: 190705

Start of Project: JUL 2019

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VIEW 1 TOWARDS EAST 1



VIEW 2 TOWARDS WEST 1



VIEW 3 TOWARDS NORTH



CONTEXT MAP



VIEW 4 TOWARDS SOUTH



VIEW 5 TOWARDS EAST 2



VIEW 6 TOWARDS WEST 2

Revision Schdule

No	Description	Date
24		
23		
22		
21		
20		
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1	ISSUED FOR CLIENT REVIEW	JUL 20 2019

Project Name

4-UNIT STREET-ORIENTED VILLAGE RESIDENTIAL

Project Address

931 GRANT STREET
COQUITLAM, B.C.

Sheet Name

CONTEXT SITE PHOTOS

Sheet No.

A102

Project No.

190705

Start of Project

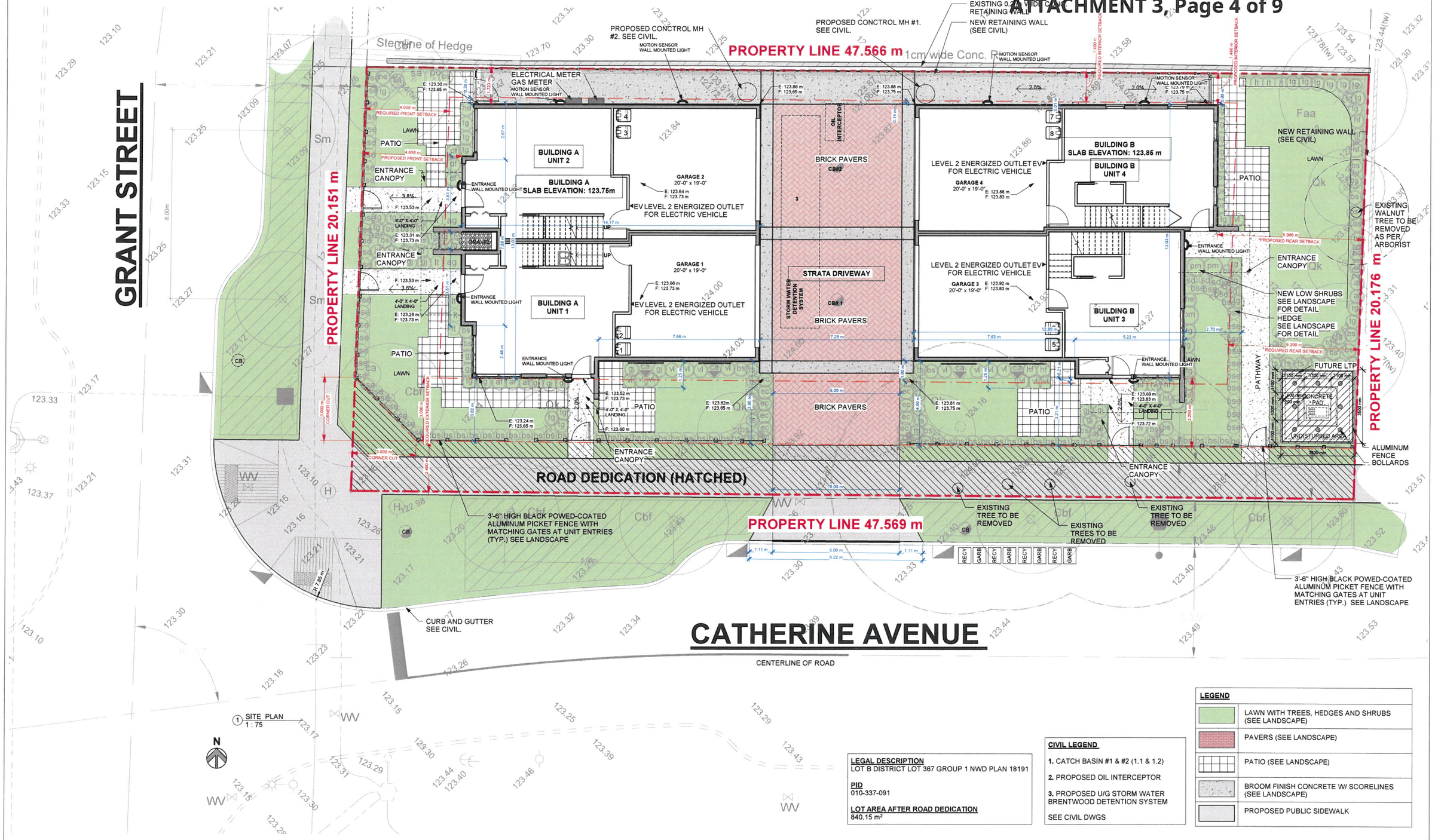
JUL 2019

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1 SITE PLAN
1 : 75

N

LEGAL DESCRIPTION
LOT B DISTRICT LOT 367 GROUP 1 NWD PLAN 18191

PID
010-337-091

LOT AREA AFTER ROAD DEDICATION
840.15 m²

CIVIL LEGEND

1. CATCH BASIN #1 & #2 (1.1 & 1.2)
2. PROPOSED OIL INTERCEPTOR
3. PROPOSED U/G STORM WATER BRENTWOOD DETENTION SYSTEM

SEE CIVIL DWGS

LEGEND

	LAWN WITH TREES, HEDGES AND SHRUBS (SEE LANDSCAPE)
	PAVERS (SEE LANDSCAPE)
	PATIO (SEE LANDSCAPE)
	BROOM FINISH CONCRETE W/ SCORELINES (SEE LANDSCAPE)
	PROPOSED PUBLIC SIDEWALK

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Project Name
4-UNIT STREET-ORIENTED VILLAGE RESIDENTIAL

Project Address
931 GRANT STREET COQUITLAM, B.C.

Sheet Name
SITE PLAN

Sheet No. A103

Project No. 190705

Start of Project JUL 2019

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C: 604. 970-8413
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Web: www.maraarch.com
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1 AXONOMETRIC-1

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Sheet No. A104

Project No. 190705

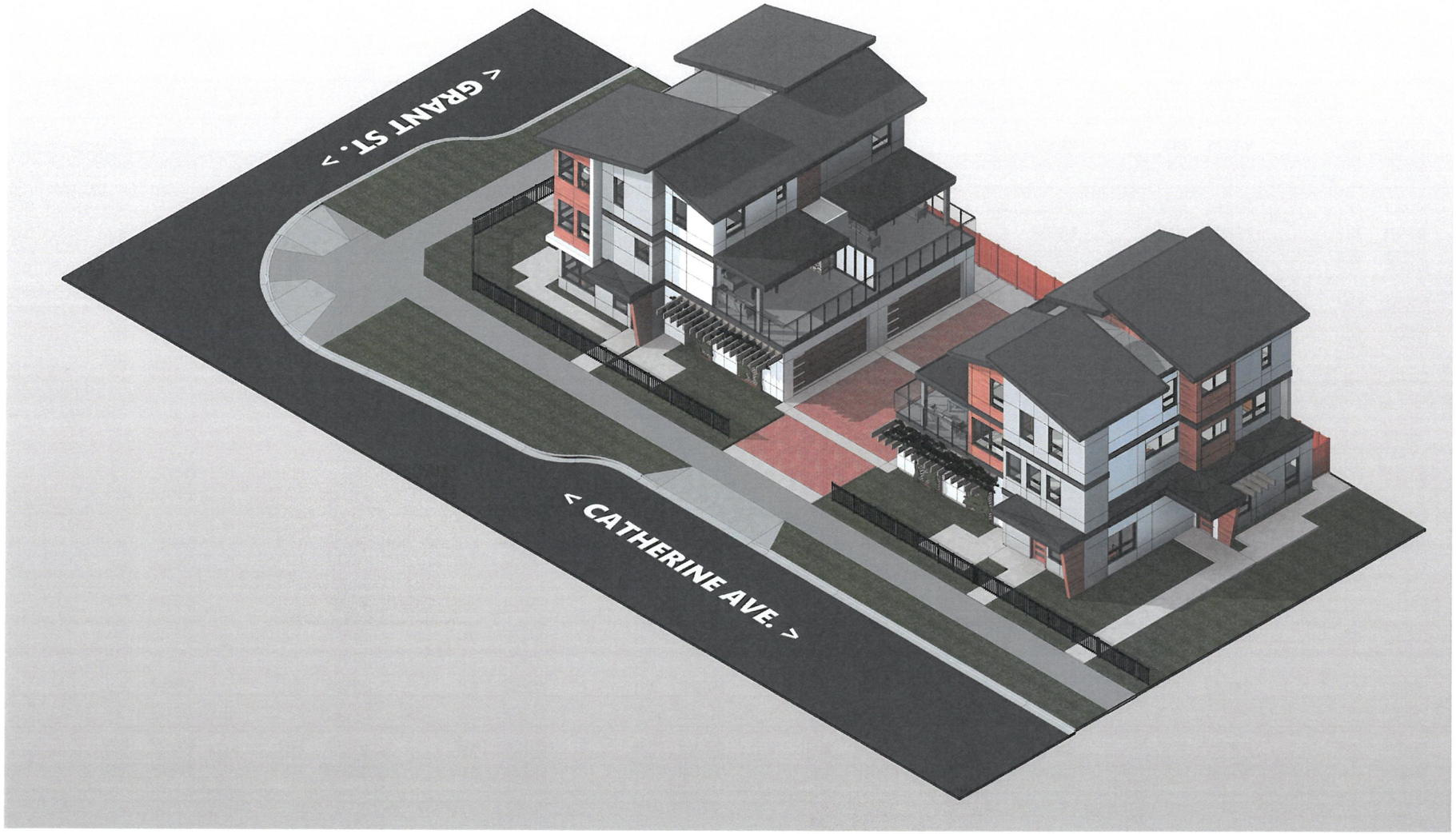
Start of Project JUL 2019

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1 AXONOMETRIC-2

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Sheet No. A105

Project No. 190705

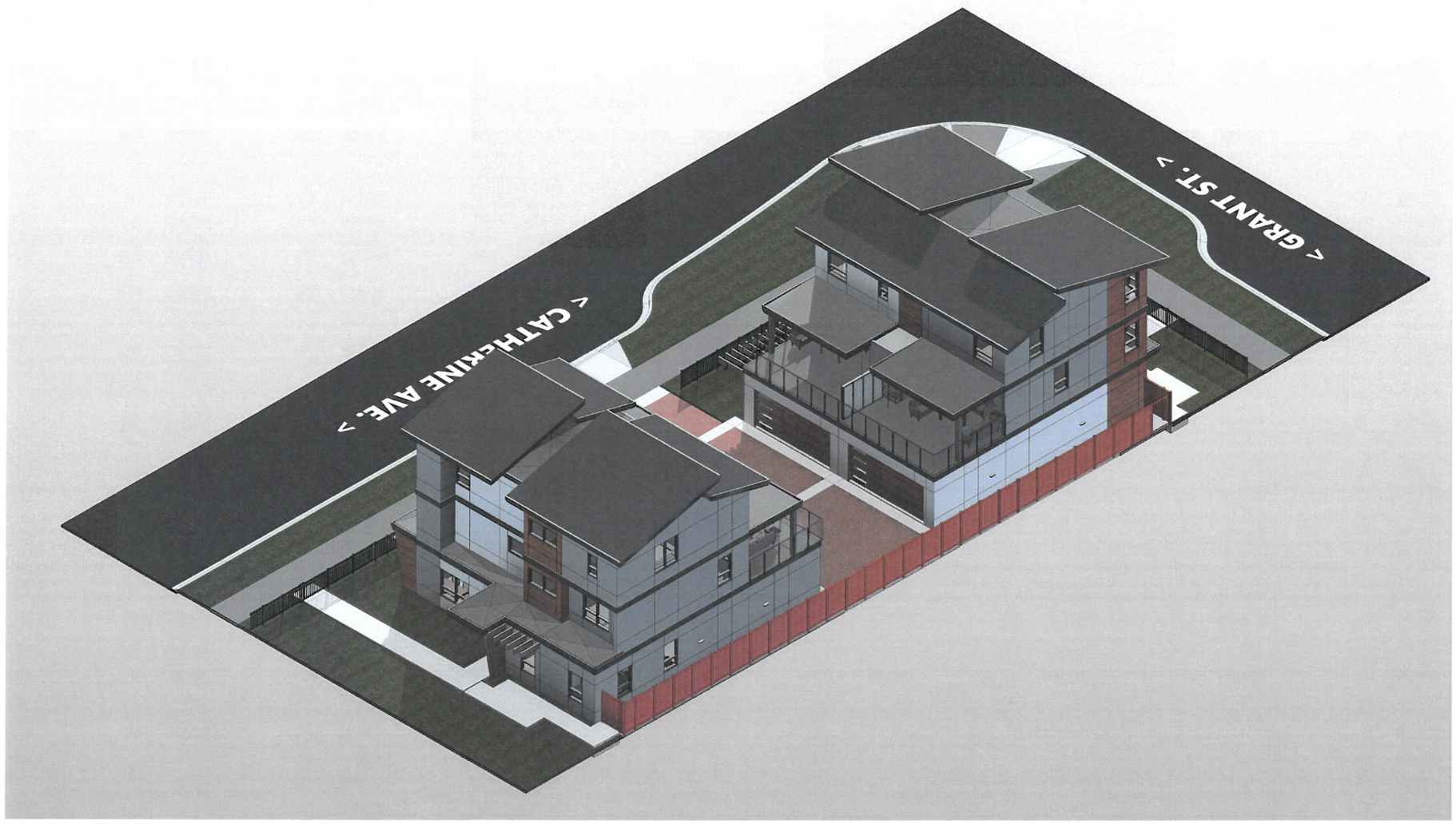
Start of Project JUL 2019

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1 AXONOMETRIC-3

24			16	ISSUED FOR DP RE-SUBMISSION TO CITY 2	JUL 28 2021	8	ISSUED FOR RESUBMISSION TO CITY FOR DISCUSSION	APR 07 2020	Project Name: 4-UNIT STREET-ORIENTED VILLAGE RESIDENTIAL	Project Address: 931 GRANT STREET COQUITLAM, B.C.	Sheet Name: AXONOMETRIC-VIEW
23			15	ISSUED FOR DP RE-SUBMISSION TO CITY	MAY 6 2021	7	ISSUED FOR CONCEALED GARAGES & FRONTAGE MAXIMIZED WITH 4 UNITS	APR 01 2020			
22			14	ISSUED FOR DP SUBMISSION TO CITY FOR DISCUSSION	FEB 5 2021	6	ISSUED FOR CONCEALED GARAGES & FRONTAGE MAXIMIZED WITH 3 UNITS	MAR 30 2020			
21			13	ISSUED FOR CLIENT REVIEW	JUL 21 2020	5	ISSUED FOR PRE-APP CITY MEETING	FEB 28 2020			
20			12	ISSUED FOR CLIENT REVIEW	JUL 8 2020	4	ISSUED FOR CLIENT REVIEW	NOV 06 2019			
19	ISSUED FOR DP RE-SUBMISSION TO CITY 5	SEP 06 2022	11	ISSUED FOR CLIENT REVIEW	JUN 22 2020	3	ISSUED FOR CLIENT REVIEW	OCT 24 2019			
18	ISSUED FOR DP RE-SUBMISSION TO CITY 4	FEB 24 2022	10	ISSUED FOR CIVIL REVIEW	JUN 09 2020	2	ISSUED FOR CLIENT REVIEW	SEP 13 2019			
17	ISSUED FOR DP RE-SUBMISSION TO CITY 3	SEP 14 2021	9	ISSUED FOR CLIENT REVIEW	MAY 14 2020	1	ISSUED FOR CLIENT REVIEW	JUL 20 2019			

Sheet No.: A106

Project No.: 190705

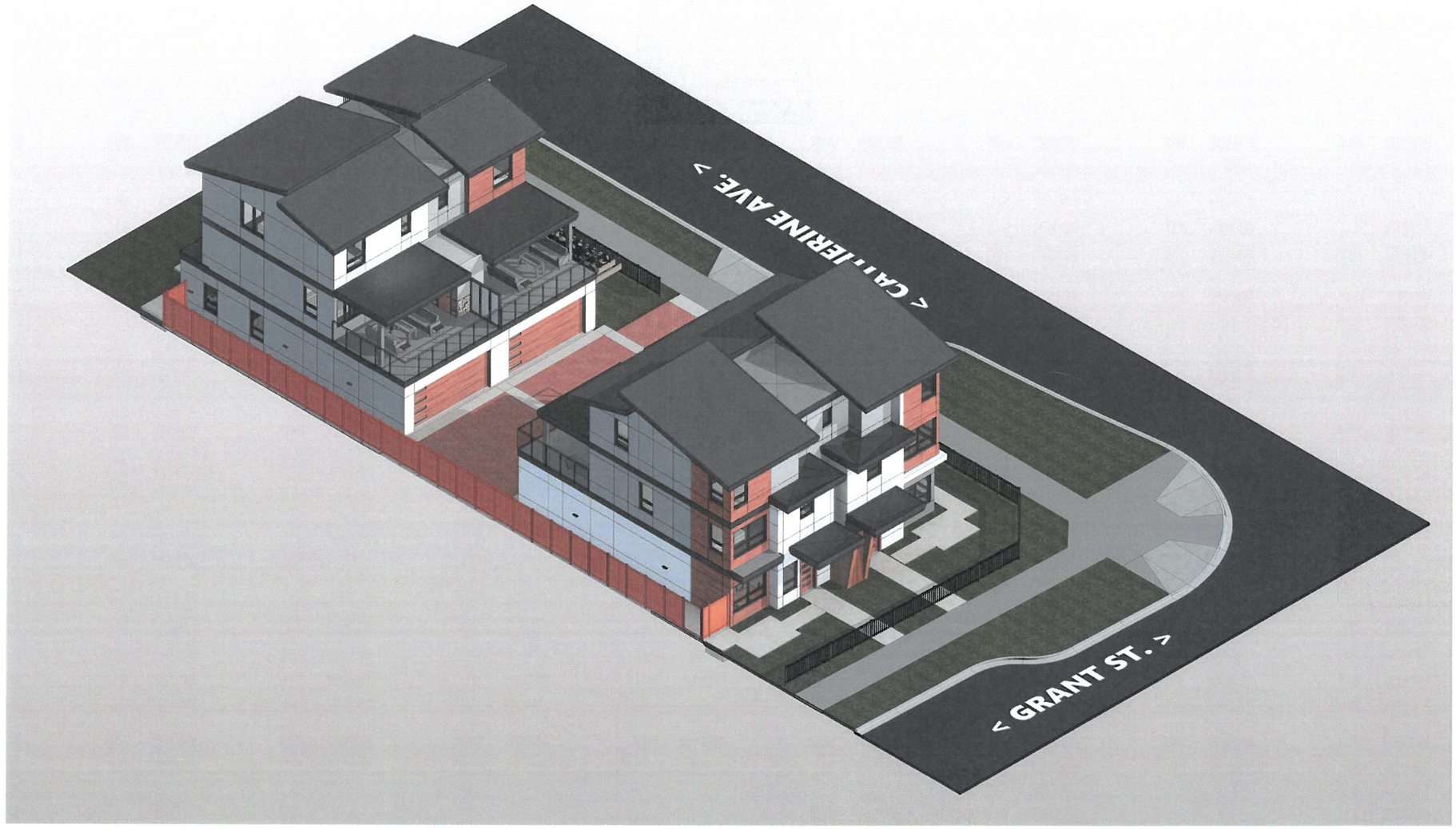
Start of Project: JUL 2019

SIGN & SEAL

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MARA + NATHA ARCHITECTURE LTD.
285 - 9600 Cameron Stree Burnaby B.C. V3J 7N3
O: 604. 420-2233
C: 604. 970-8413
Email: rob@maraarch.com
Web: www.maraarch.com
AIBC, AAA, SAA



1 AXONOMETRIC-4

24			16	ISSUED FOR DP RE-SUBMISSION TO CITY 2	JUL 28 2021	8	ISSUED FOR RESUBMISSION TO CITY FOR DISCUSSION	APR 07 2020	Project Name: 4-UNIT STREET-ORIENTED VILLAGE RESIDENTIAL	Project Address: 931 GRANT STREET COQUITLAM, B.C.	Sheet Name: AXONOMETRIC-VIEW
23			15	ISSUED FOR DP RE-SUBMISSION TO CITY	MAY 6 2021	7	ISSUED FOR CONCEALED GARAGES & FRONTAGE MAXIMIZED WITH 4 UNITS	APR 01 2020			
22			14	ISSUED FOR DP SUBMISSION TO CITY FOR DISCUSSION	FEB 5 2021	6	ISSUED FOR CONCEALED GARAGES & FRONTAGE MAXIMIZED WITH 3 UNITS	MAR 30 2020			
21			13	ISSUED FOR CLIENT REVIEW	JUL 21 2020	5	ISSUED FOR PRE-APP CITY MEETING	FEB 28 2020			
20			12	ISSUED FOR CLIENT REVIEW	JUL 8 2020	4	ISSUED FOR CLIENT REVIEW	NOV 06 2019			
19	ISSUED FOR DP RE-SUBMISSION TO CITY 5	SEP 06 2022	11	ISSUED FOR CLIENT REVIEW	JUN 22 2020	3	ISSUED FOR CLIENT REVIEW	OCT 24 2019			
18	ISSUED FOR DP RE-SUBMISSION TO CITY 4	FEB 24 2022	10	ISSUED FOR CIVIL REVIEW	JUN 09 2020	2	ISSUED FOR CLIENT REVIEW	SEP 13 2019			
17	ISSUED FOR DP RE-SUBMISSION TO CITY 3	SEP 14 2021	9	ISSUED FOR CLIENT REVIEW	MAY 14 2020	1	ISSUED FOR CLIENT REVIEW	JUL 20 2019			

Sheet No.: A107

Project No.: 190705

Start of Project: JUL 2019

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O: 604. 420-2233
C: 604. 970-8413
Email: rob@maraarch.com
Web: www.maraarch.com
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GRANT STREET



CATHERINE AVE.



CATHERINE AVE. 2



UNIT ENTRY

24			16	ISSUED FOR DP RE-SUBMISSION TO CITY 2	JUL 28 2021	8	ISSUED FOR RESUBMISSION TO CITY FOR DISCUSSION	APR 07 2020	Project Name	Project Address	Sheet Name
23			15	ISSUED FOR DP RE-SUBMISSION TO CITY	MAY 6 2021	7	ISSUED FOR CONCEALED GARAGES & FRONTAGE MAXIMIZED WITH 4 UNITS	APR 01 2020	4-UNIT STREET-ORIENTED VILLAGE RESIDENTIAL	931 GRANT STREET COQUITLAM, B.C.	RENDERS
22			14	ISSUED FOR DP SUBMISSION TO CITY FOR DISCUSSION	FEB 5 2021	6	ISSUED FOR CONCEALED GARAGES & FRONTAGE MAXIMIZED WITH 3 UNITS	MAR 30 2020			
21			13	ISSUED FOR CLIENT REVIEW	JUL 21 2020	5	ISSUED FOR PRE-APP CITY MEETING	FEB 28 2020			
20			12	ISSUED FOR CLIENT REVIEW	JUL 6 2020	4	ISSUED FOR CLIENT REVIEW	NOV 06 2019			
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17	ISSUED FOR DP RE-SUBMISSION TO CITY 3	SEP 14 2021	9	ISSUED FOR CLIENT REVIEW	MAY 14 2020	1	ISSUED FOR CLIENT REVIEW	JUL 20 2019			

Sheet No.	SIGN & SEAL
A108	
Project No. 190705	
Start of Project JUL 2019	

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Coquitlam

City of Coquitlam
BYLAW

Attachment #4

BYLAW NO. 5149, 2021

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

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

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 "Zoning Amendment Bylaw No. 5149, 2021."

2. Amendment to City of Coquitlam Zoning Bylaw No. 3000, 1996

Schedule "A" to City of Coquitlam Zoning Bylaw No. 3000, 1996, as amended, is further amended as follows:

The lands shown outlined in black on the map attached hereto and marked "Schedule 'A' to Bylaw No. 5149, 2021" are rezoned from RS-1 One-Family Residential to RTM-1 Street-Oriented Village Home Residential.

3. Severability

If any section, subsection, clause or phrase of this Bylaw is, for any reason, held to be invalid by a court of competent jurisdiction, it will be deemed to be severed and the remainder of the Bylaw will remain valid and enforceable in accordance with its terms.

4. Schedule

The following schedule is attached to, and forms part of, this Bylaw:

1. "Schedule 'A' to Bylaw No. 5149, 2021"

Readings

READ A FIRST TIME this [day] day of [month] , [year] .

CONSIDERED AT PUBLIC HEARING [day] day of [month] , [year] .

READ A SECOND TIME this [day] day of [month] , [year] .

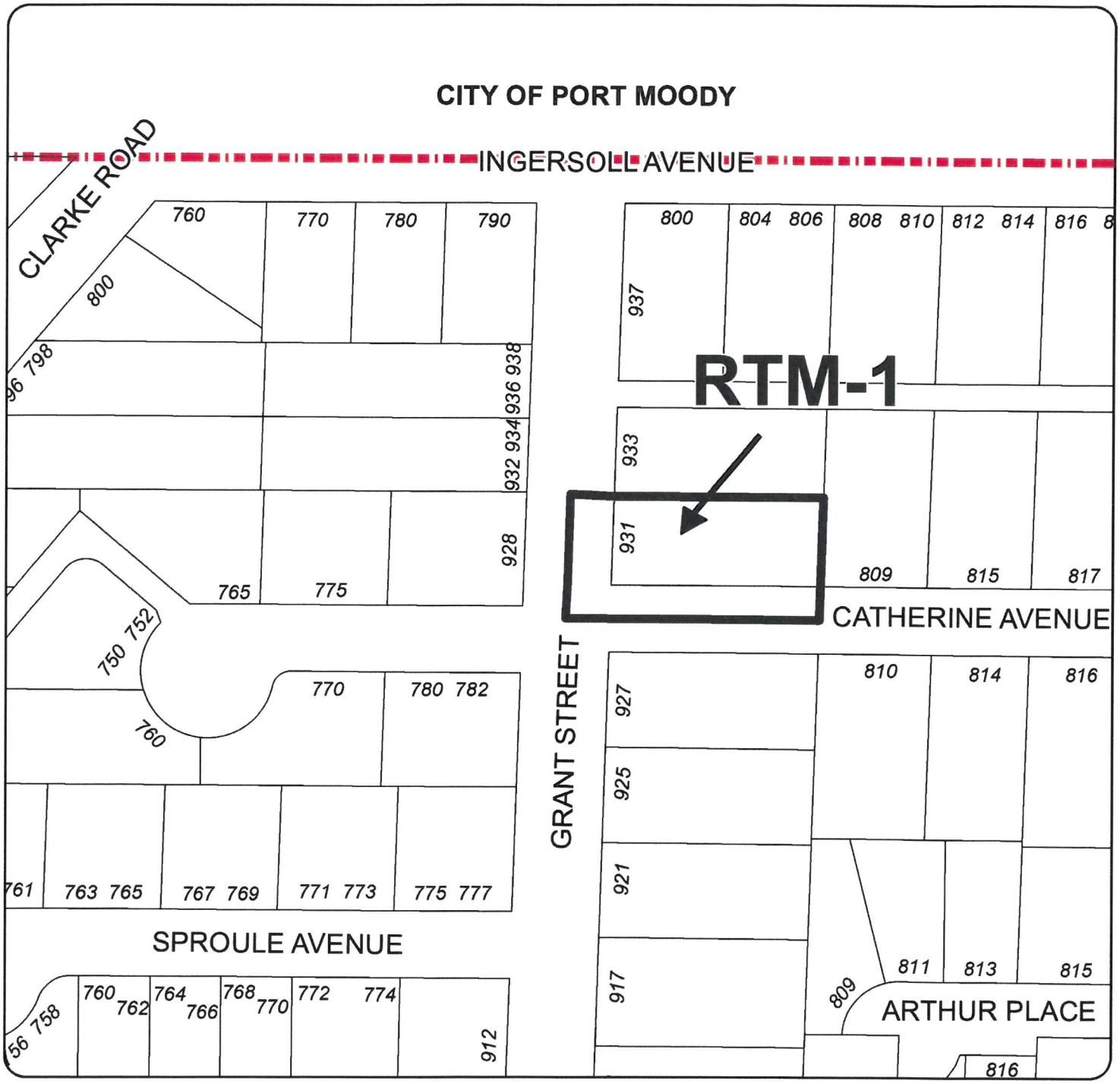
READ A THIRD TIME this [day] day of [month] , [year] .

GIVEN FOURTH AND FINAL READING and the Seal of the Corporation affixed this [day] day of [month] , [year] .

_____ MAYOR

_____ CLERK

SCHEDULE A



SCHEDULE 'A' TO BYLAW 5149, 2021

N
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S

0 10 20 40 Metres

Coquitlam

PROJ 20-091_SCHEDULE_A_RZ_LR