City of Coquitlam

Notice of Public Hearing

Notice is hereby given that a Public Hearing will be held on **Monday, February 27, 2012 at 7:00 p.m. in the City Hall Council Chambers, located at 3000 Guildford Way, Coquitlam, BC** to receive representations from all persons who deem it in their interest to address Council regarding the following proposed bylaws.

The City Clerk's Office will compile a Speakers List for the Public Hearing items – please register by telephone at 604-927-3010. Everyone will be permitted to speak at the Public Hearing but those who have registered in advance will be given first opportunity.

Immediately following the adjournment of the Public Hearing Council will convene a Regular Council Meeting during which it will give consideration to the items on the Public Hearing agenda.

Item #1	**Reference No. 11 008111 RZ** **Bylaw No. 4280, 2012** **Address: 3368 Mason Avenue**

The intent of Bylaw No. 4280, 2012 is to amend *City of Coquitlam Zoning Bylaw No. 3000, 1996* and its amending Bylaws to rezone the subject property outlined in black on the map hereto and marked Schedule "A" to Bylaw No. 4280, 2012 from RS-2 One-Family Suburban Residential to RTM-1 Street-Oriented Village Home Residential.

If approved, the application would facilitate the subdivision of the current property into sixteen fee-simple lots to accommodate sixteen street-oriented village homes.

Item #2	**Reference No. 11 016384 RZ** **Bylaw No. 4288, 2012** **Addresses: 614 - 622 Como Lake Avenue**

The intent of Bylaw No. 4288, 2012 is to amend *City of Coquitlam Zoning Bylaw No. 3000, 1996* and its amending Bylaws to rezone the subject properties outlined in black on the map hereto and marked Schedule "A" to Bylaw 4288, 2012 from RT-1 Two-Family Residential to RM-3 Multi-Storey Medium Density Apartment Residential.

If approved, the application would facilitate the development of a four-storey, 63-unit apartment complex.

Item #3	**Reference No. 11 018192 RZ** **Bylaw No. 4289, 2012** **Address: 837 Lougheed Highway**

The intent of Bylaw No. 4289, 2012 is to amend *City of Coquitlam Zoning Bylaw No. 3000, 1996* and its amending Bylaws to rezone the subject property outlined in black on the map hereto and marked Schedule "A" to Bylaw No. 4289, 2012 from C-2 General Commercial to C-5 Community Commercial.

If approved, the application would facilitate the development of a four-storey office and commercial complex with underground parking in the Maillardville Neighbourhood Centre.

Item #4 **Reference No. 11 016760 RZ**
Bylaw No. 4268, 2012
Text Amendment – Flexibility for Subdivision Regulations

The intent of Bylaw No. 4268, 2012 is to amend *City of Coquitlam Zoning Bylaw No. 3000, 1996* and its amending Bylaws to further refine a number of sections within the Zoning Bylaw for the purpose of clarity and function. The proposed Bylaw would amend a number of sections, as follows:

- grant the City's subdivision Approving Officer the discretion to allow minor lot width reduction for the final lot only in newly created subdivisions;
- provide greater clarification of the current "lot width" definition;
- allow the adjustment to zone boundaries for cancelled roads and lane allowances;
- provide new provisions that will minimize the impact of road widening on setbacks for existing buildings, and
- include a new definition of Approving Officer.

If approved, the Bylaw will provide better clarity to the existing lot width definition, reduce the number of requested lot width variances and rezonings for road and lane cancellations.

Public Inspection of Materials

Additional information, copies of the bylaws, supporting staff reports, and any relevant background documentation may be inspected from Wednesday, February 15, 2012 to Monday, February 27, 2012 in person at the Planning and Development Department, Coquitlam City Hall, 3000 Guildford Way, Coquitlam during the hours of 8:00 a.m. to 5:00 p.m. from Monday to Friday excluding statutory holidays.

You may also obtain further information with regard to the bylaws mentioned above on the City's website at www.coquitlam.ca and by phone at 604-927-3430.

Public Submissions

Verbal submissions may only be made in person at the Public Hearing. To have your name added to the Speakers List please call 604-927-3010. Please also be advised that video recordings of Public Hearings are streamed live and archived on the City's website at www.coquitlam.ca.

Written comments may be submitted to the City Clerk's Office in one of the following ways:

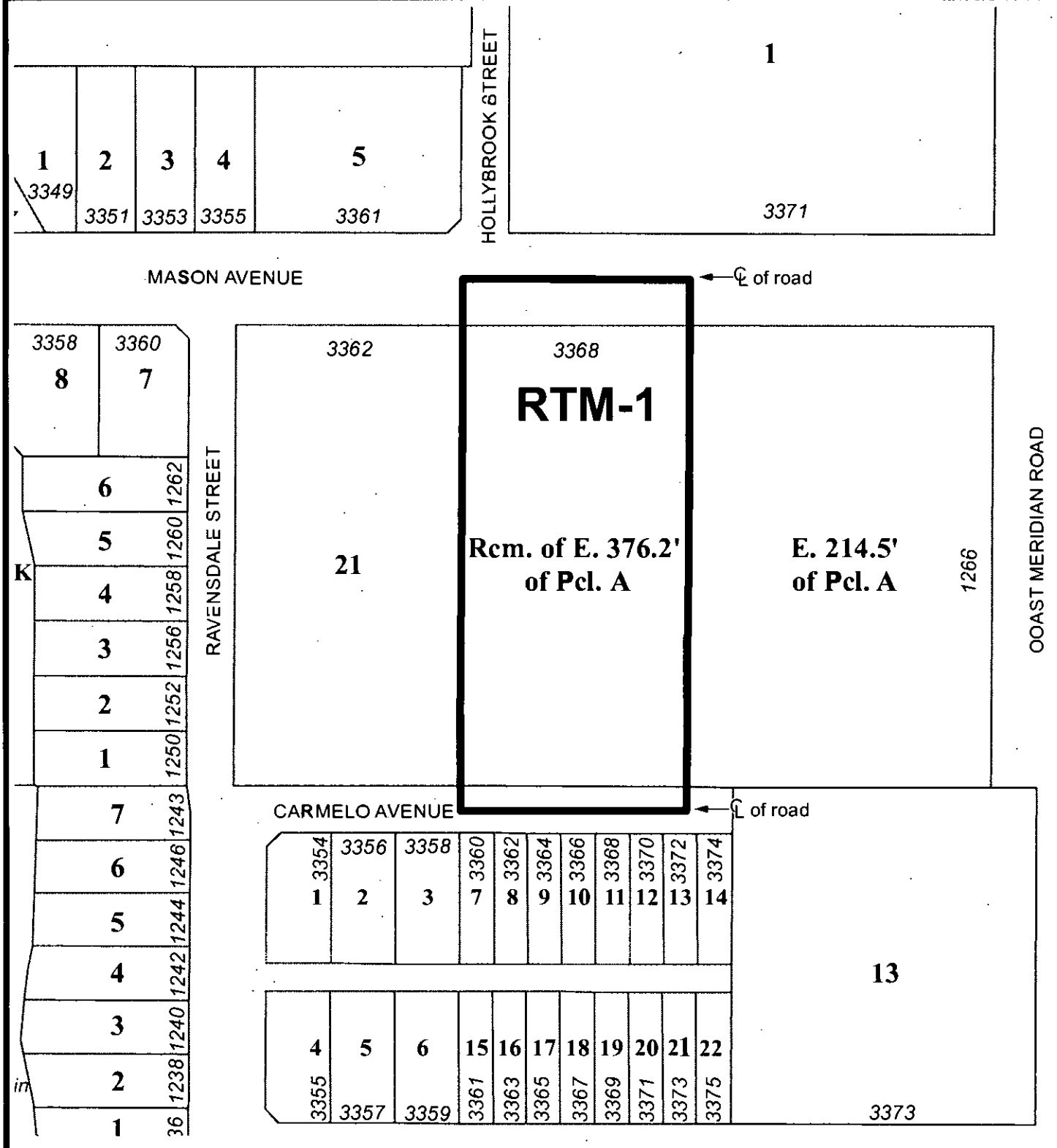
- At the Public Hearing (please hand submission to the Clerk);
- Online by emailing clerks@coquitlam.ca;
- By regular mail to 3000 Guildford Way, Coquitlam, BC, V3B 7N2;
- in person to the City Clerk's Office, 2nd Floor, 3000 Guildford Way, Coquitlam, BC, V3B 7N2;
- Or by fax to the City Clerk's Office at 604-927-3015.

To afford Council an opportunity to review your submission, please ensure you forward it to the City Clerk's Office prior to noon on the day of the hearing.

Written submissions provided in response to this consultation will become part of the public record which includes the submissions being made available for public inspection at Coquitlam City Hall and on our website at www.coquitlam.ca. if you require more information regarding this process please call the City Clerk's Office at 604-927-3010.

Please note that Council may not receive further submissions from the public or interested persons concerning any of the bylaws described above after the conclusion of the Public Hearing.

Lauren Hewson
Legislative and Administrative Services Manager



SCHEDULE 'A' TO BYLAW 4280, 2012

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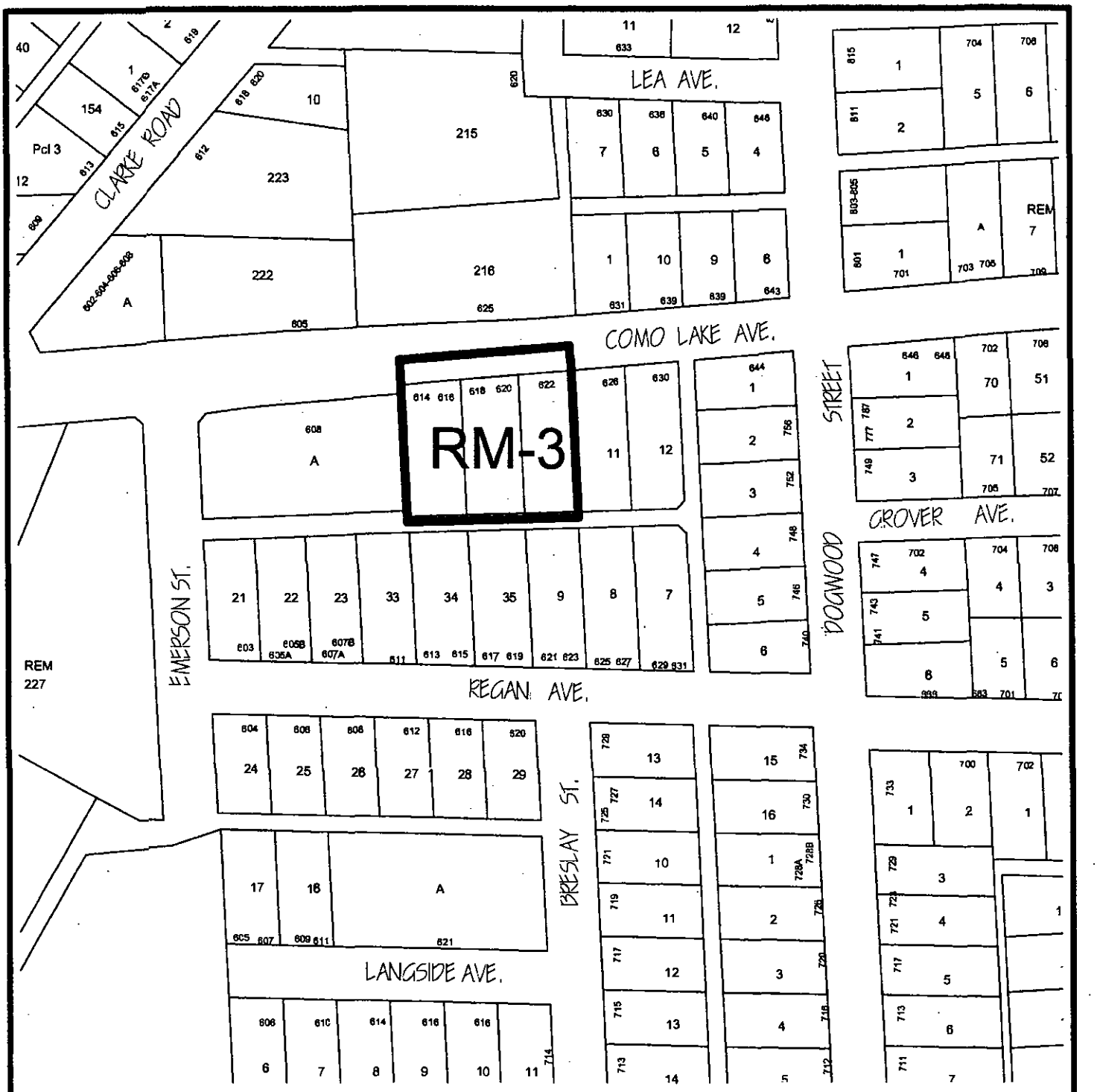

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SCHEDULE 'A' TO BYLAW 4288, 2012

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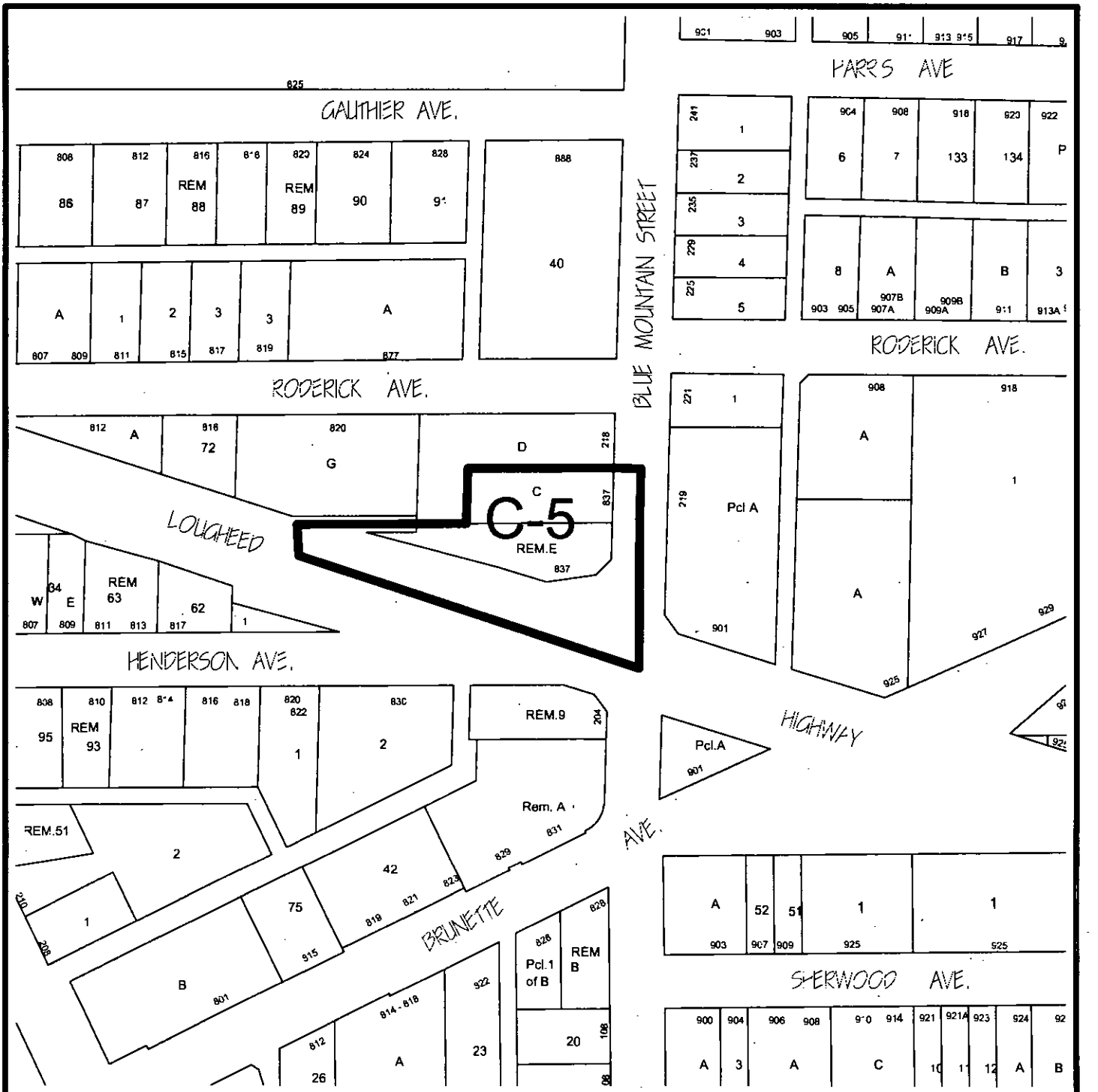

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SCHEDULE 'A' TO BYLAW 4289, 2012

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