

**PUBLIC HEARING
Monday, June 1, 2020**

A Public Hearing convened on Monday, June 1, 2020 at 7:04 p.m. in the Council Chambers, City Hall, 3000 Guildford Way, Coquitlam, B.C. with the following persons present:

Council Members Present: Mayor Richard Stewart
Councillor Brent Asmundson
Councillor Craig Hodge
Councillor Steve Kim
Councillor Trish Mandewo
Councillor Dennis Marsden
Councillor Teri Towner
Councillor Chris Wilson
Councillor Bonita Zarrillo

Staff Present: Peter Steblin, City Manager
Raul Allueva, Deputy City Manager
Jaime Boan, General Manager Engineering and Public Works
Michelle Hunt, General Manager Finance, Technology and Police Services
Don Luymes, General Manager Civic Lands and Facilities
Jim McIntyre, General Manager Planning and Development
Donnie Rosa, General Manager Parks, Recreation and Culture Services
Andrew Merrill, Director Development Services
Jim Bontempo, Manager Building Permits – Inspections
Robert Cooke, Development Servicing Engineer Manager
Carman Yeung, Planner 2
Sean O'Melinn, Legislative Services Manager
Kate Nasato, Legislative Services Clerk

REPORT OF DIRECTOR DEVELOPMENT SERVICES

The Director Development Services submitted a written brief to the Public Hearing dated Thursday, May 21, 2020, a copy of which is attached to and forms a part of these minutes.

ADVERTISING OF PUBLIC HEARING

The Public Hearing was advertised in the Tri-City News on the following dates: Thursday, May 21, 2020 and Thursday, May 28, 2020.

OPENING REMARKS

The Chair provided opening remarks in which he set out the Public Hearing process.

ITEM #1 **Reference: PROJ 19-086**
Bylaw No. 5034, 2020
Address: 3423 Victoria Drive

The intent of **Bylaw No. 5034, 2020** is to amend *City of Coquitlam Zoning Bylaw No. 3000, 1996* to rezone the subject property outlined in black on the map marked Schedule 'A' to Bylaw No. 5034, 2020 from RS-2 One-Family Suburban Residential to RS-7 Small Village Single Family Residential.

If approved, the application would facilitate the subdivision of the subject property into two single-family lots with rear lane access, and the construction of two new single-family homes, each with a secondary suite.

The Director Development Services provided an overview of the following:

- Zoning and Land Use Designation
- Proposal
- Recommendation

There were no further representations to this item.

ITEM #2 **Reference: PROJ 19-069**
Bylaw No. 5040, 2020
Addresses: portions of 3553, 3557 and 3563 Victoria Drive

The intent of **Bylaw No. 5040, 2020** is to amend *City of Coquitlam Zoning Bylaw No. 3000, 1996* to rezone portions of the subject properties outlined in black on the map marked Schedule 'A' to Bylaw No. 5040, 2020 from RS-2 One-Family Suburban Residential to RS-8 Large Village Single Family Residential.

If approved, the application would facilitate the subdivision of portions of the subject properties into seven RS-8 lots, and the construction of seven new single-family homes, each with the potential for a secondary suite.

The Director Development Services provided an overview of the following:

- Zoning and Land Use Designation
- Proposal
- Recommendation

There were no further representations to this item.

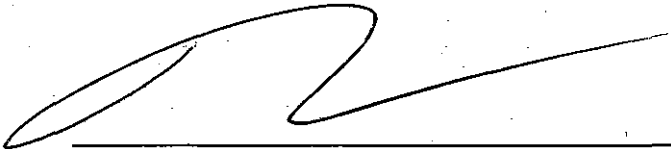
CLOSURE OF PUBLIC HEARING

The Chair declared the Public Hearing closed at 7:19 p.m. on Monday, June 1, 2020.

MINUTES CERTIFIED CORRECT

CHAIR

I hereby certify that I have recorded the
Minutes of the Public Hearing held on
Monday, June 1, 2020 as instructed,
subject to amendment and adoption.

A handwritten signature in black ink, consisting of a large, stylized 'K' followed by a horizontal line extending to the right.

Kate Nasato
Legislative Services Clerk

**PLANNING AND DEVELOPMENT DEPARTMENT
BRIEF TO PUBLIC HEARING, MONDAY JUNE 1, 2020**

ITEM #1 – PROJ 19-086 – BYLAW NO. 5034, 2020

Application to amend *City of Coquitlam Zoning Bylaw No. 3000, 1996* to rezone the property at 3423 Victoria Drive, from RS-2 One-Family Suburban Residential to RS-7 Small Village Single Family Residential – *Bylaw No. 5034, 2020*.

Recommendation:

That Council give second and third readings to *City of Coquitlam Zoning Amendment Bylaw No. 5034, 2020*.

First Reading:

On April 6, 2020, Council gave first reading to *Bylaw No. 5034, 2020* and referred the bylaw to Public Hearing.

Additional Information:

At the April 6, 2020 Regular Council meeting, Council requested no additional information.



ITEM #2 – PROJ 19-069 – BYLAW NO. 5040, 2020

Application to amend *City of Coquitlam Zoning Bylaw No. 3000, 1996* to rezone portions of the properties at 3553, 3557 and 3563 Victoria Drive, from RS-2 One-Family Suburban Residential to RS-8 Large Village Single Family Residential – *Bylaw No. 5040, 2020*.

Recommendation:

That Council give second and third readings to *City of Coquitlam Zoning Amendment Bylaw No. 5040, 2020*.

First Reading:

On April 6, 2020, Council gave first reading to *Bylaw No. 5040, 2020* and referred the bylaw to Public Hearing.

Additional Information:

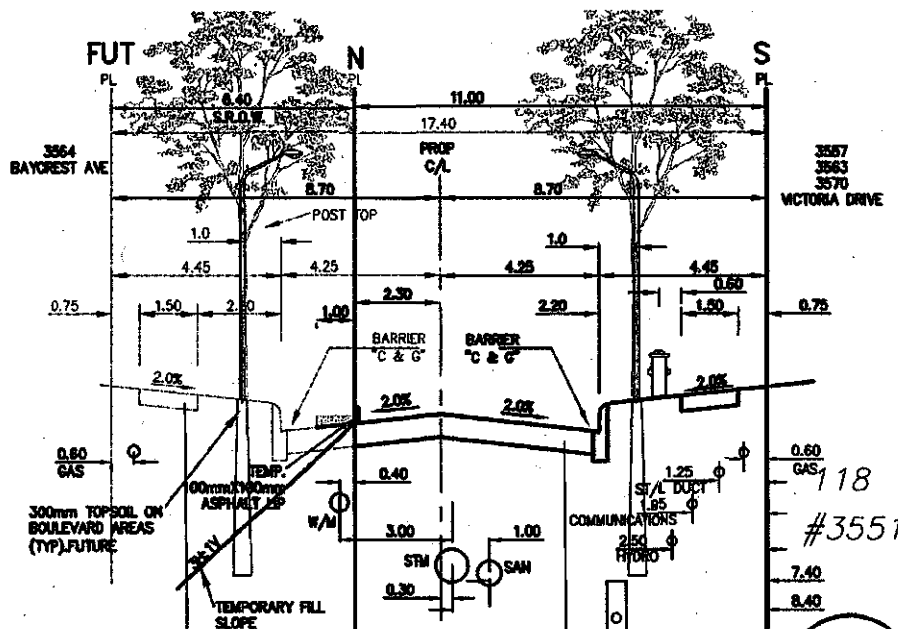
At the April 6, 2020 Regular Council meeting, Council requested the following additional information:

1. Timing of the development on the north side of Monson Crescent.

The project at 3564 Baycrest Avenue, on the north side of Monson Crescent, received third reading of the Rezoning Bylaw on April 29, 2019 and Preliminary Layout Approval (PLA) on May 16, 2019. The developer has applied for a one (1) year extension to third reading of the Rezoning Bylaw and the PLA and hopes to complete the project before April 29, 2021.

2. What is the interim and ultimate cross section of Monson Crescent (including parking regulations)?

The cross-section below shows the interim and ultimate road for Monson Crescent. The roadwork which falls within the 11.0 metre (m) dedication portion is to be completed by this applicant. A Statutory Right-of-Way (SROW) will be secured for the 6.4 m wide roadway portion and services on lands to the north (3564 Baycrest Avenue) until which time it can be completed by the developer to the north.



In the interim, on-street parking will only be permitted on the south side of Monson Crescent. At final build-out, on-street parking will be permitted on both sides of the completed street. Parking signage will be installed by the developers to the City's requirements. The amount of on-street parking spaces available will be limited due to the location of the driveway aprons and proximity to any intersection.

3. Secondary Suites

A secondary suite may be permitted in each new dwelling unit under the RS-8 zone, if adequate parking (1 space) can be provided and it complies with the Zoning Bylaw requirements.

A handwritten signature in black ink, appearing to read 'Andrew Merrill', is written over a horizontal line.

Andrew Merrill, MCIP, RPP

AM/ce