Council: Legal and Public Notices

Coquitlam

November 26, 2024

Notice of Zoning Amendment Bylaw for First, Second and Third Readings – 586 Thompson Avenue – Bylaw No. 5382, 2024

Notice is hereby given that the City of Coquitlam has received an application to amend *City of Coquitlam Zoning Bylaw No. 3000, 1996* relating to the property located at 586 Thompson Avenue. The amending Bylaw (No. 5382, 2024) will be presented for first, second and third readings at the Regular Council Meeting on December 9, 2024 at 7:00 p.m. in the Council Chambers of City Hall, located at 3000 Guildford Way, Coquitlam, BC.

The intent of ***Bylaw No. 5382, 2024*** is to amend *City of Coquitlam Zoning Bylaw No. 3000, 1996* to rezone the subject property, as outlined in black on the map marked "Schedule 'A' to Bylaw No. 5382, 2024", from RS-1 One-Family Residential to RT-2 Townhouse Residential.

If approved, the application would facilitate the creation of three 3-storey townhouse buildings, containing of two 2-bedroom units, five 3-bedroom units and two 3-bedroom plus den units.

Following the enactment of the provincial *Bill 44 – 2023 Housing Statues (Residential Development) Amendment Act*, public hearings are prohibited for rezoning applications that are consistent with the Official Community Plan (OCP), amendments to the Zoning Bylaw that facilitate small scale multiple unit housing and for mixed-use projects that are consistent with the OCP, where at least half of the proposed gross floor area is residential.

The Bill is applicable to any rezoning application that has not received first reading prior to November 30, 2023. For these applications, Council may grant first, second and third bylaw readings and adopt the bylaw (if no pre-requisites are required to be met prior to the adoption) at same Regular Council Meeting.

The City of Coquitlam is required to provide public notification prior to first reading of the bylaw in accordance with the *Local Government Act*, as follows:

- Mail out or delivery of notice to the owners and tenants of the properties that are the subject of the rezoning and the properties within 100m of the development site, not less than 10 days prior to first reading of the bylaw; and
- Publication of notice pursuant to *Public Notice Bylaw No. 5334, 2023* (on the City's website and through the City's email subscription service), not less than seven days prior to first reading of the bylaw.

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How do I find out more information?

To obtain more information on this application, you may:

- Call the Planning and Development Department at 604-927-3430;
- Email the file manager Xian Zhang at xzhang@coquitlam.ca; or
- Visit the Planning and Development Department at 3000 Guildford Way, Coquitlam, BC, during the hours of 8:00 a.m. to 5:00 p.m. from Monday to Friday excluding statutory holidays.

Any questions regarding the Public Notice process can be directed to the City Clerk's Office at clerks@coquitlam.ca or 604-927-3010.

How do I provide input?

If you would like to provide written input, please submit your comments to the attention of the City Clerk's Office, in one of the following ways by:

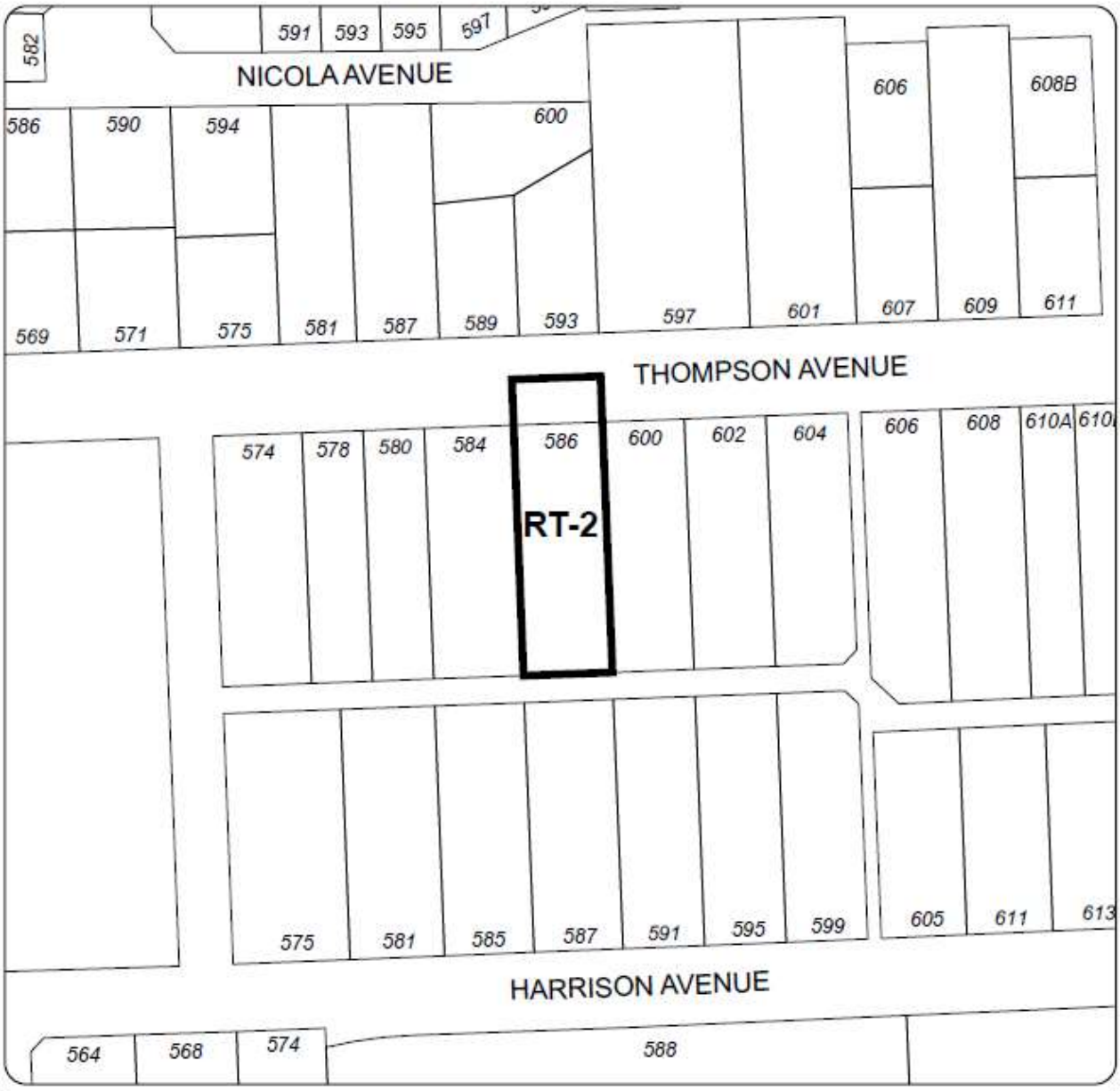
- Email: clerks@coquitlam.ca with "**Zoning Amendment – PROJ 22-153**" in the subject line;
- Regular mail: City Clerk's Office, 2nd floor, 3000 Guildford Way, Coquitlam, BC, V3B 7N2;
- In person: City Hall at 3000 Guildford Way:
    - To the City Clerk's Office front desk located on the 2nd floor of City Hall;
    - Place in either one of two City Hall drop boxes located at the underground parking entrance or by the main entrance facing Burlington Drive.

To afford Council an opportunity to review your submission, please ensure that you forward it to the City Clerk's Office prior to noon on **December 9, 2024**. Please note that the drop boxes will be emptied shortly after 12:00 p.m. and not checked again prior to the meeting.

Submissions provided, including names and city of residence, will become part of the public record and may be published on the City's website as part of a future agenda package at www.coquitlam.ca.

Kerri Wells
Corporate Officer

Coquitlam



Application No.: PROJ 22-153
Map Date: 4/5/2024

SCHEDULE 'A' TO BYLAW No. 5382, 2024

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Coquitlam

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