

June 11, 2026

## **Notice of Public Hearing – 3665, 3669, 3673, 3675, 3685, 3695 and 3696 Victoria Drive, 1350 and 1353 Edwards Street, and a Portion of Edwards Street – Bylaw Nos. 5497, 2026; 5523, 2026; 5548, 2026; and 5549, 2026**

Notice is hereby given that the City of Coquitlam will be holding a Public Hearing on **Monday, June 22, 2026**, at 7:00 p.m. at City Hall Council Chambers, 3000 Guildford Way, Coquitlam, BC, V3B 7N2 to receive representations from all persons who deem it in their interest to address Council regarding the following proposed bylaw.

The intent of **Bylaw No. 5497, 2026** is to amend the land use designation for the subject properties as outlined in black on the map marked "Schedule 'A' to Bylaw No. 5497, 2026" **from** Townhouse Residential, Small-Scale Residential, Rural, and Park and Recreation **to** Townhouse Residential and Park and Recreation.

The proposed adjustments to the street network on 'Schedule B' to Bylaw No. 5497, 2026 also have the effect of requiring adjustments to the micromobility and pedestrian connections as identified on 'Schedule C' to Bylaw No. 5497, 2026.

The intent of **Bylaw Nos. 5523, 2026; 5548, 2026; and 5549, 2026** is to rezone portions of the subject properties **from RS-2 Rural Residential to RT-2 Townhouse Residential and P-5 Special Park**, as outlined in black on the maps marked 'Schedule A' to Bylaw No. 5523, 2026; 5548, 2026; and 5549, 2026, respectively.

If approved, the applications would permit the construction of a total of 404 townhouse units across three project sites, reconfigure Star Creek Park and Knoll Park, protect a wildlife corridor along Partington Creek, and make adjustments to the street network. The proposed amendments associated with the three development projects are described below:

### **PROJ 23-011**

**Address: 3665, 3669, 3673 and 3675 Victoria Drive**

**Associated Bylaws:** Bylaw Nos. 5497, 2026 and 5548, 2026

**Development Description:** The proposed OCP amendment reduces the size and adjusts the location of the future Star Creek Park, by redesignating a portion of Star Creek Park **from Park and Recreation to Townhouse Residential**, and removes a portion of a Collector road and realigns David Avenue.

115 market strata townhouse units consisting of 100% three-bedroom units is proposed.

### **PROJ 23-031**

**Address: 3685 and 3695 Victoria Drive**

**Associated Bylaws:** Bylaw Nos. 5497, 2026 and 5523, 2026

**Development Description:** The proposed OCP amendment re-designates the north portion of the site **from Rural and Small-Scale Residential to Townhouse Residential and Park and Recreation**, removes a portion and realigns David Avenue, removes a portion of a Local Street, and extends Edwards Street southwards to connect to Victoria Drive.

167 market strata townhouse units consisting of 100% three-bedroom units is proposed.

### **PROJ 21-091**

**Address: 3696 Victoria Drive, 1350 and 1353 Edwards Street**

**Associated Bylaws:** Bylaw Nos. 5497, 2026 and 5549, 2026

**Development Description:** The proposed OCP amendment:

1. Re-designates portions of land to the east and west of Partington Creek **from Townhouse Residential and Rural to Park and Recreation;**
2. Re-designates the southern portion of the site **from Rural and Townhouse Residential to Park and Recreation**, which would result in an enlargement of the planned Knoll Park; and
3. Removes a portion of Edwards Street located to the south of Victoria Drive and designates that area of closed road as **Townhouse Residential.**

122 market strata townhouse units consisting of 100% three-bedroom units is proposed.

#### **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 Managers Maggie Yet at [myet@coquitlam.ca](mailto:myet@coquitlam.ca) or David Maloney at [dmaloney@coquitlam.ca](mailto:dmaloney@coquitlam.ca); or
- Visit the Planning and Development Department at 3000 Guildford Way, Coquitlam, BC, between June 11 and June 22, 2026 during the hours of 8:00 a.m. to 5:00 p.m. from Monday to Friday excluding statutory holidays.

#### **How do I provide input?**

If you would like to provide written input, please submit your comments to the attention of the Legislative Services Division in one of the following ways:

- Email: [clerks@coquitlam.ca](mailto:clerks@coquitlam.ca) with "**Public Hearing – PROJ 23-011; PROJ 23-031; and PROJ 21-091**" in the subject line; or
- Regular mail or in-person: Legislative Services Division, 2<sup>nd</sup> Floor, 3000 Guildford Way, Coquitlam, BC, V3B 7N2.

To afford Council an opportunity to review your submission, please ensure that you forward it to the Legislative Services Division **between Thursday, June 11, 2026 and noon on Monday, June 22, 2026**. 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](http://www.coquitlam.ca).

Attend the Public Hearing:

If you would like to attend the Public Hearing **in-person**: Attend Council Chambers at Coquitlam City Hall, 3000 Guildford Way, Coquitlam, BC on **Monday, June 22, 2026**, at 7:00 p.m.

If you would like to attend the Public Hearing **electronically**: Visit [Coquitlam.ca/PublicHearings](http://Coquitlam.ca/PublicHearings) for details and instructions, or contact the Legislative Services Division at [clerks@coquitlam.ca](mailto:clerks@coquitlam.ca).

Please note, if you wish to be added to the Speaker's List, contact [clerks@coquitlam.ca](mailto:clerks@coquitlam.ca). Those registered in advance will be given first opportunity to speak.

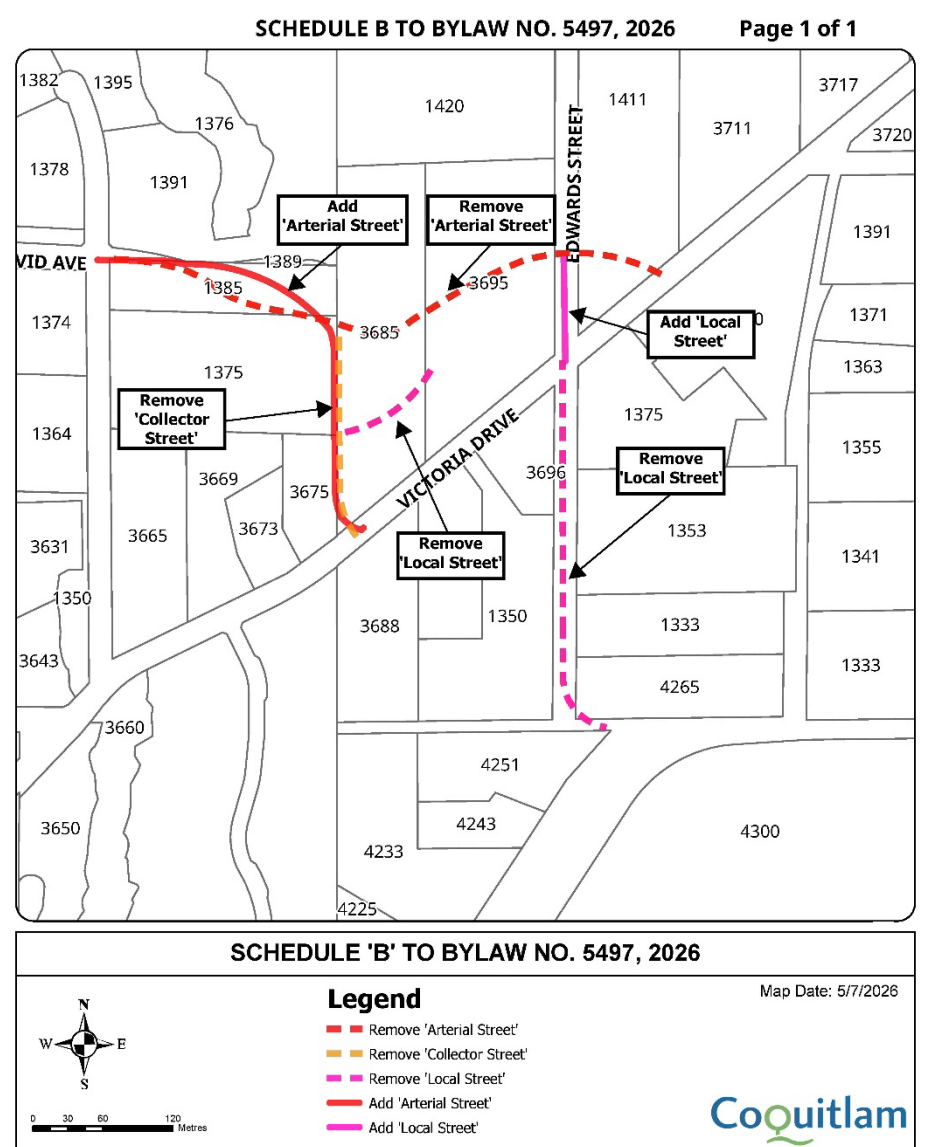
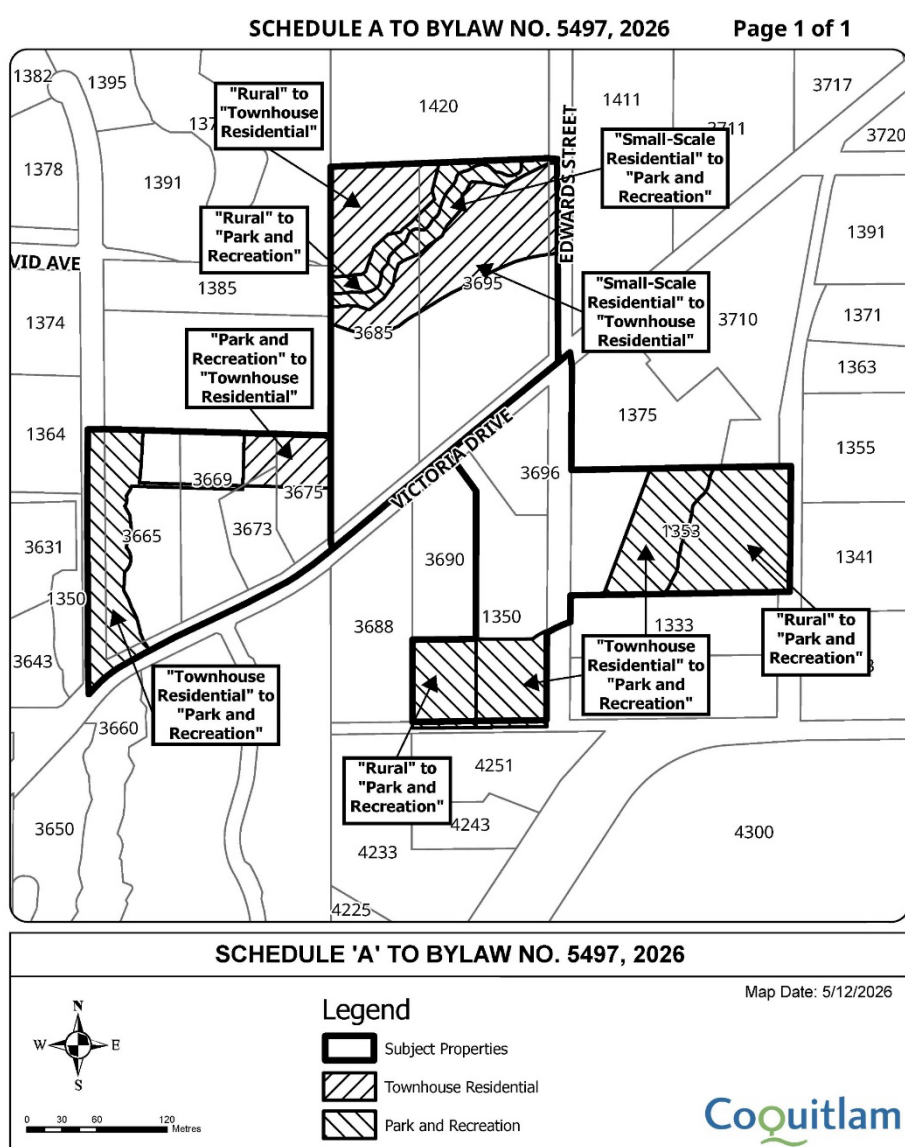
Council may not receive further submissions from the public or interested parties concerning the bylaw described above after the conclusion of the Public Hearing.

Any questions regarding the Public Notice process can be directed to the Legislative Services Division at [clerks@coquitlam.ca](mailto:clerks@coquitlam.ca) or 604-927-3010.

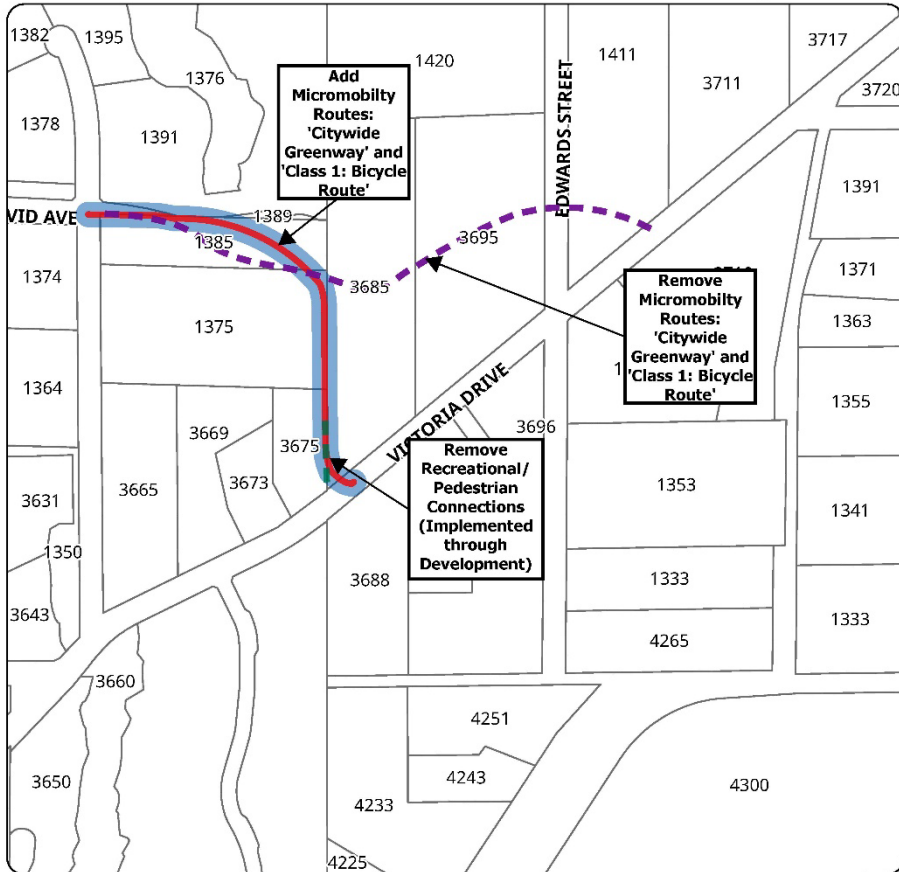
Jennifer Mills  
Deputy Corporate Officer

## BYLAW SCHEDULE MAPS

CONTINUED ON NEXT PAGE



SCHEDULE C TO BYLAW NO. 5497, 2026 Page 1 of 1



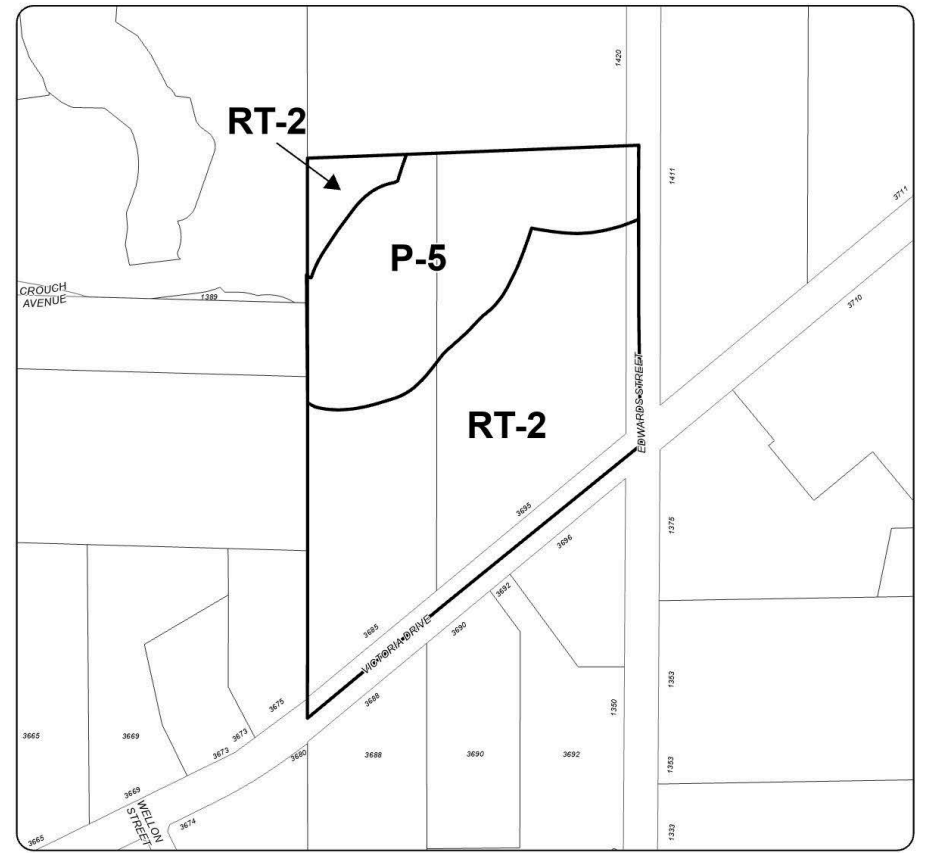
**SCHEDULE 'C' TO BYLAW NO. 5497, 2026**

Map Date: 5/13/2026

**Legend**

- Removed Micromobility Routes: Citywide Greenway and Class 1: Bicycle Route
- Removed Recreational/Pedestrian Connections (Implemented through Development)
- Citywide Greenway
- Class 1: Bicycle Route

SCHEDULE A TO BYLAW NO. 5523, 2026 Page 1 of 1

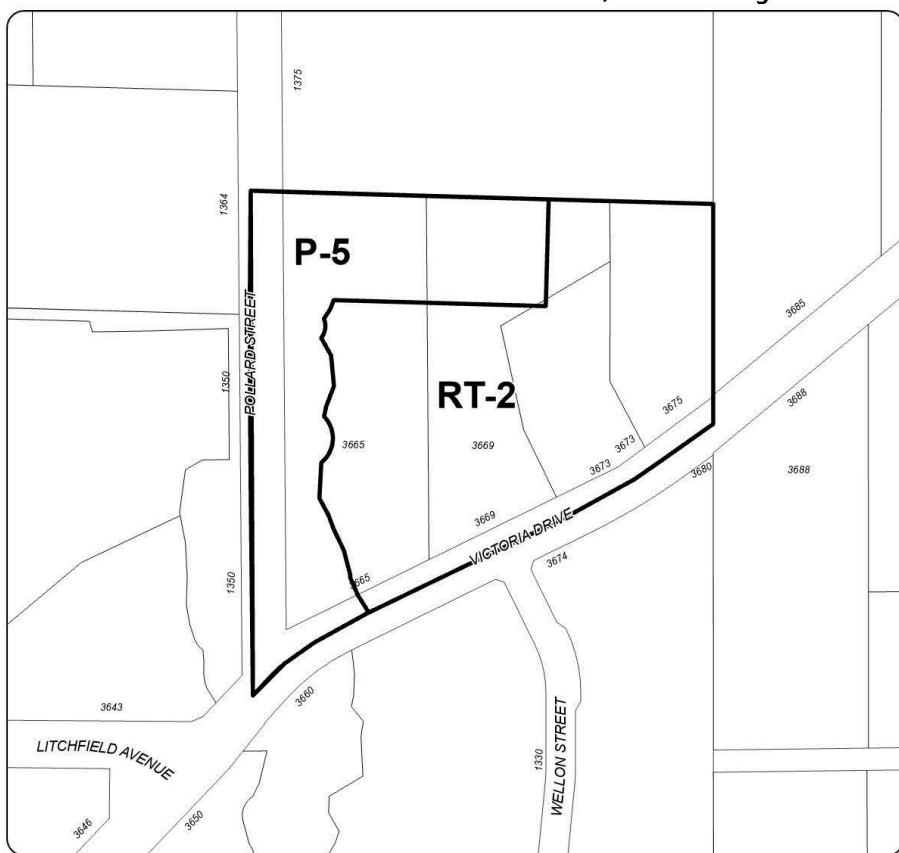


**SCHEDULE 'A' TO BYLAW No. 5523, 2026**

File: 23-031, 23-011, 21-193 Council Maps

PROJ 23-031 SCHEDULE A RZ MB

SCHEDULE A TO BYLAW NO. 5548, 2026 Page 1 of 1

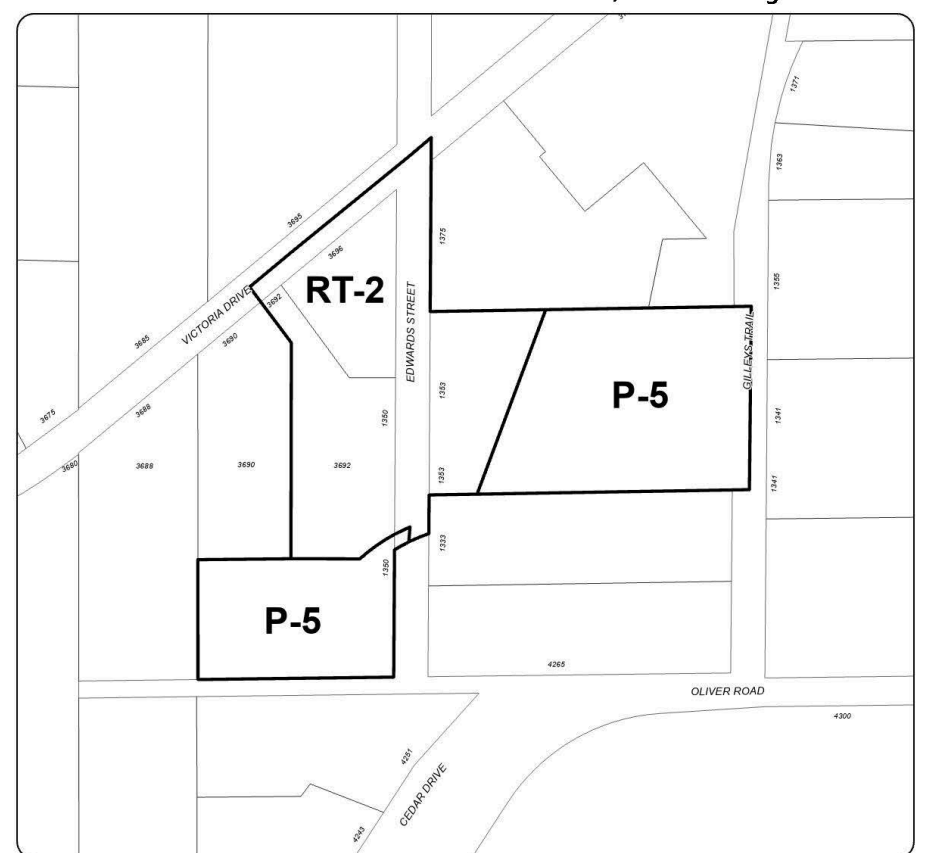


**SCHEDULE 'A' TO BYLAW No. 5548, 2026**

File: 23-031, 23-011, 21-193 Council Maps

PROJ 23-011 SCHEDULE A RZ MB

SCHEDULE A TO BYLAW NO. 5549, 2026 Page 1 of 1



**SCHEDULE 'A' TO BYLAW No. 5549, 2026**

File: 23-031, 23-011, 21-193 Council Maps

PROJ 21-193 SCHEDULE A RZ MB