

June 11, 2026

Notice of Public Consultation – Development Variance Permit – 380 Montgomery Street

Notice is hereby given that the City has received an application for a Development Variance Permit (DVP) for the property located at 380 Montgomery Street. The applicant is requesting the following variances:

1. *Subdivision and Development Servicing Bylaw No. 3558, 2003* as follows:
 - In Section 7.0, Works and Services, required servicing shall not apply for all street and lane frontages abutting the Lands, except for the installation of street lighting, utility works, site access, turn around facilities, and storm sewer upgrades as they pertain to the construction proposed under Building permit application 2026 103221 CN.
2. *Zoning Bylaw No. 3000, 1996* as follows:
 - In Subsection 2001(10), the maximum height of a P-1 zoned building is increased from 11 m (36 ft) to 13 m (43 ft).

If approved, the Development Variance Permit would facilitate the construction to replace Montgomery Middle School adjacent to the existing building. The application requires modification to servicing standards due to existing site conditions and a variance to the maximum building height due to site grading.

While the requested variance applies to 380 Montgomery Street, should Council authorize the Development Variance Permit, the notice will be applied to the titles of 1900 Edgewood Avenue (mailing address to the associated property).

This application will be presented to Council for consideration at their Regular Council Meeting on **Monday, June 22, 2026** at **7:00 p.m.** in Council Chambers of City Hall, located at 3000 Guildford Way, Coquitlam, BC. The public is invited to provide input to Council relative to this application.

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, Sydney Hawkins, at shawkins@coquitlam.ca; or
- Inspect copies of the permit and information package by visiting the Planning and Development Department at 3000 Guildford Way, Coquitlam, BC, from June 11 to 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?

Instructions and registration information for participating in the meeting, can be found at www.coquitlam.ca/1307/Public-Consultations. Should you wish to address Council regarding this application, we encourage you to register as far in advance of the meeting as possible. The Legislative Services Division will compile a speakers list for each item. Everyone will be permitted to speak at the meeting but those who have registered in advance will be given first opportunity. The meeting will also be broadcast on the City's website at www.coquitlam.ca/webcasts.

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 by:

- Email: clerks@coquitlam.ca with "**DVP – PROJ 26-125**" in the subject line; or
- Regular Mail or In-Person: Legislative Services Division, 2nd Floor, 3000 Guildford Way, Coquitlam, BC, V3B 7N2.

To afford Council an opportunity to review your submission, should you wish to submit one, please ensure that you forward it to the Legislative Services Division between **Thursday, June 11, 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.

Please note that interested parties may only speak to the issues covered by the Development Variance Permit. Any questions regarding the Public Notice process can be directed to the Legislative Services Division at clerks@coquitlam.ca or 604-927-3010.

Jennifer Mills
Deputy Corporate Officer

