

September 17, 2026

Notice of Zoning Amendment Bylaw for First, Second and Third Readings and Final Adoption – 564, 568, 574 Harrison Avenue and 565, 569, 575 Kemsley Avenue and a Portion of Gardena Avenue – Bylaw No. 5559, 2026

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 properties located at 564, 568, 574 Harrison Avenue and 565, 569, 575 Kemsley Avenue and a portion of Gardena Avenue.

The amending Bylaw (No. 5559, 2026) will be presented for first, second and third readings and final adoption at the Regular Council Meeting on **Monday, September 28, 2026** at 7:00 p.m. in the Council Chambers of City Hall, located at 3000 Guildford Way, Coquitlam, BC.

The intent of Bylaw No. 5559, 2026 is to amend *City of Coquitlam Zoning Bylaw No. 3000, 1996* to rezone the subject properties as outlined in black on the maps marked “Schedule ‘A’ to Bylaw 5559, 2026” from RS-1 One-Family Residential to RA-2 Transit-Oriented Medium-Density Residential.

Originally, the application sought to rezone to the RM-3 Multi-Storey Medium Density Apartment Residential zone. However, to comply with new provincial legislation (Bill 47), the City introduced the RA-2 zone to replace the RM-3 zone. The RA-2 zone is similar to the RM-3 zone for properties located in Transit-Oriented Area Tier 3. No changes to the proposed use, density, tenure, form or design have occurred since Council first considered this application in October 2024.

If approved, the application would facilitate the construction of a six-storey apartment building containing 156 dwelling units, with a total floor area ratio (FAR) of around 2.28. In addition, one variance to the RA-2 minimum lot coverage is proposed: an increase from 60% to 62% of total lot area.

How do I find out more information?

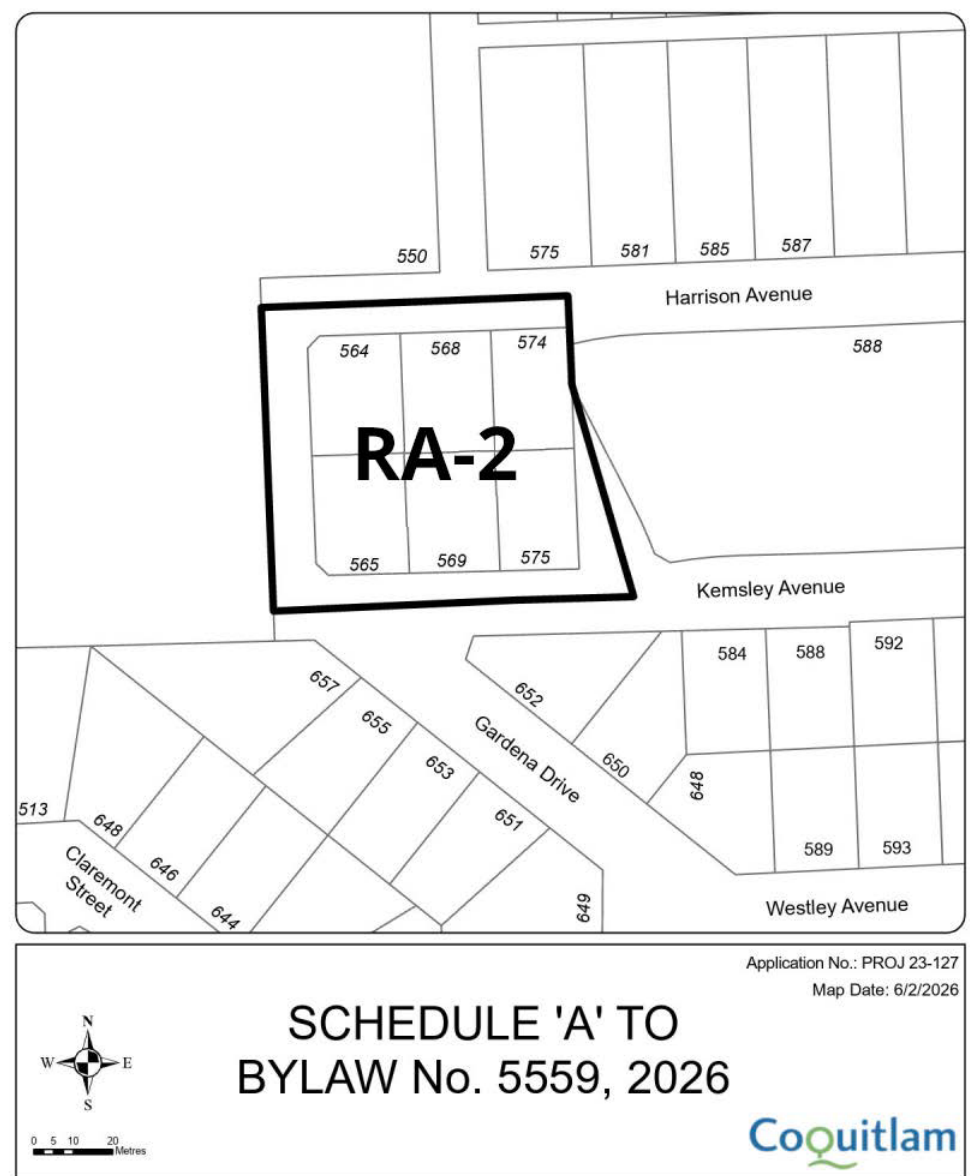
To obtain more information on this application, you may:

- Call the Planning and Development Department at 604-927-3430;
- Email the File Manager Jamieson Pritchard at jpritchard@coquitlam.ca; or
- Inspect copies of the bylaw and information package by visiting the Planning and Development Department at 3000 Guildford Way, Coquitlam, BC, from September 17 to September 28, 2026 during the hours of 8:00 a.m. to 5:00 p.m. from Monday to Friday excluding statutory holidays.

To afford Council an opportunity to review your submission, please ensure that you forward it to the Legislative Services Division between **Thursday, September 17, 2026 and noon on Monday, September 28, 2026**.

Submissions provided, including names and addresses, 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.

Jennifer Mills
Deputy Corporate Officer



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 by:

- Email: clerks@coquitlam.ca with “**Zoning Amendment – PROJ 23-127**” in the subject line; or
- Regular mail or in-person: Legislative Services Division, 2nd Floor, 3000 Guildford Way, Coquitlam, BC, V3B 7N2.