

City of Coquitlam

NOTICE OF PUBLIC HEARING

Public participation in this Public Hearing will be conducted by electronic means. To attend remotely: visit www.coquitlam.ca/publichearing or call 604-927-3010 for details and instructions. If you do not wish to provide input, but would like to view the proceedings, watch online: www.coquitlam.ca/webcasts

Notice is hereby given that the City of Coquitlam will be holding a Public Hearing to receive representations from all persons who deem it in their interest to address Council regarding the following proposed bylaws/permits. This meeting will be held on:

Date: Monday, March 15, 2021
Time: 7:00 p.m.
Location: City Hall Council Chambers, 3000 Guildford Way, Coquitlam, BC V3B 7N2

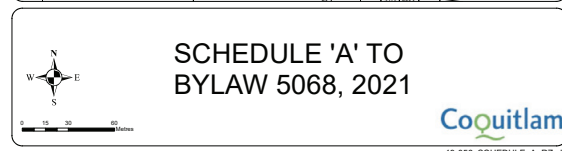
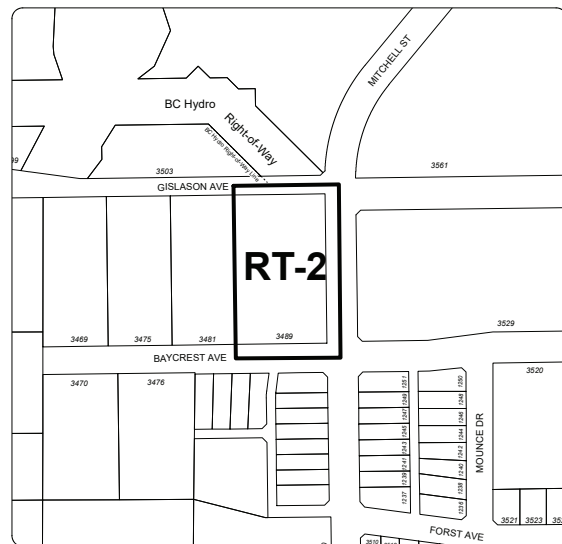
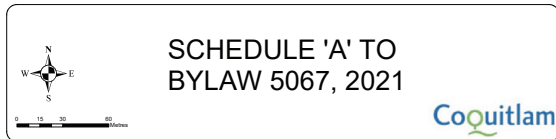
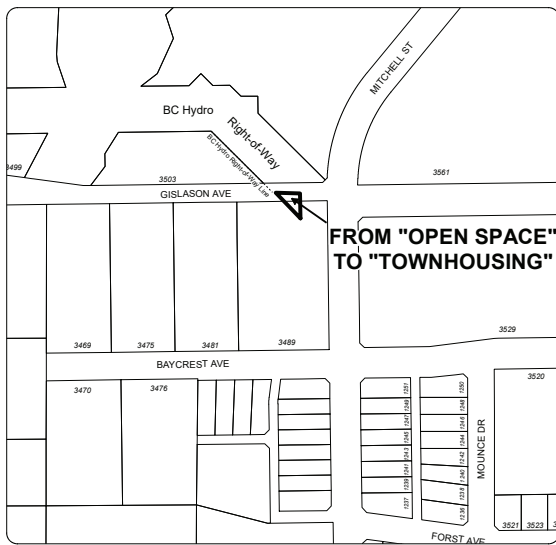
Immediately following the adjournment of the Public Hearing, Council will convene a Regular Council Meeting during which it will give consideration to the items on the Public Hearing agenda.

Item 1 Address: 3489 Baycrest Avenue

The intent of **Bylaw No. 5067, 2021** is to amend *City of Coquitlam Citywide Official Community Plan Bylaw No. 3479, 2001* to revise the land use designation of a portion of the subject property outlined in black on the map marked Schedule "A" to Bylaw No. 5067, 2021 from Open Space to Townhousing.

The intent of **Bylaw No. 5068, 2021** is to amend *City of Coquitlam Zoning Bylaw No. 3000, 1996* to rezone the property outlined in black on the map marked Schedule 'A' to Bylaw No. 5068, 2021 from RS-2 One-Family Suburban Residential to RT-2 Townhouse Residential.

If approved, the application would facilitate the construction of 24 townhouse units.

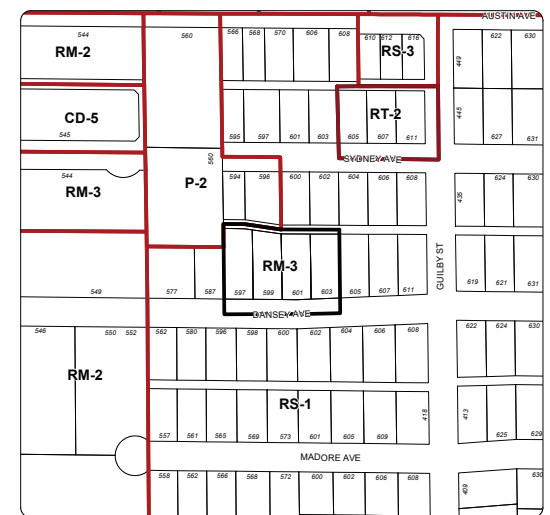


Item 2 Addresses: 597, 599, 601 and 603 Dansey Avenue

The intent of **Bylaw No. 5009, 2020** is to amend *City of Coquitlam Zoning Bylaw No. 3000, 1996* to rezone the subject properties outlined in black on the map marked Schedule 'A' to Bylaw No. 5009, 2020 from RS-1 One-Family Residential to RM-3 Multi-Storey Medium Density Apartment Residential.

If approved, the application would facilitate the development of a six-storey apartment building containing 128 market condominium units.

Please note: a previous application for these properties was considered at the Public Hearing on July 6, 2020, please consult the staff report in the Public Hearing Agenda for how the project has changed.



Item 3 Zoning Bylaw Text Amendments

The intent of **Bylaw No. 5099, 2021** is to amend frequently varied regulations in *City of Coquitlam Zoning Bylaw No. 3000, 1996* in order to minimize these variance requests, reduce the overly prescriptive nature of these regulations, and modernize parts of the bylaw. The proposed text amendments include, but are not limited to, the following:

- Increasing the maximum permitted height in the RT-2 Townhouse Residential zone from 2-storeys to 3-storeys;
- Increasing the maximum permitted building length in all Apartment Residential zones (excluding RT-2 Townhouse Residential and RT-3 Multiplex Residential) from 55 metres to 65 metres;
- Removing uppermost storey step-back requirements and increasing the maximum permitted lot coverage to 55% in the RM-3 Multi-Family Medium Density Apartment Residential zone; and
- Reducing the setback requirements from a street or a lane in the RM-4, RM-5, and RM-6 Multi-Storey High Density Apartment Residential zones from 4.5 metres to 3.0 metres.

Notice of Public Hearing continued on next page

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Guildford Way, Coquitlam, BC, V3B 7N2

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Notice of Public Hearing continued from previous page

Item 3 Zoning Bylaw Text Amendment, *continued*

The intent of **Bylaw No. 5100, 2021** is to amend *City of Coquitlam Zoning Bylaw No. 3000, 1996* in order to improve the clarity and intent of the bylaw. The proposed text amendments include, but are not limited to, the following:

- Revising and/or clarifying definitions;
- Revisions to permit all multi-family zones to determine lot area before accounting for road dedication for the purpose of calculating density;
- Updating Section 509 Multi-Family Apartment and Commercial Recycling Area Requirements to include requirements for waste collection in townhouse and rowhouse developments;
- Clarifying Sections 514 Siting Exceptions and 516 Landscape Screens, Fences and Retaining Walls;
- Updating the A-3 Agricultural and Resource zone to align it with the Agricultural Land Reserve Use Regulation;
- Clarifying the conditions of use that apply under the RT-1 Infill Residential zone;
- Updating the Apartment Residential zones in order to allow for a gross floor area exclusion of two square metres per accessible dwelling unit; and
- Updating Schedule "H" Northeast Coquitlam Landscaping Area to follow the neighbourhood plan boundaries.

If adopted, the above Bylaws will improve the clarity, functioning, and consistency of the City's Zoning Bylaw.

Any person wishing further information or clarification with regard to the proposed amendments should contact Natasha Lock, Planning and Development Department, at NLock@coquitlam.ca.

How do I find out more information?

For copies of supporting staff reports and the bylaws, please visit www.coquitlam.ca/publichearing.

For additional information and any relevant background documentation, contact the Planning and Development Department by email at planninganddevelopment@coquitlam.ca or by phone at 604-927-3430. You may also visit the Planning and Development Department in person 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. Please note: while City Hall is open to the public, and physical distancing measures are in place, the City continues to strongly encourage the use of remote means to obtain more information on these applications.

How do I provide input?

Prior to the Public Hearing written comments may be submitted to the City Clerk's Office in one of the following ways:

- Email: clerks@coquitlam.ca;
- Fax: to the City Clerk's Office at 604-927-3015; or
- In person: Attn: City Clerk's Office – please place in one of two City Hall (3000 Guildford Way, Coquitlam) 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 the day of the hearing**. Please note that the drop boxes will be emptied shortly after 12:00 p.m. and not checked again prior to the hearing.

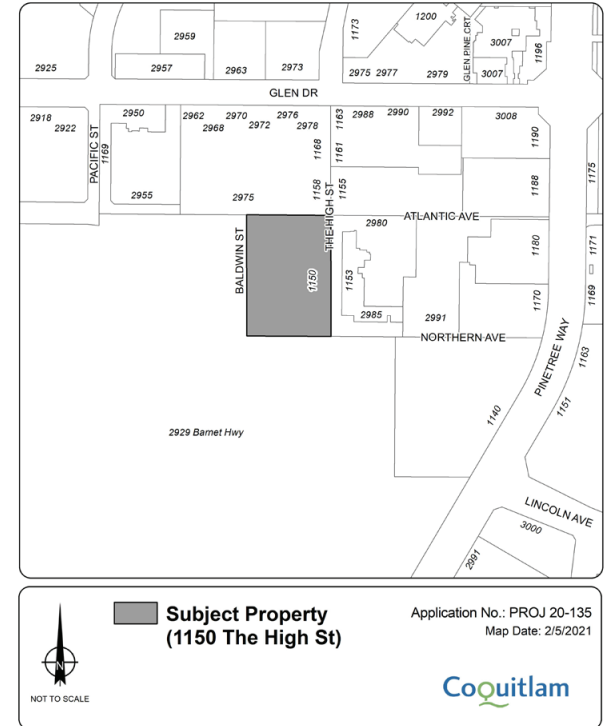
Item 4 Temporary Use Permit Application – 1150 The High Street

The City has received an application for a Temporary Use Permit (TUP) for the property located at **1150 The High Street**. The applicant is requesting a TUP to permit a temporary retail garden centre. This TUP would expire on November 30, 2021.

Please note that interested parties may only speak to the issues covered by the TUP.

You may obtain more information on this application by contacting Edison Ting, Planning and Development Department, at eting@coquitlam.ca.

A report regarding the proposed Temporary Use Permit will be included in the March 15, 2021 Regular Council Meeting agenda. Council agendas can be found at www.coquitlam.ca/webcasts.



Written submissions provided in response to this consultation, including names and addresses, will become part of the public record which includes the submissions being made available for public inspection at Coquitlam City Hall and on our website at www.coquitlam.ca/agendas. If you require more information regarding this process, please call the City Clerk's Office at 604-927-3010.

Those who wish to provide verbal submissions **must** participate remotely via Zoom. Remote participants can use their computers, smart phones, tablets or telephones to speak to Council. Instructions for how to participate remotely are available at www.coquitlam.ca/publichearing.

If you want to provide a verbal submission, **please register as far in advance of the meeting as possible**. Registration for remote participants can be found at www.coquitlam.ca/publichearing. If you wish to participate via telephone, please call 604-927-3010 to register. Please note, you may also register to attend the meeting remotely without signing up to speak to an item. The City Clerk's Office will compile a speakers list for each item. Everyone will be permitted to speak at the Public Hearing but those who have registered in advance will be given first opportunity.

Please also be advised that video recordings of Public Hearings are streamed live and archived on the City's website at www.coquitlam.ca/webcasts.

Please note that Council may not receive further submissions from the public or interested parties concerning any of the bylaws described above after the conclusion of the Public Hearing.

Jay Gilbert
City Clerk