

City of Coquitlam

NOTICE OF PUBLIC HEARING

As the City of Coquitlam transitions through the BC Restart Plan, those wishing to listen and/or participate at the Public Hearing are encouraged to do so remotely. 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. This meeting will be held on:

Date: Monday, July 26, 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: 816 Westwood Street

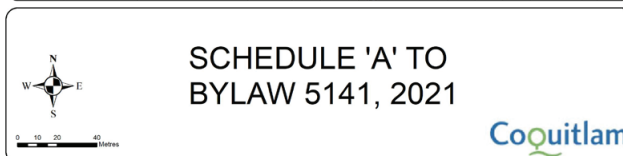
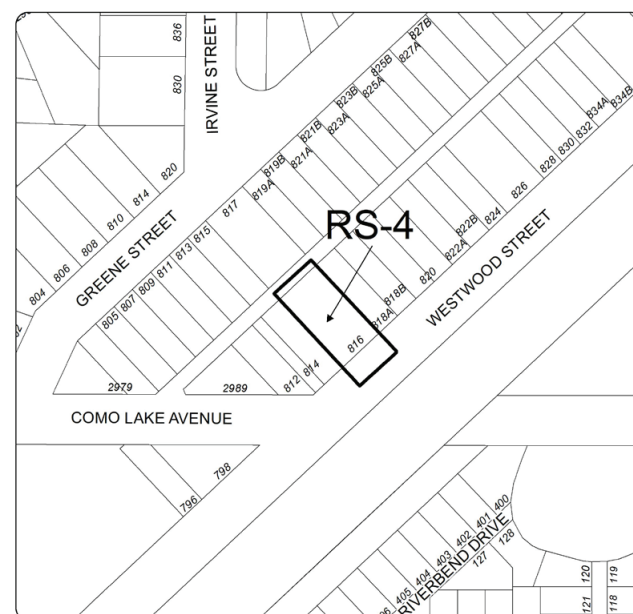
The intent of **Bylaw No. 5141, 2021** is to amend *City of Coquitlam Zoning Bylaw No. 3000, 1996* to rezone the subject property outlined in black on the map marked Schedule 'A' to Bylaw No. 5141, 2021 from RS-1 One-Family Residential to RS-4 One-Family Compact Residential

In conjunction with the above application, the City has received a related application for a Development Variance Permit for the same property located at 816 Westwood Street. The application requests the following variances to the City's Zoning Bylaw:

- In subsection 1004 (4)(a) in Part 10 One-Family Residential Zones, to reduce the minimum lot area from 375m² to 373.4m²; and
- In subsection 1004 (4)(b) in Part 10 One-Family Residential Zones, to reduce the minimum lot width from 12.5 metres to 10.04 metres.

If approved, the application would facilitate the subdivision of the subject property to create two single family lots.

Please note: those who wish to speak to the Development Variance Permit application must do so when this item is being considered at the Public Hearing portion of the evening.



Notice of Public Hearing continued on next page

Date: Monday, July 26, 2021
 Time: 7:00 p.m.
 Location: City Hall Council Chambers, 3000
 Guildford Way, Coquitlam, BC, V3B 7N2

As the City of Coquitlam transitions through the BC Restart Plan, those wishing to listen and/or participate at the Public Hearing are encouraged to do so remotely. 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 of Public Hearing continued from previous page

Item 2 Addresses: 585 Como Lake Avenue, 603 and 609 Clarke Road and 606 and 612 Elmwood Street

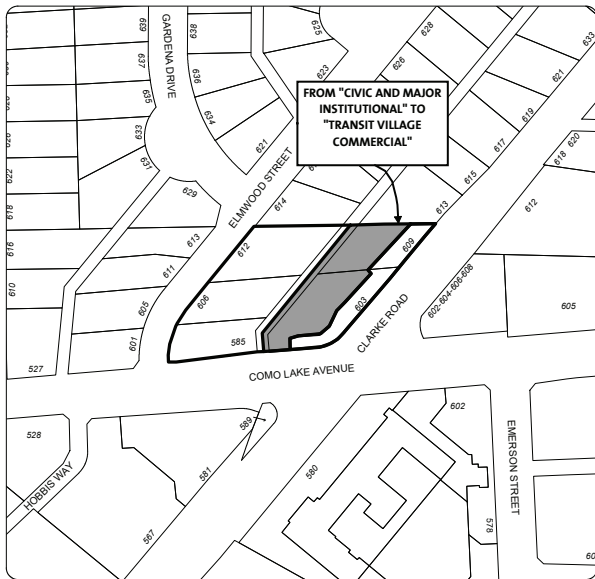
The intent of **Bylaw No. 5132, 2021** is to amend *City of Coquitlam Citywide Official Community Plan Bylaw No. 3479, 2001* to amend the land use designation of a portion of the subject properties outlined in black on the map marked Schedule 'A' to Bylaw No. 5132, 2021 from Civic and Major Institutional to Transit Village Commercial.

The intent of **Bylaw No. 5131, 2021** 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. 5131, 2021 from RS-1 One-Family Residential, SS-1 Service Station Commercial and CS-1 Service Commercial to CD-26 Comprehensive Development Zone.

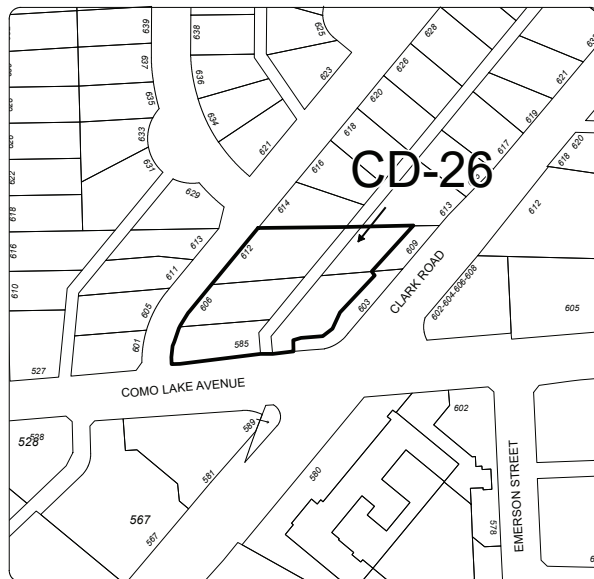
The intent of **Bylaw No. 5136, 2021** is to amend *City of Coquitlam Zoning Bylaw No. 3000, 1996* to rezone the subject properties outlined in black on the map marked Schedule 'A' to Bylaw No. 5136, 2021 from SS-1 Service Station Commercial and CS-1 Service Commercial to P-1 Civic Institutional.

To enable the proposed development, the applicant is proposing a density transfer between the subject site and a separate site owned, and also under application (PROJ 19-021), by the proponent located at 631 and 633 Smith Avenue and 708, 712, and 716 Dogwood Street.

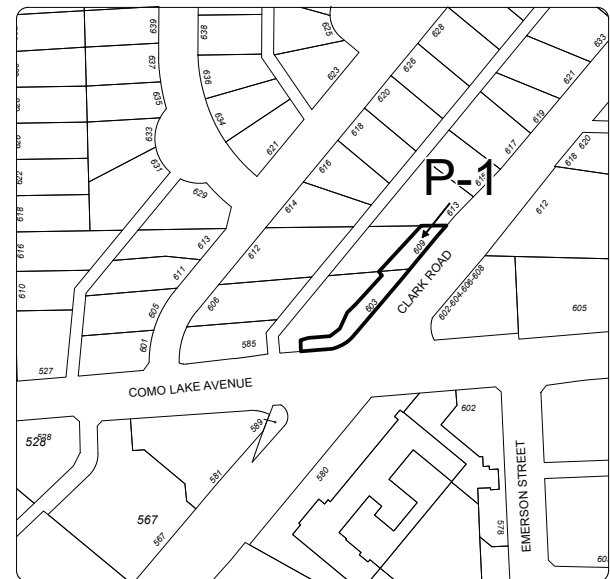
If approved, the application would facilitate the development of a 38-storey mixed-use tower with 333 condo units (63 studios, 68 1-bedrooms, 68 1-bedrooms with a den, 34 two-bedrooms, 63 two-bedrooms with a den, and 37 3-bedrooms) and four levels of commercial space.



Application No.: 20-086 PROJ
 Map Date: 6/22/2021
SCHEDULE 'A' TO BYLAW 5132, 2021
 Coquitlam
 PROJ 20-086_SCHEDULE_A_5132_JJ



SCHEDULE 'A' TO BYLAW 5131, 2021
 Coquitlam
 20-086_SCHEDULE_A_CD-26_RZ_JJ



SCHEDULE 'A' TO BYLAW 5136, 2021
 Coquitlam
 20-086_SCHEDULE_A_P-1_RZ_JJ

Notice of Public Hearing continued on next page

Date: Monday, July 26, 2021
Time: 7:00 p.m.
Location: City Hall Council Chambers, 3000
Guildford Way, Coquitlam, BC, V3B 7N2

As the City of Coquitlam transitions through the BC Restart Plan, those wishing to listen and/or participate at the Public Hearing are encouraged to do so remotely. 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

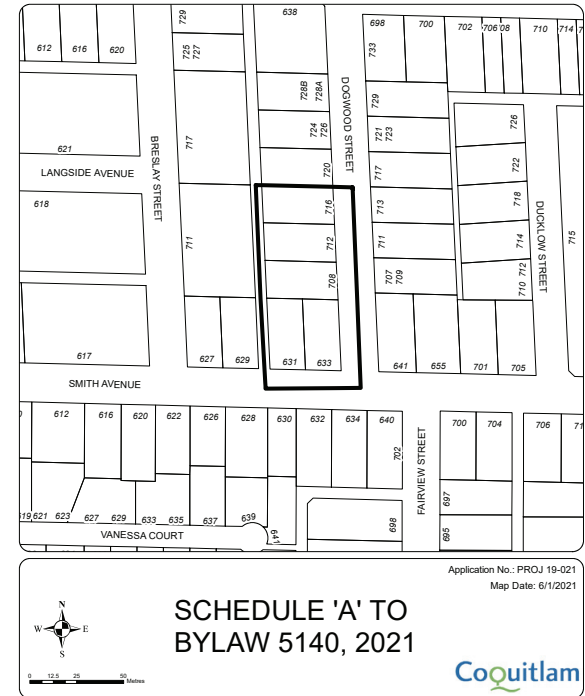
Notice of Public Hearing continued from previous page

Item 3 Addresses: 631 and 633 Smith Avenue and 708, 712 and 716 Dogwood Street

The intent of **Bylaw No. 5140, 2021** 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 5140, 2021 from RT-1 Infill Residential to RM-3 Multi-Storey Medium Density Apartment Residential.

To enable the rental tenure for the proposed development, the applicant is proposing a density transfer between the subject site and a separate site owned, and also under application, by the proponent (PROJ 20-086) located at 585 Como Lake Avenue, 603 and 609 Clarke Road and 606 and 612 Elmwood Street.

If approved, the application would facilitate the development of a six-storey, purpose-built rental apartment building with 126 units (4 studios, 86 one-bedrooms, 32 two-bedrooms, and 4 three-bedrooms), of which 37 units will be below-market, and 25 units which will be adaptable or accessible for people with disabilities.



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.

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
Director Intergovernmental Relations and Legislative Services