

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, February 28, 2022
- Time:** 7:00 p.m.
- Location:** City Hall Council Chambers, 3000 Guildford Way, Coquitlam, BC V3B 7N2

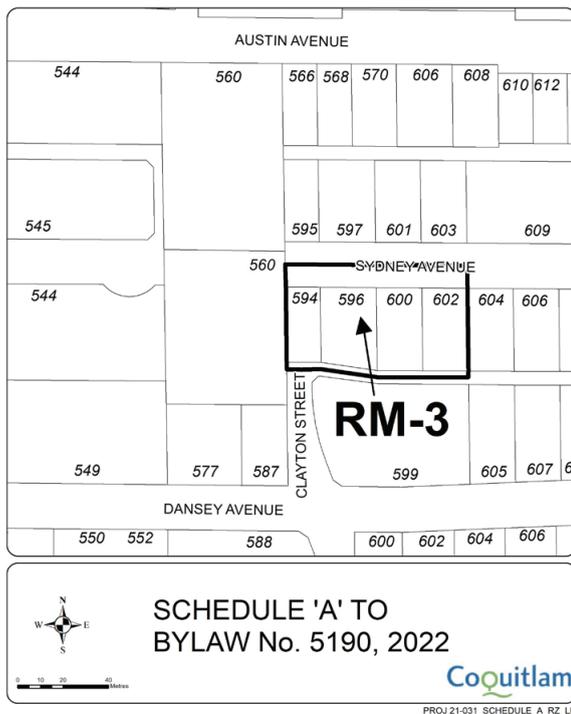
Immediately following the adjournment of the Public Hearing, Council will convene a Regular Council Meeting during which it will give consideration to the items on the Public Hearing agenda.

Item 1 Addresses: 594, 596, 600 and 602 Sydney Avenue

The intent of **Bylaw No. 5190, 2022** is to amend the *City of Coquitlam Zoning Bylaw No. 3000, 1996* to rezone the subject properties as outlined in black on the map marked Schedule 'A' to Bylaw No. 5190, 2022 from P-2 Special Institutional and RS-1 One-Family Residential to RM-3 Multi-Storey Medium Density Apartment Residential.

The applicant is also proposing to transfer approximately 5,481 sq. m. (59,000 sq. ft.) of market residential density from the subject site to an adjacent site concurrently under application by the same owner (PROJ 21-119 at 560 Sydney Avenue) in exchange for an equivalent amount of rental, non- or below-market rental, and priority unit density.

If approved, the application would facilitate the future development of a non-market residential apartment building for seniors' housing.

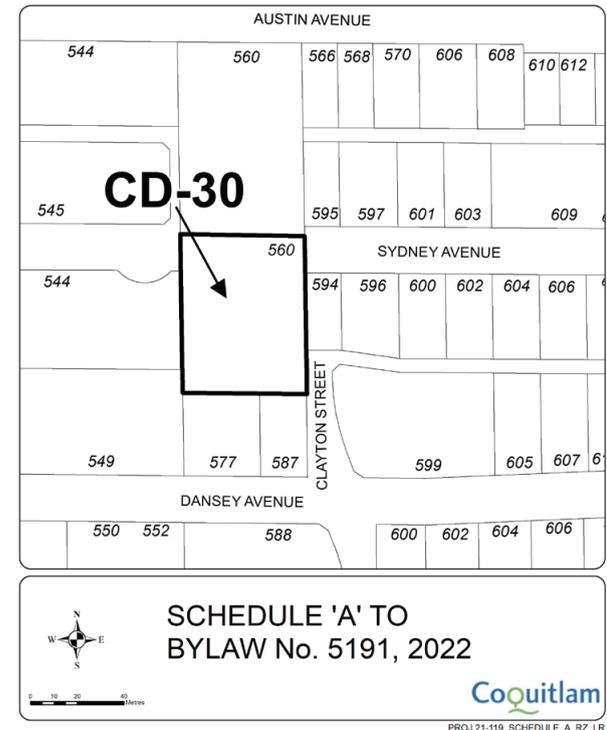


Item 2 Address: 560 Sydney Avenue

The intent of **Bylaw No. 5191, 2022** is to amend the *City of Coquitlam Zoning Bylaw No. 3000, 1996* to rezone the subject properties as outlined in black on the map marked Schedule 'A' to Bylaw No. 5191, 2022 from P-2 Special Institutional to CD-30 Comprehensive Development – 30.

The applicant is also proposing to transfer approximately 5,481 sq. m. (59,000 sq. ft.) of rental, non- or below-market rental, and priority unit density from the subject site to an adjacent site concurrently under application by the same owner (PROJ 21-031 at 594, 596, 600 and 602 Sydney Avenue) in exchange for an equivalent amount of market residential density.

If approved, the application would facilitate the future development of a high-density market residential tower.



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Guildford Way, Coquitlam, BC, V3B 7N2

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Item 3 Text Amendment: Building on Slopes and Bylaw Amendments

The intent of **Bylaw No. 5188, 2022** is to amend *City of Coquitlam Zoning Bylaw No. 3000, 1996* in order to amend the regulations for building on slopes and adjacent areas. The proposed bylaw includes a number of text amendments that are intended to:

- Update the definitions of the toe and crest of a slope, and associated building setbacks required;
- Update the decreased minimum slope required for review from 36% to 32%;
- Extend the slope stability review to additional slopes and more building types; and
- Delegate authority from Council to the City Building Official to allow building footprint variances from the toe or crest of the slope subject to a compliant Slope Hazard Assessment report.

As part of this amendment, the City is also proposing an associated amendment to *City of Coquitlam Building Bylaw No. 3598, 2003*. The intent of **Bylaw No. 5189, 2022** is to amend *Bylaw No. 3598, 2003* in order to bring the bylaw into compliance with the proposed Zoning Bylaw amendment by ensuring that the Slope Hazard Regulations can also be applied under building permit applications that are submitted without a rezoning or subdivision application.

If approved, the above bylaws will implement changes to the regulations for building on slopes and adjacent areas.

Any person wishing further information or clarification with regard to the proposed amendments should contact Jonathan Helmus, Engineering and Public Works Department, at JHelmus@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.

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 are **encouraged** to 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