

# City of Coquitlam

## Notice of Public Hearing

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, November 27, 2017  
**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.

### How do I find out more information?

Additional information, copies of the bylaws, supporting staff reports, and any relevant background documentation may be inspected from November 14 to November 27 in person at the Planning and Development Department, Coquitlam City Hall, 3000 Guildford Way, Coquitlam during the hours of 8:00 a.m. to 5:00 p.m. from Monday to Friday excluding statutory holidays.

You may also obtain further information with regard to the bylaws mentioned above on the City's website at [www.coquitlam.ca/publichearing](http://www.coquitlam.ca/publichearing) and by phone at 604-927-3430.

### How do I provide input?

Verbal submissions may only be made in person at the Public Hearing. The City Clerk's Office will compile a Speakers List for each item. To have your name added to the Speakers List please call 604-927-3010. 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](http://www.coquitlam.ca/webcasts).

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](mailto:clerks@coquitlam.ca);
- ✉ Regular mail: 3000 Guildford Way, Coquitlam, BC, V3B 7N2;
- 👤 In person: City Clerk's Office, 2nd Floor, 3000 Guildford Way, Coquitlam, BC, V3B 7N2;
- ☎ Fax: to the City Clerk's Office at 604-927-3015.

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.

Written submissions provided in response to this consultation 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](http://www.coquitlam.ca/agendas). If you require more information regarding this process please call the City Clerk's Office at 604-927-3010.

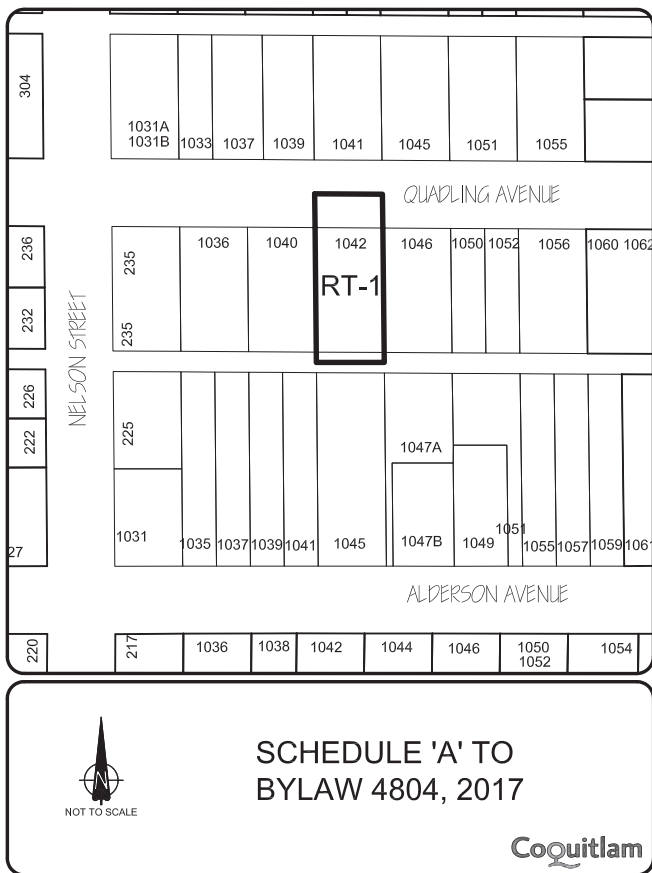
**Please note that Council may not receive further submissions from the public or interested parties concerning any of the bylaws described above after the conclusion of the Public Hearing.**

Jay Gilbert, City Clerk

### Item 1 Address: 1042 Quadling Avenue

The intent of **Bylaw 4804, 2017** 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 4804, 2017 from RS-1 One-Family Residential to RT-1 Two-Family Residential.

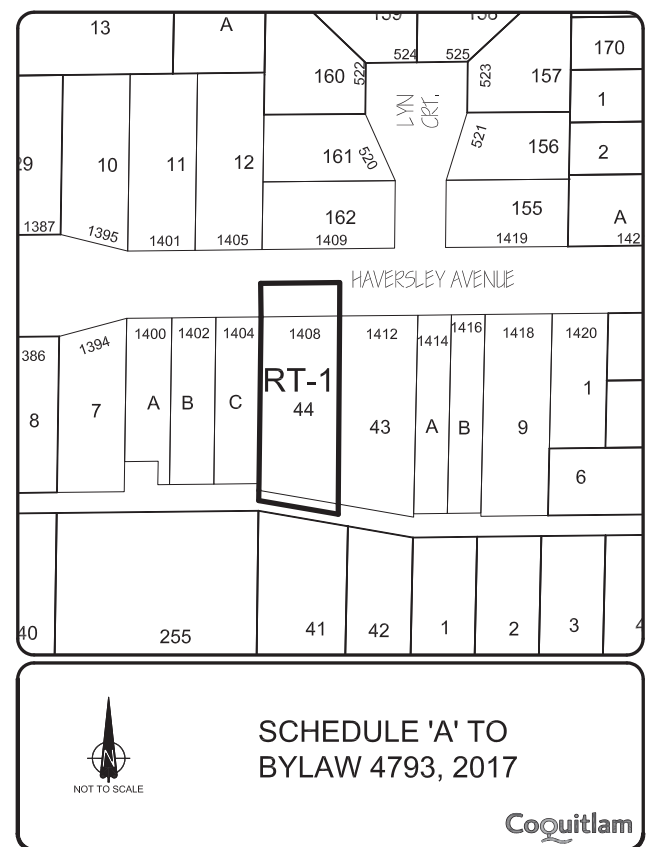
If approved, the RT-1 zone would facilitate the subdivision of the existing property into two single family lots and the development of a single-family dwelling, with the potential for a secondary suite, on each of the resulting lots.



### Item 2 Address: 1408 Haversley Avenue

The intent of **Bylaw 4793, 2017** 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 4793, 2017 from RS-1 One-Family Residential to RT-1 Two-Family Residential.

If approved, the RT-1 zone would facilitate the subdivision of the existing property into two single family lots and the development of a single-family dwelling, with the potential for a secondary suite, on each of the resulting lots.



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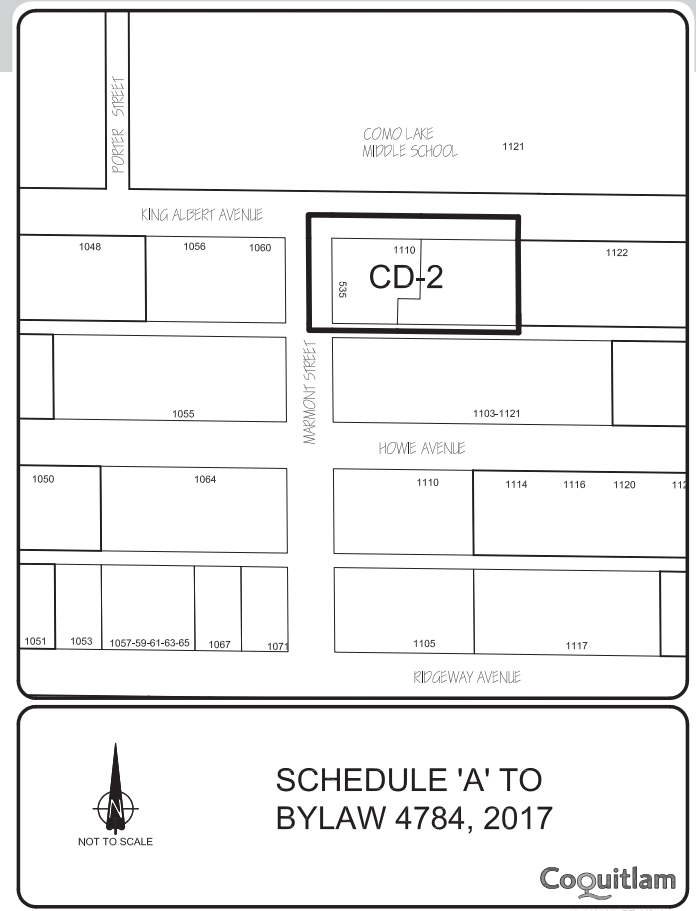
**Time:** 7:00 p.m.

**Location:** City Hall Council Chambers, 3000 Guildford Way, Coquitlam, BC, V3B 7N2

**Item 3**      **Addresses: 1110 King Albert Avenue and 535 Marmont Street**

The intent of **Bylaw 4784, 2017** 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 4784, 2017 from P-2 Special Institutional to CD-2 Comprehensive Development Zone-2.

If approved, the CD-2 Zone would facilitate the development of two apartment buildings, which are proposed to be four and five storeys in height, and will include a church and approximately 75 below-market rental apartment units.



**Item 4**      **Text Amendment to Facilitate the Implementation of the Housing Affordability Strategy**

The intent of **Bylaw 4818, 2017** is to amend *City of Coquitlam Citywide Official Community Plan Bylaw No. 3479, 2001* in order to revise its land use policies as they pertain to the implementation of the Housing Affordability Strategy (HAS). If approved the bylaw amendments would:

- Provide incentives to develop purpose-built rental units;
- Establish specific forms of purpose-built housing as priority unit types;
- On a case-by-case basis, consider allowing reductions in the amount of Common Amenity Area required as an incentive to provide purpose-built rental units;
- Consider reducing or waiving the Affordable Housing Reserve Fund contribution required to achieve density bonuses in Apartment Residential and Commercial zones; and
- Consider reducing or waiving the financial contribution towards amenities required to achieve density bonuses in Apartment Residential and Commercial zones;

The intent of **Bylaw 4808, 2017** is to amend *City of Coquitlam Zoning Bylaw No. 3000, 1996* in order to create new definitions and regulations designed to encourage housing solutions under the HAS. If approved the bylaw amendments would:

- Add definitions of the following housing types:
  - Accessible Residential;
  - Adaptable Unit;
  - Below-market Rental;
  - Lock-off Units;
  - Non-market Housing;
  - Priority Unit Types;
  - Purpose-Built Rental;
  - Strategic Housing;
  - Third Party Housing Partner; and
  - Three Bedroom Rental Unit.

- Replace "Affordable Housing and Special Needs Housing" with "Strategic Housing" in *Section 510* and elsewhere as it appears in the zoning bylaw;
- Add incentives to encourage the construction of Adaptable Units by exempting 2.0m<sup>2</sup> from floor area calculations for each unit, applicable up to 20% of units;
- Add additional provisions in order to encourage three-plus bedroom rental units;
- Introduce the minimum unit size of a micro-unit as 29m<sup>2</sup>;
- Add regulations pertaining to the use of Lock-off Units;
- Add clarity to the regulations of *Policy 1.2.4 Extra Density Incentive* and require that 20% of the units within the additional 1.0 FAR to be composed of "priority units".
- Provide additional clarity to *Policy 1.2.7 Affordable Housing Reserve Fund Contribution*;
- Provide additional clarity to *Policy 1.2.8 Amenities Fund Contribution*;
- Adjust parking regulations for developments both within the Evergreen Line Core and Shoulder Station areas and outside of transit-oriented areas; and
- Implement several housekeeping amendments to improve the overall clarity and administration of the Bylaw.

**Copies of the bylaws and supporting staff report are available for viewing on the City's website at [www.coquitlam.ca/publichearing](http://www.coquitlam.ca/publichearing).**

**Any person wishing further information or clarification with regard to the proposed amendments should contact Andrew Merrill, Manager Community Planning, at 604-927-3416.**