



**CITY OF COQUITLAM  
AGENDA - PUBLIC HEARING**

**PUBLIC HEARING**

**MONDAY, APRIL 25, 2022**

**7:00 P.M.**

**Council Chambers  
3000 Guildford Way  
Coquitlam, B.C.**

**CALL TO ORDER**

***PUBLIC HEARING ITEMS***

**1. 753 Edgar Avenue**

*Staff Recommendation:*

Application to amend City of Coquitlam Zoning Bylaw No. 3000, 1996 to rezone the subject property from RT-1 Infill Residential to RT-3 Multiplex Residential - Bylaw No. 5184, 2022

[753 Edgar Avenue](#)

**2. City Centre Cannabis Retail Stores: 109 - 2957 Glen Drive (The Local Leaf Cannabis) And 103 - 2700 Barnet Highway (Kj's Best Cannabis)**

*Staff Recommendation:*

Applications to amend City of Coquitlam Zoning Bylaw No. 3000, 1996 to permit Cannabis Retail at the subject locations- Bylaw Nos. 5209 and 5210, 2022

[City Centre Cannabis Retail Stores: 109 - 2957 Glen Drive \(The Local Leaf Cannabis\) and 103 - 2700 Barnet Highway \(KJ's Best Cannabis\)](#)

**3. 3639 Crouch Avenue, 3512 David Avenue, 3561 Gislason Avenue, 1381 Mitchell Street, 1387 Mitchell Street, Plus Various Unaddressed Parcels**

*Staff Recommendation:*

The intent of Bylaw No. 5203, 2022 is to amend Citywide Official Community Plan Bylaw No. 3479, 2001 to add the Medium Density Apartment land use designation and corresponding policies to the Northeast Coquitlam Area Plan and Partington Creek Neighbourhood Plan, as well as amend the land use designations of portions of the subject properties as outlined in

black on the maps marked Schedule '2' and Schedule '3' to Bylaw No. 5203, 2022 from Townhousing Residential, Compact Low Density Residential, Parks and Recreation, and Environmentally Sensitive Area to Medium Density Apartment Residential, Townhousing Residential, Parks and Recreation, and Environmentally Sensitive Area.

The intent of Bylaw No. 5204, 2022 is to amend City of Coquitlam Zoning Bylaw No. 3000, 1996 to rezone portions of the subject properties as outlined in black on the maps marked Schedule '1' and Schedule '2' to Bylaw No. 5204, 2022 from A-3 Agricultural and Resource to RM-3 Multi-Storey Medium Density Apartment Residential, RT-2 Townhouse Residential, P-1 Civic Institutional, and P-5 Special Park. In addition, the application proposes to amend the RM-3 Multi-Storey Medium Density Apartment Residential zone to increase the maximum permitted density for lots located in close proximity to Partington Creek Neighbourhood Centre (commonly referred to as Burke Mountain Village) and introduce a new schedule to the Zoning Bylaw to define which Medium Density Apartment lots are in close proximity to Partington Creek Neighbourhood Centre. The new schedule is marked Schedule '3' to Bylaw No. 5204, 2022.

In association with the application, a road cancellation application is also in process to close two unconstructed portions of road: one portion on Crouch Avenue and one unnamed portion that runs east-west from Mitchell Street.

If approved, the application would facilitate the creation of two medium density apartment residential lots and three townhouse lots, all for future development, two public park lots, one lot for watercourse protection, and six lots for future rezoning and subdivision.

[3639 Crouch Avenue, 3512 David Avenue, 3561 Gislason Avenue, 1381 Mitchell Street, 1387 Mitchell Street, Plus Various Unaddressed Parcels](#)

## **ADJOURNMENT**

[Public Hearing Agenda Package](#)