



**CITY OF COQUITLAM
AGENDA – PUBLIC HEARING**

PUBLIC HEARING

MONDAY, MAY 30, 2022

7:00 P.M.

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

CALL TO ORDER

PUBLIC HEARING ITEMS

1. 1132 Charland 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. 5195, 2022

[1132 Charland Avenue](#)

2. 323 North Road

Staff Recommendation:

Application to amend City of Coquitlam Zoning Bylaw No. 3000, 1996 to rezone the subject property from CS-1 Service Commercial to C-7 High Density Commercial - Bylaw No. 5196, 2022

[323 North Road](#)

3. 2/10/12/14 King Edward Street And 1200/1316 United Boulevard (Fraser Mills)

Staff Recommendation:

Application to amend City of Coquitlam Citywide Official Community Plan Bylaw No. 3479, 2001 to revise the land use designation of 1316 United Boulevard and a portion of some nearby roadways from Industrial to Waterfront Village Centre, as well as text and map amendments to the Southwest Area Plan, the Waterfront Village Centre Neighbourhood Plan and the Part 4 Urban Design and Development Permits Area, to reflect the updated plans for

the Fraser Mills development - Bylaw No. 4918, 2022.

The application also requests to amend City of Coquitlam Zoning Bylaw No. 3000, 1996 to rezone 1316 United Boulevard from M-2 Industrial Business to CD-1 Comprehensive Development Zone - 1, as well as a Zoning Bylaw text amendment to update the existing CD-1 zone, to reflect the updated plans for the Fraser Mills development - Bylaw No. 4918, 2022.

[2/10/12/14 King Edward Street and 1200/1316 United Boulevard \(Fraser Mills\)](#)

4. Southwest Housing Review - Proposed Burquitlam-Lougheed Neighbourhood Plan Pockets

Staff Recommendation:

Application to amend City of Coquitlam Citywide Official Community Plan Bylaw No. 3479, 2001 in order to update the existing Burquitlam-Lougheed Neighbourhood Plan and the Southwest Coquitlam Area Plan to incorporate the Guilby-Grayson, Miller-Grant and Whiting-Appian neighbourhood pocket land use concepts - Bylaw No. 5162, 2022.

The application also requests to amend City of Coquitlam Zoning Bylaw No. 3000, 1996 in order to fully implement the Burquitlam-Lougheed Neighbourhood Plan neighbourhood pocket land use concepts - Bylaw No. 5163, 2022.

[Southwest Housing Review - Proposed Burquitlam-Lougheed Neighbourhood Plan Pockets](#)

5. Enclosed Balconies

Staff Recommendation:

Application to amend City of Coquitlam Zoning Bylaw No. 3000, 1996 in order to permit enclosed balconies by establishing the Development Permit Area guidelines - Bylaw No. 5158, 2022.

The application also requests to amend City of Coquitlam Zoning Bylaw No. 3000, 1996 in order to provide clear regulations around the location and construction of enclosed balconies throughout the City - Bylaw No. 5159, 2022.

[Enclosed Balconies](#)

ADJOURNMENT

[Public Hearing Agenda Package](#)