

**PUBLIC HEARING  
Monday, March 27, 2023**

A Public Hearing convened on Monday, March 27, 2023 at 7:11 p.m. in the Council Chambers, City Hall, 3000 Guildford Way, Coquitlam, B.C. with the following persons present:

Council Members Present: Mayor Richard Stewart  
Councillor Brent Asmundson  
Councillor Matt Djonlic  
Councillor Craig Hodge  
Councillor Steve Kim  
Councillor Trish Mandewo  
Councillor Dennis Marsden  
Councillor Robert Mazzarolo  
Councillor Teri Towner

Staff Present: Raul Allueva, Deputy City Manager  
Jaime Boan, General Manager Engineering and Public Works  
Michelle Hunt, General Manager Finance, Lands and Police  
Genevieve Bucher, Director Community Planning  
Andrew Merrill, Director Development Services  
Jason Cordoni, Development Servicing Engineer Manager  
Carman Yeung, Senior Planner  
Kerry Thompson, Planner 2  
Katie Karn, City Clerk  
Ashland Selby-Brown, Legislative Services Clerk

**REPORT OF DIRECTOR DEVELOPMENT SERVICES**

The Director Development Services submitted a written brief to the Public Hearing dated March 20, 2023 and a copy of which is attached to and forms a part of these minutes.

**ADVERTISING OF PUBLIC HEARING**

The Public Hearing was advertised in the Tri-City News on the following dates: Thursday, March 16, and Thursday, March 23, 2023.

**OPENING REMARKS**

The Chair provided opening remarks in which he set out the Public Hearing process.

**ITEM #1**      **Reference: PROJ 22-019**  
**Bylaw No. 5299, 2023**  
**Address: 817 and 823 Cornell Avenue**

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The intent of **Bylaw No. 5299, 2023** is to amend *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. 5299, 2023 from RS-1 One-Family Residential to RS- 3 One-Family Residential.

If approved, the application would facilitate the subdivision of the subject properties into three lots and the construction of three single-family dwellings.

The Director Development Services provided an overview of the application.

The Chair called for speakers. There was no response and no further representations to this item.

There were no submissions for this item.

The Chair declared the Public Hearing regarding Item #1 closed at this time (7:19 p.m.).

**ITEM #2**      **Reference: PROJ 19-092**  
**Bylaw No. 5292, 2023**  
**Addresses: 200 Marmont Street, 1053, 1055, 1057, and 1059 James Avenue and a portion of James Avenue**

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The intent of **Bylaw No. 5292, 2023** is to amend *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. 5292, 2023 from RS-1 One-Family Residential, RT-1 Infill Residential, and RM-1 Two-Storey Low Density Apartment Residential to RM-3 Multi-Storey Medium Density Apartment Residential.

In association with the application, a road cancellation application is also in process to close, cancel and purchase a portion of public road right-of-way on James Avenue.

If approved, the application would facilitate the development of one six-storey apartment building and one two-storey townhouse building with a total of 74 dwelling units (4 studios, 9 one-bedrooms, 16 adaptable one-bedrooms, 14 one-bedroom and dens, 21 two-bedrooms, 1 two-bedroom and den, and 9 three-bedrooms).

The Planner 2 provided an overview of the application.

The Chair called for speakers.

Siegfried W. Toews, Jordan Kutex Architect Inc. (the Applicant), appeared before Council to provide an overview of the application.

The Chair called for speakers. There was no response and no further representations to this item.

There were no submissions for this item.

The Chair declared the Public Hearing regarding Item #2 closed at this time (7:29 p.m.).

### ITEM #3

**Reference: PROJ 21-194**

**Bylaw No. 5238, 2022**

**Addresses: 628, 630, 632, 634, 636, 638 Claremont Street, 635, 637, 639, 641, 643, 645 Gardena Drive, a lane and a portion of Gardena Drive**

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The intent of **Bylaw No. 5238, 2022** is to amend *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. 5238, 2022 from RS-1 One-Family Residential to CD-36 Comprehensive Development Zone - 36.

If approved, the application would facilitate the creation of two residential condo towers – one 42-storey and one 16-storey (49 studios, 177 one-bedroom, 82 one-bedroom and den, 157 two-bedroom, 7 two-bedroom and den, and 54 three-bedroom) for a total of 526 units – as well as two six-storey purpose built rental buildings (26 studios, 106 one-bedroom, 63 two-bedroom, and 23 three-bedroom), for a total of 189 market rental units and 29 below-market rental units.

This application previously went forward to Public Hearing on September 26, 2022. Staff have requested the application receive a second Public Hearing due to the following:

- A discovered error in Schedule B of Bylaw No. 5238, 2022; and
- A request from the Applicant to allow for flexibility in the development phasing of the site.

The Senior Planner provided an overview of the application.

The Chair called for speakers.

David Woo, INTRACORP (the Applicant) appeared before Council to provide an overview of the application.

Roxanne Sturdy, 587 Chapman Avenue, appeared before Council to express concern with regard to the removal of a tree located on 640 Claremont Street.

Steve Kent, 640 Claremont Street, appeared before Council to provide information with regard to the proposed development's surveyor and tree removal.

The Chair called for additional speakers. There was no response and no further representations to this item.

The following submissions were received, are attached to, and form a part of these minutes:

#	Correspondent	Date Received	Address/ City of Residence
1.	Lorenzo Costantino	March 20, 2023	Not provided
2.	Janice McAndrews, Oakdale Neighbourhood Association	March 27, 2023	Not provided

The Chair declared the Public Hearing regarding Item #3 closed at this time (8:04 p.m.).

**CLOSURE OF PUBLIC HEARING**

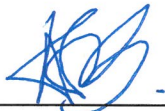
The Chair declared the Public Hearing closed at 8:04 p.m. on Monday, March 27, 2023.

MINUTES CERTIFIED CORRECT

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CHAIR

I hereby certify that I have recorded the Minutes of the  
Public Hearing held on Monday, March 27, 2023  
as instructed, subject to amendment and adoption.



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Ashland Selby-Brown  
Legislative Services Clerk

**PLANNING AND DEVELOPMENT DEPARTMENT  
BRIEF TO PUBLIC HEARING, MONDAY MARCH 27, 2023**

**ITEM #1 – PROJ 22-019 – BYLAW NO. 5299, 2023**

Application to amend *City of Coquitlam Zoning Bylaw No. 3000, 1996* to rezone the properties at 817 and 823 Cornell Avenue, from RS-1 One-Family Residential to RS-3 One-Family Residential – *Bylaw No. 5299, 2023*.

**Recommendation:**

That Council give second and third readings to *City of Coquitlam Zoning Amendment Bylaw No. 5299, 2023*.

**First Reading:**

On February 13, 2023, Council gave first reading to *Bylaw No. 5299, 2023* and referred the bylaw to Public Hearing.

**Additional Information:**

At the February 13, 2023 Regular Council meeting, Council requested no additional information.

A handwritten signature in black ink, appearing to be 'Ref' or similar, located at the bottom right of the page.

**ITEM #2 – PROJ 19-092 – BYLAW NO. 5292, 2023**

Application to amend *City of Coquitlam Zoning Bylaw No. 3000, 1996* to rezone the properties at 200 Marmont Street, 1053, 1055, 1057 and 1059 James Avenue, and a portion of James Avenue, from RS-1 One-Family Residential, RT-1 Infill Residential and RM-1 Two-Storey Low Density Apartment Residential to RM-3 Multi-Storey Medium Density Apartment Residential – *Bylaw No. 5292, 2023*.

**Recommendation:**

That Council give second and third readings to *City of Coquitlam Zoning Amendment Bylaw No. 5292, 2023*.

**First Reading:**

On February 27, 2023, Council gave first reading to *Bylaw No. 5292, 2023* and referred the bylaw to Public Hearing.

**Additional Information:**

At the February 27, 2023 Regular Council meeting, Council requested the following additional information:

***Q: Provide further detail about how the road cancellation area was determined, and the potential to incorporate remnant portions of underutilized public right-of-way into adjacent development sites.***

A: Currently, James Avenue terminates at a cul-de-sac at its eastern end; it does not connect to Marmont Street or Brunette Avenue for vehicle traffic. As such, there is a substantial amount of underutilized public right-of-way (ROW) south of the subject site. At the same time, vehicle access to the subject site must be maintained on James Avenue, since access from the rear lane (which is located at the high side of the site) would be challenging from a grading perspective.

As a result, staff recommended shifting the cul-de-sac westward, and closing and selling a portion of the underutilized James Avenue ROW to the applicant to facilitate a more efficient parkade layout and site plan, including more generous private outdoor spaces and building separations (Attachment 1). The portion of the road closure and cancellation was further determined by “subtracting” those areas required for road widening and corner cuts on Marmont Street and Brunette Avenue, and adhering to the current zoning and Official Community Plan (OCP) land use designation boundaries at the road centreline.

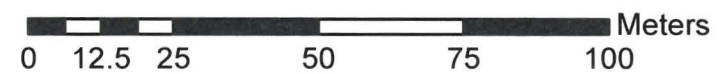
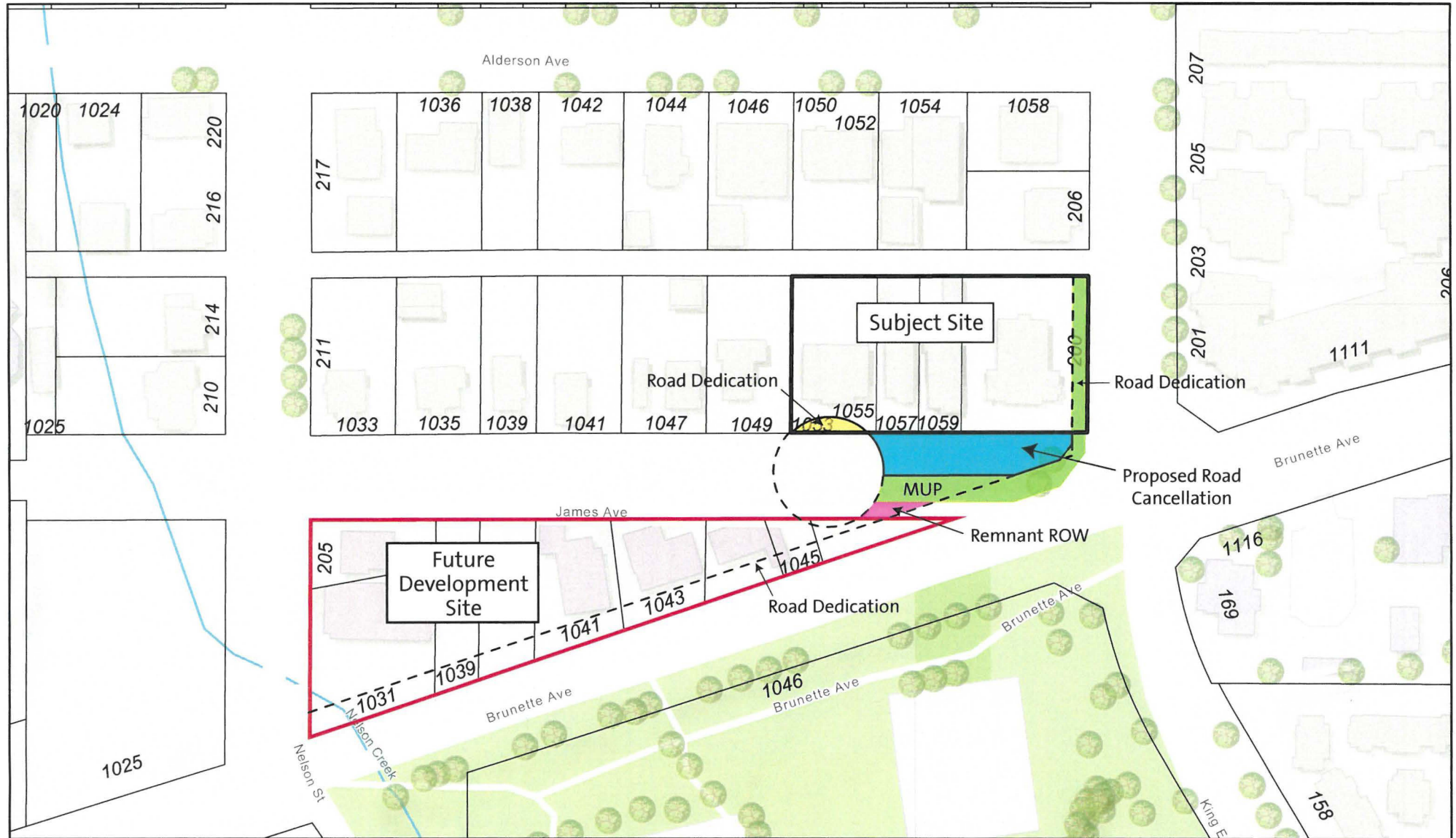
The applicant will be providing a multi-use pathway (MUP) within the remaining public ROW as part of the subject application to support the creation of the future Citywide greenway as identified in the Maillardville Streetscape Guidelines. In addition, the applicant will provide street frontage improvements and a bus bay along Brunette Avenue. The remaining portions of the ROW south of the MUP could potentially be purchased by a future development on the triangular site bounded by James Avenue, Brunette Avenue and Nelson Street. In that event, the benefit to a potential developer would be the additional density achievable by the increase of their gross lot area; the remnant area itself would likely be developed as publicly-accessible space, given its constrained dimensions. If the remaining portions of the ROW are not sold to accommodate future development on the adjacent site, then the area would be retained under public ownership and could still be developed as public space.

**Attachment:**

1. Context Map (Doc# 4798594)



# ATTACHMENT 1





**PLANNING AND DEVELOPMENT DEPARTMENT  
BRIEF TO PUBLIC HEARING, MONDAY MARCH 27, 2023**

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**ITEM #3 – PROJ 21-194 – BYLAW NO. 5238, 2022**

Application to amend *City of Coquitlam Zoning Bylaw No. 3000, 1996* to rezone the properties at 628, 630, 632, 634, 636, 638 Claremont Street, 635, 637, 639, 641, 643, 645 Gardena Drive, a lane and a portion of Gardena Drive, from RS-1 One-Family Residential to CD-36 Comprehensive Development Zone - 36 – *Bylaw No. 5238, 2022*.

**Recommendation:**

That Council give second and third readings to *City of Coquitlam Zoning Amendment Bylaw No. 5238, 2022*.

**First Reading:**

On September 6, 2022, Council gave first reading to *Bylaw No. 5238, 2022* and referred the bylaw to Public Hearing.

At the Regular Council meeting on September 26, 2022, following the Public Hearing on the same evening, Council gave second and third readings to *Bylaw No. 5238, 2022*.

On March 6, 2023, Council rescinded second and third readings to *Bylaw No. 5238, 2022* and referred the bylaw to a new Public Hearing.

**Additional Information:**

At the March 6, 2023 Regular Council meeting, Council requested the following additional information:

**Q: *How successful is the applicant cooperating with the neighbourhood with regards to removal of a neighbouring tree?***

A: There is currently an off-site, mature Sequoia tree at 640 Claremont Street, whose root zone straddles the common property line shared with the subject site (638 Claremont Street) of this application.

According to the Arborist Report by Forgger's Creek Tree Consultant dated January 2022, the tree is similar in age as the other trees within the immediate area. It is the arborist's evaluation that the root zone of the tree has been compromised in the last 10 years, resulting in the declining health of the tree. Hence, removal is recommended.

Prior to the first public hearing in September 2022, the current owner of 640 Claremont Street expressed interest in working with the applicant to reach an agreement with regards to removing the Sequoia, with the understanding that details are to be ironed out at a later date. The applicant advises that they are currently working with the current owner to confirm the monetary compensation amount and other tree removal related conditions.



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Andrew Merrill, MCIP, RPP

AM/ce

FOR PUBLIC HEARING SUBMISSIONS, APPLICANT  
PRESENTATIONS, & STAFF PRESENTATIONS  
PLEASE CONTACT [CLERKS@COQUITLAM.CA](mailto:CLERKS@COQUITLAM.CA)

\*For related information please see the  
Public Hearing Agenda  
(available at [coquitlam.ca/publichearing](http://coquitlam.ca/publichearing))

