

# 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, September 11, 2023 **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.

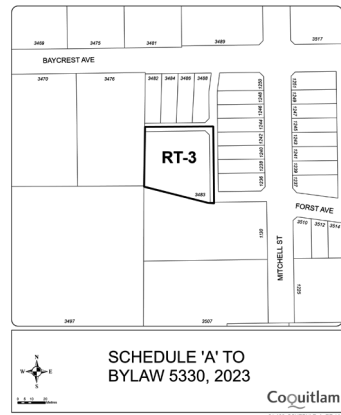
The City facilitates electronic participation at Public Hearings. Those wishing to participate at the Public Hearing remotely can visit [coquitlam.ca/PublicHearing](https://coquitlam.ca/PublicHearing) or call 604-927-3010 for details and instructions.

Video recordings of Public Hearings are streamed live and archived at [coquitlam.ca/WebCasts](https://coquitlam.ca/WebCasts).

## Item 1 Address: 3483 Forst Avenue

The intent of **Bylaw No. 5330, 2023** is to amend *City of Coquitlam Zoning Bylaw No. 3000, 1996* to rezone the subject site as outlined in black on the map marked Schedule 'A' to *Bylaw No. 5330, 2023* from RS-8 Large Village Single Family Residential to RT-3 Multiplex Residential – *Bylaw No. 5330, 2023*.

If approved, the application would facilitate the development of eight-multiplex units in four buildings.

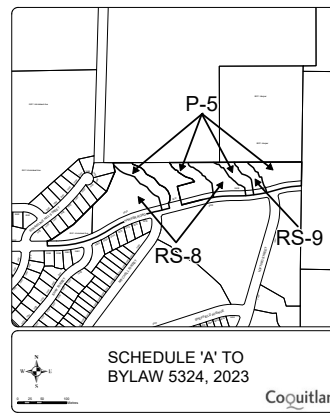
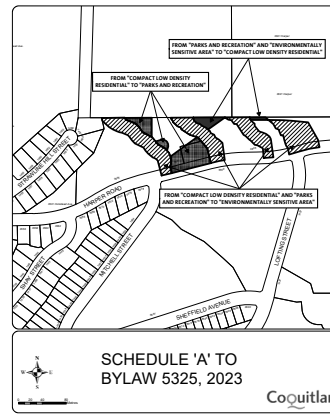


## Item 2 Addresses: 3631, 3635 Harper Road and a Portion of 3531 Hickstead Avenue

The intent of **Bylaw No. 5325, 2023** is to amend *Citywide Official Community Plan Bylaw No. 3479, 2001* to amend the land use designation boundaries of portions of the subject properties as outlined in black on the map marked Schedule 'A' to *Bylaw 5325, 2023* to correct the existing "Compact Low Density Residential", "Environmentally Sensitive Area", "Parks and Recreation" areas, and to introduce new "Compact Low Density Residential", "Environmentally Sensitive Area" and "Parks and Recreation" areas – *Bylaw No. 5325, 2023*.

The intent of **Bylaw No. 5324, 2023** 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 'A' to *Bylaw 5324, 2023* from A-3 Agricultural and Resource and P-5 Special Park to RS-8 Large Village Single Family Residential, RS-9 Large Single Family Residential and P-5 Special Park – *Bylaw No. 5324, 2023*.

If approved, the application would facilitate the creation of 19 single-family residential lots, four lots for environmental and watercourse protection, and one lot for future parkland.

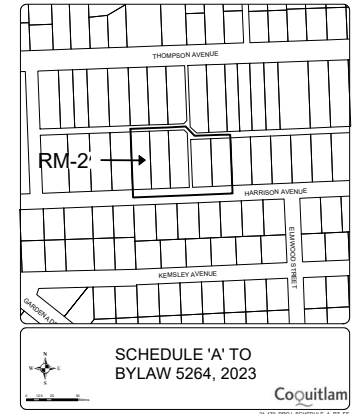


## Item 3 Addresses: 591, 595, 599, 605, and 611 Harrison Avenue and a Lane

The intent of **Bylaw No. 5264, 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. 5264, 2023* from RS-1 One-Family Residential to RM-2 Three-Storey Medium Density Apartment Residential – *Bylaw No. 5264, 2023*.

In association with the application, a road cancellation application is also in process to close and sell a portion of walkway located adjacent to 599 and 605 Harrison Avenue and consolidate it into the development site – *Highway Dedication Cancellation Bylaw No. 5265, 2023*.

If approved, the application would facilitate the creation of a townhouse complex with 59 dwelling units contained in seven three-storey buildings.



## Item 4 Text Amendment: Implementation of the Housing Affordability Strategy

The intent of **Bylaw No. 5331, 2023** is to amend *City of Coquitlam Zoning Bylaw No. 3000, 1996* in order to implement housekeeping changes to the Zoning Bylaw to amend the definition of the Below-Market Rental Unit and expand permissions for Lock-Off Units in RT-2, RM-2, and RM-3 Zones, consistent with directions in the Housing Affordability Strategy – *Bylaw No. 5331, 2023*.

If approved, the amendments will support the City's Housing Affordability Strategy initiatives and address housing affordability challenges.

**Any person wishing further information or clarification with regard to the proposed amendments should contact Max Rastorguev, Planning and Development Department, at [mrastorguev@coquitlam.ca](mailto:mrastorguev@coquitlam.ca).**

### How do I find out more information?

For copies of supporting staff reports and the bylaws, please visit [coquitlam.ca/PublicHearing](https://coquitlam.ca/PublicHearing).

For additional information and any relevant background documentation, contact the Planning and Development Department by email at [PlanningAndDevelopment@coquitlam.ca](mailto: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.

### 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](mailto:clerks@coquitlam.ca);
- Fax: to the City Clerk's Office at 604-927-3015; or
- In person: Attn: City Clerk's Office, City Hall at 3000 Guildford Way:
  - To the City Clerk's Office front desk, which is located on the second floor of City Hall; or
  - Place in either one of two City Hall 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 [coquitlam.ca/Agendas](https://coquitlam.ca/Agendas). If you require more information regarding this process, please call the City Clerk's Office at 604-927-3010.

If you would like to provide a verbal submission, please register as far in advance of the meeting as possible.

Instructions and registration information can be found at [coquitlam.ca/PublicHearing](https://coquitlam.ca/PublicHearing). You can also contact the City Clerk's Office for more information at [clerks@coquitlam.ca](mailto:clerks@coquitlam.ca) or call 604-927-3010. 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 [coquitlam.ca/WebCasts](https://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.**

Katie Karn, City Clerk