

March 4, 2026

Notice of Section 475 Consultation – 3665, 3669, 3673, 3675, 3685, 3695 and 3696 Victoria Drive and 1350 and 1353 Edwards Street

The City has received three applications by Paddington Developments within the Partington Creek Neighbourhood Plan (PCNP), each proposing townhouse developments. To facilitate these three development proposals, Paddington Developments is proposing to amend *City of Coquitlam Citywide Official Community Plan Bylaw No. 3479, 2001* relating to the properties located at 3665, 3669, 3673, 3675, 3685, 3695 and 3696 Victoria Drive and 1350 and 1353 Edwards Street. The proposed amendments are illustrated in the below maps labelled Attachments 1, 2, and 3.

The proposed amendments would expand the passive natural area of Knoll Park and the Environmentally Sensitive Areas (ESA) along Partington Creek to support a wildlife corridor, while reducing the size of Star Creek Park. The realignment of David Avenue and closure of a portion of Edwards Street south of Victoria Drive, as shown on Attachment 3, are also proposed as part of the amendments, along with other associated adjustments to the street network. Note that Attachment 3 identifies changes to existing roads and planned future roads.

The proposed amendments would also facilitate the environmental protection of the Partington Creek wildlife corridor, while facilitating the proposed townhouse developments and maintaining neighbourhood transportation connectivity.

The amendments associated with the three development projects are described below:

PROJ 23-011

Address: 3665, 3669, 3673 and 3675 Victoria Drive

Development Description: The proposed amendments to *City of Coquitlam Citywide Official Community Plan Bylaw No. 3479, 2001* reduce the size and adjust the location of the future Star Creek Park, by re-designating a portion of Star Creek Park from "Parks and Recreation" to "Townhousing" and to "Environmentally Sensitive Area", and replace a portion of a Collector road with the realignment of David Avenue.

PROJ 23-031

Address: 3685 and 3695 Victoria Drive

Development Description: The proposed amendments to *City of Coquitlam Citywide Official Community Plan Bylaw No. 3479, 2001* re-designate the north portion of the site from "Suburban Residential" and "Compact Low Density Residential" to "Townhousing," realign a portion of David Avenue, and extend Edwards Street southwards to connect to Victoria Drive.

PROJ 21-091

Address: 1350 and 1353 Edwards Street and 3696 Victoria Drive

Development Description: The proposed amendments to *City of Coquitlam Citywide Official Community Plan Bylaw No. 3479, 2001*:

- (i) Re-designate the areas to the east and west of Partington Creek from "Townhousing" and "Suburban Residential" to "Environmental Sensitive Area";
- (ii) Re-designate the southern portion of the site from "Suburban Residential" and "Townhousing" to "Parks and Recreation" and "Environmentally Sensitive Area", which would result in an enlargement of the planned Knoll Park; and
- (iii) Close a portion of Edwards Street located to the south of Victoria Drive and designate that area of closed road as "Townhousing".

In accordance with provisions of the *Local Government Act*, Council must provide one or more opportunities, in addition to a Public Hearing, to consult with persons, organizations and authorities that it considers will be affected by the application. As such, the public is invited to provide input as part of this process.

How do I find out more information?

To obtain more information on this application, you may:

- Call the Planning and Development Department at 604-927-3430;
- Email the File Managers Maggie Yet at myet@coquitlam.ca or David Maloney at dmaloney@coquitlam.ca; or
- Visit the Planning and Development Department at 3000 Guildford Way, Coquitlam, BC, between March 4 and March 18, 2026 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?

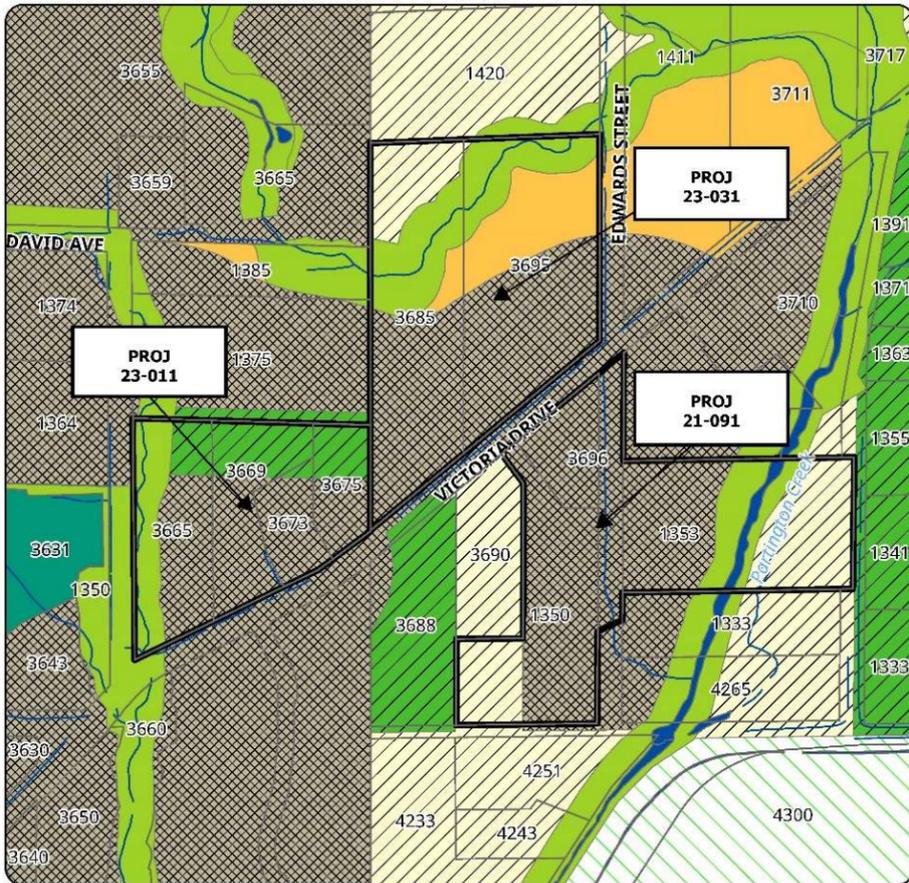
If you would like to provide written input, please submit your comments to the attention of the Legislative Services Division **March 18, 2026** in one of the following ways:

- Email: clerks@coquitlam.ca with "**Section 475 – PROJ 23-011; PROJ 23-031; and PROJ 21-091**" in the subject line; or
- Regular mail or in-person: Legislative Services Division, 2nd Floor, 3000 Guildford Way, Coquitlam, BC, V3B 7N2.

Submissions provided, including names and city of residence, will become part of the public record and may be published on the City's website as part of a future agenda package at www.coquitlam.ca.

Any questions regarding the Public Notice process can be directed to the Legislative Services Division at clerks@coquitlam.ca or 604-927-3010.

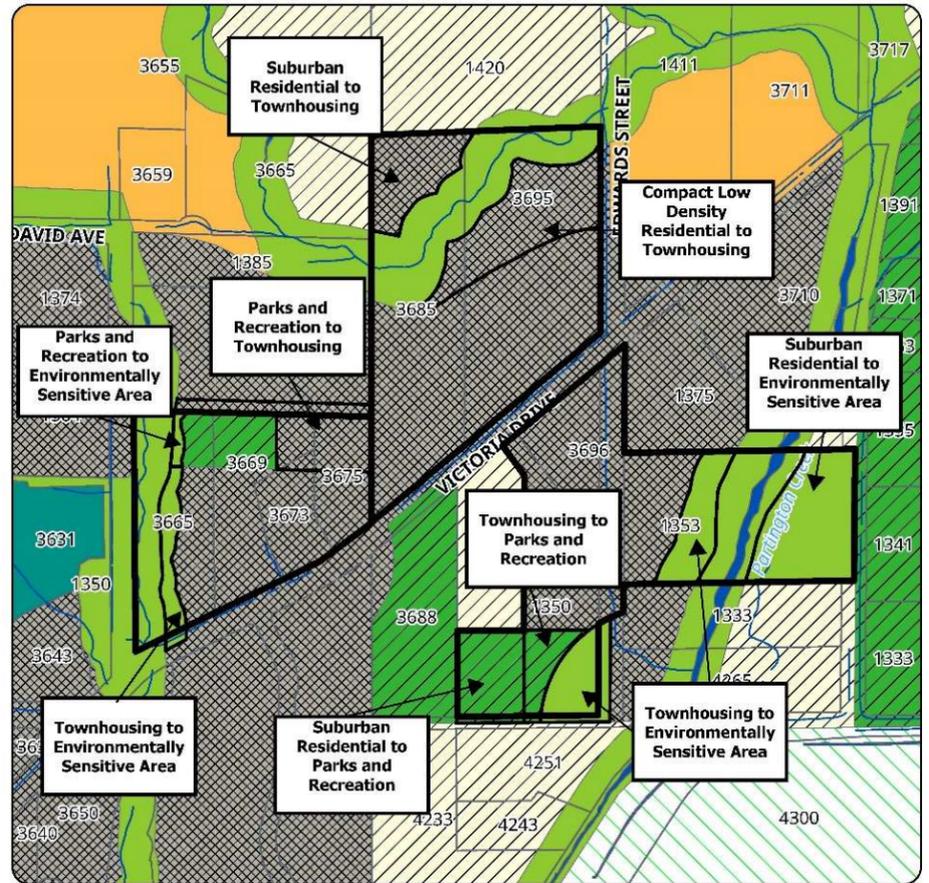
Jennifer Mills
Deputy Corporate Officer



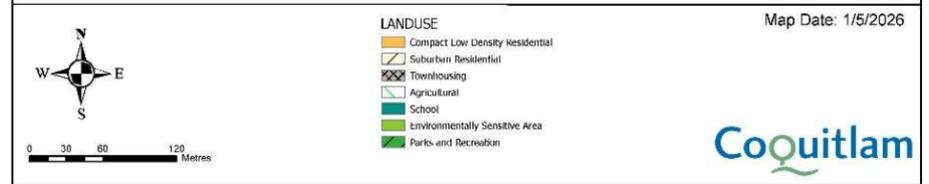
PROJ 21-091, 23-011, 23-031: SITE CONTEXT & EXISTING OCP MAP



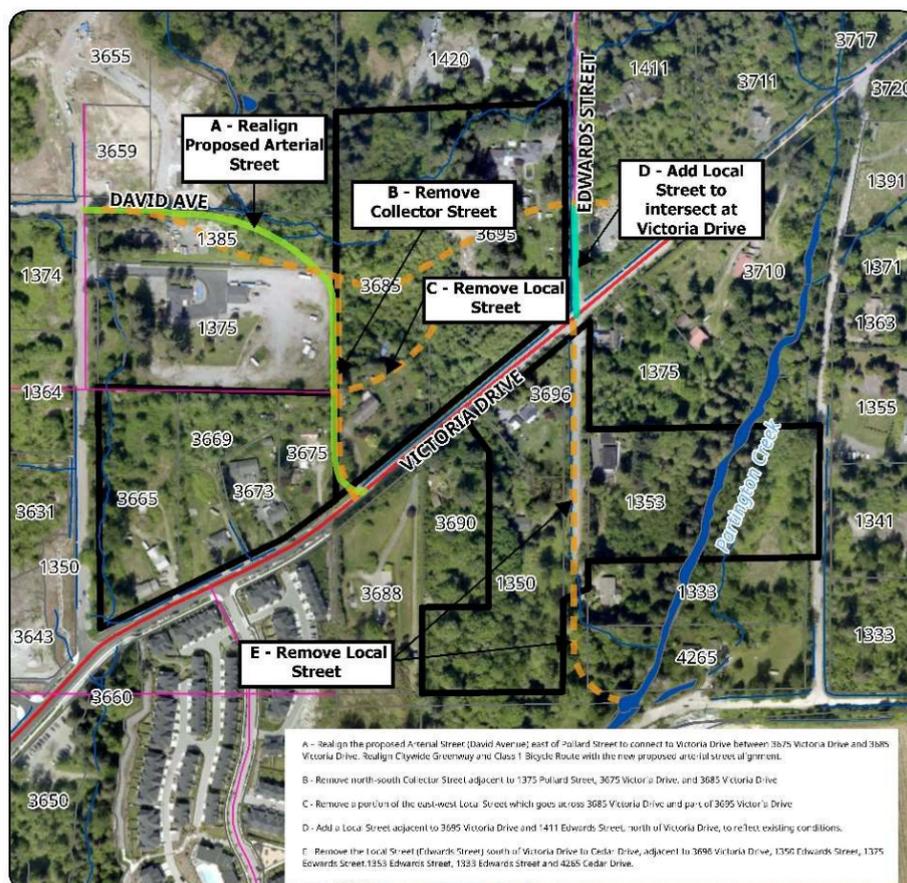
Attachment 1



PROJ 21-091, 23-011, 23-031: PROPOSED OCP LAND USE CHANGES



Attachment



PROJ 21-091, 23-011, 23-031: Proposed Amendments to PCNP Street Network, Greenways and Bicycle Routes



Attachment 3