

City of Coquitlam

NOTICE OF PUBLIC HEARING

Public participation in this Public Hearing is strongly encouraged to occur via electronic means. To attend remotely: visit www.coquitlam.ca/publichearing or call 604-927-3010 for details and instructions. If you do not wish to provide input, but would like to view the proceedings, watch online: www.coquitlam.ca/webcasts

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, June 28, 2021
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.

Item 1 Address: 231 Lebleu Street

The intent of **Bylaw No. 5110, 2021** is to amend *City of Coquitlam Zoning Bylaw No. 3000, 1996* to rezone the subject property outlined in black on the map marked Schedule 'A' to Bylaw No. 5110, 2021 from RT-1 Infill Residential to RT-3 Multiplex Residential.

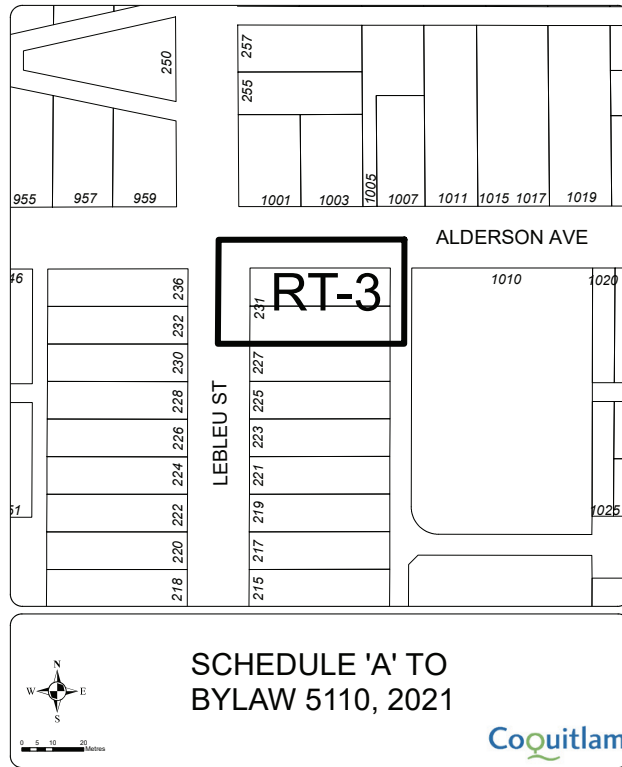
In conjunction with the above application, the City has received a related application for a Development Variance Permit for the same property located at 231 Lebleu Street.

The application requests the following variance to the City's Zoning Bylaw:

- Reduce the minimum setback from the rear lot line from 6.0 m (19.7 ft.) to 4.0 m (13.1 ft.).

If approved, the application would facilitate the construction of a six-unit multiplex in two buildings.

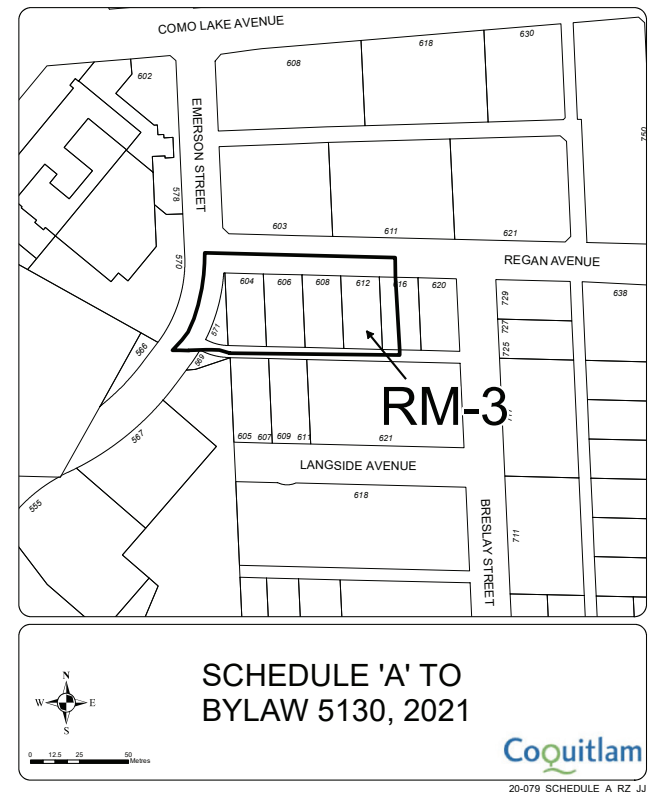
Please note: those who wish to speak to the Development Variance Permit application must do so when this item is being considered at the Public Hearing portion of the evening.



Item 2 Addresses: 571 Emerson Street and 604, 606, 608, 612, and a portion of 616 Regan Avenue

The intent of **Bylaw No. 5130, 2021** is to amend *City of Coquitlam Zoning Bylaw No. 3000, 1996* to rezone the subject properties outlined in black on the map marked Schedule 'A' to Bylaw No. 5130, 2021 from RT-1 Infill Residential and C-7 High Density Commercial to RM-3 Multi-Storey Medium Density Apartment Residential.

If approved, the application would facilitate the construction of two apartment buildings (seven-storeys and six-storeys) with 116 market condominium units (6 studios, 70 one-bedrooms, 28 two-bedrooms, and 12 three-bedrooms).



Notice of Public Hearing continued on next page

Date: Monday, June 28, 2021
Time: 7:00 p.m.
Location: City Hall Council Chambers, 3000
Guildford Way, Coquitlam, BC, V3B 7N2

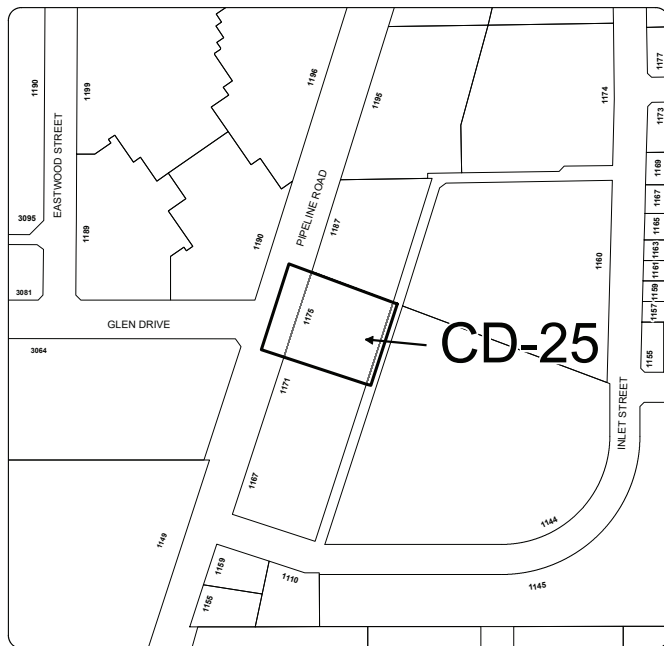
Public participation in this Public Hearing is strongly encouraged to occur via electronic means. To attend remotely: visit www.coquitlam.ca/publichearing or call 604-927-3010 for details and instructions. If you do not wish to provide input, but would like to view the proceedings, watch online: www.coquitlam.ca/webcasts

Notice of Public Hearing continued from previous page

Item 3 Address: 1175 Pipeline Road

The intent of **Bylaw No. 5126, 2021** is to amend *City of Coquitlam Zoning Bylaw No. 3000, 1996* to rezone the subject property outlined in black on the map marked Schedule 'A' to CD-25 from RM-2 Three Storey Medium Density Apartment Residential to Comprehensive Development Zone – 25 (CD-25).

If approved, the application would facilitate the construction of a 25-storey residential tower with a total of 136 condo units (37 one-bedrooms, 86 two-bedrooms, 13 three-bedrooms), 57 market rental units (4 studios, 20 one-bedrooms, 10 one-bedroom and dens, 15 two-bedrooms, and 8 three-bedrooms), 9 non-market rental units (4 studios, 3 one-bedrooms, 1 two-bedroom and 1 three-bedroom), and one Commercial Retail Unit.



SCHEDULE 'A' TO CD-25 COMPREHENSIVE
DEVELOPMENT ZONE – 25

Coquitlam

How do I find out more information?

For copies of supporting staff reports and the bylaws, please visit www.coquitlam.ca/publichearing.

For additional information and any relevant background documentation, contact the Planning and Development Department by email at 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. Please note: while City Hall is open to the public, and physical distancing measures are in place, the City continues to strongly encourage the use of remote means to obtain more information on these applications.

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 with the application's address in the subject line;
- Fax: to the City Clerk's Office at 604-927-3015; or
- In person: Attn: City Clerk's Office – please place in one of two City Hall (3000 Guildford Way, Coquitlam) 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 www.coquitlam.ca/agendas. If you require more information regarding this process, please call the City Clerk's Office at 604-927-3010.

Those who wish to provide verbal submissions **are strongly encouraged** to participate remotely via Zoom. Remote participants can use their computers, smart phones, tablets or telephones to speak to Council. Instructions for how to participate remotely are available at www.coquitlam.ca/publichearing.

If you want to provide a verbal submission, **please register as far in advance of the meeting as possible**. Registration for remote participants can be found at www.coquitlam.ca/publichearing. If you wish to participate via telephone, please call 604-927-3010 to register. Please note, you may also register to attend the meeting remotely without signing up to speak to an item. 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 www.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.

Jay Gilbert
Director Intergovernmental Relations and
Legislative Services