

City of Coquitlam NOTICE OF PUBLIC HEARING

As the City of Coquitlam transitions through the BC Restart Plan, those wishing to listen and/or participate at the Public Hearing are encouraged to do so remotely. 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:

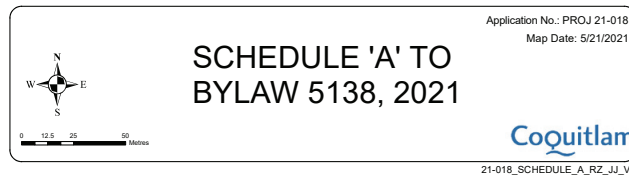
- Date:** Monday, July 12, 2021
- Time:** 7:00 p.m.
- Location:** City Hall Council Chambers, 3000 Guildford Way, Coquitlam, BC V3B 7N2

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: 3510 Highland Drive

The intent of **Bylaw No. 5138, 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. 5138, 2021 from RS-11 Estate Single Family Residential to RS-9 Large Single Family Residential.

If approved, the application would facilitate the subdivision of the subject property to create three single family lots.



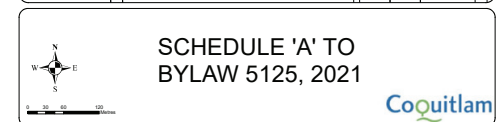
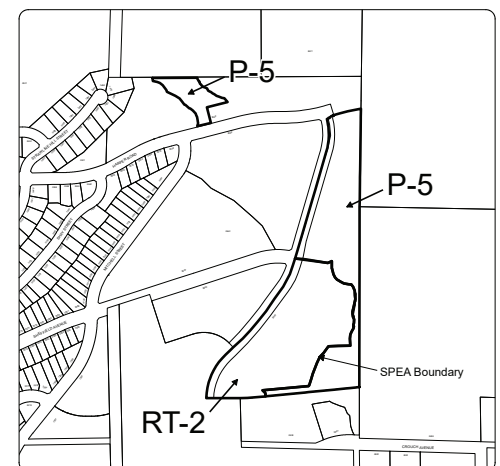
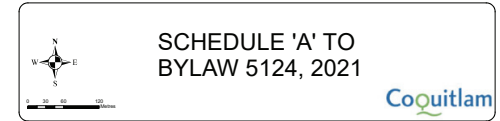
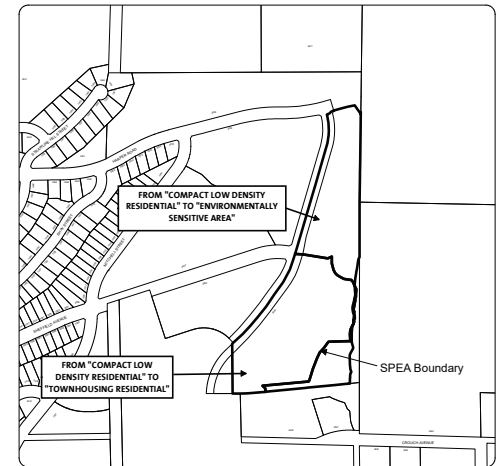
Item 2 Addresses: A Portion of 3640 Sheffield Avenue

Please note: This item received first reading at the June 8, 2021 Regular Council meeting. Subsequent to that meeting, an error was identified in Bylaw No. 5124, 2021 and in the published first reading report. Updated versions of these documents are included in the Public Hearing agenda and available online at www.coquitlam.ca/agendas.

The intent of **Bylaw No. 5124, 2021**, is to amend *Citywide Official Community Plan Bylaw No. 3479, 2001* to rezone the portion of the subject property outlined in black on the map marked Schedule 'A' to Bylaw No. 5124, 2021 from Compact Low Density Residential to Townhousing Residential and Environmentally Sensitive Area.

The intent of **Bylaw No. 5125, 2021** is to amend the *City of Coquitlam Zoning Bylaw No. 3000, 1996* to rezone the portion of the subject property outlined in black on the map marked Schedule 'A' to Bylaw No. 5125, 2021 from A-3 Agricultural and Resource to RT-2 Townhouse Residential and P-5 Special Park.

If approved, the application would facilitate the subdivision of the lot into one townhouse lot, one environmentally sensitive area lot, a large remainder lot with potential for future development, and park land.



Notice of Public Hearing continued on next page

Date: Monday, July 12, 2021
Time: 7:00 p.m.
Location: City Hall Council Chambers, 3000
Guildford Way, Coquitlam, BC, V3B 7N2

As the City of Coquitlam transitions through the BC Restart Plan, those wishing to listen and/or participate at the Public Hearing are encouraged to do so remotely. 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 Text Amendment: City-Wide Parking Review Phase 2 – Commercial and Office Parking Requirements, Off-Street Bicycle Parking, Transportation Demand Management, Payment-in-Lieu, and Shared Parking Requirements in the Evergreen Line Core and Shoulder Station Areas.

The intent of **Bylaw No. 5113, 2021** is to amend *City of Coquitlam Citywide Official Community Plan Bylaw No. 3479, 2001* in order to update the Development Permit guidelines to specify the off-street bicycle space locations and design to ensure its functionality, as well as create Bicycle Parking Design Guidelines as a reference in the Development Permit guidelines.

The intent of **Bylaw No. 5111, 2021** is to amend 'Schedule O' *City of Coquitlam Zoning Bylaw No. 3000, 1996* in order to amend the commercial and office off-street parking requirements. The proposed bylaw will update the minimum number of off-street parking spaces required for commercial and office uses in the C-7 zone or a CD zone located within Schedule O amended bylaw.

The intent of **Bylaw No. 5112, 2021** is to amend *City of Coquitlam Zoning Bylaw No. 3000, 1996* in order to amend the off-street bicycle parking requirements. The proposed bylaw includes a number of text amendments that are intended to:

- Update the minimum number of off-street long-term bicycle spaces required for commercial and office uses;
- Require off-street short-term bicycle spaces at all building entrances;
- Update off-street bicycle parking minimum design standards to address accessibility, security, safety, and location;
- Require all non-residential buildings to provide End-of-Trip facilities; and
- Require all buildings to provide Bicycle Maintenance facilities.

The intent of **Bylaw No. 5114, 2021** is to amend *City of Coquitlam Zoning Bylaw No. 3000, 1996* in order to amend the Transportation Demand Management (TDM) and Payment in Lieu (PIL) requirements in the Evergreen Line Core and Shoulder Areas. The proposed bylaw includes a number of text amendments that are intended to:

- Require mandatory TDM measures for all required residential, commercial and office uses to encourage the use of alternative transportation modes. Details regarding the type of measures for a site will be provided in the TDM guidelines;
- Provision of TDM travel information packages for all residential, commercial, and office use to support the community use of other modes of transportation. Further details will be provided in the TDM Guidelines;
- Require directional signage to on-site parking for residential, commercial and office visitors;
- Update PIL program including parking reduction requirements and the payment of each off-street parking space not provided in the development; and
- Update Schedule 'O' Map 2 to illustrate both the core and shoulder boundary in the Burquitlam-Lougheed Neighbourhood. This reflects the updated PIL program where parking reduction and payment varies between the core and shoulder.

The intent of **Bylaw No. 5115, 2021** is to amend *City of Coquitlam Zoning Bylaw No. 3000, 1996* in order to adopt shared parking requirements in the Evergreen Line Core and Shoulder areas. The proposed bylaw includes a number of text amendments that are intended to:

- Introduce shared parking options for two or more land uses, which may reduce peak parking supply requirements;
- Permit shared parking between the following land uses: residential visitor, commercial, office, assembly, and civic;
- Restrict designated or reserved parking spaces as part of the shared parking pool for all users;
- Require a shared parking strategy to demonstrate the operation and management on-site;
- Allow a maximum of 25% of its individually required parking spaces to be shared; and
- Require a restrictive covenant registered on title specifying the shared parking arrangement on-site.

If approved, the above bylaws will implement changes to the City's commercial and office parking requirements, off-street bicycle parking, transportation demand management, payment-in-lieu, and shared parking requirements in the Evergreen Line Core and Shoulder Station areas in order to manage increased parking demands in areas undergoing development.

Any person wishing further information or clarification with regard to the proposed amendments should contact Kathy Ho, Engineering and Public Works Department, at kho@coquitlam.ca.

Notice of Public Hearing continued on next page

Date: Monday, July 12, 2021
Time: 7:00 p.m.
Location: City Hall Council Chambers, 3000
Guildford Way, Coquitlam, BC, V3B 7N2

As the City of Coquitlam transitions through the BC Restart Plan, those wishing to listen and/or participate at the Public Hearing are encouraged to do so remotely. 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

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;
- 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