

# City of Coquitlam

## NOTICE OF PUBLIC HEARING

The City is continuing to facilitate electronic participation for Public Hearings. Those wishing to listen and/or participate at the Public Hearing can visit [www.coquitlam.ca/publichearing](http://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](http://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, March 27, 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.

### Item 1 Addresses: 817 and 823 Cornell Avenue

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.

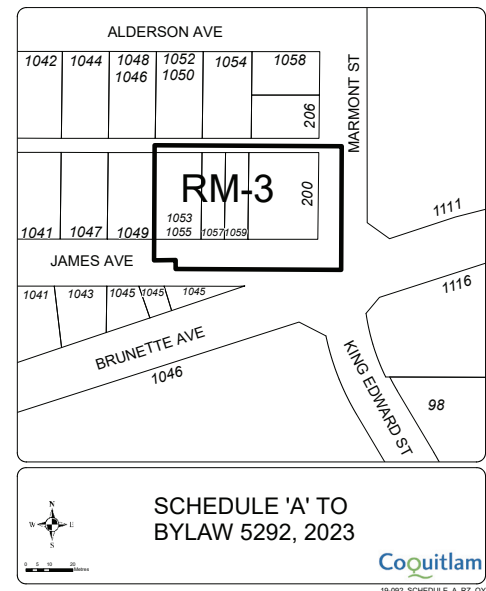


### Item 2 Addresses: 200 Marmont Street, 1053, 1055, 1057, and 1059 James Avenue, and a portion of James Avenue

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).



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### Item 3 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

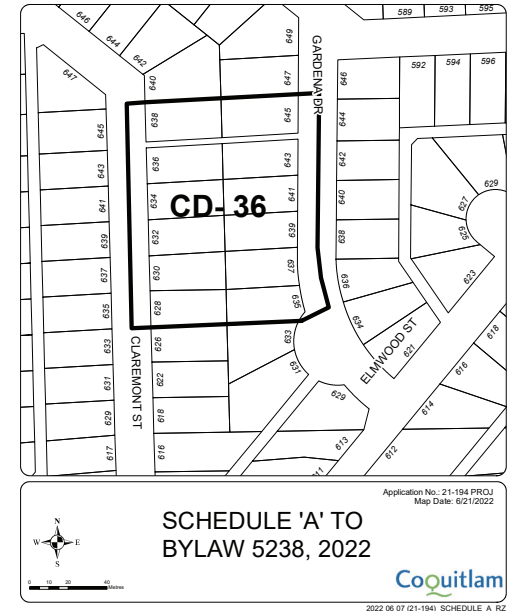
The intent of **Bylaw No. 5238, 2022** is to amend *City of Coquitlam Zoning Bylaw No. 3000, 1996* to rezone the subject properties as outlined in black on the map marked Schedule 'A' to Bylaw No. 5238, 2022 from RS-1 One Family Residential to CD- 36 Comprehensive Development Zone - 36.

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.



#### How do I find out more information?

For copies of supporting staff reports and the bylaws, please visit [www.coquitlam.ca/publichearing](http://www.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. 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.

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 [www.coquitlam.ca/agendas](http://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 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](http://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](http://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](http://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.**

Katie Karn, City Clerk