

November 5, 2025

Notice of Zoning Amendment Bylaw for First, Second and Third Readings and Adoption – 2932 Cougar Court, 3402 and 3447 Roxton Avenue, and 2760 Sylvan Place – Bylaw No. 5478, 2025

Notice is hereby given that the City of Coquitlam is proceeding with a proposed amendment to *City of Coquitlam Zoning Bylaw No. 3000, 1996* relating to the properties located at 2932 Cougar Court, 3402 and 3447 Roxton Avenue, and 2760 Sylvan Place.

The amending Bylaw (No. 5478, 2025) will be presented for first, second and third readings and adoption at the Regular Council Meeting on **Monday, November 17, 2025** at 7:00 p.m. in the Council Chambers of City Hall, located at 3000 Guildford Way, Coquitlam, BC.

The intent of Bylaw No. 5478, 2025 is to amend *City of Coquitlam Zoning Bylaw No. 3000, 1996* to rezone the subject properties (or portions thereof) as outlined in black on the maps marked “Schedule ‘A’ to Bylaw 5478, 2025” from R-1 Small-Scale Residential and R-2 Compact Small-Scale Residential to RTM-1 Street-Oriented Village Home Residential, P-1 Civic Institutional, and P-5 Special Park.

If approved, the amendment would address mapping oversights introduced by Zoning Amendment Bylaw No. 5449, 2025, which implemented the provincial Small-Scale Multi-Unit Housing requirements. The amendment would restore the zoning for the subject properties to their original zoning, which aligns with their current use, prior to adoption of Bylaw No. 5449, 2025.

How do I find out more information?

To obtain more information on Bylaw No. 5478, 2025, you may:

- Call the Planning and Development Department at 604-927-3430;
- Email the File Manager, Natasha Lock, at nlock@coquitlam.ca; or
- Copies of the bylaw and information package can be inspected by visiting the Planning and Development Department 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?

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

- Email: clerks@coquitlam.ca with “**Zoning Amendment – PROJ 25-097**” in the subject line; or
- Regular mail or in-person: Legislative Services Division, 2nd Floor, 3000 Guildford Way, Coquitlam, BC, V3B 7N2.

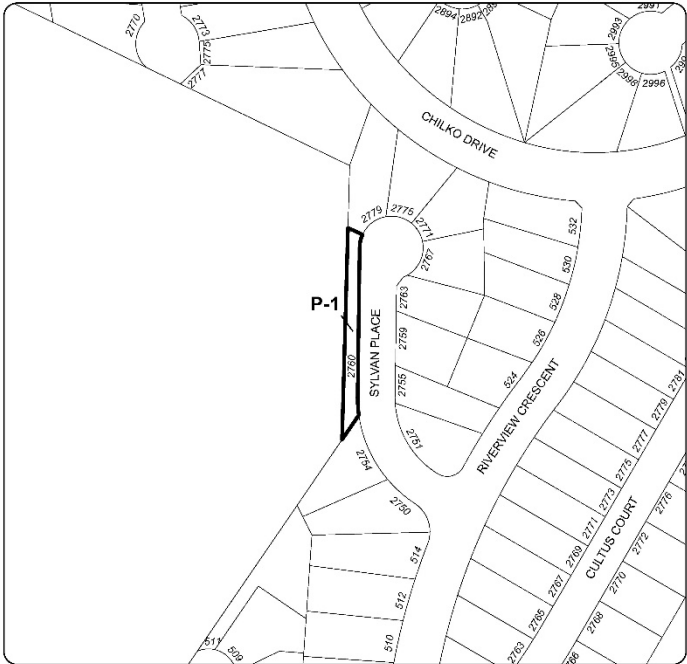
To afford Council an opportunity to review your submission, please ensure that you forward it to the Legislative Services Division **between Wednesday, November 5, 2025 and noon on Monday, November 17, 2025**. Submissions provided, including names and city of residence, will become part of the public 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

Schedule 'A' Maps

Schedule A



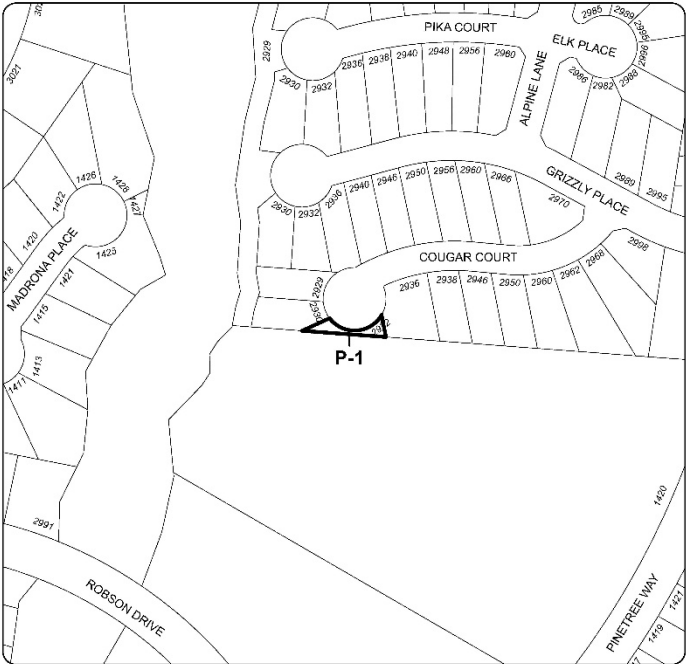
Application No.: PROJ 25-097
Map Date: 8/18/2025

NOT TO SCALE

SCHEDULE 'A' TO
BYLAW 5478, 2025

Map 1: SCHEDULE_A_RZ (Z)

Schedule A



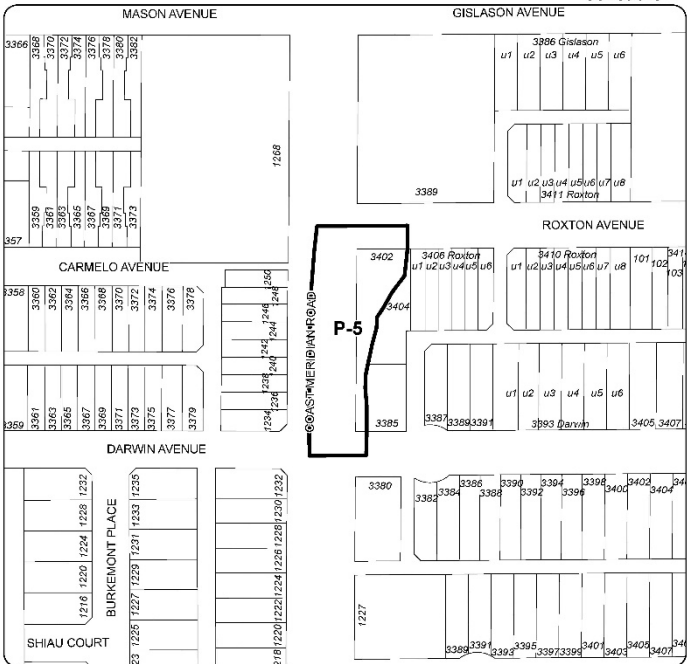
Application No.: PROJ 25-097
Map Date: 8/18/2025

NOT TO SCALE

SCHEDULE 'A' TO
BYLAW 5478, 2025

Map 2: SCHEDULE_A_RZ (Z)

Schedule A



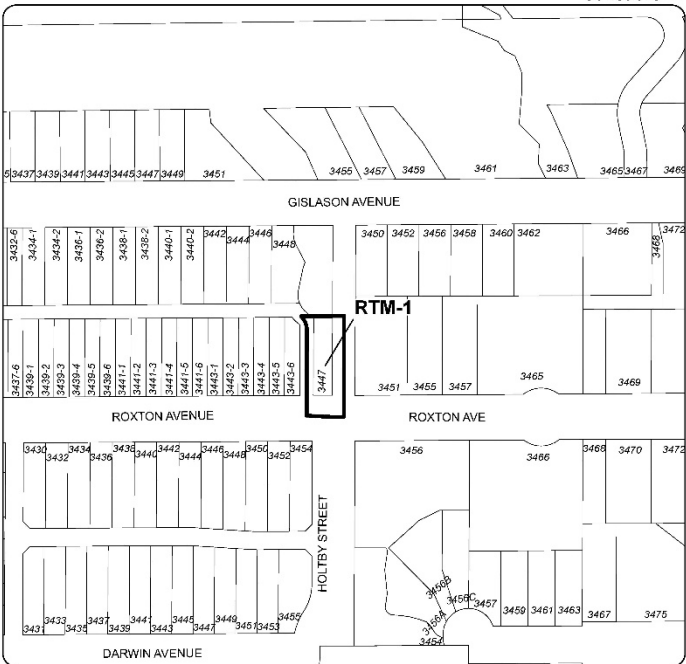
Application No.: PROJ 25-097
Map Date: 8/18/2025

NOT TO SCALE

SCHEDULE 'A' TO
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Map 3: SCHEDULE_A_RZ (Z)

Schedule A



Application No.: PROJ 25-097
Map Date: 8/18/2025

NOT TO SCALE

SCHEDULE 'A' TO
BYLAW 5478, 2025

Map 4: SCHEDULE_A_RZ (Z)