

Special Council Agenda

Tuesday, August 15, 2023, 10:00 a.m.

Virtual Meeting

Pages

1. CALL TO ORDER

2. ADOPTION OF THE AGENDA

2.1 Adoption of the Agenda

Recommendation:

That the Tuesday, August 15, 2023, Special Council Meeting Agenda be adopted as circulated.

3. PUBLIC HEARINGS

3.1 Zoning Amendment Bylaw for 2245 McAllister Avenue

See Council agenda item 4.1 for information.

4. BYLAWS

4.1 Zoning Amendment Bylaw for 2245 McAllister Avenue - Third Reading

2

Recommendation:

That Council give Zoning Bylaw, 2008, No. 3630, Amendment Bylaw, 2023, No. 4328, third reading with the requirement that prior to adoption, all conditions identified at second reading be met, to the satisfaction of the Director of Development Services.

4.2 Public Notice Bylaw - First Three Readings

18

Recommendation:

That Council give "Public Notice Bylaw, 2023, No. 4332" first three readings.

5. ADJOURNMENT

5.1 Adjournment of the Meeting

Recommendation:

That the Tuesday, August 15, 2023, Special Council Meeting be adjourned.

Zoning Amendment Bylaw for 2245 McAllister Avenue - Third Reading

RECOMMENDATION:

That Council give Zoning Bylaw, 2008, No. 3630, Amendment Bylaw, 2023, No. 4328, third reading with the requirement that prior to adoption, all conditions identified at second reading be met, to the satisfaction of the Director of Development Services.

PREVIOUS COUNCIL/COMMITTEE ACTION

On July 25, 2023, Council approved:

1. *That first two readings be given to “Zoning Bylaw, 2008, No. 3630, Amendment Bylaw, 2023, No. 4328” to amend the zoning designation of 2245 McAllister Avenue from CC (Community Commercial) to CD (Comprehensive Development); including the following specific provisions:*
 - a) *Maximum 2.09 residential floor area ratio;*
 - b) *Density bonus in the amount of \$50 per ft² proposed in excess of 1.66 residential floor area ratio;*
 - c) *Payment in lieu of parking to a maximum of 44 stalls;*
 - d) *A minimum of 3.26m² per dwelling unit of outdoor amenity area and 1.6m² per dwelling unit of indoor amenity area;*
 - e) *A minimum of 1.5 long-term bicycle storage spaces per dwelling unit.*
2. *Prior to adoption of the amending bylaw, the following conditions be met to the satisfaction of the Director of Development Services:*
 - a) *Registration of a legal agreement to establish a commitment to provide car share and transit subsidy programs.*

On July 18, 2023, Committee of Council approved that the above recommendation be forwarded to Council for approval.

REPORT SUMMARY

Notice of the Public Hearing for Zoning Amendment Bylaw No. 4328 was published in the Tri City News on August 3 and 10, 2023, and mailed to residents and/or businesses within 122 m (400 ft.) of the subject property. At the time of writing this report we have received one written response from a nearby business in support of the development.

Zoning Amendment Bylaw for 2245 McAllister Avenue - Third Reading

OPTIONS (✓ = Staff Recommendation)

	#	Description
<input checked="" type="checkbox"/>	1	Give third reading to the Bylaw.
<input type="checkbox"/>	2	Defer third reading of the Bylaw pending receipt of clarifying information (to be specified).
<input type="checkbox"/>	3	Decline third reading of the Bylaw, which will retain the existing zoning designation for the site.

Attachment 1 – Bylaw 4328

Attachment 2 – Report to Committee, July 18, 2023

Attachment 3 – Written Submission

CITY OF PORT COQUITLAM
ZONING AMENDMENT BYLAW, 2022
Bylaw No. 4328

The Council of the Corporation of the City of Port Coquitlam enacts as follows:

1. CITATION

This Bylaw may be cited as “Zoning Bylaw, 2008, No. 3630, Amendment Bylaw, 2023, No. 4328”.

2. ADMINISTRATION

- 2.1 The Zoning Map of the "Zoning Bylaw, 2008, No. 3630" is amended to reflect the following rezoning:

Civic Addresses:

2245 McAllister Avenue

Legal Description:

Lot 1, District Lot 379, New West District, Plan EPP107096, Group 1

From: CC (Community Commercial)

To: CD (Comprehensive Development)

as shown on Schedule 1 attached to and forming part of this Bylaw.

- 2.2 "Zoning Bylaw, 2008, No. 3630", Section 6, COMPREHENSIVE DEVELOPMENT ZONES is amended by adding the following new section 6.41:

CD41 Comprehensive Zone 41 (2245 McAllister Avenue)

6.41.1 Property Description

Lot 1, District Lot 379, New West District, Plan EPP107096, Group 1.

6.41.2 Permitted Uses

Uses permitted in the Community Commercial (CC) zone.

6.41.3 Regulations

Table 6.41.3 Comprehensive Zone 41 Regulations

Building Height	22 m
Lot Coverage	90%
Floor Area Ratio	1.66/2.1 Note 1 Note 2
Building Setbacks	
Front setback	1 m
Rear setback	0 m
Interior side setback (east)	0 m
Interior side setback (west)	5.48 m
Indoor Amenity Space	1.6 m ² per dwelling unit Note 3
Outdoor Amenity Space	3.26 m ² per dwelling unit Note 4
Bicycle Facilities	
Short-Term Bicycle Parking Spaces	18
Long-Term Bicycle Parking Spaces	1.5 per dwelling unit

Notes to Table 6.41.3

- Note 1. The permitted Floor Area Ratio (FAR) may increase to a maximum of 2.1 FAR if a contribution in the amount of \$50 per square foot of gross floor area that exceeds a 1.66 FAR is provided to City reserve funds for community amenities and special needs housing amenities.
- Note 2. In the calculation of floor area ratio in the CD41 zone, the following may be excluded as floor area:
- Floor area comprising entrances, elevator shafts, stairwells and hallways common to two or more dwelling or commercial units, electrical rooms and mechanical rooms;
 - Exterior balconies and decks;
 - Floor area at ground level or within a basement or underground structure;
 - Floor area within the building used for required off street parking; and
 - 2m² of floor area in an adaptable dwelling unit.
- Note 3. Indoor amenity space shall be a common area within a building designed to accommodate meetings, fitness or recreational activities and available for use by occupants of the building and, in the case of a strata-titled building, the common area must be either common property or a strata lot that is a common asset of the strata corporation.
- Note 4. Outdoor amenity space shall be a common outdoor area available for recreation and leisure activity use by all residential occupants within the building.

6.41.4 Required Off-street Parking

1. **Off-Street Parking:** Required off-street parking spaces shall be provided in the amount set out in the Parking and Development Management Bylaw No. 3525.
2. **Payment In Lieu Of Parking Spaces:** Notwithstanding the Parking and Development Management Bylaw No. 3525, an owner may opt to pay the City a sum of \$40,000 per parking spaces in lieu of providing required off-street parking spaces. The maximum number of spaces in relation to which payment may be provided under this provision is 44 parking spaces. Payment in lieu of required parking spaces shall be paid at time the building permit is issued and all monies received pursuant to this provision shall be placed in a fund for the provision off-street parking spaces located in the Downtown.

6.41.5 Additional Regulations

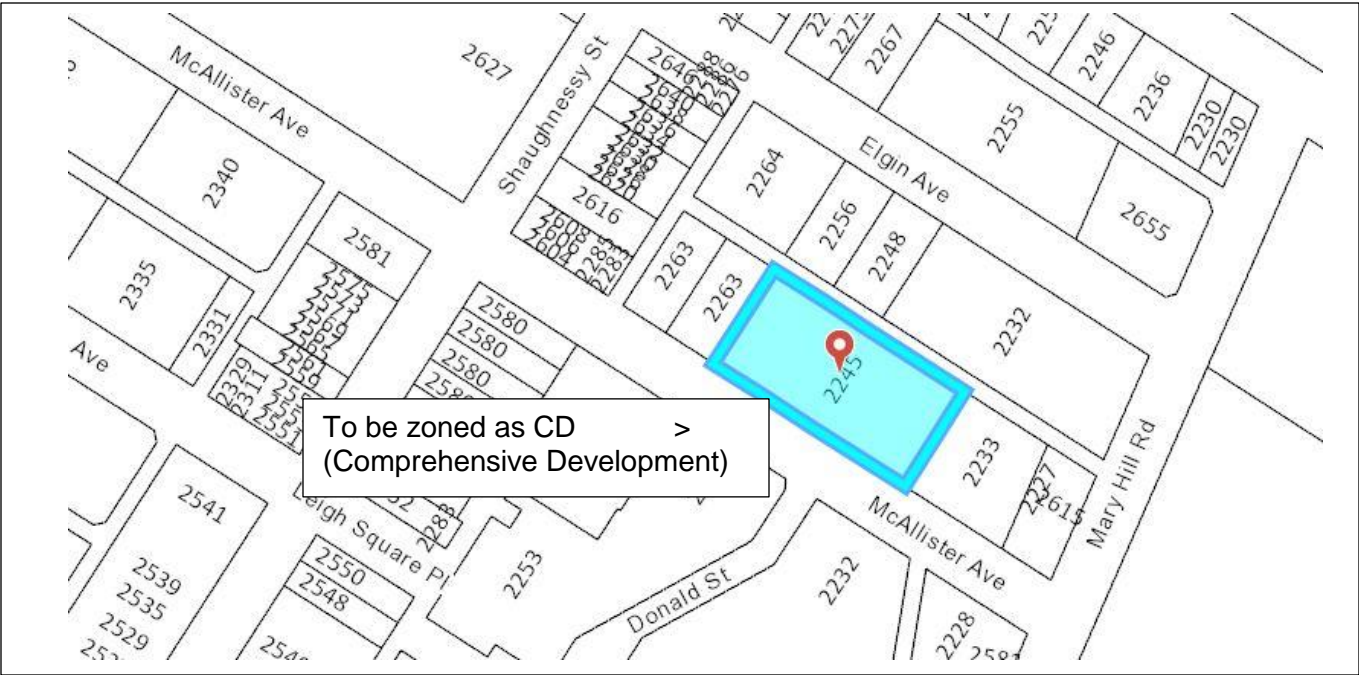
1. **Electric Vehicle Infrastructure:** In a mixed-use building including residential uses and a common parking area, a separate single utility electrical meter and disconnect shall be provided in line with the electrical panel(s) intended to provide for charging of electric vehicles located within 3 metres of the unit's required park space.
2. **Family-Oriented Dwelling Units:** At least 25% of the total number of dwelling units in a mixed-use development with more than 10 units must be family-orientated dwelling units, and at least 5% of the total number of dwelling units within the development must have three or more bedrooms.

READ A FIRST TIME this	25 th day of	July, 2023
READ A SECOND TIME this	25 th day of	July, 2023
PUBLIC HEARING this	day of	, 2023
READ A THIRD TIME this	day of	, 2023

Mayor

Corporate Officer

SCHEDULE 1



RECOMMENDATION:

That Committee of Council:

1. *Direct staff to bring forward a Comprehensive Development Zone bylaw that provides for the proposed development and includes the following specific provisions:*
 - a) *Maximum 2.09 residential floor area ratio;*
 - b) *Density bonus in the amount of \$50 per ft² proposed in excess of 1.66 residential floor area ratio;*
 - c) *Payment in lieu of parking to a maximum of 44 stalls;*
 - d) *A minimum of 3.26m² per dwelling unit of outdoor amenity area and 1.6m² per dwelling unit of indoor amenity area;*
 - e) *A minimum of 1.5 long-term bicycle storage spaces per dwelling unit.*
2. *Prior to adoption of the amending bylaw, the following conditions be met to the satisfaction of the Director of Development Services:*
 - a) *Registration of a legal agreement to establish a commitment to provide car share and transit subsidy programs*

PREVIOUS COUNCIL/COMMITTEE ACTION

July 28, 2020 – Council approved Development Permit DP000413 and DVP00068 which regulated the development of a five-storey building with underground parking, ground floor commercial uses and 63 apartment homes on the upper floors, including minor variances to the permitted floor area, parking, and the required works and service on McAllister Avenue.

REPORT SUMMARY

This report provides for Committee consideration of an application to establish a Comprehensive Development Zone at 2245 McAllister Avenue to enable the development of a six-storey mixed-use building and 80 apartments homes and site-specific parking provisions.

In 2020, Council approved a Development Permit and Development Variance permit for a five-storey building with ground floor commercial space and 63 apartments that was generally in compliance with the intent and provisions of the site's CC (Community Commercial) zone and the Downtown Development Permit design guidelines. The developer, Quarry Rock Developments, has now proposed a revised development that includes an additional residential floor, 17 additional units and a site-specific parking arrangement. Staff believe the proposal is supported by policies of the Official Community Plan, the Downtown Action Plan and the recommendations of the recent Housing Needs Report and recommend a Comprehensive Development Zone with site specific zoning and parking regulations be forwarded to Council for further consideration.

Rezoning Application for 2245 McAllister Avenue

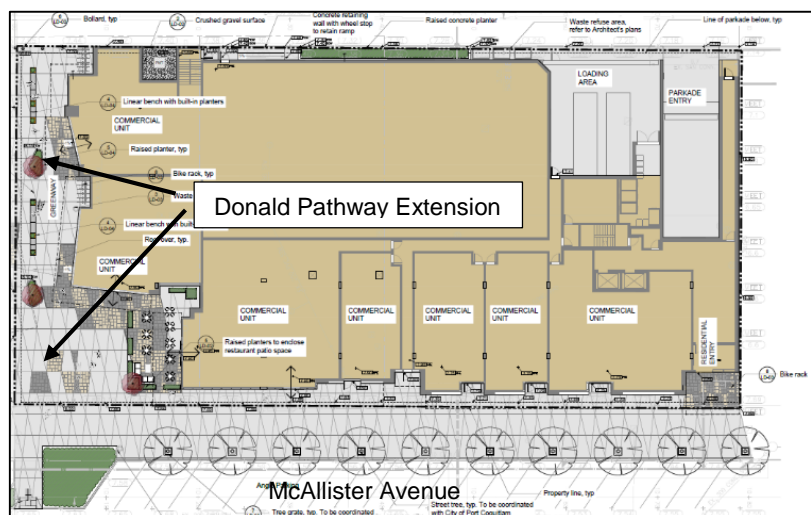
BACKGROUND

Site Context: The 3,077m² (33,130 ft²) site is located mid-block on the north side of McAllister Avenue. The site is currently under construction but was previously used as a public parking lot (western portion) and the eastern portion of the site was vacant for several years following a fire that destroyed the previous single-storey commercial building. Surrounding land uses are comprised of commercial, commercial mixed-use, institutional and apartment. Adjacent development includes the Me and Ed's restaurant building directly to the east, the PoCo Bowl bowling alley directly to the west, City Hall and the Outlet community building to the south of McAllister Avenue and a number of small-scale commercial buildings north of the rear lane.



Location map

Approved Development: In 2020, the City approved a development variance permit and development permit to enable the development of a five-storey building with 1,814m² (19,530 ft²) of ground floor commercial space, 63 apartments on the upper floors, and parking in an underground parkade in general compliance with the sites existing Community Commercial (CC) zoning. The project was designed to include a 233m² (2,509 ft²) plaza located near the southwest corner of the site and an extension to the Donald Pathway between McAllister Avenue and the rear lane.



Site plan

Rezoning Application for 2245 McAllister Avenue



McAllister Avenue 2022 approved building façade

Policy and Regulations:

- a. *OCP Land Use Designation and Policies:* The Official Community Plan designates the site as Downtown Commercial. Policies of the Plan promote a higher density of development including residential uses above the first storey and reinforce the Downtown as the primary City centre with a vibrant commercial core and a densified residential population. The policies for design enable Council to consider mid to high-rise multifamily residential development in areas designated Downtown Commercial through a Comprehensive Development zone where the proposal is designed to incorporate a mix of uses, high environmental performance, high quality building and landscape design, creates an attractive pedestrian realm, and provides sufficient on-site parking to meet the specific requirements of the development as determined by traffic and parking analysis.
- b. *Downtown Action Plan:* In addition to the Policies of Official Community Plan, in 2017 the City endorsed implementation of the Recommendations for a Downtown Action Plan which built upon the existing vision and strength of the downtown to reinforced the importance of the Downtown and McAllister Avenue as a critical mixed-use spine. The plan noted the importance of increasing apartment development and offering supports and incentives for growth.
- c. *Housing Needs Report:* A key finding of the 2022 report is that an additional 5,500 dwellings are needed in Port Coquitlam over the next ten years or approximately 550 new homes per year. The reports recommendations include considering of opportunities for additional density through review of zoning regulations and a reduction in required parking in areas well served by transit.
- d. *Zoning:* The site is currently zoned CC – Community Commercial. The applicant has proposed a form of development to be accommodated through the creation of a site-specific Comprehensive Development zone.

Rezoning Application for 2245 McAllister Avenue

- e. *Parking Regulations:* The Parking and Development Management Bylaw requires residential parking as follows: 1 stall per studio, 1.3 stalls per 1 bedroom, 1.5 stalls for 2 or more bedrooms and 1 visitor stall for every 5 units. Commercial parking is typically required at the rate of 1 stall for 47m² of commercial gross floor area. The bylaw also provides an option for payment in lieu of required parking in the Downtown to a maximum of 10% for a payment of \$40,000 per parking space. The funds raised through payment in lieu of parking is for the provision of off-street parking spaces located in the Downtown.
- f. *Density Bonus Policy:* The City's Density Bonus policy enables Council to consider adoption of a zone with provisions for density bonus and requirements for an amenity contribution (either provision of public amenities or cash-in-lieu of amenities) as determined appropriate for the specific development.
- g. *Development Permit:* The site is subject to the Downtown form and character and Environmental Conservation development permit areas (DPA) objectives and design guidelines. A key objective of the Downtown DPA is to reinforce the role of the Downtown as the economic and cultural centre of the community through the creation of a distinctive office, shopping and residential precinct.

Development Permit DP000413 was approved in July 2020 for a 5-storey mixed-use development at the site; if the rezoning is approved amendment of DP000413 will be necessary to accommodate the revised form and density.

Revised Development Proposal: Noting a desire to provide more housing at the site, Quarry Rock Development has submitted a rezoning application requesting the site be rezoned to a Comprehensive Development (CD) zone to enable construction of an additional residential floor (17 additional apartments) as shown on the image below.



McAllister Avenue facade (with additional floor)

Rezoning Application for 2245 McAllister Avenue

The ground floor commercial space, plaza and associated off-site works would remain unchanged from the 2020 design. The revised residential portion would include an additional storey resulting in a total of 80 apartments consisting of 9 one-bedroom, 38 one-bedroom plus dens, 14 two-bedroom, 14 two-bedroom plus den and 5 three-bedroom. Consistent with the previously approved development, the apartments continue to range in size from 60m² (646 ft²) to 115m² (1,237 ft²), each will have a balcony or patio, and access for the underground parking and loading bays will be located off the rear lane.

The building footprint and character of development (cladding and landscape materials) would also be unchanged from the 2020 approved development but the building would be one storey taller. The table below provides a summary of the new project statistics.

Project Statistics:

	Proposed Development
Site area minimum	3,126 m ²
Floor area ratio (FAR)	2.09
Commercial floor area	1,855 m ²
Dwelling units (total)	80
Adaptable units	32.5% (26 units)
Family-oriented units	32.5% (26 units)
Three-bedroom units	6% (5 units)
Building lot coverage	80.3%
Setbacks:	
Front (McAllister)	1 m
Rear (lane)	0 m
Interior side (east)	0 m
Interior side (west)	5.48 to 18.15 m
Building height	20.9 m
Parking	
Commercial (private)	9 payment in lieu
Commercial (City owned)	0
Residents	82 plus 29 payment in lieu
Visitor	9 plus 6 payment in lieu
Car share	1
Small car	10 (11%)
Loading	2
Bicycle parking	
Long-term	1.5 per Dwelling unit (122)
Short-term	18

Rezoning Application for 2245 McAllister Avenue

	Proposed Development
Indoor recreation area	128 m ²
Outdoor recreation area	261 m ²

Density Bonus: The density proposed by the applicant (2.09 FAR) exceeds the residential density typically permitted by the sites existing CC – Community Commercial zoning. To accommodate the requested additional density, the applicant has requested consideration of a site-specific Comprehensive Development zone. In keeping with the City Density Bonus policy, Council can consider adoption of a zone with provisions for density bonus and requirements for an amenity contribution (either provision of public amenities or cash-in-lieu of amenities) as determined appropriate for the specific development. In consideration of the density, request staff recommend the zoning include density bonus provisions with an amenity contribution of \$50 per square foot. If approved the application would be required to contribute approximately \$712,290.00 to the City's Community Amenities and Special Needs Housing Reserve fund(s), prior to issuance of a Building Permit.

Resident Amenity Space: The applicant has proposed a design that provides 261m² (2,809 ft²) of outdoor amenity space and 128m² (1,378 ft²) of indoor amenity space.

The proposed outdoor amenity space ratio is 3.26m² (35.1 ft²) per dwelling unit, which is slightly less than the bylaw standard of 3.5m² (37.6 ft²) per apartment dwelling. The outdoor amenity space for the buildings is located on the west edge of the 6th floor adjacent to an indoor amenity room and is well programed, including a generous amount of seating in three distinct areas (two lounge areas and a covered area with tables and chairs to seat 40) and a children's play area. These areas are punctuated with landscaping including 5 japanese maple trees and 140 shrubs and an area with raised planting beds for rooftop vegetable gardening.

The proposed indoor amenity space ratio is 1.6m² (17.2 ft²) per dwelling unit, which is also lower than the bylaw standard for 2m² (21.5 ft²) per apartment dwelling. The indoor amenity space is to be located on the 6th floor adjacent to the outdoor amenity space and is intended for use a common lounge and meeting space.

The City provides for consideration of variations in amenity space size when an applicant can demonstrate an alternative proposal meets the needs of the proposed residents. The applicant advises that the amenity spaces are intended to accommodate indoor and outdoor gatherings, celebrations and child play and should provide adequate amenities for future residents.

Parking: The proposed development provides for 82 resident parking stalls, 9 visitor stalls, 1 car share parking stall, and requests an additional 27 residential/visitor stalls to be provided through payment-in-lieu. In order to support this request, the applicant has provided a parking supply report prepared by Bunt and Associates (attachment 2) which provides an assessment of residential

Rezoning Application for 2245 McAllister Avenue

parking trends and describes the access to public transit in the Downtown (e.g. West Coast express and Frequent Transit Network). The report also recommends a number of transportation demand management measures to be implemented through the development approval process, at the site including a car share program, increased resident bicycle storage, a bicycle maintenance facility and a 1-year transit pass subsidy for residents.

In keeping with the previously approved development, the proposal continues to provide payment-in-lieu for the required commercial parking stalls.

OCP policy provide for consideration of site-specific parking provisions where justified through parking analysis. The Housing Needs Report also encourages consideration of a reduction in required parking in areas well served by transit. If approved the application would be required to provide approximately \$1,080,000.00 for the addition of 27 new payment-in-lieu of parking spaces prior to issuance of a Building Permit.

DISCUSSION

The OCP establishes how the community is intended to develop and designates lands for uses in keeping with the policies. The design of the proposed building is in general compliance with the policies of the OCP and will set a high standard of design for the Downtown. The proposal to add additional housing at the site also aligns with the recommendations of the Housing Needs Report which highlighted the urgent need for increased housing supply over the next ten years and recent directives by senior levels of government to encourage communities to increase housing supply. This location is particularly suitable given its location within our designated town center, proximity to service, amenities and transit.

The minor reduction in indoor and outdoor amenity space is not expected to have any impact on the livability of the building and staff note the site is in close proximity to the newly reconstructed Veterans Park, Leigh Square, Lions Park, Gates Park, Donald Pathway, Elks Park and the Port Coquitlam Community Centre.

The proposed ratio for onsite parking is significantly lower than the City's typical parking standards but the site-specific provision is supported by the parking supply report and reflects regional and transit-oriented parking trends. Staff note the proposal continues to provide for at least one stall per apartment unit and one visitor parking stall per 10 units. Staff further note the Downtown is well served by public transit and commercial and community amenities, and the applicant has also proposed a number of measures such as a car share program, additional bicycle parking, bicycle maintenance facility and a one-year transit subsidy to help offset the parking reduction.

Staff recommend a Comprehensive Development Zone be forwarded to Council that reflects the proposed density, amenity space provisions, and includes density and parking payment-in-lieu

Rezoning Application for 2245 McAllister Avenue

provisions to facilitate the proposed mixed-use development with 80 apartment homes. Staff further recommend, as a condition of the rezoning, the applicant provide a legal agreement to secure provision of the proposed car share and transit subsidy programs to the satisfaction of the Director of Development Services.

FINANCIAL IMPLICATIONS

The additional dwelling units will increase property tax and utility fee revenue once development occurs. The development will also provide approximately \$712,290.00 amenity contribution through density bonus and \$1,080,000.00 for payment-in-lieu of parking.

PUBLIC CONSULTATION

A development sign has been posted on the property fronting McAllister Avenue on June 26, 2023 providing notice of the application.

Planning staff have not received any comments in association with the rezoning application. If the application proceeds to Public Hearing, the City would provide notification by mail to residents located within 120m of the site and advertise the Public Hearing in the newspaper.



Sign photo

OPTIONS (✓ = Staff Recommendation)

	#	Description
✓	1	Recommend to Council that the zoning of 2245 McAllister Avenue be amended from CC to CD and that the specified conditions be met prior to adoption of the rezoning bylaw.
	2	Request additional information or amendments to the application to address specified issues prior to making a decision on the application.
	3	Recommend to Council that the rezoning application be refused.

ATTACHMENTS

Attachment 1: Architectural concept drawing

Attachment 2: Parking supply report prepared by Bunt and Associates

Lead author(s): Bryan Sherrell

From: [REDACTED]
To: [Public Hearings](#)
Subject: 2245 McAllister Zoning Amendment CD zone
Date: Wednesday, August 9, 2023 10:35:49 AM

Some people who received this message don't often get email from [REDACTED] [Learn why this is important](#)

Dear Mayor and Council,

I'm writing this email in support of the amendment to Bylaw 4328 from a ***CC (Community Commercial) to CD (Comprehensive Development)***.

It is encouraging that the Mayor, City Council and the Planning Department have a vision and recognise the importance and the need of the revitalization and density requirements to support the local downtown business retailers.

The amendment supports the builder/developer with increased residential units and site specific parking to meet the increased density of 63 apartments to 80 apartments. This creates an opportunity of viability for the builder/developer and the increased density for the downtown core.

I truly believe that moving forward with CD zones creating higher densities with site specific parking provisions encourages and promotes growth within the city.

Thank you.

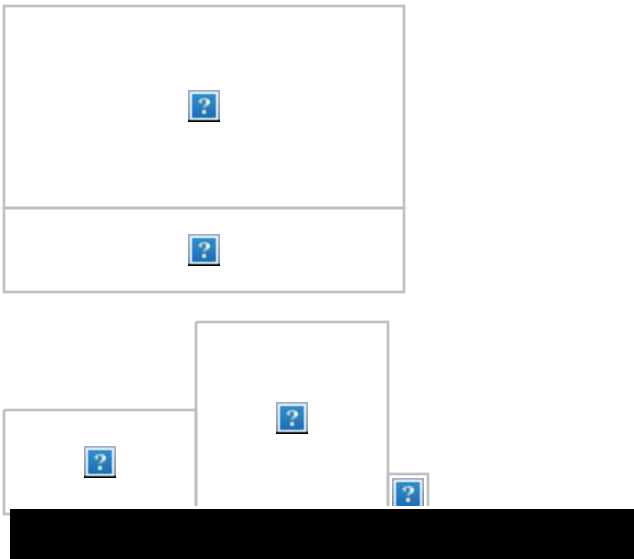
Sincerely,

[REDACTED]

[REDACTED]

[REDACTED]





Public Notice Bylaw – First Three Readings

RECOMMENDATION:

That Council give “Public Notice Bylaw, 2023, No. 4332” first three readings.

PREVIOUS COUNCIL/COMMITTEE ACTION

None.

REPORT SUMMARY

This report recommends a new bylaw that authorizes alternate means of publishing various public notices required by the *Community Charter* for local governments. The proposed new Bylaw will mean that traditional newspaper notices will not be required and instead, notices will be provided on the City’s website and Facebook page, as well as a hard copy being placed on the City’s bulletin board outside of the City Hall’s main doors.

BACKGROUND

In early 2022, the Province amended the *Community Charter* by adding Section 94.2 which authorized that Council may, by bylaw, provide for alternative means of publishing a public notice. Instead of the default publication requirements which were to publish public notice in a newspaper once each week for two consecutive weeks, a local government could choose alternate methods of providing public notice for such matters.

Recently, the City has been notified that the local paper will no longer be publishing a weekly newspaper, which means the publication requirements can no longer be met and we must move to an alternative. In order to address this issue and inform City residents as to where they can find the City’s public notices, a Public Notice Bylaw has been prepared for first three readings.


DISCUSSION

Public Notice Regulation 52/2022 outlines that Council must consider the principles for effective public notice that include reliability, suitability, and accessibility. Staff have reviewed the three principles and consider the City’s website, specifically a Public Notice Page and the City’s Official Facebook page to meet these requirements as the Pages can be routinely updated, allow a notice to be published on time, allow a person to consult any notices at any time and the City can keep a record of any notices it publishes.

If a person does not have access to a computer they may have a smart phone and the City’s website and Facebook page are available through that platform. Additionally, public libraries allow for computer access in their facilities and a hard copy of all notices will be placed on the Public Posting Place (bulletin board outside the main doors of City Hall).

Public Notice Bylaw – First Three Readings

OPTIONS (✓ = Staff Recommendation)

	#	Description
	1	Give first three readings to the Bylaw.
	2	Defer first three readings of the Bylaw pending receipt of further information (to be specified).

ATTACHMENTS

Attachment 1: Bylaw 4332

Lead author(s): Carolyn Deakin

CITY OF PORT COQUITLAM
PUBLIC NOTICE BYLAW, 2023

Bylaw No. 4332

A Bylaw of the City of Port Coquitlam to prescribe the means by which statutory public notice will be provided.

WHEREAS the *Community Charter* and *Local Government Act* require local governments to provide advance public notice on certain matters of public interest to facilitate opportunity for public participation in local government decision-making;

AND WHEREAS Section 94.1 of the *Community Charter* sets out the default publication requirements to publish public notice in a newspaper once each week for two consecutive weeks for such matters;

AND WHEREAS Section 94.2 of the *Community Charter* authorizes that Council may, by bylaw, provide for alternative means of publishing a public notice for such matters, instead of the default publication requirements;

AND WHEREAS Council has considered the principles for effective public notice that include reliability, sustainability, and accessibility as prescribed in *Public Notice Regulation 52/2002*;

NOW THEREFORE the Council of the Corporation of the City of Port Coquitlam enacts as follows:

1. CITATION

This Bylaw is cited as "Public Notice Bylaw, 2023, No. 4332".

2. DEFINITIONS

In this Bylaw:

City means the municipal corporation of the City of Port Coquitlam, 2580 Shaughnessy Street, Port Coquitlam;

City Hall means Port Coquitlam City Hall located at 2580 Shaughnessy Street, Port Coquitlam, British Columbia, V2L 3V9;

City Website means the official information resource found at an internet address provided by the City and whose uniform resource locator is known as www.portcoquitlam.ca;

Council consists of the mayor and the councillors elected for the City of Port Coquitlam;

Facebook Page means the City's computer and internet-based technology information resource on the Facebook social media platform;

Public Notice Page means the public notice webpage on the City Website that is allocated for the purpose of publishing the City's public notices.

Public Notice Posting Place means the public bulletin board outside the front doors of City Hall, 2580 Shaughnessy Street, Port Coquitlam.

3. PUBLIC NOTICE

The means of publication for public notice requirements under the *Community Charter*, *Local Government Act*, or any other enactment shall be delivered in the following form and manner:

- a) By publishing it on the City's Public Notice Page at least 7 days prior to consideration of the matter by City Council, or if it is not regarding a matter to be considered by Council, otherwise in accordance with the publishing requirement; and
- b) By publishing it on the City's Official Facebook Page at least 7 days prior to consideration of the matter by City Council, or if it is not regarding a matter to be considered by Council, otherwise in accordance with the publishing requirement; and
- c) Posting a hard copy of the notice on the Public Notice Posting Place at least 7 days prior to consideration of the matter by City Council, or if it is not regarding a matter to be considered by Council, otherwise in accordance with the publishing requirement.

4. ADDITIONAL NOTICES:

The notice requirements set forth in this Bylaw are minimum requirements and are not intended to limit Council's discretion to direct staff to provide additional notices, utilizing different or additional methods or repeating notice, as deemed appropriate by Council.

5. SEVERABILITY

If any portion of this Bylaw is declared invalid by a court, the invalid portion shall be severed and the remainder of the Bylaw is deemed valid.

READ A FIRST TIME this	day of	, 2023
READ A SECOND TIME this	day of	, 2023
READ A THIRD TIME this	day of	, 2023

Mayor

Corporate Officer