

**PUBLIC HEARING**  
**Monday, July 25 / Tuesday, July 26, 2022**

A Public Hearing convened on Monday, July 25, 2022 at 7:01 p.m. in the Council Chambers, City Hall, 3000 Guildford Way, Coquitlam, B.C. with the following persons present:

Council Members Present: Mayor Richard Stewart  
Councillor Brent Asmundson  
Councillor Craig Hodge  
Councillor Steve Kim  
Councillor Trish Mandewo  
Councillor Dennis Marsden  
Councillor Teri Towner  
Councillor Chris Wilson

Staff Present: Peter Steblin, City Manager  
Raul Allueva, Deputy City Manager  
Jaime Boan, General Manager Engineering and Public Works  
Don Luymes, General Manager Planning and Development  
Curtis Scott, Acting General Manager Finance, Lands and Police  
Andrew Merrill, Director Development Services  
Genevieve Bucher, Director Community Planning  
Natasha Lock, Planner 2  
Brendan Hurley, Planner 2  
Justin Jay, Land Development Analyst  
Stephanie Lam, Legislative Services Manager  
Ashland Selby-Brown, Legislative Services Clerk

**REPORT OF DIRECTOR DEVELOPMENT SERVICES**

The Director Development Services submitted a written brief to the Public Hearing dated July 20, 2022 a copy of which is attached to and forms a part of these minutes.

**ADVERTISING OF PUBLIC HEARING**

The Public Hearing was advertised in the Tri-City News on the following dates: Thursday, July 14, and Thursday, July 21, 2022.

**OPENING REMARKS**

The Chair provided opening remarks in which he set out the Public Hearing process.

**ITEM #1**      **Reference: PROJ 22-048**  
**Bylaw Nos. 5244, 2022 and 5245, 2022**  
**Address: 1200 Cartier Avenue**

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The intent of **Bylaw No. 5244, 2022** is to amend *Citywide Official Community Plan Bylaw No. 3479, 2001* to amend the land use designation of a portion of the subject property as outlined in black on the map marked Schedule 'A' to *Bylaw No. 5244, 2022* from Civic and Major Institutional to Medium Density Apartment Residential.

The intent of **Bylaw No. 5245, 2022** is to amend *City of Coquitlam Zoning Bylaw No. 3000, 1996* to rezone a portion of the subject property as outlined in black on the map marked Schedule 'A' to *Bylaw No. 5245, 2022* from P-1 Civic Institutional to RM-2 Three-Storey Medium Density Apartment Residential.

The Planner 2 provided an overview of the application.

In response to a question from Council, the Planner 2 provided clarification to Council with regard to electric vehicle charging outlets.

The Land Development Analyst appeared before Council to provide an overview of the application.

The Chair called for speakers.

Rob Bottos, 1177 Howie Avenue, appeared before Council to express support for the application.

The Chair called for additional speakers and noted that there was a speaker identified on the registered speaker's list, who was not present. The Chair recessed this item to allow for the speaker to join the meeting.

The following submissions were received, are attached to, and form a part of these minutes:

1. Email from Lindsay Oliver, 206 Laval Street, received on July 19, 2022;
2. Email from Louisa Di Tomaso, 206 Laval Street, received on July 19, 2022.

**ITEM #2**      **Reference: PROJ 21-123**  
**Bylaw Nos. 5240, 2022 and 5247, 2022**  
**Addresses: 1015 Austin Avenue**

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The intent of **Bylaw No. 5240, 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 CD-32 Comprehensive Development Zone – 32 from C-2 General Commercial to CD-32 Comprehensive Development Zone – 32.

The intent of **Bylaw No. 5247, 2022** is to amend *City of Coquitlam Zoning Bylaw No. 3000, 1996* to add Accessory Institutional Support Services as a use and definition to the Zoning Bylaw.

The Planner 2 provided an overview of the application.

Rainer Muller, PARC Retirement Living and Stefan Aepli, Franc Architecture Inc. (the Applicants) appeared before Council to provide an overview of the application.

In response to a question from Council, Rainer Muller provided information with regard to the average age of a senior entering retirement living and the percentage of those individuals who drive.

Discussion ensued relative to the following:

- The desire to include a community garden in the proposed application
- Businesses that would be sought to use the allocated commercial space
- Electric vehicle charging stations

The Chair called for speakers.

Leslie Courchesne, Tri-Cities Chamber of Commerce, 2773 Barnet Highway, appeared before Council to express support for the application.

Harvey Su, 3091 Plateau Boulevard, appeared before Council to express his desire for a commercial unit space that is designated for medical office usage.

Matt Djonlic, 2980 Princess Crescent, appeared before Council to express support for the application.

Rob Bottos, 1177 Howie Avenue, appeared before Council to express that non-market rental units in the application should have equitable access to amenities.

The Chair called for additional speakers. There was no response and no further representations to this item.

The following submissions were received, are attached to, and form a part of these minutes:

1. Email from Michael Sopena, received on July 11, 2022;
2. Email from Bob Holt, received on July 15, 2022;
3. Email from Wolfgang Hauser, received on July 15, 2022;
4. Email from Joy Hayden, Hollyburn Community Services Society, 267 West Esplanade, West Vancouver, received on July 15, 2022;
5. Email from Patricia and Carlos Lapena, received on July 15, 2022;
6. Email from Shivonne Scott, Beedie Living, received on July 18, 2022;
7. Email from Eve-lyne Back, received on July 18, 2022;
8. Email from Bill Ballard, Hillside Church, 1393 Austin Avenue, received on July 18, 2022;
9. Email from Rainer Muller, PARC Retirement Living, 1166 Alberni Street, Vancouver, received on July 20, 2022;
10. Email from Li-Qing Shi, Waybetter Design + Consulting Ltd., 1130 Austin Avenue, received on July 20, 2022;
11. Email from Charles Sandor, mPoweredwebs, received on July 20, 2022;
12. Email from Jaga Segaran, received on July 20, 2022;
13. Email from Jacky Mak, JW's Music Studio, received on July 21, 2022;
14. Email from Riaan de Beer, Anthem Properties, 1055 Dunsmuir Street, received on July 20, 2022;
15. Email from Asa M., received on July 22, 2022;
16. Email from Bill Conolly, received on July 22, 2022;
17. Email from Dr. Komal Dhir, 1015 Austin Avenue, received on July 25, 2022;
18. Email from Leslie Courchesne, Tri-Cities Chamber of Commerce, 2773 Barnet Highway, received on July 25, 2022.

The Chair declared the Public Hearing regarding Item #2 closed at this time (7:52 p.m.).

**ITEM #1**      **Reference: PROJ 22-048**  
**Bylaw Nos. 5244, 2022 and 5245, 2022**  
**Address: 1200 Cartier Avenue**

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The Chair noted that there was no response and no further representations to Item #1.

The Chair declared the Public Hearing regarding Item #1 closed at this time (7:53 p.m.).

**ITEM #3**      **Reference: PROJ 21-078**  
**Bylaw No. 5242, 2022**  
**Addresses: 1155, 1159 Pipeline Road and 1110 Inlet Street**

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The intent of **Bylaw No. 5242, 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. 5242, 2022* from RS-1 One-Family Residential to CD-34 Comprehensive Development Zone – 34.

The Planner 2 provided an overview of the application.

In response to a question from Council, the Planner 2 provided clarification to Council with regard to the BC Energy Step Code and energy efficiency.

Discussion ensued relative to the following:

- Visitor parking stalls and residential parking at the application site
- Tree selection and landscape design
- Concern for developers advertising in advance of Public Hearings
- Bike repair and maintenance stations

In response to a question from Council, the Planner 2 provided an on-screen powerpoint slide demonstrating the projects shadow study as well as its massing.

Dan Giordano and Samantha Garrett, Ledingham McAllister Properties Ltd. (the Applicants) appeared before Council to provide an overview of the application.

In response to questions from Council, Dan Giordano provided information with regard to the cooling of units and the adaptability of accessible units.

The Chair called for speakers.

Nicola Marcario, 3093 Windsor Gate, appeared before Council to express his opposition to the Zoning amendment.

Eric West, 3093 Windsor Gate, appeared before Council to express his disapproval for the proposed development.

Yvonne Harris, 1148 Heffley Crescent, appeared before Council to express her desire to retain trees in the community.

The Chair called for additional speakers. There was no response and no further representations to this item.

The following submissions were received, are attached to, and form a part of these minutes:

1. Email from Ian Bushfield, 1210 Nestor Street, received on July 18, 2022;
2. Email from Kim and Carman Malito, 1150 Kensal Place, received on July 18, 2022;
3. Email from Karina Speer, 1128 Kensal Place, received on July 18, 2022;
4. Email from Xue Tongjun, 3093 Windsor Gate, received on July 21, 2022;
5. Email from Daniel, 3093 Windsor Gate, received on July 21, 2022;
6. Email from Wei Dong Wang, 1152 Windsor Mews, received on July 22, 2022;
7. Email from Chun Wei Ma, 1152 Windsor Mews, received on July 22, 2022;
8. Email from Razieh and Nadia Tahmoresi, 3093 Windsor Gate, received on July 23, 2022;
9. Email from Keiichi Kawasumi, 1151 Windsor Mews, received on July 23, 2022;
10. Email from Mark Wells, received on July 23, 2022;
11. Email from Jason Thorne, 1171 Pipeline Road, received on July 23, 2022;
12. Email from Y Ho, 1152 Windsor Mews, received on July 25, 2022;
13. Email from Tara Yamasaki, received on July 25, 2022;
14. Email from Natalia Bar, 3102 Windsor Gate, received on July 25, 2022;
15. Letter from Razieh and Nadia Tahmoresi, 3093 Windsor Gate, received on July 25, 2022;
16. Email from Rose Hu, 1152 Windsor Mews, received on July 25, 2022;
17. Email from Johnny, 1152 Windsor Mews, received on July 25, 2022.

The Chair declared the Public Hearing regarding Item #3 closed at this time (8:55 p.m.).

**ITEM #4**      **Reference: PROJ 21-186**  
**Bylaw Nos. 5201, 2022 and 5249, 2022**  
**Addresses: 580, 584, 588, 592, 596, 600 Harrison Avenue and 581, 585, 591, 593, 597 and 601 Kemsley Avenue**

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The intent of **Bylaw No. 5201, 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 CD-31 Comprehensive Development Zone – 31 from RS-1 One-Family Residential to CD-31 Comprehensive Development Zone – 31.

The intent of **Bylaw No. 5249, 2022** is to amend *City of Coquitlam Zoning Bylaw No. 3000, 1996* to amend the siting exceptions of weather protection structures for short-term bicycle parking.

The Planner 2 provided an overview of the application.

In response to a question from Council, the Planner 2 provided clarification to Council with regard to traffic impact studies, short-term bicycle parking, and comprehensive development zone requirements.

Cyrus Navabi and Henry McQueen, Qualex-Landmark (the Applicants) appeared before Council to provide an overview of the application.

In response to questions from Council, Cyrus Navabi, Qualex-Landmark and Russell Warren, Binnie, provided information with regard to the retention of storm water.

The Chair called for speakers.

Dave Irving, Oakdale Neighbourhood Association, 981 Gilroy Crescent, appeared before Council to express support for a café in the application's commercial space and appreciation for Qualex-Landmark's community engagement.

Leslie Courchesne, Tri-Cities Chamber of Commerce, 2773 Barnet Highway, appeared before Council to express support for the application.

The Legislative Services Manager played 3 video submissions that were received in support for this application, as well as for Item #5:

1. Video from Jungwoo Choi, 525 Foster Avenue, received on July 15, 2022;
2. Video from Graham Wood, 3085 Starlight Way, received on July 20, 2022;
3. Video from Lili Gibson, 838 Rochester Avenue, received on July 22, 2022;

The Chair called for additional speakers. There was no response and no further representations to this item.

The following submissions were received, are attached to, and form a part of these minutes:

1. Email from David Tam, received on July 20, 2022;
2. Email and video from Graham Wood, 3085 Starlight Way, received on July 20, 2022;
3. Email from Maisy Chan, 566 Lougheed Highway, received on July 20, 2022;
4. Email from Lydia Ko, received on July 20, 2022;
5. Email from Norbert Hung, received on July 20, 2022;
6. Email from Barbara Quinlan, received on July 21, 2022;
7. Email from Joy Kim, 319 Begin Street, received on July 21, 2022;
8. Email from Holly Jung, 1148 Westwood Street, received on July 21, 2022;
9. Email from Isae Choi, 414 Westview Street, received on July 21, 2022;
10. Email from Eric Jeong, 1154 Westwood Street, received on July 21, 2022;
11. Email from Hyesung Kim, 1151 Charland Street, received on July 22, 2022;
12. Email from Kevin Anderson, received on July 22, 2022;
13. Email from Jonathan Meads, received on July 22, 2022;
14. Email from JK Kim, 2970 Princess Crescent, received on July 22, 2022;
15. Email from Hyunmin Kim, 200 Marmont Street, received on July 22, 2022;
16. Email from G Young, received on July 22, 2022;
17. Email from Evelyn Lau, received on July 21, 2022;
18. Email and video from Lili Gibson, 838 Rochester Avenue, received on July 22, 2022;
19. Email from Giovanni Gunawan, 750 Dogwood Street, received on July 23, 2022;
20. Email from Liam McDermott, received on July 23, 2022;
21. Email from Leslie Courchesne, Tri-Cities Chamber of Commerce, 2773 Barnet Highway, received on July 25, 2022.
22. Email from Janice McAndrews, Oakdale Neighbourhood Association, 957 Gilroy Crescent, received on July 25, 2022.
23. Email and video from Jungwoo Choi, 525 Foster Avenue, received on July 15, 2022;

The Chair declared the Public Hearing regarding Item #4 closed at this time (9:34 p.m.).

**ITEM #5**      **Reference: PROJ 21-177**  
**Bylaw No. 5220, 2022**  
**Addresses: 803, 805, 807 North Road and 603, 607, 613, 617 Tyndall Street**

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The intent of **Bylaw No. 5220, 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 CD-33 Comprehensive Development Zone – 33 from RT-1 One-Family Residential to CD-33 Comprehensive Development Zone - 33.

The Planner 2 provided an overview of the application.  
In response to a question from Council, the Planner 2 provided clarification to Council with regard to childcare contributions and the consideration of lock-off suites.

Cyrus Navabi and Henry McQueen, Qualex-Landmark (the Applicants) appeared before Council to provide an overview of the application.

In response to questions from Council, Cyrus Navabi, Qualex-Landmark provided information with regard to the durability and lifespan of building materials.  
The Chair called for speakers.

Michael Ungureanu, 520 Como Lake Avenue, appeared before Council to express support for the application and the desire for increased pedestrian access.

Greta Ungureanu, 520 Como Lake Avenue, appeared before Council to express their appreciation for the engagement of the application process.

Emelia Kirkwood, 9857 Rathburn Drive, appeared before Council to express their concern for the potential shadows of the proposed application.

Paul Olynyk, 619 Tyndall Street, appeared before Council to express support for the application.

Lisa Rupert, YWCA Metro Vancouver, 825 Salsbury Drive, appeared before Council to express support for the application.

Jennifer Strachan, 1017 North Road, appeared before Council to express concern for rerouting traffic during construction and accommodating child population estimates.

Dave Irving, Oakdale Neighbourhood Association, 981 Gilroy Crescent, appeared before Council to express the desire to expand available childcare in the area, the desire to calm traffic, and the concern for sewage.

Leslie Courchesne, Tri-Cities Chamber of Commerce, 2773 Barnet Highway, appeared before Council to express support for the application and the need for increased density.

Rabia Ari, 6320 No. 3 Road, appeared before Council to express support for the application and the positive impact of YWCA housing.

Gaby Santos, 528 Como Lake Avenue, appeared before Council to express support for the application.

The Chair called for additional speakers. There was no response and no further representations to this item.

The following submissions were received, are attached to, and form a part of these minutes:

1. Email from Jon Bennest, received on July 11, 2022;
2. Email and video from Jungwoo Choi, 525 Foster Avenue, received on July 15, 2022;
3. Email from Ornella and Marcel Belhomme, 738 Farrow Street, received on July 19, 2022;
4. Email from Madeline Goh, 9982 Rathburn Drive, received on July 19, 2022;
5. Email from David Tam, received on July 20, 2022;
6. Email and video from Graham Wood, 3085 Starlight Way, received on July 20, 2022;
7. Email from Maisy Chan, 566 Loughheed Highway, received on July 20, 2022;
8. Email from Lydia Ko, received on July 20, 2022;
9. Email from Norbert Hung, received on July 20, 2022;
10. Email from Pennie Fieldhouse and Ron Wilson, 9863 Rathburn Drive, received on July 21, 2022;
11. Email from Barbara Quinlan, received on July 21, 2022;
12. Email from Marion Olynyk, 619 Tyndall Street, received on July 21, 2022;
13. Email from Joy Kim, 319 Begin Street, received on July 21, 2022;
14. Email from Holly Jung, 1148 Westwood Street, received on July 21, 2022;
15. Email from Isae Choi, 414 Westview Street, received on July 21, 2022;
16. Email from Eric Jeong, 1154 Westwood Street, received on July 21, 2022;
17. Email from Patti and Neil Simpson, received on July 21, 2022;

18. Email from Hyesung Kim, 1151 Charland Street, received on July 22, 2022;
19. Email from Kevin Anderson, received on July 22, 2022;
20. Email from Jonathan Meads, received on July 22, 2022;
21. Email from JK Kim, 2970 Princess Crescent, received on July 22, 2022;
22. Email from Hyunmin Kim, 200 Marmont Street, received on July 22, 2022;
23. Email from Victor Ng, 813 North Road, received on July 22, 2022;
24. Email from G Young, received on July 22, 2022;
25. Email and video from Lili Gibson, 838 Rochester Avenue, received on July 22, 2022;
26. Email from Emelia Kirkwood, received on July 22, 2022;
27. Email from Teresina Ambrosi and Les Whiting, received on July 22, 2022;
28. Email from Jennifer Strachan, received on July 22, 2022;
29. Email from Man Ho Lee, 520 Como Lake Avenue, received on July 23, 2022;
30. Email from Heikal Badrulhisham, received on July 23, 2022;
31. Email from Giovanni Gunawan, 750 Dogwood Street, received on July 23, 2022;
32. Email from Liam McDermott, received on July 23, 2022;
33. Email from Alexis Tyller, received on July 23, 2022;
34. Email from Leslie Courchesne, Tri-Cities Chamber of Commerce, 2773 Barnet Highway, received on July 25, 2022.
35. Email from Janice McAndrews, Oakdale Neighbourhood Association, 957 Gilroy Crescent, received on July 25, 2022.
36. Email from Meiyu Chen, 520 Como Lake Avenue, received on July 25, 2022.

The Chair declared the Public Hearing regarding Item #5 closed at this time (10:47 p.m.).

**ITEM #6**      **Reference: PROJ 22-075**  
**Bylaw Nos. 5234, 2022 and 5256, 2022**  
**Text Amendment: Citywide Update to the Density Bonus Program**

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The intent of **Bylaw No. 5234, 2022** is to amend *Citywide Official Community Plan Bylaw No. 3479, 2001* in order to update the definition of “Priority Unit Types” to be used for future below and/or non market housing units, as well as to update the current Official Community Plan (OCP) Rental Incentives.

The intent of **Bylaw No. 5256, 2022** is to amend *City of Coquitlam Zoning Bylaw No. 3000, 1996* to incorporate the proposed changes related to the Density Bonus Program into the applicable zones.

The Director Development Services provided an overview of the application.

In response to a question from Council, the Director Development Services, provided information with regard to the minimum Floor Area Ratio (FAR) of priority unit types.

The Chair called for speakers.

Abdul Jiwan, Redbrick Properties Inc., 522 Seventh Street, appeared before Council to express concern for the financial implications of the proposal.

Lynelle Aresnault, 537 Appian Way, appeared before Council to express concern for the Density Bonus Program and the 36-month timeline of the proposal.

Jenness Murray, 564 Perth Avenue, appeared before Council to express their desire to extend the Density Bonus Program 36-month timeline.

Rocky Sethi, 1100 Dunsmuir Street, appeared before Council to express their desire to modify the proposed minimum Floor Area Ratio (FAR).

Jamie Howard, Woodbridge Homes Ltd., 1450 Creekside Drive, appeared before Council to express their desire for Council and Staff to explore bonus density above 2.3 FAR.

Diane Delves, Quantum Properties Inc., 2190 West Railway Street, appeared before Council to express their desire for additional Density Bonus Program provisions.

Riann Debeer, Anthem Properties Group, 1055 Dunsmuir Street, appeared before Council to express concern for the potential disruption to the rental housing supply from the proposed amendment.

Dan Giordano, Ledingham McAllister Properties Ltd., appeared before Council to express their desire to update the definition and minimum Floor Area Ratio (FAR) of "Priority Unit Types".

Discussion ensued relative to the implementation schedule of the Density Bonus Program.

The Chair called for additional speakers. There was no response and no further representations to this item.

The following submissions were received, are attached to, and form a part of these minutes:

1. Email from Siu Wai Fung and Hon Wah Fung, 574 Cochrane Avenue, received on June 29, 2022;
2. Petition from Lynelle Aresnault, 537 Appian Way, received on July 8, 2022;
3. Email from Jenness and Chris Murray, 564 Perth Avenue, received on July 9, 2022;
4. Email from Lynelle Aresnault, 537 Appian Way, received on July 10, 2022;
5. Email from Christopher and Dawn Chan, 2905 Silver Lake Place, received on July 10, 2022;
6. Email from Joan and Rudy Weitemeyer, 552 Perth Avenue, received on July 10, 2022;
7. Email from Christopher Murray, 564 Perth Avenue, received on July 10, 2022;
8. Email from Sanjay De Zoysa, 548 Appian Way, received on July 11, 2022;
9. Email from Jasper Stoodley, 564 Cochrane Avenue, received on July 11, 2022;
10. Email from Ashley, Patricia and David Wildman, 553 Appian Way, received on July 11, 2022;
11. Email from Winnie Hsu, 568 Cochrane Avenue, received on July 14, 2022;
12. Email from Donald Brent, 757 Clarke Road, received on July 16, 2022;
13. Email from Douglas A. Mazur, 937 North Road, received on July 18, 2022;
14. Email from Heather Park, Urban Development Institute, 1050 West Pender Street, received on July 22, 2022;
15. Email from Abdul F. Jiwan, Redbrick Properties Inc., 522 Seventh Street, received on July 22, 2022;
16. Email from Christopher Murray (second submission), 564 Perth Avenue, received on July 25, 2022;
17. Email from Jenness Murray (second submission), 564 Perth Avenue, received on July 25, 2022;

The Chair declared the Public Hearing regarding Item #6 closed at this time (1:01 a.m.).

**CLOSURE OF PUBLIC HEARING**

The Chair declared the Public Hearing closed at 1:01 a.m. on Tuesday, July 26, 2022.

MINUTES CERTIFIED CORRECT

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CHAIR

I hereby certify that I have recorded the Minutes of the  
Public Hearing held on Monday, July 25 / Tuesday, July 26, 2022 as instructed,  
subject to amendment and adoption.



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Ashland Selby-Brown  
Legislative Services Clerk

**PLANNING AND DEVELOPMENT DEPARTMENT  
BRIEF TO PUBLIC HEARING, MONDAY JULY 25, 2022**

**ITEM #1 – PROJ 22-048 – BYLAW NOS. 5244, 2022 and 5245, 2022**

Application to amend *City of Coquitlam Citywide Official Community Plan Bylaw No 3479, 2001* to revise the land use designation of the property at 1200 Cartier Avenue, from Civic and Major Institutional to Medium Density Apartment Residential, and to amend *City of Coquitlam Zoning Bylaw No 3000, 1996* to rezone the property at 1200 Cartier Avenue, from P-1 Civic Institutional to RM-2 Three-Storey Medium Density Apartment Residential – *Bylaw Nos 5244, 2022 and 5245, 2022*

**Recommendation:**

That Council give second and third readings to *City of Coquitlam Citywide Official Community Plan Amendment Bylaw No 5244, 2022* and *City of Coquitlam Zoning Amendment Bylaw No 5245, 2022*

**First Reading:**

On July 11, 2022, Council gave first reading to *Bylaw Nos 5244, 2022 and 5245, 2022* and referred the bylaws to Public Hearing

**Additional Information:**

At the July 11, 2022 Regular Council meeting, Council did not request any additional information

A handwritten signature in black ink, consisting of a stylized, cursive script.

**ITEM #2 – PROJ 21-123 – BYLAW NOS. 5240, 2022 and 5247, 2022**

Application to amend *City of Coquitlam Zoning Bylaw No 3000, 1996* to rezone the property at 1015 Austin Avenue, from C-2 General Commercial to CD-32 Comprehensive Development Zone - 32, as well as a text amendment to add Accessory Institutional Support Services as a use and definition – *Bylaw Nos 5240, 2022 and 5247, 2022*

**Recommendation:**

That Council

- 1 Give second and third readings to *City of Coquitlam Zoning Amendment Bylaw No 5240, 2022*, and
- 2 Give second, third, and fourth and final readings to *City of Coquitlam Zoning Amendment Bylaw No 5247, 2022*

**First Reading:**

On July 11, 2022, Council gave first reading to *Bylaw Nos 5240, 2022 and 5247, 2022* and referred the bylaws to Public Hearing

**Additional Information:**

At the July 11, 2022 Regular Council meeting, Council requested the following additional information

**1. How far into the Austin Avenue right-of-way is the canopy proposed to project?**

After further consideration, the applicant is no longer proposing to extend the canopy into the Austin Avenue right-of-way. Doing so would result in a canopy that ends mid-sidewalk and could result in rain running off the canopy mid-sidewalk, which would be uncomfortable for users.

**2. How can we encourage retention of the medical commercial uses?**

Planning and Development and Economic Development staff are working on both a short-term and long-term strategy to ensure commercial redevelopment opportunities in the Austin Heights and Maillardville neighbourhoods.

In the short-term, staff are looking at implementing the same floor area requirement for employment generating uses as currently exists in the Burquitlam-Lougheed neighbourhood, that is employment-generating uses will be required to occupy a minimum 0.25 times the lot area of the base gross floor area.

In the long-term, staff are looking at additional economic development incentives to ensure Austin Heights and Maillardville are getting the type of business mix, both retail and office, needed to serve those neighbourhoods as well as other economic development attractors to support those businesses.

**3. How will the electric vehicle load be metered and costs apportioned to persons using the electric vehicle outlets, particularly with the level 1 outlets?**

The applicant's intent is as follows:

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- Waive specific costs for Level 1 electric vehicle receptacle use. Costs will be included in the parking stall rental rate. Lockable duplex receptacles will be used to ensure correct user access. This is the current practice at their five existing residences.
- Specific costs for the two L2 electrical receptacles for staff will be waived. Lockable duplex receptacles will be used to ensure correct user access.
- For the twelve Level 2 electric vehicle receptacles for the below market rental units, these will be locked and metered to allow monthly payment for use.

**ITEM #3 – PROJ 21-078 – BYLAW NO. 5242, 2022**

Application to amend *City of Coquitlam Zoning Bylaw No 3000, 1996* to rezone the properties at 1155, 1159 Pipeline Road and 1110 Inlet Street, from RS-1 One-Family Residential to CD-34 Comprehensive Development Zone - 34 – *Bylaw No 5242, 2022*

**Recommendation:**

That Council give second and third readings to *City of Coquitlam Zoning Amendment Bylaw No 5242, 2022*

**First Reading:**

On July 4, 2022, Council gave first reading to *Bylaw No 5242, 2022* and referred the bylaw to Public Hearing

**Additional Information:**

At the July 4, 2022 Regular Council meeting, Council requested the following additional information

**1. How did the Childcare Assessment Calculator assess the count of children and childcare need for this proposal?**

- The current calculator, which is based on Census data, defines need based on average 0-12 age children expected by unit type
- The calculator utilizes the following ratios to determine the anticipated number of children in the development
  - Single-Family = 0.46 children per unit
  - Secondary Suites = 0.45 children per unit
  - Multi-Plex = 0.42 children per unit
  - Townhouse = 0.53 children per unit
  - Apartment = 0.20 children per unit
- With 206 Apartment dwelling units, the project can anticipate 41 children at time of construction
- To meet the target access rate for childcare spaces in new development (26%) the development would generate a need of 11 new childcare spaces

**2. Clarify whether the rental units are proposed to be below or non-market.**

The report inadvertently referenced both below-market and non-market rental for the rental units. To clarify, the applicant is proposing below-market rental units. This change will be reflected in an updated Development Application Data Sheet (Attachment 1)

**Attachment:**

- 1 Application Data Sheet (Doc# 4488766)

**Development Application Data Sheet**

**Application No** PROJ 21-078

**Site Address** 1155, 1159 Pipeline Road and 1110 Inlet Street

**Table 1 - Development Proposal**

	Existing	Proposed	
<b>Land Uses</b>	Vacant	25-storey tower with condo and rental units	
<b>CWOCP Designation</b>	High Density Apartment Residential	High Density Apartment Residential	
<b>Zoning</b>	RS-1 One-Family Residential	Comprehensive Development Zone - 34	
	CD Bylaw Requirement	Proposed	Variance*
<b>Lot size</b>	Min 1,110 m <sup>2</sup>	2,929.1 sq m (31,529 sq ft)	None
<b>Floor Area Ratio</b>	Max 5.5	5.50	None
<b>Residential Floor Area</b>	Max 16,611 sq m	16,110 sq m (173,406 sq ft)	None
<b>Lot coverage</b>	Max 90%	57%	None
<b>Setbacks</b>			
North (Inlet Street)	Min 3.0 m	6.5 m	None
East	Min 6.0 m	8.4 m	None
South	Min 6.0 m	6.0 m	None
West (Pipeline Road)	Min 3.0 m	4.5 m	None
<b>Building Height</b>	25-storeys	25-storeys	None

\*Refer to Table 2 for differences between the proposed CD Zone and the RM-6 Zone

**Table 2: CD-34 Zone**

**Differences between the proposed CD-34 Zone and the RM-6 Zone**

	RM-6 Zone	Proposed CD Zone	Rationale for Difference
<b>Total FAR</b>	5.0	5.50	To accommodate purpose-built rental units in accordance with the CWOCP

**Table 3: Market Condominium Unit Summary**

<b>Unit Type</b>	<b>Units</b>	<b>Percentage</b>	<b>Approx. Size</b>
<b>1 bedroom</b>	1	1%	53 3 sq m (574 sq ft)
<b>1 bedroom + den</b>	34	23%	54 3 sq m (584 sq ft)
<b>2 bedroom</b>	105	71%	66 4-72 7 sq m (715-783 sq ft)
<b>3 bedroom</b>	7	5%	80 1-97 5 sq m (862-1,050 sq ft)
<b>Total</b>	147	100%	

**Table 4: Proposed Market Rental Unit Summary**

<b>Unit Type</b>	<b>Units</b>	<b>Percentage</b>	<b>Approx. Size</b>
<b>Studio</b>	2	4%	41 6 sq m (448 sq ft)
<b>1 bedroom</b>	14	28%	42 4-56 7 sq m (456-610 sq ft)
<b>1 bedroom + den</b>	11	22%	54 5-57 8 sq m (587-622 sq ft)
<b>2 bedroom</b>	9	18%	64 2-70 1 sq m (691-755 sq ft)
<b>3 bedroom</b>	14	28%	83 8-86 8 sq m (902-934 sq ft)
<b>Total</b>	50	100%	

**Table 5: Proposed Below-Market Rental Unit Summary**

<b>Unit Type</b>	<b>Units</b>	<b>Percentage</b>	<b>Approx. Size</b>
<b>Studio</b>	2	22%	41 6 sq m (448 sq ft)
<b>1 bedroom</b>	5	56%	42 4-54 3 sq m (456-585 sq ft)
<b>2 bedroom</b>	1	11%	64 2 sq m (691 sq ft)
<b>3 bedroom</b>	1	11%	86 8 sq m (934 sq ft)
<b>Total</b>	9	100%	

Table 6: Vehicle Parking Summary

	Required	Proposed	TDM Reduction
Market Condominium	169 75	154	16 spaces (9 3%)
Rental	43 35 (37 5 Market + 5 85 Below-Market)	39	4 spaces (10 0%)
Visitor	31	31	N/A
Total	244	224	20 spaces

Table 7: Bike Parking Summary

	Required	Proposed
Market Residential Long-Term	184	294
Rental Residential Long-Term	74	75
Residential Short-Term	12	12
Total	270	381

Table 8: Amenity Space Summary

	No. of Units	Required Amenity	Proposed Amenity*	Difference
Market Condo	147	735 sq m (7,911 sq ft)	829 sq m (8,923 sq ft)	94 sq m (1,011 sq ft)
Rental	59	295 sq m (3,175 sq ft)	367 sq m (3,950 sq ft)	72 sq m (775 sq ft)
Total	206	1,030 sq m (11,087 sq ft)	1,196 sq m (12,873 sq ft)	166 sq m (1,787 sq ft)

Table 9: Replacement Tree Summary

	Total Deciduous	Total Evergreen	Total	Total Tree Area (at 1 Class A tree/125 sq. m.)
Class A	1	0	1	125 sq m
Class B	3	0	3	255 sq m
Class C	35	0	35	2,275 sq m
Total	39	0	39	2,655 sq m

**ITEM #4 – PROJ 21-186 – BYLAW NOS. 5201, 2022 and 5249, 2022**

Application to amend *City of Coquitlam Zoning Bylaw No 3000, 1996* to rezone the properties at 580, 584, 588, 592, 596, 600 Harrison Avenue and 581, 585, 591, 593, 597, 601 Kemsley Avenue, from RS-1 One-Family Residential to CD-31 Comprehensive Development Zone - 31, as well as a text amendment to add a siting exception for weather protection structures for short-term bicycle parking – *Bylaw Nos 5201, 2022 and 5249, 2022*

**Recommendation:**

That Council

- 1 Give second and third readings to *City of Coquitlam Zoning Amendment Bylaw No 5201, 2022*, and
- 2 Give second, third, and fourth and final readings to *City of Coquitlam Zoning Amendment Bylaw No 5249, 2022*

**First Reading:**

On July 4, 2022, Council gave first reading to *Bylaw Nos 5201, 2022 and 5249, 2022* and referred the bylaws to Public Hearing

**Additional Information:**

At the July 4, 2022 Regular Council meeting, Council requested the following additional information

- 1. Will the ground-floor units in the stacked townhouse building be accessible, i.e. no stairs?**  
Due to the slope of the site, which is downward-sloping, east to west, by approximately 10 metres (33 feet), all ground-floor units require an exterior stair or stairs to the unit entries. The units will not be accessible.
- 2. Any consideration to put in a child care facility as opposed to the commercial unit?**  
Child care facilities need to be of sufficient size to ensure efficient operation. Due to the sufficient size required, which would be significantly larger than the proposed commercial unit is and require a large outdoor area, the applicant deemed that a child care facility is not feasible on this site.
- 3. What Transportation Demand Measures are proposed?**  
The applicant is proposing transit passes for the transportation demand measure.
- 4. Clarify what the boxes/squares are on Attachment 7, Page 16 of 20.**  
The boxes are part of the principal building and provide for building articulation. The boxes are not technically bay windows as they run from grade through to the third storey.

**ITEM #5 – PROJ 21-177 – BYLAW NO. 5220, 2022**

Application to amend *City of Coquitlam Zoning Bylaw No 3000, 1996* to rezone the properties at 803, 805, 807 North Road and 603, 607, 613, 617 Tyndall Street, from RS-1 One-Family Residential to CD-33 Comprehensive Development Zone - 33 – *Bylaw No 5220, 2022*

**Recommendation:**

That Council give second and third readings to *City of Coquitlam Zoning Amendment Bylaw No 5220, 2022*

**First Reading:**

On July 4, 2022, Council gave first reading to *Bylaw No 5220, 2022* and referred the bylaw to Public Hearing

**Additional Information:**

At the July 4, 2022 Regular Council meeting, Council requested the following additional information

**1. Did the applicant consider lock-off suites?**

The applicant did not consider lock-off suites. The applicant will consider opportunities to provide lock-off suites prior to Development Permit authorization, should Council grant second and third readings to the bylaw.

**2. What Transportation Demand Measures are proposed?**

The applicant is proposing transit passes for the transportation demand measure.

**3. Clarify whether the rental units are proposed to be below or non-market.**

The report inadvertently referenced both below and non-market rental for the rental units. To clarify, the applicant is proposing below market rental units.

**4. Clarify why the applicant is proposing to construct the six-storey building in concrete as opposed to wood.**

Given that the project is planned as a single strata and the mid-rise building intersects with the concrete parkade, the applicant deemed the design, building code compliance, construction, ongoing maintenance and marketability of these units to be more efficient if designed in concrete, as is the rest of the project.

**ITEM #6 – PROJ 22-075 – BYLAW NOS. 5234, 2022 and 5256, 2022**

Application to amend *City of Coquitlam Citywide Official Community Plan Bylaw No 3479, 2001* and *City of Coquitlam Zoning Bylaw No 3000, 1996* in order to implement proposed updates to the City's Density Bonus and Community Amenity Contribution (CAC) programs – *Bylaw Nos 5234, 2022 and 5256, 2022*

**Recommendation:**

That Council give second and third readings to *City of Coquitlam Citywide Official Community Plan Amendment Bylaw No 5234, 2022* and *City of Coquitlam Zoning Amendment Bylaw No 5256, 2022*

**First Reading:**

On July 11, 2022, Council gave first reading to *Bylaw Nos 5234, 2022 and 5256, 2022* and referred the bylaws to Public Hearing

**Additional Information:**

At the July 11, 2022 Regular Council meeting, Council requested the following additional information

**1. What are the CAC and Density Bonus programs in other municipalities in the region?**

The following table provides an overview of other municipalities' Community Amenity Contribution and Density Bonus Programs Staff note the following

- There is not consistent use of terminology In some cases, what is referred to as a CAC is more like a density bonus program
- Utilizing bonus density is optional for the developer
- Where available, the base density for density bonus is indicated, as is the fixed rate or negotiated approach
- Many municipalities indicated that their CAC or Density Bonus Programs were under review to reflect the increase cost pressures on local government
- Coquitlam's approach is balanced and appropriate given the objectives of shared value and transparency

<b>Municipality</b>	<b>CAC</b>	<b>Density Bonus</b>
<b>Abbotsford</b>	\$625 per residential unit CACs	Negotiated for projects above 2.5 FAR in City Centre
<b>Burnaby</b>	No CACs	Negotiated program
<b>Langley (City)</b>		\$4,000 per unit for units comprising floor space under FAR 2.5 \$5,000 per unit for units comprising floor space FAR 2.5-3.0 \$6,000 per unit for units comprising floor space FAR 3.0+
<b>Langley (Township)</b>	\$6,808 per new SF lot \$5,776 per new ground-oriented dwelling \$4,539 per new low-rise apartment (6 storeys or less) \$3,507 per new high-rise apartment (7+ storeys)	

**PLANNING AND DEVELOPMENT DEPARTMENT**  
**BRIEF TO PUBLIC HEARING, MONDAY JULY 25, 2022**

Page 8

<b>Maple Ridge</b>	\$5,100 per new SF lot \$4,100 per new ground-oriented dwelling \$3,100 per new apartment	Applies to specific areas identified in the OCP Albion Area additional \$3,100 per lot or unit above base density bonus rate
<b>New Westminster</b>		\$50 per sq ft (apartment buildings over 6 storeys downtown) \$120 per sq ft (apartment buildings less than 6 storeys downtown and townhouses in two neighbourhoods)
<b>North Vancouver (City)</b>		Category A \$25/sq ft of residential floor area for properties zoned consistent with OCP Category B lands that require rezoning \$175-190/sq ft of residential floor area between full and maximum density
<b>North Vancouver (District)</b>		\$22 85/sq ft increased residential GFA over base density in fixed-rate areas (city centres) Land lift target 75% outside fixed-rate areas
<b>Port Coquitlam</b>		\$50/sq ft increased residential above 1.5 FAR in Frequent Transit Development area
<b>Port Moody</b>	\$6 00 psf to a maximum of \$6000 under 2.5 FAR	Land lift 75% above 2.5 FAR

**2. Which Reports to Council have discussed the Density Bonus and Community Amenity Contribution Review?**

In addition to the Council-In-Committee report on April 25, 2022 regarding the Density Bonus and Community Amenity Contribution Review, this item has been included in a number of Reports to Council regarding the Southwest Housing Review, included below. These, in addition to the references to the ongoing work of this review, the reports indicate the proposed land use designations which home owners, potential purchasers and developers would use to assess the value of these properties. The specific report reference to the Density Bonus and CAC Review is also included in italics.

- **May 5, 2021 – Southwest Housing Review – Phase 2 – Draft Concepts for Burquitlam-Lougheed Neighbourhood Pockets (Report to Council-In-Committee).**
  - *Also, in terms of funding for these various projects, it should be noted, as indicated in the 2021 Business Plan, staff intend to conduct a Development Application Finance Review this year to ensure that development is able to continue to support the provision of key amenities and infrastructure to create livable communities for current and future residents. A specific component of this Development Application Finance Review is focused on*

*reviewing and updating the City's existing, successful Density Bonus/Community Amenity Contribution systems. Work has commenced on this specific initiative, the Urban Development Institute Liaison Committee has been apprised and will be further consulted with, and a report to Council recommending updates to these systems is targeted for later this year*

- **May 17, 2021 - Southwest Housing Review - Phase 3 Corridor Development Strategy Draft Vision and Principles (Report to Council-In-Committee)**
  - *Further and as indicated in the 2021 Business Plan, staff intend to conduct a Development Application Finance Review this year to ensure that development is able to continue to support the provision of key amenities and infrastructure to create livable communities for current and future residents. A specific component of this review is focused on reviewing and updating the City's existing, successful Density Bonus/Community Amenity Contribution systems. A report to Council recommending updates to these systems is targeted for later this year*
- **February 2, 2022 – Southwest Housing Review – Updated Draft Concepts for Burquitlam-Lougheed Neighbourhood Pockets and Phase 2 Consultation Summary.**
  - *Staff are concurrently reviewing the City's Density Bonus and Community Amenity Contribution (DB/CAC) policies, and developments within these plan areas will be subject to any revisions as approved by Council*
  - *Concurrently, staff are also advancing the Development Financial Contribution Review, an 'A' priority in the 2022 Business Plan. The first phase of this work includes a review of the City's DB/CAC program to ensure that value uplift created through new community plans is able to address unfunded amenities and services for new residents. The objectives of this review is to create fairness, simplicity and consistency in the program and ensure that contributions are enabled across building types including mid-rise forms, which are currently exempt from the program. A consultation process will be part of any future work program for the DB/CAC as well as future updates to Council. New developments within the pockets, along with new developments City-wide, would be subject to any adjustments in the DB/CAC policies as approved by Council*
- **May 5, 2022 – Southwest Housing Review – Proposed Burquitlam-Lougheed Neighbourhood Plan Neighbourhood Pockets OCP Amendment Bylaw No. 5263, 2022 and Zoning Amendment Bylaw No. 5163 2022.**
  - *Notably, an ongoing review of the City's CAC and DB programs has proposed to increase contributions from multi-family developments, including an increase in contributions for medium-density development, which will help to fund major community amenities within Burquitlam-Lougheed and across the City*

### **3. What development is feasible under both the base density and under the bonus density?**

Staff have completed basic block architectural testing for both a RM-3 medium density apartment building and a RM-6 high rise apartment building (Attachment 2). A sample site assembly of 3 single-family lots was used with a total lot area of 2,390 m<sup>2</sup> (25,740 sq ft)

#### **RM-3**

- **Base:** 1.85 FAR = a 4.5 storey building with 4,424 m<sup>2</sup> (47,620 sq ft) of GFA
- **Bonus:** 2.3 FAR = 6 storey building with 5,500 m<sup>2</sup> (59,200 sq ft) of GFA

**RM-6**

- **Base** 2.5 FAR = a 10-storey building using a 700m<sup>2</sup> floorplate with 5,978 m<sup>2</sup> (64,350 sq ft) GFA
- **Bonus:** 5.5 FAR = a 22-storey building using a 700m<sup>2</sup> floorplate with 13,145 m<sup>2</sup> (141,570 sq ft) GFA (4.0 strata FAR + 1.5 rental FAR)

The testing demonstrates that there are feasible development scenarios for medium density and high density development under both base and bonus scenarios

**4. What are the current housing market trends with regard to sales and land values?**

While development interest in Coquitlam remains strong, with both the number of in-stream development projects and proposed dwelling units at historic highs, there are indications of market volatility. Along with rising interest rates and slowing sales, the development community is reporting price softening as well as continued supply chain disruptions. The median price for all housing types in Metro Vancouver fell by 13.5% in June 2022 and the June 2022 sales volume was 23.3% below the 10-year average.

While some applicants are slowing down their development projects, staff are not aware of any projects that are formally on-hold or cancelled. Given all of this it is currently too early to tell the long-term impacts of this market volatility on future development applications.

**Attachment:**

- 2 Density Bonus Architectural Testing (Doc# 4523703)

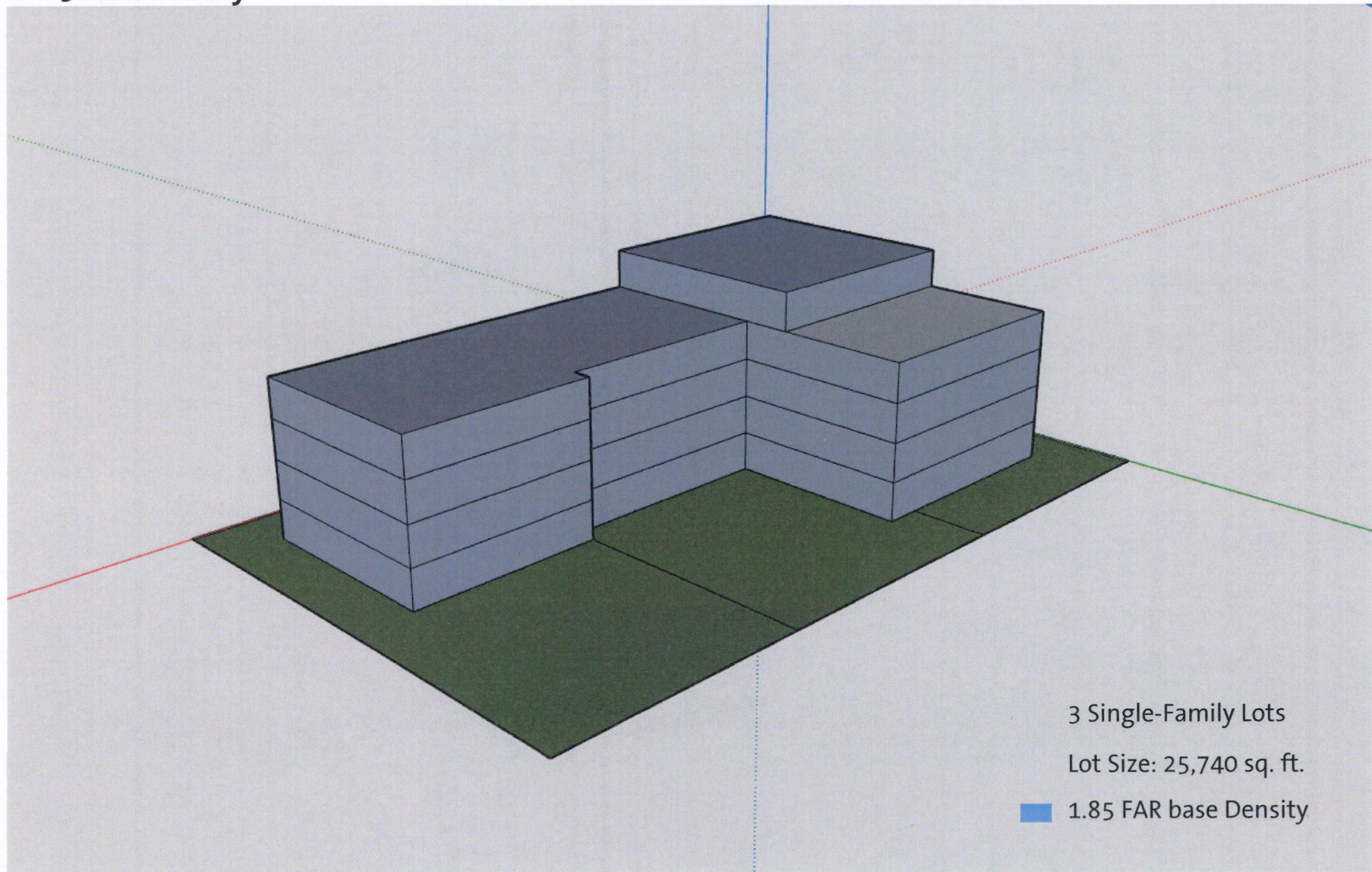


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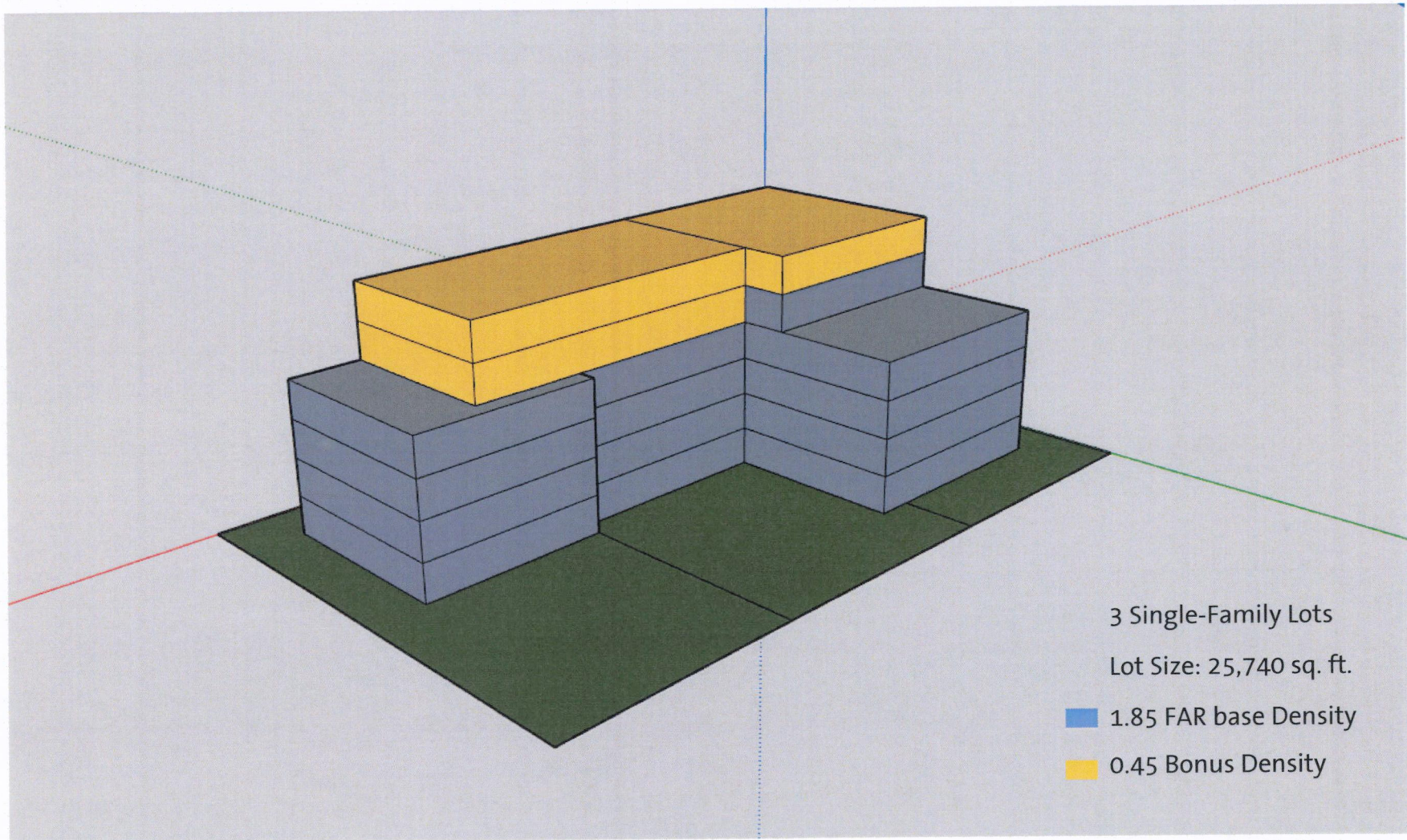
Andrew Merrill, MCIP, RPP

AM/ce

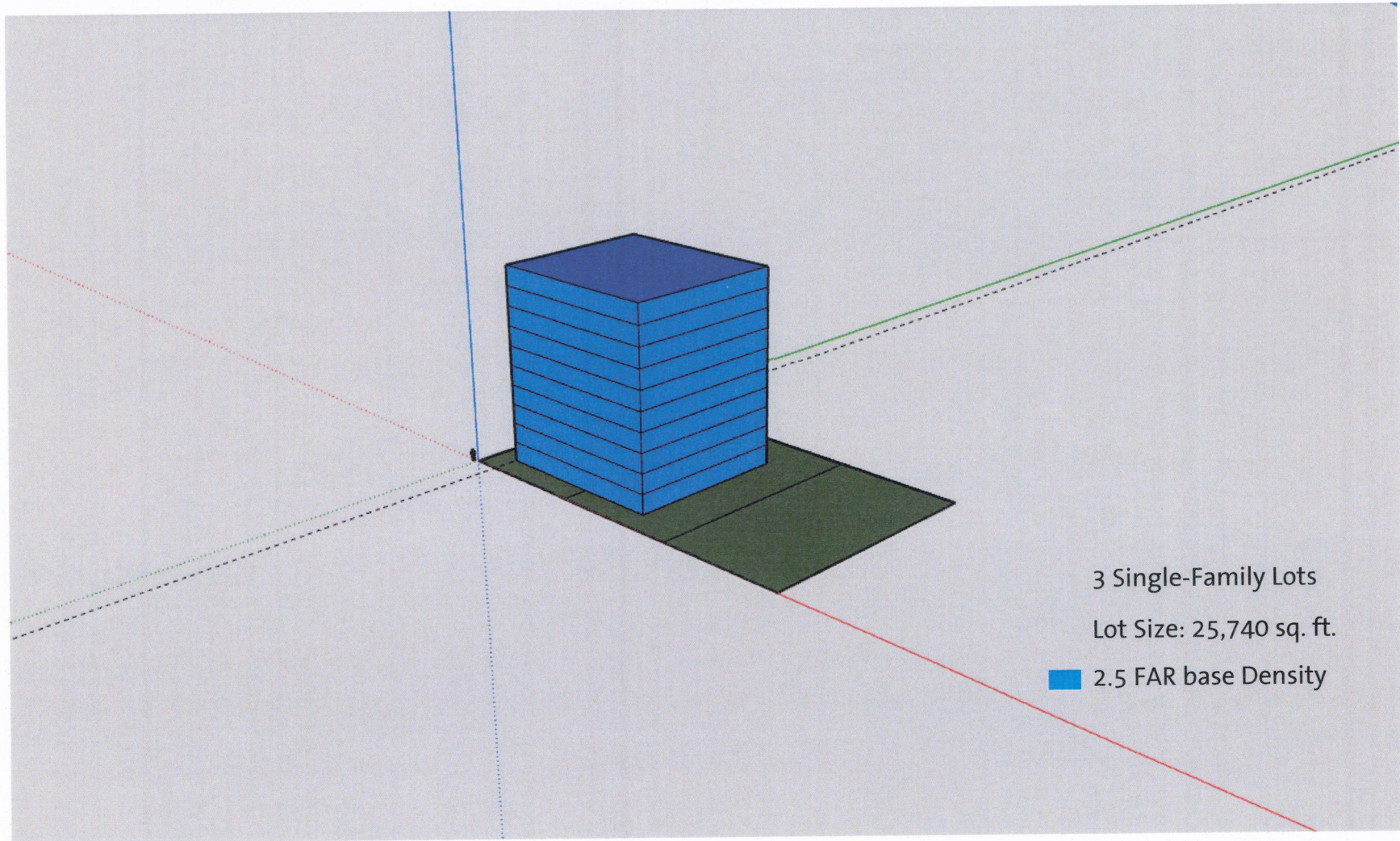
## RM-3 Base Density



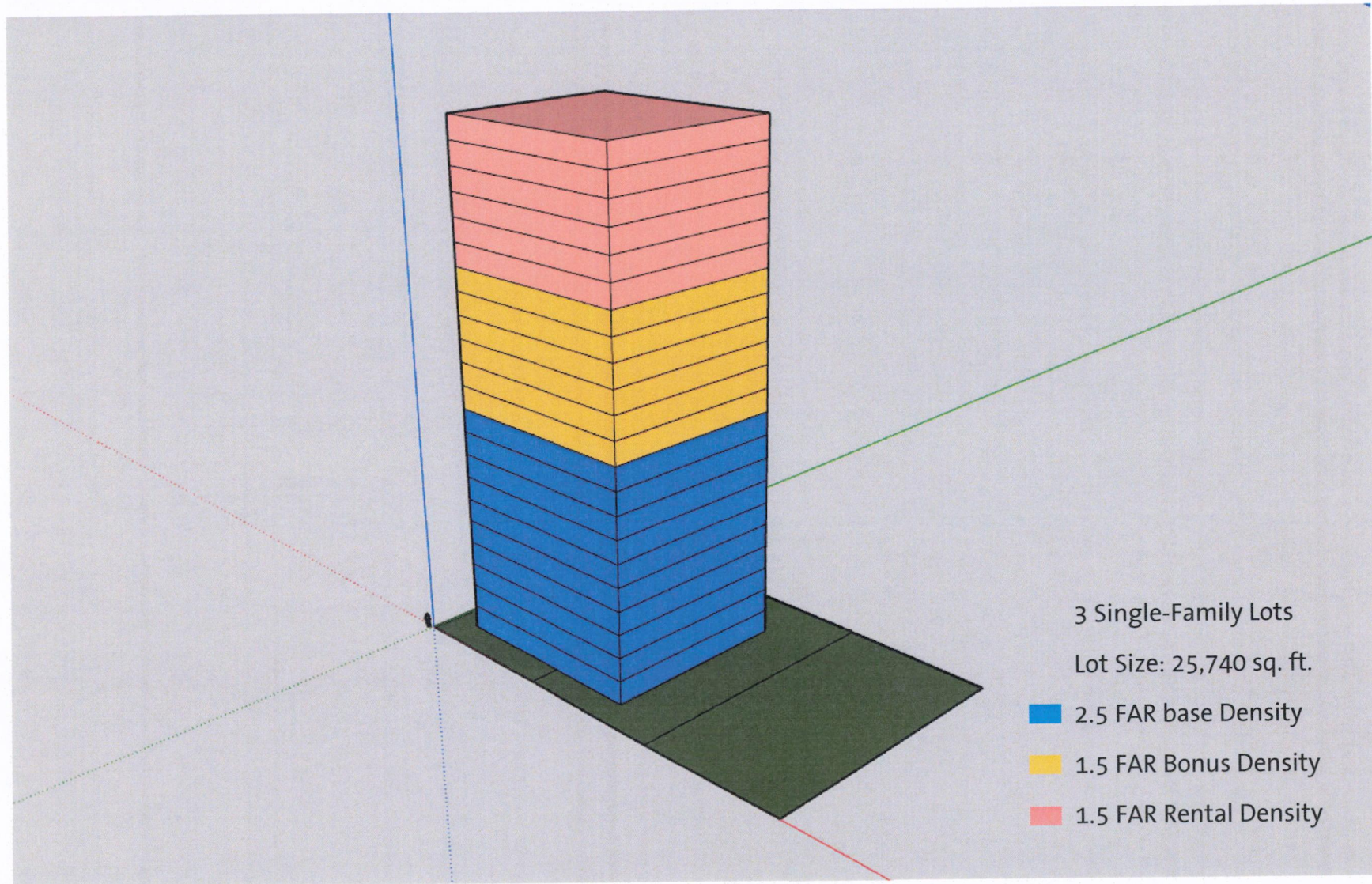
## RM-3 Bonus Density



## RM-6 Base Density



## RM-6 Bonus Density



# City of Coquitlam Planning and Development

## Item 1: Proposed Official Community Plan Amendment Bylaw No. 5244, 2022 and Zoning Amendment Bylaw No. 5245, 2022

1200 Cartier Avenue

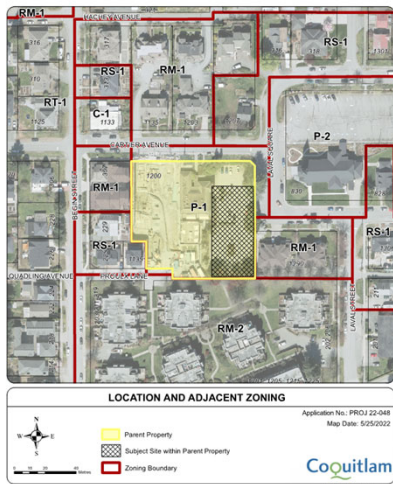
Public Hearing July 25, 2022

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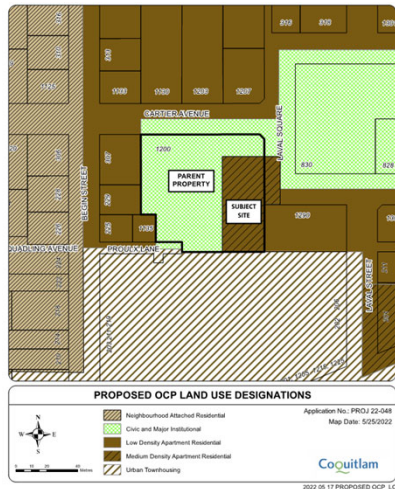


## Zoning & Land Use Designation 1200 Cartier Avenue



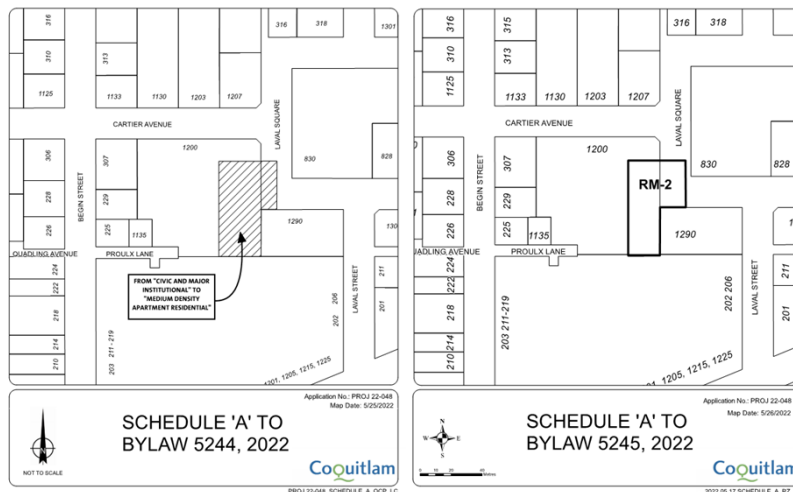
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## Proposal 1200 Cartier Avenue



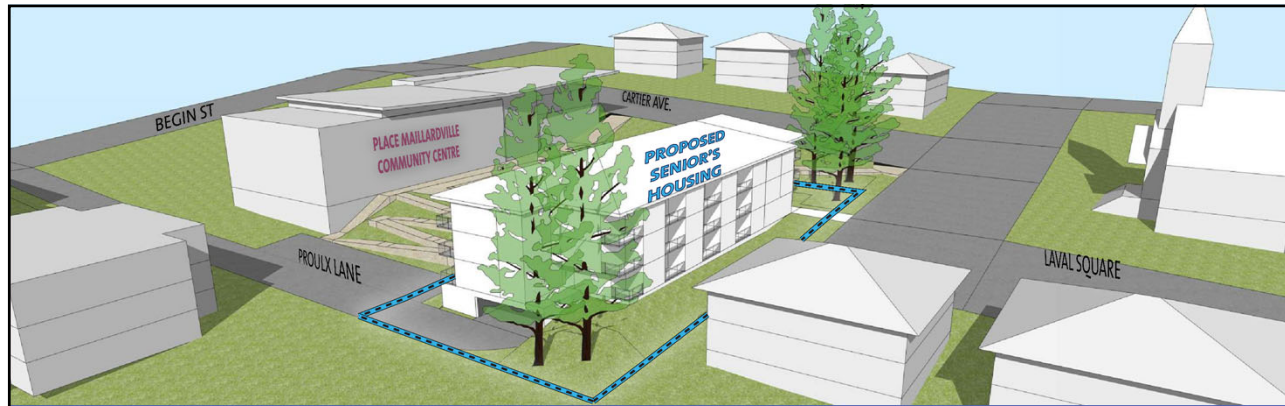
- **OCP Land Use Amendment** for a portion of the subject property from Civic and Major Institutional to Medium Density Apartment Residential
- **Rezoning** for the same portion of the subject property from P-1 Civic Institutional to RM-2 Three-Storey Medium Density Apartment Residential
- Subdivide to create one medium density apartment residential lot for the future development of a below/non-market rental building for seniors' and one remainder lot for the Place Maillardville Community Centre
- Development variance permit (to be considered separately)

## Recommendation 1200 Cartier Avenue



- Staff recommend that Council give second and third readings to Bylaw Nos. 5244, 2022 and 5245, 2022

## Item 1 - Staff / Applicant Presentation



# Public Hearing Presentation

## Affordable Senior's Housing

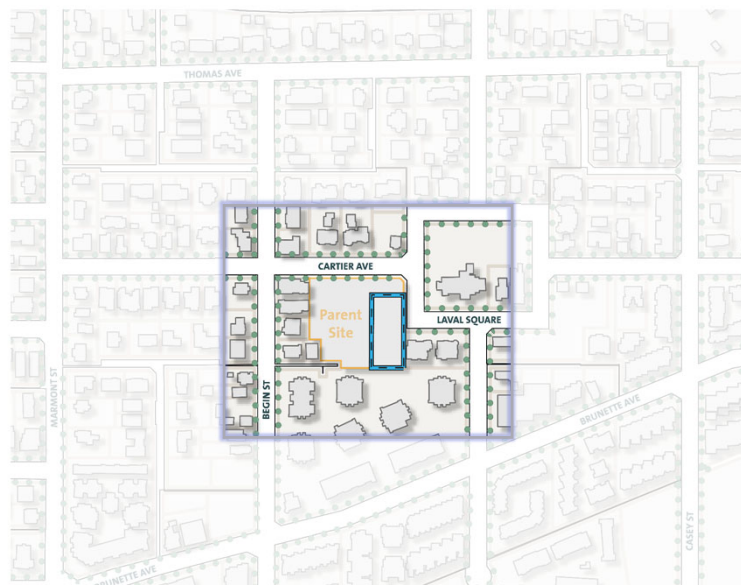
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### Project Overview

<b>Address</b>	1200 Cartier Avenue
<b>Location</b>	Maillardville Neighbourhood Plan (Southwest Coquitlam Area Plan)
<b>Current OCP Designation (Proposed OCP Designation)</b>	Civic and Major Institutional (Medium Density Apartment Residential)
<b>Current Zoning (Proposed Zoning)</b>	P-1 Civic Institutional (RM-2 Medium Density Apartment Residential)



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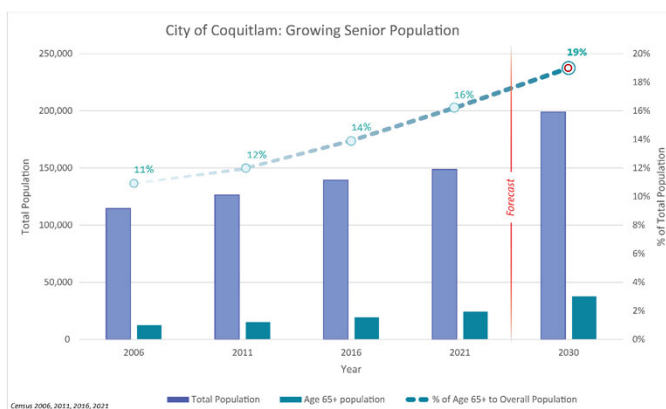
## Anticipated Development and Built Form

- Site Area is approximately +/- **1,670 m<sup>2</sup>** (+/- 18,000 ft<sup>2</sup>);
- Concept proposes **37 accessible units** in a 3-storey building with an underground parkade;
- Maximizes allowable density at **1.40 FAR**;
- Benefits from adjacent **Place Maillardville Community Centre (PMCC) outdoor plaza**;
- Direct access** to new PMCC services and programming.



## Coquitlam Senior's Population

- Coquitlam's Senior's population (aged 65+) continues to grow alongside the overall Coquitlam population;
- The Senior's population (*as a percentage of total population*) has **increased from 11% to 16%** from 2006 to 2021 and is anticipated to increase **to 19%** by 2030 – largest gains compared to other age cohorts;
- This project provides more **affordable senior's housing options** for a growing demographic that is in need for more affordable housing choices.





## Next Steps

City has issued a Request for Proposals (RFP) to select a non-profit housing provider



Once selected, the housing provider will be responsible for the development and management of the seniors housing facility



The City will offer the land on a long-term nominal lease



Coquitlam

5

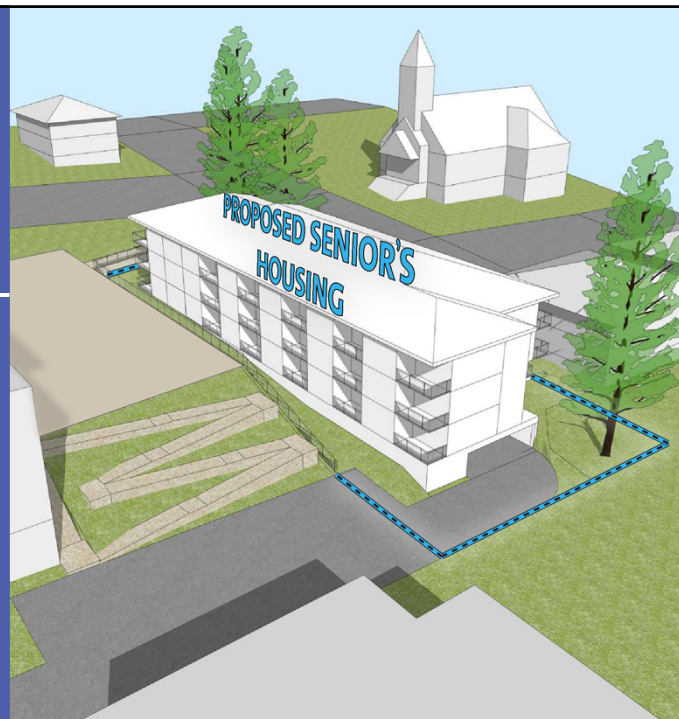
# Thank you!






  
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## Cormack, Rachel

---

**From:** Lindsay Oliver [REDACTED]  
**Sent:** Tuesday, July 19, 2022 11:32 AM  
**To:** Clerks Dept  
**Subject:** PROJ 22-048

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Categories:** Public Hearing

I am a local resident **completely opposed** to any change in land use from P-1 Civic Institutional to RM-2 Three Story Medium Density Apartment (for senior living). When the City of Coquitlam approached residents impacted by the building of the new Maillardville Community Centre, the future of the site **did not** include residential accommodation. I feel it is disingenuous to introduce any alteration to the plans at this late stage particularly since the initial input from residents impacted was directly based upon the original proposal.

Laval Square activities revolve around the Community Centre and the Church. The Square is already well utilized as far as traffic and parking are concerned. Later in 2022 41 townhouses in the southeast corner of Laval Square will become occupied by new residents many of whom will be families with children who will use the new Community Centre facilities. These townhouses will already place an additional burden on parking in this area and upon traffic flow.

I am a Senior and not opposed to the idea of senior living in our community but there are many more suitable locations for development available, one for more than a decade at Begin St and Brunette Ave. In fact when looking at a map of senior assisted living and accommodations in Coquitlam there is a noticeable and inequitable concentration of units in the southwest quadrant of Coquitlam. Two such developments are on Cartier Ave and Alderson Ave in fairly close proximity to Laval Square, while several others are only a few blocks further away.

I would suggest that the City of Coquitlam should not take away from our local community space by burdening this area with more such units, but should in fact focus on other areas of Coquitlam to integrate senior living into their community plans. The population of this area is increasing rapidly and is in need of the increased space and facilities the new Maillardville Community Centre offers; it would be counterproductive to reduce the new development with residential units. Again, I am completely opposed to this proposal.

Sincerely, Lindsay Oliver,  
Place Fontainebleau, Unit 52-206 Laval St. Coquitlam, BC

**Cormack, Rachel**

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**From:** Louisa Di Tomaso [REDACTED]  
**Sent:** Tuesday, July 19, 2022 1:36 PM  
**To:** Clerks Dept  
**Subject:** PROJ 22-048

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Categories:** Public Hearing

Good morning!

I am a local community resident which is **COMPLETELY OPPOSED** to any change in land use from P-1 Civic Institutional to RM-2 Three Story Medium Density Apartment (for senior living). When the City of Coquitlam approached residents impacted by the building of the new Maillardville Community Centre, the future of the site **DID NOT** include residential accommodation. I feel it is disingenuous to introduce any alteration to the plans at this late stage particularly since the initial input from residents was directly based upon the original proposal.

Laval Square activities revolve around the Community Centre and the Church which has already added congestion. The Square is already well utilized as far as traffic and parking are concerned. Later in 2022, 41 townhouses in the southeast corner of Laval Square will become occupied by new residents many of whom will be families with children who will use the new Community Centre facilities. These townhouses will already place an additional burden on parking in this area and upon traffic flow.

I have researched in our community and there are many suitable locations for development available, one for more than a decade at Begin St and Brunette Ave. In fact when looking at a map of senior assisted living in are area there are noticeable and inequitable concentration of units in the southeast quadrant of Coquitlam. Two such developments are on Cartier Ave and Alderson Ave in fairly close proximity to Laval Square, while several others are only a few blocks further away.

I would suggest that the City of Coquitlam re-evaluate and not take away our local community space by burdening this area with more such units, but should in fact focus on other areas of Coquitlam to integrate senior living into their community plans. The population of this area is increasing rapidly and is in need of the increased space and facilities the new Mailardville Community Centre offers, it would be counterproductive to reduce the new development with residential units. **AGAIN, I am completely opposed to this proposal.**

Regards,  
Louisa Di Tomaso  
Place Fontainbleue  
Resident of 206 Laval St Coquitlam, B.C.

City of Coquitlam  
Planning and Development

Item 2: Proposed Zoning  
Amendment Bylaw Nos.  
5240, 2022 and 5247, 2022

1015 Austin Avenue

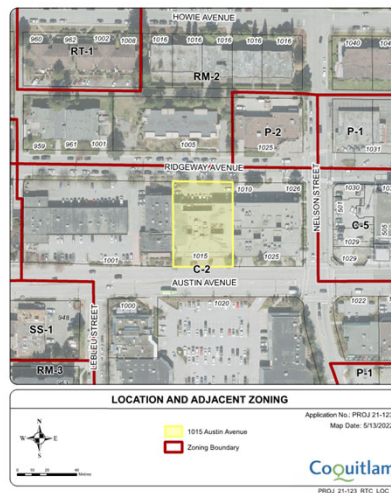
Public Hearing July 25, 2022

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## Zoning & Land Use Designation 1015 Austin Ave



Coquitlam

## Proposal

### 1015 Austin Ave



- Rezone the subject site from C-2 General Commercial to CD-32 Comprehensive Development Zone – 32 (Bylaw No. 5240, 2022)
- Develop one 20-storey mixed use high rise building with 155 market rental units for senior's independent living in the PARC Residence, 12 below-market rental units for seniors, and 3 commercial units over an underground parkade

## City-led Housekeeping Amendment

- Bylaw No. 5247, 2022 - Staff proposal to add “Accessory Institutional Support Services” as a use and definition to the Zoning Bylaw
- Intent is to allow for services and care to persons that are residents of the building in which the use is located

## Recommendation

### 1015 Austin Ave



- Staff recommend that:
  - Council give second and third readings to Bylaw No. 5240, 2022; and
  - Second, third, and fourth and final readings to Bylaw No. 5247, 2022.

# COQUITLAM PARC

## INDEPENDENT RETIREMENT LIVING

### 100% RENTAL

**parc**  
retirement  
living

**FRANCL**  
ARCHITECTURE

**PWL** partnership

**bunt**  
& associates  
TRANSPORTATION PLANNERS  
AND ENGINEERS

**MARZOLF**  
& ASSOCIATES  
Strategic Communications Corp.

**Liveable City Planning Ltd.**

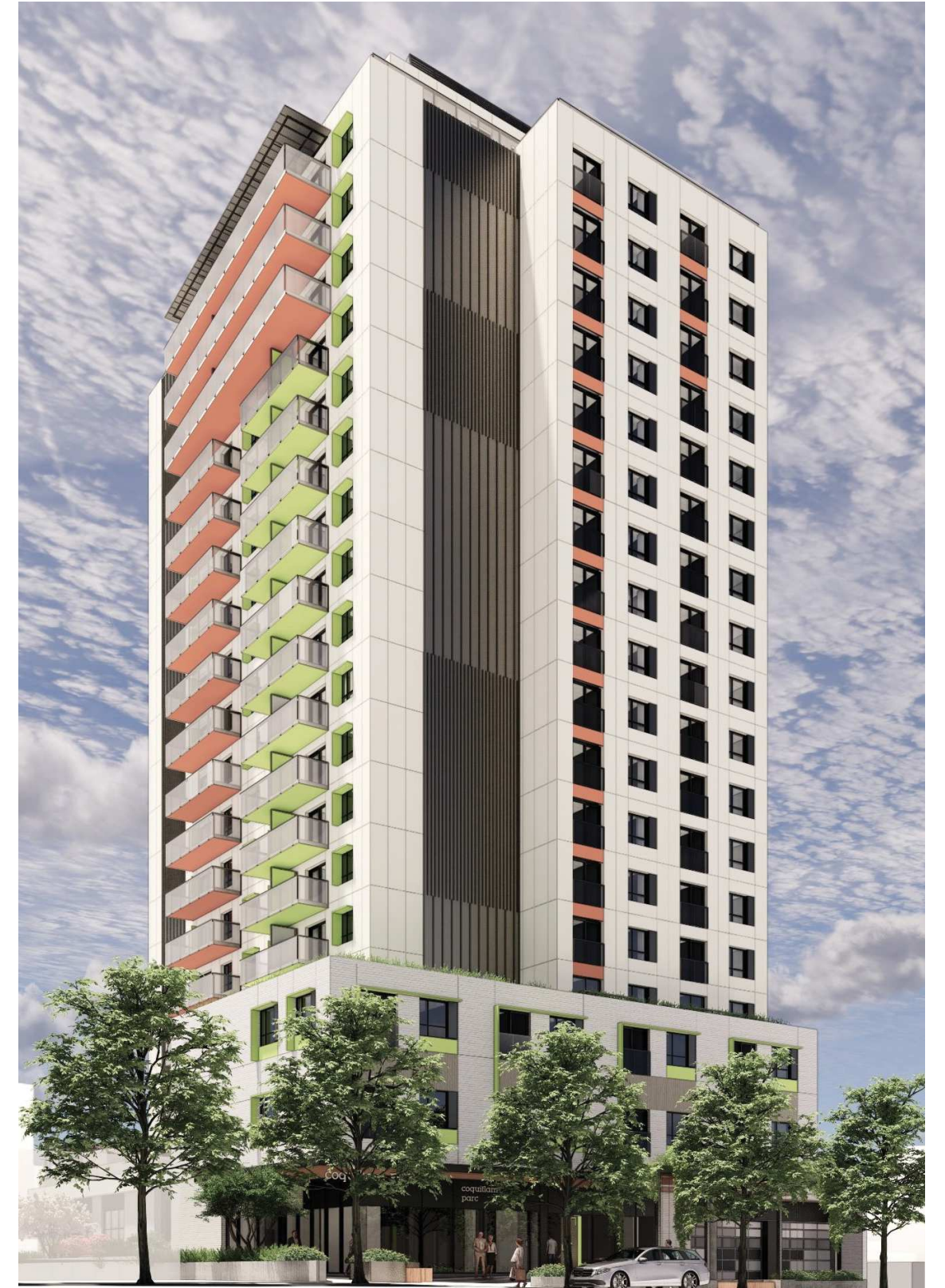
# PARC RETIREMENT LIVING

## 1015 AUSTIN AVENUE

- 155 senior rental apartments
- 12 affordable housing apartments for the +55 population
- CRUs on Austin Avenue

*-PARC Retirement Living is serving Independent Seniors in 5 Residences in the Lower Mainland since 2001.*

*Responding to the needs of the + 75 population that is growing from 2021 to 2031 by 64% going from 10,004 to 16,352 seniors.*



# OUR APPROACH

*“Seniors deserve to live in the heart of the community they helped to build during their lives”*

# OUR RESIDENTS

- Independent, active, healthy, aged between 80-100
- Average stay 4 years
- The majority of the residents come from the local community

# OUR STAFF

- 25 FTE designated staff
- Living Wage certified employer

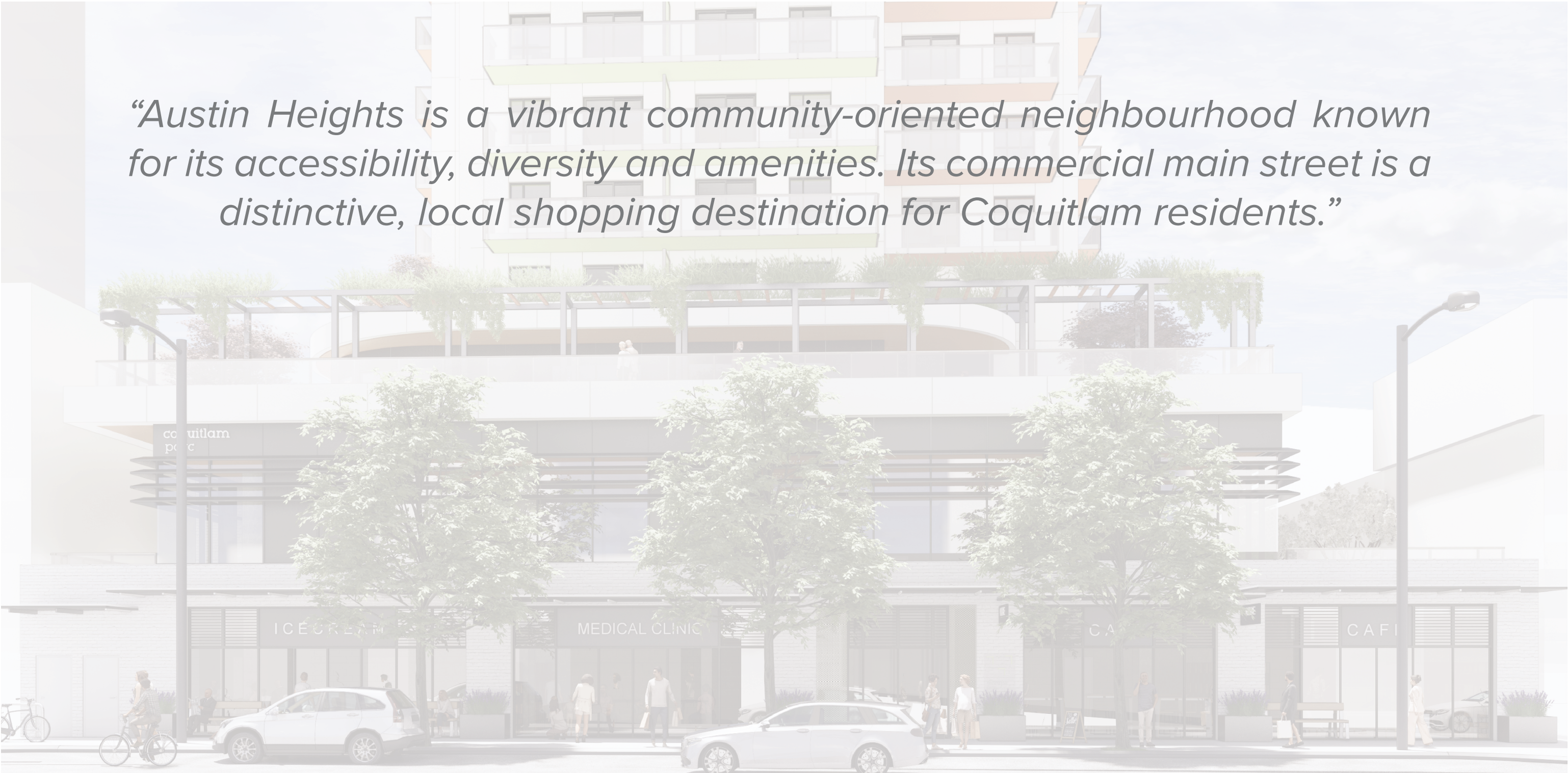
# OUR COMMUNITY INVOLVEMENT

- Making contributions annually to neighbourhood organizations

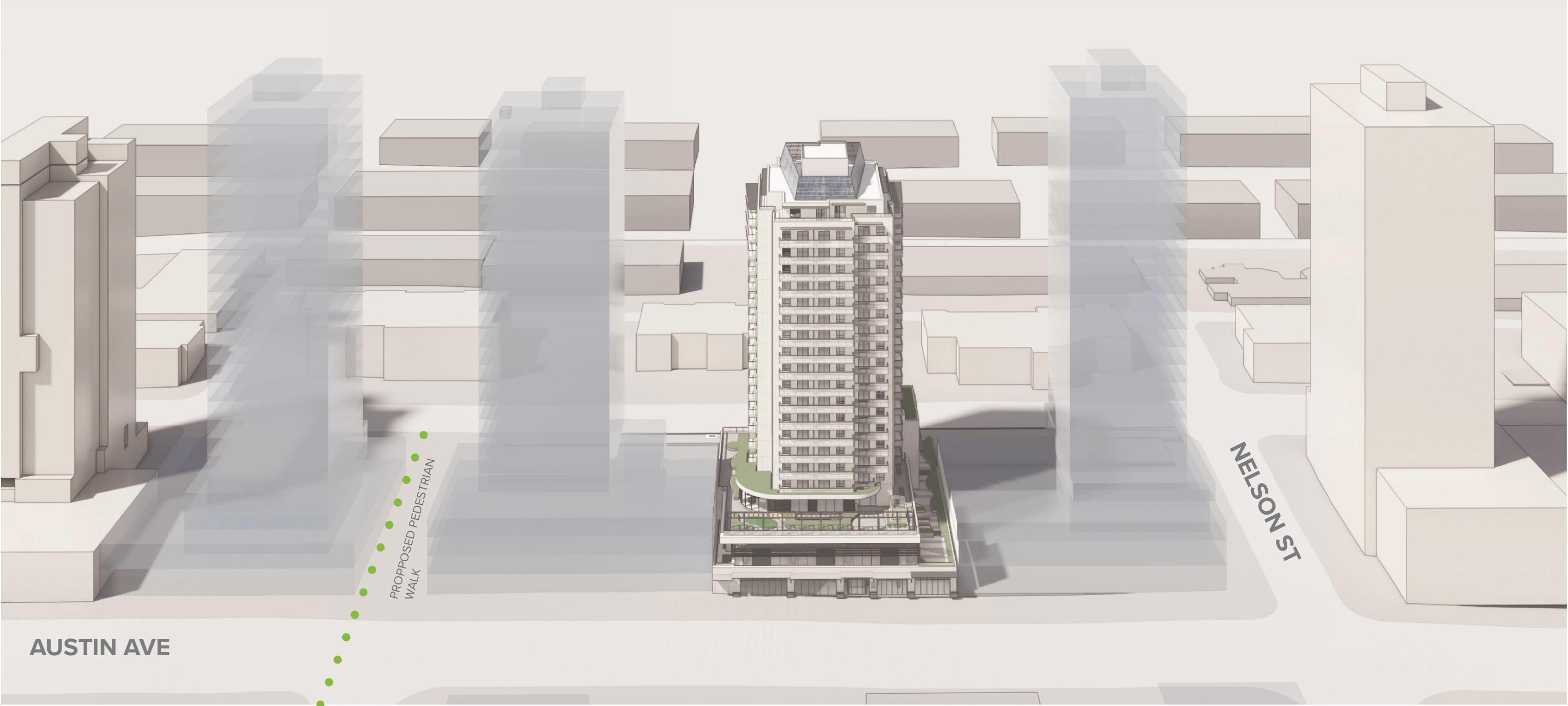


# VISION OF AUSTIN HEIGHTS NEIGHBOURHOOD PLAN

*“Austin Heights is a vibrant community-oriented neighbourhood known for its accessibility, diversity and amenities. Its commercial main street is a distinctive, local shopping destination for Coquitlam residents.”*



# URBAN CONTEXT



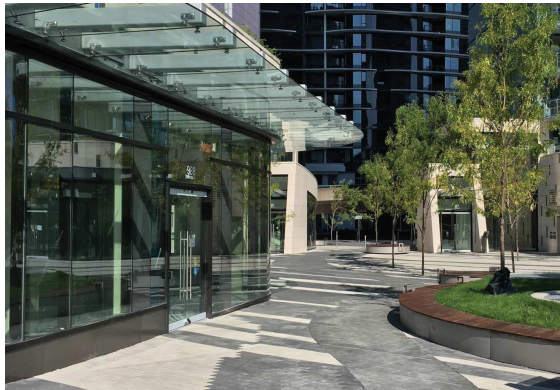
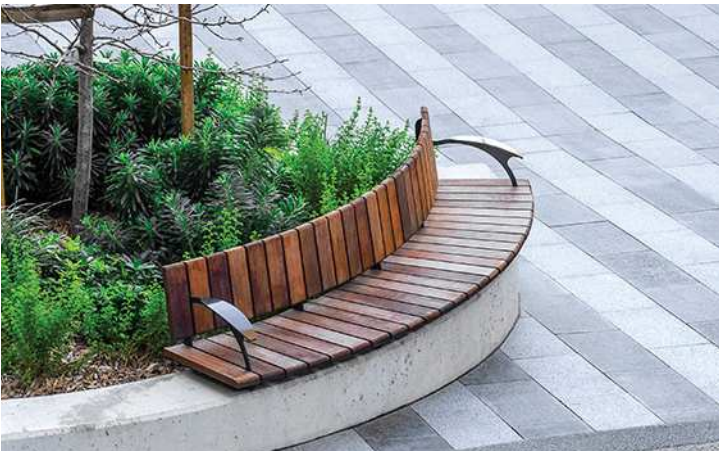
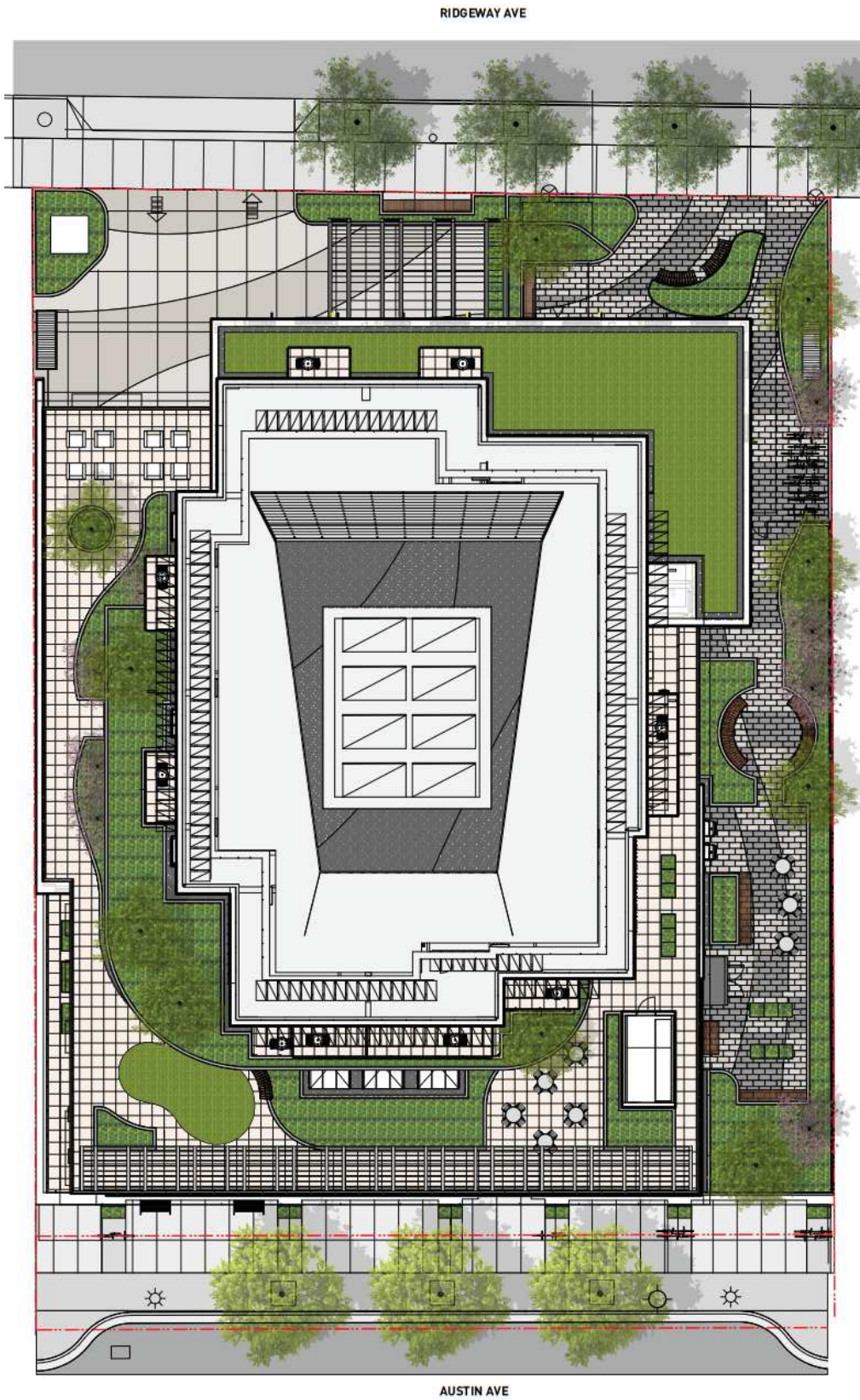
# AUSTIN AVENUE



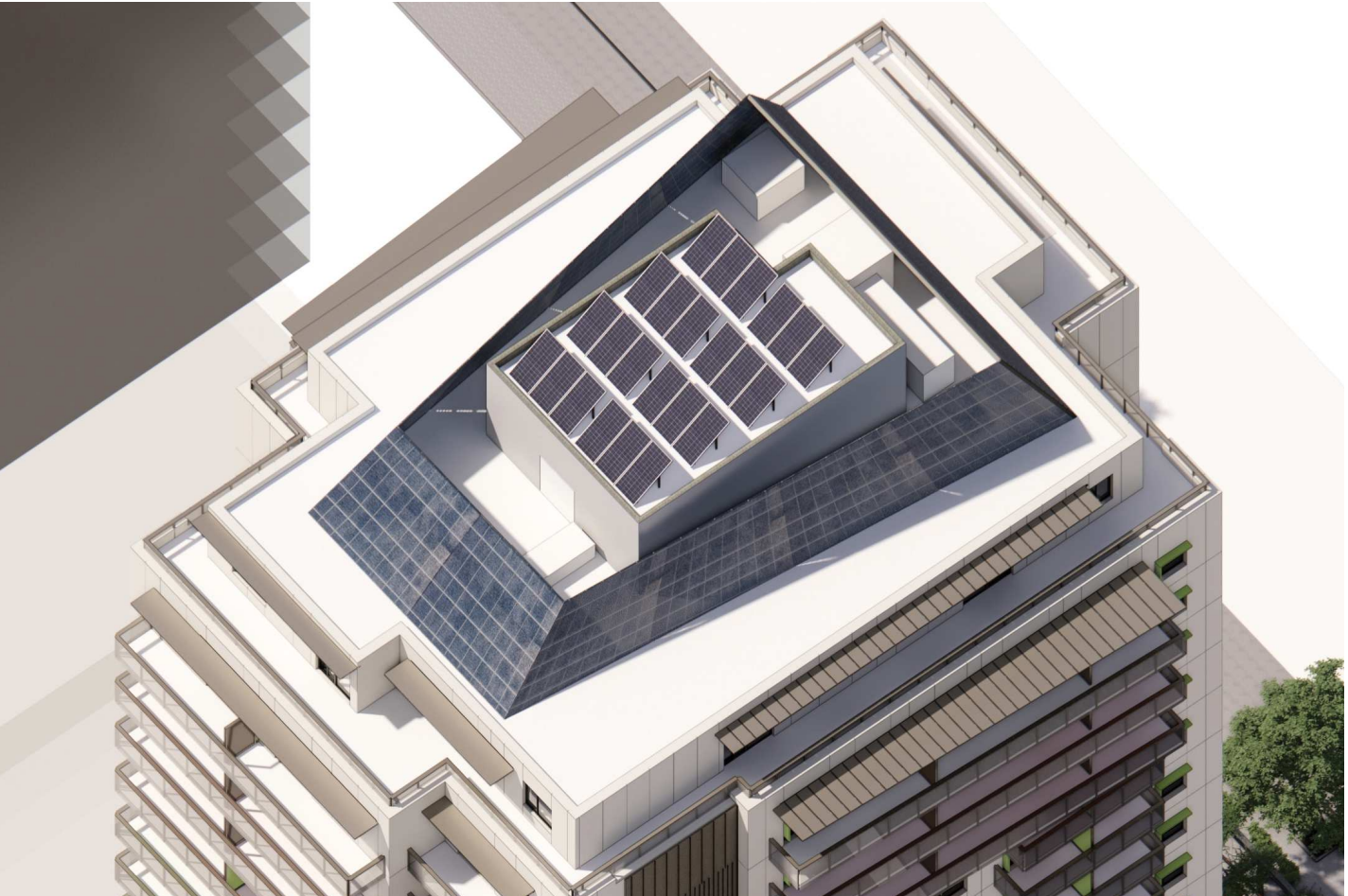
# RIDGEWAY AVENUE



# LANDSCAPE



# SOCIAL AND ENVIROMENTAL SUSTAINABILITY



An architectural rendering of a modern multi-story residential building. The ground floor features large glass storefronts for businesses labeled 'ICE CREAM', 'MEDICAL CLINIC', and 'CAFE'. Above this is a level with a glass railing and greenery, and the top floors have balconies with green and orange accents. The scene includes trees, cars, and pedestrians on a city street.

# THANK YOU

**Cormack, Rachel**

---

**From:** Michael Sopena [REDACTED]  
**Sent:** Monday, July 11, 2022 1:31 PM  
**To:** Clerks Dept  
**Subject:** Hi Council of coquitlam

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Categories:** Public Hearing

please do not accept the current development application for =

PROJECTNUMBER = 21-123

ADDRESS =1015 Austin Ave , coquitlam

so that rexall pharmacy and lifelabs will remain

**Cormack, Rachel**

---

**From:** Clerks Dept  
**Subject:** RE: PARC 1015 Austin Avenue Application

---

**From:** HeeSon Domay <[hdomay@cedarspringsparc.ca](mailto:hdomay@cedarspringsparc.ca)>  
**Sent:** Friday, July 15, 2022 8:53 AM  
**To:** Mayor & Council <[mayor\\_council@coquitlam.ca](mailto:mayor_council@coquitlam.ca)>  
**Subject:** PARC 1015 Austin Avenue Application

Good morning,

I am forwarding a letter from Mr. Bob Holt, one of our PARC residents, as part of the lead up to the July 25th public hearing. As a 60 year resident of Coquitlam he wishes to add his support.

Best Regards,  
HeeSon

**HeeSon Domay**  
*General Manager*

t: (604) 986-3633  
e: [hdomay@cedarspringsparc.ca](mailto:hdomay@cedarspringsparc.ca) | w: [parcliving.ca/cedarsprings](http://parcliving.ca/cedarsprings)  
a: 3633 Mount Seymour Pky, North Vancouver, BC, V7H 0A9, Canada



July 15, 2022

Dear Mayor and Council,  
[mayor\\_council@coquitlam.ca](mailto:mayor_council@coquitlam.ca)

As a former resident of Coquitlam for 60 years, I heartily endorse PARC's 1015 Austin Avenue application.

When we learned PARC had a new site in Coquitlam with the potential for a new seniors' residence, we were the first people to put our names in. While we needed to find suitable independent living earlier, we are thankful to know this will be a possibility for others.

In 2019 we settled on PARC's residence in the District of North Vancouver location to find a similar feeling of nearby amenities and services, yet close to nature. We have thoroughly enjoyed our time at PARC with the well-appointed suites, attentive staff and provision of services that become more essential as we age.

As a retired educator, I spent my life teaching and planning, both Director of Continuing Education and as a Vice Principal of Centennial at one time. My adult children were raised in Coquitlam schools, from the pre-school held in the Scout's Hall in Blue Mountain Park to Montgomery Junior High and Centennial. Coquitlam is a wonderful place to live.

Having lived just off of Laurentian Crescent for 56 years, I envisioned the future density of Austin Heights and approve of it. Several years ago, I spent a good deal of time with other volunteers envisioning Coquitlam's future. It's gratifying to see it coming to fruition in my lifetime.

Several attributes of the plan that resonated with me are as follows.

- It's a walkable location to familiar service providers and shopping
- The ability to access Blue Mountain Park which has something for everybody at any age. (tennis courts, walking, picnics, neighbourhood gatherings).
- The ability to RENT, not own. At present, my wife has moved to long term care nearby. I have the option to downsize into a smaller suite without the headache of selling and major administration headaches for me and my adult children.

If approved, the ability for my Coquitlam peers to remain in the communities where they have invested their lives in a safe, sustainable, accessible, attractive building with wonderful staff puts a smile on my face.

Yours sincerely,

  
Bob Holt



**Cormack, Rachel**

---

**From:** Clerks Dept  
**Subject:** RE: PARC Resident Letter - Public Hearing July 25th

---

**From:** Silvia Moutinho <[smoutinho@mulberryparc.ca](mailto:smoutinho@mulberryparc.ca)>  
**Sent:** Friday, July 15, 2022 10:18 AM  
**To:** Mayor & Council <[mayor\\_council@coquitlam.ca](mailto:mayor_council@coquitlam.ca)>  
**Cc:** [REDACTED]  
**Subject:** PARC Resident Letter - Public Hearing July 25th

Dear Mayor and Council,

I am forwarding a letter from Mr. Wolfgang Hauser, one of our PARC residents, as part of the lead up to the July 25th public hearing.

Best Regards,  
Silvia

**Silvia Moutinho**  
*General Manager*

t: (604) 526-2248  
e: [smoutinho@mulberryparc.ca](mailto:smoutinho@mulberryparc.ca) | w: [parcliving.ca/mulberry](http://parcliving.ca/mulberry)  
a: 7230 Acorn Avenue, Burnaby, BC, V5E 4N9, Canada



July 15, 2022

Mayor Richard Stewart and Members of City Council  
City of Coquitlam  
3000 Guildford Way  
Coquitlam, BC V3B 7N2

Dear Mayor Richard Stewart and Members of City Council,

My name is Wolfgang Hauser, and I would like to share with you my experience with the services provided by PARC Retirement Living. I am a resident of Mulberry PARC in Burnaby and I understand that PARC Retirement Living intends to come to Coquitlam with an independent seniors' residence located along Austin Avenue.

I have lived in Burnaby since 1978, in my most recent apartment for more than 30 years. When the time came to downsize, I found a strong interest by my three sons that I would continue to live close to at least one of them – one of my sons lives in Burnaby. My sons did not want me to move to one of the popular retirement locations such as Vancouver Island, Arizona, or Costa Rica.

I am a healthy 86-year-old man. Living suddenly alone in a 2,200+ sq ft apartment did not feel comfortable. I had used the services of the same cleaning lady for 40+ years and she was ready to retire. Two retirement homes close by made me think of this possibility and I turned to the internet for a search of employees rating their employers. I had never heard of PARC Retirement Living but this company was the first choice of employees in retirement homes by a wide margin. I visited three of their locations and decided on Mulberry PARC because I found that almost all services which I need are available within two blocks.

By now I have lived at the Mulberry PARC for more than a year and I am happy with my decision. After a recent independently conducted survey of the residents we were told that more than 95% of the current residents rated their experience as happy. From the many common visits by children and grandchildren (all adults) I have concluded that living close to family was an important influence on the decisions made by the residents – thus we have residents who have come from as far east as Ontario and Newfoundland. Pets are welcome, also an important consideration for some people

Time has come to elaborate why I am (we are) happy. Mulberry PARC offers at least five 'events' every day, at least two of them being exercises conducted by two educated 'wellness therapists' and one being an outing by bus for sightseeing, museums, birding, dining, or shopping. The relationship of the residents with the staff is friendly and the administration is simply amazing.

Mulberry PARC promotes itself as an independent living retirement home in the community and it has been beneficial

for local residents needing this type of housing.

I would like to suggest that PARC, if approved, will be an appreciated addition to Coquitlam.

Yours truly,



Wolfgang Hauser  
409 – 7230 Acorn Ave  
Burnaby, BC V5E 4N9

**Cormack, Rachel**

---

**From:** Clerks Dept  
**Subject:** RE: Support for 1015 Austin Avenue-PARC Retirement Living

---

**From:** Joy Hayden <[JHayden@hollyburnsociety.ca](mailto:JHayden@hollyburnsociety.ca)>  
**Sent:** Friday, July 15, 2022 4:06 PM  
**To:** Mayor & Council <[mayor\\_council@coquitlam.ca](mailto:mayor_council@coquitlam.ca)>  
**Subject:** Support for 1015 Austin Avenue-PARC Retirement Living

Mayor and Council,  
Please find attached a letter of support for the 1015 Austin Avenue Development.  
Thank you.

Warmest regards,

*Joy Hayden*

Joy Hayden Pronouns: she, her/hers  
Director of Innovation and Engagement



Hollyburn Community Services Society  
#104-267 W. Esplanade  
North Vancouver, BC V7M 1A5  
Cell: (604)-512-2483 Ph: (604)987-8211 Fax: (604)987-8122  
[www.hollyburn-society.ca](http://www.hollyburn-society.ca)



*Working with gratitude on the unceded ancestral territories of the Coast Salish peoples*

In the wake of the COVID-19 situation, Hollyburn is currently accommodating all of our practices to follow the directives of our regional Health Authority to ensure the health and safety of our clients, staff, their families and our stakeholders. This includes working remotely where possible, and using appropriate online platforms to engage and further our clinical work. The direct care of clients is done following strict protocols that adhere to the Health Authority's directives, and we ask that all of our partners respect and support these protocols to keep our clients, ourselves and our community safe.

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July 18, 2022

Coquitlam Mayor and Council

### Support for 1015 Austin Avenue-PARC Retirement Living

For over a decade, Hollyburn Community Services Society has had the absolute pleasure of working with PARC Retirement Living through a unique collaboration of successfully transitioning vulnerable, low-income seniors into a PARC residence.

In this arrangement, Hollyburn selects, screens, and places seniors in 10 PARC affordable suites, and through PARC's committed staff, these seniors have seamlessly integrated into the housing. Along with outstanding accommodations, our seniors have ample opportunity for social connections and activities while reporting improved mental and physical wellness. There is no denying that living in a PARC residence has enriched and extended the quality and often the quantity of life for our clients. Seniors can regenerate when they are in a positive, healthy environment. We should all be so fortunate!

As a result of this highly successful project, we are thrilled to partner with PARC and expand our services to the proposed residence in Coquitlam.

The Austin Heights project is an excellent example of how one can seamlessly integrate affordable suites into a concrete high rise building with all occupants benefitting from a striking and sustainable building with lush outdoor landscaping throughout. The outdoor space that the seniors will enjoy in the affordable suites, along with easy access to Blue Mountain Park and walkable services is ideal for our aging population.

Leadership and values trickle down from the top, and Chairman/Founder Rainer Muller exemplifies this. I am a firm believer that a healthy, thriving environment starts at the top. Rainer's compassion for **all** seniors, his attention to detail and his quality of design and construction are remarkable. He is deeply involved in every

detail of his company and our clients have greatly benefitted as a result. We are also aware of his practice of investing in the communities where PARC puts down roots.

Our organization works collaboratively with other senior serving agencies to ensure local seniors are cared for within their community of residence. We are excited to build on that relationship should PARC receive Council's endorsement.

Best regards,

A handwritten signature in black ink, appearing to be 'JH' or 'Joy Hayden'.

Joy Hayden  
Director of Innovation and Engagement

**Cormack, Rachel**

---

**From:** Silva, Liz  
**Sent:** Monday, July 18, 2022 9:42 AM  
**To:** Clerks Dept  
**Subject:** FW: support letter for PARC  
**Attachments:** Letter of Support for Parc.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Categories:** Public Hearing

FOR YOUR INFORMATION.

---

**From:** Patricia Lapena <patricia@patricialapena.com>  
**Sent:** Friday, July 15, 2022 7:24 PM  
**To:** Mayor & Council <mayor\_council@coquitlam.ca>  
**Subject:** support letter for PARC

Thanking you for your consideration of this letter to show support for PARC Coquitlam.

Patricia Lapena



July 15, 2022

Letter of Support: PARC 1015 Austin Avenue

Dear Mayor and Council,

We learned that PARC will appear at a Public Hearing in Coquitlam on July 25th and we wanted to offer our insight and experience with this company. We have watched PARC, since 2015, be introduced and move forward to build a solid foundation of collaboration amongst the other businesses in White Rock, and truly showed that they cared.

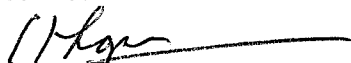
As Past President of the White Rock South Surrey Chamber and as Director (and past Chair) of the White Rock Business Improvement Association, we can attest to the positive impact PARC and their seniors' residence/staff have made in our community. PARC has taken an interest in the **entire** community and positively contributed generously to its health and revitalization.

1. They have brought beautiful architecture to uptown White Rock with retail/services that are accessible to the community and strengthen our business offerings
2. Host fund raisers (pre-covid) in their well-appointed community rooms (Friends of the Pier-Help Rebuild White Rock Pier) and donated to many charitable causes that support White Rock.
3. PARC continues to support and promote local businesses.
4. Provides seniors an opportunity to downsize from their homes/condos and remain in the centre of activity well into their later years with a company that pays attention to detail.

Thank you for listening to our perspective and best of success to all!

  
Patricia Lapeña

Past President-2022-2023-South Surrey/White Rock Chamber of Commerce

  
Carlos Lapeña, Chiropractor  
Director (Past Chair) Business Improvement Association

**Cormack, Rachel**

---

**From:** Shivonne Scott <Shivonne.Scott@beedie.ca>  
**Sent:** Monday, July 18, 2022 12:40 PM  
**To:** Clerks Dept  
**Subject:** Support - 1015 Austin - Public Hearing July 25, 2022  
**Attachments:** 1015 Austin Avenue - Support.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Categories:** Public Hearing

Hello,

Please see below and attached for a letter in support of the proposed rezoning located at 1015 Austin Ave.

July 18, 2022

Mayor and City Council  
3000 Guildford Way  
Coquitlam, BC V3B 7N2

**Re: Support for 1015 Austin Avenue**

Dear Mayor and City Council,

Beedie welcomes PARC Retirement Living to the Austin Heights neighbourhood. It is encouraging to see the Austin Heights Neighbourhood Centre coming to fruition.

PARC's proposed 20-storey mixed use LEED Silver building to the east of us will further this sense of community and offer options for a spectrum of age groups within the Austin and Ridgeway corridor to live, work and enjoy the community as it evolves.

The PARC project team has kept us informed throughout the process and we wish them the best at this significant milestone.

Please register our support for this rezoning proposal.

Sincerely,

Shivonne Scott  
Development Manager  
604.436.7888

Shivonne Scott  
*Development Manager, Residential*



P604.436.7888 F604.687.5346

C778.997.0578 D604.436.7816

Suite 1730 - 1111 West Georgia St., Vancouver, BC, V6E 4M3

shivonne.scott@beedie.ca

[www.beedie.ca](http://www.beedie.ca)



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July 18, 2022

Mayor and City Council  
3000 Guildford Way  
Coquitlam, BC V3B 7N2

Re: Support for 1015 Austin Avenue

Dear Mayor and City Council,

Beedie welcomes PARC Retirement Living to the Austin Heights neighbourhood. It is encouraging to see the Austin Heights Neighbourhood Centre coming to fruition.

PARC's proposed 20-storey mixed use LEED Silver building to the east of us will further this sense of community and offer options for a spectrum of age groups within the Austin and Ridgeway corridor to live, work and enjoy the community as it evolves.

The PARC project team has kept us informed throughout the process and we wish them the best at this significant milestone.

Please register our support for this rezoning proposal.

Sincerely,

A handwritten signature in black ink, appearing to read "Shivonne Scott", with a long horizontal flourish extending to the right.

Shivonne Scott  
Development Manager  
604.436.7888

**Cormack, Rachel**

---

**From:** Silva, Liz  
**Sent:** Monday, July 18, 2022 2:43 PM  
**To:** Clerks Dept  
**Subject:** FW: PARC Resident Letter - Public Hearing July 25th  
**Attachments:** SMB-P0122071812360.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Categories:** Public Hearing



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**From:** Silvia Moutinho <smoutinho@mulberryparc.ca>  
**Sent:** Monday, July 18, 2022 1:27 PM  
**To:** Mayor & Council <mayor\_council@coquitlam.ca>  
**Cc:** [REDACTED]  
**Subject:** PARC Resident Letter - Public Hearing July 25th

Dear Mayor and Council,

I am forwarding a letter from Mrs. Eve-lyne Back, one of our PARC residents, as part of the lead up to the July 25th public hearing.

Best Regards,  
Silvia

**Silvia Moutinho**  
*General Manager*

t: (604) 526-2248  
e: smoutinho@mulberryparc.ca | w: parcliving.ca/mulberry  
a: 7230 Acorn Avenue, Burnaby, BC, V5E 4N9, Canada



Mayor Stewart and Members of Council

Coquitlam, BC

July 18<sup>th</sup>, 2022

Hello Mayor Stewart & Council,

My name is Eve-lyne Back and I live at Mulberry PARC in Burnaby, a retirement community. I was informed that PARC is proposing an independent seniors' residence in the Coquitlam area. I would like to relate my experience with this type of living and why, I believe, there is a need for more of this type of housing.

Several months after my husband died (in September 2019) I started thinking seriously about selling my condominium. I just didn't want to own and be responsible for its upkeep anymore. Also, thinking of my own mortality, I didn't want my executor to have to dispose of any property. Wills are difficult enough to execute without having to sell property.

I chose to investigate 'Independent Living' communities because I wanted to rent; have my meals prepared for me since I don't enjoy cooking or cleaning up; I wanted to have access to entertainment, exercise programs and excursions if desired, and I wanted to be safe.

My friend knew of Mulberry PARC through their active participation in the Burnaby community. PARC often donates prizes and/ or time to various events at the Bonsor Recreation Complex and 55+ Centre and the South Burnaby Lawn Bowls Club.

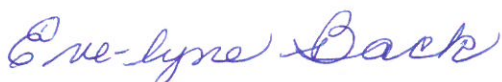
The first time I went to Mulberry I was impressed! Not only was the lunch a delicious treat but I could feel the 'vibe'. People were talking and laughing. I felt right away that I could fit in very well.

I am a healthy, independent 79 year old with many friends. I have a car and can still drive distances. I like to walk, explore the various parks in the region and visit with friends. Mulberry enhances my life. I feel I am proactive and in control of my life. This is not the 'old peoples' home that people dread, it is a 'community' of independent older people who are keeping young by being with like-minded folk.

In the coming years, I believe there will be a tsunami of people wanting or needing to have the security of living where they are independent but have access to medical, assistance if required, and where they can 'wind down' their domestic chores as things become more difficult through ageing.

Many of the residents at Mulberry PARC are from Burnaby and have friends, dentists, doctors and familiar stores nearby. The people of Coquitlam would be equally as lucky to have PARC within their city limits if this is approved.

Yours sincerely,



Eve-lyne Back

**Cormack, Rachel**

---

**From:** Clerks Dept  
**Subject:** RE: Letter of Support for the Parc Senior Rental Housing proposal

**From:** Bill Ballard <[bill@myhillside.ca](mailto:bill@myhillside.ca)>  
**Sent:** Monday, July 18, 2022 3:45 PM  
**To:** Mayor & Council <[mayor\\_council@coquitlam.ca](mailto:mayor_council@coquitlam.ca)>  
**Subject:** Letter of Support for the Parc Senior Rental Housing proposal

Attention Mayor Stewart and members of Council

Please find a signed letter of support for the Parc Senior Rental Housing proposal.

Sincerely

Pastor Bill Ballard



**Bill Ballard**

Associate Pastor

604-936-2313 ext. 110

[bill@myhillside.ca](mailto:bill@myhillside.ca)



July 18, 2022

Mayor Stewart

Members of Council via [mayor\\_council@coquitlam.ca](mailto:mayor_council@coquitlam.ca)

Having met with the PARC team and reviewed the plans, I am very supportive of the PARC proposal for a mixed-use building focussed on independent seniors in my church neighbourhood.

I am one of the pastors at Hillside Church and have attended the church dating back 50+ years when it was known as Austin Avenue Chapel. Over the many years, our church and the surrounding neighbourhood have gone through many transformations to meet changing needs of our community. I believe this proposal fits well into meeting the future needs of the neighbourhood.

Plans to house older seniors on Austin Avenue where they have raised families offers a great alternative to living in isolation. It's encouraging that Coquitlam is in the process of making more rental options available for seniors. This project would be a great place for some of our older parishioners to relocate and easily keep their weekly practice of worship and community service.

It is my hope this project comes to fruition.

Yours sincerely,

A handwritten signature in blue ink, appearing to read "Bill Ballard", is written over a blue circular stamp.

Pastor Bill Ballard

**Cormack, Rachel**

---

**From:** Silva, Liz  
**Sent:** Wednesday, July 20, 2022 7:50 AM  
**To:** Clerks Dept  
**Subject:** FW: PARC response to Council comments from First Reading - July 11th  
**Attachments:** 2022-07-19. Coquitlam-Letter to Mayor and Council. .pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Categories:** Public Hearing



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**From:** Pauline Vicente <pvicente@parcliving.ca>  
**Sent:** Tuesday, July 19, 2022 4:50 PM  
**To:** Mayor & Council <mayor\_council@coquitlam.ca>  
**Cc:** Lock, Natasha <NLock@coquitlam.ca>  
**Subject:** PARC response to Council comments from First Reading - July 11th

Good afternoon Mayor and Council,

PARC Retirement Living's application for a mixed use building at 1015 Austin focussed on independent senior's housing is slated for Public Hearing on Monday, July 25th.

On behalf of Rainer Müller, I have attached a response letter addressing some of the questions raised at the July 11<sup>th</sup> First Reading. There are also some statistics that guided the decision to locate in Coquitlam due to the need for independent seniors' housing.

Best regards,

**Pauline Vicente**  
*Senior Executive Assistant*

t: (604) 558-7484 | m: (778) 953-6985  
e: pvicente@parcliving.ca | w: parcliving.ca  
a: 920-1166 Alberni St, Vancouver, BC, V6E 3Z3, Canada



July 19, 2022

Mayor and Council  
City of Coquitlam  
Coquitlam BC

Dear Mayor & Council:

**Re: PARC Independent Seniors Living & Affordable Housing proposed for 1015 Austin Ave**

PARC's mixed-use proposal for 155 Independent Seniors Rental homes at 1015 Austin Avenue meets a growing need, adds to the Austin Heights retail street front, and provides another 12 affordable below-market rental homes for households 55+. Council can help make 100% rental buildings a reality in Coquitlam and we endorse the proposed review of the City's Density Contribution Policy.

**Meeting the Housing Needs of an Aging Society**

PARC serves Lower Mainland seniors in five residences with a total of 725 units. We currently accommodate seniors from Coquitlam in two of our residences: the Mulberry in Burnaby and Cedar Springs in North Vancouver. We look forward to helping Coquitlam's seniors age in place at Austin Avenue,

As you are likely aware, the City's population is projected to grow by c.10% over the next decade, but the proportion of seniors will grow much faster: the 75+ cohort will grow by 64% and the 85+ cohort will grow by 51% by 2031. Today there are c. 376 Seniors Units in Coquitlam, split evenly between non-profit and market operators. These units serve a population of 10,004 seniors aged 75+. That means that only 38 seniors out of 1,000 currently have access to a unit in Independent Seniors Living or Assisted living residences (the average for BC is 50 /1000).

To address the growing senior demographic and bring Coquitlam more in line with the BC average, the City would need to approve 441 new units to increase the total to 817. PARC's proposed residences on Austin Avenue would complement the City's initiative for senior housing at Sydney and Cartier Avenue, adding 155 new Independent Seniors Living homes as secured rental housing.

**PARC Communities  
Management Ltd.**

920 – 1166 Alberni Street, Vancouver, BC V6E 3Z3  
[parcliving.ca](http://parcliving.ca) | 604.408.5811

## **Mixed-Use Excellence**

PARC has developed several Seniors Independent Living rental properties with mixed-use buildings that blend local-serving street front retail with housing above. Two of PARC's five residences have medical and dental clinics. PARC favours these kinds of uses because they are useful to the community, and they also meet the needs of PARC residents.

Our proposal for 1015 Austin provides continuous, pedestrian-friendly at-grade retail with active edges along the retail high street, replacing a frontage dominated today by concrete stairs. We envision that some of the at-grade Commercial Retail Units could be leased by medical and dental clinics. In addition, PARC's operations at 1015 Austin will create 25 Full-Time Equivalent jobs and stimulate the local economy through the purchase of local goods and services.

## **Affordable Below-Market Rental Homes**

As part of our application, and under the City's rental incentive program, PARC proposes also to create 12 units of below-market housing for households aged 55+. These units are well integrated into the building but have their own access, allowing for control of the Independent Seniors building (which proved essential in our experience responding to the COVID-19 pandemic and protecting senior residents).

## **Council can help make Independent Seniors Living Rental Housing a reality**

Time is important in development, and we were happy to hear that PARC's application was reviewed by City staff for only 11 months from submission to Council hearings. This was certainly due to a very open and clear communication of the planning department regarding what the City would like to see on the site. From PARC's side, our experience in developing and operating seniors residences gives us an edge in designing for liveability, efficiency, and service for our residents.

Mayor and Council are aware that it's economically challenging to develop 100% rental buildings, especially in concrete. Rental uses are generally not competitive with ownership condo uses and therefore command lower residual land values. This situation also applies to senior rentals as they offer services in addition to shelter, and more than 50% of the "rent" is directed to cover mainly salaries, wages, and food costs. PARC has agreed to contribute a CAC of \$160,836 and we also hope that the rental residences are also viewed as an important in-kind community amenity contribution.


**PARC Communities  
Management Ltd.**

920 – 1166 Alberni Street, Vancouver, BC V6E 3Z3  
[parcliving.ca](http://parcliving.ca) | 604.408.5811

We are encouraged that Mayor and Council are considering a review of the City's Density Contribution policy as it relates to 100% rental buildings. We intend to start construction in 2024 and complete the building in 2026. Therefore, we hope that Mayor and Council will grant our application a positive third reading and include it in a subsequent review of the Density Purchase policy.

Thank you for your efforts to help us create more Seniors' Independent Living rental housing.

Sincerely,



Rainer Müller  
Chairman & Founder  
PARC Retirement Living

Cc; Russell Hobbs, VP of Development and Construction  
PARC Retirement Living

**Cormack, Rachel**

---

**From:** Silva, Liz  
**Sent:** Wednesday, July 20, 2022 10:00 AM  
**To:** Clerks Dept  
**Subject:** FW: support letter for parc retirement living at 1015 austin ave  
**Attachments:** parclivingcoq\_LTR\_S1.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Categories:** Public Hearing



---

**From:** Li-Qing Shi <ss@waybetter.ca>  
**Sent:** Wednesday, July 20, 2022 8:59 AM  
**To:** Mayor & Council <mayor\_council@coquitlam.ca>  
**Subject:** support letter for parc retirement living at 1015 austin ave

Dear Mayor,

Please find my support letter for this proposed retirement living development at 1015 Austin Ave. Cheers~

Best regards  
Li-Qing (Simon) Shi, P.Eng, Struct.Eng

Principal Structural Engineer  
Waybetter Design + Consulting Ltd.  
Cell: 778-772-7508  
Email: [ss@waybetter.ca](mailto:ss@waybetter.ca)  
Website: [www.waybetter.ca](http://www.waybetter.ca)  
Address: #208-1130 Austin Ave, Coquitlam, BC, V3K 3P5





parclivingcoq\_LTR\_S1

#208-1130 Austin Ave  
Coquitlam, BC V3K 3P5  
778-772-7508  
ss@waybetter.ca

July 20th, 2022

**Support for 1015 Austin Avenue**

Mayor and City Council  
[Mayor\\_council@coquitlam.ca](mailto:Mayor_council@coquitlam.ca)

I operate an engineering consulting business in Austin Heights.

I am happy to see current and future growth in the Austin Heights Neighbourhood Centre. In that light, PARC Retirement Living's proposed LEED Silver building at 1015 Austin Avenue will be a positive contribution to the neighbourhood.

I am in agreement with the City's Height and Density Review which recommends buildings of up to 25 storeys along key blocks of Austin Avenue.

The addition of nearly 200 new residents (based on 167 living units) will help build the neighbourhood economy. I understand that a number of new full and part time jobs will also be created in the residence itself and in new retail stores along Austin Avenue.

Thank you for considering my viewpoint and recording my support for this rezoning proposal.

Best regards,

Li-Qing (Simon) Shi, P.Eng, Struct.Eng  
Principal Structural Engineer  
Waybetter Design + Consulting Ltd.  
Cell: [REDACTED]

Email: [ss@waybetter.ca](mailto:ss@waybetter.ca)

Website: [www.waybetter.ca](http://www.waybetter.ca)

Address: #208-1130 Austin Ave, Coquitlam, BC, V3K 3P5

**Cormack, Rachel**

---

**From:** Silva, Liz  
**Sent:** Wednesday, July 20, 2022 10:27 AM  
**To:** Clerks Dept  
**Subject:** FW: support for proposed Austin Heights project  
**Attachments:** Letter to Coquitlam Council.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Categories:** Public Hearing



---

**From:** Charles Sandor <charles@co-operativewebs.ca>  
**Sent:** Tuesday, July 19, 2022 7:07 PM  
**To:** Mayor & Council <mayor\_council@coquitlam.ca>  
**Subject:** support for proposed Austin Heights project

Hi,

Please find attached my letter of support for the proposed project at 1015 Austin Ave., Coquitlam.

*Charles Sandor*

[Co-operative Webs](#)

**Co-op Cost Cutter Supplier and Web Designer for:**

[Peel Halton Co-operative Housing Federation](#)

[Co-operative Housing Association of Eastern Ontario](#)

[Central Ontario Co-operative Housing Federation](#)

**Builder of 70+ Co-op Websites Across Canada!**

July 19, 2022

**Support for 1015 Austin Avenue**

Mayor and City Council  
[Mayor\\_council@coquitlam.ca](mailto:Mayor_council@coquitlam.ca)

Last year I had the opportunity of welcoming PARC Retirement Living to the Tri Cities Chamber of Commerce as their incoming ambassador. As a fellow business leader, I was happy to learn of their interest in seniors housing in a walkable urban village environment like Austin Heights.

Seniors and others with mobility issues can thrive in a setting where shops and services are easily reached. Single level living and in-building amenities like dining, exercise, library, and transportation will further enhance the liveability of PARC's offering.

I was encouraged to find that there will be 12 below market suites suitable for those over 55. Having reviewed the project website, I could easily see myself living there, if my own family was not currently building an accessible suite for me in their new home.

I personally know many seniors and people with disabilities who would thrive in the environment this project would create.

Thank you for taking the time to consider my thoughts.

Sincerely,

Charles Sandor  
mPowered Webs

**Cormack, Rachel**

---

**From:** Silva, Liz  
**Sent:** Wednesday, July 20, 2022 11:36 AM  
**To:** Clerks Dept  
**Subject:** FW: PARC Resident Letter - Public Hearing July 25th  
**Attachments:** SMB-P0122072009270.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Categories:** Public Hearing



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**From:** Silvia Moutinho <smoutinho@mulberryparc.ca>  
**Sent:** Wednesday, July 20, 2022 11:32 AM  
**To:** Mayor & Council <mayor\_council@coquitlam.ca>  
**Cc:** Jaga Segaran [REDACTED]  
**Subject:** PARC Resident Letter - Public Hearing July 25th

Dear Mayor and Council,

I am forwarding a letter from Mrs. Jaga Segaran, one of our PARC residents, as part of the lead up to the July 25th public hearing.

Best Regards,  
Silvia

**Silvia Moutinho**  
*General Manager*

t: (604) 526-2248  
e: smoutinho@mulberryparc.ca | w: parcliving.ca/mulberry  
a: 7230 Acorn Avenue, Burnaby, BC, V5E 4N9, Canada



Mayor Stewart and Members of Council  
Coquitlam, BC

July 20<sup>th</sup>, 2022

Hello Mayor Stewart & Council,

My name is Jaga Segaran and I am one of the happy residents of Mulberry PARC, a retirement residence in the Burnaby area.

When I heard that Parc Retirement Living is planning to provide the community of Coquitlam with a similar Independent Seniors' residence, I wanted to share with you how living in this residence has given me and other seniors who are very independent and who were living alone before, a sense of community where I could now easily connect with people and was made to feel safe and secure after moving here.

This PARC residence has given me and others the opportunity to live the same way they did in their own homes, with peace of mind while enjoying all the first-class services offered like all inclusive meals and housekeeping, activity programs and 24-hour security, fulfilling many of our important needs.

They provide a well-balanced breakfast and at lunch and dinner they also offer a variety of choices. Besides all these, our suites come with a nice cook top, fridge and microwave oven so that residents can still add a little touch of their own flair to the meals they wish to cook for themselves.

All the staff whether in the dining area, at the reception, or in the administration from the head to the rest and others who are employed by PARC are very pleasant to deal with.

Before moving to BC, my husband and I, after retiring from the Manitoba Government, decided we'd settle down in Vancouver. We lived in a house in the Collingwood Renfrew area. After my husband passed away, the house was too big for me to live alone in, so I decided to sell. I bought a three-bedroom condo in the same community I was used to living in independently. As the years went by, although I was living a very active life, my sons were always concerned about me being alone. Finally, I thought its time for me to find out about independent seniors' retirement and how it is to live in one of those residences. After doing some research and comparing some services, I am glad I found a place like PARC in Burnaby. This was a very important decision for many other residents who live here too.

I am sure the Coquitlam community will feel as fortunate as we do in Burnaby to have one of the best independent retirement residences like PARC.

Yours truly,

  
Jaga Segaran

**Cormack, Rachel**

---

**From:** Clerks Dept  
**Subject:** RE: Support: PARC Seniors Residence support

-----Original Message-----

From: Jacky Mak <jandwmusic@yahoo.ca>  
Sent: Wednesday, July 20, 2022 9:45 PM  
To: Mayor & Council <mayor\_council@coquitlam.ca>  
Subject: Support: PARC Seniors Residence support

Dear Mayor Stewart and Members of Council,

I am the owner of JW's music studio in Coquitlam and recently had an connection with members of PARC Retirement Living's team at a Tri-Cities Chamber of Commerce function.

I understand that music, particularly pianos, play an integral role at PARC. Not only for those who are accomplished pianists, but for seniors who finally have the time to learn! The Founder of PARC collects Canadian pianos as he knows that while Canadian history is short relative to much of the world, there will come a day when these instruments will be greatly appreciated.

The quality mixed use building makes me believe that the best is yet to come for many of our elder citizens in a safe, quality, building that provides services integral to the well-being of our elder citizens.

I like the location of PARC in Austin Heights and would be delighted to bring my students to play for seniors. The ability to perform for an appreciative audience is a joy for my students.

I welcome the community that can be created through this new venture, and trust that Council will look favourably upon it.

Yours Sincerely,  
Jacky Mak  
Music Director  
JW's Music Studio LTD  
Do What U Luv Foundation  
jandwmusic.ca  
dowhatuluv.ca

## Selby-Brown, Ashland

---

**From:** Emily Howard <ehoward@AnthemProperties.com>  
**Sent:** Wednesday, July 20, 2022 4:53 PM  
**To:** Mayor & Council  
**Cc:** Clerks Dept; Riaan de Beer  
**Subject:** 1015 Austin Avenue - Public Hearing (July 25)  
**Attachments:** 1015 Austin Avenue Public Hearing.pdf

Dear Mayor and Council,

In advance of the July 25 public hearing, please accept the attached letter from Anthem Properties in support of the rezoning application for 1015 Austin Avenue (Parc Retirement Living).

Warm Regards,

Emily

**Emily Howard**  
Director, Community Relations



**Growing Places**

Phone 604 689 3040  
Direct 604 235 3182  
Mobile 778 847 4026

Anthem Properties Group Ltd.  
Suite 1100 Bentall IV Box 49200  
1055 Dunsmuir Street  
Vancouver BC Canada V7X 1K8

[ehoward@anthemproperties.com](mailto:ehoward@anthemproperties.com)  
[anthemproperties.com](http://anthemproperties.com)



July 20, 2022

Dear Mayor Stewart and Council:

On behalf of Anthem Properties, I wish to convey the company's support for Parc Retirement Living's application to rezone 1015 Austin Avenue to accommodate a new mixed-use development featuring purpose-built rental homes for seniors, 12 units of below market rental housing, and commercial uses along Austin Avenue.

Anthem owns 1020 Austin Avenue, a local retail centre located across the street from the subject property. We have had the opportunity to review the applicant's proposal and are pleased with the plans and the revitalization it will bring to the Austin Heights community. We recognize the need for new purpose-built rental housing and look forward to welcoming a vibrant community of seniors as our new neighbours.

Sincerely,

A handwritten signature in black ink, appearing to be "Riaan de Beer". The signature is fluid and cursive, with a large, stylized 'R' and 'B'.

Riaan de Beer  
Vice President, Development  
Anthem Properties Group Ltd.  
[RDeBeer@anthemproperties.com](mailto:RDeBeer@anthemproperties.com)  
604-488-3637

**Cormack, Rachel**

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**From:** A M [REDACTED]  
**Sent:** Saturday, July 23, 2022 11:11 AM  
**To:** Clerks Dept  
**Subject:** Re: PROJECT 21-123 - Submission for Hearing

resending this as Kim from privacy had mentioned to include the city i live in-- end of email updated

## **RE: PROJECT 21-123**

I am opposed to this project due to the following reasons:

1. Although City of Coquitlam had defined the Austin street strip from Blue Mountain st. to Queensbury as a neighbourhood center (high density) the distance/ space between the buildings/ high-rises of 7+stories is not well defined.
  - a. Currently there are 3 high rises in a one block space
  - b. With the addition of this project that would be 4 high-rises in a family setting and suburban neighbourhood that is not even next to SkyTrain station
  - c. Although this might be the case 2 decades down the road the city is being too aggressive on developing high-rises next to each other again in a suburb area that is not even walking distance to skytrain
  - d. Currently based on land availability, and the neighbourhood setting there is no logic to explain why 4 buildings (high-rises 20+stories) should be developed so close to each other in a (3 of which in a matter of 4 years!)
  - e. When creating a very high-density block in a suburban area the city has to have in mind that the setting is not set-up for such density at this time. For this area would be the parking one lane streets (2 lane on Austin), and it takes some city planning to prepare the area for high density
  - f. I understand the financial aspects of this might be appealing to the City of Coquitlam but City should be able to put that aside and look at things in a community sense and how this development will change the setting of a neighbourhood and tax paying residents and property owners already in that area.
  - g. This is not downtown Vancouver and currently there is no need to be so aggressive with 4 high-rises concentrated in a block distance
2. Although the applicant has dedicated majority of the plan to senior housing (perhaps this helps with state of application and ease of city approval) based on stats bellow (from: <https://www.areavibes.com/coquitlam-bc/austin+heights/demographics/>) the neighbourhood houses a different age group and family setting and not suitable for senior housing (I am mentioning this based

on my senior parents and having witnessed their needs).

Statistic	Austin Heights
Population	2,605
Population density (sq km)	10,305
Median age	45.4
Male/Female ratio	1.0:1
Married couples	52%
<a href="#">Families</a> w/ kids at home	25%

- a. Austin avenue can be very noisy based on traffic and also the pub right by Rona the noise of music or parties echoing into the high-rises
  - b. A best spot for Senior housing is defined as being close to a community center, (i.e. 5 minutes walk to Porier center or Cameron center), away from noise, away from populated areas to accommodate walkers, wheel chairs, etc., with a community garden, ...
  - c. For a senior building the best is up to 5 floors as in case of fire and flood they have to walk down the steps (this would be a big hazard). Again, I understand that the application might be seen favourably due to the senior housing proposal but logically it is ignoring many aspects of senior needs and housing functionality.
3. The new owners of the currently in progress Beedie construction on the block of Marmount and Nelson may not have heard about this development nor informed of this public hearing to voice their concern which would result in not hearing everyone's input and concern
4. This application for development will completely block all the units view for any East facing units at the 958 Ridgeway ave. and the west facing units of the soon to be erected Beedie construction on corner of Nelson and Austin (which will be sandwiched between two high-rises if this application is accepted) and the west facing units of the almost complete Beedie on Austin (twin towers by Beedie). While the unit owners were informed that city will make best effort to make sure the high-rises are built in a zig zag to reduce blocking view and reducing the market value of other apartment units.
5. A best city planning would be to develop the spaces between high-rises (one block apart from each other) with 3-7 floor townhouse lo-rise apartment buildings. Research shows this will create a better neighbourhood vibe, comfortable setting and architecturally more appealing look.
6. I am hoping the City of Coquitlam reviews this application having best interest of the neighbourhood and the fact that the development of this area is to be done in a slower pace to accommodate the organic growth of the neighbourhood gradually rather than being a sore spot of developers' gold mine. I personally think it should take 20-30 years to make this happen.

Sincerely

Asa M.

Coquitlam, BC

**Cormack, Rachel**

---

**From:** Silva, Liz  
**Sent:** Monday, July 25, 2022 7:53 AM  
**To:** Clerks Dept  
**Subject:** FW: Public Hearing Support Letter - July 25th  
**Attachments:** SMB-P0122072213560.pdf



---

**From:** Silvia Moutinho <[smoutinho@mulberryparc.ca](mailto:smoutinho@mulberryparc.ca)>  
**Sent:** Saturday, July 23, 2022 2:24 PM  
**To:** Mayor & Council <[mayor\\_council@coquitlam.ca](mailto:mayor_council@coquitlam.ca)>  
**Cc:** [REDACTED]  
**Subject:** Public Hearing Support Letter - July 25th

Dear Mayor and Council,

I am forwarding a letter from Mr. Bill Conolly, one of our PARC residents, as part of the lead up to the July 25th public hearing.

Best Regards,  
Silvia

**Silvia Moutinho**  
*General Manager*

t: (604) 526-2248  
e: [smoutinho@mulberryparc.ca](mailto:smoutinho@mulberryparc.ca) | w: [parcliving.ca/mulberry](http://parcliving.ca/mulberry)  
a: 7230 Acorn Avenue, Burnaby, BC, V5E 4N9, Canada



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**From:** [mb-p01@mulberryparc.ca](mailto:mb-p01@mulberryparc.ca) <[mb-p01@mulberryparc.ca](mailto:mb-p01@mulberryparc.ca)>  
**Sent:** Friday, July 22, 2022 1:57:01 PM  
**To:** Silvia Moutinho <[smoutinho@mulberryparc.ca](mailto:smoutinho@mulberryparc.ca)>  
**Subject:** Message from MB-P01



Mayor Stewart and Members of Council,  
Coquitlam City Hall,  
3000 Guildford Way,  
Coquitlam, BC, V3B 7N2

July 23, 2022

Project # 21-123  
PARC Communities

Mr. Mayor and Counselors,

“Austin Heights” is very upscale from “Upper Mudville”, as the Heights were known in my Fraser Mills days. From the late 50’s till now, I have been associated with the area. 126 King Ed. was our honeymoon home and soon, base camp for our three kids. I continue to have associates in the Heights today and note that PARC COQUITLAM is proposed. About time for your area, but a bit late for me.

PARC Mulberry in Burnaby – I know, Burnaby ! – has been my home for the last 3 very good years. I know that the Austin Heights area offers what I found after inspecting all the options in Tricities and Burnaby; an existing and growing community, flat - top of the hill - for walking, parks/green areas/shade, transportation at hand and the key – a tower built for seniors with areas to relax.

I found my new community and I am happy and very satisfied with PARC. The welcoming staff made the transition a snap. My one bedroom suite has everything I need and more. Even a kitchenette – unused, because the food is superb. The marvelously varied ‘Menu of the day’ has more than five alternatives for each course ! Oh, and then there is the recreation schedule; exercise / fitness for me, crafts, cards, bus trips, movies, live entertainment, bingo etc. At least eight varied choices per day. My two fingers typing speed has caused me to miss the “Block Party” with a live band in our parking lot today. Oh well, next month.

PARC is the perfect Retirement Residence for me and I highly recommend PARC Retirement Living for the Coquitlam area. If you have any questions, don’t hesitate to call.

Yours truly,

  
W.G.(Bill) Conolly

**Cormack, Rachel**

---

**From:** Silva, Liz  
**Sent:** Monday, July 25, 2022 11:38 AM  
**To:** Clerks Dept  
**Subject:** FW: To Whom it May Concern  
**Attachments:** K Dhir letter 220720.pdf



---

**From:** Komal Dhir [REDACTED]  
**Sent:** Monday, July 25, 2022 11:35 AM  
**To:** Mayor & Council <mayor\_council@coquitlam.ca>  
**Subject:** To Whom it May Concern

Dr. Komal Dhir  
DDS

Mayor and Council

[Mayor\\_council@coquitlam.ca](mailto:Mayor_council@coquitlam.ca)

Subject: Dental practice supports PARC redevelopment-1015 Austin Avenue

I have practiced dentistry at 1015 Austin Avenue for 1.5 years. As I would like to remain in the area, I met with the PARC team and have been in discussions about relocating in the new commercial space once the building is approved and completed.

As commercial space is redeveloped, tenants need to think creatively and efficiently about redesigned new space, and suitable temporary space during construction. This is reasonable and expected as Coquitlam (and Austin Heights in particular) is in a period of revitalization. We have learned to be more space efficient and “viewer friendly” as we contemplate locations like the commercial frontage on Austin Avenue. What once required significant space can now be accomplished in smaller more efficiently designed offices. This benefits everyone as costs are kept in check.

We believe the proposed pedestrian friendly street level frontage along Austin Avenue is a vast improvement from the many stairs that currently exist. The entrance for residents of the building on Ridgeway is appealing, with beautiful landscaping that will add to the residential flavour of the neighbourhood.

PARC and its management team have been attentive to tenants during the transition and responsive to us as the need arises. We have been kept informed of the process and appreciate their efforts in this regard.

In summary, medical/dental practices would be an asset to the seniors who choose to live at the PARC retirement residence, making for an easy “commute”. We would also remain easily accessible to our current client base we have served over the years.

Change is the only constant and positive change is a benefit.

Respectfully submitted,

A handwritten signature in black ink, appearing to be 'K. Dhira', with a long horizontal stroke extending to the right.

Dr. Komal Dhira  
Suite 207 -1015 Austin Ave.  
Coquitlam, BC

**Cormack, Rachel**

---

**From:** Leslie Courchesne <leslie@tricitiechamber.com>  
**Sent:** Monday, July 25, 2022 12:01 PM  
**To:** Clerks Dept  
**Cc:** Julie Marzolf; Rick Marzolf (RS)  
**Subject:** Letter of Support - Item 2 PARC  
**Attachments:** Letter of Support - PARC - Google Docs.pdf

Hi Clerks office,  
Please find my letter of support attached for tonight's public hearing.  
Leslie

--

**Leslie Courchesne, CEO**  
Tri-Cities Chamber of Commerce  
Direct: [604.468.6870](tel:604.468.6870) | T. [604.464.2716](tel:604.464.2716)  
E. [leslie@tricitiechamber.com](mailto:leslie@tricitiechamber.com)  
W. [tricitiechamber.com](http://tricitiechamber.com)

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[Upcoming Events](#)



Tri-Cities Chamber of Commerce, #205-2773 Barnet Highway Coquitlam, BC V3B 1C2

July 25, 2022

City Clerk's Office  
City of Coquitlam  
3000 Guildford Way  
Coquitlam, BC V3B 7N2  
*Sent via email: [clerks@coquitlam.ca](mailto:clerks@coquitlam.ca)*

Dear Mayor Richard Stewart and Council,

**RE: July 25, 2022 Public Hearing – Item #2 Coquitlam PARC**

The Tri-Cities Chamber of Commerce supports the proposed development at 1015 Austin Avenue put forward by PARC Retirement Living. It will provide excellent and much needed specialty housing and services for seniors who wish to move to or stay within Coquitlam.

Founded by Rainer Muller, PARC Retirement Living has designed, built, and operated rental independent living retirement residences in Metro Vancouver for over 20 years. A member of the Tri-Cities Chamber of Commerce, PARC has built an excellent reputation with its five residences in Burnaby, White Rock, and the North Shore, and has been looking for the right site in Coquitlam for over a decade.

As a business that serves seniors, PARC will create 25 new full-time equivalent jobs for its operation. New street-front commercial on Austin Avenue will add back businesses and retail operations as well. With approximately 200 new residents, many existing businesses will also benefit from the influx of new residents.

PARC has done an exceptional job communicating with current businesses in the building at 1015 Austin, including flexible below-market leases, and relocation discussions, to smooth the transition for tenants.

In addition to this letter, I look forward to speaking in support of this proposed development at the Public Hearing on July 25. Thank you for considering the Chamber's support for this project in your deliberations.

Sincerely,



Leslie Courchesne  
Chief Executive Officer

Item 3 - Staff Presentation

City of Coquitlam  
Planning and Development

Item 3: Proposed Zoning  
Amendment Bylaw No. 5242,  
2022

1155, 1159 Pipeline Road and  
1110 Inlet Street

Public Hearing July 25, 2022




coquitlam.ca/







## Zoning & Land Use Designation


### 1155, 1159 Pipeline Road and 1110 Inlet Street




**LOCATION AND ADJACENT ZONING**

Application No.: PROJ 21-078  
Map Date: 5/25/2022





Legend:  
 1155, 1159 Pipeline Rd, 1110 Inlet St  
 Zoning Boundary







**EXISTING OCP LAND USE DESIGNATIONS**

Application No.: PROJ 21-078  
Map Date: 5/25/2022

Legend:  
 High Density Apartment Residential  
 Medium Density Apartment Residential  
 Parks and Recreation  
 School





1

## Proposal

### 1155, 1159 Pipeline Road and 1110 Inlet Street



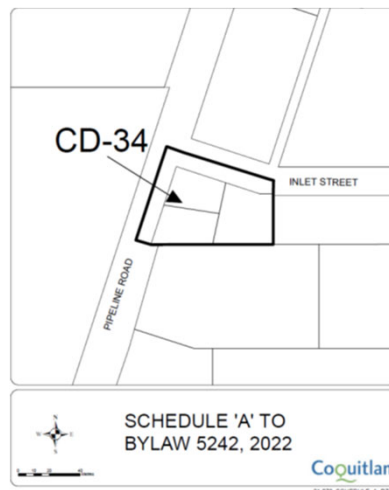
- Rezone from RS-1 One-Family Residential to CD-34 Comprehensive Development 34
- One 25 storey tower with six storey podium with 206 units.
  - 147 Strata Units
  - 50 Market Rental Units
  - 9 Below Market Rental
- 5.5 FAR Max. Density
- 224 parking stalls
- Dedications (401.2m<sup>2</sup> / 4,318ft<sup>2</sup>)

Coquitlam

2

## Recommendation

### 1155, 1159 Pipeline Road and 1110 Inlet Street




- Staff recommend that Council give second and third readings to Bylaw No. 5242, 2022

Coquitlam

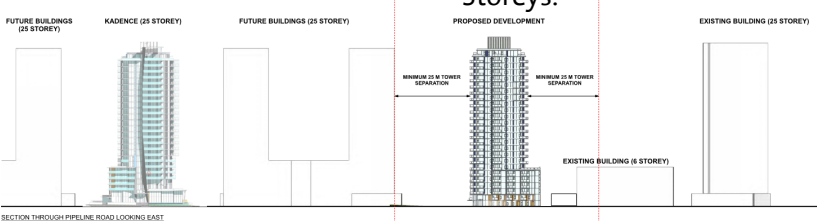
3

## Shadow and Massing

### 1155, 1159 Pipeline Road and 1110 Inlet Street



- Tower Separation is at minimum 24m
- Podium is set back minimum 12m
- Maximum Height 25 Storeys.



SECTION THROUGH PIPELINE ROAD LOOKING EAST

4

5



**LEDINGHAM McALLISTER**

*Building BC since 1905*

**PRESENTS**

**WESTBURY**

(1155, 1559 Pipeline Road & 1110 Inlet Street)

Public Hearing Presentation



LEDINGHAM McALLISTER

Building BC since 1905

PROJECTS



Westbury



HIGHPOINT



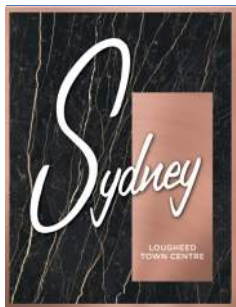
SIENNA

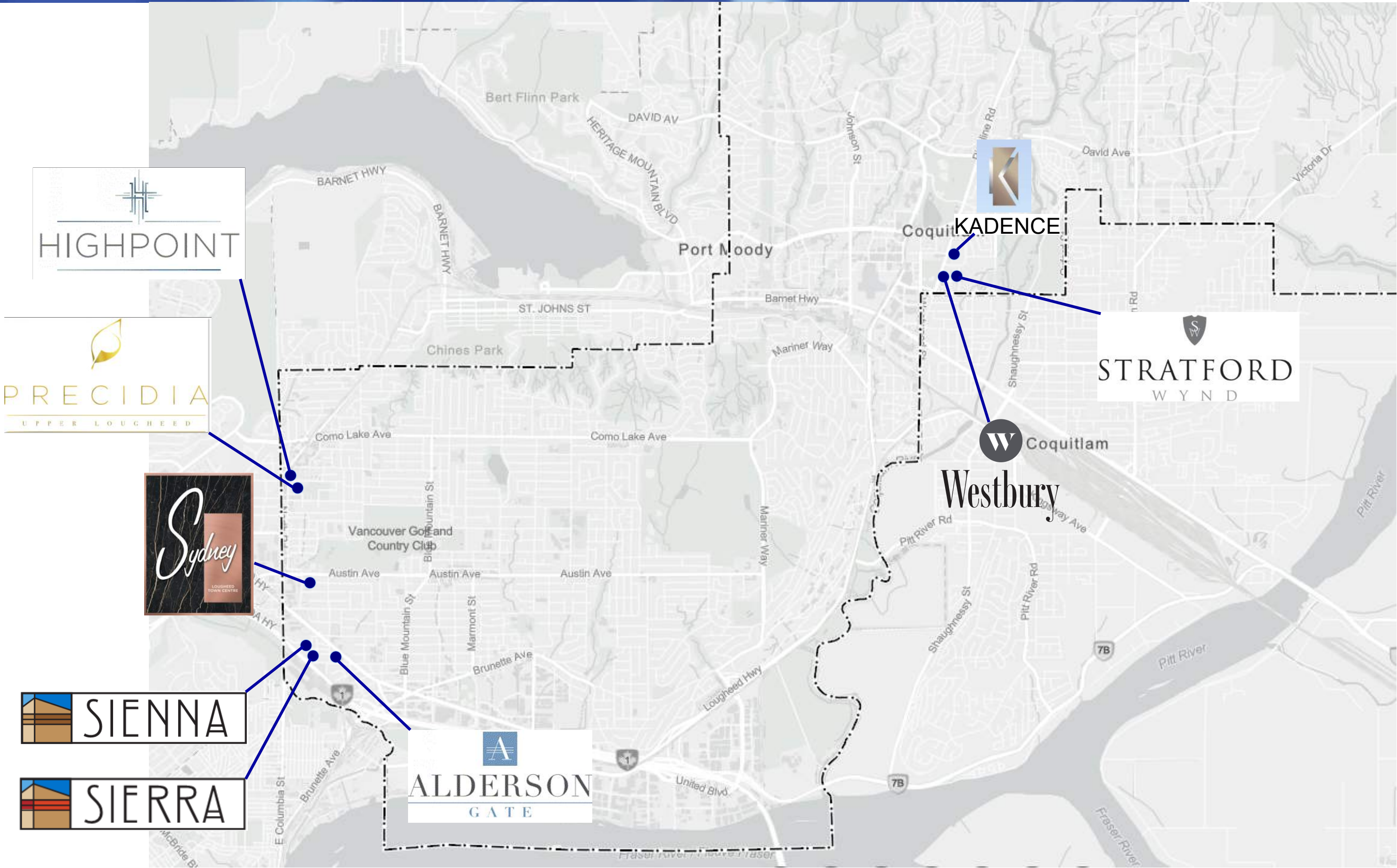


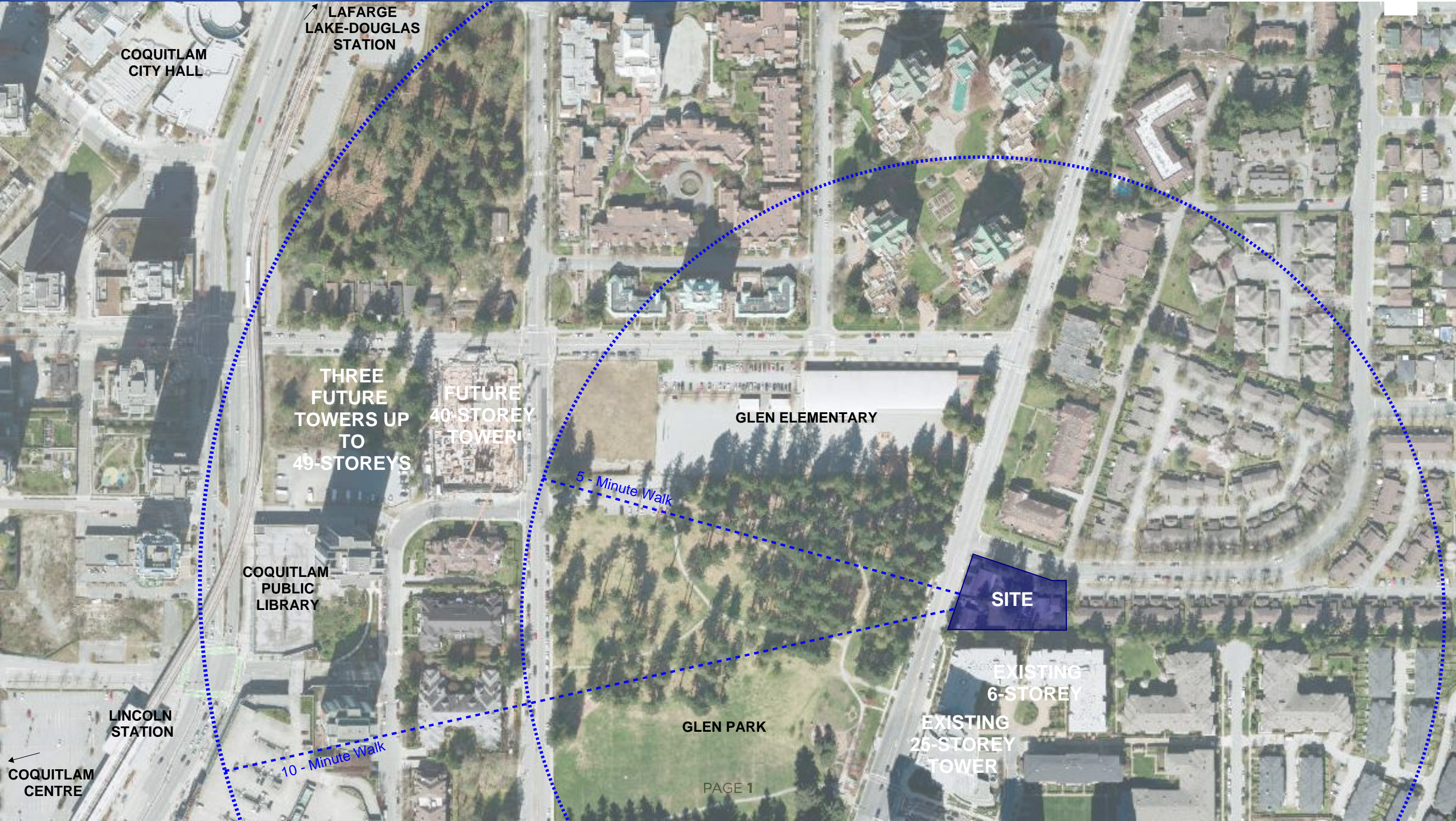
SIERRA



PRECIDIA  
OFFICE BUILDING



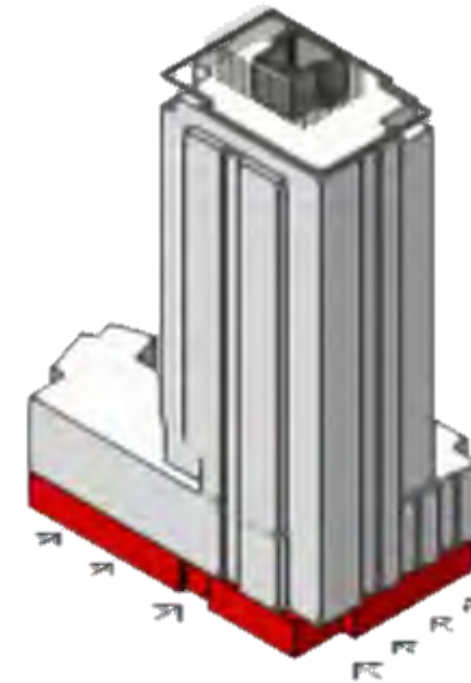




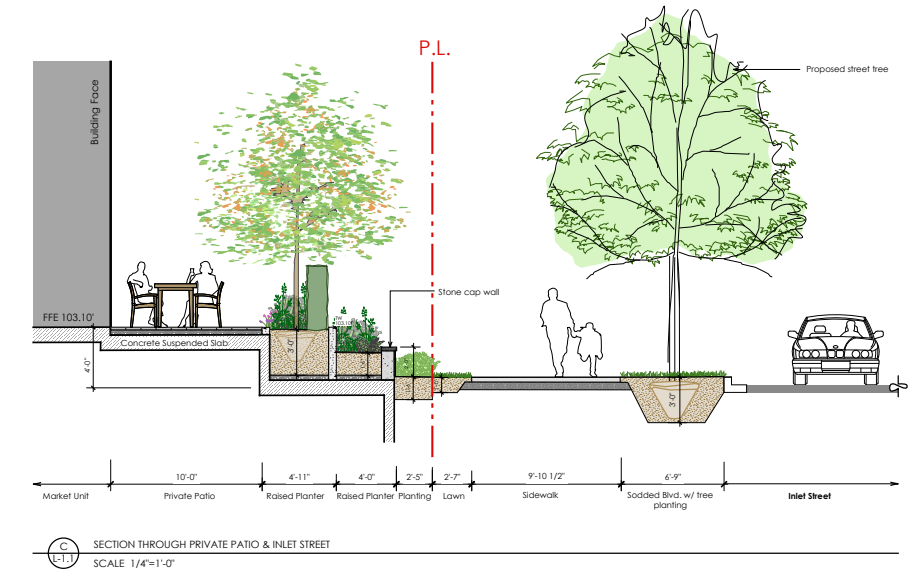


- 25-Storey Tower, including a 6-storey rental podium
- 5.50 FAR
- 147 Market Strata Units
- 59 rental units, which includes 9 below market units
- Improved street frontage, which includes a mixed-use path and public node

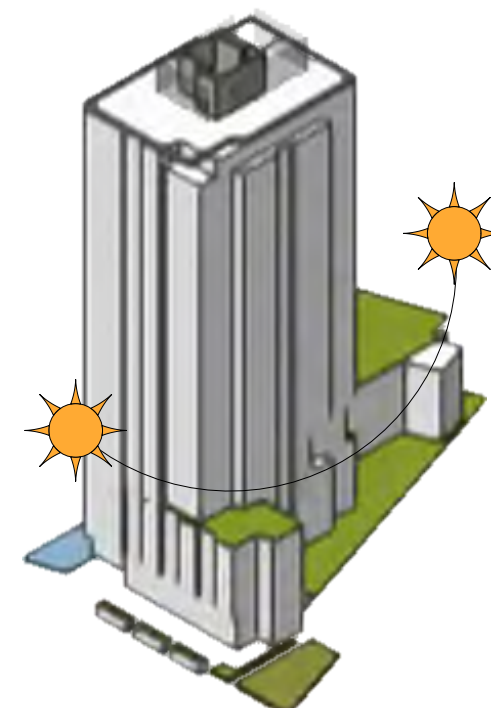
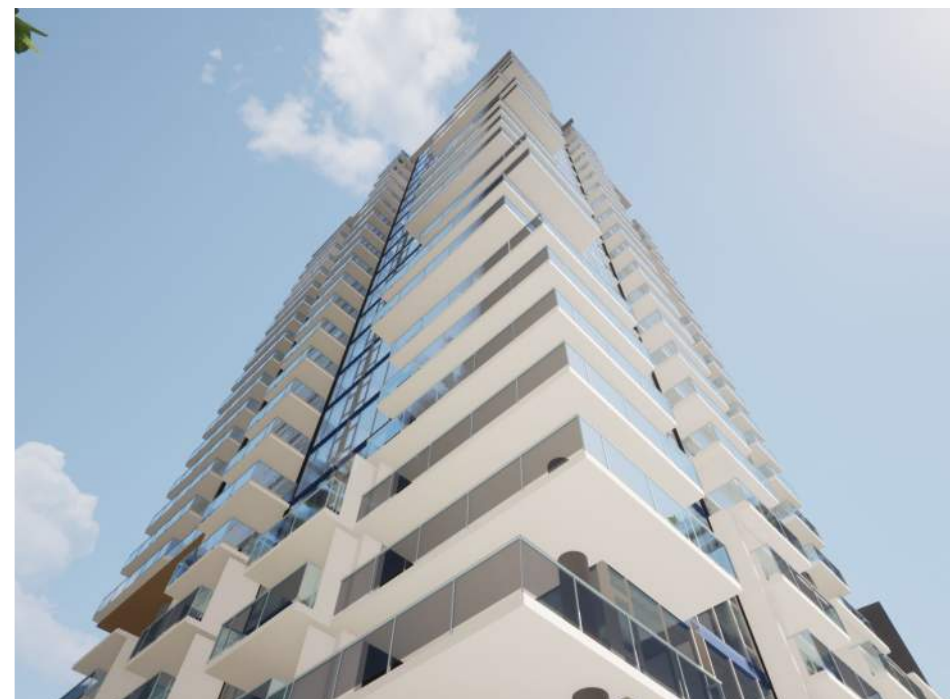
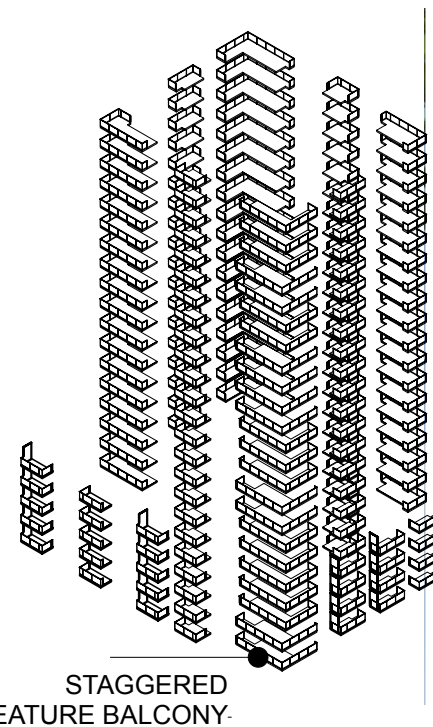
## Base, Middle, Top Distinct Design



## Active Frontages which include Individual Entries with Private Patios

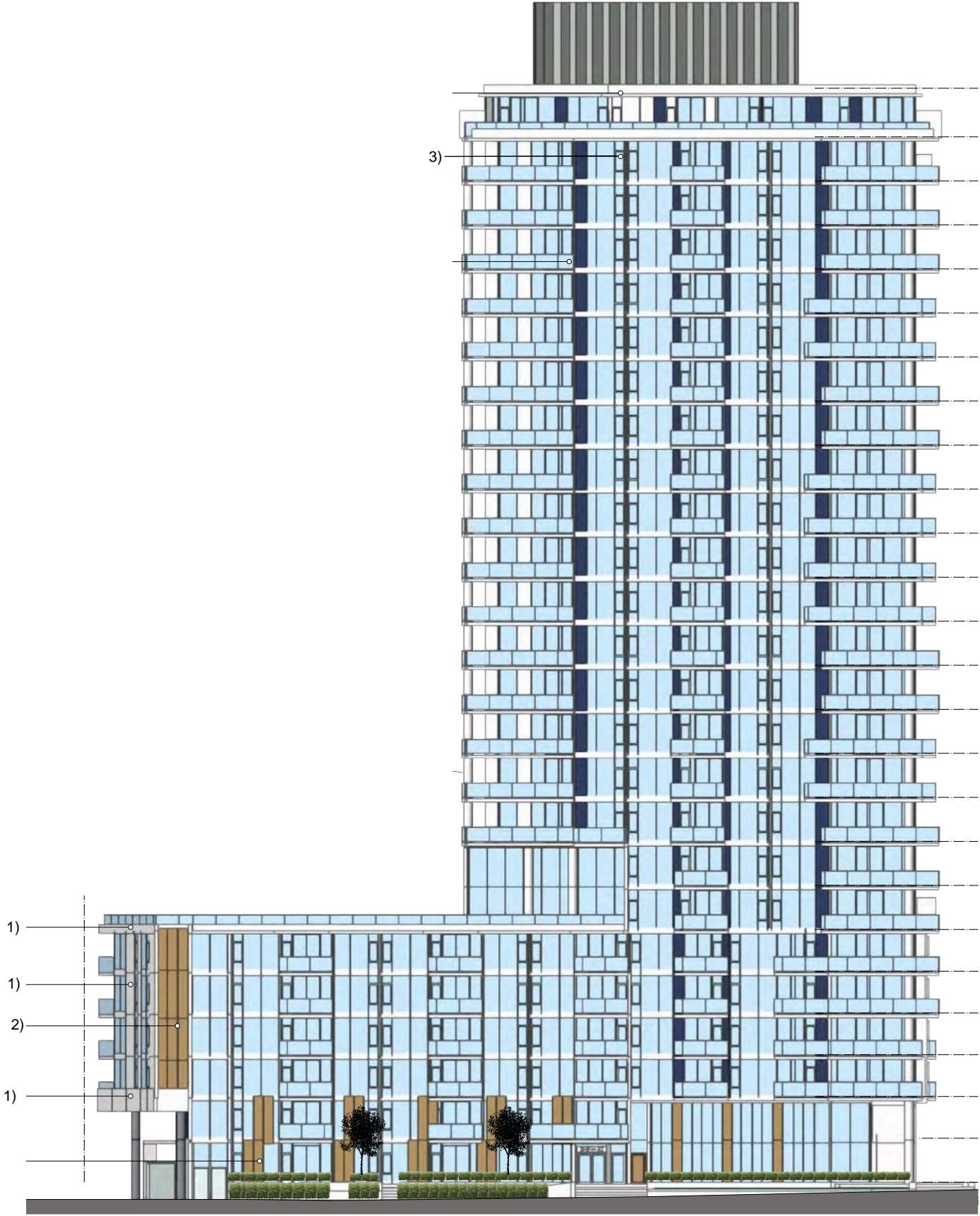


## Staggered Balconies to Enhance Corner

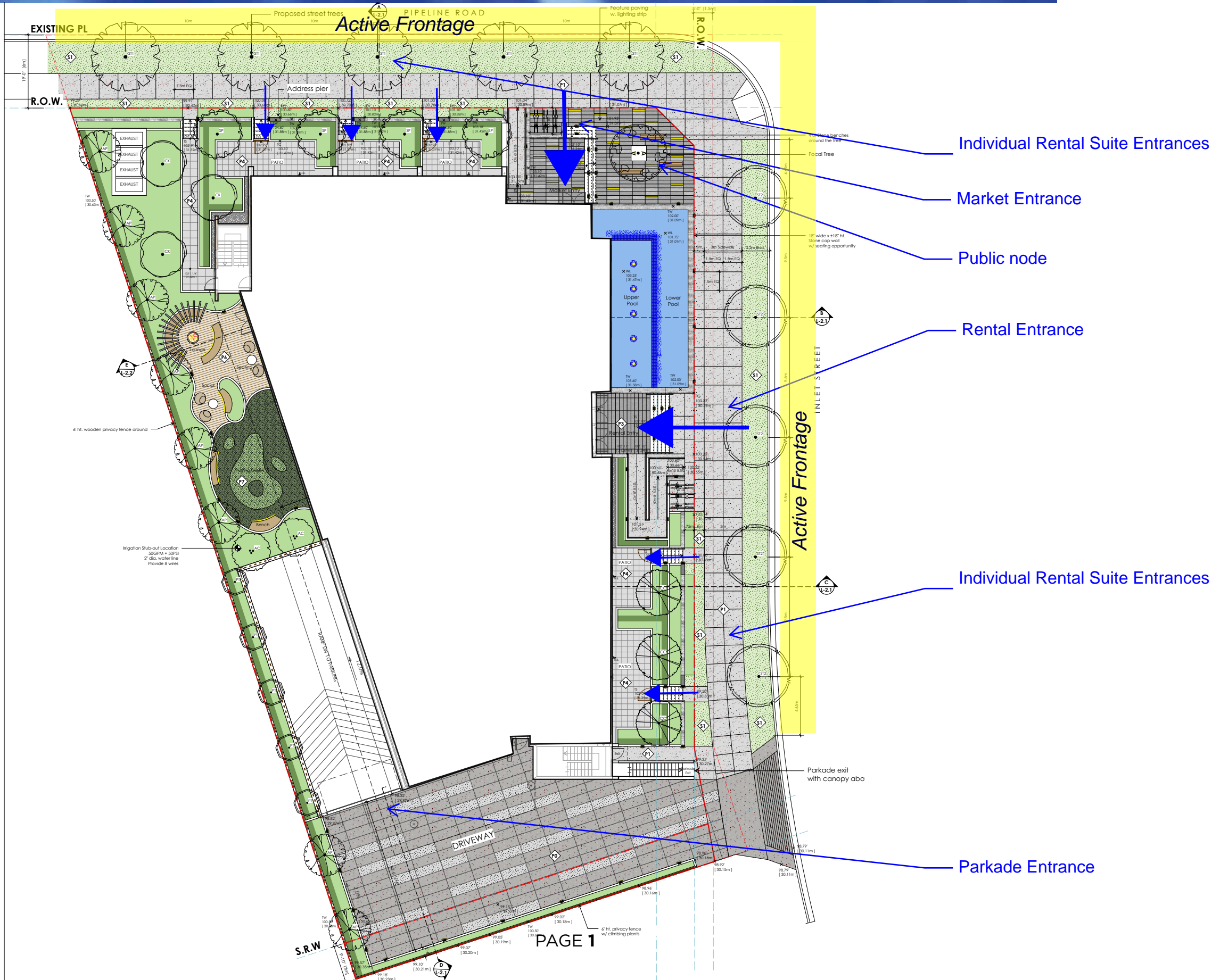


## Southern Exposed Amenity Spaces for Maximized Sun





OVERALL SITE PLAN









OUTDOOR AMENITY LEVELS



LEVEL 3 RENTAL AMENITY

LEVEL 7 MARKET AMENITY



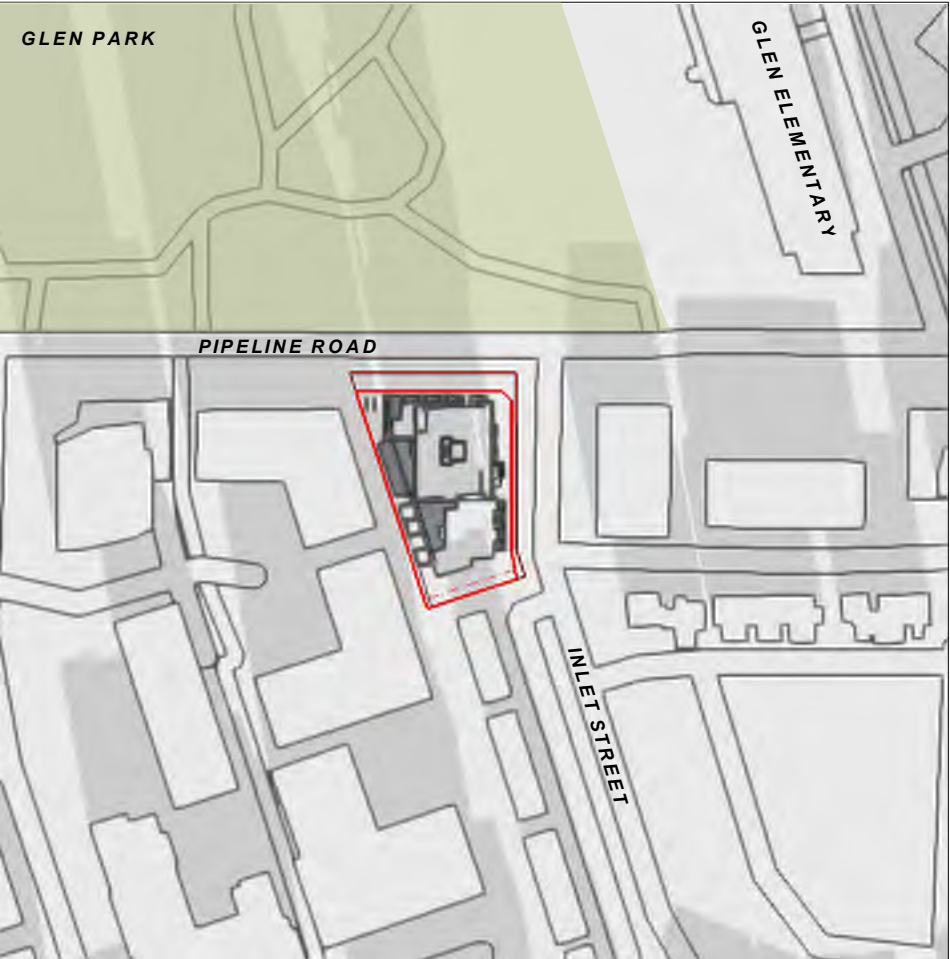
-  Aligns with OCP and CCAP
-  Multiple Housing Typologies including 22 Family units
-  9 Below-market units
-  LEED Silver Equivalent
-  Corner Public Node
-  Sculpted balconies irregularly staggered to create architect prominence and visual interest on the corner of Pipeline & Inlet



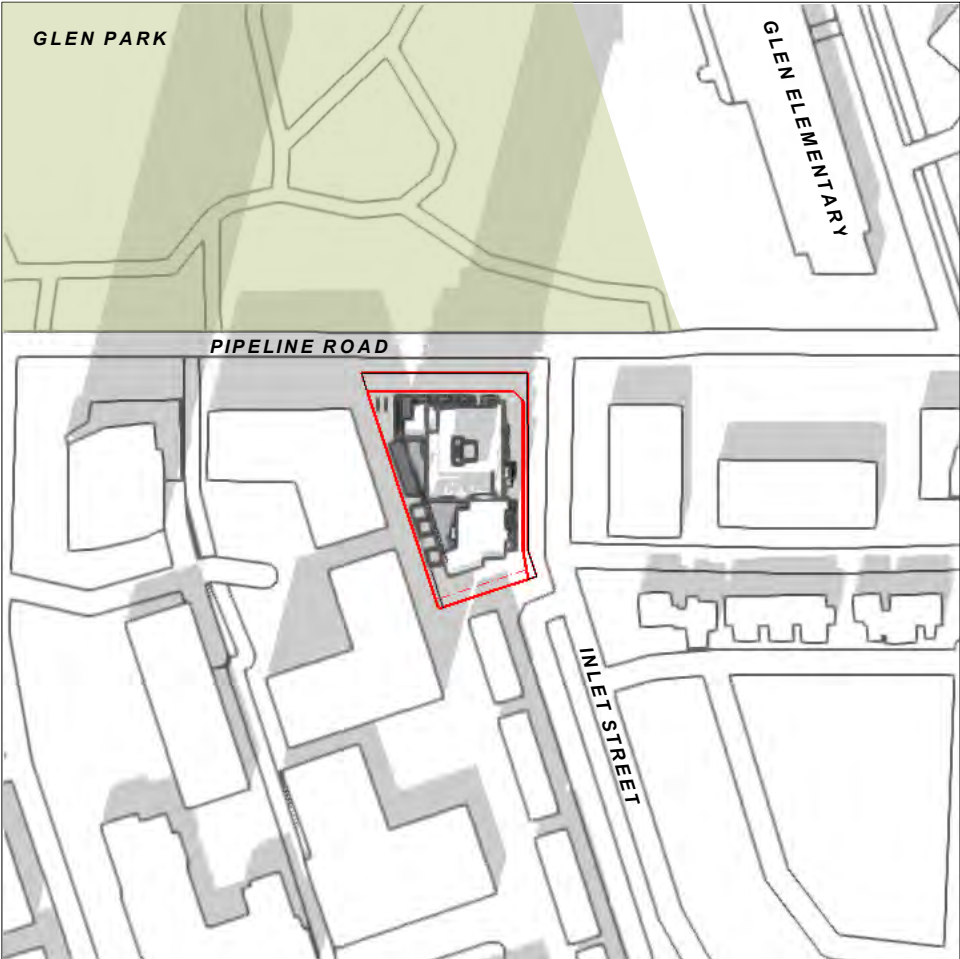
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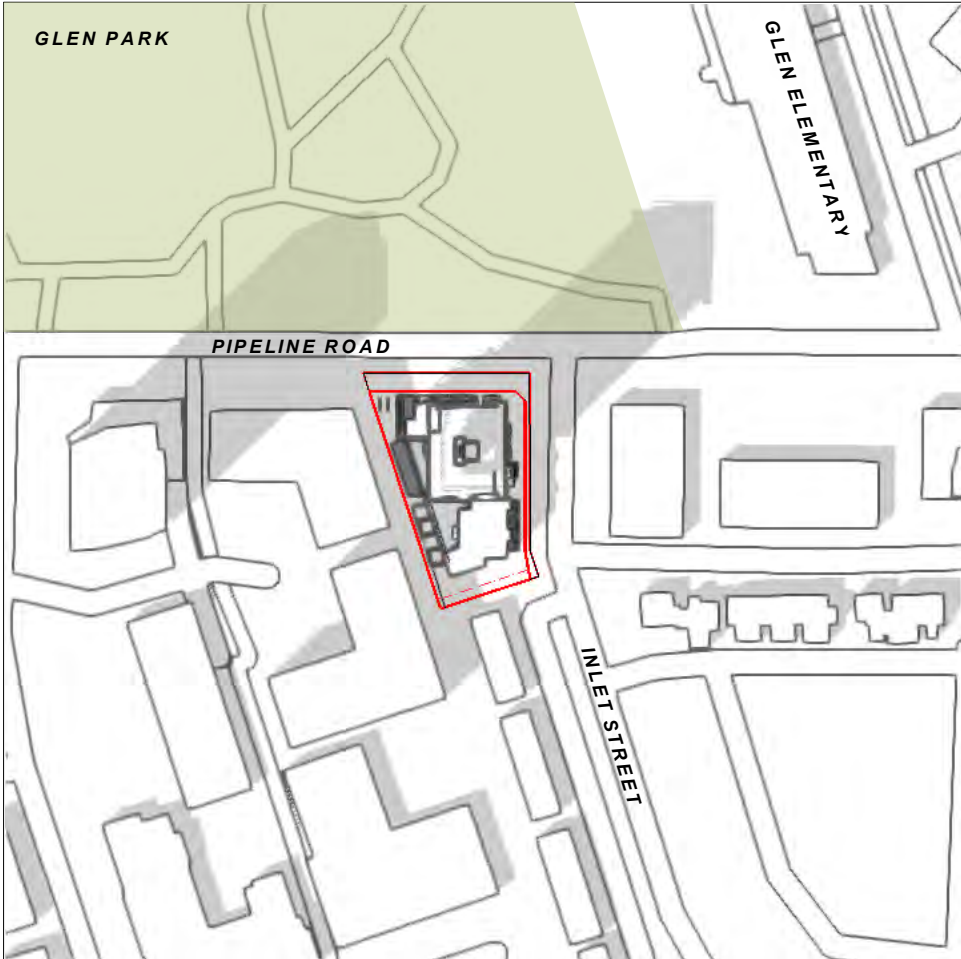
**THANK YOU**



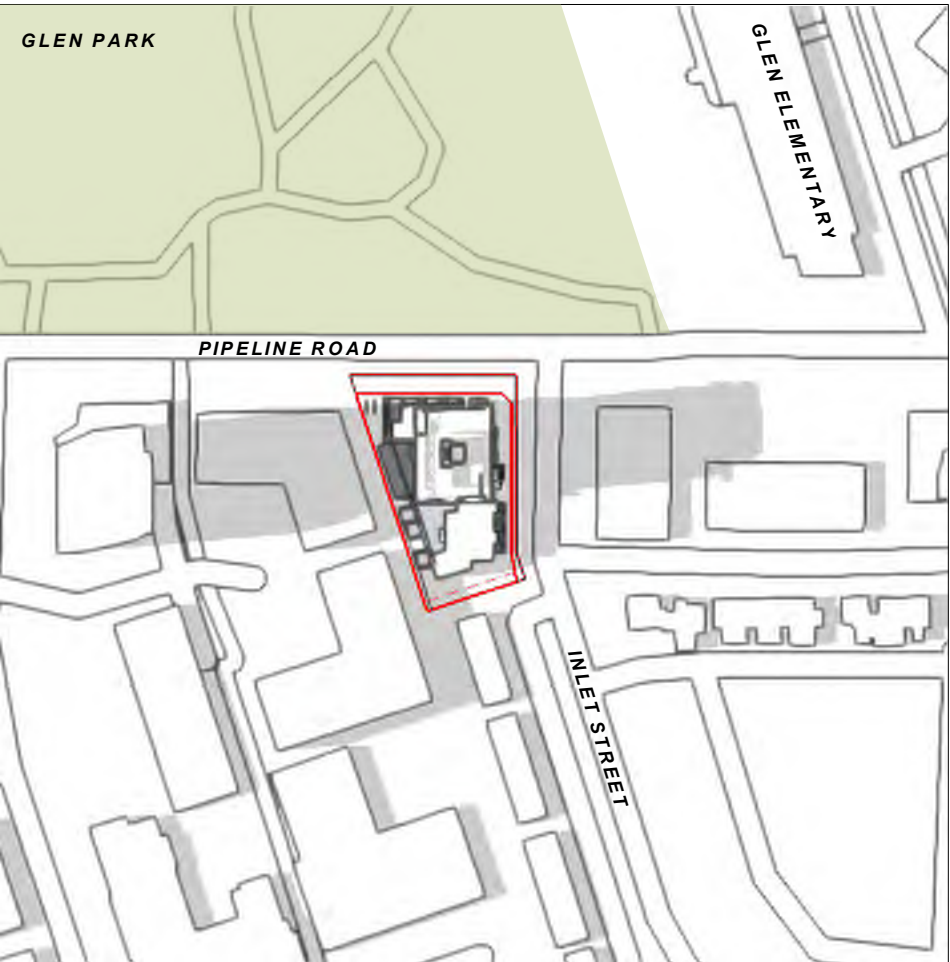
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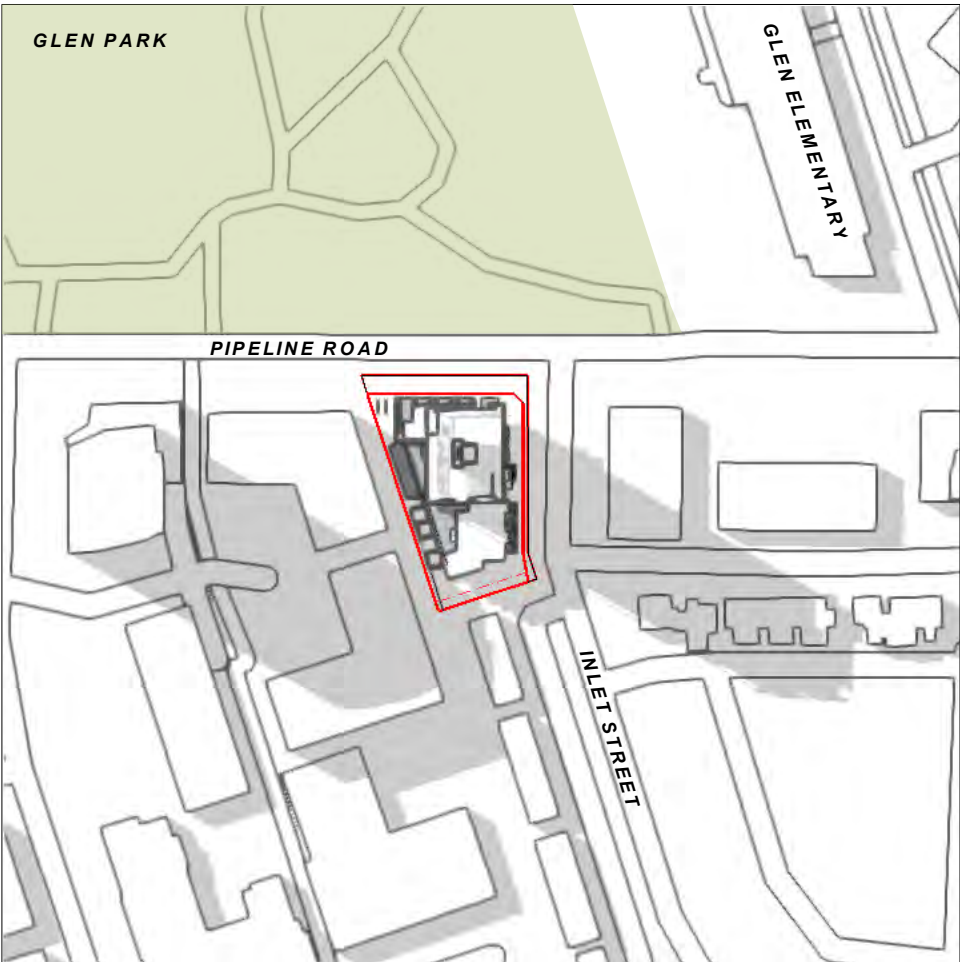
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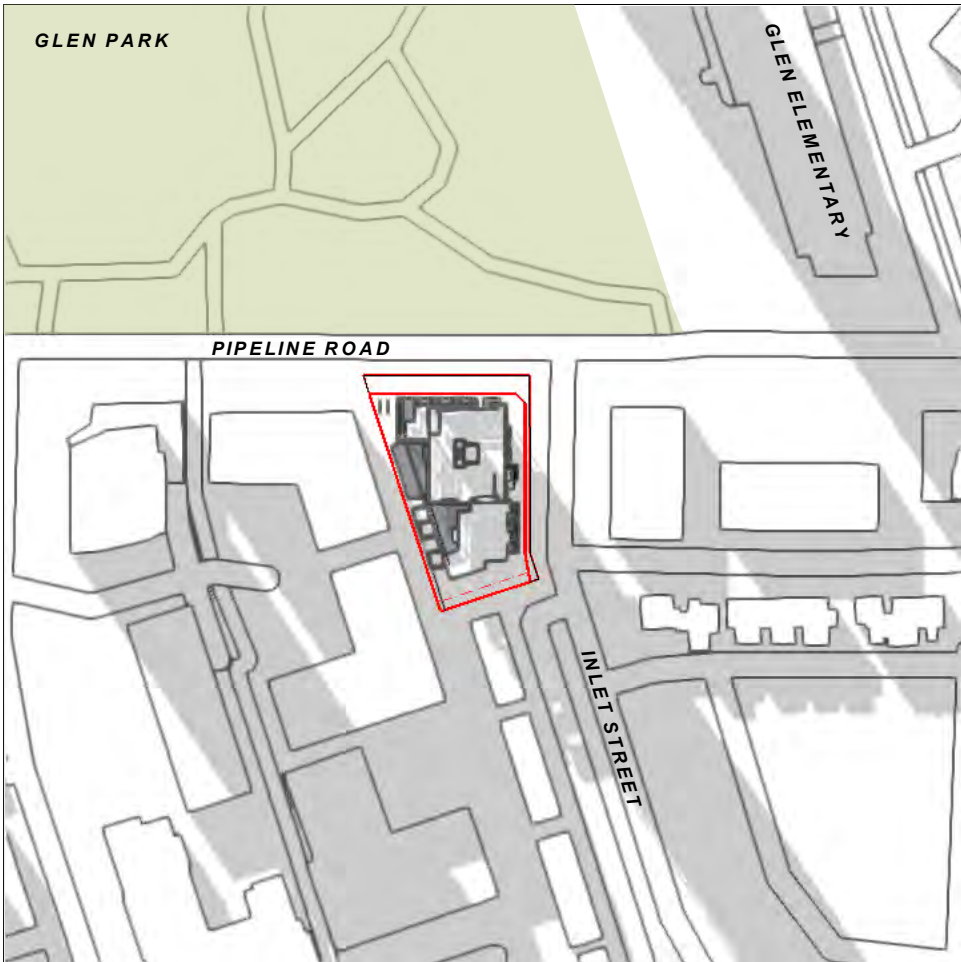
MARCH 21 2



MARCH 21 3



MARCH 21 4



MARCH 21 5



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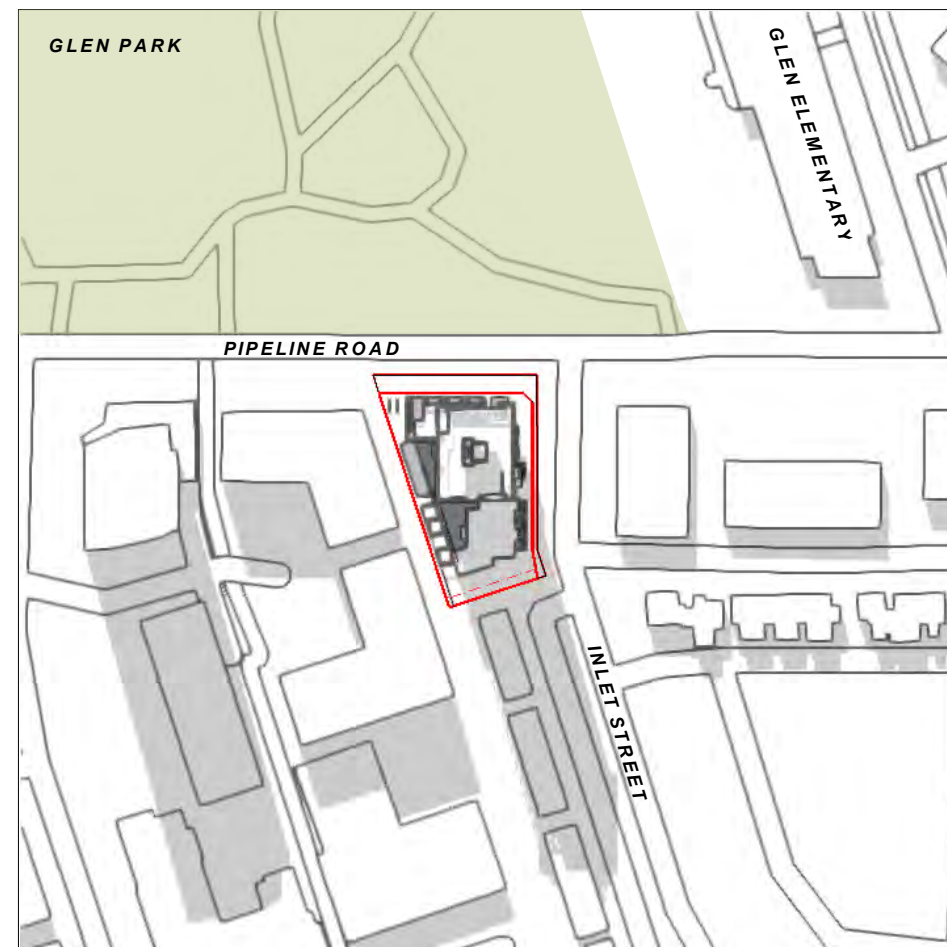
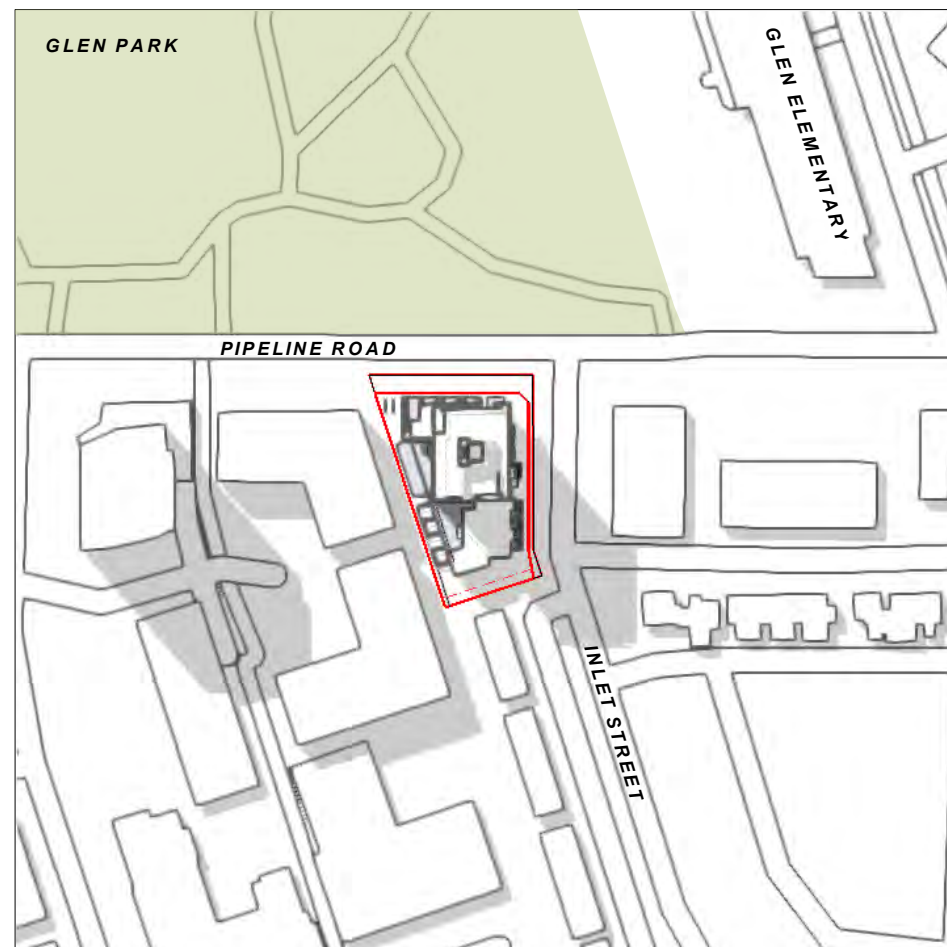
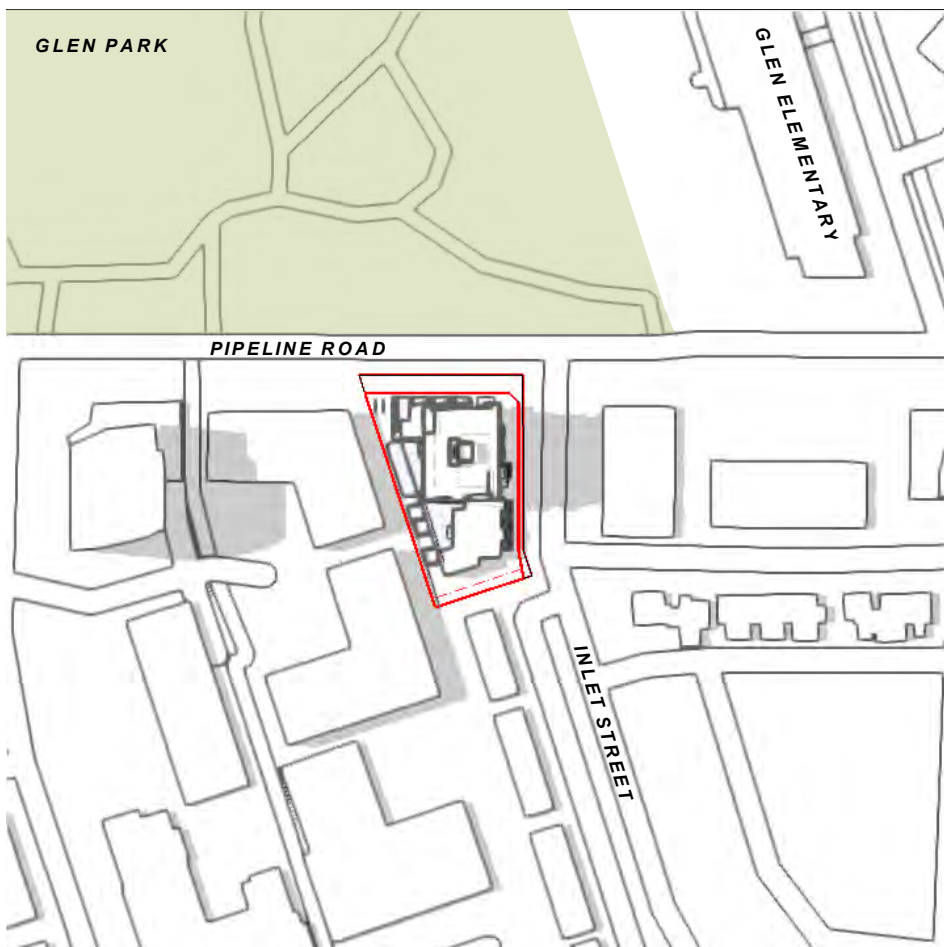
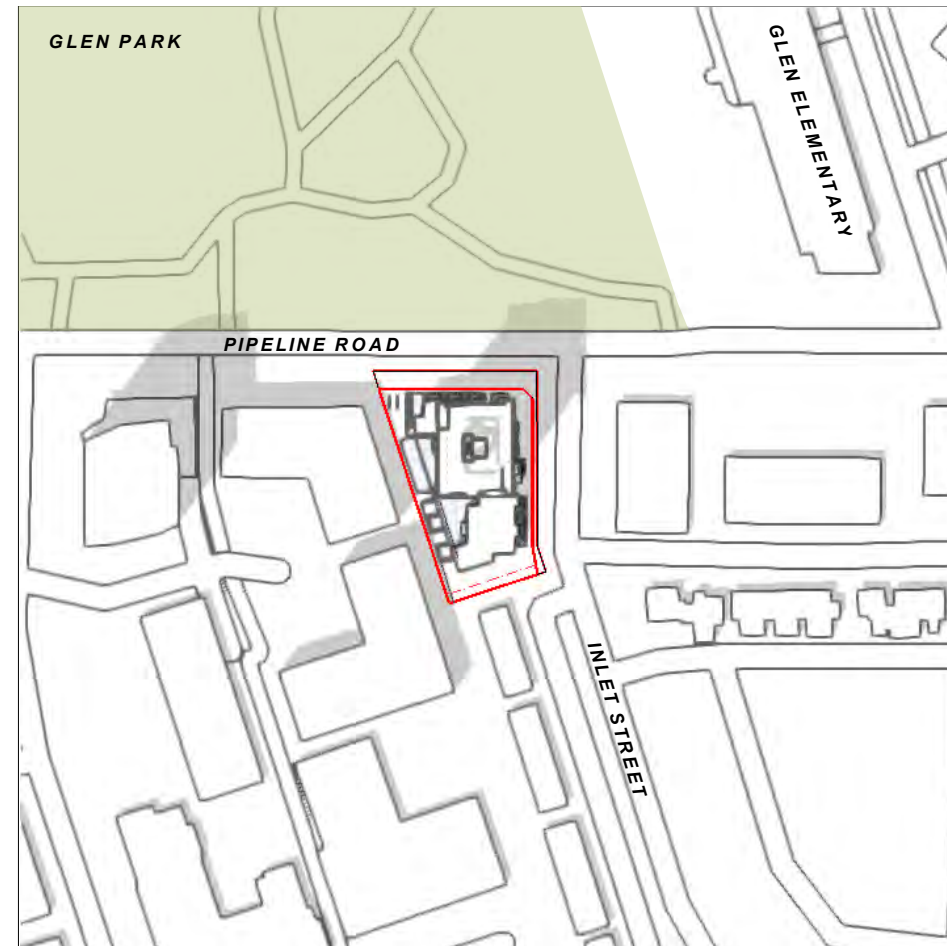
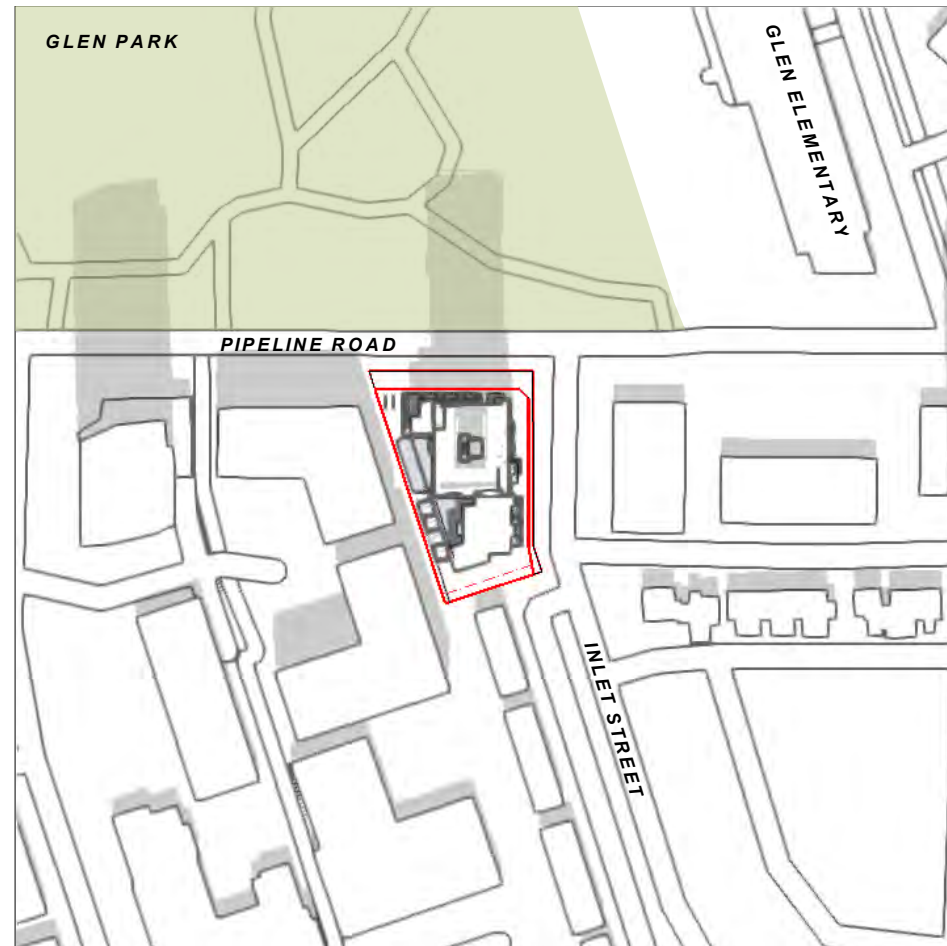
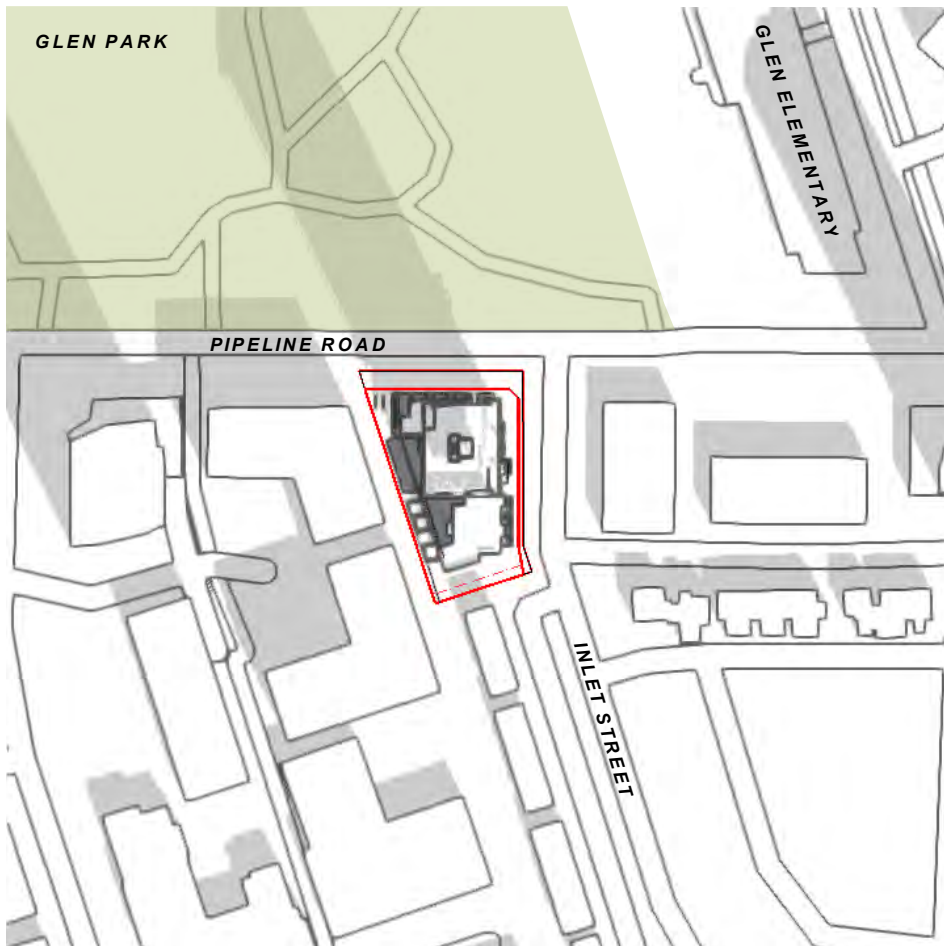
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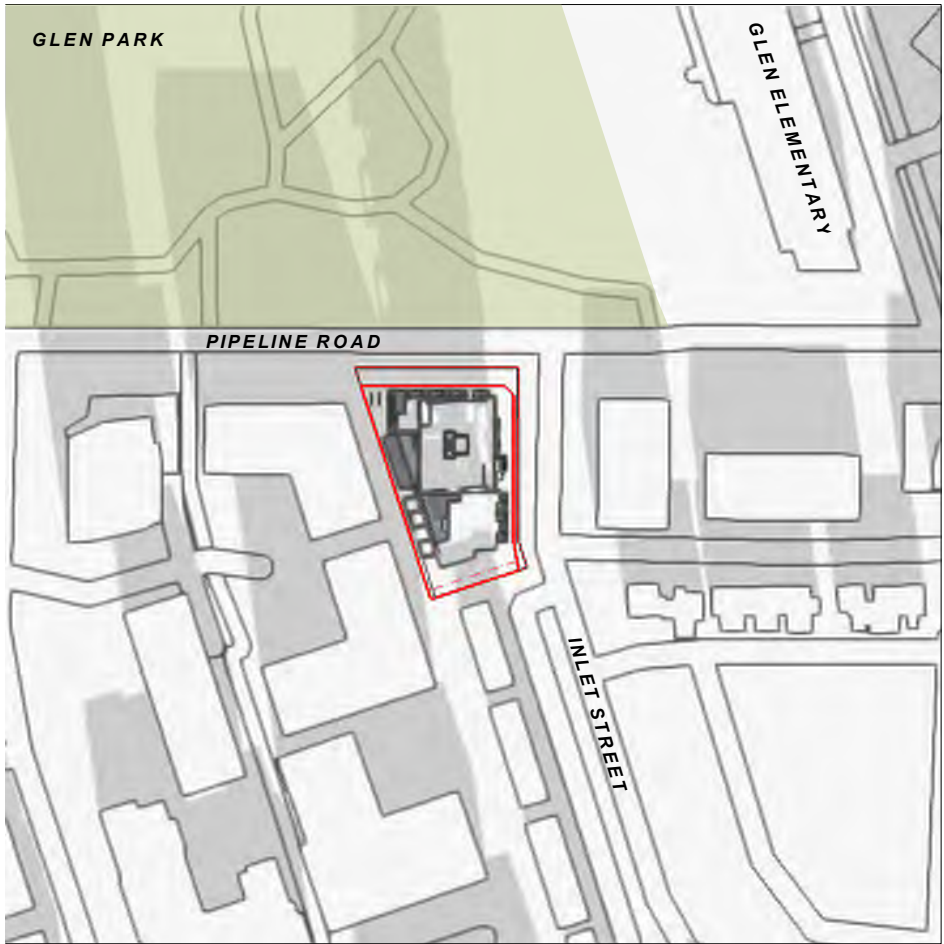
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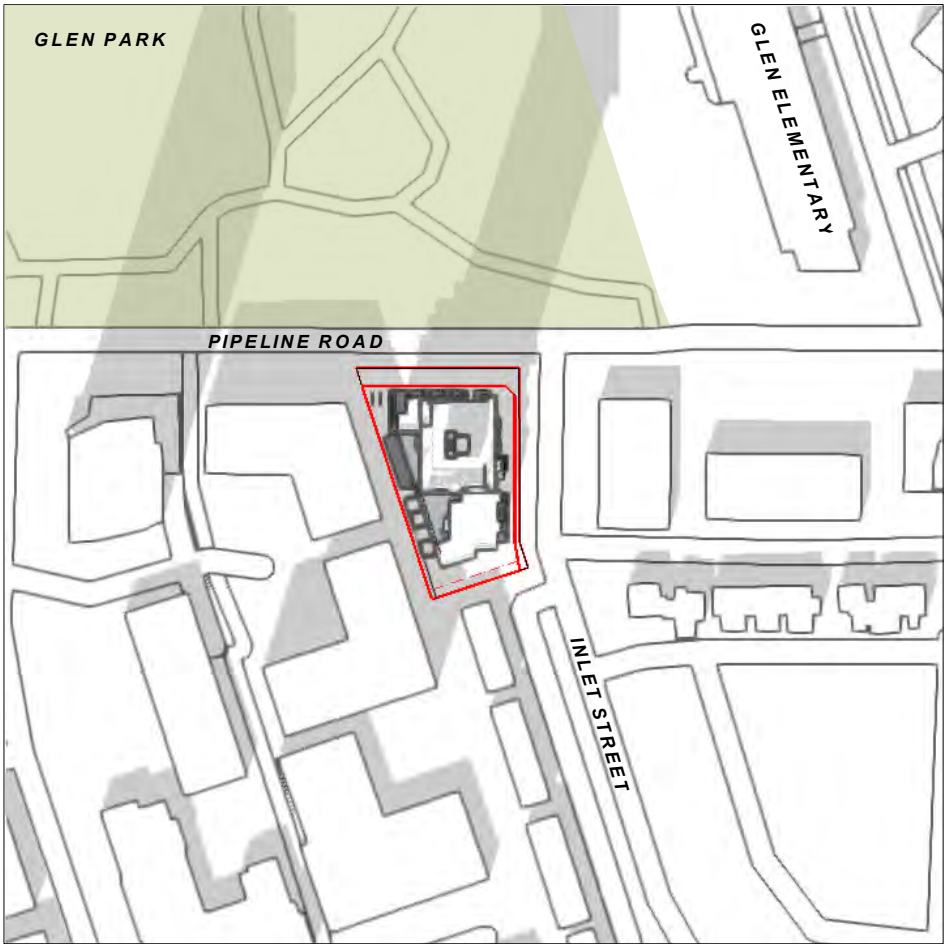
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03	MAY 2022	FACADE REVISION
02	OCT 2021	RZ SUBMISSION
01	DEC 2020	ENQUIRY
NO.	DATE	
ISSUES		DESCRIPTION
NO.	DATE	APPR
REVISIONS		
SEAL		DESCRIPTION
SUB-CONSULTANT		
PROJECT CONSULTANT		
<div><div>IBI</div><div>IBI GROUP ARCHITECTS (CANADA) INC. 700 - 1285 West Pender Street Vancouver BC V6E 4B1 Canada tel 604 683 8797 fax 604 683 8798 ibigroup.com</div></div>		
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WESTBURY COQUITLAM, BC		
PROJECT NO: 127656		
DRAWN BY:		
CHK'D BY:		
SCALE:		
DATE: 2022 MAY		
SHEET TITLE		
SOLAR STUDY - MARCH 21		
SHEET NUMBER		

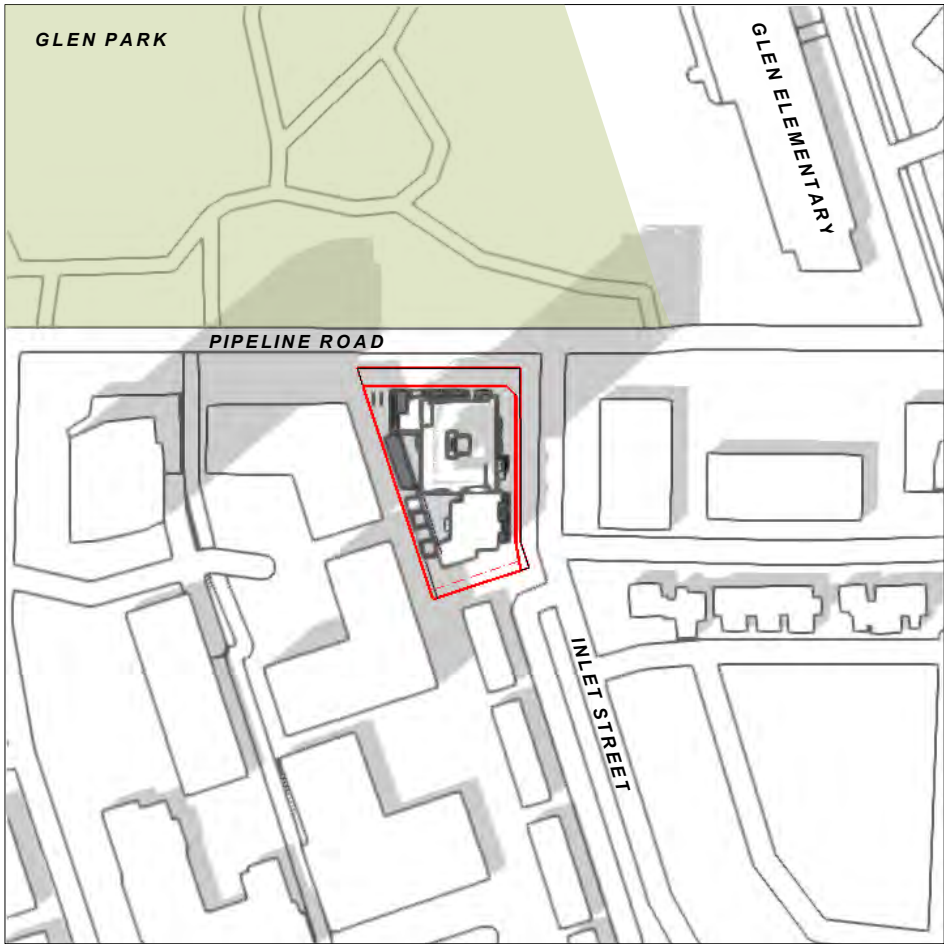




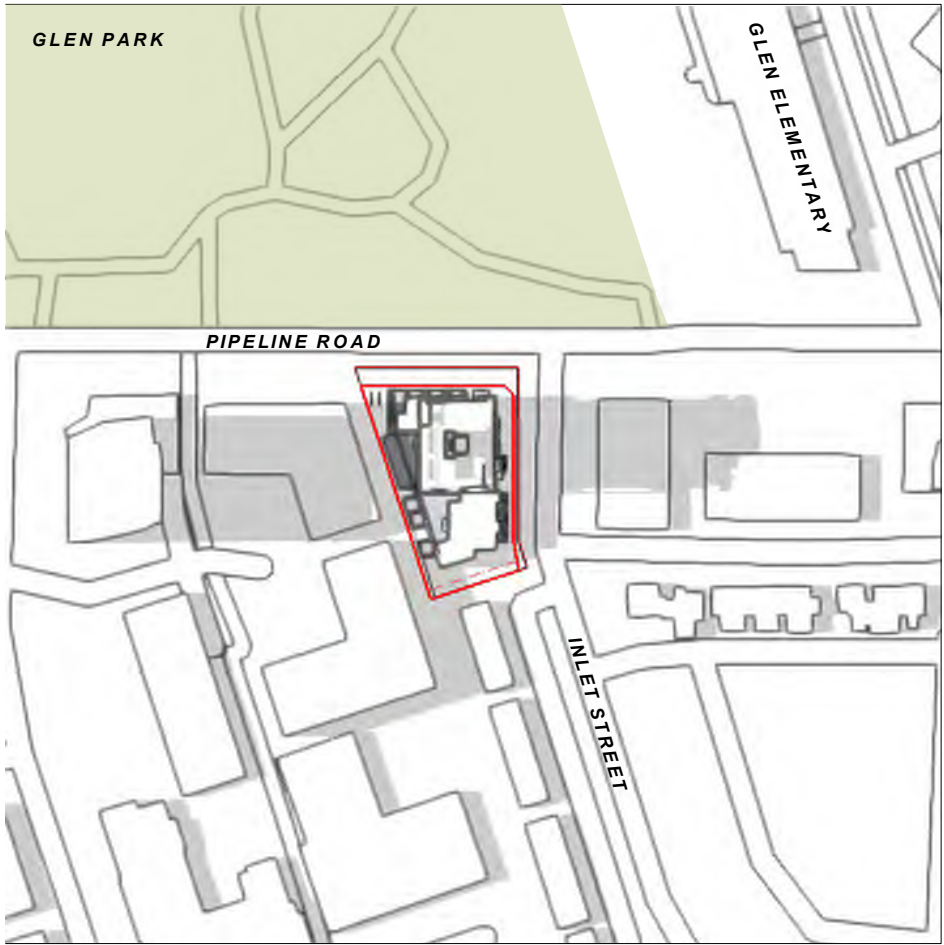
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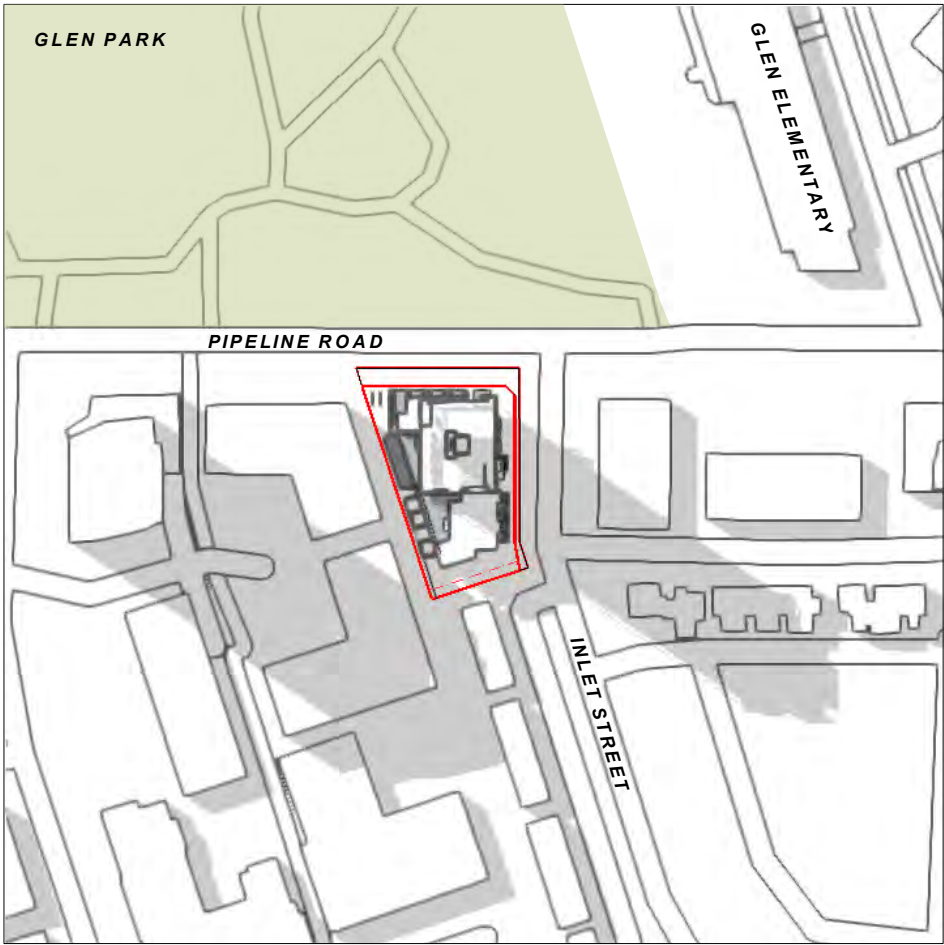
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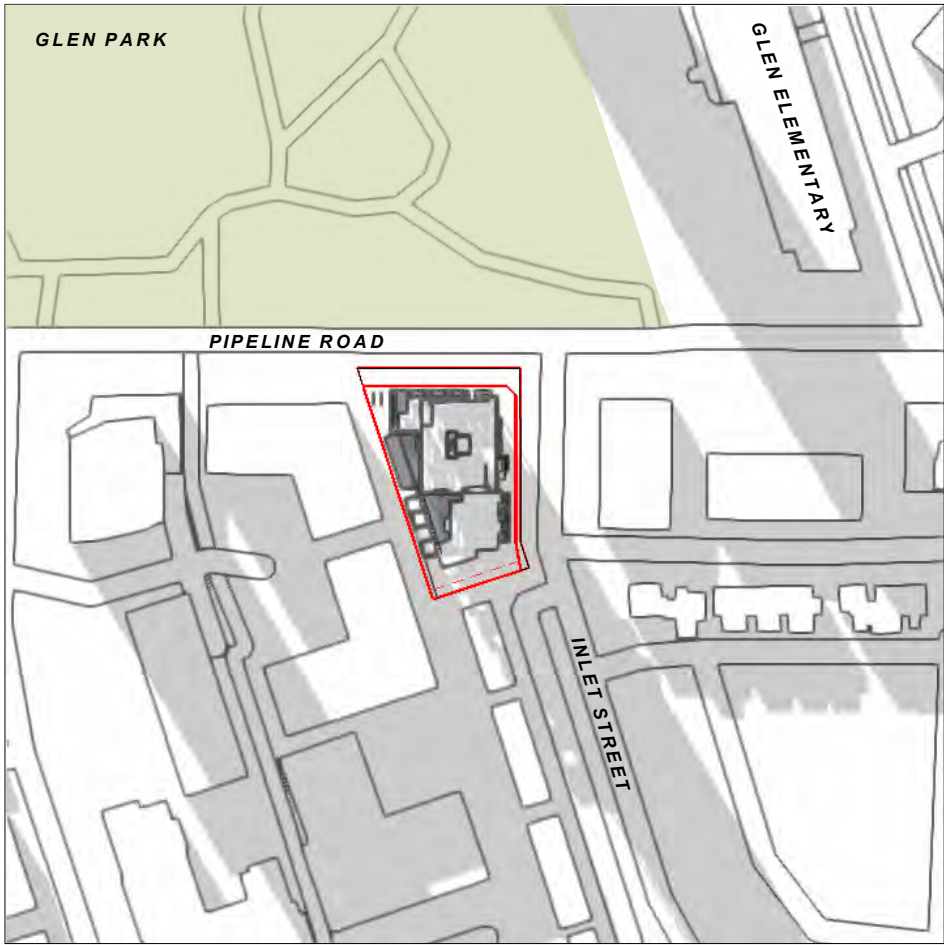
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SEPTEMBER 21 4



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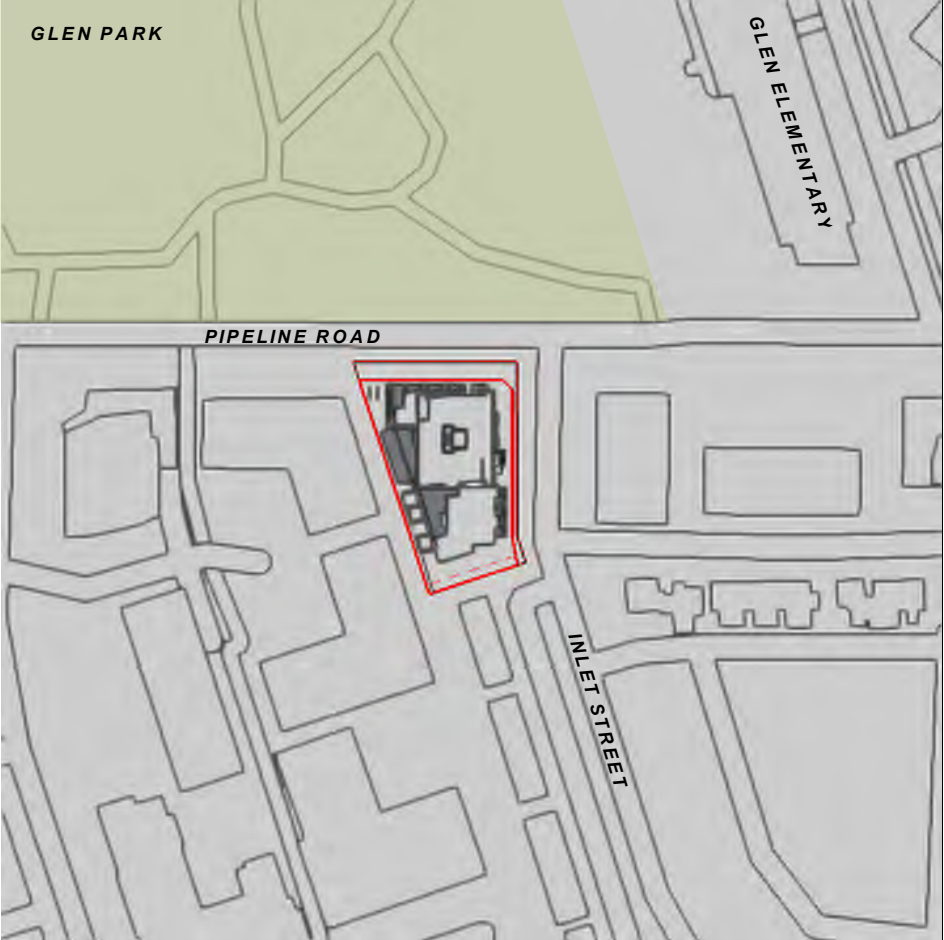
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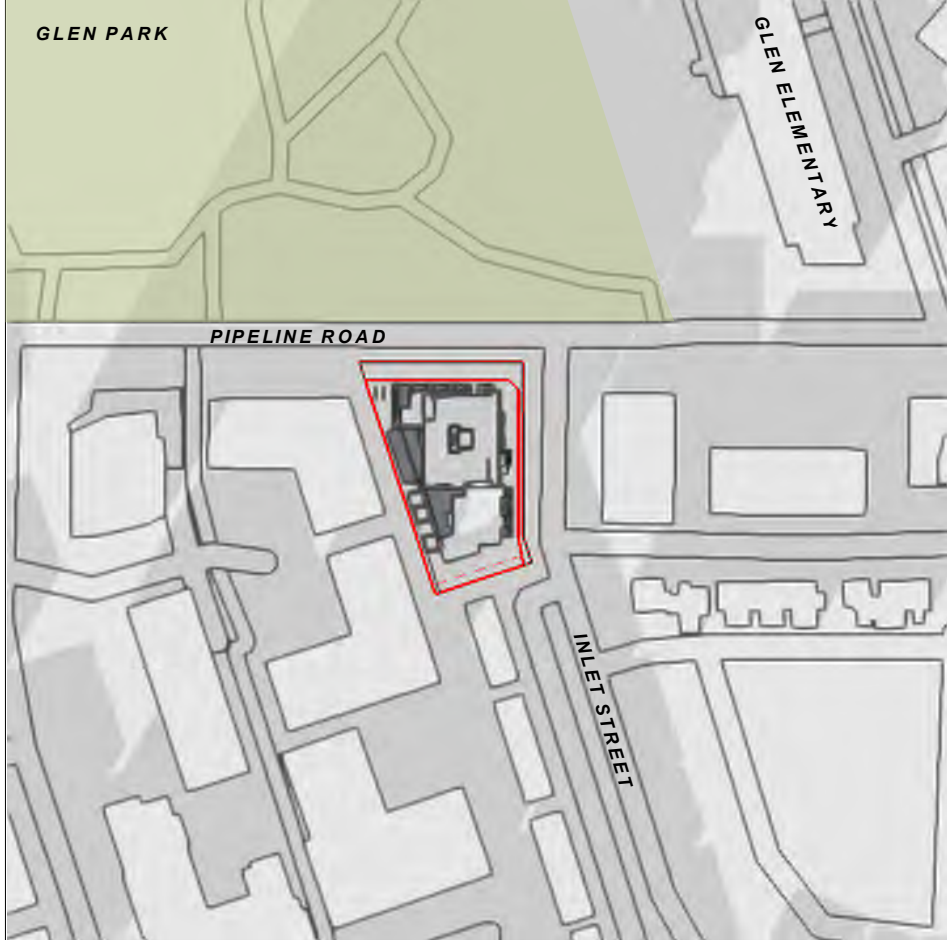
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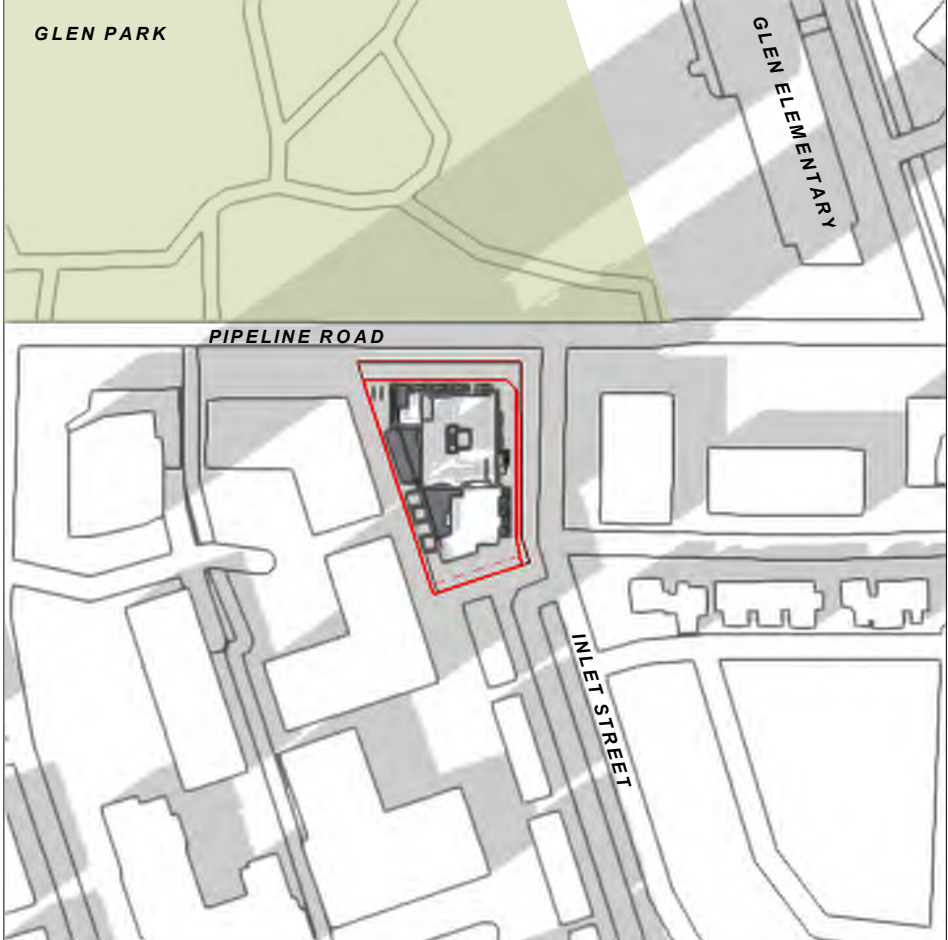
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NO.	DATE	
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REVISIONS		
SEAL		DESCRIPTION
SUB-CONSULTANT		
PROJECT CONSULTANT		
<div><div>IBI GROUP ARCHITECTS (CANADA) INC. 700 – 1285 West Pender Street Vancouver BC, V6E 4B1, Canada tel 604 683 8797 fax 604 683 0492 ibigroup.com</div></div>		
PROJECT TITLE		
WESTBURY COQUITLAM, BC		
PROJECT NO: 127856		
DRAWN BY:		
CHK'D BY:		
SCALE:		
DATE: 2022 MAY		
SHEET TITLE		
SOLAR STUDY - SEPTEMBER 21		
SHEET NUMBER		REV



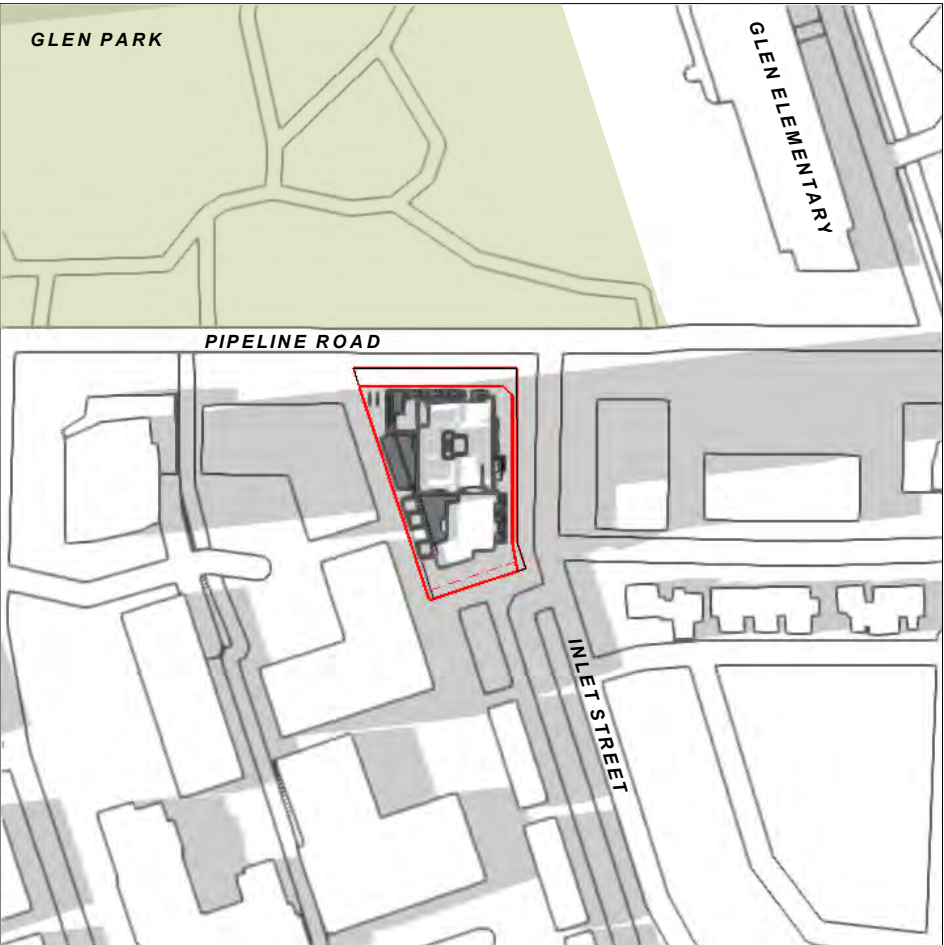
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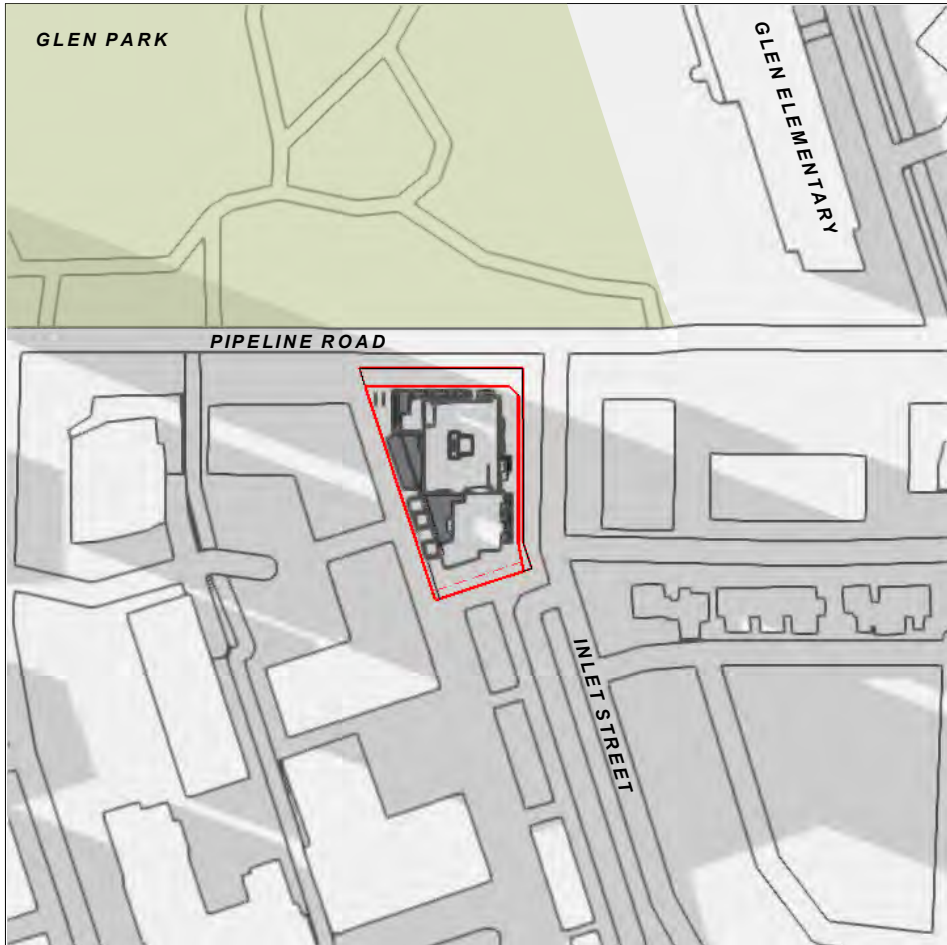
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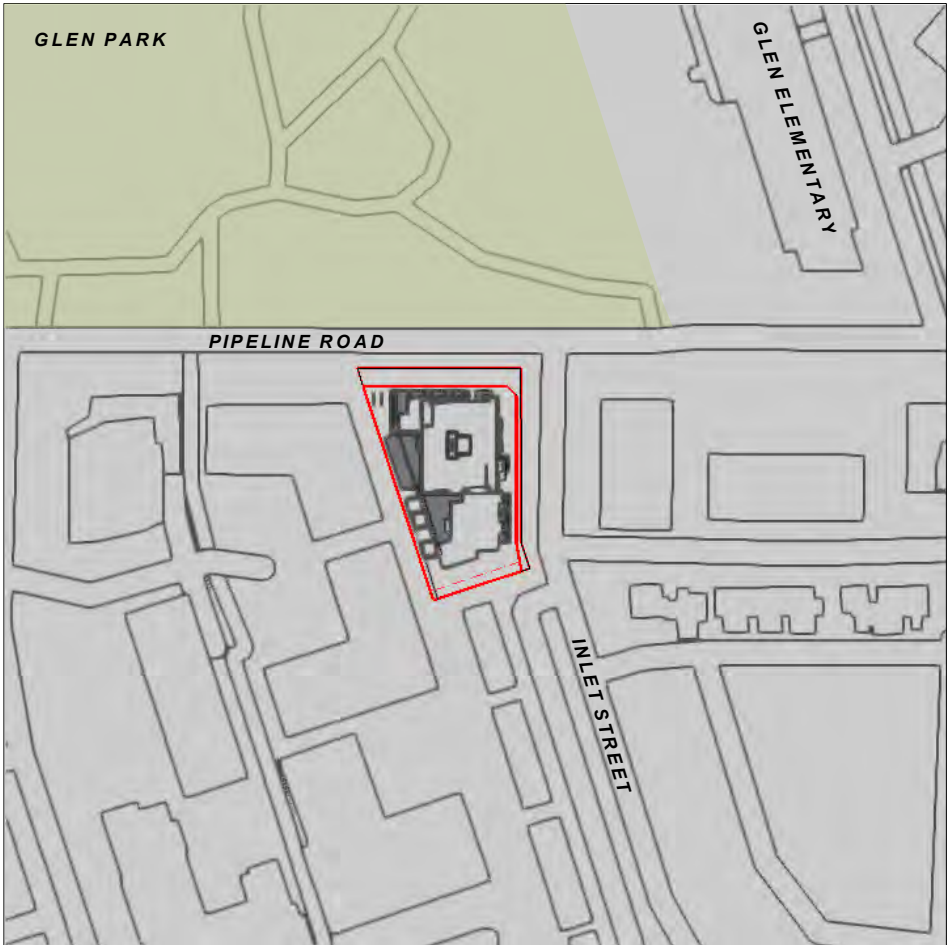
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DECEMBER 21 4



DECEMBER 21 5





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01	DEC 2020	ENQUIRY
NO.	DATE	
ISSUES		DESCRIPTION
NO.	DATE	APPR
REVISIONS		
SEAL		DESCRIPTION

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PROJECT TITLE

**WESTBURY  
COQUITLAM, BC**

PROJECT NO: 127656

DRAWN BY:

CHK'D BY:

SCALE:

DATE: 2022 MAY

SHEET TITLE

**SOLAR STUDY -  
DECEMBER 21**

SHEET NUMBER

REV

**Cormack, Rachel**

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**From:** Ian Bushfield [REDACTED]  
**Sent:** Monday, July 18, 2022 9:22 AM  
**To:** Clerks Dept  
**Subject:** Comments Re 1155, 1159 PIPELINE ROAD AND 1110 INLET STREET

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Categories:** Public Hearing

Dear Mayor & Council

I am writing in support of the proposed development at Pipeline Road and Inlet Street.

After we were priced out of Vancouver and Burnaby, our family moved to a home in New Horizons last year. Our challenge was similar to many people in Metro Vancouver - there were simply not enough houses available, forcing us to look further than intended and to find ways to stretch our budget.

This specific proposal, the first I'm writing in on, is up the street from us and one we'd pass regularly when walking or driving into the shops along Lougheed. It represents the opportunity for many more families to join our community and experience the wonderful amenities of this city.

As a parent of two young children, I appreciate that the project has space for childcare facilities, includes a number of larger units and that there are some secure rentals. The building replaces an empty lot and conforms to the City's policies. It's close to transit and includes a large number of bicycle parking spaces.

Were I to have any criticisms, they would likely be more with the limits of the city's policies than with this specific building. Setting aside only nine units in a building of over 200 for below-market rentals seems absurdly low to manage the crisis we face. Further, even having just 50 rental units in the building seems insufficient.

Next, I think there should be room for further reductions in parking minimums for buildings that are close to major transit infrastructure like the SkyTrain and West Coast Express. Undoubtedly you will hear from other residents concerned about the traffic generated by such developments. The best way to prevent such traffic is to disincentivize it from the start, while providing better alternatives including cycling infrastructure. I will note that there aren't any AAA rated cycling routes in the vicinity of this building, something I hope the city will address through its ongoing Strategic Transportation Plan updates.

In conclusion, I encourage you to support this project and continue to turn your minds to making Coquitlam an inclusive and affordable community for all who choose to live here.

Regards

Ian

Ian Bushfield  
1210 Nestor St  
Coquitlam, BC V3E 1H6  
Pronouns: He/him

I acknowledge that I live and work on the traditional, ancestral and unceded territory of the k<sup>w</sup>ik<sup>w</sup>əłəm (Kwikwetlem First Nation). I thank the k<sup>w</sup>ik<sup>w</sup>əłəm who continue to live on these lands and care for them, along with the waters and all that is above and below.

**Cormack, Rachel**

---

**From:** Kim Malito [REDACTED]  
**Sent:** Monday, July 18, 2022 6:52 PM  
**To:** Clerks Dept  
**Subject:** PROJECT 21-078

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Categories:** Public Hearing

Hello

We received your notice for public hearing on a proposed 25 Story Residential Tower at 1155,1169 Pipeline and 1110 Inlet Street and we would like to say that we do not support this application. This area is already very busy and cramped as it is and the two public schools in the area are already crowded. We already have enough traffic on pipeline as it is that causes a lot of congestion and by adding in another 200 plus units will just cause even more. We would support a 4 storey application if proposed but will not support this monstrosity that cannot support our current infrastructure.

Kim & Carman Malito  
1150 Kensal Place  
Coquitlam

Sent from my iPhone

**Cormack, Rachel**

---

**From:** Karina S [REDACTED]  
**Sent:** Tuesday, July 19, 2022 1:03 PM  
**To:** Clerks Dept  
**Subject:** Proj 21-078

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Categories:** Public Hearing

Hi there,

I live in the neighbourhood and I would like to oppose to the development of the high rise building. The roads are already busy, schools are full and we have enough high rises in the area. If it continues like that we won't be able to see the sky...

Thanks,  
Karina Speer  
210-1128 Kensal Pl, Coquitlam

--

Thank you,  
Karina

**Selby-Brown, Ashland**

---

**From:** xue tongjun [REDACTED]  
**Sent:** Thursday, July 21, 2022 12:54 PM  
**To:** Clerks Dept  
**Subject:** my voice on the 25-storey Residential Tower on 1155,1159 Pipeline Road & 1110 Inlet Street

Hi, there:

This is a unit owner from 3093 Windsor Gate and I am writing to voice my strong opposition to the building of a 25-storey Residential Tower on 1155,1159 Pipeline Road and 1110 Inlet Street.

My first concern is the 25-storey Residential Building is super close to and much higher than the building of 3093 Windsor Gate. As a result, we residents who live in the units facing north have to suffer from no natural sunlight during most of days since the 25-storey will block that already-not-much precious sunlight from us. Could you imagine what our life and health will be if we live in a unit without sunshine? More than that, the area has been extremely crowded with residents, and if more residents are coming, it will cause traffic chaos, inadequate public facilities, like parks, and schools. Last but not the least, the residents living in 1151 Windsor Mews, 1152 Windsor Mews, townhouses on Inlet St will feel overwhelmed by the 25-storey Residential Tower, posing an adverse impact on their health and life quality.

I would be appreciative if my concerns are taken into consideration.

Best regards.

**Selby-Brown, Ashland**

---

**From:** Daniel [REDACTED]  
**Sent:** Thursday, July 21, 2022 12:55 PM  
**To:** Clerks Dept  
**Subject:** My opposition to the building of 25-storey Residential Tower

Hello, there:

As a unit owner in the building of 3093 Windsor Gate, I am strongly opposed to the construction of the 25-storey Residential Tower on 1155, 1159 Pipeline Road and 1110 Inlet Street, which will have huge negative impacts on the life of residents living in 3093 Windsor Gates as well as 1151 Windsor Mews and 1152 Windsor Mews.

1. The 25-storey Residential Tower is super adjacent to the building of 3093 Windsor Gate, which inevitably blocks the natural light of all units facing north. It is not only harmful to our health, but also negatively impacts our life quality.
2. If the 25-storey Residential Tower is built, the two five-storey buildings on 1151 Windsor Mews & 1152 Windsor Mews will be squeezed between it and the high-rise of Windsor Gate 3093, resulting in no natural light at all in any weather condition and poor natural ventilation .
3. The traffic has been heavy and worsening between Pipeline Road and Inlet St. If more buildings are constructed around, it will be a disaster for residents to travel around.

Cheers!

**Cormack, Rachel**

---

**From:** wang weidong [REDACTED]  
**Sent:** Saturday, July 23, 2022 8:17 PM  
**To:** Clerks Dept  
**Subject:** PROJ 21-078

Dear sir/madam

My name is wei dong wang. My address is 509-1152 windsor mews, coquitlam, B.C, V3B0N1.

I am writting because I don't agree with the application of the change from RS-1 to CD-34.

The location is very close to my strata. And my strata is a low-rise strata, there were already four high-rise buildings near my strata,  
if the 25-storey Residential Tower is built, my strata will be surrounded by high-rise buildings. To many units of my strata,  
the view will be totally blocked and the privacy will be exposed.

If changing the application from 25-storey tower to low-rise building, that will be ok to me.

Best Regards

July/23/2022

**Cormack, Rachel**

---

**From:** wang pony [REDACTED]  
**Sent:** Saturday, July 23, 2022 8:32 PM  
**To:** Clerks Dept  
**Subject:** PROJ 21-078

Dear sir/madam

My name is Chun Wei Ma. My address is 509-1152 windsor mews, coquitlam, B.C, V3B0N1.

I am writting because I don't agree with the application of the change from RS-1 to CD-34.

The location is very close to my strata. And my strata is a low-rise strata, there were already four high-rise buildings near my strata, if the 25-storey Residential Tower is built, my strata will be surrounded by high-rise buildings. To many units of my strata, the view will be totally blocked and the privacy will be exposed.

If changing the application from 25-storey tower to low-rise building, that will be ok to me.

Best Regards

July/23/2022

**Cormack, Rachel**

---

**From:** Nadia Tahmoresi [REDACTED]  
**Sent:** Sunday, July 24, 2022 10:13 AM  
**To:** Clerks Dept  
**Subject:** PROJ 21-078

Dear Mayor and Council,

We are the residents of unit 1901 of 3093 Windsor Gate, Razieh and Nadia Tahmoresi.

We are against the motion because our area is crowded already and more new highrises will affect our neighbourhood density; furthermore, traffic, noise and pollution are other issues. We already have problems getting in and out of the building, as well as traffic at intersections. Not to mention getting in and out of the building are usually blocked with different disposal trucks on daily bases.

Have the city thought about school and recreational space which already has reached to the max as well as parking spots

Urban green space plays a huge role in climate change and nature improves mental and physical well-being. This Plan is not creating any new public green space. It should therefore not consider permitting further.

This project which does not add anything to the public realm but only takes full advantage of over-taxing the public's socially provided greenspaces.

Please do not approve this proposal. Please take this as an opportunity to re-think about this project.

Please accept our appreciation in advance.

Kindly confirm when you have received this email.

Kind Regards,

Razieh Tahmoresi  
Nadia Tahmoresi

**Cormack, Rachel**

---

**From:** Keiichi Kawasumi [REDACTED]  
**Sent:** Sunday, July 24, 2022 6:15 PM  
**To:** Clerks Dept  
**Subject:** Comment regarding "Zoning Bylaw - 1155, 1159 Pipeline Road and 1110 Inlet Street - File# 08-3010-06/21 109569 PROJ/1

Dear Council Members,

I would like to take this opportunity to comment on the new construction site.

Firstly, I am confused by the timing. I have seen the land development had started a few months ago and the new condo plan has already been publicized. It is surprising to know that the builder started before the final decision is made, unless a decision has been unofficially made and this public hearing is just a customary. I would appreciate a quick explanation about this timing and what would happen to the site if the development is canceled.

Having said that, the development seems to be against the recent social efforts to stop or slow down the global warming and climate changes, where we should preserve as many trees as possible. There are many tall and mature trees that must have taken decades to grow that tall. It would be a pity if cutting them down even if the builder plans to plant young trees in between the dense buildings. In fact, the area looks too small to have enough room between the neighbouring buildings and still have some greens in between. It would be ideal if new buildings could be built without destroying nature. There are a couple other constructions along Pipeline Road very close to this site and they are on the space where the old buildings occupied, which makes more sense, compared to this one. Yet there are too many condo projects going on within a small range in this community. I hope that high-rise density in the community could also be considered when approving new projects.

Thank you for this opportunity to comment.

Best regards,  
Keiichi Kawasumi  
1151 Windsor Mews, Coquitlam

**Cormack, Rachel**

---

**From:** Mark Wells [REDACTED]  
**Sent:** Sunday, July 24, 2022 9:36 PM  
**To:** Clerks Dept  
**Subject:** PROJ 21-078 - Application for Amendment Letter (Mark Wells)  
**Attachments:** PROJ 21-078 (ReZoneLetter-MarkWells).pdf

Dear City Clerk's Office

Please find attached my letter addressing my concerns to the **Application for Amendment to Zoning Bylaw - 1155, 1159 Pipeline Road and 1110 Inlet Street (PROJ 21-078)** for Mondays (25th) Public Hearing.

Thanks  
Mark

---

**Mark Wells**, Dipl.T, BASc, P.Eng  
Mechatronics Systems Engineer  
[REDACTED] [REDACTED]

City Clerk's Office  
3000 Guildford Way  
Coquitlam, BC  
V3B 7N2, Canada

July 24th, 2022

Dear Sir/Madam,

**Re: Application for Amendment to Zoning Bylaw - 1155, 1159 Pipeline Road and 1110 Inlet Street**

The purpose of this letter is to express my grave concerns regarding the proposed rezoning of 1115, 1159 Pipeline Road and 1110 Inlet Street from RS-1 (Single-Family Residential) to CD-34 (Comprehensive Development Zone). As a professional engineer and resident of the Windsor Gate building (West Facing), the proposed rezoning is not in keeping with the stated guiding principles of Coquitlam City's **Vision for 2032**; namely the commitment to **"sustaining a high quality of life for current and future generation, where people choose to live, learn, work and play."** (coquitlam.ca)

I ask that the council consider the following key points when making their decision to grant a permit for the above mentioned project:

**Increased Densification places an already "At Risk Area" under increasing risks (heat vulnerability, air pollution, and environmental damage) thereby contributing to a decrease in the quality of life for present and future residents.**

- Coquitlam already has **several existing new high-rise developments** (Windsor, Lloyd and Mantyla) all of which provide up to 24 storeys of units and an additional building (Sophora At The Park) which will reach up to 48 storeys, at completion. Several units remain unsold in this project and ironically the very name of this project suggests that the green spaces is the attractive feature.
- Additionally, there are **three new buildings developments** situated next to the Sophora which will provide up to 22, 45 and 50 storeys of living units.
- Most worrying of all is the **Mega Project consisting of Nine Buildings** (presently under evaluation) in the TriCity Central area.

The TriCities is already saturated with highrise developments set to begin construction within the foreseeable future and I note none of the lots are dedicated to low rise construction, parkland or recreational spaces.

**Insufficient Infrastructure (insufficient transportation systems, sewage, water, school systems and parkland)**

- Pipeline Rd is scheduled to undergo a **"Upgrade"** (between Guildford Way to David Avenue) stating a "increase(ing) road capacity", completely ignoring the fact that the road funnels down to one lane adjacent to Glen Park.
- Also, before the upgrade project the **Water Main Project (2022-2029)** is set to be first, which will contribute to additional traffic congestion and the associated air and noise pollution. It is

important to note that the road will be reduced to a single lane and will be inadequate to carry existing residential traffic as well as construction traffic.

- No projects are underway to provide additional schools, recreation spaces or parkland in this area.
- In addition, this developer is currently planning a second building on this road along with their current construction of a low-rise building.

### **Negative Environmental Impact**

- Glen Park around which several of the projects are situated is already negatively impacted with concrete dust, microplastics and aerosol gassing all of which impacts the health and welfare of wildlife, plants and the residents who use the park.
- While High-rise construction seeks to maximize available land, they have a drastically higher carbon impact on the environment (increased congestion, environmental pollution, and reduced access to light and fresh air.)

### **Economical Considerations**

- Global shortages and supply issues will mean that quality will be sacrificed in order to meet economic restraints.

In the six years I've lived in Windsor there has never been a summer where I could sit on my deck without hearing construction noise. It is time to stop blindly approving high-rise projects for payouts and keep some areas zoned for RS-1 (Single-Family Residential) developments. I urge the city council to respect the reality of Climate Change and to boldly act on the stated guiding principles and the commitment to develop sustainable, low carbon emissions and respect the needs of the natural environment and the needs of the local Canadian population who inhabit such urban spaces.

Respectfully  
Mark Wells  
Dipl.T, BAsC, P.Eng

**Cormack, Rachel**

---

**From:** Jason Thorne [REDACTED]  
**Sent:** Sunday, July 24, 2022 10:43 PM  
**To:** Clerks Dept  
**Subject:** Re: PROJ 20-085

Mayor and council  
C/O City Clerk's Office

First, I sent this email submission with a previous submission for 1175 Pipeline as I will reference it in this email, so hopefully it is included, so when I say something like "This time..." you are aware of what previous time I am referencing.

I am writing in regards to Public Hearing Item #3 (1155, 1159 Pipeline Road and 1110 Inlet Street). I live at 1171 Pipeline Road, which is the second building to the north (1167 is the first building and is a part of the same strata), and I am the current strata council president, but I am writing as an individual owner. While I am in favour of the proposal moving forward, I have several concerns about it. Some, if not most, will echo the same concerns I raised with 1175 Pipeline (another Ledingham McAllister development).

First, trees and landscaping. This development will have a slight increase in trees, going from 35 to 39, but again the disappointing thing is that they are all deciduous trees when the developer notes that most of the existing trees are conifers. Deciduous trees only offer coverage for about half the year, and while offering more colour than coniferous trees, the leaves end up becoming a concern in autumn when they end up clogging storm drains and gutters. While this time there is some separation between the properties because of the road, which should hopefully minimize concerns about leaves in our gutters, it will definitely be an issue for the storm drains on the road. How much does the city spend on clearing storm drains every autumn? The proposal is to have 10 trees lining the road with the rest set back. My preference is for all the new trees along the road, both next and set back from the road, to be coniferous, especially since it makes up the current majority of trees on the property, but I am fine with the south side being deciduous in this proposal.

Second, parking during construction. Again, I did not see it mentioned in the information related to Item #3, but it was an issue during the construction of Windsor Gate and I suspect it will be an issue with the construction of Westbury if it is constructed concurrently with Kadence (1175 Pipeline). How will this issue be mitigated if construction is concurrent? Again, it would be prudent to require a plan to deal with this issue for any major construction project that is publicly shared with neighbouring properties. Again, I am not opposed to some street parking being dedicated during the day for construction workers, including in front of my property where currently parking is not allowed as a temporary measure during construction. However, I have noticed that there are construction workers from the Sophora development currently parking on Pipeline and if either Westbury or Kadence starts before Sophora is completed, then it will lead to parking issues.

Third, parking for residents. 224 parking stalls for 206 units is not enough with this being a decrease in stalls compared to Kadence, with a slight increase in units. The parking situation remains almost the same with my strata since I wrote a submission for 1175 Pipeline. We have 75 residential parking stalls for 54 units,

though the waiting list has gone down, there are still residents that park on the street. Seeing that there is less than a stall per unit for the rental units (both market and non-market), this development is also going to lead to more people parking on the street, especially renters and one-bedroom market units since there are not enough stalls for all the units in those two groups (94 units compared to 75 stalls - both groups combined). I will point out again that SkyTrain has not reduced car ownership where I live, and has in fact increased over time. When I moved here over 10 years ago there were spots available to rent and only in the last few years have the additional spots been fully occupied. The parking problem has to do with the minimum requirements that the city enforces, as the project meets the minimum. Even without applying the 10% TDM, the two groups I point out would still be short of a stall per unit. Once the building is built you can't add underground parking later. Also, as I pointed out before, developments and buildings that charge separately for parking stalls lead to a false determination that the amount of parking provided is not required. People that can barely afford to buy a new home or rent one will forgo the additional expense of a parking stall and try to make do without a parking stall while still owning a car. With all the development taking place in the area, it is only a matter of time before this problem stands out with no easy solution.

In regards to the number of EV parking stalls, again the numbers fall a bit short. Westbury will have 193 EV stalls, leaving the remaining 31 stalls without the ability to charge EVs. It would have been great to see them included.

In regards to handicapped stalls, again while meeting the requirement, three is a low number when we are trying to make things more accessible for everyone.

Fourth, the intersection at Pipeline and Inlet needs to become a controlled intersection, preferably with a traffic light and not just pedestrian controlled. Already there are days it takes a long time for me to be able to make a left hand turn, and depending on the time of day, the lineup of cars can reach the alleyway. Some days when it is bad I either opt to turn right instead of left, or if the lineup is long I go around to Ozada, either way making for a longer route. Again, with multiple developments happening in the area, this issue will need to be addressed sooner rather than later.

Fifth, the separation of condominium and rental residents. Again, this is a huge disappointment to see separate entrances. I would prefer to see a single shared entrance as well as shared amenities. Maybe there are reasons I am not aware of for segregation, but I would prefer to see them fully integrated, though at the very least they should be able to enter the same lobby and hope that future developments in the city can have more integration between the rental units and market units.

Sixth, again there is a water feature proposed. I have no issue with water features in general, but I do with the lack of use and how they end up taking up space that could otherwise be utilized for something else. Examples in the area are the water features at the corner of Pipeline Road and Lincoln Avenue as well as the one at the corner of Glen Drive and The High Street. After my previous letter I will admit I did see the water feature at the corner of Pipeline and Lincoln was functioning for a short period of time before going back to not being

used before any water restrictions were imposed. Also, with water restrictions in the summer a regular occurrence, why are water features even still included with developments?

Lastly, I will conclude with a couple of the things I do like. I like the abundance of space for bicycles and the inclusion of market and non-market rental components. Also, I like the fact the city has a bylaw requiring Level 2 EV chargers in every stall for a unit, I just wish it included all stalls. As I said in the beginning, I am in favour over-all, but I needed to address some points that I feel should be improved, which are even more pressing now that this is the second neighbouring development to come to a public hearing and I am seeing the same issues I previously raised. This development only adds to those issues, which makes it important to raise them again.

Regards,

Jason Thorne

107-1171 Pipeline Rd.

Coquitlam, BC

On Mon, Jun 28, 2021 at 9:41 AM Clerks Dept <[Clerks@coquitlam.ca](mailto:Clerks@coquitlam.ca)> wrote:

Good morning

Thank you for your submission which will be circulated to Council and staff for their information.

Please note, written submissions, including your name and address, provided in response to this consultation 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](http://www.coquitlam.ca). If you require more information regarding this process please email [clerks@coquitlam.ca](mailto:clerks@coquitlam.ca).

Kind regards,

Natalie

City Clerk's Office

## City of Coquitlam

3000 Guilford Way | Coquitlam, BC | V3B 7N2

E: [Clerks@coquitlam.ca](mailto:Clerks@coquitlam.ca)

**From:** Jason Thorne [REDACTED]  
**Sent:** Sunday, June 27, 2021 8:25 PM  
**To:** Clerks Dept <[Clerks@coquitlam.ca](mailto:Clerks@coquitlam.ca)>  
**Subject:** PROJ 20-085

Mayor and council

C/O City Clerk's Office

I am writing in regards to Public Hearing Item #3 (1175 Pipeline Rd.). I live at 1171 Pipeline Road, which is the adjacent building to the south, and I am the current strata council president, but I am writing as an individual owner as the council is submitting a letter that reflects the views of the strata council as a whole. While I am over-all in favour of the proposal moving forward, I do have several concerns about it.

First, the trees and landscaping. While it is great to see an increase in the number of trees on the property, the disappointing thing is that they are all deciduous trees. Deciduous trees only offer coverage for about half the year, and while offering more colour than coniferous trees, the leaves end up becoming a concern in autumn when they end up plugging storm drains and gutters, which is already a problem on our property, and leads to increased landscape maintenance costs as they need to be picked up in addition to contributing to noise and emission issues with leaf blowers. There are currently multiple coniferous trees on the 1175 property and while my preference is for all the new trees to be coniferous, at the very least there should be a mix maintaining the same percentage. Beyond the general issues I mentioned, specifically the property line between 1175 and 1171 would be ideal to have both evergreen hedging, as proposed on the northern property line, and coniferous trees to offer more privacy between the two properties throughout the entire year, especially with the pedestrian walkway and townhouse units located there. The privacy issue does not directly affect me, as my unit is about halfway down the east side of the building, but it is important to raise your attention, as it will affect residents in both buildings.

Second, parking during construction. I did not see it mentioned in the information related to Item #3, but it was an issue during the construction of Windsor Gate and I suspect it will be an issue with the construction of Kadence. How will this issue be mitigated? It would be prudent to require a plan to deal with this issue for any major construction project. I am not opposed to some street parking being dedicated during the day for construction workers, including in front of my property where currently parking is not allowed as a temporary measure during construction, but it is important to work with the community to minimize conflict on this issue.

Third, parking for residents. 236 parking stalls for 202 units is not enough and it is disappointing that the city would consider lowering this figure further "should future policy allow for further parking reductions". I can tell you that 1167 & 1171 Pipeline has a combined total of 75 residential parking stalls for 54 units. Each unit comes with a stall and the additional stalls are rented out by the strata. Currently for 1167 & 1171 Pipeline there is a waiting list for when stalls become available to rent and there are residents that park on the street. Seeing that there is less than a stall per unit for the rental units (both market and non-market) and less than 20 additional stalls for 136 condominium units when we have 21 additional stalls for 54 units that are all occupied, this is going to lead to more people parking on the street, especially renters since there are not enough stalls for all the units. SkyTrain has not reduced car ownership where I live, in fact, when I moved here over 10 years ago there were spots available to rent and only in the last couple of years have the additional spots been fully occupied and a waiting list started. The problem is more to do with the minimum requirements for parking stalls that the city enforces than the developer proposing, as the project meets the minimum, but after a building is built you can't add underground parking later. Also, developments and buildings that charge separate for parking stalls lead to a false determination that the amount of parking provided is not required, as many people can barely afford to buy a new home or rent one and will forgo the additional expense of a parking stall, then try to make do without a parking stall while still owning a car.

In regards to the number of EV parking stalls, the numbers fall a bit short. Document# 4046677.V1 Page 2 mentions 183 EV stall, but Page 6 of the same document mentions 185 EV stalls. Either way, this number is short of the 204 stalls I would have expected. The proposal is for 236 stalls over-all, with 30 visitor stalls and 2 commercial stalls. The visitor and commercial stalls I can understand not being EV stalls, while it would be nice to see them included as well. However, removing the visitor and commercial stalls still leaves 204 parking stalls with only 183 or 185 being EV stalls, that leaves 19 or 21 stalls not EV stalls for the residents at Kadence. Why are they not included? With the provincial mandate that all vehicles sold in 2040 being zero emission, which I know does not necessarily mean electric, it will exclude those spots from being utilized for electric vehicles by not including them or result in a future expense to convert them at a later date, unless they don't get built due to a policy change. In my opinion, they should be included as part of the initial construction.

Fourth, the separation of condominium and rental residents. I would prefer to see a single shared entrance as well as shared amenities. Maybe there are reasons I am not aware of for segregation, but I would prefer to see them fully integrated.

Fifth, the retail space seems a bit small for a retail space (100 square metres) and limits the use due to the small size of the space and the lack of parking stalls (only 2 stalls and accessed from the alley), which may lead to street parking, as well as being tucked away from the street front. It is also on the opposite side of the pedestrian walkway and may result in people walking on the north side, if possible, when trying to access the retail location. I am not opposed to the size depending on what is envisioned for the space, but having it tucked back a bit and the opposite side of the designated pedestrian walkway may hurt whatever business locates there.

Sixth, the water feature. I have no issue with the water feature itself, but I do with the lack of use and how they end up taking up space that could otherwise be utilized for something else. Examples in the area are the water features at the corner of Pipeline Road and Lincoln Avenue as well as the one at the corner of Glen Drive and The High Street. Both sit unused now, even when water conservation is not an immediate issue. What will become of this one?

Lastly, I will conclude with a few of the things I do like. I like the aesthetics of the building, the abundance of space for bicycles (please maintain this), including a rack at street level, the inclusion of market and non-market rental components, and the fact that it will include EV parking stalls, amongst other features. As I said in the beginning, I am in favour over-all, but needed to address some points that I feel should be improved.

Regards,

Jason Thorne

107-1171 Pipeline Rd.

Coquitlam, BC

**Cormack, Rachel**

---

**From:** N B [REDACTED]  
**Sent:** Monday, July 25, 2022 12:37 AM  
**To:** Clerks Dept  
**Subject:** Public Hearing about Re-zoning of 1155, 1159 Pipeline Rd on July 25, 2022

Hi there,

I am writing to express my concern regarding the subject matter.

I have noticed that the land has already been cleared for the builder/developer's plan for a 25 storey high-rise condominium. I really hope that July 25's public hearing could help to stop this inappropriate idea of the development.

First of all, the very close and immediate neighbourhood community has already had 4 high-rise condominiums, not to mention that there are some more within short walking distance around the area. The plan of this 25-storey high-rise building would only create a TOO dense and cramped environment in this area which now I believe, has more than enough high-rise buildings. I understand that City Centre that close to the sky train stations (Lincoln and Coquitlam Central) would be required for more high-rise buildings to be catered for future denser and growing population. However, this area does not belong to City Centre, It should NOT be treated as part of the City Centre.

Besides, this developer has already had another site along the Pipeline Road, plus another one in City Centre area. The subject of 1155 and 1159 Pipeline Road is just adjacent to the nearby low-rise residential building, which is considered TOO CLOSE. The land should be re-considered to be built either townhouses or low-rise condo, NOT a 25-storey building. The plan would for sure affect the existing residents living around there and distort the current pleasant environment on the whole.

Finally, I hope my opinion and concern can be reflected to those who can make a sensible decision before it's too late.

Thanks!

Regards,  
Y Ho  
at 1151 Windsor Mews, Coquitlam

**Cormack, Rachel**

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**From:** Tara Yamasaki [REDACTED]  
**Sent:** Monday, July 25, 2022 11:07 AM  
**To:** Clerks Dept  
**Subject:** PROJ 21-078

I'm an old neighbour around the Glen Park area and I don't welcome 25 storey tower residential building. It's already been crazy numbers of street parking after the completion of Windsor gate community. I'd like to keep my area not too busy and quiet since that's why I've been living in this area. Also I concern that more cars and traffic will cause more possible accidents to kids who are around elementary school and Glen Park.

Regards,

**Cormack, Rachel**

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**From:** Natalia DB [REDACTED]  
**Sent:** Monday, July 25, 2022 11:48 AM  
**To:** Clerks Dept  
**Subject:** PROJ 21-078

Dear Sir/Madam,

I want to express my concern regarding a plan to build a high-rise building on Pipeline road / Inlet street corner.

Our community is growing and there are a lot of new buildings being built around, but **I don't see any effort to build adequate infrastructure to support the growing population.**

Schools are at capacity, there are no doctors, accepting new patients, traffic is getting worse (increasing pollution and noise in the area).

The building with new 206 units will add 206 new families to our neighbourhood which **our infrastructure simply can't support.**

To sum up, I strongly oppose the idea to amend zoning of 1155, 1159 Pipeline road and 1110 Inlet street.

Best regards,  
Natalia Bar  
3102 Windsor Gate  
[REDACTED]

July 24/ 2022

Dear Mayor and Council,

**RE: Cancel the project PROJ 21-079**

We are the residents of unit 1901 of 3093 Windsor Gate, Razieh and Nadia Tahmoresi.

We are against the motion because our area is crowded already and more new highrises will affect our neighborhood density; furthermore, traffic, noise and pollution as traffic at intersections. Not to mention getting in and out of the building are usually blocked with different disposal trucks on daily bases.

Have the city thought about school and recreational space which already has reached to the max as well as parking spots.

Urban green space plays a huge role in climate change and nature improves mental and physical well-being. This Plan is not creating any new public green space. It should therefore not consider permitting further.

This project which does not add anything to the public realm but only takes full advantage of over-taxing the public's socially provided green spaces.

Please do not approve this proposal. Please take this as an opportunity to re-think about this project.

Please accept our appreciation in advance.

Kindly confirm when you have received this email.

Kind Regards,

Razieh Tahmoresi  
Nadia Tahmoresi

**Selby-Brown, Ashland**

---

**From:** rose hu [REDACTED]  
**Sent:** Monday, July 25, 2022 3:17 PM  
**To:** Clerks Dept  
**Subject:** PROJ21-078

Hello

I am owner of 413-1152 Windsor Mews. I don't agree to construction of high-rise building, It will cause ground settlement. There may be a safety risk of our building, May cause cracking and so on.

Thanks

Rose

[REDACTED]

**Selby-Brown, Ashland**

---

**From:** johnny l [REDACTED]  
**Sent:** Monday, July 25, 2022 3:30 PM  
**To:** Clerks Dept  
**Subject:** PROJ21-078

Hello

I am owner of 413-1152 Windsor Mews, I don't agree to the construction of high-rise building, it will cause ground settlement. There may be a safety risk of our building, may cause cracking and son on.

Thanks

Johnny

[REDACTED]

Item 4 - Staff Presentation

City of Coquitlam  
Planning and Development

Item 4: Proposed Zoning  
Amendment Bylaw Nos.  
5201, 2022 and 5249, 2022

580, 584, 588, 592, 596, and  
600 Harrison Ave and 581,  
585, 591, 593, 597, and 601  
Kemsley Ave

Public Hearing July 25, 2022

[coquitlam.ca/](https://www.coquitlam.ca/)

Coquitlam



## Zoning & Land Use Designation

580, 584, 588, 592, 596, and 600 Harrison Ave and 581, 585, 591, 593, 597, and 601 Kemsley Ave



Coquitlam

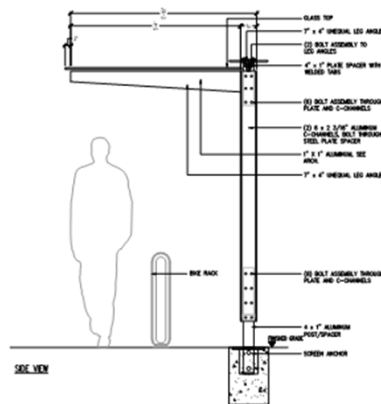
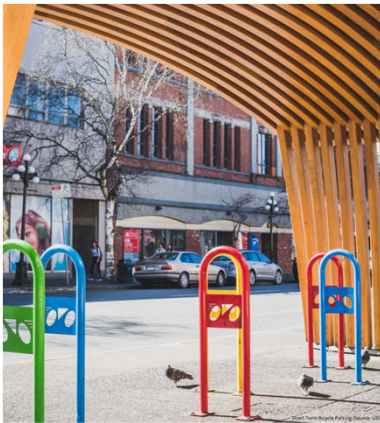
## Proposal

580, 584, 588, 592, 596, and 600 Harrison Ave and 581, 585, 591, 593, 597, and 601 Kemsley Ave



- Rezone the subject site from RS-1 One-Family Residential to CD-31 Comprehensive Development Zone – 31 (Proposed Bylaw No. 5201, 2022)
- Develop three 6-storey apartment buildings and one 4-storey stacked townhouse building with 239 total residential units and one 111 sq. m (1,190 sq. ft.) commercial unit over an underground parkade

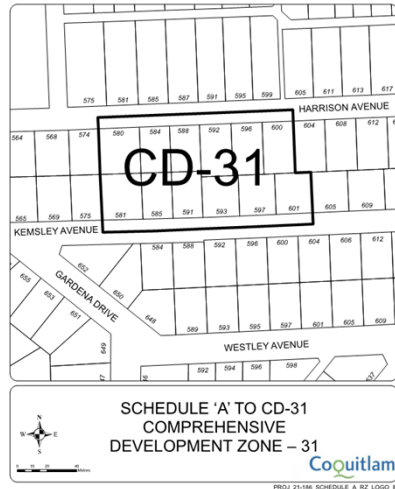
## City-led Housekeeping Amendment



- Setback reduction for weather protection structures for short-term bicycle parking (Proposed Bylaw No. 5249, 2022)

## Recommendation

580, 584, 588, 592, 596, and 600 Harrison Ave and 581, 585, 591, 593, 597, and 601 Kemsley Ave



- Staff recommend that:
- Council give second and third readings to Bylaw No. 5201, 2022; and
- Second, third, and fourth and final readings to Bylaw No. 5249, 2022.



**QL**

**580-600 Harrison Avenue &  
581-601 Kemsley Avenue**

# ABOUT

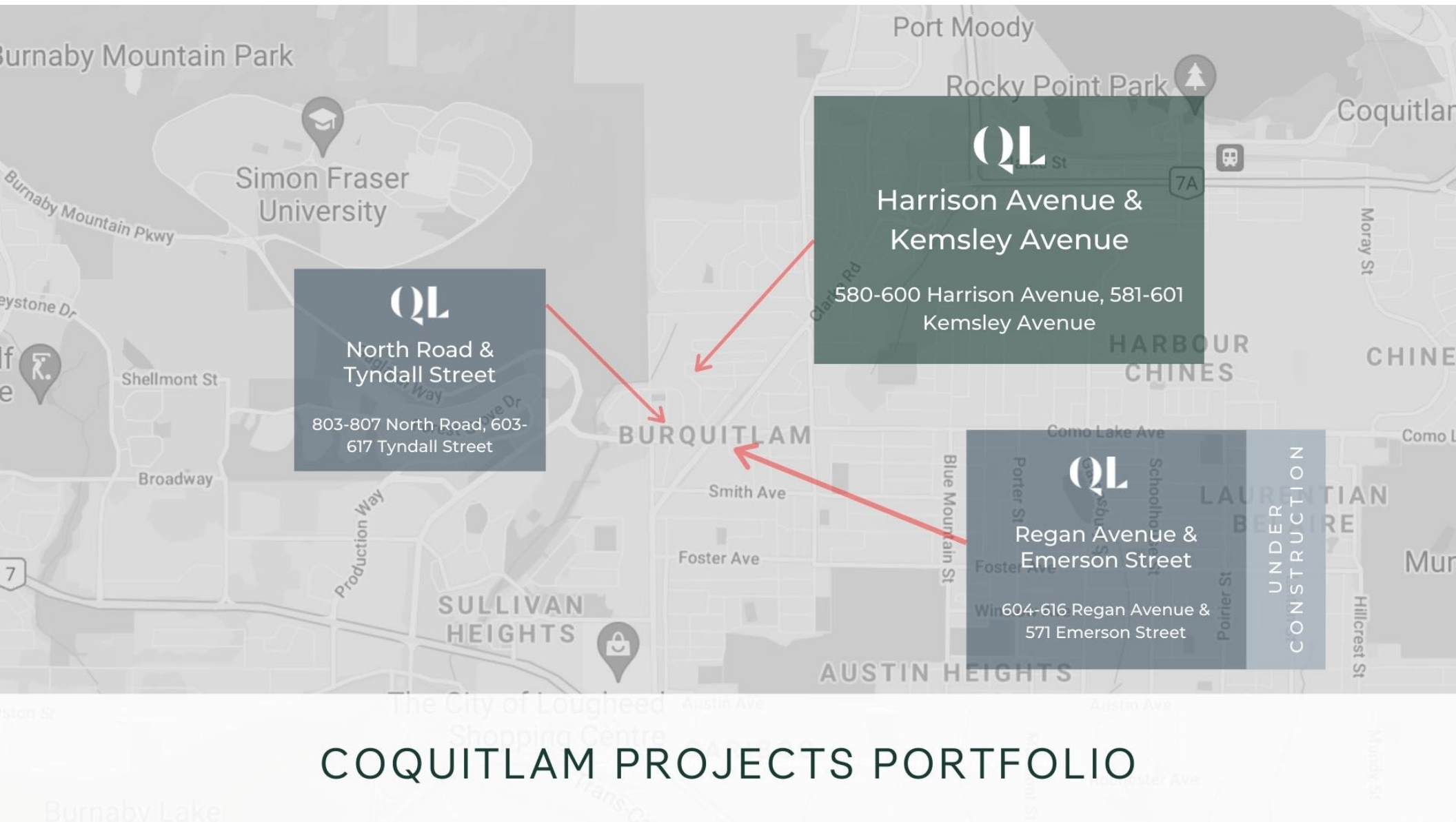
Qualex-Landmark™ is a Vancouver based development group that has been building boutique residences for over 30 years. Our portfolio is defined by quietly iconic residential communities, born out of our highly detailed approach to development.

Among our recent local successes are Green on Queensbury and District Crossing in North Vancouver, and Aria in Oakridge.

The 22 outstanding residential communities built to date in Western Canada speak for themselves, notably: Domus, Pomaria, Crandall and Alda in British Columbia; and Stella, Nova, Luna, Calla, Mark on Tenthand Park Point in Alberta.

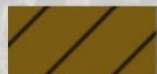
From the fine details of the homes to the quality of homeowner and tenant care, we ensure each resident is exceptionally well taken care of every step of the way. We have built a philosophy of doing the right thing with a humanistic approach.





## COQUITLAM PROJECTS PORTFOLIO

# REALIZING THE BURQUITLAM LOUGHEED NEIGHBOURHOOD PLAN



**Medium Density Apartment Residential**

## PROCESS TO DATE

**MAY 12TH**

Presentation with Oakdale  
Neighbourhood Association

**JULY 4TH**

1st Reading

**JULY 25TH**

Public Hearing (Tonight)

**NOVEMBER 25TH**

RZA/DP/Subdiv  
Submission

**JUNE 25TH**

Community Food  
Truck Event

**JULY 18TH**

Community  
Meeting

**SPRING 2023**

Construction  
Start



## PROJECT OVERVIEW

### FAMILY-ORIENTED DESIGN

- One-to three-bedroom homes, with 10% 3-Bedroom homes, and 40% 2-Bedroom homes
- Family-friendly indoor and outdoor amenities contemplated, including music, play and study spaces, exceeding bylaw requirements by over 9,000sf.

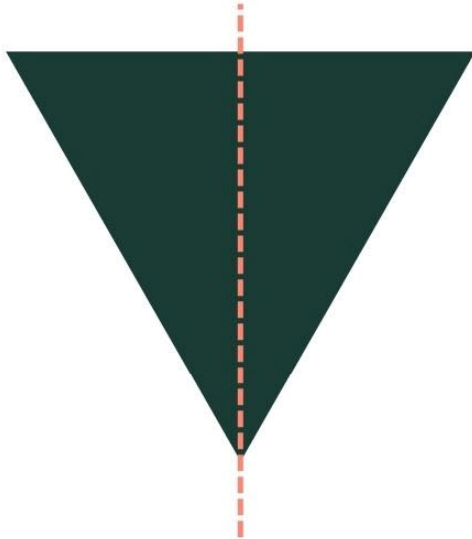
### NEIGHBOURHOOD IMPROVEMENTS

- 1,100 sf Neighbourhood-scale café at Gardena Drive & Kemsley Avenue
- Upgraded streetscape including Kemsley Avenue Neighbourhood Greenway
- New Gardena Drive Extension building out the planned Oakdale Street Network

### FINANCIAL CONTRIBUTIONS

- Transit-oriented programming to support more sustainable travel options, including a ~\$268,000 TDM payment toward transit passes for residents.
- ~\$3.0M in development cost charges to help pay for transportation, sewer, drainage, park acquisition and development.
- ~\$557,000 in CACs toward amenities such as parks, recreation and cultural facilities
- ~\$208,000 in voluntary child care contributions

# DESIGN PRINCIPLES



Sunlight Exposure

Optimized Views

Improved Outdoor Amenities

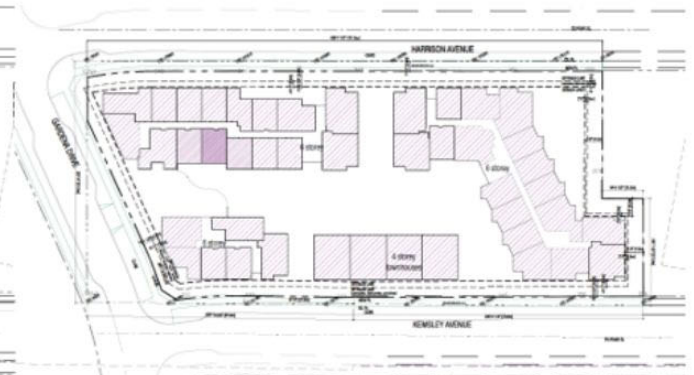
Accessible Open Areas



## Sunlight Exposure:

Improving unit orientation, to have more exposure to natural light.

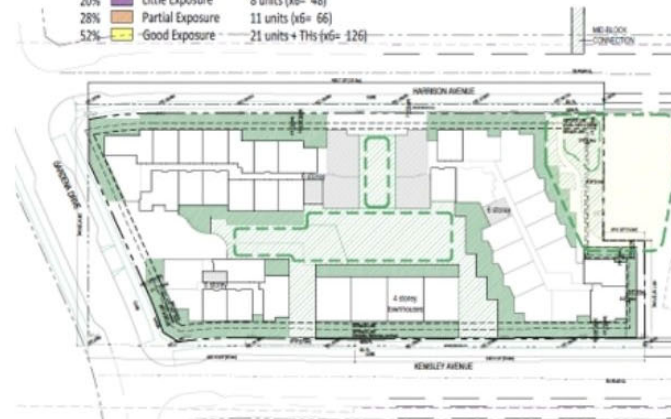
20%	Little Exposure	8 units (x6= 48)
28%	Partial Exposure	11 units (x6= 66)
52%	Good Exposure	21 units + This (x6= 126)



## Access to Views:

Improving unit orientation, to have more privacy.

Units With Short Views Only
Units With Some Long Views
Units With Long Views



## Outdoor amenities:

Improving common outdoor amenity area, by creating a central sunny courtyard, with accessible connection to lobbies and indoor amenities. East building is shaped in response to neighboring building. As result, the courtyard between the two buildings brings more light and air into the units

Private Patios
Public Open Space
Potential Location for Outdoor Amenities
Indoor amenities



## Access to open areas:

Following the site slope in designing the courtyard, by creating an accessible connection between Kemsley and Harrison through the courtyard

Private Patios
Public Open Space
Potential Location for Outdoor Amenities
Contour Lines
Accessible Pathway

# OUTDOOR PROGAMMING



CHILDREN'S PLAY AREA	GATHERING SPACE
OPEN LAWN	SHADED PODS
SENSORY GARDEN	WATER FEATURE
CAFÉ PLAZA	OUTDOOR DINING
GARDEN PLOTS	SIGNIFICANT REPLANTING PROGRAM

- LEGEND

  - 1 OPEN LAWN - informal play, badminton, croquet, frisbee, kicking ball
  - 2 GARDEN PLOTS - community garden terrace
  - 3 AMENITY PATIO - overlooks the open lawn and kids' play area
  - 4 CHILDREN'S PLAY - embankment slides / climber / play equipment
  - 5 PRIVATE PATIOS
  - 6 OUTDOOR GATHERING / SEATING - outdoor kitchens / firepit / tables + chairs
  - 7 AMENITY DECK - tables/ chairs, planting as buffer
  - 8 ACCESSIBLE ROUTE
  - 9 WORK PODS - trellis with table/ chairs
  - 10 PLANTING BUFFER
  - 11 WATER FEATURE
  - 12 THE 'GLADES GARDEN' - visible from lobbies
  - 13 NEIGHBOURHOOD SEATING PLACE - across from mid-block connection
  - 14 CAFÉ PLAZA - outdoor seating / tables + chairs
  - 15 LOADING / PARKING ENTRANCE
  - 16 SEATING / GATHERING SPACE + UPPER COURTYARD ENTRY
  - 17 ORNAMENTAL SENSORY GARDEN
  - 18 OUTDOOR BIKE PARKING - under weather protection
  - 19 LOBBY ENTRY - canopy, seating



**VIEW  
LOOKING  
NORTH EAST**

**VIEW LOOKING  
EAST FROM  
GARDENA  
DRIVE**

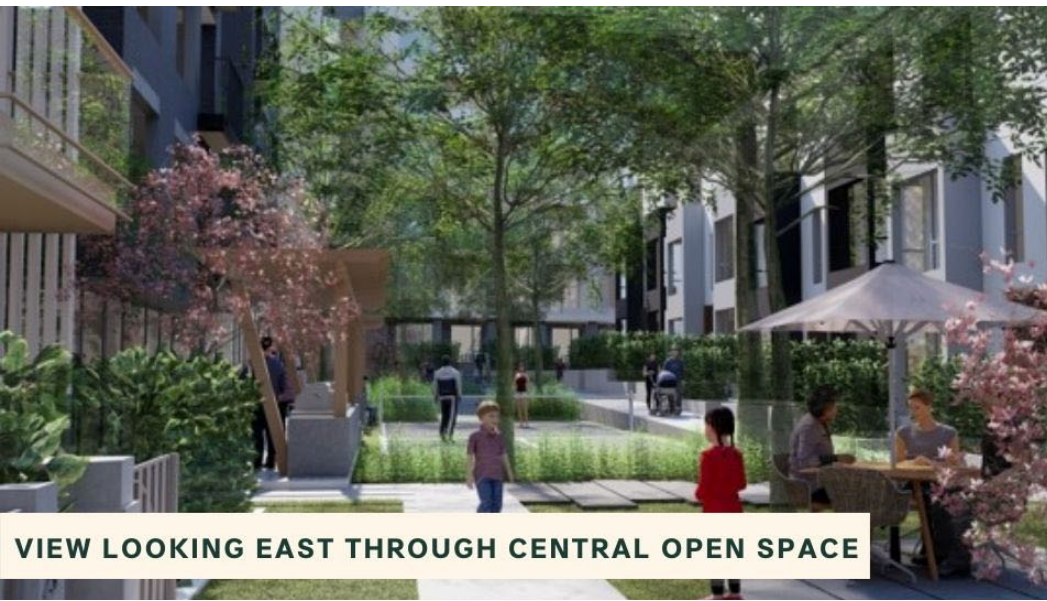




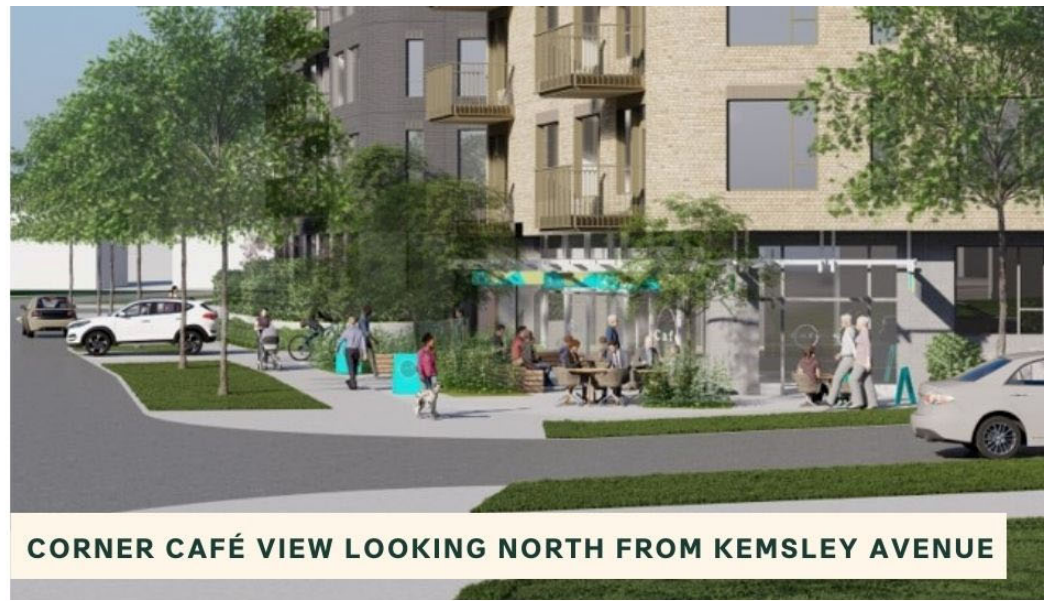
**VIEW LOOKING  
EAST ALONG  
KEMSLEY  
AVENUE**

**VIEW LOOKING  
NORTH EAST  
FROM KEMSLEY  
AVENUE &  
GARDENA DRIVE  
INTERSECTION**

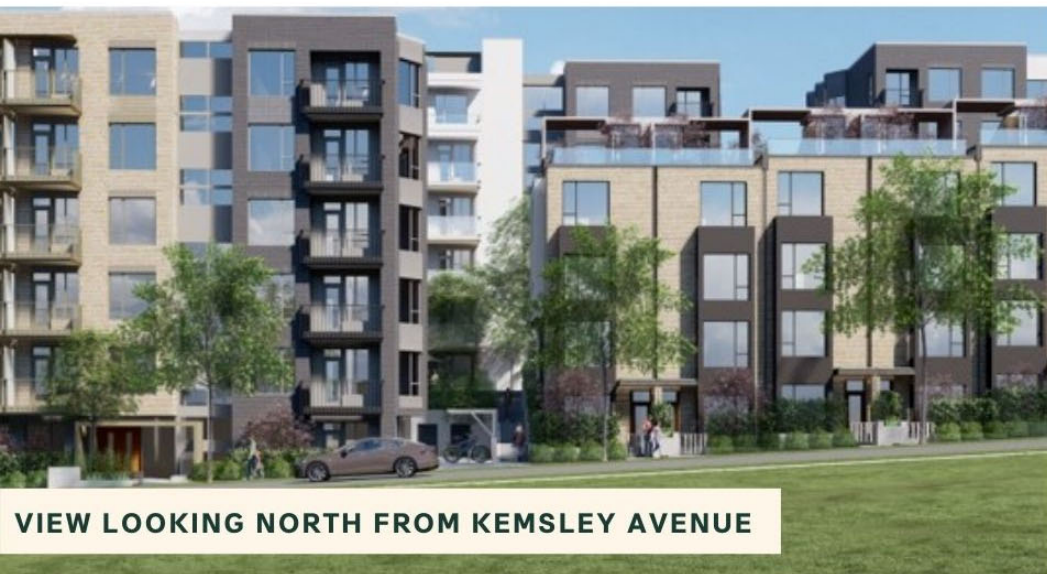




**VIEW LOOKING EAST THROUGH CENTRAL OPEN SPACE**



**CORNER CAFÉ VIEW LOOKING NORTH FROM KEMSLEY AVENUE**



**VIEW LOOKING NORTH FROM KEMSLEY AVENUE**



**VIEW LOOKING SOUTH FROM HARRISON AVENUE**

# WATER MANAGEMENT

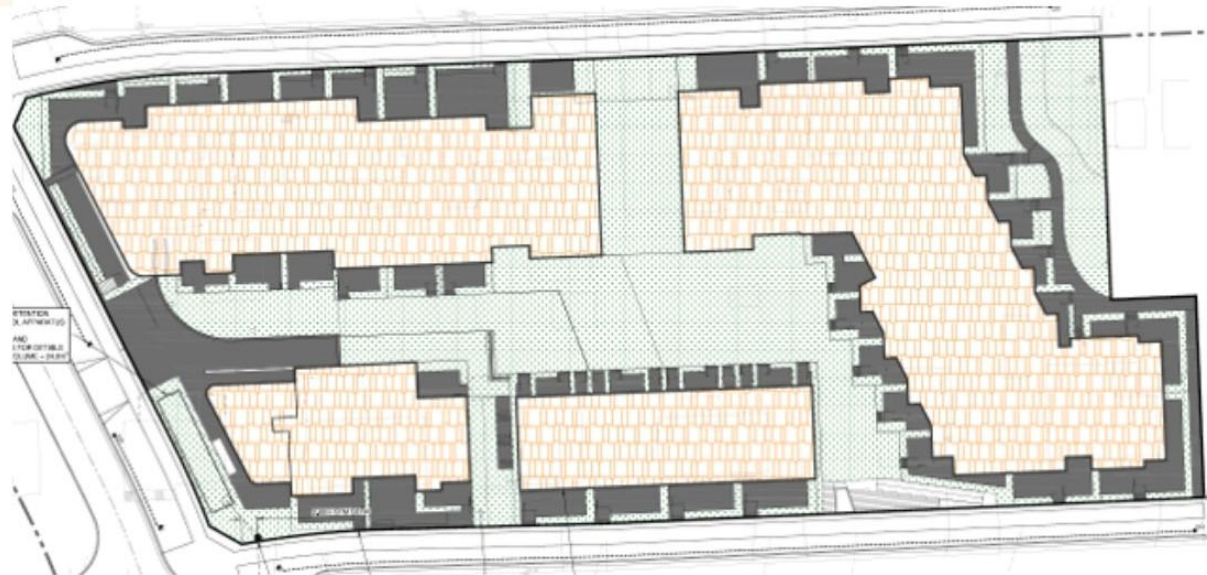
## STORMWATER MANAGEMENT AT OCCUPANCY

- Stormwater will be managed with a detention tank within the parkade to store site runoff at a predetermined rate.
- The development will provide extensive landscape areas to maximize the storage of rainfall on the site and offset runoff

## EROSION & SEDIMENT CONTROL SYSTEM

### A typical system will include:

- systems to collect and manage site discharges
- settlement tanks to reduce solid particulates
- a flocculant system to reduce fine particulates
- a pH control system
- In addition to the City requirements, we are proposing to use a FlowLink (or similar) system



## CONSTRUCTION MANAGEMENT PLAN

- To manage traffic & site safety.

## RESPECTING NEIGHBOURS

**Axiom Builders will follow mitigating procedures, including:**

- Turning off small tools & equipment while not in use
- Flaggers to back trucks in, instead of using vehicle backup beepers
- Utilization of quieter machines or pieces of equipment
- Locate high-noise level work further away from area of building neighbors
- Reducing allowable street-parking, and finding alternate locations for trades

## CONTACT AND REPORTING ISSUES

- Project signage will be posted at the site to report and manage issues quickly.

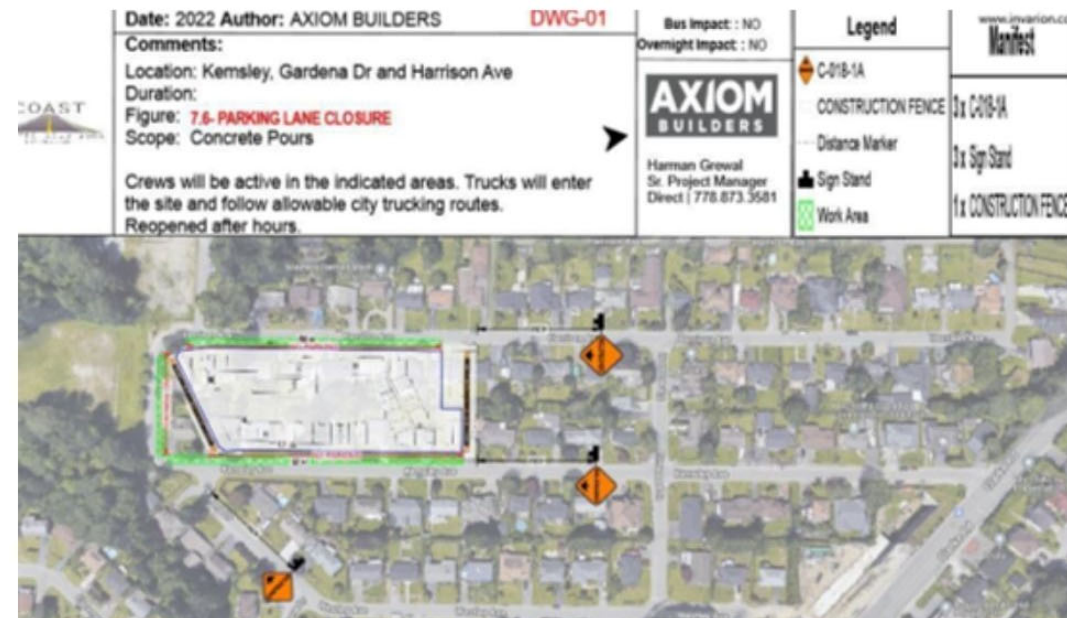
## KEEPING THE NEIGHBOURHOOD CLEAN

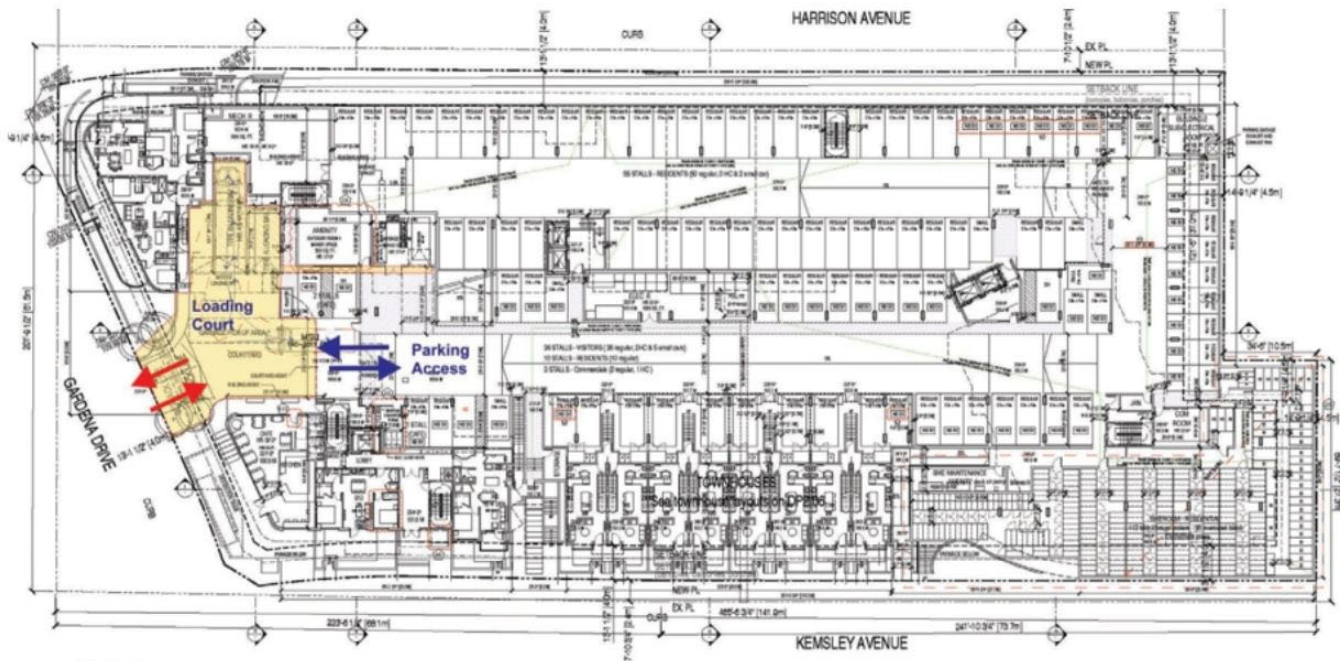
- Wheel washes, street cleaning and ESC system to ensure debris stays on-site

## ADVANCE NOTICE

- Letters will be issued in advance for any interruptions, extended work hours, or street re-routing

# MANAGING CONSTRUCTION



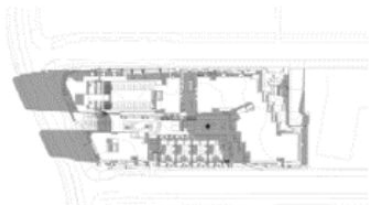


## TRAFFIC MANAGEMENT - POST CONSTRUCTION

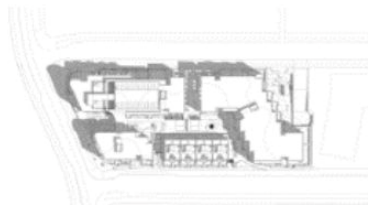
- Parkade access off new Gardena Drive extension
- Nose-in nose-out loading area off Gardena Drive extension
- Greenway and bike room access off Kemsley Avenue



## **Q&A BACKGROUND INFORMATION**



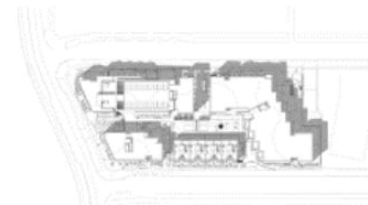
1 June 20 - 8 am



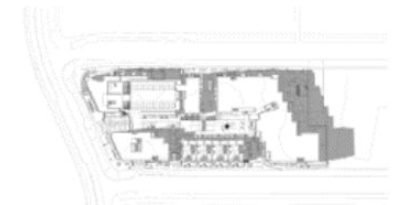
2 June 20 - 10 am



3 June 20 - 12 pm



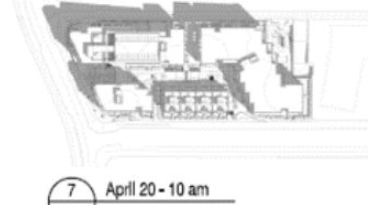
4 June 20 - 2 pm



5 June 20 - 4 pm



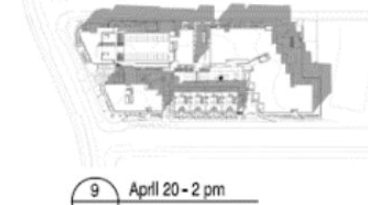
6 April 20 - 8 am



7 April 20 - 10 am



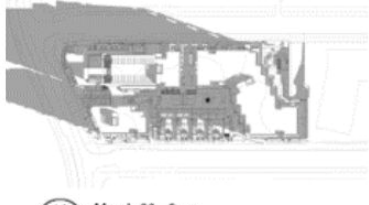
8 April 20 - 12 pm



9 April 20 - 2 pm



10 April 20 - 4 pm



11 March 20 - 8 am



12 March 20 - 10 am



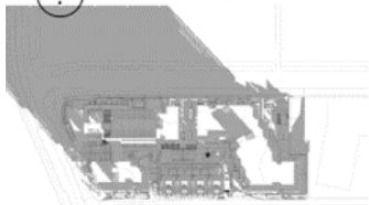
13 March 20 - 12 pm



14 March 20 - 2 pm



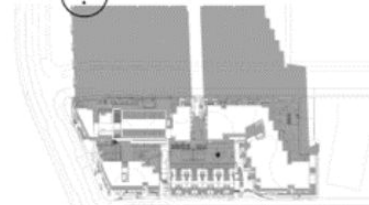
15 March 20 - 4 pm



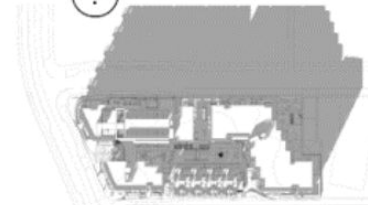
16 December 21 - 8 am



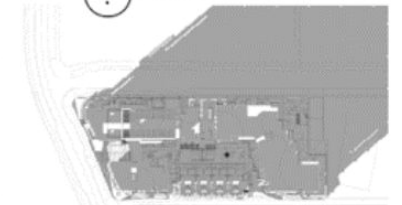
17 December 21 - 10 am



18 December 21 - 12 pm



19 December 21 - 2 pm



20 December 21 - 4 pm



## PROPOSED STRATA

## UNIT TYPE

## NUMBER OF HOMES

1 Bedroom  
1 Bedroom + Den  
2 Bedroom  
2 Bedroom + Den  
3 Bedroom

39  
81  
60  
35  
24



**239 Strata  
Homes**



## PROPOSED VEHICULAR PARKING

## TYPE

## NUMBER OF SPACES

Strata  
Commercial  
Visitor

251  
3  
36



**290 Vehicular  
Parking  
Spaces**



## PROPOSED BICYCLE PARKING

## TYPE

## NUMBER OF SPACES

Residential  
Commercial

323 (24 Short-Term)  
10 (6 Short-Term)



**333 Bicycle  
Parking  
Spaces**

Contact: Henry McQueen (Vice President of Development)  
community@qualex.ca



1910-400 Burrard Street  
Vancouver, BC  
Canada V6C 3A6



[qualex.ca](http://qualex.ca)

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license by Qualex-Landmark Kemsley LP



**Cormack, Rachel**

---

**From:** David Tam [REDACTED]  
**Sent:** Wednesday, July 20, 2022 12:04 AM  
**To:** Clerks Dept  
**Subject:** Development

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Categories:** Public Hearing

Dear Sirs:  
Subject: **603- 617 Tyndall Street & 580-600 Harrison Avenue**

Burquitlam housing supply is in high demand and immigration to the area requires more housing. I support these projects as they will bring the right mix of housing and amenities to Oakdale.

Thank you!

--



**David Tam Prec FRI CMR**  
*Associate Broker*  
Park Georgia Insurance Agencies CAIB  
[REDACTED]

**Cormack, Rachel**

---

**From:** Graham Wood [REDACTED]  
**Sent:** Wednesday, July 20, 2022 2:51 PM  
**To:** Clerks Dept  
**Subject:** RE: July 25 - Public Hearing - Qualex-Landmark // 2 Sites  
**Attachments:** July25\_QualexSupport\_GrahamWood\_compressed1.mp4

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Categories:** Public Hearing

Hi,

Resending w/ smaller file. It bounced back

Thanks,

Graham

---

**From:** [Graham Wood](#)  
**Sent:** July 20, 2022 2:48 PM  
**To:** [clerks@coquitlam.ca](mailto:clerks@coquitlam.ca)  
**Subject:** July 25 - Public Hearing - Qualex-Landmark // 2 Sites

Hi there,

I won't be in town to speak in support of the two projects going in front of council on July 25. I understand you accept video remarks.

Please find my comments attached. I think it's about 1 min, 30 seconds or so.

This is in regards to 603-617 Tyndall & 803-807 North Road (Project 1) and 580-600 Harrison Ave & 581-601 Kemsley Ave (Project 2).

Thanks,  
Graham

3085 Starlight Way  
Coquitlam BC  
[REDACTED]

**Cormack, Rachel**

---

**From:** Maisy Chan <maisychan@royalpacific.com>  
**Sent:** Wednesday, July 20, 2022 4:29 PM  
**To:** Clerks Dept  
**Subject:** Subject: 603- 617 Tyndall Street & 580-600 Harrison Avenue

Dear Sirs:

I am a Coquitlam Realtor and support these two projects as more housing stock is needed in Coquitlam West given the purchasers' demand.

Thanks for your attention to this matter!

Warmest regards,

Maisy

--

Warmest regards,

Maisy Chan  
Royal Pacific Tri-Cities Realty  
#101A - 566 Lougheed Highway  
Coquitlam, BC V3K 3S3  
E-mail: [maisychan@royalpacific.com](mailto:maisychan@royalpacific.com)  
Direct Line: [REDACTED]

**Cormack, Rachel**

---

**From:** Lydia Ko [REDACTED]  
**Sent:** Wednesday, July 20, 2022 4:59 PM  
**To:** Clerks Dept  
**Subject:** Feedback for Qualex Project

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

**Categories:** Public Hearing

Hello,

I have some input for the Qualex Oakdale proposals.

- This is an introduction of almost 700 new families into the area. There is a lack of elementary, middle and secondary schools in this neighborhood. Have that been put into consideration as to how to make sure that these new residents (and existing residents) in the neighborhood will be supported.
- There should be assessments done to look into the impact to traffic in this area. It will be very busy and challenging navigating through the neighborhood if the road infrastructure stays the same.

But overall, I'm in support of these two projects. Great to see that we are providing more rental properties to the community!

Thank you.

Cheers,  
Lydia

**Cormack, Rachel**

---

**From:** Norbert Hung [REDACTED]  
**Sent:** Wednesday, July 20, 2022 7:55 PM  
**To:** Clerks Dept  
**Subject:** Qualex's Oakdale Proposals

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

**Categories:** Public Hearing

Hi,

I support the Qualex's Oakdale proposals because it would help our community expand and upgrade childcare, parks, and transportation infrastructure.

Thank you,  
Norbert

**Selby-Brown, Ashland**

---

**From:** Barbara Quinlan [REDACTED]  
**Sent:** Thursday, July 21, 2022 11:26 AM  
**To:** Clerks Dept  
**Subject:** Support for Oakdale Neighborhood Projects

Hello,

My name is Barbara Quinlan and I wish to tell you that I am in full support of the Oakdale Neighbourhood Projects that Qualex is having a public hearing about on July 25th. This area of Coquitlam is beautiful, and close to amenities which is important to me as someone who doesn't like to travel far. I feel it needs more housing however, as I am having trouble finding a nice place that is well managed to live. My family lives nearby on Burnaby mountain and I wish to move closer to them around the time these buildings will be built. These projects will provide me an easier ability to do that.

Please consider approving their applications to build.

-Barbara Quinlan

**Selby-Brown, Ashland**

---

**From:** Joy Kim [REDACTED]  
**Sent:** Thursday, July 21, 2022 6:00 PM  
**To:** Clerks Dept  
**Subject:** Support letter for Qualex-Landmark

Dear Mayor and Council,

My name is Joy Kim. I have been living in Coquitlam for 10 years now.

I am writing to provide my support for both of Qualex-Landmark's projects before Council on July 25th, being 803-807 North Road/603-617 Tyndall Street as well as 580-600 Harrison Avenue/581-601 Kemsley Avenue.

Being a recent university grad, I am now looking to move out of my parents home and start a new chapter of my life. I love the city so I want to stay within the location. I understand Qualex is wanting to provide affordable rental housing and market suites in Burquitlam area. This would be a great location for me as I do not have a car and the SkyTrain ride would be perfect for my future commute.

Therefore, I greatly support their projects.

Joy Kim  
319 Begin St, Coquitlam

## Selby-Brown, Ashland

---

**From:** Holly Jung [REDACTED]  
**Sent:** Thursday, July 21, 2022 7:27 PM  
**To:** Clerks Dept  
**Subject:** Support letter for Qualex-Landmark

To: Mayor and Council,

My name is Holly Jung, and I live in Coquitlam.

I am writing to provide my support for both of Qualex-Landmark's projects before Council on July 25th, being [803-807](#) North Road/[603-617](#) Tyndall Street as well as [580-600](#) Harrison Avenue/[581-601](#) Kemsley Avenue.

I work in the senior care home as a nurse and as a young professional, I am always enlightened to see new developments come up in Coquitlam. I'm looking to grow my family and will need to start looking at bigger places soon. Qualex adding tons of housing to the market will be very helpful for us to remain in Coquitlam. I looked at their proposed sites and they are very well suited for raising children as there are easy access to public transit, grocery store, park, and a quiet neighbourhood.

I want to show strong support for their proposed project.

Thank you,

Holly Jung  
[207-1148](#) Westwood Street, Coquitlam

**Selby-Brown, Ashland**

---

**From:** 최이새 [REDACTED]  
**Sent:** Thursday, July 21, 2022 8:31 PM  
**To:** Clerks Dept  
**Subject:** Support letter for Qualex-Landmark

Hello,

I am writing to provide my support for both of Qualex-Landmark's projects before Council on July 25th, being 803-807 North Road/603-617 Tyndall Street as well as 580-600 Harrison Avenue/581-601 Kemsley Avenue.

I live on 414 Westview Street which is located around North Road & Lougheed Hwy. As you may know, Burquitlam is a very popular location for Korean community. It's a great location to live in and a lot of my friends are wanting to move to the locations and the additional supply of housing Qualex is providing will help. Great transportation (SkyTrain) and Korean restaurants.

For these reasons, I support housing supply Qualex is bringing into our community.

Kind Regards,

Isae Choi  
305-414 Westview St, Coquitlam

**Selby-Brown, Ashland**

---

**From:** Jeong Eric [REDACTED]  
**Sent:** Thursday, July 21, 2022 9:03 PM  
**To:** Clerks Dept  
**Subject:** Support letter for Qualex-Landmark

Dear Mayor and Council,

My name is Eric Jeong and I'm a new resident to Coquitlam.

I am writing to provide my support for both of Qualex-Landmark's projects before Council on July 25th, being 803-807 North Road/603-617 Tyndall Street as well as 580-600 Harrison Avenue/581-601 Kemsley Avenue.

Being a young professional (recently grad pharmacist), I think about moving to a nice new apartment to start the next stage of my life. Being Korean, I want to live in the North Rd area as there is a large Korean community there. However, there aren't many new developments around North Rd and Lougheed. Therefore, I appreciate Qualex building more around Burquitlam area which is still very close to the main Korean stores down South. It's close enough to walk, bus or SkyTrain. I also appreciate how they will be adding to the existing Park that is beside their property. We could never have too many parks in BC.

For the above reasons, I support Qualex's new developments.

Sincerely,

Eric Jeong  
305-1154 Westwood St

**Selby-Brown, Ashland**

---

**From:** Hyesung Kim [REDACTED]  
**Sent:** Friday, July 22, 2022 8:00 AM  
**To:** Clerks Dept  
**Subject:** Proj-21-177 and Proj-21-186

Dear Mayor and Council,

My name is **Hyesung Kim**, and I am a Coquitlam resident.

I am writing to provide my support for both of Qualex-Landmark's projects before Council on July 25th, being 803-807 North Road/603-617 Tyndall Street as well as 580-600 Harrison Avenue/581-601 Kemsley Avenue.

Each of these proposed developments will bring much needed housing choices adjacent to transit, provide significant amenities, and are consistent with the City's vision for the area.

As a family of four, having a range of housing options is critical, so I am happy to see the City taking a leadership position in accommodating growth in our region.

Sincerely,

Hyesung Kim  
1151 Charland Ave, Coquitlam

## Selby-Brown, Ashland

---

**From:** K. Khinda [REDACTED]  
**Sent:** Friday, July 22, 2022 8:18 AM  
**To:** Clerks Dept  
**Subject:** Written Input for Public Hearing | Qualex-Landmark  
**Attachments:** Claremont 1 - 220718 - 605 Claremont Street - A.pdf; Claremont 1 - 220718 - 602 Tyndall Street - A.pdf; Claremont 1 - 220718 - 605 Claremont Street - B.pdf; Claremont 1 - 220718 - 602 Tyndall Street - B.pdf; Claremont 1 - 220718 - 606 Tyndall Street - A.pdf; Claremont 1 - 220718 - 610 Tyndall Street - B.pdf; Claremont 1 - 220718 - 606 Tyndall Street - B.pdf; Claremont 1 - 220718 - 610 Tyndall Street - A.pdf; Claremont 1 - 220718 - 611 Claremont Street - A.pdf; Claremont 1 - 220718 - 611 Claremont Street - B.pdf; Claremont 1 - 220718 - 615 Claremont Street - B.pdf; Claremont 1 - 220718 - 615 Claremont Street - A.pdf

Good Morning,

Please see attached written letters in support of the projects located at 603-617 Tyndall Street & 803-807 North Road along with 580-600 Harrison Avenue & 581-601 Kemsley Avenue.

Thank you,

July 15, 2022

**Re: Development Project at 603-617 Tyndall Street & 803-807 North Road  
Qualex-Landmark**

Dear Mayor and Council,

I am writing this letter in **support** of Qualex-Landmark's above-mentioned development application in the Oakdale Neighbourhood. As the owner of the property located at **602 Tyndall Street**, I am interested in seeing this project come to fruition and provide much-needed housing in the area.

The City of Coquitlam is a destination of preference for young families and professionals seeking safe and thoughtfully planned neighbourhoods to call home. As many of the city's neighbourhoods have been built out over the years, Oakdale is one area with great potential and this project meets the needs of the neighbourhood.

I am aware that Qualex-Landmark will be contributing toward many key amenities and infrastructure upgrades required to accommodate growth in this neighborhood.

I hope you will consider providing your vote of support for this project.

Sincerely,



Kevin Anderson

July 15, 2022

**Re: Development Project at 580-600 Harrison Avenue & 581-601 Kemsley Avenue  
Qualex-Landmark**

Dear Mayor and Council,

I am writing this letter in support of Qualex-Landmark's above-mentioned development application in the Oakdale Neighbourhood. As the owner of the property located at **602 Tyndall Street**, I am interested in seeing this project come to fruition and provide much-needed housing in the area.

The City of Coquitlam is a destination of preference for young families and professionals seeking safe and thoughtfully planned neighbourhoods to call home. As many of the city's neighbourhoods have been built out over the years, Oakdale is one area with great potential and this project meets the needs of the neighbourhood.

I am aware that Qualex-Landmark will be contributing toward many key amenities and infrastructure upgrades required to accommodate growth in this neighborhood.

I hope you will consider providing your vote of support for this project.

Sincerely,



Kevin Anderson

July 15, 2022

**Re: Development Project at 603-617 Tyndall Street & 803-807 North Road  
Qualex-Landmark**

Dear Mayor and Council,

I am writing this letter in **support** of Qualex-Landmark's above-mentioned development application in the Oakdale Neighbourhood. As the owner of the property located at **605 Claremont Street**, I am interested in seeing this project come to fruition and provide much-needed housing in the area.

The City of Coquitlam is a destination of preference for young families and professionals seeking safe and thoughtfully planned neighbourhoods to call home. As many of the city's neighbourhoods have been built out over the years, Oakdale is one area with great potential and this project meets the needs of the neighbourhood.

I am aware that Qualex-Landmark will be contributing toward many key amenities and infrastructure upgrades required to accommodate growth in this neighborhood.

I hope you will consider providing your vote of support for this project.

Sincerely,



Kevin Anderson

July 15, 2022

**Re: Development Project at 580-600 Harrison Avenue & 581-601 Kemsley Avenue  
Qualex-Landmark**

Dear Mayor and Council,

I am writing this letter in support of Qualex-Landmark's above-mentioned development application in the Oakdale Neighbourhood. As the owner of the property located at **605 Claremont Street**, I am interested in seeing this project come to fruition and provide much-needed housing in the area.

The City of Coquitlam is a destination of preference for young families and professionals seeking safe and thoughtfully planned neighbourhoods to call home. As many of the city's neighbourhoods have been built out over the years, Oakdale is one area with great potential and this project meets the needs of the neighbourhood.

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I hope you will consider providing your vote of support for this project.

Sincerely,



Kevin Anderson

July 15, 2022

**Re: Development Project at 603-617 Tyndall Street & 803-807 North Road  
Qualex-Landmark**

Dear Mayor and Council,

I am writing this letter in support of Qualex-Landmark's above-mentioned development application in the Oakdale Neighbourhood. As the owner of the property located at **606 Tyndall Street**, I am interested in seeing this project come to fruition and provide much-needed housing in the area.

The City of Coquitlam is a destination of preference for young families and professionals seeking safe and thoughtfully planned neighbourhoods to call home. As many of the city's neighbourhoods have been built out over the years, Oakdale is one area with great potential and this project meets the needs of the neighbourhood.

I am aware that Qualex-Landmark will be contributing toward many key amenities and infrastructure upgrades required to accommodate growth in this neighborhood.

I hope you will consider providing your vote of support for this project.

Sincerely,



Kevin Anderson

July 15, 2022

**Re: Development Project at 580-600 Harrison Avenue & 581-601 Kemsley Avenue  
Qualex-Landmark**

Dear Mayor and Council,

I am writing this letter in support of Qualex-Landmark's above-mentioned development application in the Oakdale Neighbourhood. As the owner of the property located at **606 Tyndall Street**, I am interested in seeing this project come to fruition and provide much-needed housing in the area.

The City of Coquitlam is a destination of preference for young families and professionals seeking safe and thoughtfully planned neighbourhoods to call home. As many of the city's neighbourhoods have been built out over the years, Oakdale is one area with great potential and this project meets the needs of the neighbourhood.

I am aware that Qualex-Landmark will be contributing toward many key amenities and infrastructure upgrades required to accommodate growth in this neighborhood.

I hope you will consider providing your vote of support for this project.

Sincerely,



Kevin Anderson

July 15, 2022

**Re: Development Project at 603-617 Tyndall Street & 803-807 North Road  
Qualex-Landmark**

Dear Mayor and Council,

I am writing this letter in **support** of Qualex-Landmark's above-mentioned development application in the Oakdale Neighbourhood. As the owner of the property located at **610 Tyndall Street**, I am interested in seeing this project come to fruition and provide much-needed housing in the area.

The City of Coquitlam is a destination of preference for young families and professionals seeking safe and thoughtfully planned neighbourhoods to call home. As many of the city's neighbourhoods have been built out over the years, Oakdale is one area with great potential and this project meets the needs of the neighbourhood.

I am aware that Qualex-Landmark will be contributing toward many key amenities and infrastructure upgrades required to accommodate growth in this neighborhood.

I hope you will consider providing your vote of support for this project.

Sincerely,



Kevin Anderson

July 15, 2022

**Re: Development Project at 580-600 Harrison Avenue & 581-601 Kemsley Avenue  
Qualex-Landmark**

Dear Mayor and Council,

I am writing this letter in **support** of Qualex-Landmark's above-mentioned development application in the Oakdale Neighbourhood. As the owner of the property located at **610 Tyndall Street**, I am interested in seeing this project come to fruition and provide much-needed housing in the area.

The City of Coquitlam is a destination of preference for young families and professionals seeking safe and thoughtfully planned neighbourhoods to call home. As many of the city's neighbourhoods have been built out over the years, Oakdale is one area with great potential and this project meets the needs of the neighbourhood.

I am aware that Qualex-Landmark will be contributing toward many key amenities and infrastructure upgrades required to accommodate growth in this neighborhood.

I hope you will consider providing your vote of support for this project.

Sincerely,



Kevin Anderson

July 15, 2022

**Re: Development Project at 603-617 Tyndall Street & 803-807 North Road  
Qualex-Landmark**

Dear Mayor and Council,

I am writing this letter in **support** of Qualex-Landmark's above-mentioned development application in the Oakdale Neighbourhood. As the owner of the property located at **611 Claremont Street**, I am interested in seeing this project come to fruition and provide much-needed housing in the area.

The City of Coquitlam is a destination of preference for young families and professionals seeking safe and thoughtfully planned neighbourhoods to call home. As many of the city's neighbourhoods have been built out over the years, Oakdale is one area with great potential and this project meets the needs of the neighbourhood.

I am aware that Qualex-Landmark will be contributing toward many key amenities and infrastructure upgrades required to accommodate growth in this neighborhood.

I hope you will consider providing your vote of support for this project.

Sincerely,



Kevin Anderson

July 15, 2022

**Re: Development Project at 580-600 Harrison Avenue & 581-601 Kemsley Avenue  
Qualex-Landmark**

Dear Mayor and Council,

I am writing this letter in **support** of Qualex-Landmark's above-mentioned development application in the Oakdale Neighbourhood. As the owner of the property located at **611 Claremont Street**, I am interested in seeing this project come to fruition and provide much-needed housing in the area.

The City of Coquitlam is a destination of preference for young families and professionals seeking safe and thoughtfully planned neighbourhoods to call home. As many of the city's neighbourhoods have been built out over the years, Oakdale is one area with great potential and this project meets the needs of the neighbourhood.

I am aware that Qualex-Landmark will be contributing toward many key amenities and infrastructure upgrades required to accommodate growth in this neighborhood.

I hope you will consider providing your vote of support for this project.

Sincerely,



Kevin Anderson

July 15, 2022

**Re: Development Project at 603-617 Tyndall Street & 803-807 North Road  
Qualex-Landmark**

Dear Mayor and Council,

I am writing this letter in **support** of Qualex-Landmark's above-mentioned development application in the Oakdale Neighbourhood. As the owner of the property located at **615 Claremont Street**, I am interested in seeing this project come to fruition and provide much-needed housing in the area.

The City of Coquitlam is a destination of preference for young families and professionals seeking safe and thoughtfully planned neighbourhoods to call home. As many of the city's neighbourhoods have been built out over the years, Oakdale is one area with great potential and this project meets the needs of the neighbourhood.

I am aware that Qualex-Landmark will be contributing toward many key amenities and infrastructure upgrades required to accommodate growth in this neighborhood.

I hope you will consider providing your vote of support for this project.

Sincerely,



Kevin Anderson

July 15, 2022

**Re: Development Project at 580-600 Harrison Avenue & 581-601 Kemsley Avenue  
Qualex-Landmark**

Dear Mayor and Council,

I am writing this letter in support of Qualex-Landmark's above-mentioned development application in the Oakdale Neighbourhood. As the owner of the property located at **615 Claremont Street**, I am interested in seeing this project come to fruition and provide much-needed housing in the area.

The City of Coquitlam is a destination of preference for young families and professionals seeking safe and thoughtfully planned neighbourhoods to call home. As many of the city's neighbourhoods have been built out over the years, Oakdale is one area with great potential and this project meets the needs of the neighbourhood.

I am aware that Qualex-Landmark will be contributing toward many key amenities and infrastructure upgrades required to accommodate growth in this neighborhood.

I hope you will consider providing your vote of support for this project.

Sincerely,



Kevin Anderson

**Selby-Brown, Ashland**

---

**From:** K. Khinda [REDACTED]  
**Sent:** Friday, July 22, 2022 8:21 AM  
**To:** Clerks Dept  
**Subject:** Written Input for Public Hearing | Qualex-Landmark  
**Attachments:** Claremont 2 - 220718 - 628 Tyndall Street - A.pdf; Claremont 2 - 220718 - 628 Tyndall Street - B.pdf; Claremont 2 - 220718 - 630 Tyndall Street - A.pdf; Claremont 2 - 220718 - 626 Tyndall Street - A.pdf; Claremont 2 - 220718 - 626 Tyndall Street - B.pdf; Claremont 2 - 220718 - 630 Tyndall Street - B.pdf; Claremont 2 - 220718 - 632 Tyndall Street - A.pdf; Claremont 2 - 220718 - 633 Claremont Street - A.pdf; Claremont 2 - 220718 - 633 Claremont Street - B.pdf; Claremont 2 - 220718 - 632 Tyndall Street - B.pdf; Claremont 2 - 220718 - 635 Claremont Street - A.pdf; Claremont 2 - 220718 - 637 Claremont Street - A.pdf; Claremont 2 - 220718 - 635 Claremont Street - B.pdf; Claremont 2 - 220718 - 639 Claremont Street - A.pdf; Claremont 2 - 220718 - 639 Claremont Street - B.pdf; Claremont 2 - 220718 - 637 Claremont Street - B.pdf

Good Morning,

Please see attached written letters in support of projects located at 603-617 Tyndall Street and 803-807 North Road along with 580-600 Harrison Ave & 581-601 Kemsley Avenue.

Thank You.

July 15, 2022

Public Hearing – July 25, 2022  
Item 4 – 580, 584, 588, 592, 596, 600  
Harrison Avenue and 581, 585, 591,  
593, 597 and 601 Kemsley Avenue  
Submission 4.13.a

Re: **Development Project at 603-617 Tyndall Street & 803-807 North Road  
Qualex-Landmark**

Dear Mayor and Council,

I am writing this letter in **support** of Qualex-Landmark's development application for the project located at 603-617 Tyndall Street & 803-807 North Road in the Oakdale Neighbourhood. As the owner of the property located at **626 Tyndall Street**, I am interested in seeing this advance through the application process with the city, ultimately providing much-needed housing within the city. I understand the developer will also contribute toward the amenity and infrastructure upgrades required to accommodate growth in this neighborhood.

The City of Coquitlam is a destination of choice for those looking to reside in a vibrant area of the lower mainland. Professionals and young families are increasingly interested in calling this neighbourhood home. This project has great potential to meets the needs of the neighbourhood and the housing market.

I hope you will consider providing your vote of support for this project.

Sincerely,



Jonathan Meads

July 15, 2022

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I hope you will consider providing your vote of support for this project.

Sincerely,



Jonathan Meads

**Selby-Brown, Ashland**

---

**From:** Jay Kim [REDACTED]  
**Sent:** Friday, July 22, 2022 11:40 AM  
**To:** Clerks Dept  
**Subject:** Support letter for Qualex-Landmark

Hello all,

My name is JK Kim, and I am a Coquitlam resident.

I am writing to provide my support for both of Qualex-Landmark's projects before Council on July 25th, being 803-807 North Road/603-617 Tyndall Street as well as 580-600 Harrison Avenue/581-601 Kemsley Avenue.

I've been interested about the development of the Burquitlam area since OCP was finalized and I am very happy to hear that Qualex will be building a project in the neighbourhood. I know friends who has lived in projects built by Qualex and they are top quality. I think having nice quality projects in the neighbourhood would encourage more families to come to Burquitlam area. The location itself would be perfect for students (SFU) or anyone without a vehicle. It would be close proximity to the Burnaby Mountain Park (which I love) and other convenient stores.

I appreciate City of Coquitlam for taking the initiative to rejuvenize the Burquitlam area.

Sincerely,

JK Kim  
116 – 2970 Princess Crescent

**Selby-Brown, Ashland**

---

**From:** Hyunmin Kim [REDACTED]  
**Sent:** Friday, July 22, 2022 1:00 PM  
**To:** Clerks Dept  
**Subject:** Proj-21-177 and Proj-21-186 (Support letter for Qualex)

Hello Mayor and Council,

I am writing to provide my support for both of Qualex-Landmark's projects before Council on July 25th, being 803-807 North Road/603-617 Tyndall Street as well as 580-600 Harrison Avenue/581-601 Kemsley Avenue.

I have been living in Coquitlam for few years now and it's a lovely place to be. Close enough to Vancouver downtown, nice restaurants and far enough to be a suburb. We appreciate Qualex is contributing to enhancing the Coquitlam housing supply and making the city better.

For these reasons I support their development.

Regards,

Hyunmin Kim (Unit 3 – 200 Marmont Street, Coquitlam)

**Selby-Brown, Ashland**

---

**From:** Scott Weiss [REDACTED]  
**Sent:** Friday, July 22, 2022 2:08 PM  
**To:** Clerks Dept  
**Subject:** Public Hearing July 25, 2022

Mayor and Council,  
City of Coquitlam,

Re: Public Hearing July 25, 2022

We are property owners in Coquitlam and support density for all communities in Metro, naturally including Coquitlam, served by Skytrain. We believe Council and Planning are making a constructive decision to consider supporting as much density as possible within the Skytrain' s precinct (10-20 minute walk). We reference projects at Kelmsly and Harrison and one at Tyndall and North Road that are being considered at this hearing.

Our thoughts are, density supports:

- the environment; utilizing existing infrastructure,
- no new roads, concrete
- a significant reduction of carbon emissions per resident,
- resistance to sprawl,
- getting cars out of neighborhoods (unlike laneway and secondary suites),
- a material reduction of road traffic,
- more customers and clients for merchants, supporting their ability to pay their staff living wages,
- the supply of a variety of services that Coquitlam residents may not have to travel to Vancouver for certain specialty needs or for upmarket specialized items,
- ongoing property tax revenue, as much as 10-20 times what a single family lot generates - this, every year. This money is, naturally, for all citizens (including single family prop owners)

Density significantly aids in the creation of variety, social facility, better secondary infrastructure, better community economics that translate into better and more targeted municipal services.

Sincerely,  
G Young

**Selby-Brown, Ashland**

---

**From:** [REDACTED]  
**Sent:** Thursday, July 21, 2022 9:23 AM  
**To:** Clerks Dept  
**Subject:** FW: 603-617 Tynall Street & 580-600 Harrison Avenue - development

Burquitlam is central, easy access to highway, skytrain and public transportation. As Burquitlam housing supply is in high demand due to high volume of immigration to the area. I am writing to support the above projects as it will bring the right mix of housing and amenities to Oakdale..

Evelyn Lau  
[REDACTED]

**Cormack, Rachel**

---

**From:** Lili Gibson [REDACTED]  
**Sent:** Friday, July 22, 2022 4:26 PM  
**To:** Clerks Dept  
**Subject:** Public input - proposals for Oakdale  
**Attachments:** IMG\_5154.MOV

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

**Categories:** Public Hearing

Please accept my video as my citizen input for items #4 and #5 in the public hearing agenda Monday July 25th.

Regard,  
Lili Gibson  
838 Rochester Ave.

--

**Lili Gibson**

Clean Beauty Advocate & Director  
BEAUTYCOUNTER  
[www.beautycounter.com/en-ca/liligibson](http://www.beautycounter.com/en-ca/liligibson)  
[REDACTED]

**Cormack, Rachel**

---

**From:** Giovanni Gunawan [REDACTED]  
**Sent:** Sunday, July 24, 2022 10:20 PM  
**To:** Clerks Dept  
**Subject:** Support for Items 4 and 5 on July 25th Public Hearing

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Dear Mayor and Council,

I am writing to express my support for both Qualex Landmark projects (Harrison & Kemsley, as well as North & Tyndall) which will be in front of Council on July 25<sup>th</sup>.

I am in support of the implementation of the Oakdale Neighbourhood Plan and look forward to seeing this neighbourhood revitalized. As someone who grew up in Burquitlam and saw it transform from a sleepy single-family neighbourhood to a bustling community of families, students, and seniors alike, I am pleased to lend my support to projects like the one put forth by Qualex Landmark, which will improve the surrounding streetscape, and bring life to the area.

I am particularly supportive as the company seems to take great interest in public realm improvements, something which is apparent with their inclusion of a neighbourhood café in a non-traditional location. It is a risk they did not have to take, but seeing how successfully similarly located cafes like Wilder Snail and Mighty Oak was at bringing the community together, it was a risk that they took anyway for the good of the community. I think that is a commendable act, and we should encourage community-driven design such as this.

I would like to also thank you Council and Staff for continuing to guide the private sector interest in our community to ensure the best possible outcomes for the area – the positive changes that we see in Burquitlam today are thanks to your persistence and vision.

In sum, I am fully supportive of these two beautifully designed communities coming to Burquitlam, and I hope you share my enthusiasm and approve them at Public Hearing.

Sincerely,  
Giovanni Gunawan  
750 Dogwood Street



Virus-free. [www.avast.com](https://www.avast.com)

**Cormack, Rachel**

---

**From:** Liam McDermott [REDACTED]  
**Sent:** Monday, July 25, 2022 9:28 AM  
**To:** Clerks Dept  
**Subject:** Public Hearing input for Tyndall Proposal

Hi Mayor and Council.

I am a nearby resident to two projects that are coming to Public Hearing on Monday. They are the project located at Kemsley and Harrison and the one located at Tyndall and North Road and I wanted to write in to express support for both as they are near my home.

I am a young professional who recently got into the home ownership market by purchasing my first condo in Burquitlam, and I hope that others would have the same opportunity too.

Both projects fit well into the area. The Tyndall project sounds like it will bring exciting and interesting architecture which will be a positive. I see that the Kemsley project has a neighbourhood cafe - I am always excited to find new local businesses in the area and think that providing this cafe will open up opportunity for a small business to locate there.

For these reasons, I encourage council to support these projects.

Thanks,  
Liam McDermott

**Cormack, Rachel**

---

**From:** Leslie Courchesne <leslie@tricitiechamber.com>  
**Sent:** Monday, July 25, 2022 11:33 AM  
**To:** Clerks Dept  
**Cc:** Maureen Solmundson  
**Subject:** Public Hearing tonight: letter of support & speaker registration  
**Attachments:** Letter of Support - Qualex Oakdale.pdf

Hello Clerks office,

Please find attached my letter of support for Items 4&5 for tonight's public hearing.

As sent previously, I will also attend in person to speak on these two items, as well as Item #2.

thanks,  
Leslie

--

**Leslie Courchesne, CEO**  
Tri-Cities Chamber of Commerce  
Direct: [604.468.6870](tel:604.468.6870) | T. [604.464.2716](tel:604.464.2716)  
E. [leslie@tricitiechamber.com](mailto:leslie@tricitiechamber.com)  
W. [tricitiechamber.com](http://tricitiechamber.com)

[Join the Chamber](#)  
[Join our mailing list](#)  
[Upcoming Events](#)



Tri-Cities Chamber of Commerce, #205-2773 Barnet Highway Coquitlam, BC V3B 1C2

July 25, 2022

City Clerk's Office  
City of Coquitlam  
3000 Guildford Way  
Coquitlam, BC V3B 7N2  
*Sent via email: clerks@coquitlam.ca*

Dear Mayor Richard Stewart and Council,

**RE: July 25, 2022 Public Hearing – Items #4&5 Oakdale Qualex-Landmark Developments**

The Tri-Cities Chamber of Commerce supports the two Oakdale neighbourhood development proposals by Qualex-Landmark.

Qualex-Landmark was founded 20 years ago by Mohammed Esfahani and Reza Navabi, with a vision to create projects with design, quality and reputation that will stand the test of time, and they continue to demonstrate those values today. A member of the Tri-Cities Chamber of Commerce, Qualex has an excellent reputation and track record producing award-winning developments across Western Canada.

Among the top issues raised by our Chamber members is the need for more housing particularly within walkable neighbourhoods and near transit, to attract more residents to Coquitlam. This is closely linked in the minds of our members to helping solve acute workforce shortages, as well as attracting more consumers to keep the local economy strong.

**Kemsley Avenue Proposal**

With 239 homes proposed, with a range of one- to three-bedrooms, the Chamber is in favour of this project and pleased to see it includes to the proposal of a neighbourhood cafe. The cafe would provide an excellent gathering space for the revitalization of the Oakdale neighbourhood, as well as local jobs.

**Tyndall Street Proposal**

Despite the development not providing commercial space, our Chamber is generally in favour of increasing density with a mix of housing aligned with development in the area. The proposed development includes 446 homes, including one- to three bedroom market condominiums, as well as 24 homes at below-market rental. The proposed gateway public art piece at the corner of Como Lake Avenue and North Road would further enhance the perception of the renewed Oakdale neighbourhood for all visitors, residents, businesses in the area.

In addition to this letter, I look forward to speaking in support of these two proposed developments at the Public Hearing on July 25. Thank you for considering the Chamber's support for these projects.

Sincerely,



Leslie Courchesne  
Chief Executive Officer

**Cormack, Rachel**

---

**From:** [REDACTED]  
**Sent:** Monday, July 25, 2022 11:46 AM  
**To:** Clerks Dept  
**Subject:** Public Hearing: 25th July - Items 4 & 5 - Qualex-Landmark Projects

Mayor & Council,

I am writing to you today on behalf of the Oakdale Neighbourhood Association as these 2 projects are located within Oakdale. As you know the ONA and the residents of Oakdale are very concerned about development in our neighbourhood and aside from the usual concerns about, noise, density, traffic, etc., we have 3 specific concerns related to infrastructure and the health of Stoney Creek:

- **Sanitary sewage overflows** at Oakdale Park and along the creek behind Gilroy Crescent where it overflows on to private property and into Stoney Creek. Although, development might be helpful, it is not enough to fix these issues and adding more housing units to the current sewer system will increase the frequency and severity of the overflows.
- **Construction wastewater** being discharged into the creek – both individual site management practices and the effect of the accumulation of construction wastewater discharged into the creek from all the projects planned for Oakdale (or really all those that discharge wastewater into Stoney Creek) over the next decade or so. My gut tells me that the creek and the environment do not have the capacity to absorb and process all that extra wastewater and I have not seen anything from the City that indicates they have considered this and intend to manage it at the macro level.
- **The increase in stormwater** and its effect on the creek and the environment once all the projects are built. I know the City has a 20 year old report on how they will manage it but, it needs to be updated and the City needs to recommit to the plans outlined in the document and re-evaluate whether or not they are on-track for the 20 & 50 year plans. How do you intend to ensure that the Effective Impervious Area remains under 23% as recommended in this report? [Stoney-Creek-Integrated-Watershed-Management-Plan-PDF \(coquitlam.ca\)](https://www.coquitlam.ca/~/media/2019-07-25-Stoney-Creek-Integrated-Watershed-Management-Plan-PDF.pdf)

We feel strongly that the City of Coquitlam needs to give us assurances that they will address these concerns, communicate action plans and the timeline for ‘fixing’ these items before development gets underway in Oakdale.

As for the applicant for these two projects, Qualex-Landmark; I have to say they have been nothing short of amazing when it comes to engaging the Oakdale Neighbourhood Association and the residents in both Coquitlam and Burnaby. We are supportive of this developer specifically because:

- We have met with them many, many times now to discuss the neighbourhood and share our issues and concerns with them and they have been both responsive and proactive in their dealings with us.
- We have also exchanged many more emails explaining why we are concerned and what has taken place to-date. They have been very responsive our emails as well.
- They’ve introduced us to the civic engineer on their projects (who is also the civic works engineer for multiple Oakdale projects) and we’ve discussed our concerns related these 2 projects but also the cumulative effect on the creek from all these planned projects going on at once. And while no solutions have been discussed they have acknowledged that there is some cause for concern.
- They have reached out to the City of Coquitlam on their own initiative to find out more about the issues and concerns that we’ve expressed to them looking for more information and explanation to increase their understanding of the problems.
- They held a big event (food truck) in June to introduce themselves to the neighbourhood, talk about their projects and receive feedback from the community.

- They took the initiative and arranged a special meeting with the community (Oakdale and Rathburn residents in Burnaby) to discuss and address the issues and concerns that they received from the members of both communities and included many of their contractors as well: architect, builder, civil works, etc.
- They have committed to installing technology on their projects that will prevent any construction wastewater discharge that is outside of 'acceptable' levels. This is more than is required by the City of Coquitlam and likely adds some costs to their projects.
- They have committed to meeting with us before construction starts to share information, discuss issues and concerns, and figure out how we work together to get through this.

Not many of the residents remaining in Oakdale have positive things to say about the oncoming development but, we feel that this developer understands and shares our concern for the health of the creek and the infrastructure, and we have confidence that we can maintain a productive relationship with them going forward.

Thanks,  
Janice McAndrew, Secretary-Treasurer  
On behalf of the Oakdale Neighbourhood Association  
957 Gilroy Cres

**Cormack, Rachel**

---

**From:** Jungwoo Choi [REDACTED]  
**Sent:** Friday, July 15, 2022 3:57 PM  
**To:** Clerks Dept  
**Subject:** Public Hearing July 25, 2022  
**Attachments:** development support vid.mp4

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Categories:** Public Hearing

Hello,

I'm submitting the attached video to show my support for the proposed development project by Qualex Landmark.

Regards,

Jungwoo

# City of Coquitlam Planning and Development

## Item 5: Proposed Zoning Amendment Bylaw No. 5220, 2022

803, 805, and 807 North Road  
and 603, 607, 613, and 617  
Tyndall Street

Public Hearing July 25, 2022

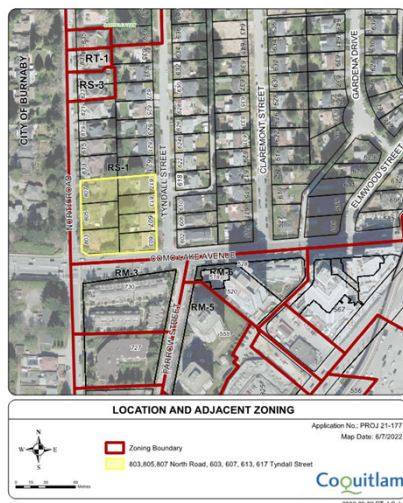
  
coquitlam.ca/

Coquitlam



## Zoning & Land Use Designation

803, 805, and 807 North Road and 603, 607, 613, and 617 Tyndall Street



Coquitlam

## Proposal

803, 805, and 807 North Road and 603, 607, 613, and 617 Tyndall Street



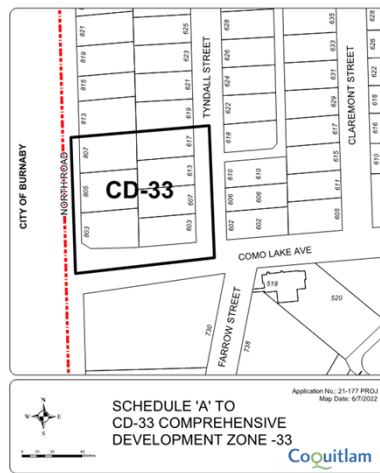
- Rezone the subject site from RS-1 One-Family Residential to CD-33 Comprehensive Development zone
- Develop one 44-storey apartment building and one 6-storey apartment building with 446 total residential units, including 24 below market units, over an underground parkade
- Part of a proposed transfer of development rights (tenure) with 608 Regan Avenue

Coquitlam

2

## Recommendation

803, 805, and 807 North Road and 603, 607, 613, and 617 Tyndall Street



- Staff recommend that Council give second and third readings to Bylaw No. 5220, 2022

Coquitlam

3



QL

803-807 North Road &  
603-617 Tyndall Street

# ABOUT

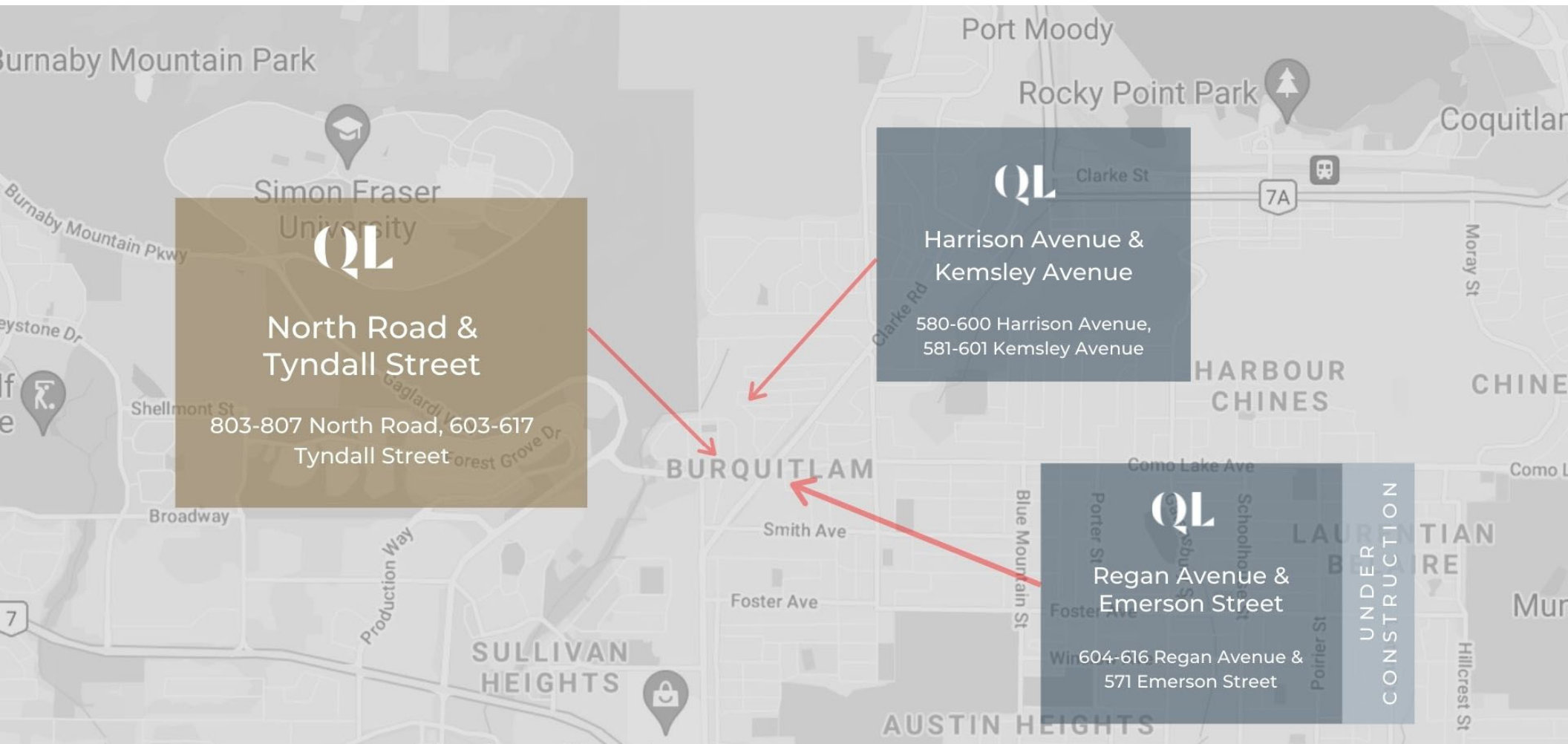
Qualex-Landmark™ is a Vancouver based development group that has been building boutique residences for over 30 years. Our portfolio is defined by quietly iconic residential communities, born out of our highly detailed approach to development.

Among our recent local successes are Green on Queensbury and District Crossing in North Vancouver, and Aria in Oakridge.

The 22 outstanding residential communities built to date in Western Canada speak for themselves, notably: Domus, Pomaria, Crandall and Alda in British Columbia; and Stella, Nova, Luna, Calla, Mark on Tenthand Park Point in Alberta.

From the fine details of the homes to the quality of homeowner and tenant care, we ensure each resident is exceptionally well taken care of every step of the way. We have built a philosophy of doing the right thing with a humanistic approach.





## COQUITLAM PROJECTS PORTFOLIO

# REALIZING THE BURQUITLAM LOUGHEED NEIGHBOURHOOD PLAN



**High Density Apartment Residential**

# PROCESS TO DATE

**MAY 12TH**

Presentation with Oakdale  
Neighbourhood Association

**JULY 4TH**

1st Reading

**JULY 25TH**

Public Hearing (Tonight)

**NOVEMBER 15TH**

RZA/DP/Subdiv  
Submission

**JUNE 25TH**

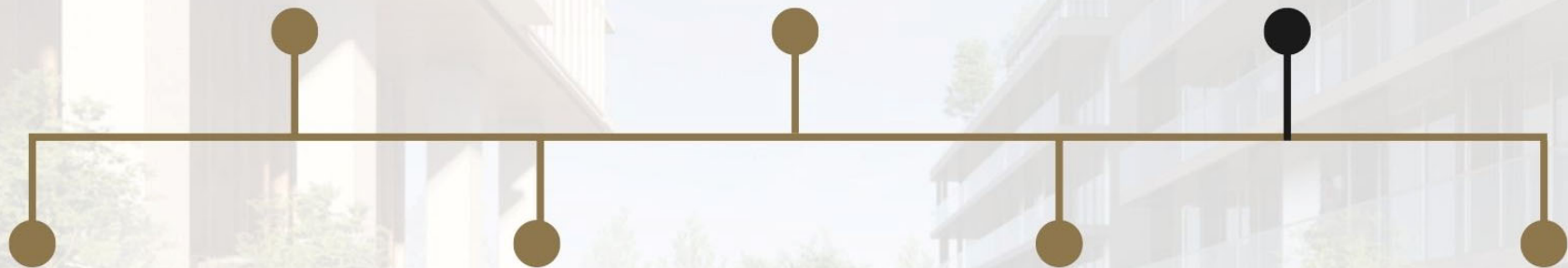
Community Food  
Truck Event

**JULY 18TH**

Community  
Meeting

**SPRING 2023**

Construction  
Start



## PROJECT OVERVIEW

### MORE HOUSING, SOONER

- Rental delivered 2.5 years sooner
- +/- 17,000 sf of below-market housing (40% increase over typical)
- 24 below-market homes
- 10% 3-Bedrooms
- 30% 2-Bedrooms
- +/- 13,000 sf increase in rental housing (14% more than typical)

### BETTER DESIGN

- Gateway architecture at entry to Coquitlam
- Integrated below-market rental within strata
- Better site plan & massing than typical policy outcome

### OTHER NOTABLE PROJECT BENEFITS

- \$155,000 Childcare reserve fund contribution
- Parking-in-lieu contributions
- ~\$500,000 in TDM contributions
- ~\$5.7M in City DCC's
- ~\$9.7M Bonus Density Payment
- ~\$427,000 CAC

## OUTDOOR PROGRAMMING



**GATEWAY PUBLIC ART  
FEATURE & PLAZA**

**MID-SITE ACCESSIBLE PUBLIC  
SPACE OFF NORTH ROAD**

**PEDESTRIAN PATH AT NORTH PROPERTY  
LINE & VISUAL SCREEN FOR NEIGHBOURS**

**WATER FEATURE**

**ARRIVAL PLAZA**

**OUTDOOR DINING  
PAVILION**

**OUTDOOR WORK &  
LOUNGE AREAS**

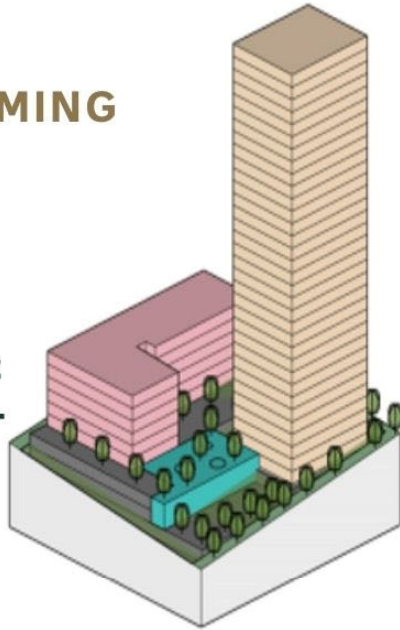
**SIGNIFICANT RE-  
PLANTING PROGRAM**

**SECURED CHILDREN'S  
PLAY AREA**

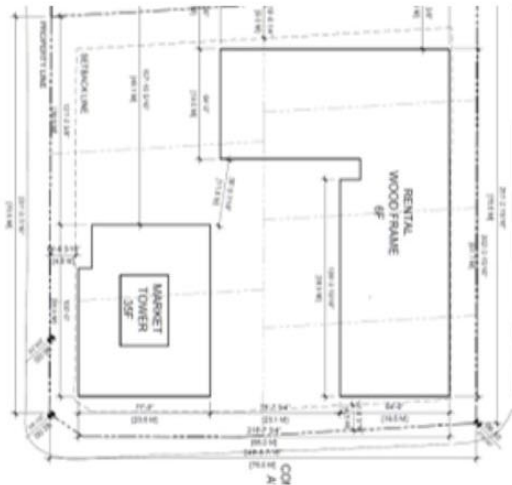
**OPEN LAWN FLEX  
SPACE**

## TENURE TRANSFER: DESIGN & PROGRAMMING BENEFITS

1. **Separate  
Rental/Below-Market  
VS Integrated Below-  
Market**



3. **Bulky Rental  
Building VS  
Enhanced Outdoor  
Space**



2. **Separate  
Amenities VS  
Shared Amenities**



4. **Typical Massing  
VS Gateway  
Architecture**

VIEW LOOKING  
WEST



VIEW LOOKING  
SOUTH



VIEW LOOKING  
EAST



VIEW LOOKING WEST  
FROM TYNDALL STREET



VIEW LOOKING  
SOUTH



VIEW LOOKING NORTH  
FROM COMO LAKE



VIEW LOOKING EAST  
FROM NORTH ROAD





VIEW LOOKING WEST  
THROUGH ARRIVAL PLAZA

## EROSION & SEDIMENT CONTROL SYSTEM

A typical system will include:

- systems to collect and manage site discharges
- settlement tanks to reduce solid particulates
- a flocculant system to reduce fine particulates
- a pH control system
- In addition to the City requirements, we are proposing to use a FlowLink (or similar) system

## STORMWATER MANAGEMENT AT OCCUPANCY

- Stormwater will be managed with a detention tank within the parkade to store site runoff at a predetermined rate.
- The development will provide extensive landscape areas to maximize the storage of rainfall on the site and offset runoff.

# WATER MANAGEMENT

Significant  
Landscape Area to  
Reduce Runoff  
Rate



## CONSTRUCTION MANAGEMENT PLAN

- To manage traffic & site safety.

## RESPECTING NEIGHBOURS

**Axiom Builders will follow mitigating procedures, including:**

- Turning off small tools & equipment while not in use
- Flaggers to back trucks in, instead of using vehicle backup beepers
- Utilization of quieter machines or pieces of equipment
- Locate high-noise level work further away from area of building neighbors
- Reducing allowable street-parking, and finding alternate locations for trades

## CONTACT AND REPORTING ISSUES

- Project signage will be posted at the site to report and manage issues quickly.

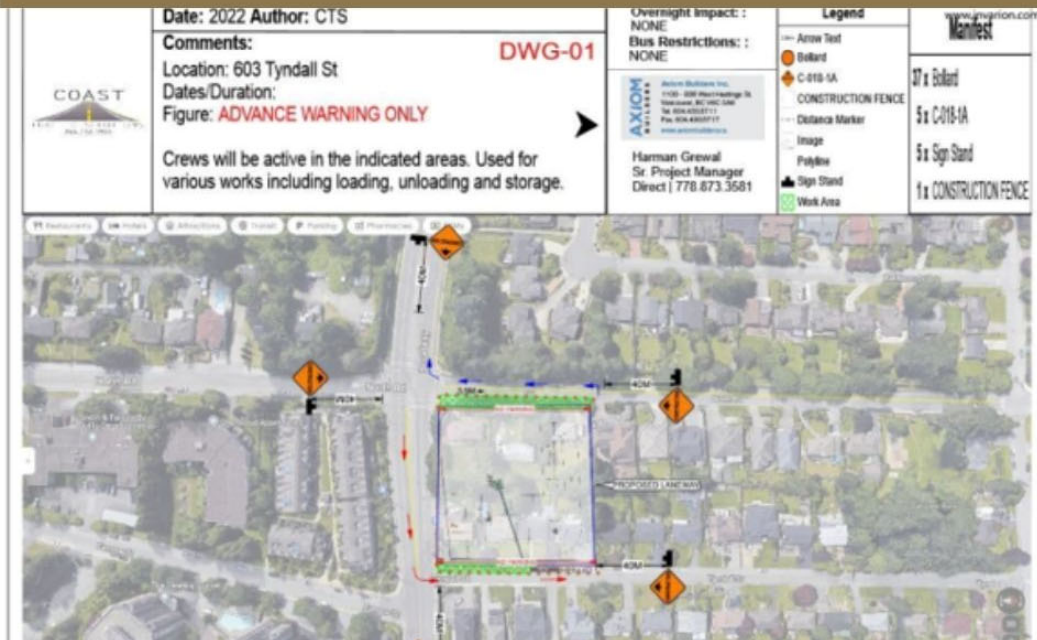
## KEEPING THE NEIGHBOURHOOD CLEAN

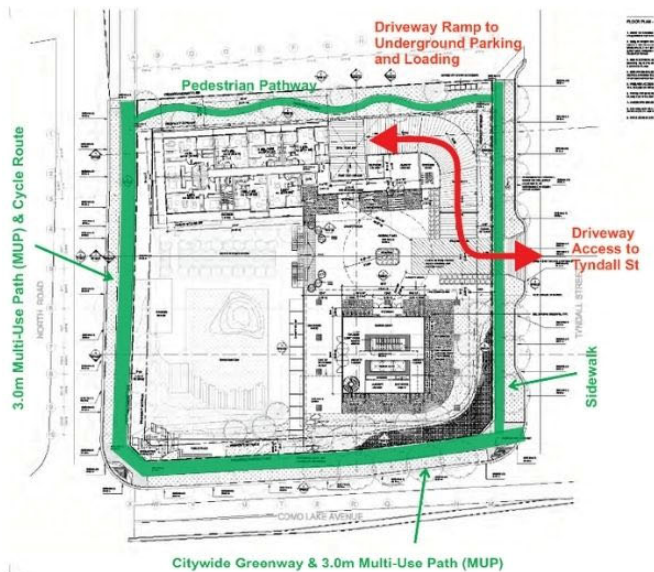
- Wheel washes, street cleaning and ESC system to ensure debris stays on-site

## ADVANCE NOTICE

- Letters will be issued in advance for any interruptions, extended work hours, or street re-routing

# MANAGING CONSTRUCTION



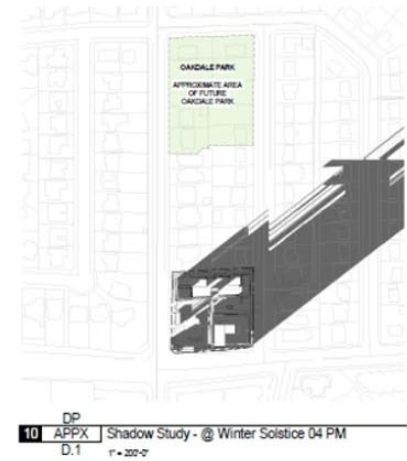
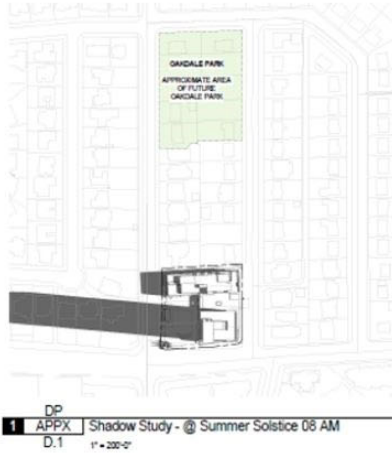


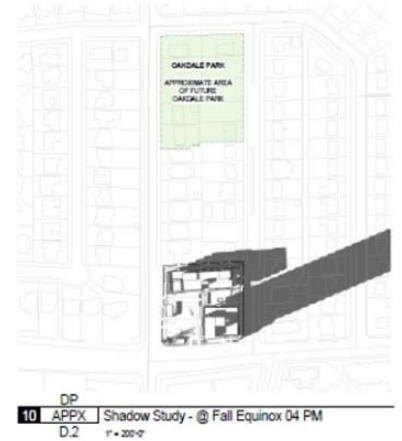
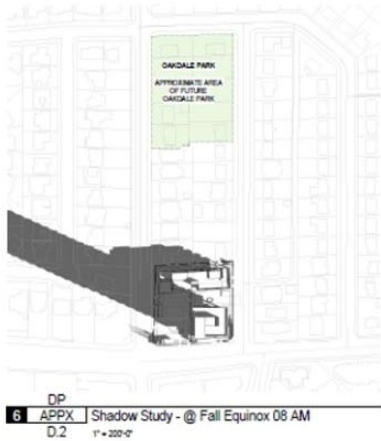
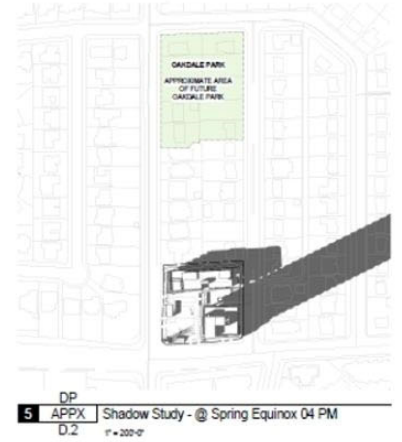
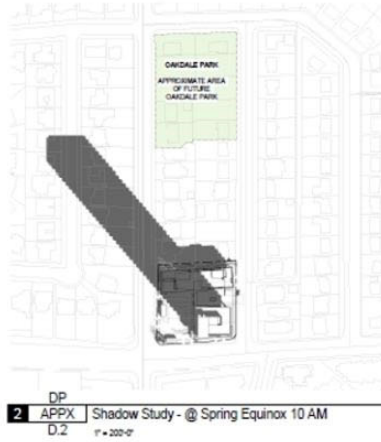
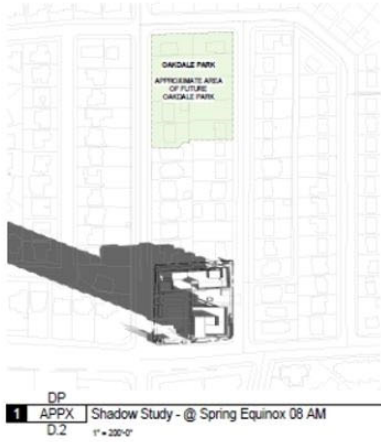
Proposed Collector Shown North of Subject Site

- A single parkade and loading access off Tyndall Street (below-grade) as required
- 6 metre setback and robust planting strip to visually screen parkade ramp
- All loading spaces planned below-grade
- MUP and bike access off North Road
- Pedestrian Access along north setback area

## TRAFFIC MANAGEMENT - POST CONSTRUCTION

## **Q&A BACKGROUND INFORMATION**





**AFFORDABLE RENTAL**

UNIT TYPE	NUMBER OF HOMES	AVERAGE SIZE
-----------	-----------------	--------------

JR 1 Bedroom	3	} <b>24 Affordable Rental Homes</b>	425 SF
1 Bedroom	9		510 SF
1 Bedroom + Den	6		589 SF
2 Bedroom	3		855 SF
3 Bedroom	3		955 SF

**PROPOSED STRATA**

UNIT TYPE	NUMBER OF HOMES	AVERAGE SIZE
-----------	-----------------	--------------

JR 1 Bedroom	36	} <b>422 Strata Homes</b>	425 SF
1 Bedroom	123		511 SF
1 Bedroom + Den	86		579 SF
2 Bedroom	135		848 SF
3 Bedroom	42		998 SF

**446 Total Number of  
Homes at Tyndall site**



## PROPOSED VEHICULAR PARKING

### TYPE

### NUMBER OF SPACES

Strata	401	}	484 Vehicular Parking Spaces
Affordable Rental	16		
Visitor	67		



## PROPOSED BICYCLE PARKING

### TYPE

### NUMBER OF SPACES

Long Term	558	}	570 Bicycle Parking Spaces
Short Term	12		

Contact: Henry McQueen (Vice President of Development)  
community@qualex.ca



1910-400 Burrard Street  
Vancouver, BC  
Canada V6C 3A6



[qualex.ca](http://qualex.ca)

™denotes trademark of Qualex-Landmark Living Inc. used under  
license by QL Como Lake LP



**Cormack, Rachel**

---

**From:** Jon Bennest <jbennest@zondaurban.com>  
**Sent:** Monday, July 11, 2022 12:51 PM  
**To:** Clerks Dept  
**Subject:** Input to council - Qualex-Landmark Proposals - 603-617 Tyndall St & 803-807 North Road and 580 Harrison Ave & 581-601 Kemsley Ave

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Categories:** Public Hearing

To whom it may concern,

I'm emailing to support Qualex-Landmark's proposals up for discussion on June 25<sup>th</sup>'s public hearing. Qualex-Landmark is a client of ours (and is one of our favourites). From a quality perspective, I can't speak more highly than what you can expect from what Qualex-Landmark, from successfully completed projects in Calgary, North Vancouver and soon to complete projects in Burnaby and Dunbar. I am confident that any project from Qualex-Landmark will add value to the community. Further, it's proposals of 1-3 bedroom condominiums units provide the community with a great mix of affordable home-ownership market opportunities that need approval on in order to meet the 20-40 year growth and housing needs in Metro Vancouver.

Sincerely,

Jon Bennest



**Jon Bennest**

**Cormack, Rachel**

---

**From:** Jungwoo Choi [REDACTED]  
**Sent:** Friday, July 15, 2022 3:57 PM  
**To:** Clerks Dept  
**Subject:** Public Hearing July 25, 2022  
**Attachments:** development support vid.mp4

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Categories:** Public Hearing

Hello,

I'm submitting the attached video to show my support for the proposed development project by Qualex Landmark.

Regards,

Jungwoo

**Cormack, Rachel**

---

**From:** Marcel & Ornella Belhomme [REDACTED]  
**Sent:** Tuesday, July 19, 2022 6:44 PM  
**To:** Clerks Dept  
**Subject:** PROJ 21-177

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Categories:** Public Hearing

The denial of the approvment for this application request, will be an act of courage, from the City of Coquitlam, showing finally itself in favour of its community which, since the introduction of the TDS, has been the victim of violence and aggression by manipulative and disrupting actions done more in view of specific interests, and gains, than the improvement of the quality of life of its citizens.

Because of this, the price that the residents of Burquitlam are paying on losses is huge:

-we saw entire blocks of really-affordable-housings to disappear, and their residents forced out of the community;

-we saw a very conveniently centrally located Park, equipped with tennis courts, baseballs field, green spaces and trees, suddenly, taken away from us, a real big loss for the people, especially the young and elderly;

-we saw the loss of our daily quality of life, due to the noises and disruptions from the endlessly multiplying new- construction sites, which, practically, transformed our surroundings into a kind of war-zone with a new bomb felling beside us at every excavation-holes.

Yes! Every new construction brings new violence and aggression to us: physically and mentally!!

No! Cannot be acceptable that a simple "Transit-Service", for which we waited and fought for about 30 years, has been used as the pretext for such level of life disruption: a TRANSIT-VILLAGE shouldn't become a "TRANSIT-MANHATTAN", especially seeing how seldom the TRANSIT SYSTEM is used by the new residents!!

A limit should be set to the current "density" formula, prioritizing the wellness of the people living on it, instead of the interests of a few.

DENYING THE ABOVE APPLICATION would be the first step to save the only peaceful, and green space left for us to have a moment of eyes and body regeneration, and, for sure, everyone would ask for the same, if he-she was living just across of it!!

Ornella & Marcel Belhomme  
1702-738 Farrow St. Coquitlam

**Cormack, Rachel**

---

**From:** Madeline Goh [REDACTED]  
**Sent:** Wednesday, July 20, 2022 10:33 AM  
**To:** Clerks Dept  
**Subject:** RE: Rezoning of Properties on North Road and Tyndall Street

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Appreciate the email and information, thank you, Ashland.

Have a good day,

Madeline

----- Original message -----

**From:** Clerks Dept <Clerks@coquitlam.ca>  
**Date:** 2022-07-20 10:28 (GMT-08:00)  
**To:** Madeline Goh [REDACTED]  
**Subject:** RE: Rezoning of Properties on North Road and Tyndall Street

Hello,

Thank you for your submission which will be circulated to Council and staff for their information.

Please note, written submissions, including your name and address, provided in response to this consultation 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](http://www.coquitlam.ca). If you require more information regarding this process please call me at the number listed below.

Kind regards,  
Ashland

**Ashland Selby-Brown** | she/her | Legislative Services Clerk  
City of Coquitlam | City Clerk's Office  
**E:** [aselby-brown@coquitlam.ca](mailto:aselby-brown@coquitlam.ca) | **T:** (604) 927-3932

---

**From:** Madeline Goh [REDACTED]  
**Sent:** Tuesday, July 19, 2022 9:53 PM  
**To:** Clerks Dept <Clerks@coquitlam.ca>  
**Cc:** mayor@burnaby.ca; katrina.chen.mla@leg.bc.ca; terry.beech@parl.gc.ca; pietro.calendino@burnaby.ca; sav.dhaliwal@burnaby.ca; alison.gu@burnaby.ca; mike.hillman@burnaby.ca; dan.johnston@burnaby.ca; colleen.jordan@burnaby.ca; joe.keithley@burnaby.ca; james.wang@burnaby.ca  
**Subject:** Rezoning of Properties on North Road and Tyndall Street

Hello,

I am writing in response to the public hearing for the rezoning of 803, 805, and 807 North Road, and 603, 607, 613 and 617 Tyndall Street.

I understand this reasoning request is in accordance with the city of Coquitlam's community plan, however, I believe it was wrong that the area was zoned as high density in the first place. At the time that the community plan was developed, I was not able to provide input, so am submitting feedback thus.

The high density apartments will deteriorate the feel of the neighbourhood. It is currently a tight-knit and quiet community where there is space to breathe. The noise, activity and light pollution from a 44 storey tower would be detrimental to the residents and wildlife in the area. I do, however, appreciate that the planned entrance to the underground lot will be on Tyndall Street, as there are already many drivers that speed up and down North Road, through the 30km/h park zone.

One of the main attractions of the Oakdale neighbourhood is the towering mature trees. Although I had read from the plans submitted by Qualex that there will be trees replanted, the habitat, shade and peace that these trees provide cannot easily be replaced by brand new trees.

The main issue at hand, the sewage overflow in front of Oakdale Park and into Stoney Creek, has not been adequately addressed and dealt with. I am adding my voice to the concerns that have already been stated by members of the Oakdale community. As it is well known and documented, the current situation is already a health issue for the residents that live in the area when there are overflows. I understand this is a multi-faceted problem with multiple stakeholders, however, the fact remains that the pipes cannot handle the current load from residents of the new developments nearby, and even though there is increased awareness of the issue from different levels of government, nothing has yet effectively been done about it. There needs to be a plan in place and action to have these sanitary pipes upgraded prior to any new development in the area so the infrastructure can adequately support the sanitary needs of new residents. The fish and other wildlife of Stoney Creek should not be collateral damage from the development. I understand my local government representatives, copied on this email, are aware of the ongoing pollution at Stoney Creek, and will be interested to learn that this development will be exacerbating the problem.

Due to these reasons, I do not support the rezoning of 803, 805, and 807 North Road and 603, 607, 613 and 617 Tyndall Street to high density.

Kind regards,

Madeline

9982 Rathburn Drive

**Cormack, Rachel**

---

**From:** David Tam [REDACTED]  
**Sent:** Wednesday, July 20, 2022 12:04 AM  
**To:** Clerks Dept  
**Subject:** Development

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Categories:** Public Hearing

Dear Sirs:

Subject: **603- 617 Tyndall Street & 580-600 Harrison Avenue**

Burquitlam housing supply is in high demand and immigration to the area requires more housing. I support these projects as they will bring the right mix of housing and amenities to Oakdale.

Thank you!

--



**David Tam Prec FRI CMR**

*Associate Broker*

Park Georgia Insurance Agencies CAIB  
[REDACTED]

**Cormack, Rachel**

---

**From:** Graham Wood [REDACTED]  
**Sent:** Wednesday, July 20, 2022 2:51 PM  
**To:** Clerks Dept  
**Subject:** RE: July 25 - Public Hearing - Qualex-Landmark // 2 Sites  
**Attachments:** July25\_QualexSupport\_GrahamWood\_compressed1.mp4

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Categories:** Public Hearing

Hi,

Resending w/ smaller file. It bounced back

Thanks,

Graham

---

**From:** [Graham Wood](#)  
**Sent:** July 20, 2022 2:48 PM  
**To:** [clerks@coquitlam.ca](mailto:clerks@coquitlam.ca)  
**Subject:** July 25 - Public Hearing - Qualex-Landmark // 2 Sites

Hi there,

I won't be in town to speak in support of the two projects going in front of council on July 25. I understand you accept video remarks.

Please find my comments attached. I think it's about 1 min, 30 seconds or so.

This is in regards to 603-617 Tyndall & 803-807 North Road (Project 1) and 580-600 Harrison Ave & 581-601 Kemsley Ave (Project 2).

Thanks,  
Graham

3085 Starlight Way  
Coquitlam BC  
[REDACTED]

**Cormack, Rachel**

---

**From:** Maisy Chan <maisychan@royalpacific.com>  
**Sent:** Wednesday, July 20, 2022 4:29 PM  
**To:** Clerks Dept  
**Subject:** Subject: 603- 617 Tyndall Street & 580-600 Harrison Avenue

Dear Sirs:

I am a Coquitlam Realtor and support these two projects as more housing stock is needed in Coquitlam West given the purchasers' demand.

Thanks for your attention to this matter!

Warmest regards,

Maisy

--

Warmest regards,

Maisy Chan  
Royal Pacific Tri-Cities Realty  
#101A - 566 Lougheed Highway  
Coquitlam, BC V3K 3S3  
E-mail: [maisychan@royalpacific.com](mailto:maisychan@royalpacific.com)  
Direct Line: [REDACTED]

**Cormack, Rachel**

---

**From:** Lydia Ko [REDACTED]  
**Sent:** Wednesday, July 20, 2022 4:59 PM  
**To:** Clerks Dept  
**Subject:** Feedback for Qualex Project

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

**Categories:** Public Hearing

Hello,

I have some input for the Qualex Oakdale proposals.

- This is an introduction of almost 700 new families into the area. There is a lack of elementary, middle and secondary schools in this neighborhood. Have that been put into consideration as to how to make sure that these new residents (and existing residents) in the neighborhood will be supported.
- There should be assessments done to look into the impact to traffic in this area. It will be very busy and challenging navigating through the neighborhood if the road infrastructure stays the same.

But overall, I'm in support of these two projects. Great to see that we are providing more rental properties to the community!

Thank you.

Cheers,  
Lydia

**Cormack, Rachel**

---

**From:** Norbert Hung [REDACTED]  
**Sent:** Wednesday, July 20, 2022 7:55 PM  
**To:** Clerks Dept  
**Subject:** Qualex's Oakdale Proposals

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

**Categories:** Public Hearing

Hi,

I support the Qualex's Oakdale proposals because it would help our community expand and upgrade childcare, parks, and transportation infrastructure.

Thank you,  
Norbert

**Cormack, Rachel**

---

**From:** Ron Wilson [REDACTED]  
**Sent:** Thursday, July 21, 2022 7:58 AM  
**To:** Clerks Dept  
**Cc:** [REDACTED]  
**Subject:** PROJ 21-177

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

**Categories:** Public Hearing

The following is our concerns and question:

1. As you know there have been many issues with drainage, flooding and sewage back up in the low areas at Rathburn/Jefferson and North Road.  
Of bigger concern are E-Coli and construction materials such as concrete debris running off into Stoney Creek.  
What precautions will be taken to alleviate or eliminate this hazard?
2. We expect there will be a substantial building set back distance from North Road.
3. Traffic on North Road will be a major concern. We would hope there will also be exits/entrances on to Como Lake Ave. as well as Clarke Road.
4. How do you plan to maintain a passageway from the Rathburn neighbourhood on an off North Road, as it is the only entrance/exit to the area?  
Will there be advanced warnings of blockage to the south?
5. What specific measures will be taken to minimize noise and dust from the construction site?
6. What protections will be put in place for the trees of the boulevard on the Burnaby side of North Road?  
Trucks, heavy and large equipment need to be cautious of the large trees.
7. When is the project scheduled to start and end?
8. What is the plan for parking by employees of this project?  
There is No Parking on the Burnaby side of North Road. We do not want Rathburn Drive to become a parking lot for this project.
9. A 44 story is an excessive building height in this area when approaching a single family neighbourhood.

It is our understanding that Coquitlam has a buffer policy when approaching single family neighbourhoods. We would hope Burnaby would be given the same consideration.

Pennie Fieldhouse & Ron Wilson  
9863 Rathburn Drive, Burnaby, B.C. V3J 7J4  
[REDACTED] [REDACTED]

**Selby-Brown, Ashland**

---

**From:** Barbara Quinlan [REDACTED]  
**Sent:** Thursday, July 21, 2022 11:26 AM  
**To:** Clerks Dept  
**Subject:** Support for Oakdale Neighborhood Projects

Hello,

My name is Barbara Quinlan and I wish to tell you that I am in full support of the Oakdale Neighbourhood Projects that Qualex is having a public hearing about on July 25th. This area of Coquitlam is beautiful, and close to amenities which is important to me as someone who doesn't like to travel far. I feel it needs more housing however, as I am having trouble finding a nice place that is well managed to live. My family lives nearby on Burnaby mountain and I wish to move closer to them around the time these buildings will be built. These projects will provide me an easier ability to do that.

Please consider approving their applications to build.

-Barbara Quinlan

**Selby-Brown, Ashland**

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**From:** Marion Olynyk [REDACTED]  
**Sent:** Thursday, July 21, 2022 4:49 PM  
**To:** Clerks Dept  
**Subject:** PROJ 21-177 - Public Hearing - July 25, 2022  
**Attachments:** email to Coquitlam Council - Qualex .docx; 20220719\_065515.jpg

Please see attached letter and picture for the July 25 Public Hearing on the above noted file.

Thank you.

Marion Olynyk  
619 Tyndall St.  
Coquitlam, B.C

July 19, 2022

City of Coquitlam

Attn: City Clerk's Office (via E-mail)

**Re: Application for Amendments to the Zoning Bylaw – 803, 805, 807 North Road and 603, 607, 613 and 617 Tyndall St. - Public Hearing – July 25, 2022**

**File #: PROJ 21-177**

We are retired residents and owners of the property directly adjacent to the above properties (619 Tyndall St.). We will be significantly impacted by:

- Removal of trees that are half on our property (see attached picture)
- Proposed crane swing position/easement
- An excavation for five levels of underground parking with associated underpinning under our property
- Dust and noise

This has the potential to cause extensive damage to our property. This may also impact the valuation of our property as we have entered into an Offer to Purchase with a developer for our site. The imposition of an easement may also cause competing crane swings between the two developers.

The Developer (Qualex/Landmark) has asked us to sign an agreement providing them with approval to place an easement over our property, with no real compensation and/or recognition of the above noted impacts. The length of time these impacts are expected to occur is also a concern.

In principle, we are not opposed to the above noted properties being rezoned or developed. However, we ask the City of Coquitlam Planning Department and Council members to require the Developer to adjust their development plan such that there will be no impact on our site by Excavation, Underpinning or Crane Swing what-so-ever. Additionally, although we have agreed, in principle, to the removal of major trees between the two development sites, we would like to

rescind that agreement to maintain privacy and decrease noise as much as possible.

Thank you for your consideration.

Marion Olynyk

619 Tyndall St.

Coquitlam, B. C. V3J 3S7



 **FRONTLINE**  
REAL ESTATE SERVICES

**FOR SALE**

**604.583.2500**

**ADAM LAWRENCE** **JUSTIN MITCHELL** **MEGAN JOHAL**  
Personal Real Estate Corporation

High Density Development Site

**Selby-Brown, Ashland**

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**From:** Joy Kim [REDACTED]  
**Sent:** Thursday, July 21, 2022 6:00 PM  
**To:** Clerks Dept  
**Subject:** Support letter for Qualex-Landmark

Dear Mayor and Council,

My name is Joy Kim. I have been living in Coquitlam for 10 years now.

I am writing to provide my support for both of Qualex-Landmark's projects before Council on July 25th, being 803-807 North Road/603-617 Tyndall Street as well as 580-600 Harrison Avenue/581-601 Kemsley Avenue.

Being a recent university grad, I am now looking to move out of my parents home and start a new chapter of my life. I love the city so I want to stay within the location. I understand Qualex is wanting to provide affordable rental housing and market suites in Burquitlam area. This would be a great location for me as I do not have a car and the SkyTrain ride would be perfect for my future commute.

Therefore, I greatly support their projects.

Joy Kim  
319 Begin St, Coquitlam

**Selby-Brown, Ashland**

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**From:** Holly Jung [REDACTED]  
**Sent:** Thursday, July 21, 2022 7:27 PM  
**To:** Clerks Dept  
**Subject:** Support letter for Qualex-Landmark

To: Mayor and Council,

My name is Holly Jung, and I live in Coquitlam.

I am writing to provide my support for both of Qualex-Landmark's projects before Council on July 25th, being [803-807](#) North Road/[603-617](#) Tyndall Street as well as [580-600](#) Harrison Avenue/[581-601](#) Kemsley Avenue.

I work in the senior care home as a nurse and as a young professional, I am always enlightened to see new developments come up in Coquitlam. I'm looking to grow my family and will need to start looking at bigger places soon. Qualex adding tons of housing to the market will be very helpful for us to remain in Coquitlam. I looked at their proposed sites and they are very well suited for raising children as there are easy access to public transit, grocery store, park, and a quiet neighbourhood.

I want to show strong support for their proposed project.

Thank you,

Holly Jung  
[207-1148](#) Westwood Street, Coquitlam

**Selby-Brown, Ashland**

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**From:** 최이새 [REDACTED]  
**Sent:** Thursday, July 21, 2022 8:31 PM  
**To:** Clerks Dept  
**Subject:** Support letter for Qualex-Landmark

Hello,

I am writing to provide my support for both of Qualex-Landmark's projects before Council on July 25th, being 803-807 North Road/603-617 Tyndall Street as well as 580-600 Harrison Avenue/581-601 Kemsley Avenue.

I live on 414 Westview Street which is located around North Road & Lougheed Hwy. As you may know, Burquitlam is a very popular location for Korean community. It's a great location to live in and a lot of my friends are wanting to move to the locations and the additional supply of housing Qualex is providing will help. Great transportation (SkyTrain) and Korean restaurants.

For these reasons, I support housing supply Qualex is bringing into our community.

Kind Regards,

Isae Choi  
305-414 Westview St, Coquitlam

**Selby-Brown, Ashland**

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**From:** Jeong Eric [REDACTED]  
**Sent:** Thursday, July 21, 2022 9:03 PM  
**To:** Clerks Dept  
**Subject:** Support letter for Qualex-Landmark

Dear Mayor and Council,

My name is Eric Jeong and I'm a new resident to Coquitlam.

I am writing to provide my support for both of Qualex-Landmark's projects before Council on July 25th, being 803-807 North Road/603-617 Tyndall Street as well as 580-600 Harrison Avenue/581-601 Kemsley Avenue.

Being a young professional (recently grad pharmacist), I think about moving to a nice new apartment to start the next stage of my life. Being Korean, I want to live in the North Rd area as there is a large Korean community there. However, there aren't many new developments around North Rd and Lougheed. Therefore, I appreciate Qualex building more around Burquitlam area which is still very close to the main Korean stores down South. It's close enough to walk, bus or SkyTrain. I also appreciate how they will be adding to the existing Park that is beside their property. We could never have too many parks in BC.

For the above reasons, I support Qualex's new developments.

Sincerely,

Eric Jeong  
305-1154 Westwood St

## Selby-Brown, Ashland

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**From:** Neil Simpson [REDACTED]  
**Sent:** Thursday, July 21, 2022 9:21 PM  
**To:** Clerks Dept  
**Subject:** Building Projects: 803 North Road & 603 Tyndall Street

I read the article in the Tri-City News referencing these projects and I am writing today to provide my support. In this current environment there is a real need to move away from single family homes and into more dense housing units. The environmental benefits alone justify this move, but we have limited room for growth in the lower mainland and combining residential and commercial in the same location (or close proximity) allows much more efficient use of space now and into the future.

Proximity to shopping and services (within walking distance) is a huge benefit, and these residences will allow that benefit to a multitude of new families. Many of whom are anxious to move to the Tri-City area. Further travel is accessible by having SkyTrain and bus service in the (again within easy walking distance ) area. These services will allow many residents to live well without having to have a vehicle in constant use.

In short: It is time to move on from individual homes on small plots of land and increase the density of this vibrant area. I'm sure it will also provide a nice boost to the tax base.

Sincerely,  
Patti & Neil Simpson

**Selby-Brown, Ashland**

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**From:** Hyesung Kim [REDACTED]  
**Sent:** Friday, July 22, 2022 8:00 AM  
**To:** Clerks Dept  
**Subject:** Proj-21-177 and Proj-21-186

Dear Mayor and Council,

My name is **Hyesung Kim**, and I am a Coquitlam resident.

I am writing to provide my support for both of Qualex-Landmark's projects before Council on July 25th, being 803-807 North Road/603-617 Tyndall Street as well as 580-600 Harrison Avenue/581-601 Kemsley Avenue.

Each of these proposed developments will bring much needed housing choices adjacent to transit, provide significant amenities, and are consistent with the City's vision for the area.

As a family of four, having a range of housing options is critical, so I am happy to see the City taking a leadership position in accommodating growth in our region.

Sincerely,

Hyesung Kim  
1151 Charland Ave, Coquitlam

**Selby-Brown, Ashland**

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**From:** K. Khinda [REDACTED]  
**Sent:** Friday, July 22, 2022 8:18 AM  
**To:** Clerks Dept  
**Subject:** Written Input for Public Hearing | Qualex-Landmark  
**Attachments:** Claremont 1 - 220718 - 605 Claremont Street - A.pdf; Claremont 1 - 220718 - 602 Tyndall Street - A.pdf; Claremont 1 - 220718 - 605 Claremont Street - B.pdf; Claremont 1 - 220718 - 602 Tyndall Street - B.pdf; Claremont 1 - 220718 - 606 Tyndall Street - A.pdf; Claremont 1 - 220718 - 610 Tyndall Street - B.pdf; Claremont 1 - 220718 - 606 Tyndall Street - B.pdf; Claremont 1 - 220718 - 610 Tyndall Street - A.pdf; Claremont 1 - 220718 - 611 Claremont Street - A.pdf; Claremont 1 - 220718 - 611 Claremont Street - B.pdf; Claremont 1 - 220718 - 615 Claremont Street - B.pdf; Claremont 1 - 220718 - 615 Claremont Street - A.pdf

Good Morning,

Please see attached written letters in support of the projects located at 603-617 Tyndall Street & 803-807 North Road along with 580-600 Harrison Avenue & 581-601 Kemsley Avenue.

Thank you,

July 15, 2022

**Re: Development Project at 603-617 Tyndall Street & 803-807 North Road  
Qualex-Landmark**

Dear Mayor and Council,

I am writing this letter in support of Qualex-Landmark's above-mentioned development application in the Oakdale Neighbourhood. As the owner of the property located at **602 Tyndall Street**, I am interested in seeing this project come to fruition and provide much-needed housing in the area.

The City of Coquitlam is a destination of preference for young families and professionals seeking safe and thoughtfully planned neighbourhoods to call home. As many of the city's neighbourhoods have been built out over the years, Oakdale is one area with great potential and this project meets the needs of the neighbourhood.

I am aware that Qualex-Landmark will be contributing toward many key amenities and infrastructure upgrades required to accommodate growth in this neighborhood.

I hope you will consider providing your vote of support for this project.

Sincerely,



Kevin Anderson

July 15, 2022

**Re: Development Project at 580-600 Harrison Avenue & 581-601 Kemsley Avenue  
Qualex-Landmark**

Dear Mayor and Council,

I am writing this letter in support of Qualex-Landmark's above-mentioned development application in the Oakdale Neighbourhood. As the owner of the property located at **602 Tyndall Street**, I am interested in seeing this project come to fruition and provide much-needed housing in the area.

The City of Coquitlam is a destination of preference for young families and professionals seeking safe and thoughtfully planned neighbourhoods to call home. As many of the city's neighbourhoods have been built out over the years, Oakdale is one area with great potential and this project meets the needs of the neighbourhood.

I am aware that Qualex-Landmark will be contributing toward many key amenities and infrastructure upgrades required to accommodate growth in this neighborhood.

I hope you will consider providing your vote of support for this project.

Sincerely,



Kevin Anderson

July 15, 2022

**Re: Development Project at 603-617 Tyndall Street & 803-807 North Road  
Qualex-Landmark**

Dear Mayor and Council,

I am writing this letter in **support** of Qualex-Landmark's above-mentioned development application in the Oakdale Neighbourhood. As the owner of the property located at **605 Claremont Street**, I am interested in seeing this project come to fruition and provide much-needed housing in the area.

The City of Coquitlam is a destination of preference for young families and professionals seeking safe and thoughtfully planned neighbourhoods to call home. As many of the city's neighbourhoods have been built out over the years, Oakdale is one area with great potential and this project meets the needs of the neighbourhood.

I am aware that Qualex-Landmark will be contributing toward many key amenities and infrastructure upgrades required to accommodate growth in this neighborhood.

I hope you will consider providing your vote of support for this project.

Sincerely,



Kevin Anderson

July 15, 2022

**Re: Development Project at 580-600 Harrison Avenue & 581-601 Kemsley Avenue  
Qualex-Landmark**

Dear Mayor and Council,

I am writing this letter in **support** of Qualex-Landmark's above-mentioned development application in the Oakdale Neighbourhood. As the owner of the property located at **605 Claremont Street**, I am interested in seeing this project come to fruition and provide much-needed housing in the area.

The City of Coquitlam is a destination of preference for young families and professionals seeking safe and thoughtfully planned neighbourhoods to call home. As many of the city's neighbourhoods have been built out over the years, Oakdale is one area with great potential and this project meets the needs of the neighbourhood.

I am aware that Qualex-Landmark will be contributing toward many key amenities and infrastructure upgrades required to accommodate growth in this neighborhood.

I hope you will consider providing your vote of support for this project.

Sincerely,



Kevin Anderson

July 15, 2022

**Re: Development Project at 603-617 Tyndall Street & 803-807 North Road  
Qualex-Landmark**

Dear Mayor and Council,

I am writing this letter in **support** of Qualex-Landmark's above-mentioned development application in the Oakdale Neighbourhood. As the owner of the property located at **606 Tyndall Street**, I am interested in seeing this project come to fruition and provide much-needed housing in the area.

The City of Coquitlam is a destination of preference for young families and professionals seeking safe and thoughtfully planned neighbourhoods to call home. As many of the city's neighbourhoods have been built out over the years, Oakdale is one area with great potential and this project meets the needs of the neighbourhood.

I am aware that Qualex-Landmark will be contributing toward many key amenities and infrastructure upgrades required to accommodate growth in this neighborhood.

I hope you will consider providing your vote of support for this project.

Sincerely,



Kevin Anderson

July 15, 2022

**Re: Development Project at 580-600 Harrison Avenue & 581-601 Kemsley Avenue  
Qualex-Landmark**

Dear Mayor and Council,

I am writing this letter in support of Qualex-Landmark's above-mentioned development application in the Oakdale Neighbourhood. As the owner of the property located at **606 Tyndall Street**, I am interested in seeing this project come to fruition and provide much-needed housing in the area.

The City of Coquitlam is a destination of preference for young families and professionals seeking safe and thoughtfully planned neighbourhoods to call home. As many of the city's neighbourhoods have been built out over the years, Oakdale is one area with great potential and this project meets the needs of the neighbourhood.

I am aware that Qualex-Landmark will be contributing toward many key amenities and infrastructure upgrades required to accommodate growth in this neighborhood.

I hope you will consider providing your vote of support for this project.

Sincerely,



Kevin Anderson

July 15, 2022

**Re: Development Project at 603-617 Tyndall Street & 803-807 North Road  
Qualex-Landmark**

Dear Mayor and Council,

I am writing this letter in **support** of Qualex-Landmark's above-mentioned development application in the Oakdale Neighbourhood. As the owner of the property located at **610 Tyndall Street**, I am interested in seeing this project come to fruition and provide much-needed housing in the area.

The City of Coquitlam is a destination of preference for young families and professionals seeking safe and thoughtfully planned neighbourhoods to call home. As many of the city's neighbourhoods have been built out over the years, Oakdale is one area with great potential and this project meets the needs of the neighbourhood.

I am aware that Qualex-Landmark will be contributing toward many key amenities and infrastructure upgrades required to accommodate growth in this neighborhood.

I hope you will consider providing your vote of support for this project.

Sincerely,



Kevin Anderson

July 15, 2022

**Re: Development Project at 580-600 Harrison Avenue & 581-601 Kemsley Avenue  
Qualex-Landmark**

Dear Mayor and Council,

I am writing this letter in **support** of Qualex-Landmark's above-mentioned development application in the Oakdale Neighbourhood. As the owner of the property located at **610 Tyndall Street**, I am interested in seeing this project come to fruition and provide much-needed housing in the area.

The City of Coquitlam is a destination of preference for young families and professionals seeking safe and thoughtfully planned neighbourhoods to call home. As many of the city's neighbourhoods have been built out over the years, Oakdale is one area with great potential and this project meets the needs of the neighbourhood.

I am aware that Qualex-Landmark will be contributing toward many key amenities and infrastructure upgrades required to accommodate growth in this neighborhood.

I hope you will consider providing your vote of support for this project.

Sincerely,



Kevin Anderson

July 15, 2022

**Re: Development Project at 603-617 Tyndall Street & 803-807 North Road  
Qualex-Landmark**

Dear Mayor and Council,

I am writing this letter in **support** of Qualex-Landmark's above-mentioned development application in the Oakdale Neighbourhood. As the owner of the property located at **611 Claremont Street**, I am interested in seeing this project come to fruition and provide much-needed housing in the area.

The City of Coquitlam is a destination of preference for young families and professionals seeking safe and thoughtfully planned neighbourhoods to call home. As many of the city's neighbourhoods have been built out over the years, Oakdale is one area with great potential and this project meets the needs of the neighbourhood.

I am aware that Qualex-Landmark will be contributing toward many key amenities and infrastructure upgrades required to accommodate growth in this neighborhood.

I hope you will consider providing your vote of support for this project.

Sincerely,



Kevin Anderson

July 15, 2022

**Re: Development Project at 580-600 Harrison Avenue & 581-601 Kemsley Avenue  
Qualex-Landmark**

Dear Mayor and Council,

I am writing this letter in **support** of Qualex-Landmark's above-mentioned development application in the Oakdale Neighbourhood. As the owner of the property located at **611 Claremont Street**, I am interested in seeing this project come to fruition and provide much-needed housing in the area.

The City of Coquitlam is a destination of preference for young families and professionals seeking safe and thoughtfully planned neighbourhoods to call home. As many of the city's neighbourhoods have been built out over the years, Oakdale is one area with great potential and this project meets the needs of the neighbourhood.

I am aware that Qualex-Landmark will be contributing toward many key amenities and infrastructure upgrades required to accommodate growth in this neighborhood.

I hope you will consider providing your vote of support for this project.

Sincerely,



Kevin Anderson

July 15, 2022

**Re: Development Project at 603-617 Tyndall Street & 803-807 North Road  
Qualex-Landmark**

Dear Mayor and Council,

I am writing this letter in **support** of Qualex-Landmark's above-mentioned development application in the Oakdale Neighbourhood. As the owner of the property located at **615 Claremont Street**, I am interested in seeing this project come to fruition and provide much-needed housing in the area.

The City of Coquitlam is a destination of preference for young families and professionals seeking safe and thoughtfully planned neighbourhoods to call home. As many of the city's neighbourhoods have been built out over the years, Oakdale is one area with great potential and this project meets the needs of the neighbourhood.

I am aware that Qualex-Landmark will be contributing toward many key amenities and infrastructure upgrades required to accommodate growth in this neighborhood.

I hope you will consider providing your vote of support for this project.

Sincerely,



Kevin Anderson

July 15, 2022

**Re: Development Project at 580-600 Harrison Avenue & 581-601 Kemsley Avenue  
Qualex-Landmark**

Dear Mayor and Council,

I am writing this letter in support of Qualex-Landmark's above-mentioned development application in the Oakdale Neighbourhood. As the owner of the property located at **615 Claremont Street**, I am interested in seeing this project come to fruition and provide much-needed housing in the area.

The City of Coquitlam is a destination of preference for young families and professionals seeking safe and thoughtfully planned neighbourhoods to call home. As many of the city's neighbourhoods have been built out over the years, Oakdale is one area with great potential and this project meets the needs of the neighbourhood.

I am aware that Qualex-Landmark will be contributing toward many key amenities and infrastructure upgrades required to accommodate growth in this neighborhood.

I hope you will consider providing your vote of support for this project.

Sincerely,



Kevin Anderson

**Selby-Brown, Ashland**

---

**From:** K. Khinda [REDACTED]  
**Sent:** Friday, July 22, 2022 8:21 AM  
**To:** Clerks Dept  
**Subject:** Written Input for Public Hearing | Qualex-Landmark  
**Attachments:** Claremont 2 - 220718 - 628 Tyndall Street - A.pdf; Claremont 2 - 220718 - 628 Tyndall Street - B.pdf; Claremont 2 - 220718 - 630 Tyndall Street - A.pdf; Claremont 2 - 220718 - 626 Tyndall Street - A.pdf; Claremont 2 - 220718 - 626 Tyndall Street - B.pdf; Claremont 2 - 220718 - 630 Tyndall Street - B.pdf; Claremont 2 - 220718 - 632 Tyndall Street - A.pdf; Claremont 2 - 220718 - 633 Claremont Street - A.pdf; Claremont 2 - 220718 - 633 Claremont Street - B.pdf; Claremont 2 - 220718 - 632 Tyndall Street - B.pdf; Claremont 2 - 220718 - 635 Claremont Street - A.pdf; Claremont 2 - 220718 - 637 Claremont Street - A.pdf; Claremont 2 - 220718 - 635 Claremont Street - B.pdf; Claremont 2 - 220718 - 639 Claremont Street - A.pdf; Claremont 2 - 220718 - 639 Claremont Street - B.pdf; Claremont 2 - 220718 - 637 Claremont Street - B.pdf

Good Morning,

Please see attached written letters in support of projects located at 603-617 Tyndall Street and 803-807 North Road along with 580-600 Harrison Ave & 581-601 Kemsley Avenue.

Thank You.

July 15, 2022

**Re: Development Project at 603-617 Tyndall Street & 803-807 North Road  
Qualex-Landmark**

Dear Mayor and Council,

I am writing this letter in **support** of Qualex-Landmark's development application for the project located at 603-617 Tyndall Street & 803-807 North Road in the Oakdale Neighbourhood. As the owner of the property located at **626 Tyndall Street**, I am interested in seeing this advance through the application process with the city, ultimately providing much-needed housing within the city. I understand the developer will also contribute toward the amenity and infrastructure upgrades required to accommodate growth in this neighborhood.

The City of Coquitlam is a destination of choice for those looking to reside in a vibrant area of the lower mainland. Professionals and young families are increasingly interested in calling this neighbourhood home. This project has great potential to meets the needs of the neighbourhood and the housing market.

I hope you will consider providing your vote of support for this project.

Sincerely,



Jonathan Meads

July 15, 2022

**Re:   Development Project at 580-600 Harrison Avenue & 581-601 Kemsley Avenue  
Qualex-Landmark**

Dear   Mayor and Council,

I am writing this letter in **support** of Qualex-Landmark's development application for the project located at 580-600 Harrison Avenue & 581-601 Kemsley Avenue in the Oakdale Neighbourhood. As the owner of the property located at **626 Tyndall Street**, I am interested in seeing this advance through the application process with the city, ultimately providing much-needed housing within the city. I understand the developer will also contribute toward the amenity and infrastructure upgrades required to accommodate growth in this neighborhood.

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I hope you will consider providing your vote of support for this project.

Sincerely,

A handwritten signature in blue ink, appearing to read 'J Meads', with a stylized flourish at the end.

Jonathan Meads

July 15, 2022

**Re: Development Project at 603-617 Tyndall Street & 803-807 North Road  
Qualex-Landmark**

Dear Mayor and Council,

I am writing this letter in **support** of Qualex-Landmark's development application for the project located at 603-617 Tyndall Street & 803-807 North Road in the Oakdale Neighbourhood. As the owner of the property located at **628 Tyndall Street**, I am interested in seeing this advance through the application process with the city, ultimately providing much-needed housing within the city. I understand the developer will also contribute toward the amenity and infrastructure upgrades required to accommodate growth in this neighborhood.

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I hope you will consider providing your vote of support for this project.

Sincerely,



Jonathan Meads

July 15, 2022

Re: **Development Project at 580-600 Harrison Avenue & 581-601 Kemsley Avenue  
Qualex-Landmark**

Dear Mayor and Council,

I am writing this letter in **support** of Qualex-Landmark's development application for the project located at 580-600 Harrison Avenue & 581-601 Kemsley Avenue in the Oakdale Neighbourhood. As the owner of the property located at **628 Tyndall Street**, I am interested in seeing this advance through the application process with the city, ultimately providing much-needed housing within the city. I understand the developer will also contribute toward the amenity and infrastructure upgrades required to accommodate growth in this neighborhood.

The City of Coquitlam is a destination of choice for those looking to reside in a vibrant area of the lower mainland. Professionals and young families are increasingly interested in calling this neighbourhood home. This project has great potential to meet the needs of the neighbourhood and the housing market.

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Jonathan Meads

July 15, 2022

**Re: Development Project at 603-617 Tyndall Street & 803-807 North Road  
Qualex-Landmark**

Dear Mayor and Council,

I am writing this letter in support of Qualex-Landmark's development application for the project located at 603-617 Tyndall Street & 803-807 North Road in the Oakdale Neighbourhood. As the owner of the property located at **630 Tyndall Street**, I am interested in seeing this advance through the application process with the city, ultimately providing much-needed housing within the city. I understand the developer will also contribute toward the amenity and infrastructure upgrades required to accommodate growth in this neighborhood.

The City of Coquitlam is a destination of choice for those looking to reside in a vibrant area of the lower mainland. Professionals and young families are increasingly interested in calling this neighbourhood home. This project has great potential to meets the needs of the neighbourhood and the housing market.

I hope you will consider providing your vote of support for this project.

Sincerely,



Jonathan Meads

July 15, 2022

**Re: Development Project at 580-600 Harrison Avenue & 581-601 Kemsley Avenue  
Qualex-Landmark**

Dear Mayor and Council,

I am writing this letter in **support** of Qualex-Landmark's development application for the project located at 580-600 Harrison Avenue & 581-601 Kemsley Avenue in the Oakdale Neighbourhood. As the owner of the property located at **630 Tyndall Street**, I am interested in seeing this advance through the application process with the city, ultimately providing much-needed housing within the city. I understand the developer will also contribute toward the amenity and infrastructure upgrades required to accommodate growth in this neighborhood.

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I hope you will consider providing your vote of support for this project.

Sincerely,



Jonathan Meads

July 15, 2022

**Re: Development Project at 603-617 Tyndall Street & 803-807 North Road  
Qualex-Landmark**

Dear Mayor and Council,

I am writing this letter in **support** of Qualex-Landmark's development application for the project located at 603-617 Tyndall Street & 803-807 North Road in the Oakdale Neighbourhood. As the owner of the property located at **632 Tyndall Street**, I am interested in seeing this advance through the application process with the city, ultimately providing much-needed housing within the city. I understand the developer will also contribute toward the amenity and infrastructure upgrades required to accommodate growth in this neighborhood.

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I hope you will consider providing your vote of support for this project.

Sincerely,



Jonathan Meads

July 15, 2022

**Re: Development Project at 580-600 Harrison Avenue & 581-601 Kemsley Avenue  
Qualex-Landmark**

Dear Mayor and Council,

I am writing this letter in support of Qualex-Landmark's development application for the project located at 580-600 Harrison Avenue & 581-601 Kemsley Avenue in the Oakdale Neighbourhood. As the owner of the property located at **632 Tyndall Street**, I am interested in seeing this advance through the application process with the city, ultimately providing much-needed housing within the city. I understand the developer will also contribute toward the amenity and infrastructure upgrades required to accommodate growth in this neighborhood.

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Jonathan Meads

July 15, 2022

**Re: Development Project at 603-617 Tyndall Street & 803-807 North Road  
Qualex-Landmark**

Dear Mayor and Council,

I am writing this letter in **support** of Qualex-Landmark's development application for the project located at 603-617 Tyndall Street & 803-807 North Road in the Oakdale Neighbourhood. As the owner of the property located at **633 Claremont Street**, I am interested in seeing this advance through the application process with the city, ultimately providing much-needed housing within the city. I understand the developer will also contribute toward the amenity and infrastructure upgrades required to accommodate growth in this neighborhood.

The City of Coquitlam is a destination of choice for those looking to reside in a vibrant area of the lower mainland. Professionals and young families are increasingly interested in calling this neighbourhood home. This project has great potential to meets the needs of the neighbourhood and the housing market.

I hope you will consider providing your vote of support for this project.

Sincerely,



Jonathan Meads

July 15, 2022

**Re: Development Project at 580-600 Harrison Avenue & 581-601 Kemsley Avenue  
Qualex-Landmark**

Dear Mayor and Council,

I am writing this letter in support of Qualex-Landmark's development application for the project located at 580-600 Harrison Avenue & 581-601 Kemsley Avenue in the Oakdale Neighbourhood. As the owner of the property located at **633 Claremont Street**, I am interested in seeing this advance through the application process with the city, ultimately providing much-needed housing within the city. I understand the developer will also contribute toward the amenity and infrastructure upgrades required to accommodate growth in this neighborhood.

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Sincerely,



Jonathan Meads

July 15, 2022

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Qualex-Landmark**

Dear Mayor and Council,

I am writing this letter in **support** of Qualex-Landmark's development application for the project located at 603-617 Tyndall Street & 803-807 North Road in the Oakdale Neighbourhood. As the owner of the property located at **635 Claremont Street**, I am interested in seeing this advance through the application process with the city, ultimately providing much-needed housing within the city. I understand the developer will also contribute toward the amenity and infrastructure upgrades required to accommodate growth in this neighborhood.

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July 15, 2022

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I hope you will consider providing your vote of support for this project.

Sincerely,



Jonathan Meads

**Selby-Brown, Ashland**

---

**From:** Jay Kim [REDACTED]  
**Sent:** Friday, July 22, 2022 11:40 AM  
**To:** Clerks Dept  
**Subject:** Support letter for Qualex-Landmark

Hello all,

My name is JK Kim, and I am a Coquitlam resident.

I am writing to provide my support for both of Qualex-Landmark's projects before Council on July 25th, being 803-807 North Road/603-617 Tyndall Street as well as 580-600 Harrison Avenue/581-601 Kemsley Avenue.

I've been interested about the development of the Burquitlam area since OCP was finalized and I am very happy to hear that Qualex will be building a project in the neighbourhood. I know friends who has lived in projects built by Qualex and they are top quality. I think having nice quality projects in the neighbourhood would encourage more families to come to Burquitlam area. The location itself would be perfect for students (SFU) or anyone without a vehicle. It would be close proximity to the Burnaby Mountain Park (which I love) and other convenient stores.

I appreciate City of Coquitlam for taking the initiative to rejuvenize the Burquitlam area.

Sincerely,

JK Kim  
116 – 2970 Princess Crescent

**Selby-Brown, Ashland**

---

**From:** Hyunmin Kim [REDACTED]  
**Sent:** Friday, July 22, 2022 1:00 PM  
**To:** Clerks Dept  
**Subject:** Proj-21-177 and Proj-21-186 (Support letter for Qualex)

Hello Mayor and Council,

I am writing to provide my support for both of Qualex-Landmark's projects before Council on July 25th, being 803-807 North Road/603-617 Tyndall Street as well as 580-600 Harrison Avenue/581-601 Kemsley Avenue.

I have been living in Coquitlam for few years now and it's a lovely place to be. Close enough to Vancouver downtown, nice restaurants and far enough to be a suburb. We appreciate Qualex is contributing to enhancing the Coquitlam housing supply and making the city better.

For these reasons I support their development.

Regards,

Hyunmin Kim (Unit 3 – 200 Marmont Street, Coquitlam)

**Selby-Brown, Ashland**

---

**From:** Victor Ng [REDACTED]  
**Sent:** Friday, July 22, 2022 1:27 PM  
**To:** Clerks Dept  
**Subject:** Submission for July 25, 2022, Public Hearing - Item 5 - (803, 805 and 807 North Road and 603, 607, 613 and 617 Tyndall Street)  
**Attachments:** Public Hearing July 25 2022 - Item 5 - Letter to Council V6.pdf

Dear Honorable Mayor and Council,

I hope this email finds you well and timely to include and consider all my concerns at the coming Public Hearing-Item 5 on Monday, July 25, 2022.

My concerns are enclosed as per attachment herewith.

Thank you once again and in advance for your kind attention.

Victor Ng and Family

Sent from [Mail](#) for Windows

July 22, 2022

From: Victor Ng  
813 North Road, Coquitlam, B.C.,  
V3J 1P8

Emailed To: [clerks@coquitlam.ca](mailto:clerks@coquitlam.ca)

Submission for July 25, 2022, Public Hearing - Item 5 - (803, 805 and 807 North Road and 603, 607, 613 and 617 Tyndall Street)

Dear Honorable Mayor and Council,

My name is Victor Ng. Together with my wife, we are the homeowners of 813 North Road in Coquitlam and live there with our extended family.

The proposed 44-storey tower and 6-storey mid-rise development are directly adjacent to our home and the decisions made regarding this development will have a profound impact on our lives and considerably affect our ability to enjoy our home and property. At the same time, we acknowledge that increasing density and supply of homes is greatly needed in Metro Vancouver and that Coquitlam's OCP designation in our area is currently high-density.

As the proposed development would be directly next door to us, we ask that you please carefully consider our concerns and proposed requests. The goal and reasoning of our requests aim to minimize development impacts on our lives and property while balancing the need for more housing in the region and incorporating the City's design guidelines.

Enclosed are our concerns for the Mayor and Council's review and consideration. Thank you in advance for your time, energy, and careful consideration.

Respectfully,

Victor Ng & Family

**Our Concerns regarding the proposed development:**

- 1) With the steep grade of North Rd, the adjacent proposed 6-story building we estimate would effectively be 7 to 8 stories from our property's perspective, creating a disparity of scale between the proposed building and our existing home. This is very concerning to us as it would create a "towering" feeling with the development being uphill with only a 6-metre setback. For example, the existing 2-level building adjacent to our home appears more like a 3-level home due to the steep grade.

We feel that a 6-story building on a steep grade with only a 6-metre setback is not consistent with the City's Citywide design principles, Good Neighbour guidance, on scale and minimizing adverse impacts on adjacent properties:

*"All development should be designed in a manner that is neighbourly and is in harmony with the scale and character of its surroundings while minimizing adverse impacts on adjacent properties. Development often occurs incrementally and therefore the design must carefully consider future relationships with surrounding properties and the public realm" - Citywide Official Community Plan, Part 4, 1.1.2.b – Good Neighbour*

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***Based on the above, we ask Council to: Reduce the height of the proposed 6-story building and increase the 6-metre setback requirement for interior side/rear lot lines***

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- 2) We are concerned with both the proposed location and size of the two hydro utilities (Vista Switch and LPT) on the northwest corner of the proposed development and also any future planned installations of mechanical/equipment near our home. The two planned Hydro utility installations (we are aware of) will be extremely close to our home and would introduce noise and safety concerns. Many of you may already be familiar with the humming and buzzing of some residential "green electrical boxes" in our City, and I hope you can imagine the disruption of having such a large installation a few metres from your bedroom window. The space dedicated to the Vista Switch and LPT is similar in size to our entire driveway if not larger (Please see Appendix 1)

We feel the proposed location and size of utilities should be changed in a manner that is more consistent with the City's Citywide design principles, Minimize Impacts from Utilities guidance:

*"Utilities, HVAC equipment, meters and other equipment including, but not necessarily limited to air conditioning units, fireplace vents, antennae and satellite dishes, should be located in such a manner as not to negatively impact the public realm or adjacent neighbours or be concealed from view from adjacent public streets and nearby residences" - Citywide Official Community Plan, Part 4, 2.7.2.b – Minimize Impacts from Utilities*

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***Based on the above, we ask Council to: Not locate any Utilities, HVAC equipment, and other mechanical/electrical equipment along or near our South property line***

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- 3) We are concerned with the exposed “open-air” design of the parkade ramp that runs along the entire length of our South property line from a noise, air, and light pollution perspective. With a small 6-metre setback from our property and no enclosure of the ramp, the noise reverberation that would be amplified and directed off the single parkade wall toward our property and existing residents to the North, would be excessive. The noise, air and light pollution would be compounded from the high number of traffic movements from vehicles accessing the 484 parking spaces on a daily basis. For example, if residents left for work and returned each day, it would amount to almost 1,000 traffic movements up and down the exposed ramp, and another 2,000 times the parkade gates would open and close in a single day: all within 6 metres of our property.

Though the planned landscaping could mitigate some light pollution at night from headlights, we feel the noise and air pollution issue can only be completely addressed by fully enclosing the parkade ramp and not by other screening design solutions. Moreover, enclosing the parking access is consistent with the City’s Citywide design principles, Parking Access:

*“.... locate and design these accesses to minimize negative impacts through such treatments as access from a flanking street or enclosure, screening, finish materials, and landscaping.” - City’s Guidelines (Citywide OCP, Part 4, 2.7.1.b.i) – Parking Access*

We recognize that enclosing the parkade ramp could create a “blank wall” issue which is contrary to the City’s Citywide design guidelines for Avoiding Blank Walls, however the same guidelines allow for reprieve through architectural / visual design.

*“Where a blank wall is unavoidable, use the wall as an amenity by providing a feature of visual interest such as a space for public art, climbing vegetation, wall articulation, architectural features or adding outdoor furniture as part of, or against, the wall.” - City’s Guidelines (Citywide OCP, Part 4, 2.1.1.a.ii) – Avoiding blank walls*

We feel that both our concerns and the City’s requirements can be achieved concurrently through a combination of enclosure and design solutions.

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***Based on the above, we ask Council to: Modify the design of the proposed exposed parkade to a fully enclosed design.***

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- 4) We have hired certified BC Land Surveyors who established that the row of trees on our South property line are in fact shared trees, which is contradictory to the Developer’s Application to the City that places these trees solely on their property. These findings were shared with the City Planner (Natasha Lock) and the Developer (Henry McQueen) and they have been notified of our wishes to keep these shared trees in place. The Developer has assured the trees will be protected along with another large tree that is solely on our property through Tree Protection Zones and on-site supervision with their arborist.

Our concern is for the health and longevity of these trees during and after the proposed development is complete, particularly in storm conditions where a weak tree would pose enormous

safety issues. As with the land survey, we would like the opportunity to hire our own arborist to conduct an analysis of these trees to corroborate the mitigation measures as proposed by the Developer.

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***Based on the above, we ask Council to: Allow us an opportunity for our own Certified Arborist to conduct an analysis prior to approving or allowing work near the trees of concern***

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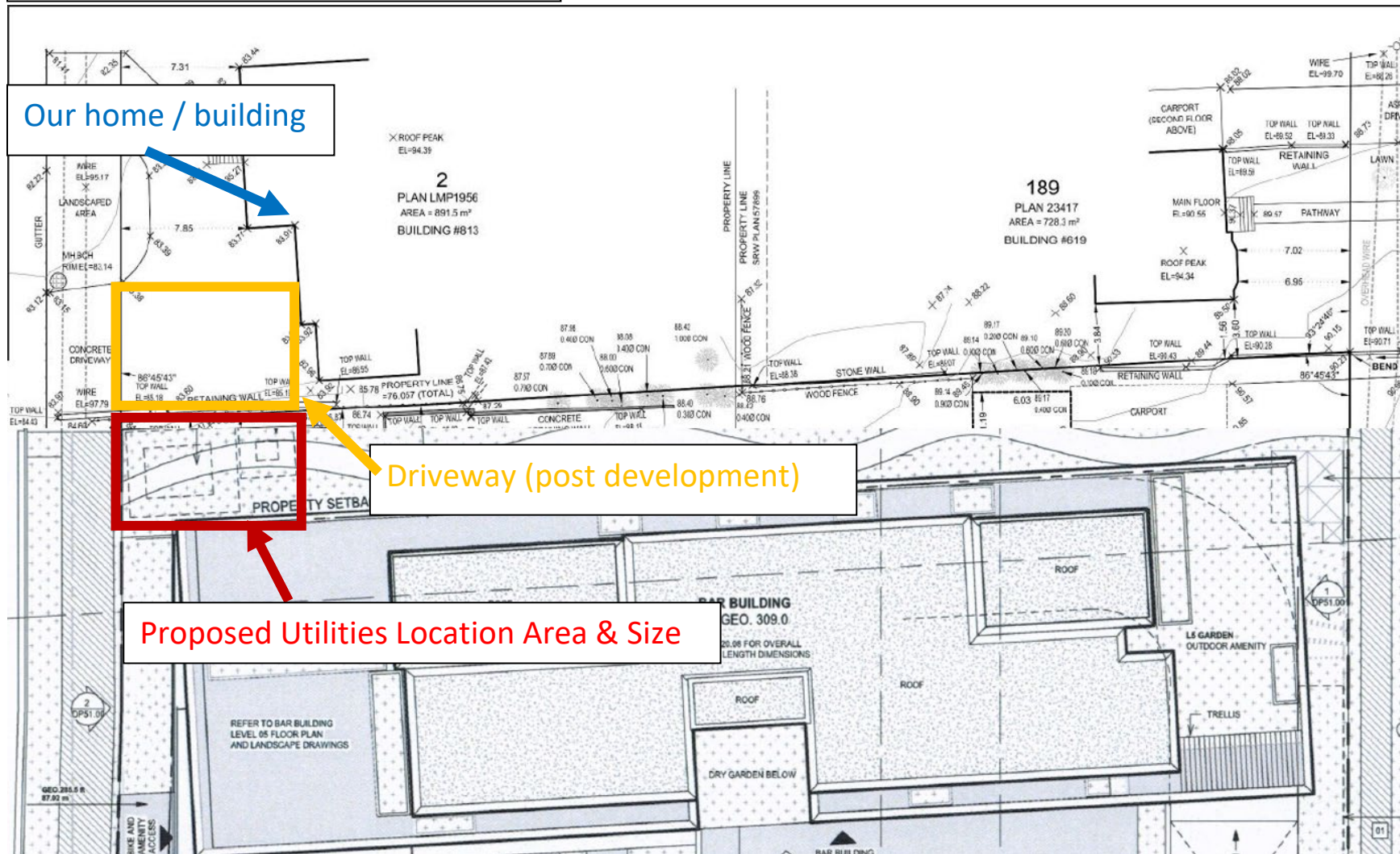
- 5) We have general privacy concerns about the proposed development and safety concerns of the proposed public pathway that runs along our South property line, connecting North Rd with Tyndall.

---

***We ask Council to: Construct a fence / physical barriers and non-intrusive lighting to sufficiently maintain privacy and provide security***

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**APPENDIX 1 – Proposed Hydro Utilities comparison  
(approximate for visualization)**



**Selby-Brown, Ashland**

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**From:** Scott Weiss [REDACTED]  
**Sent:** Friday, July 22, 2022 2:08 PM  
**To:** Clerks Dept  
**Subject:** Public Hearing July 25, 2022

Mayor and Council,  
City of Coquitlam,

Re: Public Hearing July 25, 2022

We are property owners in Coquitlam and support density for all communities in Metro, naturally including Coquitlam, served by Skytrain. We believe Council and Planning are making a constructive decision to consider supporting as much density as possible within the Skytrain' s precinct (10-20 minute walk). We reference projects at Kelmsly and Harrison and one at Tyndall and North Road that are being considered at this hearing.

Our thoughts are, density supports:

- the environment; utilizing existing infrastructure,
- no new roads, concrete
- a significant reduction of carbon emissions per resident,
- resistance to sprawl,
- getting cars out of neighborhoods (unlike laneway and secondary suites),
- a material reduction of road traffic,
- more customers and clients for merchants, supporting their ability to pay their staff living wages,
- the supply of a variety of services that Coquitlam residents may not have to travel to Vancouver for certain specialty needs or for upmarket specialized items,
- ongoing property tax revenue, as much as 10-20 times what a single family lot generates - this, every year. This money is, naturally, for all citizens (including single family prop owners)

Density significantly aids in the creation of variety, social facility, better secondary infrastructure, better community economics that translate into better and more targeted municipal services.

Sincerely,  
G Young

**Cormack, Rachel**

---

**From:** Lili Gibson [REDACTED]  
**Sent:** Friday, July 22, 2022 4:26 PM  
**To:** Clerks Dept  
**Subject:** Public input - proposals for Oakdale  
**Attachments:** IMG\_5154.MOV

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

**Categories:** Public Hearing

Please accept my video as my citizen input for items #4 and #5 in the public hearing agenda Monday July 25th.

Regard,  
Lili Gibson  
838 Rochester Ave.

--

**Lili Gibson**

Clean Beauty Advocate & Director  
BEAUTYCOUNTER  
[www.beautycounter.com/en-ca/liligibson](http://www.beautycounter.com/en-ca/liligibson)

[REDACTED]

**Cormack, Rachel**

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**From:** Emelia Kirkwood [REDACTED]  
**Sent:** Friday, July 22, 2022 4:49 PM  
**To:** Clerks Dept  
**Subject:** Development proposal PROJ 21-177

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

**Categories:** Public Hearing

Major concerns we have include:

- Traffic (including speeding along Oakdale park).
- Spill-over street parking that may affect Rathburn Drive.
- Snow clearing (we have had none on the Coquitlam side). Jefferson Street is a skating rink on a steep slope on snow days!
- Lack of enforcement on construction site cleanup (our neighbour observed that Boffo development simply washed the debris onto the storm street drain).
- Shadowing of tall buildings from Coquitlam onto single family homes on the Burnaby side.
- Will the building next to it be even taller?
- Do we have enough emergency exits from the neighbourhood to accommodate the increased population in case of forest fire or earthquake?
- Spaces for the community outside the small Oakdale park? Community gardens?
- Lack of greenspace. The size increase of Oakdale park is not proportionate to the size of the increased population.

Oakdale planning appears to be ad hoc and patchwork. I was hoping that Coquitlam will take the lead in community development, and treat Oakdale (both on the east and the west sides of North Road) as a whole, and that the development reflect our housing types. I also wish that Coquitlam work with the topography of the area to ensure that buildings do not soar like a sore thumb and has no relation with its neighbouring areas. I like the way Arthur Erickson's designs which are designed to work with its surrounding: graduating building heights and meld them with the hills and valleys. I also like the way SFU's University is developed according to a master plan for the area.

I would like to see a robust and cohesive plan for Oakdale area that is both sensitive to the surrounding area (Burnaby Mountain Conservation) and meets the highest environmental standard (such as LEED).

**Cormack, Rachel**

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**From:** Teresina Ambrosi Whiting [REDACTED]  
**Sent:** Friday, July 22, 2022 6:32 PM  
**To:** Clerks Dept  
**Subject:** Re: Qualex-Landmark, Oakdale Neighbourhood Project

To city council:

My family is in full support of this new and exciting development in the Oakdale neighborhood of Coquitlam. We have been a home owners in Coquitlam for close to 20 years and have been witness to the growing population, the addition of many new and thriving businesses which in turn provide job opportunities, Translink expanding public transportation/ SkyTrain and more bus routes into the Tri-Cities; making Coquitlam a desirable place to call home for generations to come. We have come a long way Coquitlam and we are just get started.

Teresina Ambrosi & Les Whiting

**Cormack, Rachel**

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**From:** Jennifer Strachan [REDACTED]  
**Sent:** Friday, July 22, 2022 7:45 PM  
**To:** Clerks Dept; Stewart, Richard; Asmundson, Brent; Hodge, Craig; Kim, Steve; Mandewo, Trish; Marsden, Dennis; Towner, Teri; Wilson, Chris; Steve  
**Subject:** Development: Item 5 Addresses: 803, 805 and 807 North Road and 603, 607, 613 and 617 Tyndall Street

Hello,

My name is Jennifer Strachan, and I am writing this type of letter for the first time. We understand the need for more housing and the need to build up, however, I am deeply concerned about the existing local infrastructure and amenities in relation to the 44-story building proposed for North Rd and Tyndall Street. I have signed up for the speaker's list for the council meeting on the 25th but wanted to be sure that my concerns were documented as well.

Our family has lived in the neighbourhood for 10 years. 1017 North Rd, our daughter has grown up here. What drew us to the neighbourhood was the quiet street and area, the beautiful forest and the proximity to everything. Over the last 10 years we have seen our quiet, safe area turn into a mini metropolis.

When we moved here 10 years ago, we had difficulty getting our daughter into the local schools as they were full. As a result she had to come to Maple Ridge with me. The shopping in the area was limited unless you had a car as the bus does not come up North Rd or Chapman Ave-close to us. The road outside our house is worn away and has had to be fixed many times due to erosion from the stream, it currently needs to be fixed again. North Rd and Rathburn have been closed many times due to flooding. I cannot tell you how many times, months, we have not been able to turn onto North Rd due to pipeline or sewer line projects. When it snows our hill is one of the last in Coquitlam to be plowed and often we cannot leave for work. Traffic on Chapman is difficult due to the cars parked on the street, it is one lane at most times. Despite these things we are happy with our decision as we love where we live. The neighbours are friendly, and we felt safe on our streets.

My concerns, and those of a few of my neighbours, regard the amenities and infrastructure needed to support all the new residents. Have these things been considered or consulted on:

Road maintenance/safety:

- In the presentation to the ONA, it was mentioned that there will be a 100 car per hour increase. North Rd is often under repair and is now starting to become a

thoroughfare of cars speeding through-will you put traffic calming measures along North Rd from Como Lake to Chapman Ave? Will the holes and erosion be fixed/filled?

- Chapman is most often a single lane road due to street parking. It cannot possibly support this new traffic. What are your plans for that?
- You cannot make a left turn onto Clarke from Chapman from 4-6pm and right onto Chapman from Clarke from 7-9am.
- North Rd traffic has been increasing for some time. Since the pandemic more people have been going through the forest and roads are busy and blocked. People park on the street and only single cars can get through, what is being done to accommodate increased traffic and/or emergency vehicles at the park and along the intersection of North and Chapman?
- On North Rd and Chapman Ave the sidewalk sign is knocked over at least once a month due to increased traffic and larger dump trucks, etc There are often fender benders on North and Chapman due to the parking and increase of vehicle traffic. There will likely be many more with the increased traffic. What is the solution for North Rd/Chapman stop sign?
- How long until the east/west collector road is built? The North Rd/Chapman Ave cannot support the predicted traffic increase for the 5-10 ish years quoted by the developer in the ONA zoom meeting.

#### Schools/Daycare:

- Will there be a plan for a new school as ours are full and only one middle school? An increase in population would mean portables? Will you be building a new school to support the further development? As a teacher, I know how the movement of kids is difficult. Having them spend hours commuting to school takes its toll.
- What about a daycare center as I know the YMCA wasn't given the allotted space, they require to run a daycare?

#### Food/Health Care:

- Many of the "new" businesses are dentists, banks and credit unions, rent is high for other local/community/private owned businesses-like the health food store and only chains may be able to afford it. We will lose private business in our area? What are you doing to support local business and private ownership?
- There are only a couple of medical clinics in the area. Two that are still around: Walmart and one at Loughheed Mall-these already have huge waitlists and are almost impossible to get into. What do you plan to do for health care?

#### Fire/Police/Ambulance:

- With the destruction of Burquitlam plaza and an influx of people what will be done about policing our area. We have already had increased crime, even a shooting, with the newly added sky train station. What is the plan to increase or police coverage?
- Many times, first responders are called to the park at the top of North Rd, even more so with the onset of covid and more people frequenting the park. How will this be addressed?

Transportation:

- Having this building close to the skytrain is great for commuters. Many people will commute from SFU or the city. Our population is moving away from car ownership. Are there any considerations being made for EVO or the likes? To add to the parking at the skytrain station?

I want to reiterate that development is not the problem here. The issue is how you as a city support those of us in the community now and into the future. Will you have addressed the issues that are present now in our community so as not to elevate the issues once development has begun or throughout. Traffic, roads and maintenance will be a great concern for safety in a neighbourhood full of children and families.

Thank you for your time,  
Jennifer Strachan

**Cormack, Rachel**

---

**From:** Terence Lee [REDACTED]  
**Sent:** Sunday, July 24, 2022 3:19 PM  
**To:** Clerks Dept  
**Subject:** PROJ21-177

Hello Katie

My name is Man Ho Lee who is the owner and living at 702 520 Como Lake Ave Coquitlam. First of all, I am really shocked when I received the public notice and that's why i need to respond promptly before the public hearing.

Honestly I am strongly oppose this development project at CD-33 Tyndall Street which propose a 44 storey apartment plus one six storey apartment building. First of all, it looks really awkward and it is totally non harmonised or doesn't blend in with the surrounding low density single house environment. I will accept if it is a town house or low rise condo project but absolutely not a 44 storey high building. Second is the traffic jam concern. There are already tons of on going building projects on North Road, Como Lake Ave and even all over the extended small streets from these two big routes. We are suffering a huge traffic jam or huge delay everyday on Gaglardi and North Road during rush hours, any another huge residential project at CD-33 Tyndall Street will create a huge bottle neck on Gaglardi and make the traffic jam even worse.

In my conclusion, I truly understand the point of view of City of Coquitlam and redevelopment is vital to our city or community but it is totally not the case of over develop like this building project. Thank you for the public notice from the City of Coquitlam in order to keep things transparent and I am looking forward to receive further information and the final decision.

Man Ho Lee

**Cormack, Rachel**

---

**From:** Heikal Badrulhisham [REDACTED]  
**Sent:** Sunday, July 24, 2022 8:51 PM  
**To:** Clerks Dept  
**Subject:** Item 5: 803, 805 and 807 North Road and 603, 607, 613 and 617 Tyndall Street

Dear Coquitlam Council,

I support this rezoning.

I was an SFU student. I came to Metro Vancouver from another country to do a master's program. High rents, substandard dwellings, competition from other potential tenants and the prospect of having stranger room mates were common features of the rentals I encountered. I had to find a place to rent just after moving from another country, before university started and before my stay at a hostel ended. Finding a place to rent in this region is difficult for anybody, and it is particularly difficult for populations linked to universities here.

We need more housing, and more housing serving local universities like SFU. Building at a much higher density maximizes the number of people who can live near SFU and on the 143 bus line to the campus. The proximity to Burquitlam Station means that future residents can take other trips without a car. This is another step in realizing the potential of the station. Even if this development is oriented towards the SFU population, it benefits the city and region generally by alleviating competition for housing elsewhere.

Heikal Badrulhisham  
[Bird photography, art](#)

**Cormack, Rachel**

---

**From:** Giovanni Gunawan [REDACTED]  
**Sent:** Sunday, July 24, 2022 10:20 PM  
**To:** Clerks Dept  
**Subject:** Support for Items 4 and 5 on July 25th Public Hearing

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Dear Mayor and Council,

I am writing to express my support for both Qualex Landmark projects (Harrison & Kemsley, as well as North & Tyndall) which will be in front of Council on July 25<sup>th</sup>.

I am in support of the implementation of the Oakdale Neighbourhood Plan and look forward to seeing this neighbourhood revitalized. As someone who grew up in Burquitlam and saw it transform from a sleepy single-family neighbourhood to a bustling community of families, students, and seniors alike, I am pleased to lend my support to projects like the one put forth by Qualex Landmark, which will improve the surrounding streetscape, and bring life to the area.

I am particularly supportive as the company seems to take great interest in public realm improvements, something which is apparent with their inclusion of a neighbourhood café in a non-traditional location. It is a risk they did not have to take, but seeing how successfully similarly located cafes like Wilder Snail and Mighty Oak was at bringing the community together, it was a risk that they took anyway for the good of the community. I think that is a commendable act, and we should encourage community-driven design such as this.

I would like to also thank you Council and Staff for continuing to guide the private sector interest in our community to ensure the best possible outcomes for the area – the positive changes that we see in Burquitlam today are thanks to your persistence and vision.

In sum, I am fully supportive of these two beautifully designed communities coming to Burquitlam, and I hope you share my enthusiasm and approve them at Public Hearing.

Sincerely,  
Giovanni Gunawan  
750 Dogwood Street



Virus-free. [www.avast.com](https://www.avast.com)

**Cormack, Rachel**

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**From:** Liam McDermott [REDACTED]  
**Sent:** Monday, July 25, 2022 9:28 AM  
**To:** Clerks Dept  
**Subject:** Public Hearing input for Tyndall Proposal

Hi Mayor and Council.

I am a nearby resident to two projects that are coming to Public Hearing on Monday. They are the project located at Kemsley and Harrison and the one located at Tyndall and North Road and I wanted to write in to express support for both as they are near my home.

I am a young professional who recently got into the home ownership market by purchasing my first condo in Burquitlam, and I hope that others would have the same opportunity too.

Both projects fit well into the area. The Tyndall project sounds like it will bring exciting and interesting architecture which will be a positive. I see that the Kemsley project has a neighbourhood cafe - I am always excited to find new local businesses in the area and think that providing this cafe will open up opportunity for a small business to locate there.

For these reasons, I encourage council to support these projects.

Thanks,  
Liam McDermott

**Cormack, Rachel**

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**From:** Alexis Tyller [REDACTED]  
**Sent:** Monday, July 25, 2022 9:33 AM  
**To:** Clerks Dept  
**Subject:** Public Hearing input for Tyndall Proposa

To Mayor and Council,

I am writing to express my support for one of the proposals coming to a public hearing on Monday Jul 25 - it is Item 5 on the agenda (the proposal along Como Lake at Tyndall and North Rd). In the last few years, I had the opportunity to finally make the leap from renter to homeowner and chose to purchase a unit that was being built near Burquitlam Station. We are now living in our new unit right behind the Burquitlam Station and near the proposed development.

We chose to buy here because of the location and being near rapid transit plus all the amenities that the area has to offer. I support projects such as the proposal at Tyndall because they make sense to be located at rapid transit - this way, people who live there will be more likely to take transit as opposed to getting into their cars to drive somewhere.

I also support more housing opportunities as it helps first-time homebuyers like myself get into the market. I am also pleased to see that the project includes below-market rental homes which will provide people who are low-income find a home in this insane rental market.

I hope that council will vote to approve and move the project forward.

Sincerely,

Alexis Tyller

Get [Outlook for iOS](#)

**Cormack, Rachel**

---

**From:** Leslie Courchesne <leslie@tricityschamber.com>  
**Sent:** Monday, July 25, 2022 11:33 AM  
**To:** Clerks Dept  
**Cc:** Maureen Solmundson  
**Subject:** Public Hearing tonight: letter of support & speaker registration  
**Attachments:** Letter of Support - Qualex Oakdale.pdf

Hello Clerks office,

Please find attached my letter of support for Items 4&5 for tonight's public hearing.

As sent previously, I will also attend in person to speak on these two items, as well as Item #2.

thanks,  
Leslie

--

**Leslie Courchesne, CEO**  
Tri-Cities Chamber of Commerce  
Direct: [604.468.6870](tel:604.468.6870) | T. [604.464.2716](tel:604.464.2716)  
E. [leslie@tricityschamber.com](mailto:leslie@tricityschamber.com)  
W. [tricityschamber.com](http://tricityschamber.com)

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Tri-Cities Chamber of Commerce, #205-2773 Barnet Highway Coquitlam, BC V3B 1C2

July 25, 2022

City Clerk's Office  
City of Coquitlam  
3000 Guildford Way  
Coquitlam, BC V3B 7N2  
*Sent via email: clerks@coquitlam.ca*

Dear Mayor Richard Stewart and Council,

**RE: July 25, 2022 Public Hearing – Items #4&5 Oakdale Qualex-Landmark Developments**

The Tri-Cities Chamber of Commerce supports the two Oakdale neighbourhood development proposals by Qualex-Landmark.

Qualex-Landmark was founded 20 years ago by Mohammed Esfahani and Reza Navabi, with a vision to create projects with design, quality and reputation that will stand the test of time, and they continue to demonstrate those values today. A member of the Tri-Cities Chamber of Commerce, Qualex has an excellent reputation and track record producing award-winning developments across Western Canada.

Among the top issues raised by our Chamber members is the need for more housing particularly within walkable neighbourhoods and near transit, to attract more residents to Coquitlam. This is closely linked in the minds of our members to helping solve acute workforce shortages, as well as attracting more consumers to keep the local economy strong.

**Kemsley Avenue Proposal**

With 239 homes proposed, with a range of one- to three-bedrooms, the Chamber is in favour of this project and pleased to see it includes to the proposal of a neighbourhood cafe. The cafe would provide an excellent gathering space for the revitalization of the Oakdale neighbourhood, as well as local jobs.

**Tyndall Street Proposal**

Despite the development not providing commercial space, our Chamber is generally in favour of increasing density with a mix of housing aligned with development in the area. The proposed development includes 446 homes, including one- to three bedroom market condominiums, as well as 24 homes at below-market rental. The proposed gateway public art piece at the corner of Como Lake Avenue and North Road would further enhance the perception of the renewed Oakdale neighbourhood for all visitors, residents, businesses in the area.

In addition to this letter, I look forward to speaking in support of these two proposed developments at the Public Hearing on July 25. Thank you for considering the Chamber's support for these projects.

Sincerely,



Leslie Courchesne  
Chief Executive Officer

**Cormack, Rachel**

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**From:** [REDACTED]  
**Sent:** Monday, July 25, 2022 11:46 AM  
**To:** Clerks Dept  
**Subject:** Public Hearing: 25th July - Items 4 & 5 - Qualex-Landmark Projects

Mayor & Council,

I am writing to you today on behalf of the Oakdale Neighbourhood Association as these 2 projects are located within Oakdale. As you know the ONA and the residents of Oakdale are very concerned about development in our neighbourhood and aside from the usual concerns about, noise, density, traffic, etc., we have 3 specific concerns related to infrastructure and the health of Stoney Creek:

- **Sanitary sewage overflows** at Oakdale Park and along the creek behind Gilroy Crescent where it overflows on to private property and into Stoney Creek. Although, development might be helpful, it is not enough to fix these issues and adding more housing units to the current sewer system will increase the frequency and severity of the overflows.
- **Construction wastewater** being discharged into the creek – both individual site management practices and the effect of the accumulation of construction wastewater discharged into the creek from all the projects planned for Oakdale (or really all those that discharge wastewater into Stoney Creek) over the next decade or so. My gut tells me that the creek and the environment do not have the capacity to absorb and process all that extra wastewater and I have not seen anything from the City that indicates they have considered this and intend to manage it at the macro level.
- **The increase in stormwater** and its effect on the creek and the environment once all the projects are built. I know the City has a 20 year old report on how they will manage it but, it needs to be updated and the City needs to recommit to the plans outlined in the document and re-evaluate whether or not they are on-track for the 20 & 50 year plans. How do you intend to ensure that the Effective Impervious Area remains under 23% as recommended in this report? [Stoney-Creek-Integrated-Watershed-Management-Plan-PDF \(coquitlam.ca\)](https://www.coquitlam.ca/~/media/2019/07/25/Stoney-Creek-Integrated-Watershed-Management-Plan-PDF-coquitlam.ca)

We feel strongly that the City of Coquitlam needs to give us assurances that they will address these concerns, communicate action plans and the timeline for 'fixing' these items before development gets underway in Oakdale.

As for the applicant for these two projects, Qualex-Landmark; I have to say they have been nothing short of amazing when it comes to engaging the Oakdale Neighbourhood Association and the residents in both Coquitlam and Burnaby. We are supportive of this developer specifically because:

- We have met with them many, many times now to discuss the neighbourhood and share our issues and concerns with them and they have been both responsive and proactive in their dealings with us.
- We have also exchanged many more emails explaining why we are concerned and what has taken place to-date. They have been very responsive our emails as well.
- They've introduced us to the civic engineer on their projects (who is also the civic works engineer for multiple Oakdale projects) and we've discussed our concerns related these 2 projects but also the cumulative effect on the creek from all these planned projects going on at once. And while no solutions have been discussed they have acknowledged that there is some cause for concern.
- They have reached out to the City of Coquitlam on their own initiative to find out more about the issues and concerns that we've expressed to them looking for more information and explanation to increase their understanding of the problems.
- They held a big event (food truck) in June to introduce themselves to the neighbourhood, talk about their projects and receive feedback from the community.

- They took the initiative and arranged a special meeting with the community (Oakdale and Rathburn residents in Burnaby) to discuss and address the issues and concerns that they received from the members of both communities and included many of their contractors as well: architect, builder, civil works, etc.
- They have committed to installing technology on their projects that will prevent any construction wastewater discharge that is outside of 'acceptable' levels. This is more than is required by the City of Coquitlam and likely adds some costs to their projects.
- They have committed to meeting with us before construction starts to share information, discuss issues and concerns, and figure out how we work together to get through this.

Not many of the residents remaining in Oakdale have positive things to say about the oncoming development but, we feel that this developer understands and shares our concern for the health of the creek and the infrastructure, and we have confidence that we can maintain a productive relationship with them going forward.

Thanks,  
Janice McAndrew, Secretary-Treasurer  
On behalf of the Oakdale Neighbourhood Association  
957 Gilroy Cres

## Selby-Brown, Ashland

---

**From:** meiyu chen [REDACTED]  
**Sent:** Monday, July 25, 2022 2:44 PM  
**To:** Clerks Dept  
**Subject:** PJOJ-177

To whom it may concern,

My name is Meiyu CHEN, owner of unit 1503, 520 Como Lake Avenue, Coquitlam BC.

### **I do not agree with this project.**

First of all, We lived here since 2017. Our unit face to the northwest, we do not receive too much sunlight in our place already, especially in winter time. If there will be a high building right in front of us, there will be no sunlight at all in all of the unit face to northwest, we will live in the dark, like everyday in winter time, we can no longer plant flowers in our balcony.

Secondly, there will be lots other problems during the construction, traffic jams, noises, dusty... we have just recovered from the construction of the building located on 587 Clark road. All of those inconvenient just like the nightmares, we do not have all those happen again.

And also, the loss of the value of our property is huge, no one would like to buy an apartment in a whole, without any sunlight in it.

Please kindly take my options as consideration.

Thank you very much in advance.

Meiyu CHEN

Sent from [Mail](#) for Windows

Item 6 - Staff Presentation

**City of Coquitlam  
Planning and Development**

**Item 6: Proposed OCP  
Amendment Bylaw No. 5234,  
2022 & Zoning Amendment  
Bylaw No. 5256, 2022**

**Density Bonus Program Update**

**Public Hearing July 25, 2022**

  
[coquitlam.ca/](https://coquitlam.ca/)





## Integrated Development Financial Review

- “A” Priority on the 2022 Business Plan
- Scope and Process approved by Council on July 12, 2021
- First deliverable – Density Bonus and CAC program updates presented to Committee on April 25, 2022

## Density Bonus and CAC Review Project

1. Update CAC program values
2. Update Density Bonus program for high and medium density development
3. Set density bonus land value rates by neighbourhood and building type
4. Update Density Bonus Administration and CAC Collection Policy and Procedures

## Community Amenities

### Increasing amenity needs in a growing community

- To meet the housing needs of our region, Coquitlam is growing rapidly. New community amenities are needed to ensure this growth is livable and we maintain a high quality of life.
- **\$696M** Projected Capital Investment required over 10 years in the 2022-2026 Financial Plan
- Most not DCC-eligible (libraries, cultural and recreation centres, fire halls, spray parks, artificial turf fields etc.)
- The Density Bonus program is a key amenity funding source

## Zoning Amendment Bylaw No. 5256, 2022

### High Density Zones (RM-4/5/6, C-5, and C-7)

1. Combine density steps with one step of Bonus Density vs. individual steps
2. Set the Density Bonus contribution at a consistent 60% of the value of the additional density

## Zoning Amendment Bylaw No. 5256, 2022

### Medium Density Zone (RM-3)

3. Update Density Bonus from 1.85 to 2.3 FAR
4. Set the Density Bonus contribution at a consistent 50% of the value of the additional density
5. Expand Density Bonus from Core & Shoulder area to Citywide

## Zoning Amendment Bylaw No. 5256, 2022

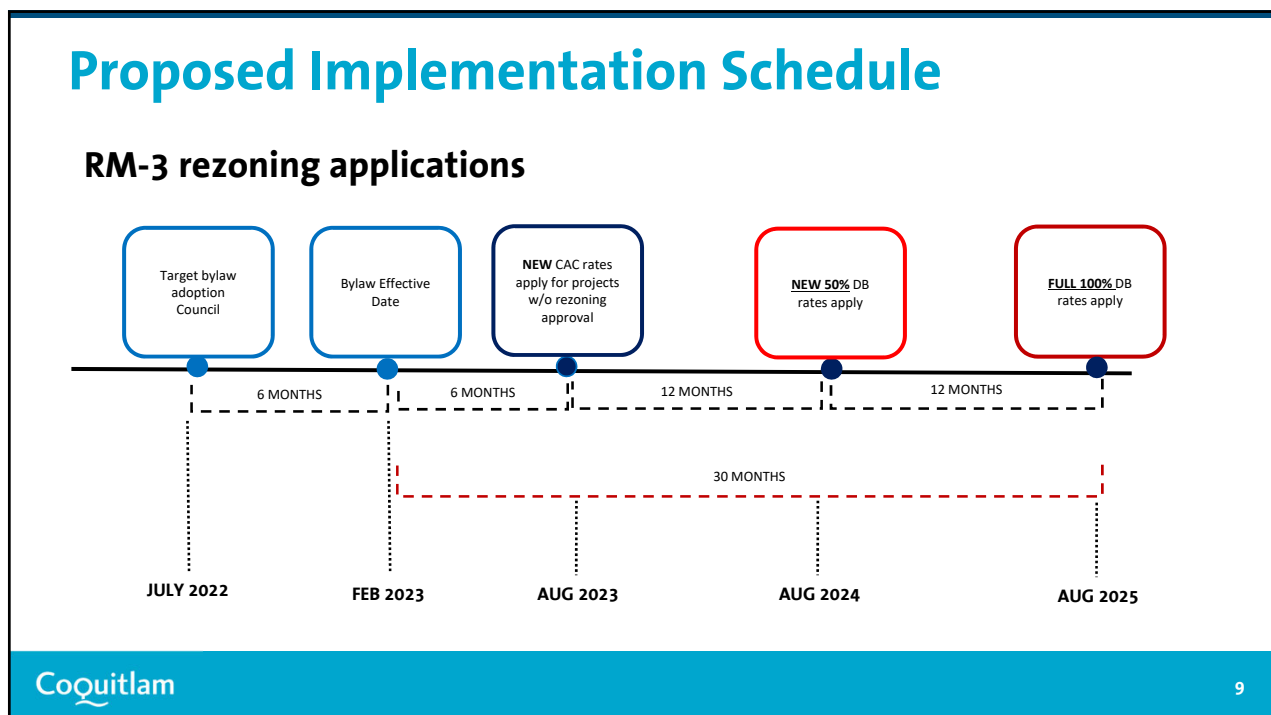
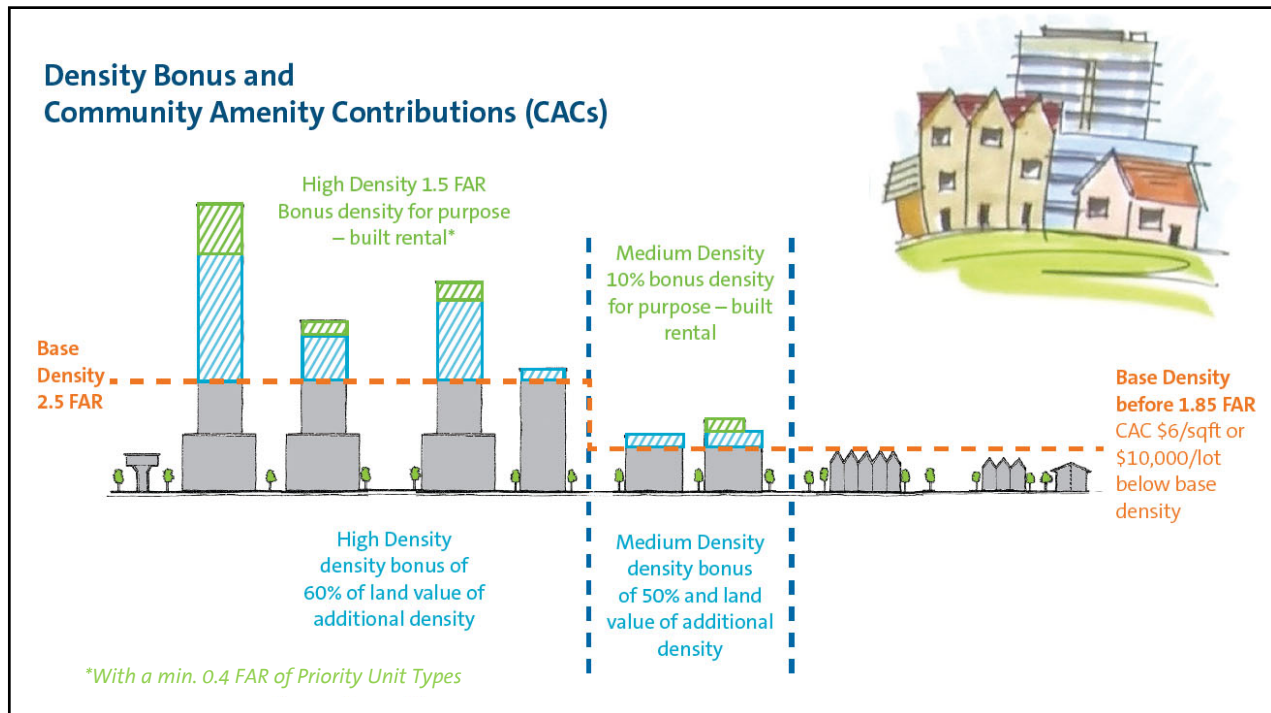
### Rental Housing Incentive

6. Add the existing 0.5 FAR rental housing density incentive into all zones where it applies to remove the requirement of a CD zone.
  - Clarifies incentives and expectations with simplified density bonus system.

## OCP Amendment Bylaw No. 5234, 2022

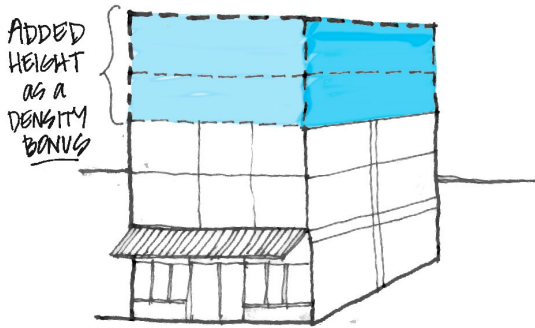
1. Remove requirement to use a CD zone to utilize the 0.5 FAR rental housing density incentive now that this incentive has been added into the Zoning Bylaw.





## Recommendation

### Density Bonus Program Update



- That Council give second and third readings to *City of Coquitlam Citywide Official Community Plan Amendment Bylaw No. 5234, 2022* and *City of Coquitlam Zoning Amendment Bylaw No. 5256, 2022*.

Coquitlam

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# Thank you!

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Coquitlam

ATTENTION: MAYOR STEWART AND COUNCILLORS

3000 GUILDFORD WAY

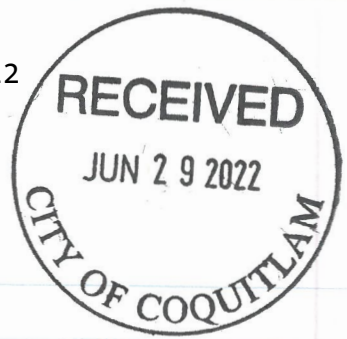
COQUITLAM, BC V3B 7N2

Public Hearing - July 25, 2022

Item 6 - Citywide Update to

the Density Bonus Program

Submission 6.1



DEAR MAYOR AND COUNCIL MEMBERS,

I WRITE TO YOU TODAY TO ADDRESS THE DRAFT DENSITY BONUS AND COMMUNITY AMENITY CONTRIBUTION PROGRAM. I LIVE AT 574 COCHRANE AVENUE AND MY PROPERTY WILL BE SIGNIFICANTLY IMPACTED BY THIS NEW POLICY. THE COSTS ASSOCIATED WITH THE PROPOSED POLICY ARE INTENDED TO COME FROM THE PROPERTIES LAND VALUE, NOT THE DEVELOPERS, AND NOT FROM INCREASED TOTAL DENSITY. I DISAGREE WITH THIS APPROACH AND I ASK THAT MAYOR AND COUNCIL TO CONSIDER A MORE BALANCED APPROACH.

SINCERELY,

Siu Wai, Fung

Hon Wah, Fung

(OWNER OF 574 COCHRANE AVENUE)

**Cormack, Rachel**

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**From:** Gilbert, Jay  
**Sent:** Wednesday, July 13, 2022 3:38 PM  
**To:** Clerks Dept  
**Subject:** FW: Petition RM#3 Density tax  
**Attachments:** petition 17 pages.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Categories:** Public Hearing

As just discussed

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**From:** Lynelle Arsenault [REDACTED]  
**Sent:** Friday, July 08, 2022 3:08 PM  
**To:** Mayor & Council <[mayor\\_council@coquitlam.ca](mailto:mayor_council@coquitlam.ca)>  
**Subject:** Petition RM#3 Density tax

Please see attached Petition 17 pages .




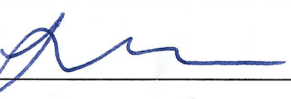
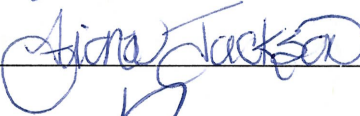

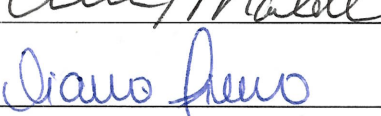
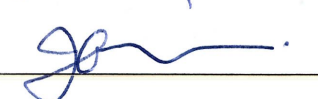
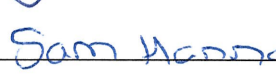



**Lynelle Arsenault**  
Backflow Solutions Inc.  
Customer Service Manager Canada



# PETITION: In opposition to proposed amendments to city-wide Community Amenity Contribution policies.

<b>Petition summary and background</b>	The City of Coquitlam is reviewing Community Amenity Contribution (CAC) policies and has proposed significant changes to how it would capture and collect CACs in the future.
<b>Action petitioned for</b>	<p>The following petitioners are <u>extremely</u> opposed to the draft policy recommendations from the "Density Bonus and Community Amenity Contribution Programs Review – Proposed Program Update" report dated April 19, 2022.</p> <p>The petitioners hereunder strongly urge Mayor, Council and Planning Staff to seek alternate solutions to implementing CAC policies which do not further penalize City of Coquitlam property owners who reside within the Evergreen Line Core and Shoulder station areas.</p>

Address	Printed Name	Signature	Date
108-1350 MITCHELL CO <sup>2</sup> Street V3E 0S7	TAMICA ST JOHN		MAY 17, 2022.
564 PERTH AVE COQUITLAM V3J 2E3	MICAYLA ALLOS		MAY 19 2022
1430 Calgary Drive Coquitlam V3E 3H5	Jessica Guiel		May 19 2022
755 ADIRON AVE COQUITLAM BC	Julie Holmes		May 21, 2022
302-801 Gardensbury St. Coquitlam V3J 5H6	Fiona Jackson		JUNE 3, 2022
564 Perth Avenue Coquitlam, V3J 2E3.	Jenness Murray		June 3, 2022.
201-1558 Grant Ave. Coquitlam	Amber Martell		June 6, 2022
1125 Kensal Place Coquitlam	Diana Fierro		JUNE 28, 2022
1125 Kensal Place Coquitlam	R Fierro		June 28, 2022
755 ADIRON AVE, COQ	Sam Hensch		July 4, 2022.

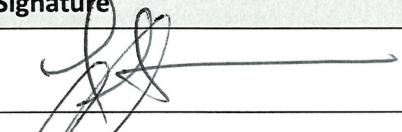

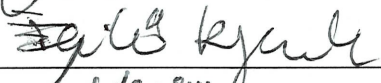






# PETITION: In opposition to proposed amendments to city-wide Community Amenity Contribution policies.

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Address	Printed Name	Signature	Date
527 Appian Way	Bill Blomcond		May 18, 2022
631 Harrison Ave	Wendy Olderskoy		May 18 2022
1310 McLellan Dr	MArisol Amador		May 21, 2022
1310 McLellan Dr	JAN Amador		21 May 2022
548 Appian Way	Missara Karunaratne		June 13 <sup>th</sup> , 2022
563 Perth Ave Coquitlam	ROBERT Drennan		June 13 <sup>th</sup> , 2022
563 Perth Ave Coquitlam	Marie Drennan		June 13 <sup>th</sup> , 2022
524 Perth Ave	Erika Patterson		June 13/22
524 PERTH AVE	BRIGG PATTENSON		JUNE 13/22
602 Bosworth St	Melanie Mahasier Patterson		June 13 2022




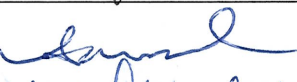
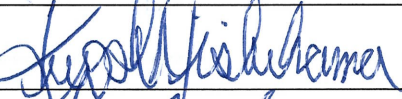
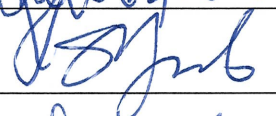
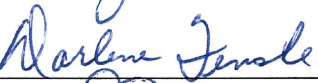



# PETITION: In opposition to proposed amendments to city-wide Community Amenity Contribution policies.

<b>Petition summary and background</b>	The City of Coquitlam is reviewing Community Amenity Contribution (CAC) policies and has proposed significant changes to how it would capture and collect CACs in the future.
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Address	Printed Name	Signature	Date
537 Appian Way	Lynelle Arsenault		May 15/2022
564 Perth Ave	CHRISTOPHER MURRAY		MAY 15/2022
560 PERTH AVE	EWIKO PAYAWDIT		May 15/2022
552 PERTH AVE	Rudy Weitemeyer Joan Weitemeyer		May 15/2022
548 Perth Ave.	Luisa Martinig		May 15, 2022
536 Perth Ave	Mod Yang.		May 15, 2022
533 Appian Way	Ranbir Kahlon		May 15 2022
537 Appian Way	Sarah A.		May 15/2022
537 Appian way	Emily Arsenault		May 15/2022

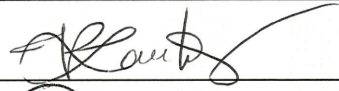







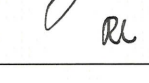
# PETITION: In opposition to proposed amendments to city-wide Community Amenity Contribution policies.

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Address	Printed Name	Signature	Date
556 Perth Ave	Daniel Yi		June 05. 2022
556 Perth Ave	Lisa Liu		June 13th 2022
556 Perth Ave	Paul Yi		June 13, 2022
556 Perth Ave	Sally Mowl		June 14, 2022
2807 GREENBRIER PL.	Kiyoshi Nishihama		JUNE 15 2022
717 POIRIER	SING YICK		June 15 <sup>th</sup> , 2022
57-1370 PARCELLOR Coq. BC	DARLENE FENSKE		June 15/ 2022
689 MACINTOSH ST	AL Phillips PS		" 16/ 2022
910 SPRUCE AVE	DAN CHISHOLM		17 JUN 2022
910 Spruce Ave	JOLI		June 17, 2022


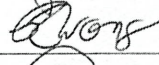

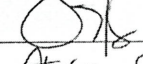
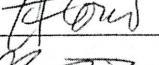

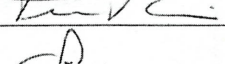


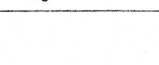
# PETITION: In opposition to proposed amendments to city-wide Community Amenity Contribution policies.

<b>Petition summary and background</b>	The City of Coquitlam is reviewing Community Amenity Contribution (CAC) policies and has proposed significant changes to how it would capture and collect CACs in the future.
<b>Action petitioned for</b>	<p>The following petitioners are <u>extremely</u> opposed to the draft policy recommendations from the "Density Bonus and Community Amenity Contribution Programs Review – Proposed Program Update" report dated April 19, 2022.</p> <p>The petitioners hereunder strongly urge Mayor, Council and Planning Staff to seek alternate solutions to implementing CAC policies which do not further penalize City of Coquitlam property owners who reside within the Evergreen Line Core and Shoulder station areas.</p>

Address	Printed Name	Signature	Date
548 Cochrane Ave.	Vanessa Santos		June 23, 2022
550 Denton Street	Stanley Siu		June 23, 2022
550 Denton Street	Cheryl Cheung		June 23, 2022
563 Brockmere	Han Li Jun		June 23, 2022
553 Brockmere	PETRO KLIMASHENSKY		June 23, 2022
549 Brockmere	Thomas Lu		June 23, 2022
548 Cochrane	Dennis Arquini <del>Vanessa Santos</del>		June 23, 2022
551 Cochrane	ERIC YUEN		June 23, 2022
551 Cochrane	Rosanna Lau		June 23, 2022

**PETITION: In opposition to proposed amendments to city-wide Community Amenity Contribution policies.**

<b>Petition summary and background</b>	The City of Coquitlam is reviewing Community Amenity Contribution (CAC) policies and has proposed significant changes to how it would capture and collect CACs in the future.
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Address	Printed Name	Signature	Date
300 LAURENTIAN CRES	RYAN JARVIS		JUNE 7, 2022
2260 Comrairie Ave	Ryan Wong		June 16, 2022
981 Gatersburg St	Craig Dickson		June 16, 2022
918 LAVAL ST.	Hermie Binkain		JUNE 16, 2022
300 LAURENTIAN CRES	CYNTHIA FLORANO		JUNE 18, 22
205 Leblanc St.	Reinhold Thiessen		June 18/2022
205 Leblanc St	Tanis Thiessen		June 18/22
3436 Buxton Ave	Carmy Saavedra		June 22/22
3100 Laurentian	Chona Florano		June 22/22
2264 Leclair Dr	ROSE SCHNEIDER-KOTTER		June 24/22

**PETITION:** In opposition to proposed amendments to city-wide Community Amenity Contribution policies.

<b>Petition summary and background</b>	The City of Coquitlam is reviewing Community Amenity Contribution (CAC) policies and has proposed significant changes to how it would capture and collect CACs in the future.
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[illegible]

**PETITION: In opposition to proposed amendments to city-wide Community Amenity Contribution policies.**

<b>Petition summary and background</b>	The City of Coquitlam is reviewing Community Amenity Contribution (CAC) policies and has proposed significant changes to how it would capture and collect CACs in the future.
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[illegible]

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[illegible]


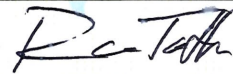





**PETITION: In opposition to proposed amendments to city-wide Community Amenity Contribution policies.**

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[illegible]

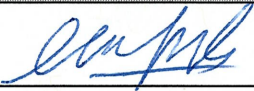




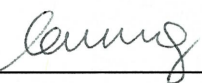
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Address	Printed Name	Signature	Date
832 Runnymede Ave	David Battistella		6/29/22
969 Judd Court, Coq.	Roxy Tott		06/30/22
636 Hillcrest St.	Jewel Gabriele		06/30/22
1224 Nestor St.	Julius Bullock		07/03/22
2773 Cactus Ct	JANIE BAXTER		7/3/22
2773 Cactus Ct.	Kelly Baxter		7/3/22
3154 Dunkirk	Michael Santos		7/3/2022

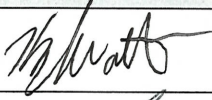

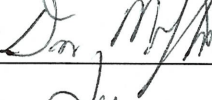
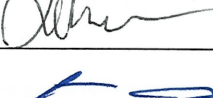

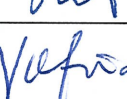
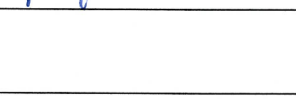
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Address	Printed Name	Signature	Date
2905 Silver Lake Pl Coquitlam	CHRISTOPHER CHAN		Jun 28, 2022
2905 Silver Lake Pl, Coq	Dawn Chan		Jun 28, 2022
2905 Silver Lake Pl	Marcus Chan		Jun 28, 2022
2905 Silver Lake Pl	Tai Lim		<del>Jun 29, 2022</del> June 29, 2022
2905 Silver Lake Pl	Kim Tan		Jun 29, 2022
2905 Silver Lake Pl	Kim Seng Koh		29th June 2022

# PETITION: In opposition to proposed amendments to city-wide Community Amenity Contribution policies.

<b>Petition summary and background</b>	The City of Coquitlam is reviewing Community Amenity Contribution (CAC) policies and has proposed significant changes to how it would capture and collect CACs in the future.
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Address	Printed Name	Signature	Date
537 Appian Way	Kyle Watters		15/05/22
529 Appial	Steve McCulloch		17/05/22
528 Perth	Don Moffat		17/05/22
511 Appian Way	Lana Fedoruk		17/05/22
608 Bosworth St	Andrei Bulatov		13/06/22
608 Bosworth St	Tatiana Bulatova		13/06/22
621 Regan Ave	VICTORIA WAN		18/06/22





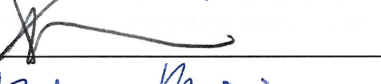

# PETITION: In opposition to proposed amendments to city-wide Community Amenity Contribution policies.

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Address	Printed Name	Signature	Date
909 Dancy Ave	Julie Falcon	Julie Falcon	May 25/22
507 MENTMORE	DAN MATTHEWS	Dan Matthews	MAY 25/22
909 Dancy Ave.	Garry Falcon	Garry Falcon	May 25/22
507 MENTMORE	KATHY MATTHEWS	Kathy Matthews	MAY 26/22
503 Mentmore St.	Wayne Saito	W. Saito	June 28, 2022
503 Mentmore St	Jane Saito	J. Saito	June 28/22




# PETITION: In opposition to proposed amendments to city-wide Community Amenity Contribution policies.

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Address	Printed Name	Signature	Date
1403 Mountainview Court, Coquitlam V3E 2R9	Kimberly Brundell		June 27 <sup>th</sup> , 2022
1403 Mountainview Court, Coquitlam V3E 2R9	Janice Brundell		June 27 <sup>th</sup> , 2022
#42-1320 RILEY ST, COQUITLAM V3E 0J4	ROMAN PIJANKA		JUNE 27, 2022
#42-1320 RILEY ST, COQUITLAM V3E 0J4	WILMA PIJANKA		June 27, 2022
1401 Mountainview Cr+ Coquitlam V3E 2R9	Kathrin Matadeen		July 2, 2022
2942 E 4th ave Vancouver	Roberto Minni		July 5, 2022



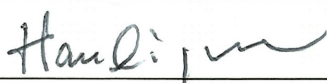



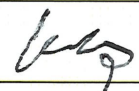
## PETITION: In opposition to proposed amendments to city-wide Community Amenity Contribution policies.

<b>Petition summary and background</b>	The City of Coquitlam is reviewing Community Amenity Contribution (CAC) policies and has proposed significant changes to how it would capture and collect CACs in the future.
<b>Action petitioned for</b>	<p>The following petitioners are opposed to the draft policy recommendations from the "Density Bonus and Community Amenity Contribution Programs Review – Proposed Program Update" report, dated April 19, 2022.</p> <p>Our concerns are that these recommendations place a sudden and disproportionate burden on current homeowners who intend to sell their homes for the development of higher density.</p> <p>The petitioners strongly urge Mayor, Council, and Planning Staff to seek alternative solutions to implementing CAC policies which will not cause significant negative financial impact to City of Coquitlam property owners residing within the Evergreen Line Core and Shoulder Station areas.</p>

Address	Printed Name	Signature	Date
556 COCHRANE AVE COQUITLAM	ROBIN SHIER		22-07-06
556 COCHRANE AVE COQUITLAM	CAROL SHIER		July 6, 2022
901-530 Whiting Way, Coquitlam V3J 0J4	Emily Shier		July 6, 2022

# PETITION: In opposition to proposed amendments to city-wide Community Amenity Contribution policies.

<b>Petition summary and background</b>	The City of Coquitlam is reviewing Community Amenity Contribution (CAC) policies and has proposed significant changes to how it would capture and collect CACs in the future.
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Address	Printed Name	Signature	Date
563 Brookmere Ave	JINJIN FUNG		July 1 <sup>st</sup> , 2022
563 Brookmere Ave Coquitlam	RICHARD FUNG		July 1 <sup>st</sup> , 2022
8278 12 <sup>th</sup> Ave, Burnaby	Lijun Han		6/24/2022
"	Ruiwen Fu		6/24/2022
635 Dansey Ave Coquitlam	Danni Zhang		
445 Guilby St	Wei Song		July - 06 - 2022
520 Webster Ave, Coquitlam	Wan Luan Zhang		July 106/2022
520 Webster Ave	TONG KONG		July/06/2022

**Cormack, Rachel**

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**From:** Jenness Murray [REDACTED]  
**Sent:** Saturday, July 09, 2022 3:25 PM  
**To:** Mayor & Council; Clerks Dept  
**Subject:** Urgent Regarding Monday Night Meeting

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Categories:** Public Hearing

To City Council:

I own and reside at 564 Perth Avenue in the Whiting Way neighbourhood.

I'm requesting that city councillors extend the application timeline issuance of building permits to a 4 year timeframe so that **blocks that are already assembled, but not currently in the process, are included in the phasing in of the CAC and bonus density fee structure.**

Our whole block is fully assembled and went to market the end of April, however, the process was halted in order for developers to understand the new fees.

If we are hit with the full 50%, our block will fracture.

**This feels like a bait and switch from the city.** After appealing to and working towards the replanning of our neighbourhood, what the homeowners expected and supported is now changed. Had we known this in advance, you would not have had the same kind of support in this neighbourhood. The new fees are substantial and come right out of the homeowner's pocket making it difficult to reconcile leaving our family homes and uprooting our family.

**To be fair and transparent about the implementation of this major fee structure change,** we request that blocks that are already assembled be included in the timeline for the phased in approach so that the 25% increment is extended to August 2025, with the full 50% in effect August 2026.

Sincerely,

Jenness and Chris Murray  
Coquitlam Homeowners at 564 Perth Avenue

**Cormack, Rachel**

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**From:** Lynelle Arsenault [REDACTED]  
**Sent:** Sunday, July 10, 2022 1:38 PM  
**To:** Clerks Dept; Mayor & Council  
**Subject:** FW: RM3 proposal

**Importance:** High

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Categories:** Public Hearing

To Mayor Stewart and Council

I would like to go on record saying I disapprove of the proposal : Density Bonus and Community Amenity contribution Programs reviews – proposed program Updates and zoning amendment bylaw PROJ-22-075.

While planning has consulted and worked with the developers allowing for extra time for “instream “ projects they have failed to address the homeowners . I am speaking about the homeowners who have been waiting on the city to make zoning designation changes for the past 24 months. Had council passed those zoning designations we would be in the instream.

No changes were ever made to the proposed zoning by planning, yet it took council extra time to process due to manpower, vacations and covid.

What I am asking for as a homeowner is to extend the 25% to August 2026 (48 months). That would allow for homeowners who are assembled and have been on hold with offers until this RM3 bonus density to at least not be penalized at the full percentage.

I personally have spoken to 5 different key medium density developers and they have told me that **they could not get approval from the city in time** if we had a contract in place the day after this bonus density is settled. I feel the City has an obligation to its homeowners to roll out this tax in a fair way. The way it is proposed it is not at all fair.

By extending the date to Aug 2026 it addresses the developers, homeowners and the city.

The homeowners ( who have been waiting and on hold ) would still be contributing but not at the full amount. It would show the homeowners of Coquitlam that the City is listening - that the elected council is listening to what the people want.

I am asking council to amend the proposal to Aug 2026 48 months)

Lynelle Arsenault  
537 Appian Way

Coquitlam



**Cormack, Rachel**

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**From:** Chan Christopher [REDACTED]  
**Sent:** Sunday, July 10, 2022 9:20 PM  
**To:** Mayor & Council; Clerks Dept  
**Cc:** Dawn Chan  
**Subject:** Re: Density Bonus and Community Amenity contribution Programs reviews – proposed program Updates and zoning amendment bylaw PROJ-22-075.

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Categories:** Public Hearing

Just to add, our address is 2905 Silver Lake Pl, Coquitlam.

Thanks,

c

On Jul 10, 2022, at 9:14 PM, Chan Christopher [REDACTED] wrote:

To Mayor Stewart and Council,

We wish to express that we do not support the proposal : Density Bonus and Community Amenity contribution Programs reviews – proposed program Updates and zoning amendment bylaw PROJ 22-075.

While we understand city staff made revisions to the proposal, the revisions do not help homeowners in the newly designated Medium Density areas as part of the Southwest Housing Review. We have been waiting for the city to make the OCP changes over the past two years and have been on hold with offers until the OCP change is implemented. The recent proposal that provides a period of 3 years from now for development applications that are filed before Feb 2023 to receive a building permit before being subject to the full 50% density bonus contribution does not allow sufficient time for development proposals that are not already in-stream to complete in time, which applies to our case.

We are requesting council consider an extension of the application timeline issuance of building permits from 3 years to 4 years to allow assembled sites which are currently not in stream to be processed, ie. expand the 25% increment to August of 2025, with the full 50% taking effect in August of 2026. In fact, this extra year will help to make sure there is an increase in supply of housing in the near future as existing owners are motivated to sell now and the developers are motivated to develop those sites within the time allowed in order to meet the 4 years deadline. Therefore, this extension will create the desired effect of increasing supply in the near future rather than theoretical supply (potential) which is a win for everyone.

Regards,

Christopher and Dawn Chan

Coquitlam Resident

**Cormack, Rachel**

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**From:** Joan Weitemeyer [REDACTED]  
**Sent:** Sunday, July 10, 2022 10:45 PM  
**To:** Mayor & Council; Clerks Dept  
**Subject:** Density Bonus and CAC Program Review

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Categories:** Public Hearing

I am emailing to let you know that I am against the new proposal being considered July 11-- Density Bonus and Community Amenity Contribution Programs Review-Proposed Program Updates and Zoning Amendment Bylaw (PROJ 22-075). I find that this new proposal does not take into consideration the homeowners who are being affected by the timing of these changes. I and my husband live in the Whiting-Appian pocket. We have lived here since 1978. Our block of Appian-Perth Ave has spent the last 2 yrs meeting and discussing the situation. We have signed a land-assembly agreement with London Pacific. In fact our block was to be presented with multiple offers from developers when, 2 days before that meeting, City Hall pulled the rug out from under us and decided to change the rules . All offers for our group were taken off the table. Now we are in limbo. Let us not forget that for Coquitlam to implement their "high density" plans, homeowners have to be willing to sell. The mood in the neighbourhood is not good. Consensus is that you could care less about the residents who have in good faith done their due diligence before deciding on being part of a land assembly. But because we are not currently in-stream to be processed, we will see a significant reduction in the value of our property . The developers are sure to "download" their extra costs on we the homeowners. Please make this more fair --extend the application timeline issuance of Building Permits to 4 yrs,to allow already assembled sites not currently in-stream to be processed.Expand the 25% increment to Aug 2025 with full 50% to take affect Aug 2026. Thankyou.

Joan and Rudy Weitemeyer

552 Perth Ave.  
[REDACTED]

**Cormack, Rachel**

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**From:** Chris M [REDACTED]  
**Sent:** Monday, July 11, 2022 9:49 AM  
**To:** Mayor & Council; Clerks Dept  
**Subject:** Density Bonus and Community Amenity contribution Program

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Categories:** Public Hearing

To Mayor Stewart and Council,

I wish to express that I do not support the proposal : Density Bonus and Community Amenity contribution Programs reviews – proposed program Updates and zoning amendment bylaw PROJ 22-075. I think the timing of this bylaw inception unfairly penalizes homeowners who have been on hold while the city took extra time to approve zoning by planning that was delayed by manpower, vacations and covid.

Our block has been waiting for the city to make the OCP changes over the past two years and have been on hold with offers until the OCP change was implemented. The recent proposal that provides a period of 3 years from now for development applications that are filed before Feb 2023 to receive a building permit before being subject to the full 50% density bonus contribution does not allow sufficient time for development proposals that are not already in-stream to complete in time, which applies to our case.

Considering the delays that our area experienced I feel a fair solution would be for council to consider an extension of the application timeline issuance of building permits from 3 years to 4 years which will allow assembled sites which are currently not in stream to be processed, ie. expand the 25% increment to August of 2025, with the full 50% taking effect in August of 2026.

We assembled under the existing density bonus structure and this new proposal will unfairly penalize homeowners as the developers will adjust their pricing to compensate for the new tax.

I'm asking council to amend the proposal to August 2026.

Regards,  
Christopher Murray  
564 Perth Avenue, Coquitlam

**Cormack, Rachel**

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**From:** Sanjay De Zoysa [REDACTED]  
**Sent:** Monday, July 11, 2022 9:56 AM  
**To:** Stewart, Richard; Clerks Dept  
**Cc:** greatpacificlabel@icloud.com  
**Subject:** zoning amendment bylaw PROJ-22-075

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Categories:** Public Hearing

To Mayor Stewart and Council

I am writing to you to ask that you reconsider the details of the proposal : Density Bonus and Community Amenity contribution Programs reviews – proposed program Updates and zoning amendment bylaw PROJ-22-075.

While planning has consulted and worked with the developers allowing for extra time for “instream “ projects they have failed to address the homeowners. I am speaking about the homeowners who have been waiting on the city to make zoning designation changes for the past 24 months. Had council passed those zoning designations we would be in the instream.

I am asking as a homeowner to extend the 25% to August 2026 (48 months). That would allow for homeowners who are assembled and have been on hold with offers until this RM3 bonus density to at least not be penalized at the full percentage.

By extending the date to Aug 2026 it addresses the developers, homeowners and the city.

The homeowners ( who have been waiting and on hold ) would still be contributing but not at the full amount. It would show the homeowners of Coquitlam that the City is listening - that the elected council is listening to what the people want.

I am asking the council to amend the proposal to Aug 2026 48 months.

Thank you!

Sanjay De Zoysa

548 Appian Way, Coquitlam

[REDACTED]

**Cormack, Rachel**

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**From:** Jasper Stoodley [REDACTED]  
**Sent:** Monday, July 11, 2022 11:47 AM  
**To:** Mayor & Council; Clerks Dept  
**Subject:** Re: July 5 final recommendations to council on CAC and Bonus Density Program Review (RM-3)

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Categories:** Public Hearing

Dear mayor and council,

I appreciate that planning staff have made some positive adjustments to the proposed CAC and Bonus Density changes based on feedback from developers and homeowners in areas recently changed to RM-3.

However, *I feel strongly that the changes do not go far enough and a further extension of the implementation timeline to 4 years, allowing land assemblies that are underway (but not yet in-stream from the city's perspective)*, is only fair given that homeowners were surprised by the proposed changes and the speed that these changes are being put in place. Specifically, a more reasonable plan would be to see the city taking the full 50% density bonus contribution in August 2026, and only a 25% increase in August 2025.

Thank you for your consideration on this matter,

Jasper

Jasper Stoodley

564 Cochrane Ave  
[REDACTED]

**Cormack, Rachel**

---

**From:** Ashley Wildman [REDACTED]  
**Sent:** Monday, July 11, 2022 1:20 PM  
**To:** Mayor & Council  
**Cc:** Clerks Dept  
**Subject:** Input for July 11th report to council of zoning amendment bylaw

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Categories:** Public Hearing

To Mayor Stewart and Council:

With all due respect, we wish to express that we do NOT support the proposal: "Density Bonus and Community Amenity Contribution Programs Review- proposed program Updates and zoning Amendment Bylaw (PROJ 22-075)."

Our entire block of approximately 140,000 sq. feet, in a very desirable RM3 transit orientated area, is already assembled and listed. However, due to the length of time it took for the zoning designation changes, we are not currently "instream". If council had been able to pass these changes in a timelier fashion this would now not be an issue for current land assemblies such as ours, who were "on hold" while awaiting these changes, and now "on hold" due to this new Density Bonus CAC proposal. We do understand that there have been challenges during the past 2 covid years. However, we find it extremely unfair that landowners who are already in a land assembly and who have been waiting patiently, should now be penalized and bear the full brunt of this new proposal.

In fairness to the already assembled landowners/ taxpayers, we strongly request that council extend the application timeline issuance of building permits to a four-year time frame, expanding the 25 % increment to August 2025, with the full 50 % taking effect in August 2026. This would allow assembled sites that are not currently instream to be processed in a more equitable manner.

Please confirm receipt of this email.

Regards,

Ashley Wildman  
Patricia Wildman  
David Wildman

553 Appian Way, Coquitlam  
[REDACTED]  
[REDACTED]

**Cormack, Rachel**

---

**From:** Winnie Hsu [REDACTED]  
**Sent:** Wednesday, July 20, 2022 11:40 AM  
**To:** Clerks Dept  
**Subject:** Re: feedback from resident 568 Cochrane Ave. Coq --PROJ 22-075

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

thank you for your email.

Thank you.

**Winnie**

On Wed, Jul 20, 2022 at 9:53 AM Clerks Dept <[Clerks@coquitlam.ca](mailto:Clerks@coquitlam.ca)> wrote:

Hello,

Thank you for your submission which will be circulated to Council and staff for their information.

Please note, written submissions, including your name and address, provided in response to this consultation 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](http://www.coquitlam.ca). If you require more information regarding this process please call me at the number listed below.

Kind regards,

Ashland

**Ashland Selby-Brown** | she/her | Legislative Services Clerk  
City of Coquitlam | City Clerk's Office

E: [aselby-brown@coquitlam.ca](mailto:aselby-brown@coquitlam.ca) | T: (604) 927-3932

**From:** Winnie Hsu [REDACTED]  
**Sent:** Thursday, July 14, 2022 3:36 PM  
**To:** Clerks Dept <[Clerks@coquitlam.ca](mailto:Clerks@coquitlam.ca)>  
**Subject:** feedback from resident 568 Cochrane Ave. Coq --PROJ 22-075

Hi Clerk office of City of Coq.

My husband and I ( Ming Jen HSU and Weining Hsu ) are the owners of this house in your department area. We prefer not to move away and not change this area's single house to another type of property. But we do understand the city's planning.

We had looked at other areas in the city of coq to see if it is okay for us to move to other places as a family with my 88 yrs old Mom and Dad. Both parents lived with us and we are full time caretakers. If the developer could not offer us a higher price for our house in order for us to buy another one nearby, we may not be able to move till our parents passed away. So far, we could not find anything suitable for our family on the West side of Coq yet.

We are not against any CAC and DB plans that City of coq has, it will benefit many in future. However, as a family, we need to think about what our family can afford and if my parents are able to move.

I hope your office could give us updates and the timeline often,so we know how long we could stay in our house.

Many thanks!

**Winnie Hsu**  
Certified QuickBooks® ProAdvisor  
**E** [winnie@nexgenaccounting.ca](mailto:winnie@nexgenaccounting.ca) **W** [www.nexgenaccounting.ca](http://www.nexgenaccounting.ca)  
**NexGen Accounting Inc.** | Simple. Speedy. Mobile. | [Email Disclaimer](#) |



**Cormack, Rachel**

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**From:** Donald Brent [REDACTED]  
**Sent:** Saturday, July 16, 2022 10:49 AM  
**To:** Clerks Dept  
**Subject:** PROJ 22-075

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Categories:** Public Hearing

Dear mayor and council,

I appreciate that planning staff have made some positive adjustments to the proposed CAC and Bonus Density changes based on feedback from developers and homeowners in areas recently changed to RM-3.

However, *I feel strongly that the changes do not go far enough and a further extension of the implementation timeline to 4 years, allowing land assemblies that are underway (but not yet in-stream from the city's perspective)*, is only fair given that homeowners were surprised by the proposed changes and the speed that these changes are being put in place. Specifically, a more reasonable plan would be to see the city taking the full 50% density bonus contribution in August 2026, and only a 25% increase in August 2025.

Thank you for your consideration on this matter,

Don Brent

757 Clarke Rd

**Cormack, Rachel**

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**From:** Clerks Dept  
**Subject:** RE: In Response

**From:** Douglas Mazur [REDACTED]  
**Sent:** Monday, July 18, 2022 3:58 PM  
**To:** Merrill, Andrew <[AMerrill@coquitlam.ca](mailto:AMerrill@coquitlam.ca)>  
**Cc:** Mayor & Council <[mayor\\_council@coquitlam.ca](mailto:mayor_council@coquitlam.ca)>  
**Subject:** In Response  
**Importance:** High

**Monday, July 18<sup>th</sup>, 2022**

**Attention: Andrew Merrill, RPP, MCIP – Director Development Services**

**Cc: Mayor Stewart, City Council**  
**Subject: Oakdale Park Redevelopment Schedule**

**Correspondence: Mon 7/11/2022 10:01 AM**

**Reference: Oakdale Development Forecast - June 13<sup>th</sup> 2022**

Mr. Merrill:

First, once again thank-you for your reply as of July 11<sup>th</sup> 2022 outlining the issues pertaining to DCC allocation of funds , the build out of the BNLPP and the Master Plan for Parks and Culture, the Burquitlam-Lougheed Servicing Assessment and the Burquitlam-Lougheed Neighbourhood Plan. As I previously indicated I did spend time and diligence to review previous data with an emphasis of understanding that new and upgrade parks and amenities are essential to ensure the growing Burquitlam [read Oakdale] great places to live. The plan clearly stated “people living in urban areas, with smaller dwellings have a greater need for parks and open spaces. Therefore the vision and implied mission statement clearly indicates and states “a diverse park system can support the guiding principle to improve community amenities”. Unfortunately it is the judgment of the undersigned that your reply did not address the salient issues previously raised by the undersigned,

It must be noted that 634,636,640,642 & 644 Tyndall along with 641,643,645, and 647 Claremont adjacent to the Oakdale Park are already demolished and cleared development sites pending final council approvals. It must be noted that a representative of “Liberty” presenting to council the evening of July 11<sup>th</sup> indicated that children domiciled in their development would benefit and use the facilities of “the expanded Oakdale Community Park”. The assumption is both reasonable and supported that their presentation to council understands that the expansion of Oakdale Park would be synchronous with their development.

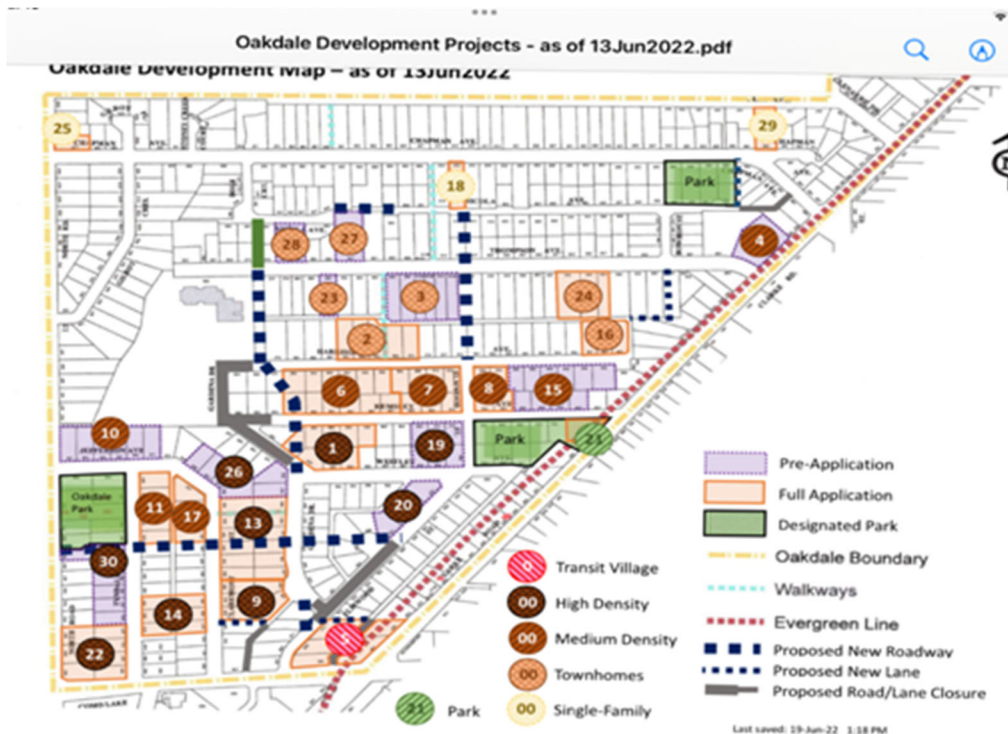
Recognizing that the City of Coquitlam has already acquired and demolished 500 & 504 Jefferson, 827 North Rd and placed behind blue fences for demolition and has acquired and proposed renting out 831 North Rd and 631 Tyndall for five years the following questions require answers:

1. What are the plans for the demolished houses, surely not sitting behind blue fences for 5-8 years pending Park Expansion?
2. Are 831 North Rd and 631 Tyndall to be city rented orphaned homes surrounding by vacant lots and apartment developments and for how many years?
3. Do the developers of Tyndall and Claremont pending apartment complexes know the plan to expand the park could be 8 years out possibly 5 years after they have completed their projects?

Mr. Merrill we can recognize and appreciate the complexity of the Oakdale and Burquitlam Neighbourhood Plans but it must be understood ..... Oakdale residents were clearly surprised that Oakdale Community Park expansion is a 2030 soft target. We were clearly

led to believe the park would be an early project and done in concert with adjacent medium/high density projects. Not only the undersigned but others view the timely Oakdale Park expansion as a verbal binding commitment and integral to the Oakdale Neighbourhood Development,

Secondly I have great difficulty understanding that forecasted revenue budgets pertaining to DCC charges does not exist and that it cannot be generated and distributed as per our freedom of information request. From an engineering perspective one only needs to input the pending known projects [see the below charts as an example only], use the known variable project sizes and the DCC sizing allocations and a DCC revenue model for forecasting is easily generated into a functional development revenue calculator.



You indicate Planning/Engineering does have this tool already incorporated into the cities financial forecast model. The DCC charges for Oakdale current, anticipated and scheduled revenue accruals is not a complicated software tool both in high level design and low level implementation and the information should be readily available.

Given that the DCC modeling tool is not a difficult tool to implement and maintain the second part of our request still stands. Your correspondence clearly indicates that the City wants to be the sole decider on Use of Proceeds from the DCC. Our original position still stands – there needs to be a commitment that monies derived from the expansion of Oakdale be prioritized to services and amenities in Oakdale. This position is not at the exclusion of said monies be used throughout Coquitlam but that services and amenities such as but not limited to the Oakdale park expansion are prioritized to eg. 2024 not scheduled out to 2030.

The proliferation of high density towers [multiple 30-40+ story towers - 8-10 story apartment blocks] throughout Oakdale and surrounding Burquitlam are going to place severe stress on existing Oakdale infrastructure already in jeopardy.

The road system access to both Oakdale Park and Burnaby Mountain Park especially the element of on street and co-ordination with Burnaby re off street parking appears to be completely absent from the planning and action plan process.

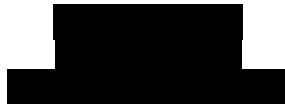
Andrew, the sole spirit and intent of this response is indicate the importance that is placed on the above issues and to confirm that I intend to advocate for and will consider any and all actions both social media wise and legally necessary to

ensure that there are no blockers preventing the goal of achieving the Oakdale Redevelopment as an example of how to do it right for the present and the future residents of Oakdale.

Should you have any further questions or should any issue require further clarification please do not hesitate to contact the undersigned directly at any time.

Respectfully

Douglas A. Mazur  
937 North Rd, Coquitlam, V3J 1P9.



**Cormack, Rachel**

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**From:** Heather Park <hpark@udi.org>  
**Sent:** Friday, July 22, 2022 3:39 PM  
**To:** Stewart, Richard; Asmundson, Brent; Hodge, Craig; Kim, Steve; Mandewo, Trish; Marsden, Dennis; Towner, Teri; Wilson, Chris  
**Cc:** Clerks Dept  
**Subject:** UDI Letter for July 25th Public Hearing - Citywide Update to the Density Bonus Program  
**Attachments:** UDI Letter to Council - City of Coquitlam - Density Bonus and CAC Programs Review.pdf  
  
**Follow Up Flag:** Follow up  
**Flag Status:** Completed  
  
**Categories:** Public Hearing

Dear Mayor Stewart and Council,

Please find attached a letter from the Urban Development Institute – Pacific Region (UDI) with commentary on the *Citywide Update to the Density Bonus Program*. We hope that you will consider our recommendations as you discuss the Density Bonus Program at Public Hearing on July 25<sup>th</sup>.

If you have any questions, please do not hesitate to reach out!

Best,  
Heather

**Heather Park**  
Policy and Research Coordinator  
Direct: 604.661.3034  
Email: [hpark@udi.org](mailto:hpark@udi.org)

**Urban Development Institute**  
1100-1050 West Pender Street  
Vancouver, BC V6E 3S7  
Office: 604.669.9585 | Fax: 604.689.8691  
Web: [udi.bc.ca](http://udi.bc.ca)





URBAN DEVELOPMENT INSTITUTE – PACIFIC REGION  
#1100 – 1050 West Pender Street  
Vancouver, British Columbia V6E 3S7 Canada  
T. 604.669.9585 F. 604.689.8691  
[www.udi.bc.ca](http://www.udi.bc.ca)

July 22<sup>nd</sup>, 2022

Mayor Stewart and Council  
City of Coquitlam  
3000 Guildford Way  
Coquitlam, BC V3B 7N2

Dear Mayor Stewart and Council,

***Re: Density Bonus and Community Amenity Contribution Programs Review – Proposed Program Updates and Zoning Amendment Bylaw***

On behalf of more than 900 members of the Urban Development Institute – Pacific Region (UDI), we respectfully submit our comments on the City of Coquitlam's *Density Bonus (DB) and Community Amenity Contribution (CAC) Programs Review – Proposed Program Updates and Zoning Amendment Bylaw*.

We would like to recognize the efforts of City staff to consult with UDI members regarding the proposed policy updates, and trust that the City will continue to work constructively with UDI to address our members' concerns related to these significant changes. Given the substantive nature of the policy changes, especially those relating to RM-3 projects, we respectfully submit that we find the recently proposed modifications to the DB Policy deficient in addressing legitimate concerns raised by the building industry.

UDI understands the policy direction that Council is pursuing, as we recognize the principle that growth needs to pay for its fair share of the costs of amenities to support new housing. However, we still have concerns with the DB Policy and its implementation as it is currently being proposed. We would like to propose some amendments to the DB Policy to help reduce the disruption to the RM-3 housing form, and are confident that if these amendments are made, the building industry can work with the City to provide the housing and amenities needed in Coquitlam.

**1. Further Grandfathering Protection**

UDI is looking to the City to work with the building industry to transition to the new DB framework for RM-3 projects in a manner which is not punitive to those developers who have already purchased land under the existing rules, where density up to 2.3 FSR did not have to be purchased from City.

We are encouraged by the new proposal to phase-in the policy changes, and extend the grandfathering period for the implementation of the new DB framework for RM-3 projects. However, as noted in the report by City staff dated April 19<sup>th</sup>, there will be more than a 900% increase in the DB/CACs for these projects under the proposal. The timing of this is unfortunate as the building industry is also dealing with recent Development Cost Charge (DCC) increases from both Metro Vancouver (increases in Sewerage

DCCs and a new Water DCC) and Coquitlam, as well as a slowdown in the housing market due to rapidly rising interest rates.

It is important to ensure that projects in process are fully protected from a substantive increase because our members make financial commitments early in the development process, and adjustments become increasingly difficult to make at later stages. Projects can end up being deferred, or prices/rents increased - all of which will continue to hinder housing affordability for residents.

Under the amended approach that is being proposed by City staff, there will still be several in-stream projects that will face substantial DB increases because projects will need to have an issued Building Permit (BP) within two years to be fully grandfathered. It is the experience of our members that it takes more than two years to obtain a BP in Coquitlam for RM-3 projects. However, it is possible within this proposed grandfathering period to obtain a Development Permit (DP) from the City. As such, **UDI recommends further in-stream protection for projects by tying the grandfathering provisions in the current City staff proposal to a DP approval, instead of a BP approval.**

**Consideration should also be given to Master Development Plans (MDPs). For MDPs, UDI recommends further in-stream protection for these projects by tying the grandfathering provisions to when the MDP is rezoned, rather than DP issuance for each building. Tying grandfathering provisions for MDPs to DP issuance would only provide a DP for the first phase of the MDP, and would still render future phases of the MDP unviable under the current proposals.**

This approach would also minimize the impact on City staff resources because many builders will be seeking approvals for their projects within the timeframes of the grandfathering period, so the costs of the DB/CACs for their projects do not increase by approximately \$20,000 per home. This would put stress on several departments – especially the Building Department - as it would be critical for them to issue their Permits within the allotted timeframe. Under our proposed change, this department would not be impacted by the new DB Policy.

## **2. Exempt Rental Housing**

UDI has been very supportive of Coquitlam's successful efforts to increase the number of rental housing homes in the community by more than 12,000 homes, through several policies including additional density provisions in RM-3 zoning for strategic housing in the *Zoning Bylaw*, as well as other rental incentives offered through the *Housing Affordability Strategy*.

We are therefore concerned that Council is being asked to approve changes to the DB Policy without there being any clarity on whether or not new RM-3 market purpose-built rental (PBR) homes and buildings will be subject to an additional \$21,800 charge per unit. These projects are already difficult to finance and build, and they are facing a growing number of obstacles, including:

- Rising interest rates;
- Increasing requirements under the Federal Rental Construction Financing Initiative that will make several PBR projects ineligible for the CMHC financing;
- A reduction in annual allowable rent increase by 2% per year starting in 2018;
- No allowable rent increases during the COVID-19 pandemic; and
- Potentially the Province may reduce the allowable rent increase below the inflation rate.

As noted in the April 25<sup>th</sup> presentation by City staff to Council-in-Committee, under the proposed changes, DB/CACs would increase from \$270,000 to \$2.6 million for a typical RM-3 project. In addition to the obstacles noted above, this will make rental for this housing form unviable. Given Coquitlam's history in encouraging PBR, we cannot understand why the City cannot clarify right now that they will not be applying a DB to these projects. Without this assurance, we expect that there may be some projects that are currently being contemplated that will be shelved. **As such, UDI recommends that Council**

**continue with the current DB Policy approach that no DB charge be applied to RM-3 rental projects up to 2.53 FAR.**

### **3. Fast Tracking Additional Density Options for RM-3 Projects**

In both the short and medium term, assemblies for RM-3 projects will be frozen. However, as we have discussed with City staff, the impact of the substantive increases for DB can be, in part, mitigated by increasing the FAR of RM-3 projects beyond 2.3. This would entail potential changes to setbacks and other policies. UDI is pleased that City staff are recommending that this approach be reviewed:

*“Should Council support the proposed changes to the density bonus and CAC program, staff will initiate the process to review the RM-3 zone to assess increased density, rental implications, urban design, parking, and livability impacts.”*

Unfortunately, no timeframes for the completion of reviewing this approach are provided. **UDI recommends that this work be completed no later than the end of November 2022**, as rental projects currently are allowed to be built up to 2.53 FAR, so City staff should have an understanding of the impact this would have on the issues noted above. UDI would be pleased to engage with City staff on this important initiative. We believe this DB Policy should be a priority for the next Council. Again, this is important because RM-3 projects that are being contemplated now by builders at the site assembly stage may be shelved without there being clarity on what additional density can be purchased, and at what rate.

We hope that you will consider our recommendations as you discuss the DB Policy proposals. Should Council amend the proposed DB Policy to include modifications for further grandfathering protection, DB exemptions for rental housing, and fast-tracking staff work on additional density options for RM-3 projects, UDI would be supportive of the updates. UDI and its members are committed to working with the City to deliver affordable housing, and assisting the City in achieving its housing objectives. We look forward to working with you on this, and other policy and planning initiatives.

Yours sincerely,



Anne McMullin  
President & CEO, Urban Development Institute

**Cormack, Rachel**

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**From:** Abdul Jiwan <abdulj@redbrickproperties.ca>  
**Sent:** Saturday, July 23, 2022 7:53 AM  
**To:** Clerks Dept  
**Subject:** Item 6: January 25, 2022 Public Hearing  
**Attachments:** City of Coquitlam Medium Density Bonus Contribution - Google Docs.pdf

Please find attached my feedback for Item 6 of the public hearing on January 25, 2022.

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Abdul F. Jiwan, M.B.A.  
President

**Redbrick Properties Inc.**

#210 - 522 Seventh Street  
New Westminster, B.C.  
V3M 5T5

604 522 5210 Direct  
604 862 5358 Mobile  
604 522 5035 Fax

[abdulj@redbrickproperties.ca](mailto:abdulj@redbrickproperties.ca)  
<https://redbrickproperties.ca/>

# REDBRICK

## PROPERTIES

June 15, 2022

Don Luymes  
General Manager  
Planning and Development  
City of Coquitlam  
3000 Guildford Way  
Coquitlam, B.C.  
V3B 7N2

Dear Mr. Luymes,

**RE: Density Bonus and Community Amenity Contribution Programs Review - Proposed Program Updates**

Our company develops, owns, and operates multi-family residential rental buildings. We developed and currently operate the 41 unit market rental building located at 951 Charland Avenue in Coquitlam. This project, which we completed at the end of 2019, is the first such multi family residential rental project developed in the City of Coquitlam in forty years.

I am writing to provide feedback on the April 19, 2022 report from the General Manager of Planning and Development to the City Manager regarding a proposal to update the density bonus and community amenity contributions on medium density residential developments in the City of Coquitlam.

In particular, we would like to provide feedback that the following proposed changes should not apply to market rental housing developments:

- Adjusting the current Density Bonus program for the medium-density apartment zone (RM-3), whereby the base density remains at 1.85 FAR, but the City would now receive 50% of the value of the Density Bonus above that, up to another 0.55 FAR to an overall potential 2.4 FAR total, which is the current maximum density;
- Increasing the CAC rate from \$3.00 to \$6.00 per sq. ft. of Gross Floor Area (GFA) for new multi-family residential construction below the base density (which varies by zone), where a rezoning is required.

The example provided in your report at page 7 is an 85 units RM-3 project in which the contributions would rise from \$250,000 to about \$2 million.

Rental developers are currently facing the following challenges: (1) rising construction hard costs, (2) rising interest rates, (3) severe rent control combined with drastically increased

ABDUL F. JIWAN, MBA – PRESIDENT  
REDBRICK PROPERTIES INC.  
SUITE 210 – 522 SEVENTH STREET, NEW WESTMINSTER  
BRITISH COLUMBIA, CANADA V3M 5T5

DIRECT: 604 522 5210 FAX: 604 522 5035 MOBILE: 604 862 5358 EMAIL: ABDULJ@REDBRICKPROPERTIES.CA

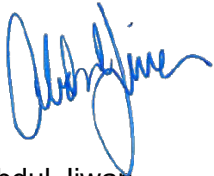
operating expenses, and (4) significantly higher construction insurance premiums. These challenges make it very difficult to make a rental housing project economically viable. A project requires viability to get construction financing. Lenders require economic viability before they will finance construction.

We have currently been attempting to put together a land assembly comprising three single family homes in the Quadling area of Coquitlam for a market rental project of roughly 85 units; about the same size as the example provided at page 7 of the City report. We projected the land costs to total \$8.1 m (\$2.7 m per lot) and the overall project to total \$45 m. However, we are unable to convince all the lot owners to sell at our estimated land acquisition cost and with rising interest rates and construction costs, the project is not feasible at a higher land value. The projected increase in City charges will total \$1.75 m or \$583 k per lot. There is no scenario in which the current single family lot owners will accept a price cut to accommodate the new density bonus and CAC charges. That necessarily means that these costs will be added to the developer's pro-forma. If these costs are added to a market rental project in the current environment, medium density rental development will come to a halt.

We strongly encourage you to exempt rental housing development from these proposed changes for the reasons outlined in this letter. Please feel free to contact us with any questions you may have.

Sincerely

**REDBRICK PROPERTIES INC.**



Abdul Jiwan  
President

**Cormack, Rachel**

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**From:** Chris M [REDACTED]  
**Sent:** Monday, July 25, 2022 12:02 PM  
**To:** Clerks Dept  
**Subject:** PROJ - 22-075

About 6 years ago, I attended a neighbourhood meeting. At this meeting, Cllr Dennis Marsden was a guest speaker who was invited to provide perspective concerning development from the City of Coquitlam's point of view. During his informative session he shared some examples of the city making mistakes. One example he shared concerned an approval of a small narrow highrise built on the corner of Austin and North Road. The building is not that attractive and doesn't conform with the other high rises built around it. In hindsight, Cllr Marsden realized there was a better way that they could have approved of this development and regrets that they allowed the building to be built the way it is designed today.

I think you're making similiar mistake with the current timeline of this density bonus. The tight timelines are scaring away developers who are not confident they can they can develop a project of our size. Our block has fully assembled but the timing of this density bonus has discouraged a number of large developers who are not willing to take a risk in developing our block because of the tight timelines of when the different phases of this density bonus kicks in.

I think the city needs to extend the timeline of this density bonus from 36 months to 42 months instad. This will help to encourage developers to take on our full block as an assembly. This will benefit the city by building with one one large development on full block with rental suites. The current timelines are scaring away developers and will result in our block fracturing and small projects being developed instead. Smaller projects equal no rental options.

I think it's a fair compromise for the city to extend the timeline of from the current 36 months to 42 months instead. This additional six months will provide developers the additonal time needed to take on a site our size. Don't make another mistake and have another regret.

regads,  
Chris Murray  
564 Perth Avenue, Coquitlam

**Cormack, Rachel**

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**From:** Jenness Murray [REDACTED]  
**Sent:** Monday, July 25, 2022 12:04 PM  
**To:** Clerks Dept  
**Subject:** PROJ 22-075 - Reference Material for speakers at public hearing  
**Attachments:** RM3 Bonus Denisty Impact.docx

Please include the attached document as reference material for the public hearing.

To: Coquitlam City Mayor and Councilors

From: Assembled owners in Whiting Way Neighbourhood bordering Perth, Denton, Appian and Bosworth

**RE: Refinements to the Proposed RM-3 Density Bonus Program**

---

We are requesting an extension of 6 months to the proposed 36 month timeline for the phasing in of the density bonus program change.

- The Feb 1, 2023 deadline for applications will not change, therefore, this extension will only support those that are already assembled (in-motion). It will not affect the city's revenue projections.
- We are hearing from the development community that the 36 month is still tight. The extra 6 months will provide confidence for some developers to purchase our large assembly (139,600 square feet) to meet the deadline for the phasing in of the density bonus program changes. should there be any extenuating circumstances (ex. Covid challenges)

Rationale:

- We are an in-motion, fully assembled block as of Nov 2021 that supported and assembled under the current conditions.
- The details of the changes were not provided until after we went to market. All offers were put on hold because of it.

Communication Timeline:

Nov 2021 – fully assembled 139,600 square foot block

Feb – City Planning report stated in one sentence that CAC & DAC was going up but did not know about the density changes to RM3. Expected a reasonable increase to CAC & DAC and were not concerned about a substantial impact.

Apr 7 – we went to market

Apr 19 – city planning report with the details of the bonus density changes to RM3

May 5 – we were to receive multiple offers but all halted.

## COQUITLAM BONUS DENSITY DISCUSSION – JULY 25, 2022

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Good evening Mayor, council and senior staff,

My name is Jamie Howard, president, and principal of Woodbridge Homes. On behalf of the Urban Development Institute, the broader RM-3 Developer group consulting with staff on the bonus density proposals as well as myself in my role as principal of Woodbridge homes, I would like to read the following statement. I will move as quickly as possible. Hopefully council will provide a little latitude in the event I go over time so that another party doesn't have to finish the statement.

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In the Fall of 2020, with the Federal Government reducing the cost of borrowing money to almost zero and initiating unprecedented monetary stimulus into the market, I realized that this would cause inflation in hard asset prices especially housing. For regular people, the cost of larger forms of housing like Single Family Homes and townhouses would become yet more unattainable. That would leave the RM-3 condominium form as the most affordable and attainable housing stream for regular people. That's why commencing in the Fall of 2020, Woodbridge began to assemble what has become land for at least 500 RM-3 homes all purchased under the existing rules for RM-3 half in the Oakdale plan area and half in the Miller Grant pocket. Hence, my interest in the recently proposed changes.

At first reading, council asked staff whether the proposed change had been discussed or signaled to the development community. Staff referred to commentary included with the public discussions around the recent three pocket plans adopted in late May. During consultation with staff in June, staff and industry agreed that regardless of what communications were conveyed by staff earlier this year, industry did not “*hear*” or “*understand*” the proposed scope and scale of changes that were being considered. That is why industry’s outreach has been quite focused and animated following the introduction of the bonus density proposals in late April.

Regardless, industry and UDI now understand the direction council is wanting to move. As the mayor explained at first reading, regionally funded transit infrastructure has created an opportunity for densification around transit nodes to address chronic shortages in housing supply. The densification has created value in the single-family homes surrounding the transit nodes, which council has chosen to designate for multi family density, which is incremental to their existing value as a residential single-family home. The city has determined that it is appropriate that the city and through it the broader Coquitlam community participate in a portion of that land lift that has been created by *first* the regional government funding a transit node and *second* the city permitting multifamily density on the former single family home property. The goal being that that value increment payable by industry to a homeowner becomes shared between the city and the lucky homeowner.

Staff have communicated to industry that ultimately the developer will be indifferent between the current system of purchasing development land where they pay 100% of the 2.3 FSR value to the land Vendor or the proposed scenario where they will pay 90% of the land value to a SFH vendor and 10% of the value to the city. Industry does not disagree with the direction of council or the general theory underpinning council logic "*in the long term*" once the market adjusts. However, if we do not adjust sensitively, there is opportunity for great dislocation in the RM-3 market and great inequity amongst stakeholders in the short and medium term. This dislocation has the potential to negatively impact supply and drive up the cost of RM-3 housing as developers naturally seek to pass on incremental fees to the end users of their homes. In this scenario, we will not have succeeded in getting landowners to share their windfall gain. Instead, we will only have succeeded in increasing the cost of RM-3 housing.

Industry has brought forward to staff three significant streams of dissonance in the short and medium term that are leading to industry's acute concern. The *first* is where the Developer has already purchased the land in good faith under the existing rules paying 100% to the land vendor, the *second* is the new uncertainty surrounding purpose-built RM-3 rental and *third* over the medium term in instances where the property being purchased does not conform to the principal assumptions underpinning staff's land theory.

Staff and Council have stated again and again that it is not their intent to target the development community and it is their intent to provide adequate transition time to grandfather applications submitted before February 2023. At first reading, council and staff explored timelines for several applications that were before council for 3<sup>rd</sup> reading that night which ranged between 12 and 18 months following their initial application submission. Council and staff discussed that it was reasonable to assume that a 3<sup>rd</sup> reading could occur within 18 months of submission, a 4<sup>th</sup> reading could be obtained within six months of that date and a building permit six to nine months thereafter. In that regard, it was reasonable to conclude that a project submitted today could indeed receive its building permit within 3 years, the time by which the City's new policy would be fully enacted. Industry agrees that a three-year timeline from submission to building permit is achievable.

However, the proposed policy states that if the project has not received its building permit within **two years** or August 2024, the first tier of fees being 25% of the land value above 1.85 would be payable to the City. Industry does not believe based on current staff processing timelines as well as industry consultant capacity that it is possible to get a building permit within two years of submission. As a result, many or most in stream projects would be faced with paying this initial tier of bonus density fees under the new policy. This would then result in a new multi-million-dollar incremental fee being paid by the developer, which again they will then look to pass along to the purchasers of their homes in the process increasing the costs of RM-3 housing to the end user.

***Industry requests please that council allow adequate grandfathering time for applications submitted before February 2023 in the normal course and not a timeline under duress as that will create tremendous stress for all involved.*** This would require a **three year** versus **two-year** timeline before the application of **any** component of the new fees. In the alternative, industry could work with the policy timelines proposed provided that the trigger activity was the receipt of a **Development Permit** (aka 4<sup>th</sup> reading) vs the receipt of a building permit.

Regarding RM-3 purpose built rental, this housing stream has always been difficult to make work financially. With the recent spike in hard costs as well as increased financing costs due to significantly higher interest rates, it seems certain that increasing municipal fees, should they apply, would make RM-3 rental difficult or even impossible to advance. Amongst the RM-3 development group, there were several purpose-built rental projects that were being considered. With the current policy being silent whether RM-3 rental will face incremental fees coupled with the city's tight grandfathering timelines for new applications, this housing stream is facing tremendous uncertainty for groups considering these projects. ***Therefore, it is industry's second request that council please confirm tonight that RM-3 purpose built rental will continue to be free of bonus density fees up to 2.53 FSR such that these in stream rental applications can continue to be brought forward.***

Finally, through consultation with staff, industry have advanced several land purchase situations, which it believes do **NOT** conform to the scenario underpinning staff's policy assumption. While a standard scenario appears to be a larger lot with an older house with little or no residual value other less straight forward examples include:

1. **Homes with smaller lots.** For example, unlike Appian Whiting or Guilby Grayson, the Miller Grant pocket is comprised almost entirely of duplex homes where one occupancy of a 2,000 to 2,500 square foot dwelling owns only 4,000 to 5,000 square feet of property.
2. **Homes with significant value in their improvements.** Such as larger or newer homes, renovations, or basement suites.
3. **Lots with existing multifamily title** such as strata windups of older townhome communities

In order not to disrupt the flow of RM-3 housing over the *medium term* for projects that cannot meet short term grandfather timelines, for projects that are in the process of assembly or alternatively multi-phase projects, industry recommends council consider the purchase of density above the existing 2.3 FSR for the six-storey form. For example, up to the 2.53 FSR that is supportable for purpose-built rental under the existing rules.

As a result of these industry consultations, staff have indicated in the report a willingness to explore bonus density above 2.3 FSR. ***Industry's third and final request is that council commit to completing this exploration at its earliest convenience suggested as November 30, 2022.*** While in the short-term industry will focus on grandfathering existing in stream projects, in the medium-term projects will stall if industry lacks clarity around the exclusion of bonus density payments for purpose built rental or prospective purchase of supplemental density to provide another mechanism to prevent incremental costs being passed on to consumers. We request these clarifications as soon as possible since after tonight, industry must wake up tomorrow and design a project for our assemblies under a very tight grandfathering timeline.

Our interests tonight include of course the protection of our historical investments made in good faith under the existing RM-3 policy but also the preservation of the functioning of this critical, most affordable housing stream in the city of Coquitlam. We never want to be seen as being overly partisan or self-serving. We are legitimately concerned about the continued functioning of the RM-3 marketplace and the costs of this housing stream. We live each day in the market and see with our own eyes the challenges that come with material change and market uncertainty. For example, at Woodbridge we need look no further than our own stalled assembly in the Miller Grant pocket.

As an industry, we appreciate our good and functional relationships with staff at all levels. We appreciate the engagement and pro sensible development stance of council. We desire to be seen as a good partner to council and staff in the building of the city of Coquitlam. And we humbly but ***earnestly*** submit for your consideration our suggestions for amendments to this policy so that together we can protect RM-3 housing.

Thank you.