

PUBLIC HEARING
Monday, January 25, 2021

A Public Hearing convened on Monday, January 25, 2021 at 7:04 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 Dennis Marsden
Councillor Teri Towner
Councillor Chris Wilson
Councillor Bonita Zarrillo

Regrets: Councillor Trish Mandewo

Staff Present: Peter Steblin, City Manager
Raul Allueva, Deputy City Manager
Jaime Boan, General Manager Engineering and Public Works
Michelle Hunt, General Manager Finance, Lands and Police
Don Luymes, General Manager Parks, Recreation, Culture and Facilities
Jim McIntyre, General Manager Planning and Development
Andrew Merrill, Director Development Services
Robert Cooke, Development Servicing Engineer Manager
Chris McBeath, Planner 3
Natasha Lock Planner 2
Stephanie Lam, Legislative Services Manager
Kate Nasato, Legislative Services Clerk

REPORT OF DIRECTOR DEVELOPMENT SERVICES

The Director Development Services submitted a written brief to the Public Hearing dated December 8, 2020, 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, January 14, 2021 and Thursday, January 21, 2021.

OPENING REMARKS

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

ITEM #1 **Reference: PROJ 18-041**
Bylaw Nos. 5084 and 5085, 2021
Address: 1350 Coast Meridian Road

The intent of **Bylaw No. 5084, 2021** is to amend *City of Coquitlam Citywide Official Community Plan Bylaw No. 3479, 2001* to revise the land use designation of a portion of the subject property outlined in black on the map marked Schedule "A" to Bylaw No. 5084, 2021 from Large Village Single Family to Street Oriented Village Home and Environmentally Sensitive Area.

The intent of **Bylaw No. 5085, 2021** is to amend *City of Coquitlam Zoning Bylaw No. 3000, 1996* to rezone the properties outlined in black on the map marked Schedule 'A' to Bylaw No. 5085, 2021 from RS-2 One-Family Suburban Residential to RTM-1 Street-Oriented Village Home Residential and P-5 Special Park.

If approved, the application would facilitate the development of 13 three-bedroom rowhouse units, the protection of the portion of Watkins Creek that runs along the rear of the property, and the construction of Galloway Avenue, running east-west across the site, and Francis Crescent, running north-south across the site.

The Planner 2 provided an overview of the following:

- Zoning and Land Use Designation
- Proposal
- Recommendation

There were no further representations to this item.

ITEM #2 **Reference: PROJ 18-076**
Bylaw Nos. 4984, 4985, 4986, 4987, 2021
Addresses: 373 and 375 Clayton Street, 572, 602, 604, 606, 608, and 612
Rochester Avenue, and 390 and 394 Guilby Street

The intent of **Bylaw No. 4984, 2021** is to amend *City of Coquitlam Citywide Official Community Plan Bylaw No. 3479, 2001* to revise the land use designation of the properties outlined in black on the map marked Schedule "A" to Bylaw No. 4984, 2021 from Townhousing to Medium Density Apartment Residential.

The intent of **Bylaw No. 4985, 2021** is to amend *City of Coquitlam Zoning Bylaw No. 3000, 1996* to rezone the properties outlined in black on the map marked Schedule "A" to Bylaw No. 4985, 2021 from RS-1 One-Family Residential to RM-2

Three Storey Medium Density Apartment Residential (373 and 375 Clayton Street and 572, 602, 604 and 606 Rochester Avenue) and RT-2 Townhouse Residential (608 and 612 Rochester Avenue and 390 and 394 Guilby Street).

The intent of **Bylaw No. 4986, 2021** is to authorize the City to enter into a Heritage Revitalization Agreement to regulate development on the site and the restoration, relocation, and protection of three heritage homes (currently located at 572 Rochester Avenue, 604 Rochester Avenue, and 390 Guilby Street).

The intent of **Bylaw No. 4987, 2021** is to authorize the City to designate the lands located at 373 and 375 Clayton Street, 572, 602, 604, 606, 608, and 612 Rochester Avenue, and 390 and 394 Guilby Street, and three heritage homes (Thomas and Edith Clayton Residence, James and Margaret Clayton Residence, and the Gueho Residence), as protected heritage property.

If approved, the application would facilitate the realignment and reconstruction of the portion of Guilby Street that abuts the site in order to eliminate the existing offset intersection at Rochester Avenue, the development of two apartment buildings (five and six storeys), two townhouse buildings (three and four storeys), and the restoration and retention of three heritage homes (Thomas and Edith Clayton Residence, James and Margaret Clayton Residence, and the Gueho Residence) for a total of 181 units.

The Planner 3 provided an overview of the following:

- Zoning and Land Use Designation
- Proposal
- OCP and Zoning Amendment Bylaws
- HRA and Heritage Designation Bylaw
- Recommendation

Marc Allaire, Allaire and Headwater Living, 304 – 9600 Cameron Street, Burnaby, appeared before Council to provide an overview of the proposed development.

Duane Siegrist, Integra Architecture, 2330 – 200 Granville Street, Vancouver, appeared before Council to provide and onscreen presentation with slides titles as follows:

- Video 1
- Context
- Site Analysis
- East-West Building Section
- Building Form
- Heritage
- Video 2

- Colour Materials
- Video 3
- Video 4

Alyssa Semczyszyn, Prospect Refuge, 102 – 1661 West 2nd Avenue, Vancouver appeared before Council to continue the onscreen presentation with slides titled as follows:

- Landscape
- Landscape Plan – Overview
- Landscape Overview – Clayton Node
- Landscape Overview – Gueho Node
- Landscape Overview – Stormwater Management
- Landscape Overview – Amenity Spaces
- Landscape Overview – Central Amenity Node

Donald Luxton, Donald Luxton and Associates, 1030 – 470 Granville Street appeared before Council to continue the onscreen presentation with slides titled as follows:

- Heritage Context
- Heritage Homes Overview – James and Margaret Clayton Residence
- Heritage Homes Overview – Thomas and Edith Clayton Residence
- Heritage Homes Overview – Gueho Residence
- Thank you!!!

Ifat Hamid, 328 Nelson Street, appeared before Council to express support for the proposed development. She stated the need for the development of a variety of housing options in this area of the City and noted that the approval of this project would create more construction jobs.

Paul Lambert, 1310 Ross Avenue, appeared before Council to express opposition to the proposed construction of the apartment buildings and to state his desire for the project to be revised in order to be a townhouse only development. He noted his belief that the proposed retention of the heritage homes, and the proposed realignment and reconstruction Guilby Street, could be achieved in a revised townhouse only development.

Alvin Lee, 411 Montgomery Street, appeared before Council to express support for the proposed development. She stated the need for higher density development in this area of the City in order to increase the number of affordable housing options.

Anja Lina Wamser, 734 Sydney Avenue, appeared before Council to express opposition to the proposed construction of the apartment buildings, noting the current amount of condo development in this area of the City. She expressed

concerns relating to the impact that the proposed development may have on existing residents and stated the desire for the proposed project to be revised in order to be a townhouse only development.

Geoff Potter, 1214 Ridge Court, appeared before Council to express support for the proposed development noting that the development of a variety of housing options will allow for more affordable options for people who wish to move to, or continue to live in, this area of the City.

Sophia Hussein, 707 Henderson Avenue, appeared before Council to express support for the proposed development and the proposed realignment of Guilby Street. She expressed the belief that the proposed development will be a benefit to the community, noting the proximity of the proposed development to amenities and the dog friendly nature of the area. She further noted that the proposed project would provide housing options for younger people who grew up in this area of the City and would like to continue to live in this community.

Bruce Gibson, 838 Rochester Avenue, appeared before Council to express support for the proposed development. He expressed concerns regarding the current low density of the area, noting the proximity of the proposed development to transit and the size and number of existing single family lots. He expressed the desire for the development of more affordable housing options in order to provide options for those entering the housing market or downsizing. He further expressed support for the proposed realignment and reconstruction of Guilby Street and the retention of the heritage homes.

Jonathan Wong, 507 – 528 Rochester Avenue, appeared before Council to express support for the proposed development, stating the need for affordable housing options, including housing for families, in the City. He expressed concerns relating to the current condition of the site and stated he belief that the proposed project would revitalize these properties.

Glenda Dominguez, 202 – 1423 Brunette Avenue, appeared before Council to express support for the proposed development. She noted the current growth of the City and the need for the development of more housing options for families and people looking to enter the housing market.

Brian De Abreu, 871 Kinsac Street, appeared before Council to express support for the proposed development, noting the need for more affordable housing options for people looking to enter the housing market.

Antonius Gunawan, 724 Morrison Avenue, appeared before Council to express support the proposed development, the revitalization of the neighbourhood, the development of affordable housing options, the retention of the heritage

homes and the realignment and reconstruction of Guilby Street.

Yuejin Zhang, 389 Guilby Street, appeared before Council to seek clarification regarding the number of parking spaces provided, and the amenity space included, in the proposed development. He expressed concerns relating to the proposed realignment of the road network and the impact that this may have on traffic in the area.

The Planner 3 appeared before Council to provide information relating to parking and amenity space in the proposed development.

Yuejin Zhang, 389 Guilby Street, expressed concerns regarding the amount of parking provided in the proposed development and enquired regarding whether the proposed development would make use of street parking.

Discussion ensued relative to the City's street parking policies.

Jennifer Robinson, 818 Austin Avenue, appeared before Council to speak on behalf of the Sandra and Brian Omichinski, 718 Sydney Avenue. She expressed their opposition to the proposed development and their concerns relating to the proposed amendment to Official Community Plan (OCP), the proposed development of apartment buildings on this site instead of townhouses, and other proposed development projects in this neighbourhood. They noted that the neighbourhood plan for this area was updated recently and expressed the desire for this site to remain designated Townhousing.

Discussion ensued relative to the understanding that the OCP has provisions to allow for increased density in exchange for community benefits like the preservation of heritage houses and road network realignment.

Jennifer Robinson, 818 Austin Avenue, appeared before Council to express concerns relating to the proposed development. She provided information relating to the research that she did before buying her house and stated her belief that it is respectful for developers to adhere to the OCP and Zoning Bylaw. She expressed the belief that there are sufficient apartment units in this area of the City and that townhouse development would be more appropriate for this site. She further expressed the belief that the applicant should have been aware of the proposed realignment of Guilby and developed their plan according to the current OCP designation of the site. She concluded by expressing opposition to the proposed development.

Steve Tindle, 931 Poirier Street, appeared before Council to express support for the proposed development, the preservation of the heritage houses, and the proposed mix of condos and townhouses, noting the proximity of the proposed

development to transit and neighbourhood amenities.

Adam Sidi, 93 – 1430 Dayton Street, appeared before Council to express support for the proposed development and the proposed mix of townhousing and apartment housing. He noted that the approval of this project would create more construction jobs in the City and facilitate economic recovery during the COVID-19 pandemic.

Paul Lambert, 1310 Ross Avenue, appeared again before Council, to enquire regarding the unit mix of the proposed development.

The Planner 3 provided information relating to the breakdown of the units in the proposed development.

Anja Lina Wamser, 734 Sydney Avenue, appeared again before Council to state support for the proposed development of townhouses on this site and opposition to the proposed development of apartment buildings. She expressed concerns relating to the impacts that the construction of the proposed development may have on the neighbourhood, including the impact that it may have on the availability of parking.

The Director Development Services provided information relating to the City's Good Neighbourhood Policy and the construction management plan that the applicant is required to submit to the City addressing issues like trades parking and the disposal of development waste.

Paul Lambert, 1310 Ross Avenue, appeared again before Council to express support for the development of townhouses on this site and opposition to the development of apartment units.

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

1. Email from Andrea Jones, 1210 Cottonwood Avenue, received January 8, 2021;
2. Letter from John Beauchamp, 625 Adler Avenue, received January 8, 2021;
3. Email from Thomas and Christa Thomson, 445 Selman Street, received January 10, 2021;
4. Email from Walter and Penny Sivucha, received January 10, 2021;
5. Email from Dr. W J Sivucha, received January 10, 2021;
6. Email from Rob Simmonds, 400 Ashley Street, received January 10, 2021;
7. Email from Stephanie and Wayne Stapleton, 801 Rochester Avenue, received January 10, 2021;

8. Email from Sandra and Brian Omichinski, 718 Sydney Avenue, received January 10, 2021;
9. Email from Nick Parente, received January 10, 2021;
10. Email from Ryan Chin, received January 10, 2021;
11. Email from Brenda Bagan, 763 Rochester Avenue, received January 10, 2021;
12. Email from Dawne Waddell, 425 Donald Street, received January 10, 2021;
13. Email from William Waddell, 425 Donald Street, received January 11, 2021;
14. Email from Anja-Lina Wamser, received January 11, 2021;
15. Letter from Adam Sidi, 93 – 1430 Dayton Street, received January 11, 2021;
16. Email from Todd Cullum, 936 Selkirk Crescent, received January 11, 2021;
17. Email from Jenny Robinson, 818 Austin Avenue, received January 11, 2021;
18. Letter from Kayla Bal, 2185 Austin Avenue, received January 11, 2021;
19. Letter from Bruce Gibson, 838 Rochester Avenue, received January 11, 2021;
20. Email from Mary Catherine Moseley, received January 11, 2021;
21. Email from John Worsley, 830 Austin Avenue, received January 11, 2021;
22. Email from Glenda Dominguez, 202 - 1423 Brunette Avenue, received January 11, 2021;
23. Email from Wahkee Ting, received January 11, 2021;
24. Email from Judy Oljaca, 401 Ashley Street, received January 11, 2021;
25. Email from Sandra Omichinski, 718 Sydney Avenue, received January 11, 2021;
26. Email from Joan and Norman Grdina, 775 Rochester Avenue, received January 11, 2021;
27. Letter from Jonathan Wong, 507-528 Rochester Avenue, received January 11, 2021;
28. Email from Ron and Janice Warneboldt, Fairway Street, received January 11, 2021;
29. Email from Marg and Dave Woosnam, 444 Walker Street, received January 11, 2021;
30. Email from Peter and Lorna Tomlinson, 767 Rochester Avenue, received January 11, 2021;
31. Email from Joan and Art Pullman, 654 Madore Avenue, received January 11, 2021;
32. Email from Margaret and Norman Reilly, 735 Dansey Avenue, received January 11, 2021;
33. Email from Paul Lambert, received January 11, 2021;

34. Letter from Joanne Ward, 410 Donald Street, received January 11, 2021;
35. Email from Meijane Quong, Pembroke Avenue, received January 11, 2021;
36. Email from Fred and Nancy Collier, 705 Dansey Avenue; received January 11, 2021;
37. Email from Nick and Lina Peragine, Foster Avenue, received January 11, 2021;
38. Email from Elizabeth Tippe, 410 Selman Street, received January 11, 2021;
39. Email from Jan Street, received January 14, 2021;
40. Email from Jennifer Woznesensky and Andrew DePedrina, Guilby Street, received January 14, 2021;
41. Letter from John Beauchamp, 625 Adler Avenue, received January 14, 2021;
42. Email from Kathy Colbourne, 1861 Masset Court, received January 15, 2021;
43. Letter from Kayla Bal, 2185 Austin Avenue received January 16, 2021;
44. Letter from Thomas Thomson, 445 Selman Street, received January 16, 2021;
45. Email from Stephen Tindle, 931 Poirier Street, received January 17, 2021;
46. Email from E. Alexandra Hall and Umberto L. Pagan, 732 Sydney Avenue, received January 17, 2021
47. Email from John Bailey, 653 Sydney Avenue, received January 18, 2021;
48. Email from Brendan Perry, received January 18, 2021;
49. Email from Stacey Silgailis, Charland Avenue, received January 19, 2021;
50. Letter from Jonathan Wong, 507 – 528 Rochester Avenue, received January 19, 2021;
51. Email from Denise McIntosh, 913 Spruce Avenue, received January 19, 2021;
52. Email from Meijane Quong, Pembroke Avenue, received January 19, 2021;
53. Email from Bruce Pennington, received January 19, 2021;
54. Email from B.D. Franske, 2946 The Dell, received January 19, 2021;
55. Email from Ken Fuhr, received January 19, 2021;
56. Email from Chantal Petiot, received January 19, 2021;
57. Email from Sandra Richards, 2946 The Dell, received January 19, 2021;
58. Email from Rob Simmonds, 400 Ashley Street, received January 19, 2021;
59. Email from Anja-Lina Wamser, 734 Sydney Avenue, received January 19, 2021;
60. Email from Mary Catherine Moseley, received January 19, 2021;

61. Email from Michael Chan, 918 Charland Avenue, received January 20, 2021;
62. Letter from Barbara Backs, 1045 Smith Avenue, received January 20, 2021;
63. Email from Ifat Hamid, 328 Nelson Street, received January 20, 2021;
64. Email from Wahid Mojadidi, 722 Lea Avenue, received January 20, 2021;
65. Email from Thomas and Christa Thomson, 445 Selman Street, received January 20, 2021;
66. Email from Ann Arnett, 111 – 2721 Atlin Place, received January 20, 2021;
67. Email from Dr and Mrs W J Sivucha, received January 20, 2021;
68. Email from Dave Chapman, Charland Avenue, received January 20, 2021;
69. Letter from Samir Virani, 1329 Cornell Avenue, received January 20, 2021;
70. Email from Zach MacDougall, received January 20, 2021;
71. Letter from Mohamed Virani, 1329 Cornell Avenue, received January 20, 2021;
72. Email from Stephanie and Wayne Stapleton, 801 Rochester Avenue, received January 20, 2021;
73. Email from Alvin Lee, received January 20, 2021;
74. Letter from Tom Berrow, 667 Colinet Street, received January 20, 2021;
75. Letter from Adam Richter, received January 20, 2021;
76. Email from Nancy Church, 2025 Winter Crescent, received January 20, 2021;
77. Email from Shannon Berrow, 302 – 2525 Clarke Street, received January 20, 2021;
78. Email from MaryLou Berrow, 667 Colinet Street, received January 20, 2021;
79. Email from Erfan Dibaie, 570 Emerson Street, received January 21, 2021;
80. Email from Robert McKenzie, 430 Selman Street, received January 21, 2021;
81. Email from Karen McKenzie, 430 Selman Street, received January 21, 2021;
82. Email from Joan and Norman Grdina, 775 Rochester Avenue, received January 21, 2021;
83. Email from Sandra Omichinski, 718 Sydney Avenue, received January 21, 2021;
84. Email from Martin Jones, 1210 Cottonwood Ave, received January 21, 2021;
85. Letter from Leo Bruneau, Team Leo Real Estate – Re/Max All Points, 101 – 1020 Austin Avenue, received January 21, 2021;

86. Letter from Don and Pat Smith, 438 Selman Street, received January 21, 2021;
87. Email from Kai Chin, 929 Merritt Street, received January 21, 2021;
88. Email from Kevin Hsu, 568 Rochester Garden, received January 21, 2021;
89. Email from Lennart and Tasoula Berggren, received January 21, 2021;
90. Email from Abdul Hamid, 328 Nelson Street, received January 22, 2021;
91. Email from Jeff and Meiyan Yip, received January 22, 2021;
92. Email from Filipe Sousa, 113 – 603 Regan Avenue, received January 22, 2021;
93. Email from Lynda Guterres, 627 Sydney Avenue, received January 22, 2021;
94. Email from Anabela Abreu, 603 Regan Avenue, received January 22, 2021;
95. Email from Anja-Lina Wamser, 734 Sydney Avenue, received January 22, 2021;
96. Letter from Gordon Fulton and Sheila Ramsay, received January 22, 2021;
97. Email from Geoff Potter, Gatensbury Street, received January 22, 2021;
98. Email from Andrea Kross, 107 – 3451 Burke Village Promenade, received January 22, 2021;
99. Email from Joan Pullman, 654 Madore Avenue, received January 22, 2021;
100. Email from Jonathan Grady, 201 – 516 Foster Avenue, received January 22, 2021;
101. Presentation from Ryan Allaire, Allaire and Headwater Living, 245 – 9600 Cameron Street, received January 22, 2021;
102. Email from Jim and Marianne Bain, received January 22, 2021;
103. Email from Sophia Hussein, Brunette Avenue, received January 22, 2021;
104. Email from Michael Hind, Chief Executive Officer, Tri-Cities Chamber of Commerce, 205 – 2773 Barnet Highway, received January 22, 2021;
105. Email from Charles Au, 66 – 688 Edgar Avenue, received January 22, 2021;
106. Letter from Maggie Morrison, 987 Kelvin Street, received January 22, 2021;
107. Email from Kai McLeod on behalf of Ronald and Candice McChesney, 1110 Cottonwood Avenue, received January 22, 2021;
108. Email from Jessica Piccolo on behalf of Rose Halina, 182 Finnigan Street, received January 22, 2021;
109. Email from Makkeya Hamid, 328 Nelson Street, received January 22, 2021;
110. Letter from Ann Carlsen, President, Coquitlam Heritage at Mackin

- House, 1116 Brunette Avenue, received January 22, 2021;
111. Email from Todd Cullum, 936 Selkirk Crescent, received January 22, 2021;
 112. Email from Doug Arnett, 111 – 2721 Atlin Place, received January 23, 2021;
 113. Email from Elizabeth Tippe, 410 Selman Street, received January 25, 2021;
 114. Email from Sandra and Brian Omichinski, 718 Sydney Avenue, received January 23, 2021;
 115. Email from Leslie Watts, received January 23, 2021;
 116. Email from G. K. Worsley, received January 25, 2021;
 117. Email from Challen Pride-Thorne, received January 24, 2021;
 118. Email from Linda and Eddie Hopwo, received January 24, 2021;
 119. Email from Peter and Lorna Tomlinson, 767 Rochester Avenue, received January 24, 2021;
 120. Email from Tasoula Saporilla Berggren, received January 24, 2021;
 121. Email from Dave and Lorrie Watt, 1557 Wintergreen Place, received January 25, 2021;
 122. Letter from Sarah Lee, received January 21, 2021;
 123. Email from Judy Oljaca, 401 Ashley Street, received January 25, 2021;
 124. Email from Ryan Chin, 734 Sydney Avenue, received January 24, 2021;
 125. Email from Kun Jiang, 621 Shaw Avenue, received January 24, 2021;
 126. Email from Mary Hsu, received January 24, 2021;
 127. Email from Bin Song Hsu, received January 24, 2021;
 128. Email from Daniel Isac, 635 Cottonwood Avenue, January 24, 2021;
 129. Email from the Mah Family and Jim Murray, 628 Rochester Avenue, received January 24, 2021;
 130. Email from Shan Li and Rong Wu, 663 Dansey Avenue, received January 25, 2021;
 131. Email form Darryl Stickler, received January 25, 2021;
 132. Email from Bill Laidler, Laidler Development Corporation, received January 25, 2021;
 133. Email from Robert Mazzarolo, received January 25, 2021;
 134. Email from James and Saskia Mason, 425 Walker Street, received January 25, 2021;
 135. Email from James and Saskia Mason, 425 Walker Street, received January 25, 2021; and
 136. Letter from Harp Sohi, 718 Poplar Street, received January 25, 2021.

There were no further representations to this item.


CLOSURE OF PUBLIC HEARING

The Chair declared the Public Hearing closed at 8:37 p.m. on Monday, January 25, 2021,

MINUTES CERTIFIED CORRECT

CHAIR

I hereby certify that I have recorded the
Minutes of the Public Hearing held on
Monday, January 25, 2021 as instructed,
subject to amendment and adoption.



Kate Nasato
Legislative Services Clerk

PLANNING AND DEVELOPMENT DEPARTMENT
BRIEF TO PUBLIC HEARING, MONDAY JANUARY 25, 2021

ITEM #1 – PROJ 18-041 – BYLAW NOS. 5084, 2021 and 5085, 2021

Application to amend *City of Coquitlam Citywide Official Community Plan Bylaw No. 3479, 2001* to revise the land use designation of a portion of the property at 1350 Coast Meridian Road, from Large Village Single Family and Environmentally Sensitive Area to Street Oriented Village Home and Environmentally Sensitive Area; and to amend *City of Coquitlam Zoning Bylaw No. 3000, 1996* to rezone the property at 1350 Coast Meridian Road, from RS-2 One-Family Suburban Residential to RTM-1 Street-Oriented Village Home Residential and P-5 Special Park – *Bylaw Nos. 5084, 2021 and 5085, 2021*.

Recommendation:

That Council give second and third readings to *City of Coquitlam Citywide Official Community Plan Amendment Bylaw No. 5084, 2021* and *City of Coquitlam Zoning Amendment Bylaw No. 5085, 2021*.

First Reading:

On January 11, 2021, Council gave first reading to *Bylaw Nos. 5084, 2021 and 5085, 2021* and referred the bylaws to Public Hearing.

Additional Information:

At the January 11, 2021 Regular Council meeting, Council requested the following additional information:

1. What is the ultimate road network for the area, specifically Francis Crescent?

Please see Attachment 1 – Future Local Road Network.

2. Compare the total floor area proposed under the RTM-1 zone with the maximum potential floor area under the RS-8 zone.

The current proposal would facilitate the development of 13 three-bedroom stratified street-oriented residential units (rowhouses) that in total would have an overall floor area of 2,110.53 sq. m. (22,718 sq. ft.).

If the property were to develop under the current land use designation and the corresponding RS-8 Large Village Single Family Residential zone, the subdivision potential is approximately six lots.

Each lot could accommodate a secondary suite in conjunction with a principal single-family dwelling unit, for a total of 12 units. The maximum density permitted in the RS-8 zone is 365 sq. m. (3928 sq. ft.) plus 40 sq. m. (431 sq. ft.) for a garage, for a total of 404 sq. m. (4,348.62 sq. ft.) per lot. The maximum potential total floor area for six lots is 2,424 sq. m. (26,091.72 sq. ft.), which exceeds the floor area proposed under the current application.

3. Compare the parking requirements and impact between the current proposal and if the property were to develop under the RS-8 zone.

In accordance with the Zoning Bylaw, the current proposal includes two parking spaces per dwelling unit for a total of 26 spaces.

If the property were to develop under the current land use designation and the corresponding RS-8 Large Village Single Family Residential zone, the subdivision potential is approximately six lots.

For one-family residential uses, the Zoning Bylaw requires two parking spaces per dwelling unit, plus one parking space per secondary suite. If the property was to be subdivided into six lots, with each house accommodating a secondary suite, the total parking requirements would be 18 spaces overall (three spaces per lot).

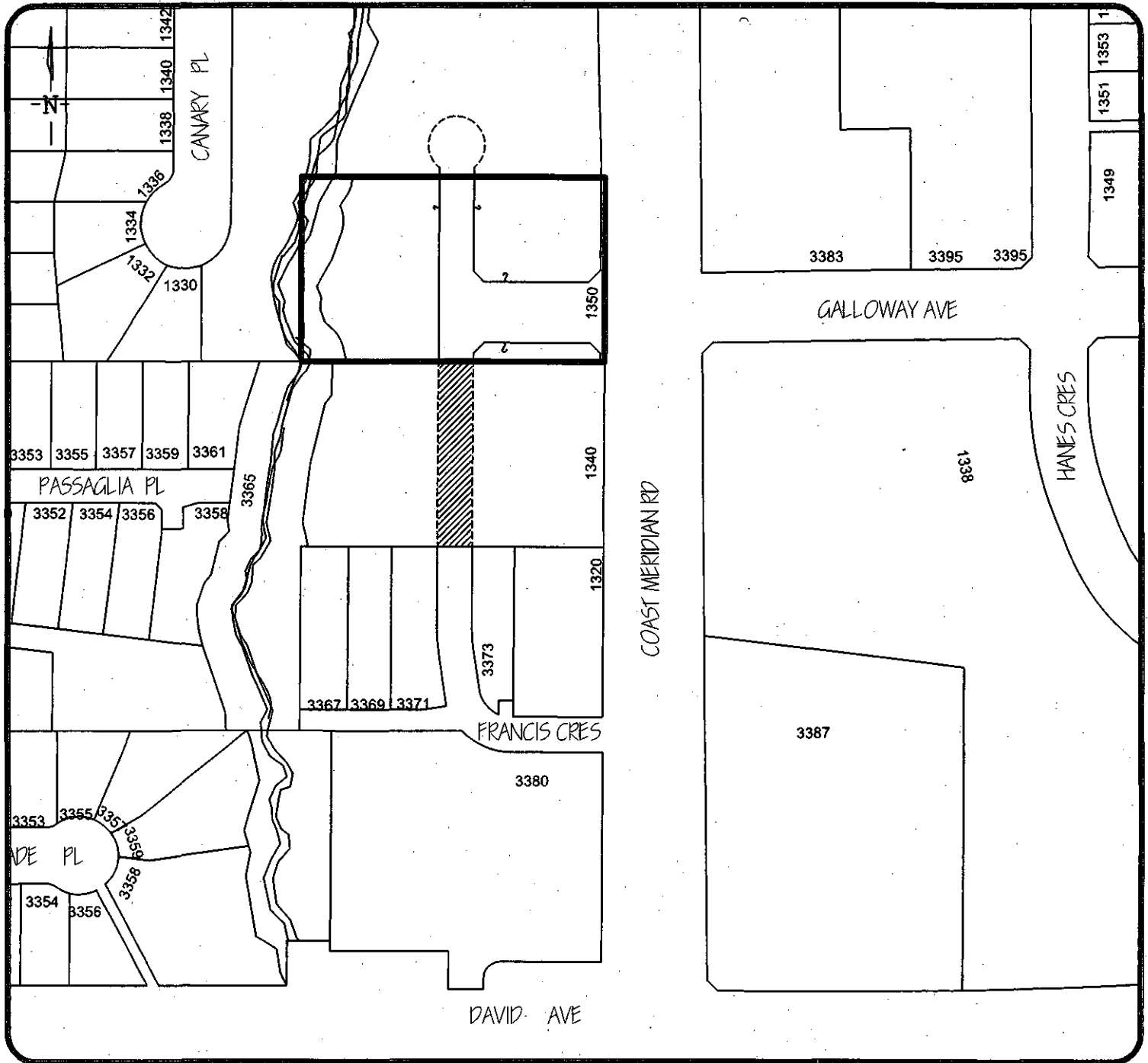
With respect to on-street parking, approximately three parking spaces will be available on the south side of Galloway Avenue only. Francis Crescent is a narrow road standard (10.0 m. or 32.8 ft. right-of-way width), which means no on-street parking is available on either side.

4. What is the current status of 3383 Galloway Avenue?


There is a conditional demolition permit issued for the property. Staff are waiting on further information from the applicant in order to proceed.

Attachment:

1. Future Local Road Network (Doc# 3954059)



Future Local Road Network

 Subject Property (1350 Coast Meridian Rd)

 Existing SRW for Future Connectivity of Francis Cres

 Future Roads

Application No.: PROJ 18-041

Map Date: 01/13/2021

Scale: 1:1400

Coquitlam

ITEM #2 – PROJ 18-076 – BYLAW NOS. 4984, 2021, 4985, 2021, 4986, 2021 and 4987, 2021

Application to amend *City of Coquitlam Citywide Official Community Plan Bylaw No. 3479, 2001* to change the land use designation of the properties located at 373 and 375 Clayton Street and 572, 602, 604 and 606 Rochester Avenue from Townhousing to Medium Density Apartment Residential and Townhousing; amend *City of Coquitlam Zoning Bylaw No. 3000, 1996* to rezone 373 and 375 Clayton Street, 572, 602, 604, 606, 608, and 612 Rochester Avenue, and 390 and 394 Guilby Street from RS-1 One-Family Residential to RM-2 Three Storey Medium Density Apartment Residential and RT-2 Townhouse Residential; enter into a *Heritage Revitalization Agreement*; and adopt a *Heritage Designation Bylaw – Bylaw Nos. 4984, 2021, 4985, 2021, 4986, 2021 and 4987, 2021*.

Recommendation:

That Council give second and third readings to *City of Coquitlam Citywide Official Community Plan Amendment Bylaw No. 4984, 2021*, *City of Coquitlam Zoning Amendment Bylaw No. 4985, 2021*, *City of Coquitlam Heritage Revitalization Agreement Authorization Bylaw No. 4986, 2021* and *City of Coquitlam Heritage Designation Bylaw No. 4987, 2021*.

First Reading:

On January 11, 2021, Council gave first reading to *Bylaw Nos. 4984, 2021, 4985, 2021, 4986, 2021 and 4987, 2021* and referred the bylaws to Public Hearing.

Additional Information:

The following is intended to address the enquiries from Council at the January 11, 2021 Regular Council meeting, as well as feedback received from the public in advance of the meeting.

1. Provide additional details about the height reduction of the apartment buildings along Rochester Avenue and Clayton Street.

A comparison of the heights of the apartment buildings between the current and previous versions of the proposal is included in Attachment 1.

2. Summarize the extent of the work associated with the Guilby Street realignment.

The applicant will be required to dedicate 555.1 sq. m. (5,975.0 sq. ft.) of land to accommodate the shift in the road alignment, and to reconstruct the full road cross-section (including curbs, gutters, street trees, street lighting, and sidewalks) for a stretch of approximately 55 m. (180 ft.). The applicant will also be responsible for relocating the City's watermain and storm sewer, as well as reconnecting existing service connections and extending driveways for adjacent properties where required.

There is also a Metro Vancouver sanitary sewer that runs along Guilby Street, but requests to relocate the sanitary sewer were not supported by Metro Vancouver. However, while the sanitary sewer will not follow the paved portion of the realigned Guilby Street, it will still be located within the now much wider road right-of-way.

3. Clarify how the proposed development aligns with the Official Community Plan (OCP).

The OCP is intended to guide future land use decisions and provide a broader framework for considering and managing future change. The proposed development implements a number of policies in the OCP, and addresses the Plan Amendment Criteria included in the OCP (Attachment 2).

The subject site is located on Rochester Avenue (a collector street) and spans all the way from Clayton Street to Guilby Street. The general site layout is consistent with the overall neighbourhood, and provides a gradual transition from apartment buildings to the west to townhouses and ultimately, single family homes to the east. The building frontage on Rochester Avenue transitions from a four-storey apartment building at Clayton Street adjacent to areas designated for apartment buildings, to a one-storey heritage home at Guilby Street across from the established single family area.

The proposed development includes a diverse mix of unit types, including heritage homes, secondary suites, apartments, and townhouses. Units range from 41.3 sq. m. (445 sq. ft.) to 182.0 sq. m. (1,959 sq. ft.), with one to four bedrooms, and almost one-quarter of all units have three or more bedrooms. The inclusion of a wide range of unit types and sizes, several adaptable units, and a large number of family-friendly units is consistent with policies in the OCP and the Housing Affordability Strategy (HAS).

The realignment of Guilby Street was not identified in the Burquitlam-Lougheed Neighbourhood Plan (BLNP), but will correct the existing offset intersection at Rochester Avenue and create a safer environment for vehicles and pedestrians. The proposed mid-block walkway through the site will further improve the pedestrian experience in the area.

The preservation of the three heritage homes is consistent with various policies in the OCP and BLNP, including a policy that specifically identifies the 500 - 600 block of Rochester Avenue as a potential Heritage Character Area. Heritage nodes are proposed at the northeast and northwest corners of the site, and heritage signage is proposed along the mid-block public walkway, to further enhance and celebrate the heritage of the area.

Since the application was received back in 2018, the applicant has made a number of changes in attempts to address the concerns brought forward by the public. Most recently, the applicants have removed a storey from each of the two apartment buildings proposed on the western portion of the site. While the proposed development still includes an OCP amendment for the western portion of the site to allow apartment buildings, the development is consistent with a number of policies in the OCP and HAS while also addressing the OCP Plan Amendment Criteria.

4. **Provide additional details about the significance of the heritage homes proposed to be retained.**
The Thomas and Edith Clayton Residence (572 Rochester Avenue) was constructed in 1940, and is valued for its association with the Clayton family, the mid-century development of the Lougheed Neighbourhood, and its vernacular architecture. This is one of only 11 homes identified as Class A in the 2008 staff-led Southwest Heritage Inventory.

The James and Margaret Clayton Residence (604 Rochester Avenue) was constructed in 1928, and is valued for its association with the Clayton family and its craftsman-style architecture. This is one of only six buildings classified as Secondary Buildings in the Maillardville Heritage Inventory.

The Gueho Residence (390 Guilby Street) was constructed in 1938, and is valued for its association with the Gueho family and its late craftsman-style architecture. This home is identified as Class B in the Southwest Heritage Inventory.

PLANNING AND DEVELOPMENT DEPARTMENT
BRIEF TO PUBLIC HEARING, MONDAY JANUARY 25, 2021

Page 5

Attachments:

1. Current and Previously Proposed Building Height Comparison (Doc# 3956038)
2. OCP Plan Amendment Criteria (Doc# 3956039)


Andrew Merrill, MCIP, RPP

AM/ce

Rochester Avenue – Building 1 North Elevation

Current and Previously Proposed Building Height Comparison



Rochester Avenue – Building 1 West Elevation

Current and Previously Proposed Building Height Comparison



Rochester Avenue – Building 2 West Elevation

Current and Previously Proposed Building Height Comparison



8.2.1 Plan Amendment Criteria

The CWOCP is intended to provide a flexible framework to guide development over the next 20 to 25 years. Recognizing that areas evolve and change over time, proposed plan amendments may be considered, provided they address the following evaluation criteria:

- a) Provide a comprehensive planning rationale;
- b) Provide a property size / assembly rationale;
- c) Further implement the vision, principles, and policies of the CWOCP;
- d) Further implement the policies of another City of Coquitlam plan or strategy;
- e) Secure additional community benefit;
- f) Secure a housing affordability component;
- g) Facilitate an improved land use transition between building forms;
- h) Consider the impact on transportation and infrastructure;
- i) Consider community consultation outcomes;
- j) Lack of capacity for the proposed form of development in the local area; and
- k) Where the amendment is to facilitate increased density, the proposed site shall meet at least one of the following location criteria:
 - i. Be located directly adjacent to an existing area of the proposed designation;
 - ii. Be located within a designated Municipal Town Centre or Frequent Transit Development Area as defined in the Regional Context Statement;
 - iii. Be within 400 m of the Frequent Transit Network (FTN); and
 - iv. Be located on an arterial or collector street.



Nasato, Kate

Public Hearing – January 25, 2021
Item 2 – 373 and 375 Clayton Street,
572, 602, 604, 606, 608, and 612
Rochester Avenue, and 390 and 394
Guilby Street

From: Andrea Jones [REDACTED]
Sent: Friday, January 08, 2021 3:53 PM
To: Mayor & Council
Subject: Rochester Avenue Development Rezoning

Andrea Jones

1210 Cottonwood Ave
Coquitlam
V3J 2T3

Dear Mayor and Council,

My name is Andrea Jones and I have lived and worked in Coquitlam for over 30 years. I am writing to express my support for the development at Rochester Ave, which will be discussed on Monday's Council Meeting.

I believe that you should move this proposal forward to a Public Hearing. The area is developing fast, and this is the exact type of new construction we need. It is close to the train, within walking distance of shops and amenities, and will support local businesses.

I do have some concerns about traffic, but that is inevitable in a growing city.

I would be very interested for this proposal to move forward, so that more residents can make their opinions known.

Thank you very much.

Yours truly,

Andrea Jones

Sent from Mail for Windows 10

- ☒ Copies to Mayor & Council
- ☐ Tabled Item for Council Meeting
- ☐ Correspondence Item for Council Meeting
- ☒ For Information Only
- ☐ For Response Only
- ☒ Copies to CAMP, ISS, DEEM, Penner 3.

Take by Fig

John Beauchamp
625 Adler Ave.
V3J 2T5

Public Hearing - January 25, 2021
Item 2 - 373 and 375 Clayton Street,
572, 602, 604, 606, 608, and 612
Rochester Avenue, and 390 and 394
Guilby Street

Dear Mayor and City Council,

My name is John Beauchamp. I live in Coquitlam and I am writing to urge you to move forward the development and rezoning proposal at 572-612 Rochester Avenue. This project has already been taking so long. The existing homes are sitting empty on site, which looks derelict and unkempt.

New construction is a necessity and should be expected in a growing city like Coquitlam. It shouldn't take multiple years to acquire permission and permits to construct some simple townhomes and mid-rise apartments.

I know that you understand the tough spot many people are in with housing. It is very difficult to buy a home in Coquitlam due to the limited supply. Constructing more new homes will help with this, especially if they take the place of current homes which are sitting empty.

Thank you for your consideration. I hope you move this proposal forward to the next step quickly.

Sincerely,

John Beauchamp

Sent from my iPhone

- ☒ Copies to Mayor & Council
- ☐ Tabled Item for Council Meeting
- ☐ Correspondence Item for Council Meeting
- ☒ For Information Only
- ☐ For Response Only
- ☒ Copies to CMD, DSS, DSEM, Plans, etc.
THM. Recy

Nasato, Kate

Public Hearing – January 25, 2021
Item 2 – 373 and 375 Clayton Street,
572, 602, 604, 606, 608, and 612
Rochester Avenue, and 390 and 394
Guilby Street

From: Thomas Thomson [REDACTED]
Sent: Sunday, January 10, 2021 11:59 AM
To: Mayor & Council
Subject: OCP amendments Project 18-076 for Council meeting January 11, 2021

January 10, 2021

For your urgent consideration.

RE: Proposed Development South of Rochester and West of Guilby – **Project 18-076** to be presented to Council January 11, 2021

Dear Mayor and City Councillors

Please say no to this revised development proposal.

Quite frankly I am very disappointed in our planning department. We can do so much better.

This area was designated in the OCP as a townhouse development. Please stick to the plan. Demand that your planners bring you development proposals that will build attractive, family-centric communities, not more apartments and sad survival boxes in an urban wasteland without any outside community gathering spaces and minimal community amenities. Ask yourselves, would you like to live there.

In September 2020, Council rejected the previous proposal and asked for an alternate proposal without heritage homes. This request appears to have been ignored.

Preservation of 'heritage homes' is being used by the developer as a tool to change the OCP and allow higher density apartments and featureless, characterless, stacked, packing-case style townhouses.

Heritage for this development would be better captured in the design of the townhouses and pedestrian areas rather than preserving a few old homes at considerable expense and no benefit to the citizens living next to them. A plaque commemorating the history of the area would be sufficient.

The Guilby road re-alignment density concessions appear to over-compensate the developer and allow limiting the liveable space allotted to future residents.

Furthermore, allowing this development will be a precedent for adjacent developments in the area to diverge from the OCP and develop more density and lower quality homes.

Mayor and Councillors, we are depending on you to be our citizen voice. This land is valuable. Do not waste this opportunity to create an attractive, liveable community for current and future generations. Stick to the original OCP and demand better of our planners and developers.

Yours Sincerely,

Thomas and Christa Thomson

445 Selman street, Coquitlam BC

- ☒ Copies to Mayor & Council
- ☐ Tabled Item for Council Meeting
- ☐ Correspondence Item for Council Meeting
- ☒ For Information Only
- ☐ For Response Only
- ☒ Copies to CMPD DSD DSEM Pam3,

Therese, Eric

Nasato, Kate

Public Hearing - January 25, 2021
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From: Penny/Walter Sivucha [REDACTED]
Sent: Sunday, January 10, 2021 12:21 PM
To: Clerks Dept
Subject: Proposed apartments

Follow Up Flag: Follow up
Flag Status: Completed

Dear Mr. Stewart, as long time residents in Coquitlam, we do not agree with the proposed two apartments. We were led to believe that townhomes would be built. These would be more acceptable to young families. This is what we need in this area. Regards, Walter and Penny Sivucha.

- ☒ Copies to Mayor & Council
- ☐ Tabled Item for Council Meeting
- ☐ Correspondence Item for Council Meeting
- ☒ For Information Only
- ☐ For Response Only
- ☒ Copies to CMPD, DSD, BCCM, Plan 2,
Thm, Lucy

Nasato, Kate

Public Hearing – January 25, 2021
Item 2 – 373 and 375 Clayton Street,
572, 602, 604, 606, 608, and 612
Rochester Avenue, and 390 and 394
Guilby Street

From: walter sivucha [REDACTED]
Sent: Sunday, January 10, 2021 1:10 PM
To: Mayor & Council
Subject: City planning reference no 18 076

Dear Mayor and council members

I am disappointed to see the plans for development of area west of Guilby and south of Rochester has deviated from the original OCP plan that was accepted by the residents. I urge you to maintain the concept of multiple townhouse units. I do not believe 5 and 6 story apartment units fit in or are appropriate for this particular area.

Yours truly

Dr W J Sivucha

- ☒ Copies to Mayor & Council
- ☐ Tabled Item for Council Meeting
- ☐ Correspondence Item for Council Meeting
- ☐ For Information Only
- ☐ For Response Only
- ☒ Copies to CMPD, DDE, DSEN, Plan 3,

Per My. File 8

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1. The development does not meet the OCP requirements (the governing plan for the area). The OCP was developed only 2.5 years ago and changing it now will impact negatively the trust between the residents and the City.
2. The development is a distortion of the original plan and diminishes the reason for OCP in the first place, which is meant to guide the City in the planning process.
3. The addition of multi-level (5 & 6 storey) apartments within the development degrades the overall quality and livability of the proposed development.
4. The changes from townhomes to apartments does not help to address the issue of the "missing middle" (townhomes) which Coquitlam's Council recognized is important to attract young families.
5. We acknowledge that some land is designated for road improvements and the developer should be compensated, but not to the extent that is proposed. The change from the OCP is dramatic. The Guilby road alignment is a small portion of the total development, and the developer seeks to be over-compensated for this road dedication with much greater density.
6. WANA residents have supported developments that meet OCP designations such as townhomes on Sydney and apartment's on Dansey, which were approved last year.
7. We support protecting legitimate/authentic heritage homes. The City's heritage preservation program is being abused by developers to coerce the City to allow greater densities and override the OCP process, which has negative impacts on the surrounding residents. This proposal is one such example of this abuse. With this proposal the Developer wants to increase the development floor area by over 60% over the usually allowable density for this type of development in order to compensate for preserving 3 houses of questionable heritage value. We think anyone will agree that this is totally unacceptable.
8. During the September, 2020 Council meeting, Council asked the Developer to prepare an alternate development proposal that did not include heritage homes. This request appears to have been ignored.


The development Council report can be accessed through the following link (if this link does not work by clicking on your computer, please paste it into your web browser to view):

https://coquitlam.ca.granicus.com/ViewerServlet.do?document_id=956&meta_id=40672

We strongly encourage you to write emails and call the Mayor and Council to express your concerns. Every phone call and email counts. You must act now. Council will be hearing this application Monday, Jan 11 and could grant 1st reading to the Developer.

Send emails to: mayor_council@coquitlam.ca and clerks@coquitlam.ca

Richard Stewart, Mayor	604 314-4345
Brent Asmundson, Councillor	604 616-6331
Craig Hodge, Councillor	604 657-7309
Steve Kim, Councillor	604 318-3318
Trish Mandewo, Councillor	604 362-4650
Dennis Marsden, Councillor	604 306-0686
Teri Towner, Councillor	604 218-2276
Chris Wilson, Councillor	604 341-0241
Bonita Zarrillo, Councillor	604 499-7499

We would like to hear from you as well. Please send us an email to: 

Thank you for your attention and please act now. Stay safe.

Members of WANA

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This email has been checked for viruses by AVG.

<https://www.avg.com>



Virus-free. www.avg.com

Nasato, Kate

Public Hearing – January 25, 2021
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572, 602, 604, 606, 608, and 612
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Guilby Street

From: stephanie stapleton <[REDACTED]>
Sent: Sunday, January 10, 2021 4:40 PM
To: Mayor & Council
Cc: Clerks Dept
Subject: RE: Proposed High Density Development South of Rochester and West of Guilby – City Planning Reference 18-076

Follow Up Flag: Follow up
Flag Status: Flagged

Good afternoon,

My husband and I have resided at 801 Rochester since 1982. We have been witness to many changes in the surrounding neighborhood over the years. We strongly understand and support the need to increase residential density to provide and maintain affordable housing, however it must be in the done in right setting / location and not at detriment to existing well established neighborhoods. We **strongly oppose** the above noted high density development proposal for Rochester and Guilby.

The developer seems intent on asking for amendments to the existing OCP designations and submit proposals that include multiple story apartment buildings. We believe this proposal will come at great cost to the Rochester corridor by way of increased traffic and congestion in the Rochester/Guilby intersection regardless of the proposed Guilby re-alignment. High density apartment buildings are just not conducive to this area of Rochester. Any developer proposals submitted should be limited to townhomes as indicated for this area in the original OCP.

Also we are skeptical of the value of the developer's plan to maintain the three "heritage houses". I'm not sure if these houses are over 60 years old but regardless, they don't seem to possess any special cultural heritage value where they are currently located.

As a side note, it seems our neighborhood association WANA are not being notified of the Developer's submissions to council in a timely manner allowing for resident feedback. They were given just 2 days notice of this most recent submission which is not an acceptable amount of time for residents to respond. This gives my husband and I cause to worry that eventually the developer's proposals will not come to our attention in time for any resident responses at all and pardon the pun, be bulldozed through council for lack of resident response. The developer obviously wants to make as much money as possible but as mentioned in our email to you dated September 14, 2020 - "It is incumbent on you and council to keep existing well established neighborhoods intact and save the high density projects for other more commercially oriented areas such as Austin or North Road. Please don't ruin our neighborhood for developer greed".

Sincerely

Stephanie and Wayne Stapleton.

Sent from my iPad

- ☒ Copies to Mayor & Council
- ☐ Tabled Item for Council Meeting
- ☐ Correspondence Item for Council Meeting
- ☒ For Information Only
- ☐ For Response Only
- ☒ Copies to CMD, DSS, DSEM, RWS

TWM, LWS

Nasato, Kate

From: Sandra Omichinski [REDACTED]
Sent: Sunday, January 10, 2021 4:55 PM
To: Mayor & Council; Clerks Dept; Merrill, Andrew; McBeath, Chris
Subject: Project 18-076 Rochester/Guilby

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Mayor and Council,

I am OPPOSED to Project 18-076 Rochester/Guilby - Developer Allaire. I'm so disappointed in our Planning Department and the residents of Coquitlam deserve better. 373/375 Clayton, 572-612 Rochester, 390/394 Guilby

Have you been to the above properties yet and walked around? I've lived in Coquitlam for 33 years and the proposed development is 5 minutes away from our home. I walk our daughter's dog by the properties every month. If you've visited the properties you will see why the local residents are keen to keep the OCP "Townhousing" in place. It's an ideal spot to provide more desperately needed affordable and liveable townhousing for young families in our area. Lord Baden Powell Elementary is a 10 minute walk away, a park close by, a short walk to the grocery store and a quiet neighbourhood to enjoy the greenery.

North Road/Lougheed corridors and adjacent streets are undergoing massive changes with "highrises" and "medium density apartments (6-8 storeys)" with only a few small areas zoned for Townhousing. Please ask the Planning Department to show you what areas are zoned Townhousing in the West Austin Neighbourhood. You'll quickly see that Townhousing is in short supply in our area. (Lots in Foster Avenue though)

Young Families deserve liveable homes. If the Mayor and Council give away OCP "Townhousing" zoning, you are directly hurting young families. You are denying the opportunity for these young families to live in an affordable home with a front and back door. We have such little amount of the "Missing Middle". Why don't you stand up for Coquitlam residents and young families and protect our OCP Townhousing zoning? The Developer purchased these properties knowing full well the zoning in place. They can easily build a Townhouse complex for families.

We have a rental apartment building on Blue Mountain and Charland that's been sitting half empty for months. Condo buildings are springing up all over and monthly rents are dropping because of the oversupply. Why build more apartments on this sight when we have so many empty units in our area. Rental prices are dropping and we have the massive oversupply of condos/apartments to thank for that.

Heritage??? Preserving a few old homes with no benefit to the residents living next to them is a waste of money. Why would three old uncared homes be the reason why the developer is asking for 50% more density? West Austin residents have no desire to have 3 "old homes" at the corner of Guilby and Rochester. What would they be used for? Who would pay for their upkeep? The residents know this is just a ruse by the Developer (and Planning Department) to get more density on this sight. Council should not be fooled by this ruse and consider a plaque instead.

Residents are fearful of this proposed development for another reason. If this proposal goes ahead, then other developer's can use this situation to persuade Council to change the OCP for their development proposals. Then another OCP goes down the drain and trust out the window? Residents need to trust Council and trust that the OCP is something we can depend and trust.

Would you like two 5-6 storey apartments buildings to go up across the street from your home? Please answer this truthfully. Your answer would be "NO".

Your property value would drop and you'd have people staring down at you all day/night long.

Mayor and Councillors, we need you to defend our West Austin Neighbourhood. We need you to defend the OCP. Don't waste this opportunity to have Townhousing lost so another rich Developer can make a buck. We live in this neighbourhood and we want to continue to love and be thankful we live here.

We want to see young families walking through our streets on the way to school or enjoying a nice afternoon stroll.

I look forward to speaking at a Public Meeting when Covid is over.

Sandra and Brian Omichinski
718 Sydney Avenue
(5 minute walk to this proposal)

Note: The revised proposal came out to the public on Friday, Jan 9 at 3:00 pm. Why are the residents given such short short notice?

- ☒ Copies to Mayor & Council
- ☐ Tabled Item for Council Meeting
- ☐ Correspondence Item for Council Meeting
- ☒ For Information Only
- ☐ For Response Only
- ☒ Copies to AMR, DSD, DSEN, PWS,

De H. Tracy

Nasato, Kate

Public Hearing – January 25, 2021
Item 2 – 373 and 375 Clayton Street,
572, 602, 604, 606, 608, and 612
Rochester Avenue, and 390 and 394
Guilby Street

From: N PAR [REDACTED]
Sent: Sunday, January 10, 2021 6:34 PM
To: Clerks Dept
Subject: Development Proposal PROJ (18-076)

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Council,

I must say that I am both shocked and deeply disappointed.

I just learned of the developer's revised proposal and that it is only slightly different than its previous proposal in September 2020. The developer has reduced the number of total living units from 197 to 184 but it did not change the fundamental design of the proposal in that **it still wants to build 2 multi-level (5 and 6 storey) apartment buildings.** This change from the OCP is still far too extreme. The Guilby road alignment is a small portion of the total development, and the developer wants to be over-compensated for this road dedication with significantly more density.

A few months ago Mayor Stewart advised me that:

"Council unanimously agreed on Monday night that the proposal that came before us involved far too much compensatory density, and we sent the proposal back to staff with the instructions that we wanted a better balance."

How can you not say that the developer's revised proposal still involves far too much compensatory density?
Why is this proposal even being entertained?

Please do the right thing and do not support this proposal!

Regards,

Nick Parente

- ☒ Copies to Mayor & Council
- ☐ Tabled Item for Council Meeting
- ☐ Correspondence Item for Council Meeting
- ☒ For Information Only
- ☒ For Response Only
- ☒ Copies to CAMP, DSS, DASH, PWT,
TECH, REG

Nasato, Kate

Public Hearing – January 25, 2021
Item 2 – 373 and 375 Clayton Street,
572, 602, 604, 606, 608, and 612
Rochester Avenue, and 390 and 394
Guilby Street

From: Ryan C [REDACTED]
Sent: Sunday, January 10, 2021 7:51 PM
To: Mayor & Council; Clerks Dept
Subject: Proposed High Density Development South of Rochester and West of Guilby – City Planning Reference 18-076

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Mayor and Council,

RE: Proposed High Density Development South of Rochester and West of Guilby – City Planning Reference 18-076

The revised proposal of the high density development by the developer given the short notice does not address the fundamental design of the original proposal which includes 2 multi-level (5 and 6 storey) apartment buildings. There is a significant difference when Townhomes are zoned but developers submit proposals for apartments which put more money in their pockets but changes the density and feel of small communities. I don't think i need to list the many changes and reasons here.

This revised proposal has negatively impacted the trust between residents and the City as it does not meet the OCP requirements for the area. The addition of multi-level (5 & 6 storey) apartments within the development degrades the overall quality and livability of the proposed development. The changes from townhomes to apartments does not help to address the issue of the "missing middle" (townhomes) which Coquitlam's Council recognized is important to attract young families.

The change from the OCP is dramatic. The Guilby road alignment is a small portion of the total development, and the developer seeks to be over-compensated for this road dedication with much greater density.

In addition, I feel that the City's Heritage preservation program is being abused by developers as this is a prime example which overrides the OPC process. The Developer wants to increase the development floor area by over 60% over the usually allowable density for this type of development in order to compensate for preserving 3 houses of questionable heritage value. This is totally unacceptable.

During the September, 2020 Council meeting, Council asked the Developer to prepare an alternate development proposal that did not include heritage homes. This request appears to have been ignored.

I reject this proposal for the apartment buildings and request the developer provide proper notice so we as a community can address our concerns. We already have massive high rises which are slated to be completed this year which are now taking up our skyline which will further densify and congest this area.

Regards,

Concerned Resident

Ryan Chin

- ☒ Copies to Mayor & Council
- ☐ Tabled Item for Council Meeting
- ☐ Correspondence Item for Council Meeting
- ☒ For Information Only
- ☐ For Response Only
- ☒ Copies to CMPD, DSS, DSEM, Pw3,

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Nasato, Kate

Public Hearing – January 25, 2021
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From: Brenda Bagan <[REDACTED]>
Sent: Sunday, January 10, 2021 8:05 PM
To: Mayor & Council; Clerks Dept; Brenda Bagan
Subject: Rochester/Guilby Development

Follow Up Flag: Follow up
Flag Status: Flagged

- ☒ Copies to Mayor & Council
- ☐ Tabled Item for Council Meeting
- ☒ Correspondence Item for Council Meeting
- ☒ For Information Only
- ☐ For Response Only
- ☒ Copies to CMPD, DDS, DSEM, Rm 3,
Th. H. Rly

Dear Mayor Stewart and Council,
Re: Rochester Avenue and Guilby Street

Every neighbourhood, at some point during its life, needs change. The neighbourhood cycle of life does not escape even bricks and mortar. Once perfect pockets of beautifully kept, even quintessential heritage homes, become overgrown and dilapidated, leaving themselves open for degradation.

We have such pockets in West Coquitlam. But beyond these pockets of our neighbourhood are uncharacteristically larger than average lots. Larger than average homes. And larger than average conifers making it arguably one of the most desirable neighbourhoods in Coquitlam.

But let's focus on those pockets. Specifically Project 18-076 Rochester/Guilby. Original OCP plans were to develop townhouses. But I understand, that has changed. Changed to become condos instead of townhouses. Well, it's either about money or density or both for the decision to change to condos. Density might be true if it weren't for the adjacent 37 acre City of Lougheed with up to 20 towers enabling high density of 10,000 more homes. So there are plenty of little boxes to house people in, with close proximity to the skytrain. So no, this couldn't be it.

I am in favour that these little pockets need change and density, but more importantly they need housing density that creates a family atmosphere, a community-minded feel where their kids can walk a safe distance to their neighbourhood school. Yes, it would be a townhouse, a ladder up from the condo mom and dad sold so their kids can sleep in a bedroom of their own and maybe a fresh patch of grass under their feet.

Quality townhouses that are the next step up for families. Keep the coherence and the pride you see in this family neighbourhood in those pockets and the people and prices for these townhouses will follow. It is an exclusive neighbourhood close to everything, absolutely everything, and I need our City to treasure it and oversee it to retain its integrity.

I am opposed to Project 18-076 Rochester/Guilby-Developer Allaire: 373/375 Clayton, 572-612 Rochester, 390/394 Guilby.

Yours respectfully,
Brenda Bagan
763 Rochester Avenue

Nasato, Kate

From: Dawne Waddell [REDACTED]
Sent: Sunday, January 10, 2021 11:32 PM
To: Mayor & Council
Subject: Development Proposal at 373/375 Clayton Street 572/602/604/606/608/612 Rochester and 390/394 Guilby Street (Proj 18-076)

Dear Mayor and Council,

Densification!! It's been the main subject in our neighbourhood for too many years!! Every plan has been altered and more new buildings added onto original plans. Exaggerated plans have substituted what began as more simple ones. Instead of promised Townhomes, continued pressure for multi storey apartments. As the months go by, more plans are announced to crowd in more density; this is NOT how we envision our neighbourhood!!

We are not aware, nor are we in agreement with three so called heritage homes in our area; what was the criteria used to label these homes?

What is the rush? Why are we given so little time in which to respond and study the plans in our own neighbourhood? Why are the plans constantly altered?

Densification is ruining our single home neighbourhood; ugly high rises, with little style or attractive architecture, loom in all directions. We still question how the future, when so many buildings are completed, will affect those of us in single detached homes. Where will the families go for schools, sports, parks, leisure activities, extra parking for a second vehicle or friends? How will the Fire Department handle the sky rises?

We are being squeezed; so many lovely character homes, quickly sold, are slowly replaced by multi use buildings. What will happen to the lovely gardens, trees, and views? These are significant changes, unattractive and unnecessary.

We are NOT IN FAVOUR OF DENSIFICATION!!

Regards,
Dawne Waddell
425 Donald Street

- ☒ Copies to Mayor & Council
- ☐ Tabled Item for Council Meeting
- ☐ Correspondence Item for Council Meeting
- ☒ For Information Only
- ☐ For Response Only
- ☒ Copies to C. Waddell, D. Sch. Am. 3.
RLM, T. G.

Nasato, Kate

Public Hearing – January 25, 2021
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From: Bill Waddell [REDACTED]
Sent: Monday, January 11, 2021 1:07 AM
To: Mayor & Council; Clerks Dept
Subject: Rochester / Guilby Rezoning Application

Follow Up Flag: Follow up
Flag Status: Flagged

- ☒ Copies to Mayor & Council
- ☐ Tabled Item for Council Meeting
- ☐ Correspondence Item for Council Meeting
- ☒ For Information Only
- ☐ For Response Only
- ☒ Copies to CANDIDATES, DSEM, AWC?
TELM, RWG

Mayor Stewart and Coquitlam Councillors,

It's almost Sunday midnight and I'm writing again, after an hour in the rain to collect data for this letter because, again, we in the west austin neighbourhood have been given little to no notice that council plans to hear a supposedly newly amended application for development of the subject area.

My last letter expressing opposition to the development application to build 5 & 6 story apartment buildings in this area zoned for townhouses received a response to the effect that you, mayor and council, can not refuse to receive such development applications which are clearly not within the approved development criteria which I believe you call that the Official Community Plan. What is the point of having an OCP if you and council are going to ignore it every time a profiteering developer submits a plan that clearly does not fit the OCP criteria which in this case is townhouses.

A second point raised in your response to my previous letter was that city planning wants to take some land from the developer to realign the current offset at the intersection of Guilby and Rochester and that the city felt obligated to compensate the developer for the lost area. To clarify in my own mind just what is involved here, I measured the offset at the intersection and calculated approximately how much land area the developer would be losing. My calculations show a right angle triangle measuring approximately 17 meters along Rochester X 58 meters along Guilby for about 500 square meters which is about half the size of a building lot in our community. Please correct me if I am very wrong here, but are we in the west austin neighbourhood expected to accept that the city is considering to compensate a developer for the loss of half a single family building lot to the extent of allowing 5 and 6 story apartment buildings in an OCP area designated townhouses. There is absolutely no comparison between the loss of half a building lot and allowing 5 and 6 story apartment buildings in an area zoned townhouses.

May I respectfully suggest that a reasonable compensation would be the monetary value of the area lost to street realignment, which by the way is a tiny fraction of the total area in question, and let the developer build townhouses.

Yours truly,

William Waddell

425 Donald St.

Coquitlam

V3K3Z9

Nasato, Kate

From: OWIMODesign [REDACTED]
Sent: Monday, January 11, 2021 8:21 AM
To: Clerks Dept; Mayor & Council
Subject: Proposed High Density Development South of Rochester and West Guilby - City Planning Reference 18-076 - OPPOSITION

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Mayor and Council,

RE: Proposed High Density Development South of Rochester and West of Guilby – City Planning Reference 18-076

The revised proposal of the high density development by the developer given the short notice does not address the fundamental design of the original proposal which includes 2 multi-level (5 and 6 storey) apartment buildings. There is a significant difference when Townhomes are zoned but developers submit proposals for apartments which put more money in their pockets but changes the density and feel of small communities. I don't think I need to list the many changes and reasons here.

This revised proposal has negatively impacted the trust between residents and the City as it does not meet the OCP requirements for the area. The addition of multi-level (5 & 6 storey) apartments within the development degrades the overall quality and livability of the proposed development. The changes from townhomes to apartments does not help to address the issue of the “missing middle” (townhomes) which Coquitlam’s Council recognized is important to attract young families.

The change from the OCP is dramatic. The Guilby road alignment is a small portion of the total development, and the developer seeks to be over-compensated for this road dedication with much greater density.

In addition, I feel that the City's Heritage preservation program is being abused by developers as this is a prime example which overrides the OPC process. The Developer wants to increase the development floor area by over 60% over the usually allowable density for this type of development in order to compensate for preserving 3 houses of questionable heritage value. This is totally unacceptable.

During the September, 2020 Council meeting, Council asked the Developer to prepare an alternate development proposal that did not include heritage homes. This request appears to have been ignored.

I reject this proposal for the apartment buildings and request the developer provide proper notice so we as a community can address our concerns. We already have massive high rises which are slated to be completed this year which are now taking up our skyline which will further densify and congest this area.

Regards,

Concerned Resident

Anja-Lina Wamser

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- ☒ For Information Only
- ☐ For Response Only _____
- ☒ Copies to CMD, DDS, DSEM, Hmw 3,
T-sh Hg, Tel G

Nasato, Kate

**Public Hearing – January 25, 2021
Item 2 – 373 and 375 Clayton Street,
572, 602, 604, 606, 608, and 612
Rochester Avenue, and 390 and 394
Guilby Street**

From: Adam Sidi [REDACTED]
Sent: Monday, January 11, 2021 9:11 AM
To: Mayor & Council
Subject: Rochester Ave Homes
Attachments: Adam Sidi.docx

Hello,

Please see attached letter.

Thanks,

Adam S
Project Manager
West Coast Building Restoration Inc.
[REDACTED]

Dear Mayor and Council,

My name is Adam Sidi and I am writing to you in support of the proposed development on Rochester Avenue which you will be discussing on Monday. I grew up in the area and still live here today. I know this neighbourhood and I believe that we need new development and new homes. There are a lot of outdated homes that should be renewed. Modern, sustainable home designs like townhouses and mid-rise concrete buildings will be good for the area. They provide better living conditions and new homes for our growing population.

Additionally, as we continue our COVID-19 recovery, new construction jobs and investments in Coquitlam will be good for the city. We need economic growth now more than ever. If we miss opportunities like this, then other municipalities will take that tax revenue and we will miss out.

I believe that this development fits with the OCP and I encourage you to move it forward to a Public Hearing so that more neighbours can voice their support. Thank you.

All the best,

Adam Sidi
93-1430 Dayton Street, Coquitlam BC.

- ☒ Copies to Mayor & Council
- ☐ Tabled Item for Council Meeting
- ☐ Correspondence Item for Council Meeting
- ☒ For Information Only
- ☐ For Response Only
- ☒ Copies to CMRD, DSD, PSC, PWD, PWD?

Rich, ILG

Nasato, Kate

Public Hearing - January 25, 2021
Item 2 - 373 and 375 Clayton Street,
572, 602, 604, 606, 608, and 612
Rochester Avenue, and 390 and 394
Guilby Street

From: Todd Cullum [REDACTED]
Sent: Monday, January 11, 2021 9:38 AM
To: Mayor & Council
Cc: Todd Cullum
Subject: Rochester Ave Homes Development

Dear Coquitlam Mayor and Council,

My name is Todd Cullum and I am writing in support of the proposed development for Rochester Ave Homes at 572-612 Rochester Ave. I live in Coquitlam and I am deeply involved in the community. I care about Coquitlam and our future.

We need to be building higher density housing in Coquitlam, especially this close to transit. The form of the development (townhouses and mid-rise) will allow more people to move in, while respecting the nearby existing homes.

I also support all the newly designated park space from the Burquitlam-Lougheed Neighbourhood Plan. I know that there is a plan to expand nearby Guilby Park, which can only be done with the new tax revenue and developer fees from new development like this.

Thank you very much.

Sincerely,

Todd Cullum
[REDACTED]

936 Selkirk Crescent,
Coquitlam, BC,
V3J 6E5

- ☒ Copies to Mayor & Council
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- ☒ For Information Only
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- ☒ Copies to Council, DSA, DSEN, Rens.

Blm, T.C.

Nasato, Kate

Public Hearing – January 25, 2021
Item 2 – 373 and 375 Clayton Street,
572, 602, 604, 606, 608, and 612
Rochester Avenue, and 390 and 394
Guilby Street

From: Jenny Robinson [REDACTED]
Sent: Monday, January 11, 2021 9:46 AM
To: Stewart, Richard
Cc: Mayor & Council
Subject: Re: : Jan 11, 2021 Council Meeting. Regarding Proposal Planning reference 18-076

818 Austin Ave

Coquitlam, BC

V3K 3N3

11 Jan 2021

- ☒ Copies to Mayor & Council
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- ☐ For Response Only
- ☒ Copies to CHPD, BDS, DSEM, P&S

T.M. T. S.

RE: Proposed High Density Development South of Rochester and West of Guilby – City Planning Reference 18-076

Dear Honourable Mayor Stewart and Coquitlam Councillors:

Mr Stewart, may I first compliment and thank you for your personal responses to my many letters. You write well. In particular your Sep 2020 explanation of what the City expects with regard to development of the property within the southwest corner of Rochester and Guilby, helped clarify the balancing act you undertake between improved infrastructure and the developer's role.

I therefore trust that you and the Council will recognize the excess the developer is trying to take from the City, for the concession of improving the Guilby - Rochester intersection.

In this new proposal Guilby road may wiggle less, but with far too high an increase in density through the 2 apartment buildings and stacked townhomes. Plus the reduced parking allotment, will significantly negate any benefit the changed intersection will provide.

I am particularly concerned by the following negative consequences for Coquitlam residents and families:

1. There is negligible land provision for ground oriented living spaces - the missing middle - that is so scarce for Coquitlam families;
2. This new revised proposal also blatantly far exceeds the FAR and density character of this transition zone neighbourhood. It is so far in excess of the Official Community Plan for the area, to be outrageous.
3. This level of densification risks clogging that intersection with traffic, parked vehicles and restricted visibility so as to render the intersection more dangerous than in its current state.
4. Life in this new development will be undesirable for families, with scant provision for outdoor walkability and relaxation. There is no livable advantage to this proposal.

I recognize the developer's need for compensation for altering Guilby. However, if I, as a lay person, understands Coquitlam's transportation plan and objectives, surely a professional development company would also know the City's infrastructure objectives intimately. A responsible company should have realized this could be a requirement and would have priced a land purchase accordingly.

I have no doubt that at the time of purchase, the developer was also fully aware of the current land use designation as townhomes. To suggest townhome development as being financially unfeasible for the developer, can only be an attempt to dupe City planners and Councillors into approving a significantly higher profit for the company at the expense of provision of livable family oriented communities.

I trust you Councillors will not fall for this blatant disregard of the Official Community Plan. A Community Plan that represents the contract, the trust you have with your Coquitlam residents.

Sincerely

Jennifer Robinson.

On Wednesday, 16 September 2020, 14:02:14 GMT-7, Stewart, Richard <rstewart@coquitlam.ca> wrote:

Dear Ms. Robinson,

Thank you for your email regarding the application by the owners of the properties at the southwest corner of Rochester and Guilby for an amendment to the Official Community Plan (OCP).

On Monday night Council unanimously opposed the application before us, primarily because of concerns over the density. The application will not proceed to Public Hearing.

The process for OCP amendment and rezoning requires several steps, and Monday night (September 14) was the first Council step (called First Reading). That is typically the first time Council sees the application and, as I said, Monday night Council did not agree to First Reading. If Council votes to give an application First Reading, then it gets scheduled for a Public Hearing, at which time the public is asked for their perspective. If, after hearing from the applicant and the public, Council gives the proposal Second and Third Reading, then it goes back to staff to work out the details, a process that takes months. Once the final details are complete, the proposal comes back to Council for a decision on the Final Reading, and to vote on whether to issue a Development Permit (and/or other document such as a Heritage Revitalization Agreement – HRA -- or a Housing Agreement). At any point along that sequence, Council can reject the application. But Council's first opportunity to reject it was on Monday night when it came before us for First Reading. Council unanimously expressed its opposition to the application, and it was referred back to staff.

However, we received a significant number of similar emails on this subject, and I wanted to clear up some perceptions and misconceptions; I know not everyone who wrote may have these, but clarity of the process is important.

"I am surprised that you would consider this again when our feelings have already been presented to you."
and

"Area residents have just been informed that City council is now ready to consider an adjusted proposal..."

This is a new application by a property owner to amend the OCP and zoning for the site, and while it may look quite similar to previous proposals, it is a distinct application. Under legislation, we actually can't prevent the property owner from applying. If someone applies to Council to rezone something, then Council must consider it (we actually are legally required to have open minds on the question).

"This controversial proposal has already been opposed by 95% of area residents who submitted responses last year." "... a 95% rejection rate."

This actually was a different proposal, though it may look very similar to the proposal from 2019. And again, Council can't prevent a property owner from submitting a new application/proposal.

As well, when residents are asked about a proposal like this, we typically see responses mostly from those who are opposed, since those who are OK with a proposal usually aren't motivated to respond. So, such consultation processes aren't actually plebiscites, but Council does appreciate the positions articulated by residents, as they often draw our attention to factors that we otherwise might not have considered.

"Tonight a new proposal is going before the city council without any opportunity for the public to participate in this process."

Again, that process is the same for every application – Council sees the application when it appears on a Council agenda, and our choices are 1) seek resident input through First Reading and a Public Hearing, or 2) reject First Reading. If we give the application First Reading, it then gets advertised publicly and residents are invited to a Public Hearing. But on Monday night the proposal almost didn't make it to discussion by Council, as not one member of Council supported it; the application was sent back.

"It is our understanding that these heritage houses were already listed as heritage buildings when they were purchased by this developer."

Actually, the houses are not "listed as heritage buildings." There are very few protected heritage buildings in Coquitlam, largely because legislation requires a city to compensate a property owner for such designations, a process that can be extremely costly to the taxpayers. As a result, over several decades our city has lost a large portion of our architectural heritage. This Council made the decision to try to encourage preservation of our remaining historic buildings through Heritage Revitalization Agreements, using incentives to support property owners who opt to preserve specific buildings of heritage value rather than demolish them (which, as property owners, is usually their right). Typically such incentives must account for the loss of yield from the designated land use (as the restored house occupies some of the developable land) as well as for the cost of preserving/restoring the house (typically twice the cost/foot of new construction). So, while such houses are usually identified and listed, they aren't protected until the owner agrees to protect them.

OCP

One of the realities that we all face is that this region is growing in population, and that each city must contemplate ways in which it will accept its share of population growth. Here in Coquitlam, we've supported some gentle densification in existing older neighbourhoods, using secondary suites, our Housing Choices program, etc. But most of our share of the region's population growth will be focused near Skytrain stations, such as in the vicinity of the Lougheed Station. As such, our Burquitlam Lougheed Neighbourhood Plan (BLNP) envisions significant densities within approx. 800 metres of the Lougheed station, right up to Guilby.

We have typically not supported changes to the Official Community Plan (which includes the BLNP) unless there is a specific reason why an amendment is appropriate. For example, we've received a number of emails that expressed safety concerns related to the offset of Guilby at Rochester, right next to this property. Staff have been working with the applicant to have them give up approximately a quarter acre of land to allow proper alignment of Guilby north and south of Rochester, an improvement that would benefit Coquitlam residents, particularly those who live near Guilby. However, when we take land for such a benefit, and require the property owner to construct new road infrastructure as a result, we generally try to compensate the property owner by allowing them to retain the density from the land takings. With townhouse uses, though, that is more difficult, since the limiting factor with townhouses generally isn't the density limits of Floor Area Ratio (FAR) but the land area itself. As such, allowing the property owner to build the number of units envisioned in the OCP on a site, after taking a portion of the site for the new road that we require them to build, generally means changing the building form for a portion of the site.

Similarly, where a property contains buildings of heritage value, the City will sometimes negotiate a Heritage Revitalization Agreement that supports the restoration of the heritage building in return for permission to build the originally-envisioned density on the remainder of the site, along with perhaps some additional density to cover the higher cost of restoration. The point I made Monday night was that of the three houses, the applicant had already agreed to restore two of them when he bought them; it is only for the preservation of the third house that incentives should be used.

Conclusion

In conclusion, the City is contemplating an OCP amendment to permit the fair compensation of the property owner for the realignment of Guilby onto to this private property, and the preservation of the third house of heritage value. Council unanimously agreed on Monday night that the proposal that came before us involved far too much compensatory density, and we sent the proposal back to staff with the instructions that we wanted a better balance. I am hopeful that staff will be able to work out with the proponent an HRA that adequately compensates for the realignment and for the heritage preservation, while retaining the neighbourhood characteristics established in the BLNP and envisioned by you, the neighbours.

Again, thank you for writing to me.

Richard

Richard Stewart, Mayor

City of Coquitlam

From: Jenny Robinson <[REDACTED]>

Sent: Monday, September 14, 2020 10:40 AM

To: Mayor & Council <mayor_council@coquitlam.ca>; Clerks Dept <Clerks@coquitlam.ca>; Planning and Development <PlanningandDevelopment@coquitlam.ca>

Cc: Brian/Sandra Omichinski <[REDACTED]> McBeath, Chris <CMcBeath@coquitlam.ca>

Subject: Re: : Tonight's meeting: City Planning Reference: Proj 18-076

Please include this letter for consideration at tonight's meeting when Project 18-076 is discussed.

818 Austin Avenue

Coquitlam BC

V3K 3N3

14 Sept 2020

Dear Mayor Stewart, City Staff and Councillors:

Re: Proposed High Density Development South of Rochester and West of Guilby - City Planning Reference: Proj 18-076

My suspicions are now completely confirmed. By allowing a repeat first reading of this development proposal, Coquitlam City staff clearly have no respect for the expressed wishes of Coquitlam Citizens.

Instead by endorsing just a superficial alteration to this development plan, which still far exceeds the Official Community Plan guidelines, the staff clearly favour the desires of this out of town developer over and above the negotiated agreement of the actual community. And this despite clearly expressed opposition by a significant number of Coquitlam residents.

That the same proposal is allowed to be presented, with a negligible and insignificant change is an affront to the entire neighbourhood. It is difficult to maintain confidence in City Officials when this type of disregard for the widely publicized Official Community plan is so blatantly allowed.

All I can hope is that Mr Stewart and the City Councillors solidly reject this breach of the Official Community Plan, and insist on adherence to the plan by the developers.

Thank you Sincerely

Jennifer Robinson

Nasato, Kate

From: Kayla Bal [REDACTED]
Sent: Monday, January 11, 2021 9:50 AM
To: Mayor & Council
Subject: Austin Avenue Development
Attachments: Rochester Ave Homes.docx

Hello,

Please see attached for my letter in support of Development on Rochester Avenue, Coquitlam BC.

Best Regards,

Kayla Bal.

REALTOR ®

Laliberte Di Tosto Real Estate Group

Top 10% Greater Vancouver Real Estate Board

Royal LePage West R.E.S

#101-2264 Elgin Avenue

Port Coquitlam, BC V3C 2B2

Phone: [REDACTED]

Email: [REDACTED]

Your referrals of your family, friends, & co-workers is the greatest compliment I could receive!

Re: Rochester Ave Homes Development, Coquitlam, BC

Public Hearing – January 25, 2021
Item 2 – 373 and 375 Clayton Street,
572, 602, 604, 606, 608, and 612
Rochester Avenue, and 390 and 394
Guilby Street

Kayla Bal

2185 Austin Ave
Coquitlam, BC V3K 3R9

Dear Coquitlam City Council,

I am in support of the proposed rezoning for 572-612 Rochester Ave.

I live in Coquitlam, work much of my business in Coquitlam, and hope to continue living and working here. I am happy to see a proposal for some multi-family housing. This type of housing looks nicer, and brings a better balance of people in an area together.

This location is also excellent. It is close to the SkyTrain, and is overall a great location. I support this development, and I support bringing the proposal towards a Public Hearing and other steps along the process. Thank you.

Best regards,

Kayla Bal

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- ☒ Copies to CLIP TO DISTRICT

File City Planner's

Nasato, Kate

Public Hearing – January 25, 2021
Item 2 – 373 and 375 Clayton Street,
572, 602, 604, 606, 608, and 612
Rochester Avenue, and 390 and 394
Guilby Street

From: [REDACTED]
Sent: Monday, January 11, 2021 9:59 AM
To: Mayor & Council
Subject: RE: Item #8 01.11.2021 Additional Homes for Families on Rochester Avenue
Attachments: Letter to Coquitlam City Council 01.11.2021 Rochester Ave. Housing.pdf.docx

Dear Mayor and Council

Please find attached a letter expressing my support for the proposed development on Rochester Avenue that will provide much needed housing in our community.

I am available and happy to discuss my thoughts and hopes at your conveniences.

Regards,

Bruce

Bruce Gibson
[REDACTED]
[REDACTED]

- ☒ Copies to Mayor & Council
- ☐ Tabled Item for Council Meeting
- ☐ Correspondence Item for Council Meeting
- ☒ For Information Only
- ☐ For Response Only
- ☒ Copies to CAPD, DSS, DSCM, PWD, [unclear]

RM. [unclear]

Re: Rochester Ave Homes Development, Coquitlam, BC

Bruce Gibson
838 Rochester Avenue
Coquitlam, BC, V3K 2W2

Dear Mayor Stewart and Coquitlam City Council,

I would like to make known my support for the proposed development at 572-612 Rochester Avenue. I live at 838 Rochester, just three blocks away from the site.

Coquitlam is a growing city in a growing region. More people are moving here each day; once we have recovered fully from COVID-19 it will only grow faster. Housing densification is part of this process, and I like the idea of densification near busy streets. The site on Rochester is close to North Road, and within walking distance of both the SkyTrain and many stores and services.

Most homes in my neighbourhood are filled with two person families, many of whom are empty nesters. It is not sustainable to have a sea of 8,000 to 13,000 sq ft lots reasonably close to mass transit providing housing to only two people. Let densification occur, so that housing more affordable to young families can be created providing the people that have grown up in Coquitlam a better chance of being able to afford to stay here to raise their families.

I urge you to carry this proposal forward to a Public Hearing. I would think that many other locals agree with me, and would like the opportunity to share their voice.

Thank you very much.

Yours truly,

Bruce Gibson

Nasato, Kate

From: MC Moseley <[REDACTED]>
Sent: Monday, January 11, 2021 10:45 AM
To: Mayor & Council; Clerks Dept
Subject: Proposed High Density Development South of Rochester and West of Guilby – City Planning Reference 18-076

Follow Up Flag: Follow up
Flag Status: Flagged

Good morning,

I am writing regarding the proposed high density development south of Rochester and west of Guilby. This is a revised version of the Developer's proposal which was rejected by City Council in September. The Developer reduced the number of total living units from 197 to 184 and did not change the fundamental design of the proposal in that he still wants to build 2 multi-level (5 and 6 storey) apartment buildings.

I understand that the revised proposal will be submitted to the Council today and as a neighbour highly invested in my neighbourhood, community and local schools it's concerning that we were only given 2 short days notice of this submission. I'm sure it's in the beginning stages but our particular area of Coquitlam has a strong group of families committed to protecting our community from being overrun with development that will ruin community safety and schools.

I share the following concerns:

1. The development does not meet the OCP requirements (the governing plan for the area). The OCP was developed only 2.5 years ago and changing it now will impact negatively the trust between the residents and the City.
2. The development is a distortion of the original plan and diminishes the reason for OCP in the first place, which is meant to guide the City in the planning process.
3. The addition of multi-level (5 & 6 storey) apartments within the development degrades the overall quality and livability of the proposed development.
4. The changes from townhomes to apartments does not help to address the issue of the "missing middle" (townhomes) which Coquitlam's Council recognized is important to attract young families.
5. We acknowledge that some land is designated for road improvements and the developer should be compensated, but not to the extent that is proposed. The change from the OCP is dramatic. The Guilby road alignment is a small portion of the total development, and the developer seeks to be over-compensated for this road dedication with much greater density.
6. WANA residents have supported developments that meet OCP designations such as townhomes on Sydney and apartment's on Dansey, which were approved last year.

7. We support protecting legitimate/authentic heritage homes. The City's heritage preservation program is being abused by developers to coerce the City to allow greater densities and override the OCP process, which has negative impacts on the surrounding residents. This proposal is one such example of this abuse. With this proposal the Developer wants to increase the development floor area by over 60% over the usually allowable density for this type of development in order to compensate for preserving 3 houses of questionable heritage value. We think anyone will agree that this is totally unacceptable.

8. During the September, 2020 Council meeting, Council asked the Developer to prepare an alternate development proposal that did not include heritage homes. This request appears to have been ignored.

Thank you for your time and consideration.

Kind regards,

Mary Catherine Moseley
Coquitlam West Community Member
WANA

Sent from Mail for Windows 10

Nasato, Kate

Public Hearing - January 25, 2021
Item 2 - 373 and 375 Clayton Street,
572, 602, 604, 606, 608, and 612
Rochester Avenue, and 390 and 394
Guilby Street

From: JOHN WORSLEY [REDACTED]
Sent: Monday, January 11, 2021 12:34 PM
To: Mayor & Council
Subject: Guilby/Clayton/Rocheste zoning

Dear Mayor and whomever it may concern,

I, resident of W. Coquitlam, at 830 Austin Ave. definately oppose the development plan of townhomes /apartments that is proposed in the Clayton/ Guilby area. Also, leave well enough alone the mentioned heritage homes in this area. I'm totally against anymore housing change that may move its way toward Austin Heights. Thank you.

John Worsley

- ☒ Copies to Mayor & Council
- ☐ Tabled Item for Council Meeting
- ☐ Correspondence Item for Council Meeting
- ☒ For Information Only
- ☐ For Response Only _____
- ☒ Copies to WTD, DDS, DSEN, DWP?

Rein, Rug

Nasato, Kate

From: Glenda dominguez [REDACTED]
Sent: Monday, January 11, 2021 1:03 PM
To: Mayor & Council
Subject: Agenda Item #8 -- Rochester Ave Homes Rezoning

Re: Agenda Item #8 -- Rochester Ave Homes Rezoning

Dear Mayor and Council,

My name is Glenda Dominguez and I live near Brunette/Schoolhouse Rd, close to the development site of Rochester Ave Homes. I drive on Rochester Ave quite often so I am familiar with the area.

I support the development proposal for this site, for a number of reasons.

Firstly, I like the fact that it is not a high-rise. There is a lot of development going on in the Loughheed area, including towers right close to the SkyTrain station. That is appropriate development for the SkyTrain area, and this proposal is appropriate for the immediate area.

Secondly, it will provide a lot more housing in Coquitlam. Most of the housing stock in Coquitlam is single-dwelling and can be expensive, so it is good to be constructing new homes in apartment or townhouse style, that will let more people enter the property market. It is important to build multi-resident housing in addition to single-dwelling, and the Loughheed area makes sense for a bit more high density.

Thank you for hearing my input, and I hope you allow this proposal to move forward.

Yours truly,

Glenda Dominguez
[REDACTED]

202 - 1423 Brunette Ave
Coquitlam
V3K 1G7

- ☒ Copies to Mayor & Council
- ☐ Tabled Item for Council Meeting
- ☐ Correspondence Item for Council Meeting
- ☒ For Information Only
- ☐ For Response Only
- ☒ Copies to CLM, DSS, DSEM, AWR, [unclear]

twk, Telg

Nasato, Kate

Public Hearing - January 25, 2021
Item 2 - 373 and 375 Clayton Street,
572, 602, 604, 606, 608, and 612
Rochester Avenue, and 390 and 394
Guilby Street

From: [REDACTED]
Sent: Monday, January 11, 2021 1:55 PM
To: Clerks Dept
Cc: Mayor & Council
Subject: City planning q8-076

Follow Up Flag: Follow up
Flag Status: Flagged

Salutations:

Again, we are back here again.

The city is insensitive to the residents who are still living in Coquitlam.

The mayor, councils and the city planning officials are placing developer's capital interests all else. This needs to stop.

Please do not grant this application any more attention and reject it.

Any projects of this nature goes against the spirit of conserving heritage houses. To use heritage houses as collateral for higher density mask the developers and the city's intentions: avarice.

Please show courage and grit as elected officials and civil servants of the public. Please reject this application.

Sincerely,
Mr. Wahkee Ting

Sent from my iPhone

- ☒ Copies to Mayor & Council
- ☐ Tabled Item for Council Meeting
- ☐ Correspondence Item for Council Meeting
- ☐ For Information Only
- ☐ For Response Only
- ☒ Copies to AMP, DSD, Punt, Rum, Reg

Nasato, Kate

Public Hearing – January 25, 2021
Item 2 – 373 and 375 Clayton Street,
572, 602, 604, 606, 608, and 612
Rochester Avenue, and 390 and 394
Guilby Street

From: [REDACTED]
Sent: Monday, January 11, 2021 2:27 PM
To: Mayor & Council
Cc: 'Sandra Omichinski'; Clerks Dept
Subject: ROCHESTER/GUILBY REZONING APPLICATION

Follow Up Flag: Follow up
Flag Status: Flagged

Mayor Stewart and Coquitlam Councillors

Here we go again! Last minute consultation with our neighborhood, which by the way, is extremely effected by your decision making. Why have we even bothered with all the OCP plans, when you deem changes constantly. Money wasted.

We are in the middle of a pandemic which has shown us that our hospitals, nurses, doctors can't handle the load as is, I want to know just what plan is in place as we populate the area more than is already being done. Schools, police, fire, traffic congestion are another deep concern for me.

Rochester, is already becoming a main artery to Loughed and North Road. With the widening of Guilby, I suggest Rochester become a local traffic road.

I have read the submissions from Bill Waddell and Dawne Waddell and concur explicitly with their concerns!

Judy Oljaca
401 Ashley Street,
Coquitlam, B.C.
V3K 4B2

P.S. It is interesting that every day for the past year I pass The Heights at Blue Mountain and Austin with signs FOR RENT. Really, is there such a demand?

- ☒ Copies to Mayor & Council
- ☐ Tabled Item for Council Meeting
- ☐ Correspondence Item for Council Meeting
- ☒ For Information Only
- ☐ For Response Only
- ☒ Copies to CHRISTENSEN, P.W.
R.M. Rye

Nasato, Kate

From: Sandra Omichinski [REDACTED]
Sent: Monday, January 11, 2021 3:08 PM
To: Mayor & Council
Subject: Rochester/Guilby/Clayton

Dear Mayor and Council,

RE: City Reference 18-076 Rochester/Guilby/Clayton

Last night in the pouring rain, a Coquitlam resident Bill Waddell who happens to live 2 short blocks from Rochester/Guilby went and physically measured the above properties. Imagine someone so concerned that he would venture out at midnight to take measurements. Please re-read a portion of his email below. He deserves that the Mayor and Council pay attention to his efforts and then justify to Coquitlam residents why the City would approve a massive OCP change. Why the Developer losing out on 500 sq meters (1/2 building lot) would be compensated with such a massive zoning change from Townhousing to 184 units that consists of (2) Apartment buildings, 14 Stacked Apartments (called Townhouses) and 3 old homes moved to the corner of Rochester and Guilby? I'm sure the City can compensate the Developer in a decent and fair way that won't have the residents of Coquitlam in an uproar.

> Bill Waddell says "A second point raised in your response to my previous letter was that city planning wants to take some land from the developer to realign the current offset at the intersection of Guilby and Rochester and that the city felt obligated to compensate the developer for the lost area. To clarify in my own mind just what is involved here, I measured the offset at the intersection and calculated approximately how much land area the developer would be losing. My calculations show a right angle triangle measuring approximately 17 meters along Rochester X 58 meters along Guilby for about 500 square meters which is about half the size of a building lot in our community. Please correct me if I am very wrong here, but are we in the west austin neighbourhood expected to accept that the city is considering to compensate a developer for the loss of half a single family building lot to the extent of allowing 5 and 6 story apartment buildings in an OCP area designated townhouses. There is absolutely no comparison between the loss of half a building lot and allowing 5 and 6 story apartment buildings in an area zoned townhouses.

>

> May I respectfully suggest that a reasonable compensation would be the monetary value of the area lost to street realignment, which by the way is a tiny fraction of the total area in question, and let the developer build townhouses."

>

Regards,
Sandra Omichinski
718 Sydney Avenue

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- ☐ Correspondence Item for Council Meeting
- ☒ For Information Only
- ☐ For Response Only
- ☒ Copies to CMP, DSD, SEM, Pw3
RM, RM 8

Nasato, Kate

Public Hearing – January 25, 2021
Item 2 – 373 and 375 Clayton Street,
572, 602, 604, 606, 608, and 612
Rochester Avenue, and 390 and 394
Guilby Street

From: Joan M. Grdina [REDACTED]
Sent: Monday, January 11, 2021 3:35 PM
To: Mayor & Council
Cc: Clerks Dept
Subject: Proposed Development - City planning ref. 18-076

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Mayor and Councilors,

Please consider our concerns regarding the above proposed development in West Coquitlam – namely South of Rochester and West of Guilby

1. We are opposed to increasing the density, in particular the addition of apartments being 5 to 6 stories in height.
2. We advocate the development of townhomes.
3. We anticipate that Council will compensate the developer for the road improvements of the Guilby Road alignment in a manner that is fair and equitable to both the developer and the City. The developer should not be allowed to increase density with apartments as compensation for the road improvement.
4. We anticipate that Council will support the developer's willingness to include the Heritage houses but, as stated in #3, the developer should not increase density with apartments by means of compensation.
5. Since no alternate plan has been submitted per Council's request during the September, 2020 Council meeting, we ask that Council ask the developer once again to submit an alternate development proposal that does not include heritage houses.

Kindly consider our concerns.

Regards,

Joan and Norman Grdina
775 Rochester Avenue
Coquitlam, BC V3K 2W1

- ☒ Copies to Mayor & Council
- ☐ Tabled Item for Council Meeting
- ☐ Correspondence Item for Council Meeting
- ☒ For Information Only
- ☐ For Response Only
- ☒ Copies to AMPS, DP, DSEM, Plan?
Rum. PUG

Nasato, Kate

From: Jonathan R. Wong [REDACTED]
Sent: Monday, January 11, 2021 3:39 PM
To: Mayor & Council
Subject: Rochester
Attachments: Jonathan Wong.docx

Public Hearing – January 25, 2021
Item 2 – 373 and 375 Clayton Street,
572, 602, 604, 606, 608, and 612
Rochester Avenue, and 390 and 394
Guilby Street

Please see document

--
Regards,
Jonathan R. Wong

- ☒ Copies to Mayor & Council
- ☐ Tabled Item for Council Meeting
- ☐ Correspondence Item for Council Meeting
- ☒ For Information Only
- ☐ For Response Only
- ☒ Copies to CMPD, DDS, DSEM, Rm 3,
Rm. Fee S

Dear Coquitlam City Council,

My name is Jonathan Wong and I live on Rochester Ave in Coquitlam, nearby to the proposed Rochester Ave Homes development between Clayton and Guilby Streets.

I am writing to express my support for this development.

The site is currently vacant and unsafe, so I am happy to see new buildings being proposed for construction. The area in general has many old and unkempt buildings, so it will be good to have new housing constructed to modern standards.

I also like the idea of housing for families—I hear that the new construction will have many units with 2- and 3-bedrooms, suitable for families. This will help keep the Lougheed neighbourhood a good community.

I hope that you agree with me and continue this proposal through the process.

Thank you.

Sincerely,
Jonathan Wong

507-528 Rochester Ave, Coquitlam, BC, V3K 0A2.

Nasato, Kate

From: The Warneboldts [REDACTED]
Sent: Monday, January 11, 2021 3:40 PM
To: Mayor & Council; Clerks Dept
Subject: The Proposed development at Rochester, Guilby, and Clayton – File No. 18 116386 et al

Follow Up Flag: Follow up
Flag Status: Flagged

Mayor and Council
City of Coquitlam,
3000 Guildford Way,
Coquitlam, B.C.,
Canada
V3B 7N2

Re: The Proposed development at Rochester, Guilby, and Clayton – File No. 18 116386

As 40 year residents of our present home on Fairway Street in Coquitlam, we would like to express our opposition to the proposed development at Rochester and Guilby for a mid-rise condominium development in an area that was designated just over two years ago to be for low rise townhouses.

Our understanding was that this area was to be a protective buffer zone but it now seems to represent more density creep into our neighbourhood.

We are particularly concerned about increased traffic on Rochester, about increased traffic around Lord Baden Powell School, and about increased street parking in our neighbourhood.

Thank you for considering our concerns.

Respectfully yours,

Ron and Janice Warneboldt

- ☒ Copies to Mayor & Council
- ☐ Tabled Item for Council Meeting
- ☐ Correspondence Item for Council Meeting
- ☒ For Information Only
- ☐ For Response Only
- ☒ Copies to CHD, DCS, DCEM, RWS,
Rum, Fe

Nasato, Kate

Public Hearing – January 25, 2021
Item 2 – 373 and 375 Clayton Street,
572, 602, 604, 606, 608, and 612
Rochester Avenue, and 390 and 394
Guilby Street

From: Margaret Woosnam [REDACTED]
Sent: Monday, January 11, 2021 4:43 PM
To: Mayor & Council
Subject: Rezoning application

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Mayor and Council Members,

Please note my husband and I are opposed to: The Proposed High Density Development South of Rochester and West of Guilby.
City Planning Reference 18-076.

Sincerely,
Marg & Dave Woosnam
444 Walker Street
[REDACTED]

- ☒ Copies to Mayor & Council
- ☐ Tabled Item for Council Meeting
- ☐ Correspondence Item for Council Meeting
- ☒ For Information Only
- ☐ For Response Only
- ☒ Copies to AMRD, DSS, DSEM, Plan?
Rev. File 8

D. D. S. D. S. E. M. P. m. 7.
R. m. 7. 8

Nasato, Kate

Public Hearing – January 25, 2021
Item 2 – 373 and 375 Clayton Street,
572, 602, 604, 606, 608, and 612
Rochester Avenue, and 390 and 394
Guilby Street

From: A PULLMAN <[REDACTED]>
Sent: Monday, January 11, 2021 4:57 PM
To: Mayor & Council
Cc: Clerks Dept
Subject: Rochester/Guilby rezoning

Follow Up Flag: Follow up
Flag Status: Flagged

I'm wondering how many times our west Austin neighbourhood has to send letters stating that we do NOT want condos built on Rochester/Guilby. We have stated numerous reasons including the increased traffic now using Rochester and Guilby, the population already in this area etc. Erecting condos will just add to this congestion! Our hospitals are over whelmed already, we do not need to add more complexity to the system. Also I notice that all the condos already built in our area are still showing vacancies so why add even more? It's very frustrating constantly having to send these letters when you just go ahead and ignore them and carry on with your own agenda! Please consider townhouses instead of condos.

Joan and Art Pullman
654 Madore Avenue
Coquitlam
Sent from my iPad

- ☒ Copies to Mayor & Council
- ☐ Tabled Item for Council Meeting
- ☐ Correspondence Item for Council Meeting
- ☒ For Information Only
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- ☒ Copies to CMR DSDSEM, PLW?
RLK, TUS

Nasato, Kate

Public Hearing – January 25, 2021
Item 2 – 373 and 375 Clayton Street,
572, 602, 604, 606, 608, and 612
Rochester Avenue, and 390 and 394
Guilby Street

From: Norman Reilly [REDACTED]
Sent: Monday, January 11, 2021 5:16 PM
To: Mayor & Council; [REDACTED]
Cc: Norman Reilly
Subject: Fw: Opposed to 18-076
Attachments: Rochester Ave Development.docx

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Mayor and Council,

Please see attached. Our opinion about the proposed development South of Rochester has not changed since the developer's revised plan still violates the provisions of the plan for the area that has been approved.

One could easily get the impression that it is the goal of the city planning department and the developer to just wait us out in the hope that we get tired or miss the next a deadline to submit opinions.

Respectfully,

Margaret and Norman Reilly.

From: Norman Reilly
Sent: Monday, September 23, 2019 4:51 PM
To: clerks@coquitlam.ca
Cc: mayor_council@coquitlam.ca; [REDACTED] Norman Reilly
Subject: Opposed to 18-076
Dear Mayor and Council,

Please find attached our letter of opposition to the development for Rochester Ave contained in City Planning Reference 18-076.

Margaret and Norman Reilly.

- ☒ Copies to Mayor & Council
- ☐ Tabled Item for Council Meeting
- ☐ Correspondence Item for Council Meeting
- ☒ For Information Only
- ☐ For Response Only
- ☒ Copies to Council, DSS, SEM, Plan 3.

Norm, Reilly

735 Dansey Avenue,
Coquitlam,
B.C. V3K 3G4
23 September 2019.

Dear Mayor and City Councillors,

We would like to protest strongly against the development plan for Rochester Avenue contained in The City Planning reference number: 18-076. It is only one or two years since the city put us through the exercise of a new comprehensive city plan. It is quite ridiculous that the planning department should be entertaining significant changes to a plan for which the ink is barely dry.

Traffic congestion in this area is growing steadily, the major intersections at North Road\Lougheed Highway and at North Road/Austin are already a nightmare. Our area of single family homes is being continually eroded round the edges. We get a growing feeling that the city just wants to squeeze us out.

WE OPPOSE THE PLANNING CONTAINED IN 18-076.

Margaret and Norman Reilly.

Nasato, Kate

Public Hearing - January 25, 2021
Item 2 - 373 and 375 Clayton Street,
572, 602, 604, 606, 608, and 612
Rochester Avenue, and 390 and 394
Guilby Street

From: Paul Lambert [REDACTED]
Sent: Monday, January 11, 2021 5:25 PM
To: Mayor & Council
Subject: Regular Council Agenda Jan. 11, Item #8

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Mayor and Council,

I hope you and your family had a great Christmas break and that everyone is healthy during this time.

I am writing regarding item #8 on tonight's Regular Council Meeting agenda. The proposal is to change the current OCP from townhouses only, to a combination of condos and townhouses. I realize this is an updated proposal after Council gave feedback Sept. 14.

I oppose the structure of the updated proposal and support the original OCP designation for townhouses only. We have already built, approved, or are in the process of approving a large number of new condos in Coquitlam. We have an urgent need for more townhouses and this is an opportunity to meet that need. I believe trading some of these potential townhouses for more new condos is a mistake and not in the best interests of Coquitlam residents overall.

As Council knows I am active in the community and always working to speak with residents and try to understand their positions. I have spoken with many residents recently, both in the immediate neighbourhood in question, as well as the greater neighbourhood of Southwest Coquitlam. A clear majority of residents I have spoken to oppose upzoning areas designated townhouses in the OCP to condos instead.

Thank you for your time and consideration of this position. Sincerely,

Paul Lambert

- ☒ Copies to Mayor & Council
- ☐ Tabled Item for Council Meeting
- ☐ Correspondence Item for Council Meeting
- ☒ For Information Only
- ☐ For Response Only
- ☒ Copies to Council, DSD, DSEM, PW3, TLM, RL 8

Nasato, Kate

Public Hearing - January 25, 2021
Item 2 - 373 and 375 Clayton Street,
572, 602, 604, 606, 608, and 612
Rochester Avenue, and 390 and 394
Guilby Street

From: Joanne Ward [REDACTED]
Sent: Monday, January 11, 2021 5:31 PM
To: Mayor & Council; Clerks Dept
Subject: RE: Proposed High Density Development South of Rochester and West of Guilby - City Planning Reference 18-076
Attachments: J Ward - re 2021 Rochester Guilby Zoning.pdf
Follow Up Flag: Follow up
Flag Status: Flagged

I have attached a letter concerning the rezoning request reference 18-076. I understand there will be Council discussion on this matter later today. Thank you.

Kind Regards,

Joanne Ward
410 Donald Street
Coquitlam, BC
V3K 3Z8

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- ☒ Copies to ALP, DSS, DSE, M. Plur > 3.
TWK, Fil 8

Joanne Ward
410 Donald Street
Coquitlam, BC
V3K 3Z8

January 11, 2021

City of Coquitlam

Via Email to: clerks@coquitlam.ca
mayor_council@coquitlam.ca

RE: Proposed High Density Development South of Rochester and West of Guilby – City Planning Reference 18-076

I am writing regarding the proposed high density development south of Rochester and west of Guilby. My residence, which has been in my family for over 30 years, is an established single family home in a quiet neighbourhood, located fairly close to the property on the application.

I understand the OCP recently designated townhouse zoning for this property, but disagree with the developer's application to include multi-level (5 and 6 storey) apartments as part of this development. Driving past the property today, I viewed the existing "heritage homes" on Rochester, as well as the existing townhouse development on Clayton and tried to visualize the proposed development as presented. It seemed inappropriate to sandwich apartments between existing townhouses and new townhouses. This will degrade what the OCP was meant to accomplish as apartments will greatly impact traffic within the neighbourhood and I believe a townhouse is a much greater draw for young families than apartments. There is no shortage of apartments being built in the surrounding City of Loughheed development.

While I appreciate the developer has revised it's original plan, I feel there is additional revision required and it is necessary to follow the OCP.

I am opposed to the significant zoning change to 5 and 6 storey apartments within the proposed development and request that the application be rejected.

Sincerely,

Joanne Ward

Nasato, Kate

Public Hearing – January 25, 2021
Item 2 – 373 and 375 Clayton Street,
572, 602, 604, 606, 608, and 612
Rochester Avenue, and 390 and 394
Guilby Street

From: meijane quong [REDACTED]
Sent: Monday, January 11, 2021 5:32 PM
To: Mayor & Council
Subject: City planning ref 18-076

Follow Up Flag: Follow up
Flag Status: Flagged

Hello,

Re: proposed high density development south of Rochester and west of Guilby

I would like to voice loudly my opposition to the change of zoning in this area from townhouses to multi apartments. Enough is enough. The people who own HOMES in the surrounding area must heard. We are the ones being affected by the densification. It is time our elected officials listen to their constituents.

Enough.

Meijane Quong
Pembroke Ave
Coquitlam, BC

Sent from my iPad

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THM. TUG

Nasato, Kate

Public Hearing – January 25, 2021
Item 2 – 373 and 375 Clayton Street,
572, 602, 604, 606, 608, and 612
Rochester Avenue, and 390 and 394
Guilby Street

From: Fred Collier [REDACTED]
Sent: Monday, January 11, 2021 5:57 PM
To: Mayor & Council; Clerks Dept
Subject: RE: Proposed High Density Development South of Rochester and West of Guilby - City Planning Reference 18-076

Follow Up Flag: Follow up
Flag Status: Flagged

My wife and I live a 3 minute walk from this proposed development. We've been in this neighbourhood for over 30 years raising a family here. In fact I was born in Coquitlam in 1954 and have seen it change dramatically.

We are opposed to the replacement of town housing with medium rise buildings mainly because we feel there is an opportunity for families to move into a townhouse development in our neighbourhood and raise a family the way we once did. These are an affordable alternative to single family homes and are the reason the OCP zoning designation was originally conceived.

The area around Guilby and Rochester offers families schooling and parks. Another development largely of single bedroom units is not what families need in this day and age. Young parents want to have a reasonable commute with room to grow. They are a vital to the community.

It would seem that the developer, in this case, has convinced the Planning Department that this is the only way forward for the project. They are pushing the limit on building height even if the zoning change is approved.

We need Mayor and Council to stand up for a more diverse community and resist the pressure to maximize profitability over quality of life in Coquitlam.

Fred & Nancy Collier
705 Dansey Ave

- ☒ Copies to Mayor & Council
- ☐ Tabled Item for Council Meeting
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- ☐ For Response Only
- ☒ Copies to WARD 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000
Rick, RUC

Nasato, Kate

Public Hearing – January 25, 2021
Item 2 – 373 and 375 Clayton Street,
572, 602, 604, 606, 608, and 612
Rochester Avenue, and 390 and 394
Guilby Street

From: Maria Masi [REDACTED]
Sent: Monday, January 11, 2021 8:47 PM
To: Mayor & Council
Subject: Rochester and Guilby Development

Follow Up Flag: Follow up
Flag Status: Flagged

December 2020

Coquitlam City Hall
3000, Guildford Way
Coquitlam, BC Canada
V3B 7N2

- ☒ Copies to Mayor & Council
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- ☒ Copies to CMPD, DS, BEN, Pw3,
Fun, File Cy

To Whom This May Concern,

We are writing (with our daughters help!) to express our feelings about the proposed new development we have been aware of in and around Rochester Ave and Guilby Street in West Coquitlam.

As a resident of this area for decades, we are finally beginning to see much needed updates, clean-ups and welcoming new communities within Coquitlam proper. Mainly, we notice these in the area between Como Lake and Austin Avenue closer to North Road. There is a definite need for more of these developments in our city. We enjoy seeing young families able to move here as opposed to across the bridge into Surrey, and this development offers such opportunity with housing types that meet their needs and budget (the younger generations in our family are no longer able to afford single family homes in Coquitlam).

The addition of such a development in this particular neighbourhood would add that updated, clean, community feel that we see over near Como Lake.

We welcome such, with open arms and encourage the City of Coquitlam to approve these types of housing developments so we can continue to see our City grow with young working families, and don't lose all our children and grandchildren to places over the bridge and beyond!

Appreciate your consideration. Should you need further info from us, don't hesitate to contact.

Best,

Nick and Lina Peragine
Foster Ave
Coquitlam, BC
[REDACTED]

Nasato, Kate

Public Hearing - January 25, 2021
Item 2 - 373 and 375 Clayton Street,
572, 602, 604, 606, 608, and 612
Rochester Avenue, and 390 and 394
Guilby Street

From: Elizabeth [REDACTED]
Sent: Monday, January 11, 2021 10:00 PM
To: Mayor & Council
Subject: High density proposal -Guilby

Follow Up Flag: Follow up
Flag Status: Flagged

Regarding the Guilby Street proposal for apartments instead of townhomes:

1. I think the restoration of the 3 (non)heritage houses is not a contribution to family housing since they will be surrounded by density and therefore less livable - not to mention they have little heritage value. People will have easy visible access into outdoor areas and even windows. They would not be desirable dwellings.
2. Families need townhomes - not apartments. Apartments are not child-friendly with elevators and balconies. Families need some grass space and ground level front doors.
3. The Lougheed Mall area has many, many high rise buildings. More than we need or want - especially given Covid.

What we do not have enough of is townhomes.

4. Building high rises in a single family home area also serves to destroy the single family home area by increasing traffic, crime, utility use and aesthetics.
5. It is time to do what is right for families of Coquitlam.

With regards,

Elizabeth Tippe

410 Selman Street

- ☒ Copies to Mayor & Council
- ☐ Tabled Item for Council Meeting
- ☐ Correspondence Item for Council Meeting
- ☒ For Information Only
- ☐ For Response Only
- ☒ Copies to CMPD, DDS, DSEM, F. L. M.

The City Plans 3

Nasato, Kate

Public Hearing – January 25, 2021
Item 2 – 373 and 375 Clayton Street,
572, 602, 604, 606, 608, and 612
Rochester Avenue, and 390 and 394
Guilby Street

From: Jan Street [REDACTED]
Sent: Thursday, January 14, 2021 5:47 PM
To: Clerks Dept
Subject: Allaire- Headwater Rochester Avenue Project

Dear Mayor and Council,

Please approve the project at Rochester, between Clayton and Guilby.

With the way prices are trending, the demand for attainable family housing will only grow. As a result, it is important for us to continue to encourage missing middle growth to help ensure younger generations are not shut out from owning their homes, and that seniors have options to move into new and appropriately sized homes rather than being stuck in a house that is too big and no longer catering to their needs.

I support this project because it is bringing a diverse set of housing to the area, and will provide our key demographics opportunities to live in an area close to shopping and services, as well as located in an area that is commute-friendly.

I support this project and I hope you approve it at Public Hearing.

Thank you,

Jan Street

- ☒ Copies to Mayor & Council
- ☐ Tabled Item for Council Meeting
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- ☒ Copies to CAMP, DSD, DSEM, PWS,

Pat H. Mc G

Nasato, Kate

Public Hearing – January 25, 2021
Item 2 – 373 and 375 Clayton Street,
572, 602, 604, 606, 608, and 612
Rochester Avenue, and 390 and 394
Guilby Street

From: Jennifer Woznesensky [REDACTED]
Sent: Thursday, January 14, 2021 8:31 PM
To: Clerks Dept
Subject: Item 2 amendment re Clayton and Guilby

I am a resident of Guilby and am writing on behalf of myself and my husband Andrew DePedrina to Oppose the application to revise the land use designations as proposed in Biehler 4984, 2021, 4985, 2021, 4986, 2021, and 4987, 2021. The area around our house is awash in stalled developments. It is becoming unsightly and affecting our property values. There is no demand for these properties in our area. They have been too many new buildings built, not enough interest to purchase and a failure of the city and developers to consider the added pressure on community resources by the rampant redevelopment agenda.

Sent from my iPhone

COVID-19 CLIENT UPDATE: Harper Grey continues to provide legal services while prioritizing the health, safety and well-being of our firm members, clients, contacts, and colleagues.

Before attending at our premises, please contact your Harper Grey lawyer to discuss your upcoming visit and explore alternate arrangements such as videoconferencing. In the event that an in-person meeting proves necessary anyone attending at our premises must complete a COVID-19 symptom checklist in accordance with BC Public Health Officer orders.

We wish you strength and resilience during these challenging times and hope that you and your loved ones remain safe and healthy.

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- ☒ Copies to CMAA DSDSEM.Pur 3
F.M. R. S.

John Beauchamp
625 Adler Ave.
V3J 2T5

Dear Mayor and City Council,

My name is John Beauchamp. I live in Coquitlam and I am writing to express my continued support for the development and rezoning proposal at 572-612 Rochester Avenue. This project has already been taking so long. The existing homes are sitting empty on site, which looks derelict and unkempt.

New construction is a necessity and should be expected in a growing city like Coquitlam. It shouldn't take multiple years to acquire permission and permits to construct some simple townhomes and mid-rise apartments.

I know that you understand the tough spot many people are in with housing. It is very difficult to buy a home in Coquitlam due to the limited supply. Constructing more new homes will help with this, especially if they take the place of current homes which are sitting empty.

Thank you for your consideration. I hope you approve this project.

Sincerely,

John Beauchamp

Nasato, Kate

From: K Vanandel-Colbourne [REDACTED]
Sent: Friday, January 15, 2021 6:26 PM
To: Clerks Dept
Subject: Public Hearing for Rochester Avenue Homes, Jan 25th

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Council & Mayor,

I am writing to express my support for the Rochester Ave Homes development proposal. I live to the north of the project, close to Harbour Drive, but I know the area very well.

I really like that there is a way to honour the heritage homes on the site today. They will be in a prominent place, and renovated and restored. That is excellent.

I also support the idea of the apartment style complexes. That area has room to grow, and this is a good place for the mid-rise buildings proposed. I have also seen other homes that Allaire has designed, and I think they're very tasteful and current/modern. These new ones will look just as good.

I hope this project moves through and gets approved.

Thank you for your time.

Yours truly,

Kathy Colbourne

1861 Masset Crt

Coquitlam, BC

V3J 7P1

Sent from my iPad

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- ☐ Correspondence Item for Council Meeting
- ☒ For Information Only
- ☐ For Response Only
- ☒ Copies to CMPD, DSD, SEM, Jan 3.

RM, RM S

Nasato, Kate

Public Hearing - January 25, 2021
Item 2 - 373 and 375 Clayton Street,
572, 602, 604, 606, 608, and 612
Rochester Avenue, and 390 and 394
Guilby Street

From: Kayla Bal [REDACTED]
Sent: Saturday, January 16, 2021 1:39 PM
To: Clerks Dept
Subject: January 25th Public Hearing Agenda Item 2
Attachments: Rochester Homes.docx

Follow Up Flag: Follow up
Flag Status: Flagged

Hello,

Please see attached for my support letter for the Rochester Ave Development.

Best,

Kayla Bal.

REALTOR®

Laliberte Di Tosto Real Estate Group

Top 10% Greater Vancouver Real Estate Board

Royal LePage West R.E.S

#101-2264 Elgin Avenue

Port Coquitlam, BC V3C 2B2

Phone: [REDACTED]

Email: [REDACTED]

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- ☐ Tabled Item for Council Meeting
- ☐ Correspondence Item for Council Meeting
- ☒ For Information Only
- ☐ For Response Only _____
- ☒ Copies to Chapman, Dwyer, Plunkett,
Plunkett, Feig

Your referrals of your family, friends, & co-workers is the greatest compliment I could receive!

Rezoning Public Hearing for Rochester Ave Development

Dear Coquitlam City Council,

I am in support of the proposed rezoning for 572-612 Rochester Ave.

I live in Coquitlam, work much of my business in Coquitlam, and hope to continue living and working here. I am happy to see a proposal for some multi-family housing. This type of housing looks nicer, and brings a better balance of people in an area together.

This location is also excellent. It is close to the SkyTrain, and is overall a great location. I support this development, and I hope that it is approved after the Public Hearing.

Thank you.

Best regards,

Kayla Bal

2185 Austin Ave
Coquitlam, BC V3K 3R9

January 16, 2021

Re: Development Project 18-076

Dear Mayor and Councillors

Proposed developments Projects 18-076 and 18-057 bring into sharp focus some important issues regarding Heritage home designation and highlight the need for Council to consider potential heritage designations in adjacent developments before approving development in one over the other.

Recently, January 11, 2021, Council gave First Reading to the revised development proposal on the property bordered by Rochester, Guilby, Clayton and Shaw streets, Projects 18-076. The developer proposes OCP zoning changes from townhouses to mixed townhouses and apartments be allowed as compensation for the retention on 3 Heritage homes and a re-alignment of a portion of Guilby street.

I am concerned with this decision for the following reasons.

1. Project 18-076 proposes a cluster of 3 Heritage houses on Rochester avenue that offer no amenities to the new community. Instead they detract from the development of a coherent and balanced community of townhouses by allowing construction of two new apartment buildings between existing townhouses on the west side and new townhouses on the east side, contrary to the OCP concept of transition from higher density to lower density moving east from North road.
2. Project 18-057, on the north side of Rochester Avenue, directly across the street from the site of the proposed cluster of heritage houses on the south side, has at 609 Rochester, a large potential heritage house on a large lot. In my opinion, this house has the potential to be a significant heritage asset to Coquitlam and the future, local community. This house could be used as a heritage museum site and could be renovated to provide amenities such as activities areas and community gathering space for residents of the area. Further, the property surrounding the house could provide much needed outside recreation and gathering space for the new higher density local community.

Four heritage houses in one block of Rochester makes no sense.

The smaller heritage houses in Project 18-076 can be commemorated as suggested in the development proposal with a plaque on the South side of Rochester.

A detailed history and photos of these homes and the surrounding area could be included in a future community heritage house on the North side of Rochester.

Please make a visit to the development areas to inform your future decisions on Project 18-076.

I look forward to hearing your comments.

Yours sincerely,

Thomas Thomson

445 Selman street, Coquitlam BC.

- ☒ Copies to Mayor & Council
- ☐ Tabled Item for Council Meeting
- ☐ Correspondence Item for Council Meeting
- ☒ For Information Only
- ☐ For Response Only
- ☒ Copies to CAMPD, DDS, DSEM, TLM
Thomson, P. B.

Nasato, Kate

Public Hearing - January 25, 2021
Item 2 - 373 and 375 Clayton Street,
572, 602, 604, 606, 608, and 612
Rochester Avenue, and 390 and 394
Guilby Street

From: Steve Tindle [REDACTED]
Sent: Sunday, January 17, 2021 3:12 PM
To: Clerks Dept
Subject: January 25th Public Hearing Agenda Item 2

Dear Mayor and Council,

My name is Stephen Tindle and I am writing to express my support for the rezoning and development proposal for 373 and 375 Clayton St and 572, 602, 604 and 606 Rochester Ave. I live in the neighbourhood and I am supportive of this development.

They are retaining heritage homes, and building a mix of townhouses and apartment-style homes. A mix of unit types helps make the neighbourhood lively, and provides more housing close to transit and major roads.

Thank you for hearing my input. I hope you support this project too.

Sincerely,

Stephen Tindle

931 Poirier Street, Coquitlam, BC, V3J 6C
[REDACTED]

- ☒ Copies to Mayor & Council
- ☐ Tabled Item for Council Meeting
- ☐ Correspondence Item for Council Meeting
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- ☒ Copies to CMPD, DDO, DSDM, Item 3,

Robt. Ferguson

Nasato, Kate

Public Hearing – January 25, 2021
Item 2 – 373 and 375 Clayton Street,
572, 602, 604, 606, 608, and 612
Rochester Avenue, and 390 and 394
Guilby Street

From: E. A. (Sandy) Hall [REDACTED]
Sent: Sunday, January 17, 2021 9:39 PM
To: Mayor & Council
Subject: Proposed High Density Development South of Rochester and West of Guilby – City Planning Reference 18-076

We wish to register our vehement opposition to OCP Amendment Bylaw No. 4984, 2021, Zoning Amendment Bylaw No. 4985, 2021, Heritage Revitalization Agreement Authorization Bylaw No. 4986, 2021, and Heritage Designation Bylaw No. 4987, 2021 at 373 and 375 Clayton Street, 572, 602, 604, 606, 608, and 612 Rochester Avenue, and 390 and 394 Guilby Street - Allaire Headwater (Rochester) Residences (PROJ18-076)

This email would have been sent a week ago, but our computer was offline for almost a week in the early part of January.

We have the same concerns as fellow members of the West Austin Neighbourhood Association, namely:

1. The development does not meet the OCP requirements (the governing plan for the area). The OCP was developed only 2.5 years ago and changing it now will impact negatively the trust between the residents and the City.
2. The development is a distortion of the original plan and diminishes the reason for OCP in the first place, which is meant to guide the City in the planning process.
3. The addition of multi-level (5 & 6 storey) apartments within the development degrades the overall quality and livability of the proposed development.
4. The changes from townhomes to apartments does not help to address the issue of the "missing middle" (townhomes) which Coquitlam's Council recognized is important to attract young families.
5. We acknowledge that some land is designated for road improvements and the developer should be compensated, but not to the extent that is proposed. The change from the OCP is dramatic. The Guilby road alignment is a small portion of the total development, and the developer seeks to be over-compensated for this road dedication with much greater density.
6. WANA residents have supported developments that meet OCP designations such as townhomes on Sydney and apartment's on Dansey, which were approved last year.
7. We support protecting legitimate/authentic heritage homes. The City's heritage preservation program is being abused by developers to coerce the City to allow greater densities and override the OCP process, which has negative impacts on the surrounding residents. This proposal is one such example of this abuse. With this proposal the Developer wants to increase the development floor area by over 60% over the usually allowable density for this type of development in order to compensate for preserving 3 houses of questionable heritage value. We think anyone will agree that this is totally unacceptable.
8. During the September, 2020 Council meeting, Council asked the Developer to prepare an alternate development proposal that did not include heritage homes. This request appears to have been ignored.

E. Alexandra Hall and Umberto L. Pagan
732 Sydney Avenue, Coquitlam, BC
[REDACTED]

- ☒ Copies to Mayor & Council
- ☐ Tabled Item for Council Meeting
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- ☒ Copies to CWRD, DSD, DSH, Plm1, Plm2, Plm3, Plm4, Plm5, Plm6, Plm7, Plm8, Plm9, Plm10, Plm11, Plm12, Plm13, Plm14, Plm15, Plm16, Plm17, Plm18, Plm19, Plm20, Plm21, Plm22, Plm23, Plm24, Plm25, Plm26, Plm27, Plm28, Plm29, Plm30, Plm31, Plm32, Plm33, Plm34, Plm35, Plm36, Plm37, Plm38, Plm39, Plm40, Plm41, Plm42, Plm43, Plm44, Plm45, Plm46, Plm47, Plm48, Plm49, Plm50, Plm51, Plm52, Plm53, Plm54, Plm55, Plm56, Plm57, Plm58, Plm59, Plm60, Plm61, Plm62, Plm63, Plm64, Plm65, Plm66, Plm67, Plm68, Plm69, Plm70, Plm71, Plm72, Plm73, Plm74, Plm75, Plm76, Plm77, Plm78, Plm79, Plm80, Plm81, Plm82, Plm83, Plm84, Plm85, Plm86, Plm87, Plm88, Plm89, Plm90, Plm91, Plm92, Plm93, Plm94, Plm95, Plm96, Plm97, Plm98, Plm99, Plm100, Plm101, Plm102, Plm103, Plm104, Plm105, Plm106, Plm107, Plm108, Plm109, Plm110, Plm111, Plm112, Plm113, Plm114, Plm115, Plm116, Plm117, Plm118, Plm119, Plm120, Plm121, Plm122, Plm123, Plm124, Plm125, Plm126, Plm127, Plm128, Plm129, Plm130, Plm131, Plm132, Plm133, Plm134, 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Nasato, Kate

Public Hearing – January 25, 2021
Item 2 – 373 and 375 Clayton Street,
572, 602, 604, 606, 608, and 612
Rochester Avenue, and 390 and 394
Guilby Street

From: John Bailey [REDACTED]
Sent: Monday, January 18, 2021 12:34 PM
To: Mayor & Council
Cc: McBeath, Chris
Subject: Re: Development Proposal at 373 / 375 Clayton Street, 572 / 602 / 604 / 606 / 608 / 612 Rochester Avenue, and 390 / 394 Guilby Street (PROJ 18-076)

January 18, 2021

Dear Mayor and Council:

I am writing to express my continued concern with the Development Proposal at the corner of Rochester and Guilby on a site designated for townhouse development in the OCP. I know that you have received letters from many of my neighbours expressing their continued concern with the project and that it was considered yet again on January 11, 2021. I do not yet know the outcome of that meeting since I have been occupied with other pressing matters in my life. I did want to write to say that the density proposed in this latest plan still remains too high.

The building proposed to front on Guilby is town home in name only and looms over the single family dwellings on the other side of the street. The density in the other two buildings creates far more problems (park space key amongst them) than it creates in benefits. I remain convinced that the ship has sailed long ago on the preservation of the historic buildings the developer proposes, at great cost, to save. The local community was totally unaware they existed other than as an eyesore awaiting total demolition. It remains possible to find a simpler way to remind the current and future generations of the presence of the homes of founding members of Coquitlam in the area. It is always possible to preserve the memory in street names and through some form of monument.

I am in favour of housing that will bring new families into the area. I also favour the efforts the City is making to use the development proposal to straighten Guilby where it meets Rochester. I want the City to keep the density planned in the OCP. I want the City to continue to seek ways of further developing parks and other community space for our neighbourhood. Massive new density will be arriving in our neighbourhood this summer as the Anthem property is completed at the corner of Guilby and Austin. The adjustment we face is huge. We do not need greater density than that already planned and under development. We need time to absorb the changes and to help the City make up for the clear deficiencies in long term planning as those deficiencies become clearer with the arrival of new density.

Thank you,

John Bailey
653 Sydney Avenue
Coquitlam, B.C.

Mobile: [REDACTED]

- ☒ Copies to Mayor & Council
- ☐ Tabled Item for Council Meeting
- ☐ Correspondence Item for Council Meeting
- ☒ For Information Only
- ☐ For Response Only
- ☒ Copies to AMPS, DSD, SEN, P, M, B

Talk to PRC

Nasato, Kate

Public Hearing – January 25, 2021
Item 2 – 373 and 375 Clayton Street,
572, 602, 604, 606, 608, and 612
Rochester Avenue, and 390 and 394
Guilby Street

From: Brendan Perry [REDACTED]
Sent: Monday, January 18, 2021 4:33 PM
To: Clerks Dept
Subject: Allaire - Rochester Ave Project

Dear Mayor and Council,

My name is Brendan Perry, and my wife and I are life-long residents of Coquitlam. I am writing to express our support for the proposal on Rochester Avenue by Allaire and Headwater.

As residents who grew up in the area, we have seen the growth and change in our city, and appreciate that our hometown is now a place where many people are raising their families, just like we are. This neighbourhood is also incredibly convenient, being a short drive away from several highways, a quick walk to trains, shops, and services, and is generally a great place to raise a family. As such I am in support of new developments in the area as that means that more people can live in this area and contribute to its success in the future.

Thanks again and I hope you approve this proposal.

Sincerely,

Brendan Perry

- ☒ Copies to Mayor & Council
- ☐ Tabled Item for Council Meeting
- ☐ Correspondence Item for Council Meeting
- ☒ For Information Only
- ☐ For Response Only
- ☒ Copies to AMR DSD SEM Plan 3
T.M. H. 8

Nasato, Kate

Public Hearing - January 25, 2021
Item 2 - 373 and 375 Clayton Street,
572, 602, 604, 606, 608, and 612
Rochester Avenue, and 390 and 394
Guilby Street

From: Stacey Silgailis [REDACTED]
Sent: Tuesday, January 19, 2021 9:57 AM
To: Clerks Dept
Subject: Allaire & Headwater - Rochester Ave Project Support Letter

Dear Mayor and Council,

I am writing in support of the development proposal by Allaire-Headwater on Rochester Avenue.

I have lived near the proposed development my entire life. I grew up in the area on Walker Street and in 2016 I moved to "The Charland" condo development on Charland Avenue. The project will be great for the area as it will provide an affordable housing option for young families, young professionals, retirees, downsizers, and everything else in between. This is a great location for the project as there are numerous elementary schools nearby. By adding smaller but family friendly housing options, we can keep this neighbourhood diverse and lively. Living in a condo building for the last 4 years, I have seen first hand the benefit it has on building a strong sense of community, something very important for both young families and seniors.

Thank you for bringing this project forward and I look forward to seeing it approved at Public Hearing.

Sincerely,

Stacey Silgailis

- ☒ Copies to Mayor & Council
- ☐ Tabled Item for Council Meeting
- ☐ Correspondence Item for Council Meeting
- ☒ For Information Only
- ☐ For Response Only

☒ Copies to AMP, DDS, DSEM, Plan 3,
File 14, File 5

Nasato, Kate

From: Jonathan R. Wong [REDACTED]
Sent: Tuesday, January 19, 2021 10:25 AM
To: Clerks Dept
Subject: January 25th Public Hearing Agenda Item 2
Attachments: Jonathan Wong (1).docx

Public Hearing – January 25, 2021
Item 2 – 373 and 375 Clayton Street,
572, 602, 604, 606, 608, and 612
Rochester Avenue, and 390 and 394
Guilby Street

Hello,

I hope this finds you well! Please see attached document.

Thank you have a lovely day!

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Regards,
Jonathan R. Wong

- ☒ Copies to Mayor & Council
- ☐ Tabled Item for Council Meeting
- ☐ Correspondence Item for Council Meeting
- ☒ For Information Only
- ☐ For Response Only
- ☒ Copies to CMPD, DSD, DSEM, Plans 3,

Folk, Tel 8

Public Hearing: January 25th

Dear Coquitlam City Council,

My name is Jonathan Wong and I live on Rochester Ave in Coquitlam, nearby to the proposed Rochester Ave Homes development between Clayton and Guilby Streets.

I am writing to express my support for this development proposal.

The site is currently vacant and unsafe, so I am happy to see new buildings being proposed for construction. The area in general has many old and unkempt buildings, so it will be good to have new housing constructed to modern standards.

I also like the idea of housing for families—I hear that the new construction will have many units with 2- and 3-bedrooms, suitable for families. This will help keep the Lougheed neighbourhood a good community.

I hope that you agree with me and approve this proposal.

Thank you.

Sincerely,
Jonathan Wong

507-528 Rochester Ave,
Coquitlam, BC,
V3K 0A2.

Nasato, Kate

Public Hearing – January 25, 2021
Item 2 – 373 and 375 Clayton Street,
572, 602, 604, 606, 608, and 612
Rochester Avenue, and 390 and 394
Guilby Street

From: [REDACTED]
Sent: Tuesday, January 19, 2021 11:20 AM
To: Clerks Dept
Subject: Proposed Development at 572-612 Rochester Ave.

Mayor & Council
3000 Guildford Way
Coquitlam BC
V3B 7N2

- ☒ Copies to Mayor & Council
- ☐ Tabled Item for Council Meeting
- ☐ Correspondence Item for Council Meeting
- ☒ For Information Only
- ☐ For Response Only
- ☒ Copies to AMPD, DSS, DSEM, Dm3,
Edm, PLS

{TODAY'S DATE}

Re: Proposed Development Project at 572-612 Rochester Ave, 373-375 Clayton St and 390-394 Guilby St.

Dear Mayor and Council,

I am unable to attend the public hearing on January 25th, 2021 but wanted to submit my support for the proposed development

It will provide numerous neighbourhood benefits. The realignment of Guilby Street is a much needed transportation upgrade. It will improve traffic and make things safer for pedestrians. It is always better to have a proper intersection with crosswalks and clear sight lines. There will be significant property dedications to the city along the borders, furthering the ability for sidewalks to be widened and improved.

There will be new greenspace and new trees, a new place space for children and this neighbourhood is growing fast, so it is good to see these things included.

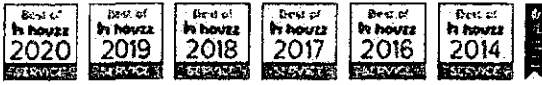
Additionally, the homes will give more options for those looking to move into Coquitlam. It can be so difficult to find a home to buy; more options like townhouses and condos give more people the real chance to make their home here.

I am happy to see the city working with developers to provide real benefits for the neighborhood, and I look forward to the improvements that will be realized here. Thank you.

Kind Regards,
Denise McIntosh
913 Spruce Ave Coquitlam



Denise McIntosh
CTR
Owner/Kitchen & Bath
Designer
[REDACTED]



Nasato, Kate

Public Hearing – January 25, 2021
Item 2 – 373 and 375 Clayton Street,
572, 602, 604, 606, 608, and 612
Rochester Avenue, and 390 and 394
Guilby Street

From: meijane quong [REDACTED]
Sent: Tuesday, January 19, 2021 11:52 AM
To: Mayor & Council; Clerks Dept; Stewart, Richard; Asmundson, Brent; Hodge, Craig; Kim, Steve; Mandewo, Trish; dmardsen@coquitlam.ca; Towner, Teri; Wilson, Chris; Zarrillo, Bonita
Subject: RE: Proposed High Density Development South of Rochester and West of Guilby – City Planning Reference 18-076

I would again like to voice loudly my opposition to the change of zoning in this area from townhouses to multi apartments. Enough is enough. The people who own HOMES in the surrounding area must heard. We are the ones being affected by the densification. It is time our elected officials listen to their constituents instead of bowing to the greed of developers who do not even live in the area and who will not have their families affected,

Enough is enough. I ask again that the mayor and the council listen to the neighbourhood concerns.

Meijane Quong
Pembroke Ave
Coquitlam, BC

- ☒ Copies to Mayor & Council
- ☐ Tabled Item for Council Meeting
- ☐ Correspondence Item for Council Meeting
- ☒ For Information Only
- ☐ For Response Only
- ☒ Copies to AND DDDSEN Plan J

Tim. Rug

Nasato, Kate

Public Hearing – January 25, 2021
Item 2 – 373 and 375 Clayton Street,
572, 602, 604, 606, 608, and 612
Rochester Avenue, and 390 and 394
Guilby Street

From: Bruce Pennington [REDACTED]
Sent: Tuesday, January 19, 2021 11:56 AM
To: Mayor & Council; Clerks Dept
Subject: Public Hearing Jan 25 Rochester & Guilby- City Planning Reference 18-076

Mayor Stewart:

I wanted to let you know I am opposed to the current development proposal at Rochester and Guilby primarily for the reasons outlined below by our Neighbourhood Association. Outside of the density issue I find, by far, the larger issue is one of trust between the citizens of Coquitlam and our elected officials. On balance the current OCP seems reasonable – it seems very unreasonable to approve a much larger development that does not meet the current OCP for the sake of three heritage homes and 12 less apartments. A 62% increase in floor space over what is currently allowed in exchange for three “heritage” homes and land for street alignment is incredibly excessive - the homes in question are not worth saving. I would also question if saving a building façade and not the interior is really saving the home. I am also questioning the value we would be getting for allowing the extra density – you are potentially allowing 5871 more metres of floor space – based on an average sell price of \$750 per square foot the developer is gaining 45 to 50 million in revenue –. I don’t know property development or exact projected selling prices per square foot but I am pretty sure the margins for the developer would make this a very one sided exchange. Even to the layman it is obvious the requested variance is excessive and the proposed “payment” by the developer of little value to the citizens – the proposal by the developer is not even close to being reasonable when compared to what is allowed with the current OCP. The trust we have in our council would be eroded if this proposal goes forward as it is clearly unreasonable. These may seem like small words but you just have to look around the world to see how citizens lacking trust in their government affect societies. In general I am also hoping the council will start to question the wisdom of building a city where a large portion of it citizens will be living in ever smaller apartments that are constructed with less and less greenspace around the buildings – seems like we are starting to warehouse people and not providing places to live.

Sincerely,
Bruce Pennington – longtime resident of Coquitlam

- ☒ Copies to Mayor & Council
- ☐ Tabled Item for Council Meeting
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- ☒ For Information Only
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- ☒ Copies to AMP, DSS, DSEM, Town, Clerk, PwG

- This development does not meet with the current OCP, which is townhousing. Townhouses are what young families need, not apartments, which are abundant in this area.
- The developer is asking for higher density, because he claims that 3 heritage homes will be “saved” and some land will be transferred toward road re-alignment. It should be noted that the 3 small heritage homes will be moved and crammed into one lot. They will remain part of the development and will be sold at market value.
- If the developer did not “save” the heritage homes and did not transfer any land toward the road, they would be allowed to build townhomes with the maximum floor area of 9,477 square meters. The developer is now asking to construct the development with the total floor area of 15,348 m² (including 3 heritage homes). This is 62% increase over what is currently allowed. This is excessive. **Perhaps the sensible approach would be to allow the developer still construct 9,477 square meters of floor space, while maintaining townhome type of development**
- a reduction of 194 apartments to 184 aparments does not even begin to address the density issue -

Nasato, Kate

Public Hearing – January 25, 2021
Item 2 – 373 and 375 Clayton Street,
572, 602, 604, 606, 608, and 612
Rochester Avenue, and 390 and 394
Guilby Street

From: Barry D Franske [REDACTED]
Sent: Tuesday, January 19, 2021 12:24 PM
To: Clerks Dept
Subject: Rochester Development

Re: Proposed HRA Development Project at Rochester Ave

City of Coquitlam Mayor & Council,

I am writing in regards to the rezoning application for 572-612 Rochester Avenue, 373-375 Clayton Street, and 390-394 Guilby Street.

I am looking forward to the renewal of this strip of Rochester Avenue, since some of the existing homes are becoming quite dilapidated. I think this is a prime location to provide some additional family housing in the area. It will improve the look of the neighbourhood, and I have high hopes for the new development proposed by Allaire.

It is wonderful that Guilby Street will be realigned in this process, and will help the City achieve the transportation goals laid out.

I think this is a great project for the neighbourhood.

Thank you,

B.D. Franske
2946 The Dell
Coquitlam BC, V3C3M6

Sent from Mail for Windows 10

- ☒ Copies to Mayor & Council
- ☐ Tabled Item for Council Meeting
- ☐ Correspondence Item for Council Meeting
- ☒ For Information Only
- ☐ For Response Only
- ☒ Copies to CHANDLER Pw3, TLM.
WG

Nasato, Kate

Public Hearing - January 25, 2021
Item 2 - 373 and 375 Clayton Street,
572, 602, 604, 606, 608, and 612
Rochester Avenue, and 390 and 394
Guilby Street

From: ken fuhr [REDACTED]
Sent: Tuesday, January 19, 2021 1:19 PM
To: Clerks Dept; Mayor & Council
Subject: Fwd: Urgent - Public Hearing Jan 25 Rochester & Guilby

Follow Up Flag: Follow up
Flag Status: Flagged

I am skeptical about the entire Public Hearing Process along with the manner in which the OCP was able to get passed for a start, I am sure the developer and friends that benefit from such a project such as realtors are all being asked to write in support of this so not sure what purpose this all serves. Also, not a fan of the mass development in West Coquitlam and my adult children do not want condo living. Last, Mayor and Council have displaced far too many lower income folks from their apartments, I personally could not live with myself doing this but I get the big money drives the agenda.

With respect to this project, my issue has been the length of time abandon homes have been sitting and continue to this day making us look like an American City. The proposal seems to do nothing or far too little with respect to below market units which should be part of any project.

What I feel has so many upset is they feel they have been duped by the fine print buried in the OCP that gives far too much to the developer for saving questionable designated "heritage" homes. I have lived in the area for over 60 years and would not shed a tear if any of these were torn down. The only true heritage home is on the North Side of Rochester and is the large mansion style home with old growth trees on the property. I would say that City Staff have done little in communicating to the group and are all for more development, which is taking the lead from Mayor and Council/Developers. Too bad all levels of government are getting it wrong and continue to pack more people into the Lower Mainland rather than create more economic opportunities outside of it.

I am to the point now that I want out of West Coquitlam and hope to get the big payout that my fellow neighbours received (who are obviously in favour of a project given the \$\$ at stake).

Spare us the talk about gentle densification, urban sprawl and the need for housing for families. This is all about big money outside interests but prove me wrong that the units that have been built are being purchased by locals.

Dear Members of the West Austin Neighbourhood Association (WANA),

RE: Proposed High Density Development South of Rochester and West of Guilby – City Planning Reference 18-076

We are writing with the update regarding the proposed high density development south of Rochester and west of Guilby. The proposal involves construction of mostly multistory apartments, rather than townhomes, as per the existing Official Community Plan, which was approved only 2.5 years ago. The link to the proposal can be found here (the document is large and will take a while to load):

https://coquitlam.ca.granicus.com/MetaViewer.php?view_id=&event_id=958&meta_id=40917

This is what happened to date:

- The proposal was initially presented (first reading) to the Council on September 14, 2020. Prior to the meeting, a lot of residents objected to the proposal and wrote/phoned the mayor and councilors. During the meeting, the council found the proposed density excessive and refused to grant it the first reading. City staff and the developer were instructed to re-work the proposal.
- On January 11, 2021, the proposal was again presented to the Council. Only moderate changes were introduced. The overall number of apartments was only reduced from 192(?) to 184(?). The council granted the first reading and the reading passed without much discussion.

The proposal is going to Public Hearing this coming Monday, January 25, 2021, and may receive the final approval the same day.

Here are the concerns that some of the residents have:

- This development does not meet with the current OCP, which is townhousing. Townhouses are what young families need, not apartments, which are abundant in this area.
- The developer is asking for higher density, because he claims that 3 heritage homes will be “saved” and some land will be transferred toward road re-alignment. It should be noted that the 3 small heritage homes will be moved and crammed into one lot. They will remain part of the development and will be sold at market value.
- If the developer did not “save” the heritage homes and did not transfer any land toward the road, they would be allowed to build townhomes with the maximum floor area of 9,477 square meters. The developer is now asking to construct the development with the total floor area of 15,348 m2 (including 3 heritage homes). This is 62% increase over what is currently allowed. This is excessive. **Perhaps the sensible approach would be to allow the developer still construct 9,477 square meters of floor space, while maintaining townhome type of development.**

If you are concerned about this proposal, you are asked to let the mayor and the council know that. Every letter and every phone call matters. In the past they did pay attention, so please voice your opinion.

The proposal is going to Public Hearing on Monday, January 25 and may receive final approval that day. You need to act now. Please submit or resubmit your email by Friday, January 22 so that your submission becomes part of the Public Hearing. You must send your letter to both email addresses below:

mayor_council@coquitlam.ca and clerks@coquitlam.ca

First e-mail will reach mayor and all councilors. E-mailing City Clerk Office (second e-mail above) will ensure that your letter will be appended to the Public Hearing Package.

Phone/Individual E-mails

You can call/e-mail councilors and mayor individually:

Richard Stewart	604-314-4345	rstewart@coquitlam.ca
Brent Asmundson	604-616-6331	basmundson@coquitlam.ca
Craig Hodge	604-657-7309	chodge@coquitlam.ca
Steve Kim	604-318-3318	skim@coquitlam.ca
Trish Mandewo	604-362-4650	tmandewo@coquitlam.ca
Dennis Mardsen	604-306-0686	dmardsen@coquitlam.ca
Teri Towner	604-218-2276	ttowner@coquitlam.ca
Chris Wilson	604-341-0241	cwilson@coquitlam.ca
Bonita Zarrillo	604-499-7499	bzarrillo@coquitlam.ca

Speaking During the Public Hearing

If you wish to speak you can do so remotely. Please note that due to COVID regulations, public is not allowed to attend council meetings. Here is the page that explains how to register to speak using various platforms (computers, tablets, etc.):

<https://www.coquitlam.ca/728/Public-Hearings>

On the day of the hearing you can watch the meeting on your computer. Please use the following link:

<https://www.coquitlam.ca/720/Watch-Council-Meetings>

We would like to hear from you, as well. Please send us an email to: [REDACTED]

Thank you for your attention and please act now. Stay safe and best regards.

Members of WANA

- ☒ Copies to Mayor & Council
- ☐ Tabled Item for Council Meeting
- ☐ Correspondence Item for Council Meeting
- ☒ For Information Only
- ☐ For Response Only
- ☒ Copies to L. M. D. Sem, PwB

Tom Ferguson

Nasato, Kate

Public Hearing – January 25, 2021
Item 2 – 373 and 375 Clayton Street,
572, 602, 604, 606, 608, and 612
Rochester Avenue, and 390 and 394
Guilby Street

From: Santor Rini [REDACTED]
Sent: Tuesday, January 19, 2021 1:25 PM
To: Clerks Dept
Subject: RE: Public Hearing Jan 25 Rochester & Guilby

Follow Up Flag: Follow up
Flag Status: Flagged

Mayor Stewart & Clerks,

I wanted to let you know I am opposed to the current development proposal at Rochester and Guilby primarily for the reasons outlined below by our Neighbourhood Association. Outside of the density issue I find, by far, the larger issue is one of trust between the citizens of Coquitlam and our elected officials. On balance the current OCP seems reasonable – it seems very unreasonable to approve a much larger development that does not meet the current OCP for the sake of three heritage homes and 12 less apartments. A 62% increase in floor space over what is currently allowed in exchange for three “heritage” homes and land for street alignment is incredibly excessive - the homes in question are not worth saving. I would also question if saving a building façade and not the interior is really saving the home. I am also questioning the value we would be getting for allowing the extra density – you are potentially allowing 5871 more metres of floor space – based on an average sell price of \$750 per square foot the developer is gaining 45 to 50 million in revenue –. I don't know property development or exact projected selling prices per square foot but I am pretty sure the margins for the developer would make this a very one sided exchange. Even to the layman it is obvious the requested variance is excessive and the proposed “payment” by the developer of little value to the citizens – the proposal by the developer is not even close to being reasonable when compared to what is allowed with the current OCP. The trust we have in our council would be eroded if this proposal goes forward as it is clearly unreasonable. These may seem like small words but you just have to look around the world to see how citizens lacking trust in their government affect societies. In general I am also hoping the council will start to question the wisdom of building a city where a large portion of it citizens will be living in ever smaller apartments that are constructed with less and less greenspace around the buildings – seems like we are starting to warehouse people and not providing places to live.

Sincerely,
Chantal Petiot – longtime resident of Coquitlam

Sent from my iPhone

- ☒ Copies to Mayor & Council
- ☐ Tabled Item for Council Meeting
- ☐ Correspondence Item for Council Meeting
- ☒ For Information Only
- ☐ For Response Only
- ☒ Copies to CAO, DS, DSEM, Plu3, Plu4, Plu5

Nasato, Kate

Public Hearing – January 25, 2021
Item 2 – 373 and 375 Clayton Street,
572, 602, 604, 606, 608, and 612
Rochester Avenue, and 390 and 394
Guilby Street

From: S RICHARDS [REDACTED]
Sent: Tuesday, January 19, 2021 1:30 PM
To: Clerks Dept
Subject: Rezoning on Rochester Ave.

Regarding the Rezoning on Rochester Ave.

Dear City Council and Mayor Stewart,

This note is to show support for the proposed development on Rochester Ave. I like the design of this development and believe it will refresh the neighbourhood, similar to the development adjacent to the site across Clayton St.

This is a great way to provide housing in the municipality, and I believe 6 storeys is an appropriate height for the area. The housing diversity by this development would benefit the City, as more the 40% of the homes are 2 or more bedroom units, and offers 3 and 4 bedroom options as well.

This will make an important dent in Greater Vancouver's housing crisis, while delivering housing for small and large families in the process.

Kind regards,

Sandra Richards

2946 The Dell
Coquitlam, BC

- ☒ Copies to Mayor & Council
- ☐ Tabled Item for Council Meeting
- ☐ Correspondence Item for Council Meeting
- ☒ For Information Only
- ☐ For Response Only
- ☒ Copies to CMPD, DSS, DSEM, Pw3,

20th Pw3

Nasato, Kate

Public Hearing – January 25, 2021
Item 2 – 373 and 375 Clayton Street,
572, 602, 604, 606, 608, and 612
Rochester Avenue, and 390 and 394
Guilby Street

From: Rob Simmonds [REDACTED]
Sent: Tuesday, January 19, 2021 2:18 PM
To: 'Brian Omichinski'; Mayor & Council; Clerks Dept
Subject: RE: Urgent - Public Hearing Jan 25 Rochester & Guilby

Importance: High

Hello Mayor,

I will make this as short as possible as I respect your busy day.

Please note that I very strongly agree with our "West Austin Neighbourhood Association" and would only want Town home style of living in our area. There are plenty of apartments been constructed in the area and enough is enough. Please support myself and other residents of the area and stick with the original plan of town homes only!

Thank you

Rob Simmonds
400 Ashley Street

From: Brian Omichinski [REDACTED]
Sent: Tuesday, January 19, 2021 10:09 AM
To: Brian Omichinski
Subject: Urgent - Public Hearing Jan 25 Rochester & Guilby

- ☒ Copies to Mayor & Council
- ☐ Tabled Item for Council Meeting
- ☐ Correspondence Item for Council Meeting
- ☐ For Information Only
- ☐ For Response Only
- ☒ Copies to CARDNO. 05EM. P. 123
TUM. RWG

Dear Members of the West Austin Neighbourhood Association (WANA),

RE: Proposed High Density Development South of Rochester and West of Guilby – City Planning Reference 18-076

We are writing with the update regarding the proposed high density development south of Rochester and west of Guilby. The proposal involves construction of mostly multistory apartments, rather than townhomes, as per the existing Official Community Plan, which was approved only 2.5 years ago. The link to the proposal can be found here (the document is large and will take a while to load):

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This is what happened to date:

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Here are the concerns that some of the residents have:

- This development does not meet with the current OCP, which is townhousing. Townhouses are what young families need, not apartments, which are abundant in this area.
- The developer is asking for higher density, because he claims that 3 heritage homes will be "saved" and some land will be transferred toward road re-alignment. It should be noted that the 3 small heritage homes will be moved and crammed into one lot. They will remain part of the development and will be sold at market value.
- If the developer did not "save" the heritage homes and did not transfer any land toward the road, they would be allowed to build townhomes with the maximum floor area of 9,477 square meters. The developer is now asking to construct the development with the total floor area of 15,348 m² (including 3 heritage homes). This is 62% increase over what is currently allowed. This is excessive. **Perhaps the sensible approach would be to allow the developer still construct 9,477 square meters of floor space, while maintaining townhome type of development.**

If you are concerned about this proposal, you are asked to let the mayor and the council know that. Every letter and every phone call matters. In the past they did pay attention, so please voice your opinion.

The proposal is going to Public Hearing on Monday, January 25 and may receive final approval that day. You need to act now. Please submit or resubmit your email by Friday, January 22 so that your submission becomes part of the Public Hearing. You must send your letter to both email addresses below:

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First e-mail will reach mayor and all councilors. E-mailing City Clerk Office (second e-mail above) will ensure that your letter will be appended to the Public Hearing Package.

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Brent Asmundson	604-616-6331	<u>basmundson@coquitlam.ca</u>
Craig Hodge	604-657-7309	<u>chodge@coquitlam.ca</u>
Steve Kim	604-318-3318	<u>skim@coquitlam.ca</u>
Trish Mandewo	604-362-4650	<u>tmandewo@coquitlam.ca</u>
Dennis Mardsen	604-306-0686	<u>dmardsen@coquitlam.ca</u>
Teri Towner	604-218-2276	<u>ttowner@coquitlam.ca</u>
Chris Wilson	604-341-0241	<u>cwilson@coquitlam.ca</u>
Bonita Zarrillo	604-499-7499	<u>bzarrillo@coquitlam.ca</u>


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We would like to hear from you, as well. Please send us an email to 

Thank you for your attention and please act now. Stay safe and best regards.

Members of WANA

Nasato, Kate

Public Hearing – January 25, 2021
Item 2 – 373 and 375 Clayton Street,
572, 602, 604, 606, 608, and 612
Rochester Avenue, and 390 and 394
Guilby Street

From: OWIMODesign <[REDACTED]>
Sent: Tuesday, January 19, 2021 3:56 PM
To: Mayor & Council; Clerks Dept
Subject: OPPOSITION to Proposed High Density Development South of Rochester and West of Guilby – City Planning Reference 18-076

Follow Up Flag: Follow up
Flag Status: Flagged

- ☒ Copies to Mayor & Council
- ☐ Tabled Item for Council Meeting
- ☐ Correspondence Item for Council Meeting
- ☒ For Information Only
- ☐ For Response Only
- ☒ Copies to OWIMODesign, Jan 3,
TLH, TLG

Dear Mayor and Council Members,

My name is Anja-Lina Wamser and I live at 734 Sydney Avenue with my family. I have already sent an email to you stating my strong opposition regarding the proposed high density development south of Rochester and west of Guilby.

It seems my opposition has not been taken into consideration when the council granted the first reading on 11 January 2021 without much discussion. So, here we go again: I am strongly opposed to this development and have the support of my family and neighbours in this. We do NOT want multistory apartments.

Here are our concerns in more detail:

This development does not meet with the current OCP, which is townhousing. Townhouses are what young families need, not apartments, which are abundant in this area.

The developer is asking for higher density, because he claims that 3 heritage homes will be “saved” and some land will be transferred toward road re-alignment. It should be noted that the 3 small heritage homes will be moved and crammed into one lot. They will remain part of the development and will be sold at market value.

If the developer did not “save” the heritage homes and did not transfer any land toward the road, they would be allowed to build townhomes with the maximum floor area of 9,477 square meters. The developer is now asking to construct the development with the total floor area of 15,348 m2 (including 3 heritage homes). This is a 62% increase over what is currently allowed. This is excessive.

If you need any more information, please don't hesitate to contact me. My family and I will keep voicing our opposition until we are heard.

Kind regards,

Anja-Lina Wamser

Concerned resident at 734 Sydney Avenue

Nasato, Kate

Public Hearing – January 25, 2021
Item 2 – 373 and 375 Clayton Street,
572, 602, 604, 606, 608, and 612
Rochester Avenue, and 390 and 394
Guilby Street

From: MC Moseley <[REDACTED]>
Sent: Tuesday, January 19, 2021 4:18 PM
To: Mayor & Council; Clerks Dept
Subject: Regarding Public Hearing Jan 25 Rochester & Guilby

Good afternoon,

I'm member of the West Austin Neighbourhood Assoc. (WANA) and I'm writing with regards to the Proposed High Density Development South of Rochester and West of Guilby – City Planning Reference 18-076

I am concerned because the proposal involves construction of mostly multistory apartments, rather than townhomes, as per the existing Official Community Plan, which was approved only 2.5 years ago.

This is what happened to date:

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- On January 11, 2021, the proposal was again presented to the Council. Only moderate changes were introduced. The overall number of apartments was only reduced from 192(?) to 184(?). The council granted the first reading and the reading passed without much discussion.

It is my understanding that the proposal is going to Public Hearing this coming Monday, January 25, 2021, and may receive the final approval the same day.

Here are my concerns and that of our surrounding neighbours/residents:

- This development does not meet with the current OCP, which is townhousing. Townhouses are what young families need, not apartments, which are abundant in this area.
- The developer is asking for higher density, because he claims that 3 heritage homes will be "saved" and some land will be transferred toward road re-alignment. It should be noted that the 3 small heritage homes will be moved and crammed into one lot. They will remain part of the development and will be sold at market value.
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It seems more than ever before we are feeling our Coquitlam pocket is at risk of being suffocated with development irresponsibly. You have heard from a number of us and so you know how important it is that we maintain a quality of life in this neighbourhood, which means responsibly adding housing options that doesn't cause additional issues for neighbourhood security, school capacities (which are at an absolute max!), park space for families, parking. I have lived in this neighbourhood for almost 18 years and have raised our young children here. Our family is still young and we wish to stay here and enjoy the security and neighbourhood feel that we have been so fortunate to be a part of all these years. We're watching the face of this community change with pressures of developers that are thinking only of the dollars to be made on the project. This is irresponsible and should absolutely be looked at by council with a wholistic healthy community approach.

Thank you for your time and consideration.

Mary Catherine Moseley

- ☒ Copies to Mayor & Council
- ☐ Tabled Item for Council Meeting
- ☐ Correspondence Item for Council Meeting
- ☐ For Information Only
- ☐ For Response Only
- ☒ Copies to AMP, DDS, DSEM, PW?
RWH, RIC

Nasato, Kate

Public Hearing – January 25, 2021
Item 2 – 373 and 375 Clayton Street,
572, 602, 604, 606, 608, and 612
Rochester Avenue, and 390 and 394
Guilby Street

From: Mike [REDACTED]
Sent: Tuesday, January 19, 2021 8:47 PM
To: Clerks Dept
Subject: Public Hearing Item 2: Rochester Ave Rezoning

Dear Mayor and Council,

My name is Michael Chan and I support the development proposal at 572-612 Rochester Ave, which will provide 179 new homes for residents seeking to purchase a home in Coquitlam. I live in Coquitlam with my family, but I am well aware that we are in a housing crisis here in Coquitlam, and elsewhere in the region. We are simply not constructing enough housing to keep up with demand. Plenty of people would happily choose Coquitlam as their home, but they cannot find a reasonably-priced house to purchase here.

We must save the single-family homes worth keeping (heritage) and build more dense housing forms where appropriate, like townhomes and mid-rise apartments. The development proposal at 572-619 Rochester Ave is within a 10-15 minute walk of the Skytrain, includes appropriate housing forms, and will allow the retention and restoration of three heritage homes. It ticks all the boxes.

Thank you for supporting the construction of new homes like these ones. I hope you will consider my input when making your decision.

Sincerely,

Michael Chan

918 Charland Ave

Coquitlam BC

- ☒ Copies to Mayor & Council
- ☐ Tabled Item for Council Meeting
- ☐ Correspondence Item for Council Meeting
- ☒ For Information Only
- ☐ For Response Only
- ☒ Copies to CMDR D. D. SEN, Panel 3
R.M. FUS

Public Hearing – January 25, 2021
Item 2 – 373 and 375 Clayton Street,
572, 602, 604, 606, 608, and 612
Rochester Avenue, and 390 and 394
Guilby Street

Mayor & Council
3000 Guildford Way
Coquitlam BC
V3B 7N2

{TODAY'S DATE}

Re: Proposed Development Project at 572-612 Rochester Ave, 373-375 Clayton St and 390-394 Guilby St.

Dear Mayor and Council,

I am not able to attend the public hearing on January 25th, 2021 but want to submit my support for the proposed development.

This development will provide numerous neighbourhood benefits. One that stands out is the realignment of Guilby Street. The realignment of Guilby Street is a much needed transportation upgrade. Improving the traffic flow with clear sightlines and a proper intersection with marked crosswalks will create a much safer environment for pedestrians. There will also be significant property dedications to the city along the borders, furthering the ability for sidewalks to be widened and improved.

There will be new greenspace with trees and a new play space for children. This neighbourhood is growing fast, so I'm pleased to see these amenities included.

These proposed homes will give more options for those looking to move into Coquitlam. It is so difficult to find an affordable home in this market to have more options like townhouses and condos gives people/families a real possibility to make their home here.

I am pleased to see the city working with developers to provide definite benefits for the neighbourhood,

Thank you.

Barbara Backs
1045 Smith Avenue
Coquitlam B.C. V3J 2X9

- ☒ Copies to Mayor & Council
- ☐ Tabled Item for Council Meeting
- ☐ Correspondence Item for Council Meeting
- ☒ For Information Only
- ☐ For Response Only
- ☒ Copies to CITY OF COQUITLAM 3

R.M. FC

Nasato, Kate

Public Hearing – January 25, 2021
Item 2 – 373 and 375 Clayton Street,
572, 602, 604, 606, 608, and 612
Rochester Avenue, and 390 and 394
Guilby Street

From: Ifat Hamid [REDACTED]
Sent: Wednesday, January 20, 2021 10:41 AM
To: Clerks Dept
Subject: Headwater Rochester Ave Development

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Coquitlam Mayor and Council,

My name is Ifat Hamid and I am in full support of the development proposal on Rochester Ave.

I live in Maillardville, but I grew up on Shaw Ave which abuts the development site. So I am very familiar with the area.

I support this developer proposal because people on my generation cannot afford single-family homes. I would love to live in this neighbourhood again, but there is no way I could afford any of the homes there today.

I also work in construction and demolition, so I know how important those jobs are. I would be excited to see new homes go up here, because it would mean jobs for the community. These jobs are especially important as we continue recovery from COVID-19.

Thank you very much for hearing my input, and I hope you approve this project.

Sincerely,
Ifat Hamid

- ☒ Copies to Mayor & Council
- ☐ Tabled Item for Council Meeting
- ☐ Correspondence Item for Council Meeting
- ☒ For Information Only
- ☐ For Response Only
- ☒ Copies to CAMP ROSEN, Pm 3,
WM. RWC

Nasato, Kate

Public Hearing – January 25, 2021
Item 2 – 373 and 375 Clayton Street,
572, 602, 604, 606, 608, and 612
Rochester Avenue, and 390 and 394
Guilby Street

From: Wahid Mojaddidi
Sent: Wednesday, January 20, 2021 11:04 AM
To: Clerks Dept
Subject: Rochester ave project - headwater allaire

Follow Up Flag: Follow up
Flag Status: Flagged

Dear City of Coquitlam,

My name is Wahid Mojadidi and I would like to voice my support for the Headwater project on Rochester Ave.

I live in Burquitlam and have lived in Coquitlam for most of my life so I am quite familiar with the area. The proposed plan of housing is a great solution to the costly real estate market. A project like this will provide a solution for my generation to have the opportunity to purchase a home and be able to start a family close to where I grew up.

I am also pleased to hear that the three existing heritage homes on the site will be restored in the process of revitalizing this neighbourhood, and realigning Guilby Street. This development is a good fit for the neighbourhood, and will transition well to the neighbouring townhomes.

Excited to see this project come to fruition!

Best regards,

Wahid Mojadidi

722 Lea Ave
Coquitlam, BC
V3J4H5

Sent from my iPhone

- ☒ Copies to Mayor & Council
- ☐ Tabled Item for Council Meeting
- ☐ Correspondence Item for Council Meeting
- ☐ For Information Only
- ☐ For Response Only
- ☐ Copies to Wahid Mojadidi, PwS, RkH, RWG

Nasato, Kate

Public Hearing – January 25, 2021
Item 2 – 373 and 375 Clayton Street,
572, 602, 604, 606, 608, and 612
Rochester Avenue, and 390 and 394
Guilby Street

From: Thomas Thomson
Sent: Wednesday, January 20, 2021 11:56 AM
To: Mayor & Council
Cc: Clerks Dept
Subject: Public hearing Project 18-076

Re: project 18-076 and other Southwest Coquitlam Development Projects

Mayor and Councillors:

We appreciate as our elected representatives you are drowning in technical development proposals, costing issues, and often conflicting advise from staff and citizen. Please know we are grateful for your service and passion for our community. We hope our comments will help to inform your decisions.

In Southwest Coquitlam we are experiencing a rush of high density development guided we trust by our Overall Community Plan. Recently, however, we have been unsettled by modifications to the OCP, which appear to erode the spirit of the process.

What is lost when single family homes disappear and how do we compensate?

The loss of single family homes results in the loss of considerable green space; front and back yards, trees, gardens and outside recreation and socialisation spaces. Places that children play safely under parental supervision, places that families can gather, places that let folks enjoy a small connection with nature, birds and local wildlife, solitude, gardening, privacy, peace and quiet. The benefits to physical and mental health are incalculable, especially apparent in this COVID time.

We are concerned that in our rush to densification, decisions based on density, FARs, building height, etc., seem to override considerations of the liveability of these emerging neighbourhoods. The outside spaces seem all concrete and asphalt. There are no green spaces, community gardens, gathering places, natural play areas.

We don't expect this with high rises or apartments but we do expect them with townhouses, which should offer some of the benefits of single family homes.

We would like to see city council demand better plans from developers.
We ask council to resist apartment creep and deviations from the OCP.

Please act now to demand better development proposals.

Thomas and Christa Thomson
445 Selman street
Coquitlam, BC

- ☒ Copies to Mayor & Council
- ☐ Tabled Item for Council Meeting
- ☐ Correspondence Item for Council Meeting
- ☒ For Information Only
- ☐ For Response Only
- ☒ Copies to CHRISTA THOMSON

Nasato, Kate

Public Hearing – January 25, 2021
Item 2 – 373 and 375 Clayton Street,
572, 602, 604, 606, 608, and 612
Rochester Avenue, and 390 and 394
Guilby Street

From: Doug Arnett <[REDACTED]>
Sent: Wednesday, January 20, 2021 3:13 PM
To: Clerks Dept
Subject: Potential Rochester Avenue Development

Jan 20 2021

Dear Mayor and Council

At the Council Meeting on Monday Jan, 25th, 2021, I would like to express my support for this Project on Rochester Ave, Clayton Street and Guilby Street by Allaire Group.

The Lougheed and North Road Area corridor is a vital and growing area of Coquitlam. I have viewed this area and feel strongly that a development of Low Rise buildings and TownHouses would be a very beneficial development. And a welcome choice of housing from so many extreme Hi Rise buildings of 20 floors and up that are being built in this area.

Allaire Group is a respected Company with a reputation for quality construction

Please consider these factors when making your decision.

Thank you,

Ann Arnett

111- 2721 Atlin Place

Coquitlam BC Vec 5B1

- ☒ Copies to Mayor & Council
- ☐ Tabled Item for Council Meeting
- ☐ Correspondence Item for Council Meeting
- ☒ For Information Only
- ☐ For Response Only
- ☒ Copies to AMP, DSS, M. P. 3.

Ther. R. G.

Nasato, Kate

**Public Hearing – January 25, 2021
Item 2 – 373 and 375 Clayton Street,
572, 602, 604, 606, 608, and 612
Rochester Avenue, and 390 and 394
Guilby Street**

From: Penny/Walter Sivucha [REDACTED]
Sent: Wednesday, January 20, 2021 2:21 PM
To: Clerks Dept

Penny/Walter Sivucha <[REDACTED]>

to mayor_council, clerk

Dear Mayor and Council Members,

We were disappointed to hear that the new proposal for development has passed first reading. We are still in agreement with the OCP plan that originally called for Townhome developments, This would fit into the neighbourhood and add needed housing for families without impacting negatively. We believe that apartments in this area would not be enhancing the neighbourhood.

It is our understanding that there are 3 heritage homes on this plot of land and that these impact on the amount of units that can be constructed. I wonder how much impact this would have on the overall development of the land and would there be significant financial loss to warrant 4 or 5 story apartments. I am sure the homes could be configured so that townhomes could still be built. Some thought and determination could mitigate any loss of income that would occur with building townhomes.

We strongly oppose apartment development and welcome construction of townhomes.

Sincerely

Dr and Mrs W J Sivucha

- ☒ Copies to Mayor & Council
- ☐ Tabled Item for Council Meeting
- ☐ Correspondence Item for Council Meeting
- ☒ For Information Only
- ☐ For Response Only
- ☒ Copies to AMP, DDS, DSEM, Pm3
Ruth. TC

Nasato, Kate

Public Hearing – January 25, 2021
Item 2 – 373 and 375 Clayton Street,
572, 602, 604, 606, 608, and 612
Rochester Avenue, and 390 and 394
Guilby Street

From: Dave Chapman <[REDACTED]>
Sent: Wednesday, January 20, 2021 2:38 PM
To: Clerks Dept
Subject: Rochester Development

Re: Rochester Ave Homes Rezoning and HRA Proposal

Dear Mayor Stewart and Coquitlam City Council,

My name is David Chapman. I live in Coquitlam and I am a property owner and tax payer on Charland Ave, near Blue Mountain St and Austin Ave.

I am writing in support of the rezoning and HRA application for Rochester Ave.

This part of Coquitlam is trending in a new direction. It's a very livable area, with transit, shops, and amenities. Lots of people want to make their home in the neighbourhood. But it is financially prohibitive to relocate to Coquitlam if all the homes are single-family homes. They are simply too expensive.

I support new multi-family homes for this area. It makes sense. We want to extend the opportunity to more people to be able to enjoy the neighbourhood. Thank you.

Sincerely,

Dave Chapman
[REDACTED]

- ☒ Copies to Mayor & Council
- ☐ Tabled Item for Council Meeting
- ☐ Correspondence Item for Council Meeting
- ☒ For Information Only
- ☐ For Response Only
- ☒ Copies to [REDACTED]

Relly, R. J.

Nasato, Kate

Public Hearing – January 25, 2021
Item 2 – 373 and 375 Clayton Street,
572, 602, 604, 606, 608, and 612
Rochester Avenue, and 390 and 394
Guilby Street

From: Samir Virani [REDACTED]
Sent: Wednesday, January 20, 2021 2:44 PM
To: Clerks Dept
Subject: "Allaire", "Rochester Ave Project"
Attachments: Samir - Letter.docx; ATT00001.htm

Hi,

Please see attached the letter regarding the "Allaire", "Rochester Ave Project"

Regards,

Samir Virani

- ☒ Copies to Mayor & Council
 - ☐ Tabled Item for Council Meeting
 - ☐ Correspondence Item for Council Meeting
 - ☒ For Information Only
 - ☐ For Response Only
 - ☒ Copies to Council, Mayor, Clerk, Public, etc.
- Rel. PUG

Mayor & Council
3000 Guildford Way
Coquitlam BC
V3B 7N2

January 17, 2021

Re: Proposed HRA Development Project at 572-612 Rochester Ave, 373-375 Clayton St and 390-394 Guilby St.

Dear Mayor Stewart and Council,

I am unable to attend the public hearing on January 25th, 2021 but want to submit my support for the proposed development.

Not only will it help increase the housing supply it will also create numerous neighbourhood benefits.

The realignment of Guilby Street is a major undertaking that is long overdue. This much needed transportation upgrade will improve traffic and make things safer for pedestrians by increasing sightlines.

The relocation and restoration of the three heritage houses will help build on Coquitlam's growing heritage inventory. I am a member of the Vancouver Golf Course so to see one of the houses belong to Manny Gueho one of the original greenskeeper for the golf course is great to see

Lastly, the range of housing options will provide opportunity for a wide range of new home owners looking to move into Coquitlam.

I am happy to see the City working with developers to provide real benefits for the neighbourhood, and I look forward to the improvements that will be realized here. I am also looking to purchase my first home in this development.

Yours Truly,

Samir Virani

1329 Cornell Ave
Coquitlam BC
V3J 2Z8

A blacked-out redacted signature.

Nasato, Kate

From: Macdougall, Zachary [REDACTED]
Sent: Wednesday, January 20, 2021 4:04 PM
To: Clerks Dept
Subject: Allaire Headwater - Rochester Ave Project

Dear Mayor and Council,

I am writing to support the project by Allaire Headwater at the corner of Rochester Avenue and Guilby Street in Coquitlam.

I understand that the proposal will include significant upgrades to the street network, with over 10,000 sf of land dedicated to the City for sidewalks and a re-alignment of Guilby Street. As a long-time resident of the area (dating back to 1998) a revitalization is much needed. The modernization of the area will help create a more liveable and family friendly neighbourhood. Having lived in the neighbourhood for many years, I know the potential the area has to offer its resident but find it disappointing to see the area fall behind other parts of the city. A redevelopment/revitalization effort is exactly the rebranding the area needs. Infrastructural upgrades like these are often dependent on development as you understand, and I appreciate that the application isn't just doing the bare minimum.

I also like the addition of more housing here which are more attainable for young professionals and small families, who will benefit from the close proximity to shopping and restaurants, schools, and the Skytrain station. This development is important to ensure that our communities stay vibrant and lively and grows together with the rest of the city.

Thank you,

Zach MacDougall, CIM® | Investment Advisor | RBC Wealth Management | RBC Dominion Securities Inc. | T.

[REDACTED]
1055 West Georgia Street, 32nd Floor, Vancouver, BC V6E 3P3 |

Aneesah Karim | Assistant | [REDACTED]

www.rbc.com/zachary.macdougall

- ☒ Tabled Item for Council Meeting
- ☒ Correspondence Item for Council Meeting
- ☒ For Information Only
- ☒ For Response Only
- ☒ Copies to [REDACTED]

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Nasato, Kate

Public Hearing – January 25, 2021
Item 2 – 373 and 375 Clayton Street,
572, 602, 604, 606, 608, and 612
Rochester Avenue, and 390 and 394
Guilby Street

From: Iqbal Virani <[REDACTED]>
Sent: Wednesday, January 20, 2021 4:38 PM
To: Clerks Dept
Subject: Allaire Rochester Project
Attachments: Mohamed V Letter.docx

Hi,

I would like to express my support for the Rochester Allaire Project. I hope this letter is able to find its way to the Mayor and City Council.

Sincerely,

Mohamed Virani

- ☒ Copies to Mayor & Council
- ☐ Tabled Item for Council Meeting
- ☐ Correspondence Item for Council Meeting
- ☒ For Information Only
- ☐ For Response Only
- ☒ Copies to GM PD, DDS, DSEM, Planner 3,
File M, File C

Hello Mr. Mayor and City Council,

I am writing you in regards to the development at Rochester, Clayton and Guilby Street.

I am fully in support of this project getting approved.

I have been a long time Coquitlam business owner and its great to see more housing be created in Coquitlam in such a well thought out development. It is always challenging to find young and new employees due to the lack of adequate housing in the area. I am in the process of expanding my business and look forward to projects like this to help drive my business and also house my employees.

By having Condo's and townhouses with shared amenities it will help create a diversity of residents that is needed to create a vibrant community. With 1, 2, 3 & 4 bedrooms available, this will provide options for young professionals, young families, downsizers and everything in between.

This development would be a great addition to this evolving community and I hope Council supports it!

Mohamed Virani
1329 Cornell Ave
Coquitlam BC
V3J 2Z8

Nasato, Kate

From: stephanie stapleton <[REDACTED]>
Sent: Wednesday, January 20, 2021 5:39 PM
To: Mayor & Council
Cc: Clerks Dept
Subject: Fwd: Proposed High Density Development South of Rochester and West of Guilby – City Planning Reference 18-076

Good day,

We have been advised by our community association, WANA, that this proposal has passed first reading with very minor changes to the original proposal with hardly any discussion by Council. Please see the email I submitted on January 10/21 regarding this development proposal. My husband and I remain extremely opposed to a high density apartment building development in this area of Rochester Avenue. It's currently zoned for townhomes and this is what's needed in this area instead of apartment buildings of which there are many already being constructed in the surrounding area. A high density apartment building located here is just too much density encroaching into the existing mostly single family home neighborhood. Townhomes would suit the location much better as indicated in the existing OCP. Our concern is the developer is wanting to construct a development with floor area of 15,348 m2 which is a 62% increase over what is currently allowed. This is excessive and shouldn't even be considered an option.

Please see further comments in our email below.

Sincerely

Stephanie and Wayne Stapleton

Sent from my iPad

- ☒ Copies to Mayor & Council
- ☐ Tabled Item for Council Meeting
- ☐ Correspondence Item for Council Meeting
- ☒ For Information Only
- ☐ For Response Only
- ☐ Copies to CMPD, DOS, DSEN, Pm 3

Begin forwarded message:

From: stephanie stapleton <[REDACTED]>
Date: January 10, 2021 at 4:40:25 PM PST
To: mayor_council@coquitlam.ca
Cc: clerks@coquitlam.ca
Subject: Proposed High Density Development South of Rochester and West of Guilby – City Planning Reference 18-076

Good afternoon,

My husband and I have resided at 801 Rochester since 1982. We have been witness to many changes in the surrounding neighborhood over the years. We strongly understand and support the need to increase residential density to provide and maintain affordable housing, however it must be in the done in right setting / location and not at detriment to existing well established neighborhoods. We **strongly oppose** the above noted high density development proposal for Rochester and Guilby.

The developer seems intent on asking for amendments to the existing OCP designations and submit proposals that include multiple story apartment buildings. We believe this proposal will come at great cost to the Rochester corridor by way of increased traffic and congestion in the Rochester/Guilby intersection regardless of the proposed Guilby re-alignment. High density apartment buildings are just not conducive to this area of Rochester. Any developer proposals submitted should be limited to townhomes as indicated for this area in the original OCP.

Also we are skeptical of the value of the developer's plan to maintain the three "heritage houses". I'm not sure if these houses are over 60 years old but regardless, they don't seem to possess any special cultural heritage value where they are currently located.

As a side note, it seems our neighborhood association WANA are not being notified of the Developer's submissions to council in a timely manner allowing for resident feedback. They were given just 2 days notice of this most recent submission which is not an acceptable amount of time for residents to respond. This gives my husband and I cause to worry that eventually the developer's proposals will not come to our attention in time for any resident responses at all and pardon the pun, be bulldozed through council for lack of resident response.

The developer obviously wants to make as much money as possible but as mentioned in our email to you dated September 14, 2020 - "It is incumbent on you and council to keep existing well established neighborhoods intact and save the high density projects for other more commercially oriented areas such as Austin or North Road. Please don't ruin our neighborhood for developer greed".

Sincerely

Stephanie and Wayne Stapleton.

Sent from my iPad

Nasato, Kate

From: [REDACTED]
Sent: Wednesday, January 20, 2021 6:08 PM
To: Clerks Dept
Subject: Allaire/Headwater Rochester developement

Dear Mayor and Council,

My name is Alvin Lee and I am writing to support the development of more housing in Coquitlam, along Rochester Avenue.

I have lived here for 30 years and have seen our city grow. In that time, we have seen our hometown become increasingly out of reach for younger people like me, who will have a difficult time owning a home, especially as a single-occupant household. The Tri-Cities are a desirable area; lots of people want to move here and enjoy the parks and amenities that we have. This project will allow more people to make Coquitlam their home, and establish themselves here. I am hoping to be able to own my own home in a couple of years' time, and I'm hoping to be able to stay here in Coquitlam rather than having to move far away from my community. The fact of the matter is that young people cannot afford to buy single-family homes anymore, that's just not a reality anymore. We need more density, building gentle density developments like the one proposed by Headwater which has apartments, townhouses, and even heritage homes on site – I hope you encourage others like it if they ever come across your desk.

In conclusion, I hope that you please approve this project and give young people a chance to live and own in Coquitlam.

Thank you,
Alvin Lee

- ☒ Copies to Mayor & Council
- ☐ Tabled Item for Council Meeting
- ☐ Correspondence Item for Council Meeting
- ☒ For Information Only
- ☐ For Response Only
- ☒ Copies to GMPD, DDS, DSEM, Planner 3
File M, File C

Nasato, Kate

Public Hearing – January 25, 2021
Item 2 – 373 and 375 Clayton Street,
572, 602, 604, 606, 608, and 612
Rochester Avenue, and 390 and 394
Guilby Street

From: Tom Berrow <[REDACTED]>
Sent: Wednesday, January 20, 2021 6:40 PM
To: Clerks Dept
Subject: Guilby Street Development
Attachments: Guilby letter 2.docx

Please consider the attached letter as support in favour of the Guilby Street Development.

Regards,

Tom Berrow



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- ☒ Copies to Mayor & Council
- ☐ Tabled Item for Council Meeting
- ☐ Correspondence Item for Council Meeting
- ☒ For Information Only
- ☐ For Response Only
- ☒ Copies to GMPD, DDS, DSEM, Planner 3,
File M, File C

Dear City of Coquitlam:

Public Hearing for New Development on Rochester Avenue, Clayton Street and Guilby Street

As a Coquitlam resident I am happy to hear about the proposed development at Rochester Ave. The three heritage houses on the site are no longer in great condition so it will be great to see these retained and restored. It is very important to see history getting preserved. They will be a great addition to the City for years to come.

It also seems like a major benefit to the City for Guilby Street to be realigned through this proposal, this intersection has been a nuisance for a while.

It is also nice to see that the developer is contributing funds to increase the size of Guilby Park as well as the other funds that they are contributing.

It seems to be a well thought out project and I feel that the higher density housing is needed both in Coquitlam and in area's in proximity to rapid transit.

For all these reasons, I hope to see the project approved by Council.

Best,

Tom Berrow

667 Colinet Street

Coquitlam

Draft Letter – Adam Richter

Dear Mayor and Council,

I am in support of the project at Rochester Avenue between Guilby and Clayton.

I grew up in the area, in fact, my dad still lives about a block or so away from the school nearby. I am in support of this proposal because I would love to one day be able to move back to the area, but am finding it very difficult to do so with housing prices in the area being the way they are. I am in support of this proposal because I believe that with more homes being sold in the area, there is a greater opportunity for me to one day come back to the area where I lived for over 20 years.

I am sure that I am not alone – please approve this project and help folks find the opportunity to move back to Coquitlam.

Sincerely,
Adam Richter

AR

- ☒ Copies to Mayor & Council
- ☐ Tabled Item for Council Meeting
- ☐ Correspondence Item for Council Meeting
- ☒ For Information Only
- ☐ For Response Only
- ☒ Copies to CHD, DSD, DSEM, DMB

REM, PLS

Draft Speaking Notes – Adam Richter

- ❖ Good evening, I am in support of the project
- ❖ I grew up in the area and had to move away because Coquitlam had become too expensive.
- ❖ If there were more affordable options in the area, I certainly would return
- ❖ I am here to say that we need housing options for our younger folks, or they will be forced out of our communities.
- ❖ My dad still lives in the area, about a block away from the school – it'd be nice if I could come back here and be close to family.
- ❖ Thanks for your time

Nasato, Kate

Public Hearing – January 25, 2021
Item 2 – 373 and 375 Clayton Street,
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Rochester Avenue, and 390 and 394
Guilby Street

From: Nancy Church <[REDACTED]>
Sent: Wednesday, January 20, 2021 6:59 PM
To: Clerks Dept
Subject: Allaire/Rochester Ave Project

- ☒ Copies to Mayor & Council
- ☐ Tabled Item for Council Meeting
- ☐ Correspondence Item for Council Meeting
- ☒ For Information Only
- ☐ For Response Only
- ☒ Copies to GMPD, DDS, SEM, Planner 3
File M, File C

Dear Mayor and Council,

Re: Proposed Development Application on Rochester Ave

My name is Nancy Church and I have lived in Coquitlam for 35 years. I am writing to you today in regards to the HRA Development Project on Rochester Ave. I am in full support of this development.

All three of my children went to school and grew up in Coquitlam. Developments like these will allow them to also raise a family without have to move far away.

We need more housing in Coquitlam, and this is a quality location for it, just ten minutes' walk to Lougheed SkyTrain station. It's close to lots of shops and restaurants along North Road. There are already other apartments and townhouses in the area, so it fits with the neighbourhood.

I also really like that they are going to keep and update the heritage houses. It will keep some nice single-family homes in the area, while also helping to grow the area.

I hope council will approve this development

Regards,
Nancy Church
2025 Winter Crescent

Sent from my iPad

Nasato, Kate

From: Tom Berrow [REDACTED]
Sent: Wednesday, January 20, 2021 7:49 PM
To: Clerks Dept
Subject: Proposed HRA Development Project @ Rochester Ave.

Re: Proposed HRA Development Project at Rochester Ave

Dear Mayor and Council,

My name is Shannon Berrow and am a proud resident of the Tri-Cities. I am writing to you today in regards to the HRA Development Project on Rochester Ave. I am in full support of this development.

As a previous resident of Coquitlam, now in Port Moody, with plans to return to my hometown in the near future, I still frequent the area of the proposed development. As a young girl I spent a lot of time in a home on Guilby - one of the proposed homes to keep as a heritage home - and whenever I drive by I have fond memories, however the area feels quite run-down.

As such, I believe a facelift is well overdue. This is a unique and interesting project and will of course improve the value of the area.

Sincerely,

Shannon Berrow

302-2525 Clarke Street

Port Moody, BC

- ☒ Copies to Mayor & Council
- ☐ Tabled Item for Council Meeting
- ☐ Correspondence Item for Council Meeting
- ☒ For Information Only
- ☐ For Response Only
- ☒ Copies to GMPD, DDS, DSEM, Planner
File M, File C



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Nasato, Kate

From: Mary Lou Berrow <[REDACTED]>
Sent: Wednesday, January 20, 2021 9:24 PM
To: Clerks Dept
Subject: Rochester/Guilby Proposed Development Project

To The City of Coquitlam:

Public Hearing for New Development on Rochester Avenue, Clayton Street and Guilby Street

As a long time Coquitlam resident, I am happy to see the proposed development at Rochester Ave.

One of the three heritage houses was where my daughter spent many days at her friends and it would be nice to see it restored. It is very important to see history getting preserved and be able to hold onto those memories.

I see the developer is contributing funds to improve Guilby Park as well as other funds for upgrading the area

It is also good to see that Guilby Street would be realigned through this proposal, this intersection has been a challenge.

It seems to be a positive project for the area and I feel that the higher density housing is needed to improve this tired area of Coquitlam. It is within walking distance to SkyTrain which is an added bonus for this project

It is my hope to see the project approved by Council.

Best Regards

MaryLou Berrow

667 Colinet Street

Coquitlam

- ☒ Copies to Mayor & Council
- ☐ Tabled Item for Council Meeting
- ☐ Correspondence Item for Council Meeting
- ☒ For Information Only
- ☐ For Response Only
- ☒ Copies to GMPD, DDS, DSEM, Planner 3
File M, File C

Nasato, Kate

From: Erfan Dibaenia <[REDACTED]>
Sent: Thursday, January 21, 2021 7:59 AM
To: Clerks Dept
Subject: Headwater Projects - Rochester Ave

Dear Mayor Stewart and Coquitlam City Council,

As a citizen concerned for the state of our City's affordability issues and worsening housing crisis, I was pleased to learn of the development application submitted by Headwater Projects. I think it is a great idea to develop these aging lots into something that will contribute to the City's housing stock, and understand that it provides options to a variety of household sizes. This way, families can be accommodated in a suitable neighbourhood for their needs without paying exorbitant prices for a single-family home.

In addition, I am looking forward to the proposed realignment on Guilby Street, which would be accomplished through the scope of this project.

Best,

Erfan Dibaie
570 Emerson St, Coquitlam

- ☒ Copies to Mayor & Council
- ☐ Tabled Item for Council Meeting
- ☐ Correspondence Item for Council Meeting
- ☒ For Information Only
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- ☒ Copies to GMPD, DDS, DSEM, Planner 3,
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Nasato, Kate

Public Hearing – January 25, 2021
Item 2 – 373 and 375 Clayton Street,
572, 602, 604, 606, 608, and 612
Rochester Avenue, and 390 and 394
Guilby Street

From: Robert McKenzie
Sent: Thursday, January 21, 2021 10:20 AM
To: Mayor & Council
Cc: [REDACTED] Clerks Dept
Subject: Proposed High Density Development South of Rochester and West of Guilby - City Planning Reference 18-076

Dear Mayor and City Councillors,

I am writing to you to express my opposition to the proposed high-density development south of Rochester and west of Guilby. The proposal involves construction of mostly multistory apartments, rather than townhomes.

This proposal does not meet the requirements of the current OCP for this area, which specifies townhouses. Townhouses are the agreed to transition from higher density housing to lower density housing that we as a neighbourhood, fought for and council approved only 2.5 years ago.

The developer is asking for higher density because he claims that 3 heritage homes will be "saved" and some land will be transferred toward road re-alignment.

If the developer did not "save" the heritage homes and did not transfer any land toward the road, they would be allowed to build townhomes with the maximum floor area of 9,477 square meters.

The developer is now asking to construct the development with the total floor area of 15,348 m² (including 3 heritage homes). This is a 62% increase over what is currently allowed.

This is an excessive increase and the developer's reasons are not good enough to be exempt from the OCP.

It should be noted that the 3 small heritage homes will be moved and crammed into one lot. They will remain part of the development and will be sold at market value.

An acceptable compromise would be to allow the developer to construct 9,477 square meters of townhome floor space and exclude the 3 heritage homes' floor space from the 9,477 maximum.

I strongly urge council to reject this high-density proposal as it doesn't meet the needs of our community.

Sincerely,

Robert McKenzie
430 Selman Street

- ☒ Copies to Mayor & Council
- ☐ Tabled Item for Council Meeting
- ☐ Correspondence Item for Council Meeting
- ☒ For Information Only
- ☐ For Response Only
- ☒ Copies to City Clerk Re M. RUC

**Public Hearing – January 25, 2021
Item 2 – 373 and 375 Clayton Street,
572, 602, 604, 606, 608, and 612
Rochester Avenue, and 390 and 394
Guilby Street**

From: Karen McKenzie [REDACTED] Guilby Street
Sent: Thursday, January 21, 2021 10:23 AM
To: Mayor & Council
Cc: Clerks Dept
Subject: Proposed High Density Development South of Rochester and West of Guilby - City Planning Reference 18-076

Dear Mayor and City Councillors,

I am writing to you to express my opposition to the proposed high-density development south of Rochester and west of Guilby. The proposal involves construction of mostly multistory apartments, rather than townhomes.

This proposal does not meet the requirements of the current OCP for this area, which specifies townhouses. Townhouses are the agreed to transition from higher density housing to lower density housing that we as a neighbourhood, fought for and council approved only 2.5 years ago.

The developer is asking for higher density because he claims that 3 heritage homes will be "saved" and some land will be transferred toward road re-alignment.

If the developer did not “save” the heritage homes and did not transfer any land toward the road, they would be allowed to build townhomes with the maximum floor area of 9,477 square meters.

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This is an excessive increase and the developer's reasons are not good enough to be exempt from the OCP.

It should be noted that the 3 small heritage homes will be moved and crammed into one lot. They will remain part of the development and will be sold at market value.

An acceptable compromise would be to allow the developer to construct 9,477 square meters of townhome floor space and exclude the 3 heritage homes' floor space from the 9,477 maximum.

I strongly urge council to reject this high-density proposal as it doesn't meet the needs of our community.

Sincerely,

Karen McKenzie
430 Selman Street

- ☒ Copies to Mayor & Council
☐ Tabled Item for Council Meeting
☐ Correspondence Item for Council Meeting
☒ For Information Only
☐ For Response Only _____
☒ Copies to _____

Nasato, Kate

Public Hearing – January 25, 2021
Item 2 – 373 and 375 Clayton Street,
572, 602, 604, 606, 608, and 612
Rochester Avenue, and 390 and 394
Guilby Street

From: Joan M. Grdina [REDACTED]
Sent: Thursday, January 21, 2021 11:11 AM
To: Mayor & Council; Clerks Dept
Cc: 'Brian/Sandra Omichinski'
Subject: FW: Proposed Development - City planning ref. 18-076

Dear Mayor and Councilors,

Further to our e-mail below, we wish to add that we have no objection to allowing the developer to neither save the heritage houses nor transfer any land toward changing Guilby Street and allow the construction of 9,477 square metres of floor space and maintain only town houses rather than including apartments.

Please consider our opinions.

Thank you,

Joan and Norman Grdina
775 Rochester Avenue
Coquitlam, BC V3K 2W1

From: Joan M. Grdina
Sent: January 11, 2021 3:35 PM
To: 'mayor_council@coquitlam.ca' <mayor_council@coquitlam.ca>
Cc: 'clerks@coquitlam.ca' <clerks@coquitlam.ca>
Subject: Proposed Development - City planning ref. 18-076

- ☒ Copies to Mayor & Council
- ☐ Tabled Item for Council Meeting
- ☐ Correspondence Item for Council Meeting
- ☒ For Information Only
- ☐ For Response Only
- ☒ Copies to Ward 10 DS PSEH Plan

Rich. P. J.

Dear Mayor and Councilors,

Please consider our concerns regarding the above proposed development in West Coquitlam – namely South of Rochester and West of Guilby

1. We are opposed to increasing the density, in particular the addition of apartments being 5 to 6 stories in height.
2. We advocate the development of townhomes.
3. We anticipate that Council will compensate the developer for the road improvements of the Guilby Road alignment in a manner that is fair and equitable to both the developer and the City. The developer should not be allowed to increase density with apartments as compensation for the road improvement.
4. We anticipate that Council will support the developer's willingness to include the Heritage houses but, as stated in #3, the developer should not increase density with apartments by means of compensation.
5. Since no alternate plan has been submitted per Council's request during the September, 2020 Council meeting, we ask that Council ask the developer once again to submit an alternate development proposal that does not include heritage houses.

Kindly consider our concerns.

Regards,

Joan and Norman Grdina

775 Rochester Avenue
Coquitlam, BC V3K 2W1

Nasato, Kate

Public Hearing – January 25, 2021
Item 2 – 373 and 375 Clayton Street,
572, 602, 604, 606, 608, and 612
Rochester Avenue, and 390 and 394
Guilby Street

From: Sandra Omichinski [REDACTED]
Sent: Thursday, January 21, 2021 11:18 AM
To: Mayor & Council; Clerks Dept
Subject: PUBLIC HEARING SUBMISSION Jan 25 - Opposed to Proj 18-076

Dear Mayor and Council,

We are opposed to Project 18-076. We want the current OCP to remain in place and have TOWNHOMES built

Less than 3 years ago, the City adopted the BNLP to guide them through the massive changes West Coquitlam was about to experience. West Austin residents were heavily involved in this process. The Planning Department sold us on the BNLP because we were offered a tiny "Buffer Zone" between the massive buildings and our quiet neighbourhood. The Buffer zone was Townhousing. Residents walked away from that process happy with their Buffer zone and knowing that they helped to secure Townhousing for young families that was so badly needed in our area.

Need for Townhouses in West Austin

West Austin needs Townhouses for young families. The City zoned a small area for Townhouses and we need to keep this valuable and limited zoning in place.

Residents need to trust their City Council

Residents rely on the OCP to make all kinds of decisions for themselves and their families. How can a family feel safe and secure when the City is trying to change the zoning in which they live? These zoning changes have enormous impacts on residents and the OCP needs to be honoured. It seems like the City is swayed far too easily by DCC's and building concrete jungles rather than the needs of their residents. What's the point of OCP's if the City doesn't stand behind them?

Guilby Alignment

The City and residents both agree on the Guilby Street alignment. The Developer knows this and is trying to get everything they can for it. The more density they get the more money they make. Again, it seems like the Planning Department has gone along with the Developer's request rather than trying to protect the OCP and the residents in the area.

What's the problem?

The City and residents all want the Guilby alignment. The Developer is strong arming the City and pushing for 62% more density. It was shocking to witness the January 11 Council meeting where just two Council members asked questions about this Development. One question was about the height of the proposed development (which no answer was given by the Planners) and the other questions about the underground servicing required for the Guilby alignment. Let's be clear the reason why residents are strongly opposed to this development is **because of the excessive density** the Developer is asking for and **loss of precious and badly needed townhousing in the area**. The Developer made a feeble attempt to placate Council and residents by dropping the units from 197 to 184 units.

What's the solution?

Lower the Density the Developer is asking for.

1. The Developer paid in total \$16.1M for all 10 lots so that's 1.6M per lot.
2. The Guilby Alignment only requires ½ of a lot so that works out to \$800,000.
3. Build Townhouses along Rochester and Guilby and then allow stacked Townhouses along Clayton.

HRA Beware

Residents have no desire for 3 old homes with 2 basement suites crammed together in one lot for our community. That's 5 housing units in one crammed area. How do those homes constitute Heritage designation when they've been turned into 5 housing units? That's a huge stretch. The HRA is merely a means to increase density by 62%. The neighbourhood receives no added benefit but has more apartment buildings that are already abundant in our area.

Residents must trust their Council. Council must stand by their word.

In these very troubling times, the last thing residents need is to have their City betray them. Council promised our "Buffer Zone" and they need to stand by their word. Life is very scary for residents these days and Council should not be adding to people's stress. Your decision comes down to this basic decision. Does Council and the Planning Department keep its word to the residents of West Austin? Or does Council break its word so the Developer gets to make more money.

Sandra Omichinski
718 Sydney Avenue

- ☒ Copies to Mayor & Council
- ☐ Tabled Item for Council Meeting
- ☐ Correspondence Item for Council Meeting
- ☒ For Information Only
- ☐ For Response Only
- ☒ Copies to CMPD, DDS, DSEM, PlanR
Tim R

Nasato, Kate

Public Hearing – January 25, 2021
Item 2 – 373 and 375 Clayton Street,
572, 602, 604, 606, 608, and 612
Rochester Avenue, and 390 and 394
Guilby Street

From: martin jones [REDACTED]
Sent: Thursday, January 21, 2021 12:00 PM
To: Clerks Dept
Subject: Allaire Rochester development

Dear Mayor and City council,

My name is Martin Jones and I have lived in Coquitlam since 1986. I am writing to you today in support of the proposed Allaire Development Project on Rochester Ave.

I believe we need more housing in Coquitlam. I've raised 2 children here and I would like them to be able to find housing in Coquitlam.

These proposed homes are close to skytrain and shops as well as parks, making it a great development for young people to live and raise their families in the city that they grew up in.

The combination of apartments, townhomes and single family homes will appeal to a variety of buyers and offer choices. I'm all for this!

Regards,
Martin Jones

1210 Cottonwood Ave
Coquitlam

- ☒ Copies to Mayor & Council
- ☐ Tabled Item for Council Meeting
- ☐ Correspondence Item for Council Meeting
- ☒ For Information Only
- ☐ For Response Only
- ☒ Copies to AMR, OS, DSE, PH, 3
WM, RIC



Public Hearing – January 25, 2021
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572, 602, 604, 606, 608, and 612
Rochester Avenue, and 390 and 394
Guilby Street

January 20, 2021

Sent Via Email: clerks@coquitlam.ca

Dear Mayor and Council,

RE: In favour of Public Hearing Item #2 – Clayton/Rochester/Guilby

My name is Leo Bruneau and I am writing to support the project at Rochester Avenue and Guilby Street.

As a realtor and businessowner in Austin Heights, I support this project because I believe that this area was identified as a neighbourhood to accept more housing in the 2017 Burquitlam Lougheed Neighbourhood Plan. I support this proposal as it is supporting the intended goals of the plan and will preserve a part of Coquitlam's history while simultaneously providing infrastructural upgrades to the neighbourhood. I also support this proposal as I believe that many young professionals and young families would love to call this area their home, but are often restricted by the kinds of housing available in the market. This proposal will bring 2 & 3 bedroom townhouses and condos, perfect for young families and something which is not easy to do in a development as you all understand. I believe the increase to an apartment form has been more than compensated by all the other aspects of the development, and I don't see a problem with it at all as it will blend with the future built form on the west anyway.

I do understand that Council has to be balanced and consider all opinions, but I do believe that it represents a net benefit to the community and to the City as a whole. I hope Council might consider this proposal in the grand scheme of things and approve it at your meeting.

Sincerely,

L. Bruneau

Leo Bruneau
Team Leo Real Estate– Re/Max All Points

- ☒ Copies to Mayor & Council
- ☐ Tabled Item for Council Meeting
- ☐ Correspondence Item for Council Meeting
- ☒ For Information Only
- ☐ For Response Only
- ☒ Copies to AMPPDS, DSEM, R-3

Nasato, Kate

Public Hearing - January 25, 2021
Item 2 - 373 and 375 Clayton Street,
572, 602, 604, 606, 608, and 612
Rochester Avenue, and 390 and 394
Guilby Street

From: [REDACTED]
Sent: Thursday, January 21, 2021 1:12 PM
To: Mayor & Council; Clerks Dept; Stewart, Richard; Asmundson, Brent; Hodge, Craig; Kim, Steve; Mandewo, Trish; Marsden, Dennis; Towner, Teri; Wilson, Chris; Zarrillo, Bonita
Subject: Re: Re: Development Proposal at 373 / 375 Clayton Street, 572 / 602 / 604 / 606 / 608 / 612 Rochester Avenue, and 390 / 394 Guilby Street (PROJ 18-076)
Attachments: Scan Letter to City Council.pdf

January 21, 2021

Dear Mayor Stewart and Council

As invited, attached is our submission regarding the above project.

Thank you in advance for taking the time to read this and to consider our opinion.

Don and Pat Smith



Virus-free. www.avg.com

- ☒ Copies to Mayor & Council
- ☐ Tabled Item for Council Meeting
- ☐ Correspondence Item for Council Meeting
- ☒ For Information Only
- ☐ For Response Only
- ☒ Copies to MR. D. S. STEWART, TRISH MANDAWO, DENNIS MARSDEN, TERRY TOWNER, CHRIS WILSON, BONITA ZARRILLO, RICHARD STEWART, BRENT ASMUNDSON, CRAIG HODGE, KIM STEVE, DON AND PAT SMITH
Row 3, Full

Don J. A. Smith BA, CPA-CA, MBA

438 Selman Street,

Coquitlam, B.C.

V3K 5W3

Phone: [REDACTED]

Email: [REDACTED]

January 21, 2021

Mayor Richard Stewart

Craig Hodge

Trish Mandewo

Steve Kim

Brent Asmundson

Chris Wilson

Teri Towner

Dennis Marsden

Bonita Zarrillo

City Clerk's Office

Dear Mayor and Council:

Re: Re: Development Proposal at 373 / 375 Clayton Street, 572 / 602 / 604 / 606 / 608 / 612 Rochester Avenue, and 390 / 394 Guilby Street (PROJ 18-076)

It is my understanding that you have invited submissions on this project from interested and affected parties. Below is our submission. I would like to thank all of you, in advance, for reading it and addressing our points and concerns.

We are opposed to this proposal for the following reasons:

- 1. It does not meet the requirements of the Official Community Plan (OCP) that was jointly developed between our community group and the City of Coquitlam approximately 2.5 years ago.**

- In the past we have supported proposals that did meet with the OCP. E.g., the townhouse development at the northwest corner of Sydney and Guilby. The OCP is what we and the City of Coquitlam jointly developed in a transparent manner and in accordance with the protocols of the City of Coquitlam. It is what we, as affected residents, want for our community. Additionally, we also support the preservation of heritage houses and the realignment of roads. However, this "development" is asking for significantly more square meters of floor area than what is allowed under the existing OCP. **After taking into consideration the heritage homes and the road alignment,** this project should have an allowed floor area of approximately 9,477 square metres – using a 1.1 FAR as per the current OCP. However, it appears

that the developer is asking for a floor area of approximately 15,347.7 square metres. This equates to approximately 60% more than is currently allowed. Clearly this will lead to more residents, less of a buffer zone between the single-family houses to the east and the apartments and the apartments to the west, and more traffic congestion

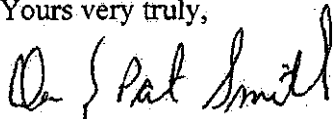
2. It is our opinion that the INCREMENTAL asking price, by the developer for the preservation of the three houses, is significantly too high. From current listings for townhouses, south of the Lougheed in West Coquitlam, it appears that they are listed for approximately \$6,300 per square metre for new construction (Gauthier Avenue). Using a conservative number of \$6,000 / per square metre, the developer is asking for an increment of approximately \$35,000,000 in gross revenue, depending on the incremental mix of condos and townhouses, from this project, over and above what the current OCP allows – just to preserve three heritage houses. Note: The developer still retains ownership of the three heritage houses and can sell them and retain the profits from them as well.

By my calculations, this further equates to an estimated incremental “profit”, before incremental architectural fees, incremental fees to the City of Coquitlam, incremental general and administrative fees and incremental income taxes of **approximately \$12 to \$14 million to the developer.** My numbers include a conservative number for construction costs (from the internet), conservative estimates to move the heritage houses and standard selling costs. The reason this profit appears to be so high is that the land cost is a sunk cost and is not dependent upon the number of units built – therefore there is no additional cost for land as the result of the increased density. A pure densification project if you will. Additionally, the road needs to be realigned regardless of whether this project is built to the current OCP or not. Finally, I strongly suggest that the City of Coquitlam, if they have not already done so, perform their own review and calculations since I am not an engineer.

3. The City of Coquitlam should not be looking at each project in isolation. It is our opinion that if an OCP is properly developed by both stakeholders and the City, then the OCP should prevail. Future projects then should be considered within the OCP framework for the general area with the wishes of the immediate residents paramount to those of land speculators. Hopefully, in this way we end up with livable, green and sustainable neighbourhoods where we are proud to live and we do not end up “paving paradise and putting up parking lots”.

Thank you for taking the time to consider our submission.

Yours very truly,



Don and Pat Smith

Nasato, Kate

Public Hearing – January 25, 2021
Item 2 – 373 and 375 Clayton Street,
572, 602, 604, 606, 608, and 612
Rochester Avenue, and 390 and 394
Guilby Street

From: D & K CHIN [REDACTED]
Sent: Thursday, January 21, 2021 2:30 PM
To: Clerks Dept
Subject: Allaire - Rochester Avenue Project

Dear Mayor and Council,

My name is Kai Chin, and I am a longtime resident of Coquitlam. I support the proposal on Rochester Avenue by Allaire and Headwater. Quite simply, we need more housing options other than single-family homes in this area.

This development is a good combination of condos and townhouses, which will help create a diverse community over the long-term.

Thank you and I am hopeful that you approve this proposal.

Kai Chin
929 Merritt Street, Coquitlam, V3J7K9

- ☒ Copies to Mayor & Council
- ☐ Tabled Item for Council Meeting
- ☐ Correspondence Item for Council Meeting
- ☒ For Information Only
- ☐ For Response Only
- ☒ Copies to AMR, DSS, SEM, Rm 7,

with KIC

Nasato, Kate

Public Hearing – January 25, 2021
Item 2 – 373 and 375 Clayton Street,
572, 602, 604, 606, 608, and 612
Rochester Avenue, and 390 and 394
Guilby Street

From: K H [REDACTED]
Sent: Thursday, January 21, 2021 4:09 PM
To: Clerks Dept
Subject: Regarding to Application on New BYLAW 4984, 2021

Dear Coquitlam City Council,

My name is Kevin Hsu. I live in 568 Rochester Garden townhouse neighborhood.
I am speaking on behalf of:

Unit 102, Manny Alvarez
Unit 103, Po-Ying Wang
Unit 104, Tsung-Ping Chan
Unit 105, Kuangmi Jin
Unit 106, Qun Liu
Unit 202, Yang Xu
Unit 204, Yigang Tao
Unit 206, Miry Yu Hang
Unit 301, Hsun Ting Cheng
Unit 302, Yun-Chen Chang
Unit 306, Kevin Hsu (Myself)

and few units that want to keep anonymous

☒ Copies to Mayor & Council
☐ Tabled Item for Council Meeting
☐ Correspondence Item for Council Meeting
☒ For Information Only
☐ For Response Only
☒ Copies to AMC, DS, DEPT, PWS,
ZWH, RLC

Regarding to Application on New BYLAW 4984, 2021, many of our townhouse owners are **NOT supporting** it.

Here is a list of concerns:

- Our town house has been surrounded by multiple medium density apartment developments! We will be the only town house residential units in the area, and we are stuck in the middle of all these construction.
- The six-storeys apartment buildings are very tall. It will block out all the sunlight and sight. It will be more ideal to push it back from the sidewalk and reduce the overall height of the building.
- Overcrowded population! We have 3 medium-density apartment development projects that will flood many people into the community. We are really worried about overpopulation in the neighborhood, and this project alone brought 181 new households! As a result, some townhouse owners in Rochester Gardens were forced to start looking for other places to live. We need more breathing space, green area, and not to push for more Medium Density apartment developments.
- Some of us are also worried about personal privacy. We will be surrounded by apartments on multiple fronts, it feels like we are being watch all the time.

Thank you for taking time to read over our concerns.

We know that development projects are inevitable, but we just want to make sure that the Council takes all the environmental impacts into consideration.

We hope that we can achieve a successful result on these issues.

Sincerely,

Rochester Garden townhouse neighborhood owners

Public Hearing – January 25, 2021
Item 2 – 373 and 375 Clayton Street,
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Rochester Avenue, and 390 and 394
Guilby Street

Dear City Officials,

My wife and I were astounded to learn that Council has been asked to amend the Official Community Plan for the area around Guilby and Rochester to allow the construction of apartment buildings. My wife and I took part in the discussions concerning the Official Community Plan and agreed to it because we were promised that the area now under discussion was zoned townhouses in order to act as a buffer zone between high density and single family homes.

We are very strongly opposed to these applications and call on Council to honour its commitment and keep the zoning in that area restricted to townhouses. The changes that were made in the application for rezoning after Council refused first reading are minor and in no way meet the letter or even the spirit of the present "Townhouse" zoning. (If the development is allowed the square footage allowed on the property would be 50% higher than would be allowed for townhouses!) To approve the applications for the changes would send the message that Council's commitments mean nothing. We urge you to keep the commitments you made and reject the applications.

Yours sincerely,

Lennart and Tasoula Berggren

- ☒ Copies to Mayor & Council
- ☐ Tabled Item for Council Meeting
- ☐ Correspondence Item for Council Meeting
- ☒ For Information Only
- ☐ For Response Only _____
- ☒ Copies to COMPTON, D. S. By, P. J. P. J. P. J.

--
J. Lennart Berggren
Professor Emeritus
Department of Mathematics
Simon Fraser University
8888 University Dr.
Burnaby, B.C. V5A 1S6 Canada
phone: [REDACTED]
fax: [REDACTED]
website: [REDACTED]

Nasato, Kate

Public Hearing – January 25, 2021
Item 2 – 373 and 375 Clayton Street,
572, 602, 604, 606, 608, and 612
Rochester Avenue, and 390 and 394
Guilby Street

From: Abdul Hamid [REDACTED]
Sent: Thursday, January 21, 2021 7:16 PM
To: Clerks Dept
Subject: Public Hearing January 25th Agenda Item 2 - Rochester Development

In regards to:

2. APPLICATION TO:

AMEND CITYWIDE OFFICIAL COMMUNITY PLAN BYLAW NO. 3479, 2001 TO REVISE THE LAND USE DESIGNATION OF 373 AND 375 CLAYTON STREET AND 572, 602, 604 AND 606 ROCHESTER AVENUE FROM TOWNHOUSING TO MEDIUM DENSITY APARTMENT RESIDENTIAL - BYLAW NO. 4984, 2021

Dear City Council,

Name is Abdul Hamid and I live nearby to the proposed Clayton/Rochester Avenue development.

I support this development because this area has a huge demand for such construction. There is a great desire for people to reside in this area.

This is especially true for young people who are looking for reasonable accommodation at a reasonable price. I have four children and they are all looking for something to buy and live in, but they cannot find anything. I believe we should construct more projects like this, which have many homes of a reasonable size and price.

Thank you.

Sincerely,

Abdul Hamid

328 Nelson St

Coquitlam, BC

V3K 4N7

- ☒ Copies to Mayor & Council
- ☐ Tabled Item for Council Meeting
- ☐ Correspondence Item for Council Meeting
- ☒ For Information Only
- ☐ For Response Only
- ☒ Copies to CMP, DSD, DSEM, PWS, POK, POC

Nasato, Kate

From: Meiyen [REDACTED]
Sent: Thursday, January 21, 2021 8:03 PM
To: Mayor & Council
Cc: Clerks Dept
Subject: Proposed development - Planning Reference 18-076

Public Hearing – January 25, 2021
Item 2 – 373 and 375 Clayton Street,
572, 602, 604, 606, 608, and 612
Rochester Avenue, and 390 and 394
Guilby Street

Dear Mayor and City Council,

We wish to state our objection to the proposed noted development.

Yours truly,
Jeff and Meiyen Yip.

Sent from my iPad

- ☒ Copies to Mayor & Council
- ☐ Tabled Item for Council Meeting
- ☒ Correspondence Item for Council Meeting
- ☐ For Information Only
- ☐ For Response Only
- ☒ Copies to CARDERS DSEN, Plan 3, P&H,
Rw Cy

Nasato, Kate

Public Hearing – January 25, 2021
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572, 602, 604, 606, 608, and 612
Rochester Avenue, and 390 and 394
Guilby Street

From: Fil Sousa [REDACTED]
Sent: Thursday, January 21, 2021 8:11 PM
To: Clerks Dept
Subject: Rochester Avenue Project

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Mayor and Council,

Re: Proposed Development Application on Rochester Ave

My name is Filipe Sousa and I have lived in Coquitlam for 4 years. I am unable to attend the public hearing on Monday January 25th but I wanted to write in to show my support for this project.

We need more family housing in Coquitlam, and this is a quality location for it, just ten minutes' walk to Lougheed SkyTrain station. It's close to lots of shops and restaurants along North Road. There are already other apartments and townhouses in the area, so it fits with the neighbourhood.

My wife and I recently moved into the Burquitlam neighbourhood condo building and we really enjoy it! It would be great for more people and young families to have the opportunity to move here as well.

I hope council will approve this development as it would be a great addition to Coquitlam.

Thank you,

Filipe Sousa
#113 - 603 Regan Avenue
Coquitlam BC V3J 0K2

- ☒ Copies to Mayor & Council
- ☐ Tabled Item for Council Meeting
- ☐ Correspondence Item for Council Meeting
- ☒ For Information Only
- ☒ For Response Only
- ☐ Copies to WARD 5, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100
RWC

Nasato, Kate

Public Hearing – January 25, 2021
Item 2 – 373 and 375 Clayton Street,
572, 602, 604, 606, 608, and 612
Rochester Avenue, and 390 and 394
Guilby Street

From: Lynda [REDACTED]
Sent: Thursday, January 21, 2021 11:14 PM
To: Mayor & Council; Clerks Dept
Subject: Proposed High Density Development South of Rochester and West of Guilby – City
Planning Reference 18-076

To whom it may concern,

My preference for the new building construction is for townhomes, suitable for young families, vs another apartment building, which the area is inundated with.

Thank you for listening,

Lynda Guterres

627 Sydney Ave

Coquitlam, BC V3K 3K3

- ☒ Copies to Mayor & Council
- ☐ Tabled Item for Council Meeting
- ☐ Correspondence Item for Council Meeting
- ☒ For Information Only
- ☐ For Response Only
- ☒ Copies to WPD, DS, SS, M, P, S, B, R, H
Recy

Nasato, Kate

Public Hearing - January 25, 2021
Item 2 - 373 and 375 Clayton Street,
572, 602, 604, 606, 608, and 612
Rochester Avenue, and 390 and 394
Guilby Street

From: Anabela Abreu [REDACTED]
Sent: Friday, January 22, 2021 8:15 AM
To: Clerks Dept
Subject: Rochester Ave Project

Dear Mayor and Council,

Re: Proposed Development Application on Rochester Ave

My name is Anabela Abreu and I have lived in Coquitlam for 15 years. I am unable to attend the public hearing on Monday January 25th but I wanted to write in to show my support for this project

We need more family housing in Coquitlam, and this is a quality location for it!

My husband and I recently moved into the Burquitlam neighborhood into a condo building and we really enjoy it! We have a young daughter, but as our family grows we are going to need more space. The price of single family homes keeps getting more and more expensive so its great to see more townhouses coming to Coquitlam. This type of housing will help fill the missing middle and provide alternative housing options

I hope council will approve this development as it would be a great addition to Coquitlam

Thank you,

Anabela Abreu
603 Regan Ave
Coquitlam

Sent from my iPhone

- ☒ Copies to Mayor & Council
- ☐ Tabled Item for Council Meeting
- ☐ Correspondence Item for Council Meeting
- ☒ For Information Only
- ☐ For Response Only
- ☒ Copies to Anabela Abreu

Nasato, Kate

From: OWIMODesign [REDACTED]
Sent: Friday, January 22, 2021 9:48 AM
To: Hodge, Craig; Clerks Dept; Mayor & Council
Subject: Re: OPPOSITION to Proposed High Density Development South of Rochester and West of Guilby City Planning Reference 18-076

Follow Up Flag: Follow up
Flag Status: Flagged

Hello Craig,

Thank you for taking the time to reply to my email, especially since you are the only councillor out of all of them I emailed to that did.

Also, thank you for clarifying the road alignment issue. However, my main concern is not the road alignment - my main concern is the social impact of the increasing density on our beautiful neighborhood. I am still strongly opposed to the proposed high density development. It may look great on paper from a planning perspective, however, many of the current residents (that includes my family) don't think it's that great. We don't even yet know the negative impact of the two towers on Austin Avenue that are almost completed - apart from the construction noise, pollution, parking issues caused by construction workers in our street, and the garbage (including sharp knives and thrown away parking tickets) construction workers frequently leave behind.

Again, my main point is that I do NOT want more density in our neighbourhood - we like the free-standing homes and mature trees. We do not want to be towered on by apartment buildings. Also, the OCP is townhousing - not apartment buildings.

I will be at the meeting on Monday to voice my opposition in person.

Kind regards,

Anja-Lina Wamser

concerned resident on Sydney Avenue

- ☒ Copies to Mayor & Council
- ☐ Tabled Item for Council Meeting
- ☒ Correspondence Item for Council Meeting
- ☒ For Information Only
- ☒ For Response Only
- ☐ Copies to CMP, DDP, S, E, T, W, R, 3,

W. M. T. W. C.

On Wed, Jan 20, 2021 at 10:30 AM Hodge, Craig <CHodge@coquitlam.ca> wrote:

Hello Anja-Lina

Thank you for emailing me with your concerns about the project proposed for Rochester Ave at Guilby.

As a point of information at first reading I asked staff about the road alignment and was told that in addition to the land being given for the new alignment, the applicant is also required to pay for the road construction and all the servicing below it including the pipes that need to be moved.

If you haven't already done so I recommend that you also send an email to clerks@coquitlam.ca so that your comments are included in the public discussion that will take place at the upcoming public hearing.

Regards

Craig Hodge

Councillor,

City of Coquitlam

From: OWIMODesign [REDACTED]

Date: Tuesday, January 19, 2021 at 4:34 PM

To: Craig Hodge <chodge@coquitlam.ca>

Subject: OPPOSITION to Proposed High Density Development South of Rochester and West of Guilby – City Planning Reference 18-076

Dear Councillor Hodge,

My name is Anja-Lina Wamser and I live at 734 Sydney Avenue with my family. I have already sent an email to you stating my strong opposition regarding the proposed high density development south of Rochester and west of Guilby.

It seems my opposition has not been taken into consideration when the council granted the first reading on 11 January 2021 without much discussion. So, here we go again: I am strongly opposed to this development and have the support of my

family and neighbours in this. We do NOT want multistory apartments.

Here are our concerns in more detail:

This development does not meet with the current OCP, which is townhousing. Townhouses are what young families need, not apartments, which are abundant in this area.

The developer is asking for higher density, because he claims that 3 heritage homes will be "saved" and some land will be transferred toward road re-alignment. It should be noted that the 3 small heritage homes will be moved and crammed into one lot. They will remain part of the development and will be sold at market value.

If the developer did not "save" the heritage homes and did not transfer any land toward the road, they would be allowed to build townhomes with the maximum floor area of 9,477 square meters. The developer is now asking to construct the development with the total floor area of 15,348 m² (including 3 heritage homes). This is a 62% increase over what is currently allowed. This is excessive.

If you need any more information, please don't hesitate to contact me. My family and I will keep voicing our opposition until we are heard.

Kind regards,

Anja-Lina Wamser

Concerned resident at 734 Sydney Avenue

Nasato, Kate

Public Hearing - January 25, 2021
Item 2 - 373 and 375 Clayton Street,
572, 602, 604, 606, 608, and 612
Rochester Avenue, and 390 and 394
Guilby Street

From: Gordon Fulton [REDACTED]
Sent: Friday, January 22, 2021 9:51 AM
To: Mayor & Council; Clerks Dept
Cc: [REDACTED]
Subject: City Planning Reference Number 18-076 - Letter of Opposition to Revised Proposal
Attachments: 220121cityltr.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Mesdames/Sirs:

Please see the attached letter of opposition.

Gordon Fulton and Sheila Ramsay

- ☒ Copies to Mayor & Council
- ☐ Tabled Item for Council Meeting
- ☒ Correspondence Item for Council Meeting
- ☒ For Information Only
- ☐ For Response Only
- ☒ Copies to GORDON FULTON, SHEILA RAMSAY

RUM, RUC

Gordon Fulton and Sheila Ramsay
411 Ashley Street
Coquitlam, BC
V3K 4B2

January 22, 2021

By Email

Coquitlam City Hall
3000 Guildford Way
Coquitlam, BC
V3B 7N2

Attention: Mayor and Council

Re: City Planning Reference Number 18-076 – Revised Proposal for the Construction of 5 & 6 Storey Apartments on Rochester Avenue west of Guilby Street

Dear Mayor Stewart and Members of Council:

We are long time residents of the West Austin area.

Over the last number of years we have been concerned about proposed traffic and density changes which impact our West Austin community. We believed that the Mayor and Council had heard the concerns of our neighbourhood when it approved the Burquitlam-Lougheed Neighbourhood Plan ("Plan") on June 26, 2017. Our neighbourhood was very much engaged in the process which culminated in the approval of the Plan. Neighbours attended information sessions and met with City Planning staff and the residents of West Austin Area presented a petition which expressed widespread opposition to the plan that was originally proposed.

Regrettably, that belief appears now to have been misplaced, although we certainly hope not. On September 24, 2019, we wrote the Mayor and Council explaining why we opposed the original proposal to change the Plan a little more than two years after its approval. We attach a copy of that letter.

We continue to hold the views we expressed in the letter in relation to the revised proposal.

We are still only 3.5 years from the Plan's approval and yet the Mayor and Council are once again entertaining plans to increase density up to the corner of Guilby Street and Rochester Avenue with condo developments, despite the construction of hundreds, if not thousands of condo units in the nearby Lougheed Mall corridor. Affordable, family-

centred townhouse development has worked well further west on Rochester. Surely, incoming families require more options than those offered by the focus on the small size condos proposed for construction in the revised proposal.

As we did in our September 24, 2019 letter, we acknowledge that neighbourhood change is inevitable over time. Too little time, however, has passed in our view for the Mayor and Council to change the existing Plan which involved so much neighbourhood involvement.

We are opposed to the proposed changes for the same reasons we set out in our September 24, 2019 letter in response to the original proposal, namely:

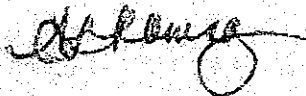
1. The townhouse buffer will be lost;
2. Additional traffic, parking and arterial issues will arise;
3. There is no persuasive need for the density change; and
4. The city needs townhomes so that middle class families have a place to raise their families; multi storey apartments are not the answer.

Yours truly,



Gordon Fulton

Sheila Ramsay



Gordon Fulton
411 Ashley Street
V3K 4B2

September 24, 2019

Coquitlam City Hall
3000 Guildford Way
Coquitlam, BC
Canada
V3B 7N2

Attention: Mayor and Council

Dear Mayor Stewart and Members of Council:

Re City Planning Reference Number 18-076 -- Proposed Construction of 6&8
Storey Apartments on Rochester west of Guilby ("Application")

I am a long time Coquitlam resident. I have lived at my present address for almost 30 years. My wife, Sheila Ramsay, and I are opposed to the Application.

On June 26, 2017, the City changed the zoning in our neighbourhood with the City apparently agreeing that the West Austin Area should have gradually more density from Guilby Street down to North Road.

The residents of the West Austin Area presented a petition which expressed widespread opposition to the proposed impact of an earlier version of the Burquitlam-Lougheed Neighbourhood Plan ("Plan"). I believe the Plan, as approved, took into account, neighbourhood opposition to the earlier version of the Plan which negatively impacted the West Austin Area neighbourhood. Simply put, it appeared that the Mayor and Council had listened to the concerns expressed by a large number of West Austin Area residents. In other words, the public hearing process appeared to have worked.

While neighbourhood change is inevitable over time, for there to be a proposed change in the Plan a little over two years after the Plan's approval following an extensive public process is troublesome. It is even more troublesome when the City's website describes the Plan in the following words:

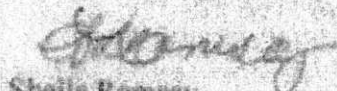
The Burlington Lakeshore Neighbourhood Plan (BLNP) charts a renewed course for the future of Burlington Lakeshore and is Council's blueprint for guiding growth and investment in the neighbourhoods near North and Centre Roads over the next 20 to 25 years. The plan envisions walkable, connected and transit-oriented neighbourhoods that feature a mix of housing types and access to shopping, jobs and amenities. [Italics and underlining added for emphasis.]

The present zoning allows for townhouses in the area that is subject of the Application. The Application, if granted, will result in the creation of 200 housing units on what are now 9 single family lots. The existing zoning provides a buffer from the highrise apartments being built around North Road. In our view the townhouse buffer should remain. If the Application is granted:

1. The townhouse buffer will be lost;
2. Additional traffic, parking and arterial road access issues will arise. The construction in the Area is already negatively impacting the Area with construction worker vehicles being parked along residential streets;
3. There is no persuasive need for this density change from the Plan; and
4. The City needs townhomes so that middle class families have a place to raise their families; multi storey apartments are not the answer.

Yours truly,


Gordon Fulton.


Sheila Ramsay

Nasato, Kate

Public Hearing – January 25, 2021
Item 2 – 373 and 375 Clayton Street,
572, 602, 604, 606, 608, and 612
Rochester Avenue, and 390 and 394
Guilby Street

From: Geoff Potter [REDACTED]
Sent: Friday, January 22, 2021 10:42 AM
To: Clerks Dept
Subject: Rochester Ave Project

Dear Mayor and Council,

I am writing to support the proposal at Guilby and Rochester that is coming before you at Public Hearing on January 25th.

My parents moved my family to Coquitlam in 1985 and I have lived in this beautiful city all my life up until 2014 when I moved to Edmonton for a work opportunity. Since my return to Coquitlam in 2018 I have been renting a home with my wife and daughter on Gatensbury Street on the border of Coquitlam and Port Moody. We love this area and my family is looking forward to staying in Coquitlam and buying into a townhouse sometime in the future. As you can appreciate, buying a townhouse in Coquitlam is not an easy task, and I appreciate seeing the addition of more townhouses through this project and others like it.

Currently, the listings that we see in the neighbourhood tend to be multi-million dollar homes – certainly not what our family is considering! Coquitlam needs more homes like Headwater is suggesting, homes for smaller families like mine to have a space we can call our own. This project is very interesting to me, and I hope to see it come to life!

Please approve this project and help the city provide more accessible options for a wider range of demographics. We love this community and we would hate to feel like we have been priced out of it because of a lack of affordable options.

Thank you,
Geoff Potter

- ☒ Copies to Mayor & Council
- ☐ Tabled Item for Council Meeting
- ☐ Correspondence Item for Council Meeting
- ☒ For Information Only
- ☐ For Response Only
- ☒ Copies to Geoff Potter, Rosemary, 3, Tully
RWC

Nasato, Kate

Public Hearing – January 25, 2021
Item 2 – 373 and 375 Clayton Street,
572, 602, 604, 606, 608, and 612
Rochester Avenue, and 390 and 394
Guilby Street

From: Andrea Kross [REDACTED]
Sent: Friday, January 22, 2021 10:47 AM
To: Clerks Dept
Subject: Allaire Headwater Project

Mayor and Council
3000 Guildford Way,
Coquitlam, B.C.
V3B 7N2

- ☒ Copies to Mayor & Council
- ☐ Tabled Item for Council Meeting
- ☐ Correspondence Item for Council Meeting
- ☐ For Information Only
- ☐ For Response Only
- ☐ Copies to Andrea Kross, Denise Ruiz
RWK, TRJ

January 22, 2021

RE: Proposed Development Project at 572-612 Rochester Ave., 373-375 Clayton St. and 390-394 Guilby Street

Dear Mayor and Council,

I am unable to attend the public hearing on Jan.25,2021 but I wanted to submit my support for the proposed development.

This development will provide several neighbourhood benefits, including the realignment of Guilby Street, which will provide improved traffic flow, proper intersections with crosswalks and clear sight lines, and provide increased safety for pedestrians. There will also be significant property dedications to the city that will allow for widening and improvement of sidewalks.

There will be new greenspace, trees and a play space for children, very important features of a new development.

New townhomes, condos and the preservation of three heritage homes will provide much needed options for families hoping to make their homes in Coquitlam.

I have lived in Coquitlam for almost 50 years in 3 locations, and did the majority of my schooling here so I am happy to see the city working with developers to provide neighbourhood benefits. I look forward to the forthcoming benefits this development could provide.

Yours truly,

Andrea Kross

107-3451 Burke Village Promenade,
Coquitlam, B.C. V3E 0K1

Nasato, Kate

Public Hearing - January 25, 2021
Item 2 - 373 and 375 Clayton Street,
572, 602, 604, 606, 608, and 612
Rochester Avenue, and 390 and 394
Guilby Street

From: A PULLMAN [REDACTED]
Sent: Friday, January 22, 2021 10:47 AM
To: Clerks Dept; Clerks Dept
Subject: Fwd: Development of the Madore and Dansey Avenues

Sent from my iPad

Begin forwarded

Subject: Fwd: Development of the Madore and Dansey Avenues

Sent from my iPhone

Begin forwarded message:

From: Art Pullman [REDACTED]
Date: June 12, 2020 at 10:12:23 PM PDT
To: clerks@coquitlam.ca
Cc: Judy Oljaca [REDACTED]
Subject: Development of the Madore and Dansey Avenues

- ☒ Copies to Mayor & Council
- ☐ Tabled Item for Council Meeting
- ☐ Correspondence Item for Council Meeting
- ☒ For Information Only
- ☐ For Response Only
- ☒ Copies to AWRD SDS DSEM PLM? ELM

RC

Mr. Gilbert, This E-mail is regarding the planning and development of the Madore and Dansey Avenues.

Our neighbourhood has written and attended numerous council meetings over the years to express our disapproval of
Condos of any height in our neighbourhood. We have, however, stated our acceptance of townhouses.

Traffic in our area is a major problem. Austin, Guilby, and Rochester are already highly congested and these would be the streets used by the new population. None of these roads can withstand even more traffic on them!

This is a residential area and we want to keep it that way. We DO NOT want condos built here!

We have repeatedly expressed our displeasure with this proposal over building in our area and we will NOT change our minds.

Please listen to us.

Joan Pullman
654 Madore Ave,
Coquitlam

Nasato, Kate

Public Hearing – January 25, 2021
Item 2 – 373 and 375 Clayton Street,
572, 602, 604, 606, 608, and 612
Rochester Avenue, and 390 and 394
Guilby Street

From: Jonathan Grady [REDACTED]
Sent: Friday, January 22, 2021 11:02 AM
To: Clerks Dept
Subject: Rochester Ave Project

Dear Mayor and Council,

My name is Jonathan Grady, and I live at 201-516 Foster Ave in Coquitlam. I am writing today to support the Allaire Headwater project on Rochester Avenue.

I like the proposal because I believe there is a need for more multi-family housing in the area. Not everyone can afford to live in a single-family home, and providing variety of housing is very important in ensuring that people in every stage of life can continue to call Coquitlam home. It is great to see the proposal include everything from detached houses, to townhouses, and apartments, bringing a great deal of housing diversity to this area.

I'm in support of this project and others like it – looking forward to seeing this get built!

Sincerely,

Jonathan Grady

- ☒ Copies to Mayor & Council
- ☐ Tabled Item for Council Meeting
- ☐ Correspondence Item for Council Meeting
- ☐ For Information Only
- ☐ For Response Only
- ☒ Copies to WARD, DSS, DSK, Rm 3, Rm

FLC



OWNER
ARCHITECT
LANDSCAPE
HERITAGE

ALLAIRE AND HEADWATER LIVING
INTEGRA ARCHITECTURE INC.
PROSPECT AND REFUGE LANDSCAPE
DONALD LUXTON AND ASSOCIATES

MARC ALLAIRE
DUANE SIEGRIST ARCHITECT AIBC
ALYSSA SEMCZYSZYN
DONALD LUXTON





ALLAIRE



HeadwaterLiving



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LANDSCAPE

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ALLAIRE AND HEADWATER LIVING

INTEGRA ARCHITECTURE INC.

PROSPECT AND REFUGE LANDSCAPE

DONALD LUXTON AND ASSOCIATES

MARC ALLAIRE

DUANE SIEGRIST ARCHITECT AIBC

ALYSSA SEMCZYSZYN

DONALD LUXTON



CONTEXT



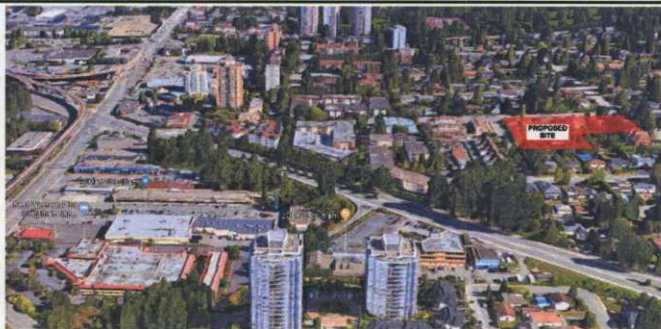
1 South-East Aerial Perspective Of Proposed Site



1 East Aerial Perspective Of Proposed Site



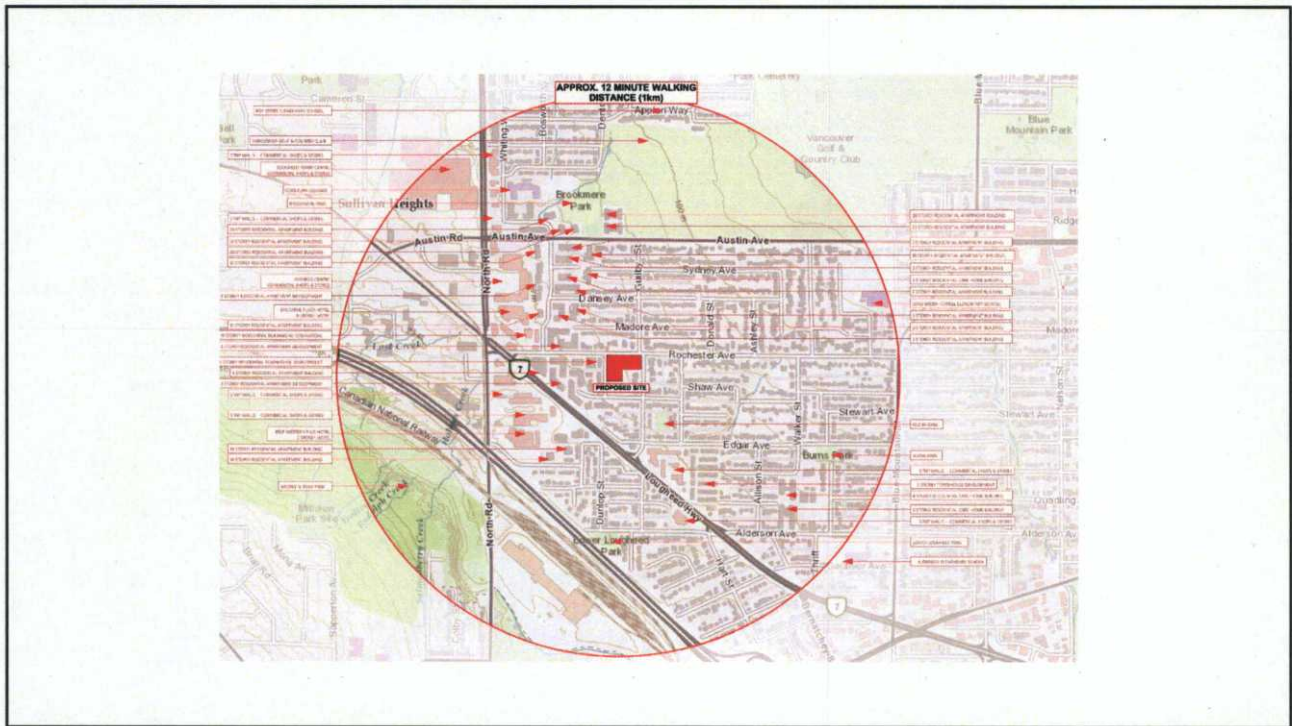
1 North Aerial Perspective Of Proposed Site



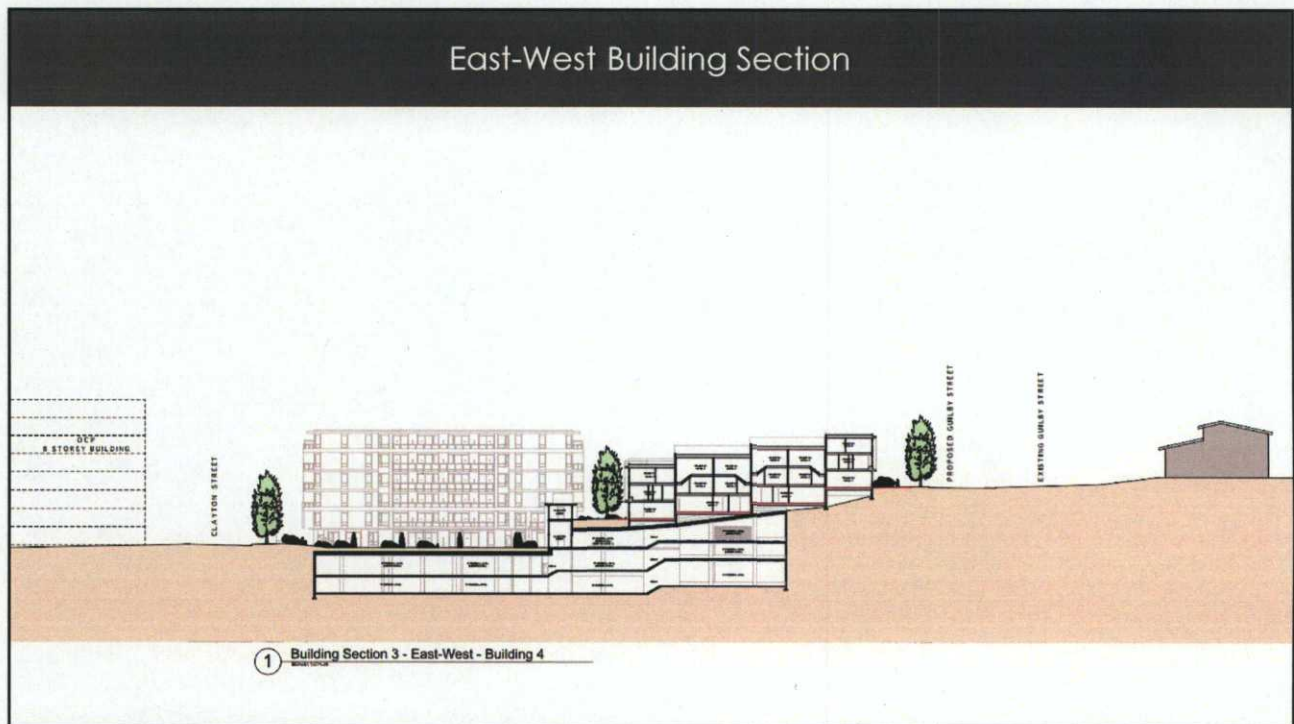
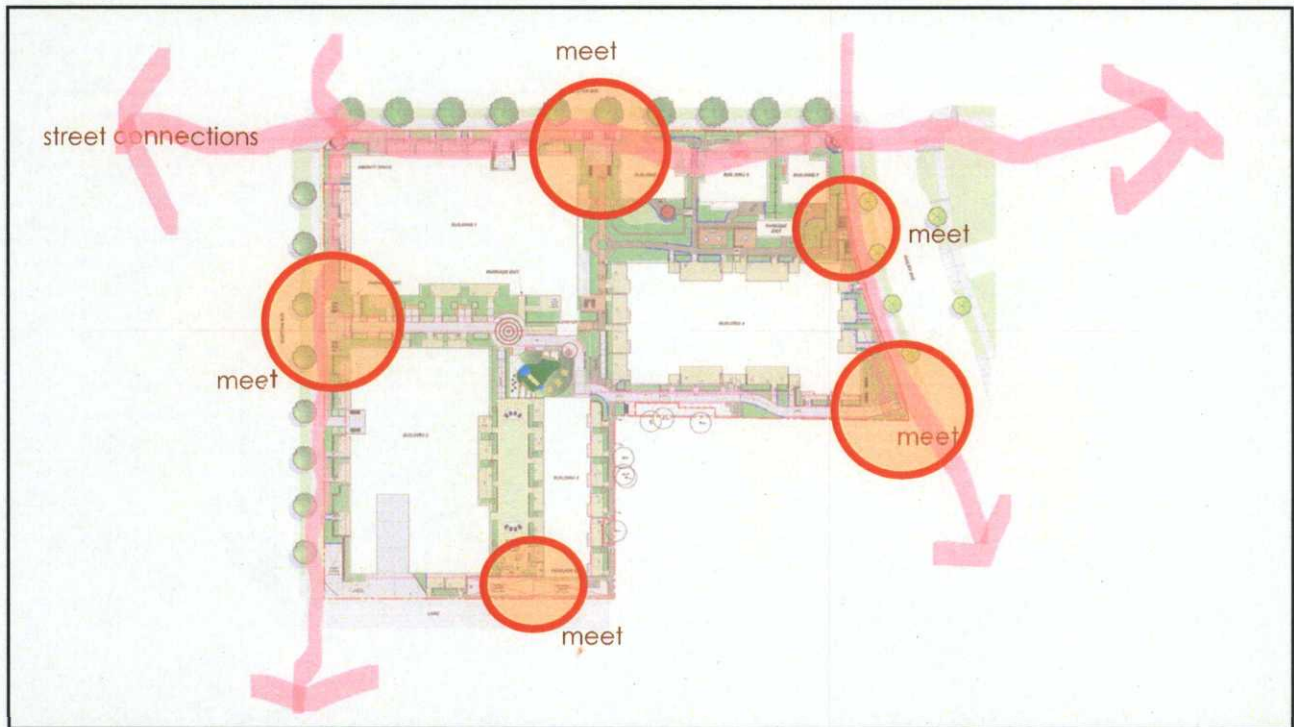
1 South Aerial Perspective Of Proposed Site

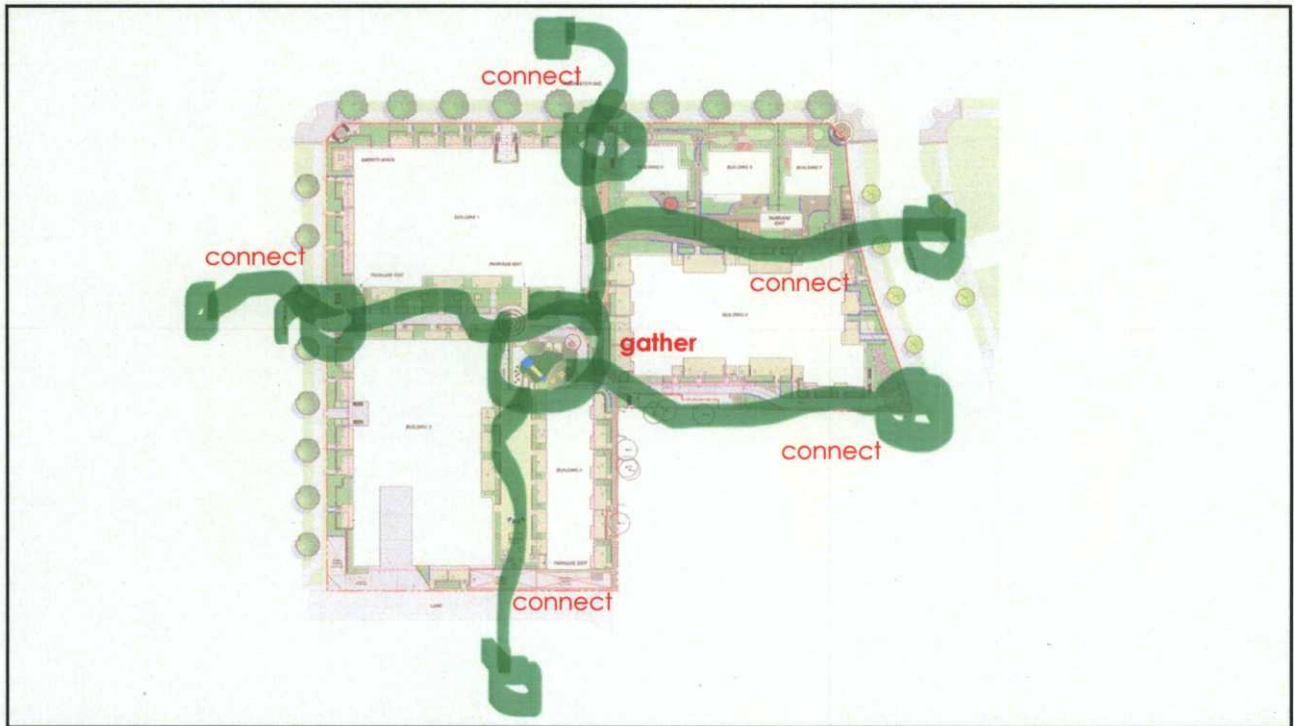


1 West Aerial Perspective Of Proposed Site



SITE ANALYSIS

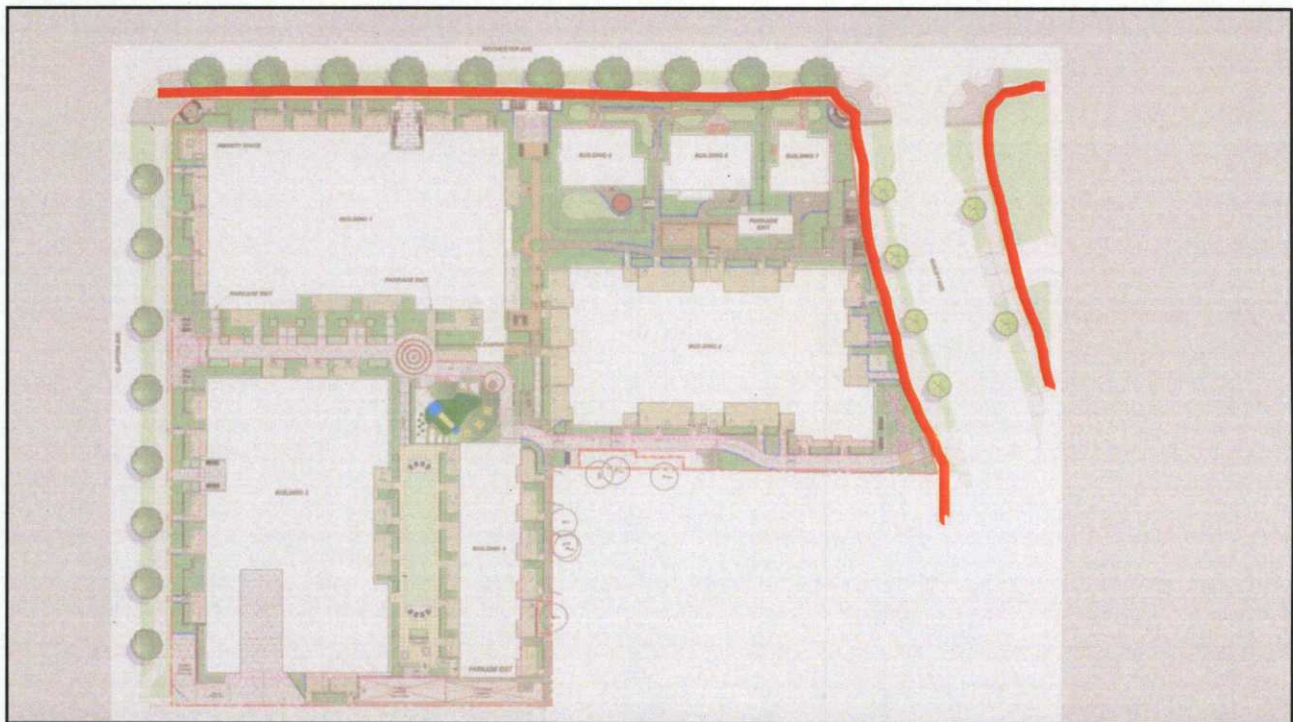


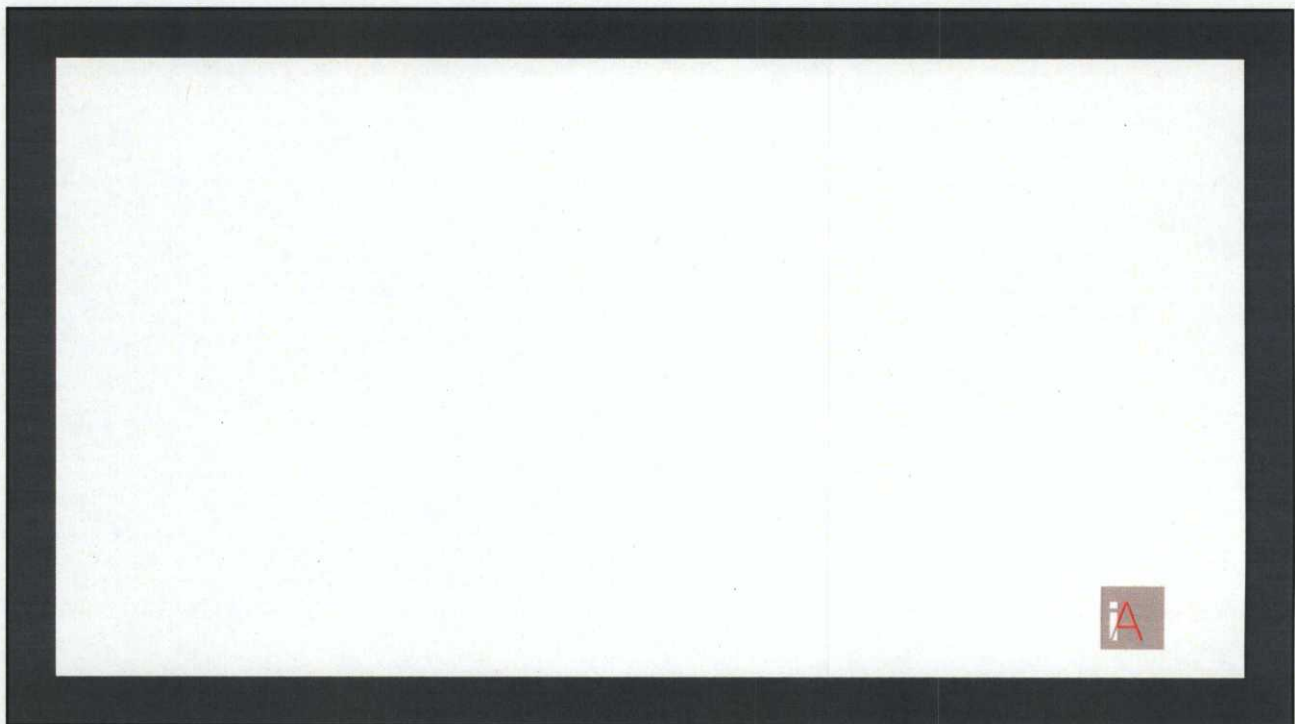


BUILDING FORM



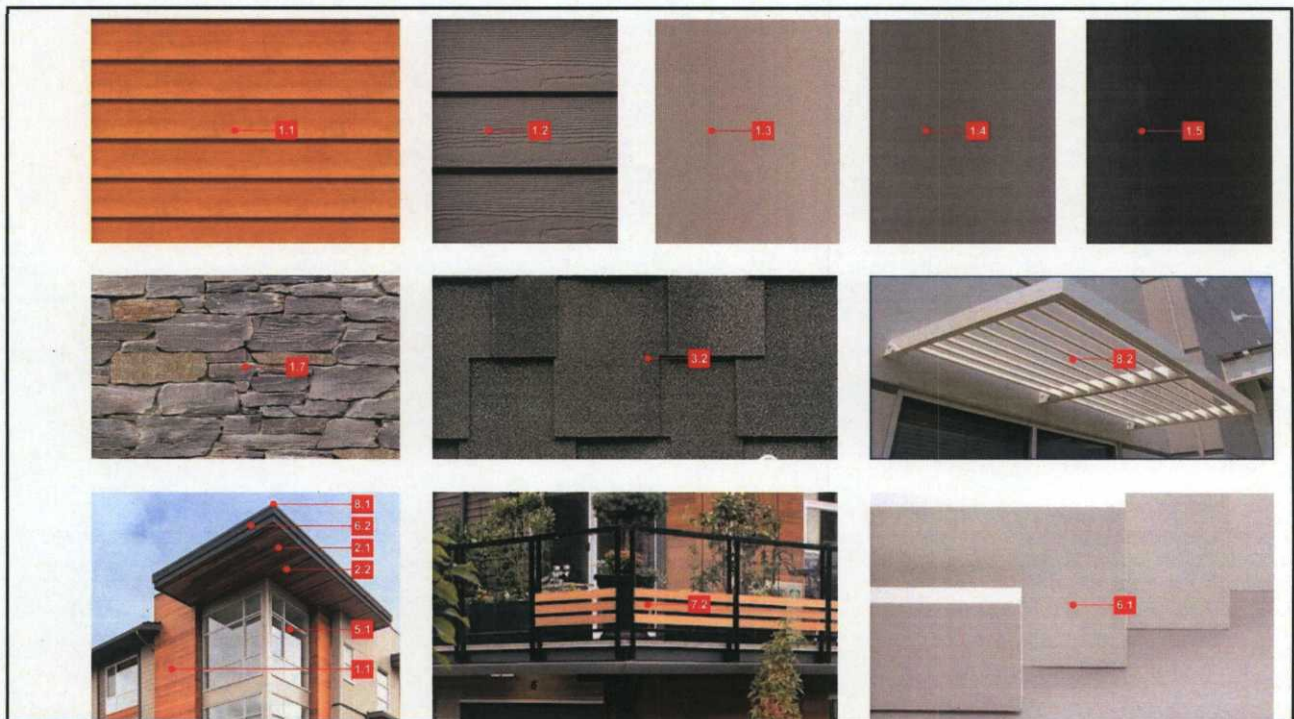


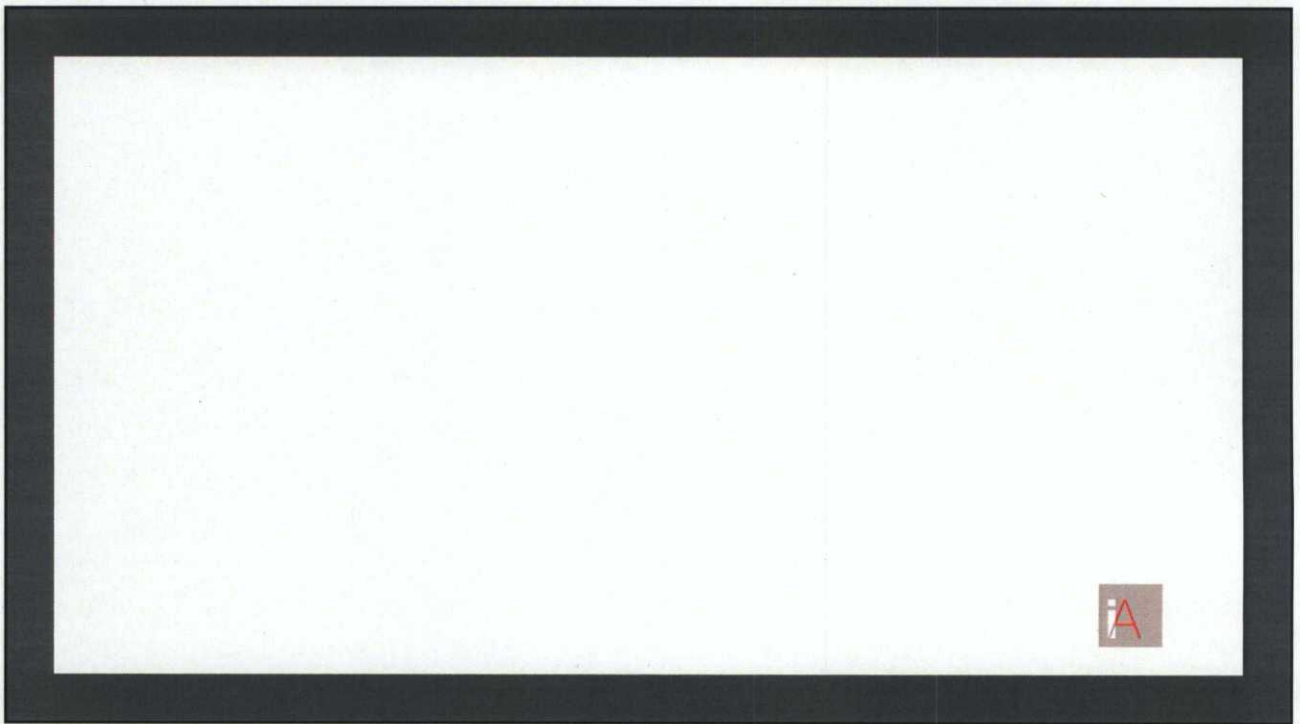
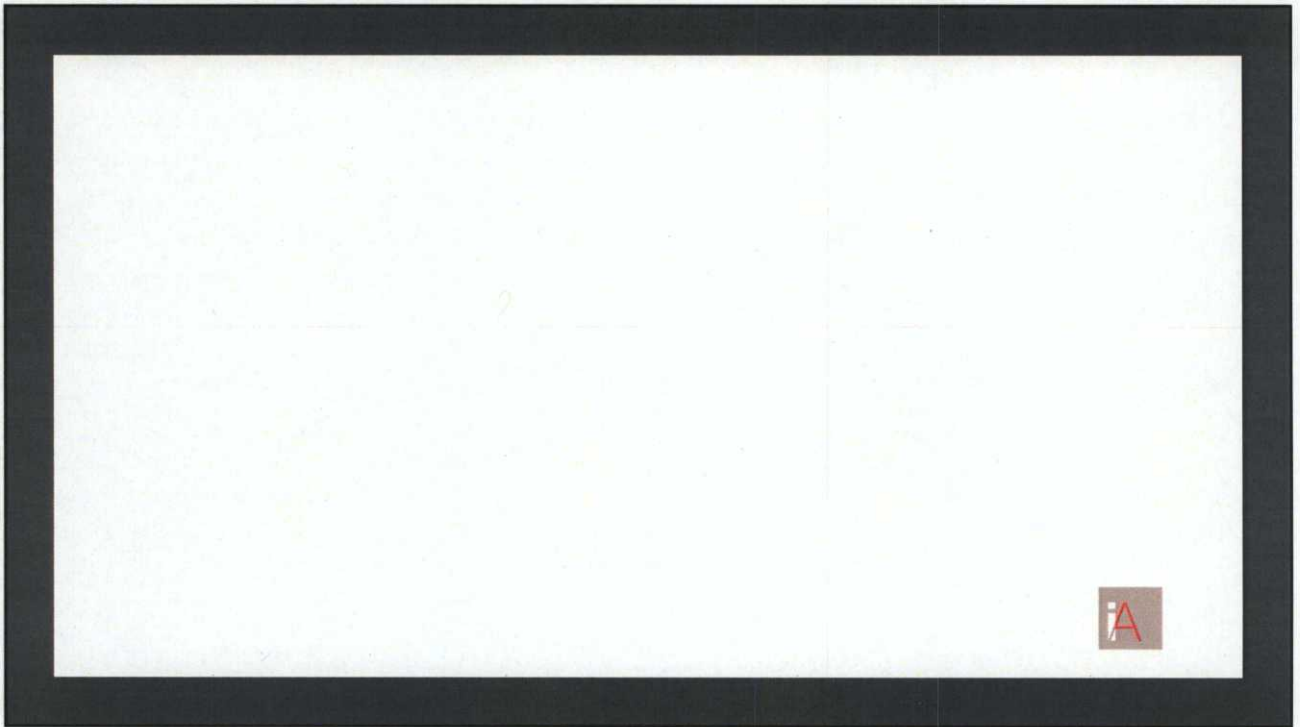






COLOUR MATERIALS







OWNER
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LANDSCAPE
HERITAGE

ALLAIRE AND HEADWATER LIVING
INTEGRA ARCHITECTURE INC.
PROSPECT AND REFUGE LANDSCAPE
DONALD LUXTON AND ASSOCIATES

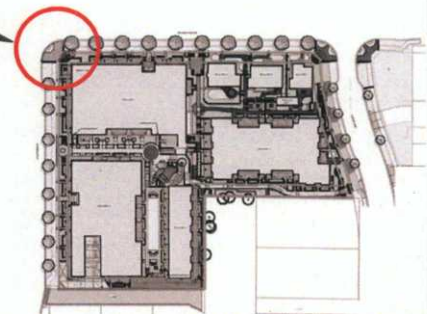
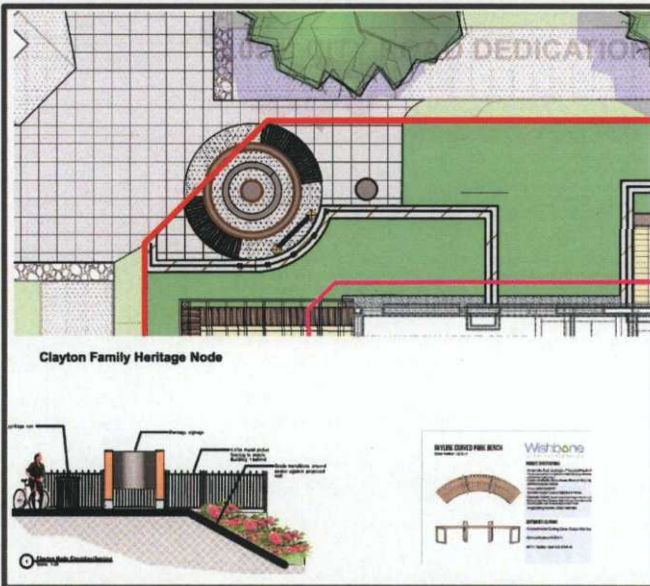
MARC ALLAIRE
DUANE SIEGRIST ARCHITECT AIBC
ALYSSA SEMCZYSZYN
DONALD LUXTON

LANDSCAPE

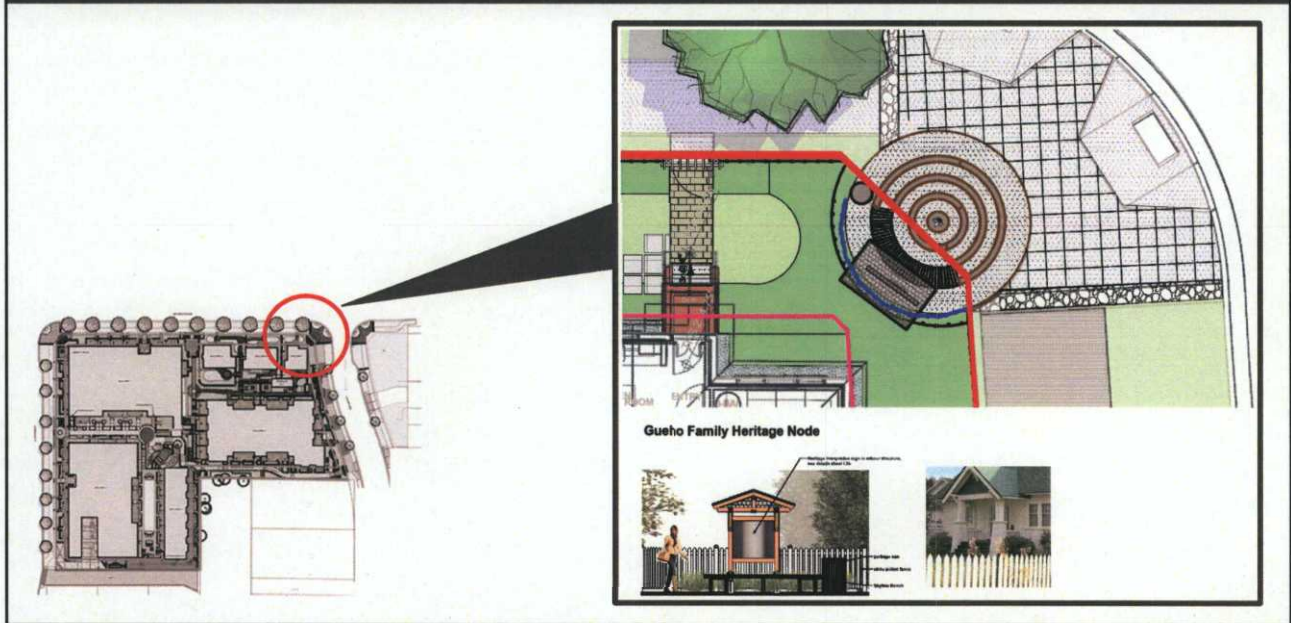
Landscape Plan – Overview



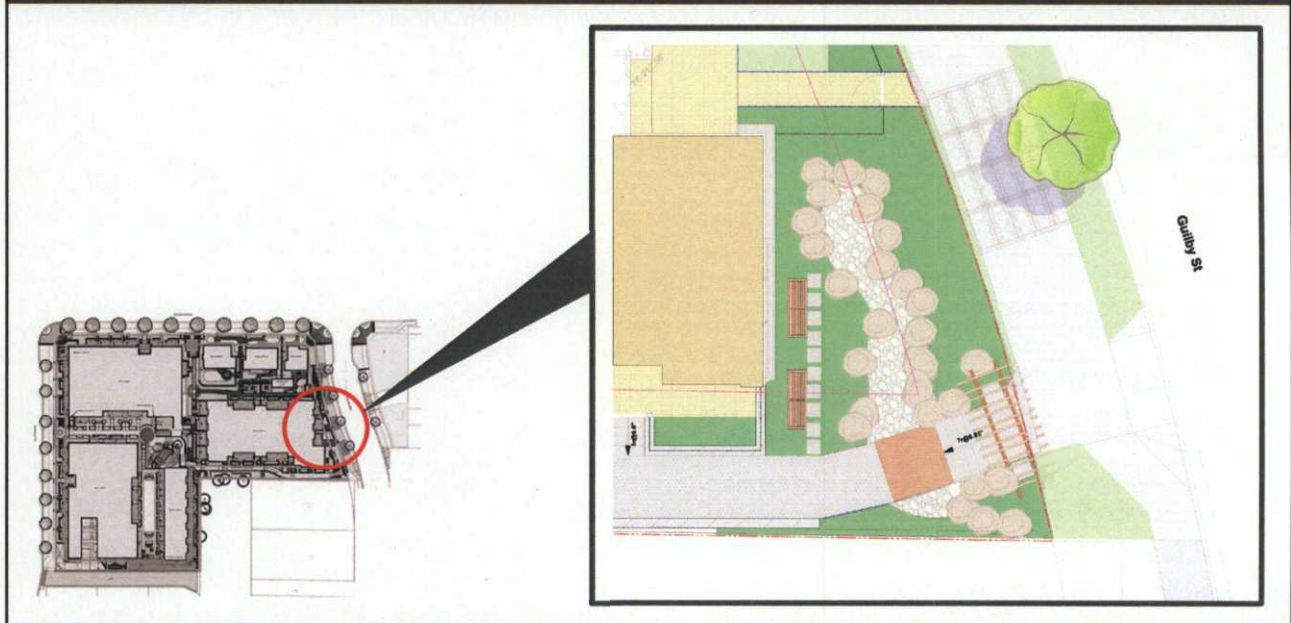
Landscape Overview - Clayton Node



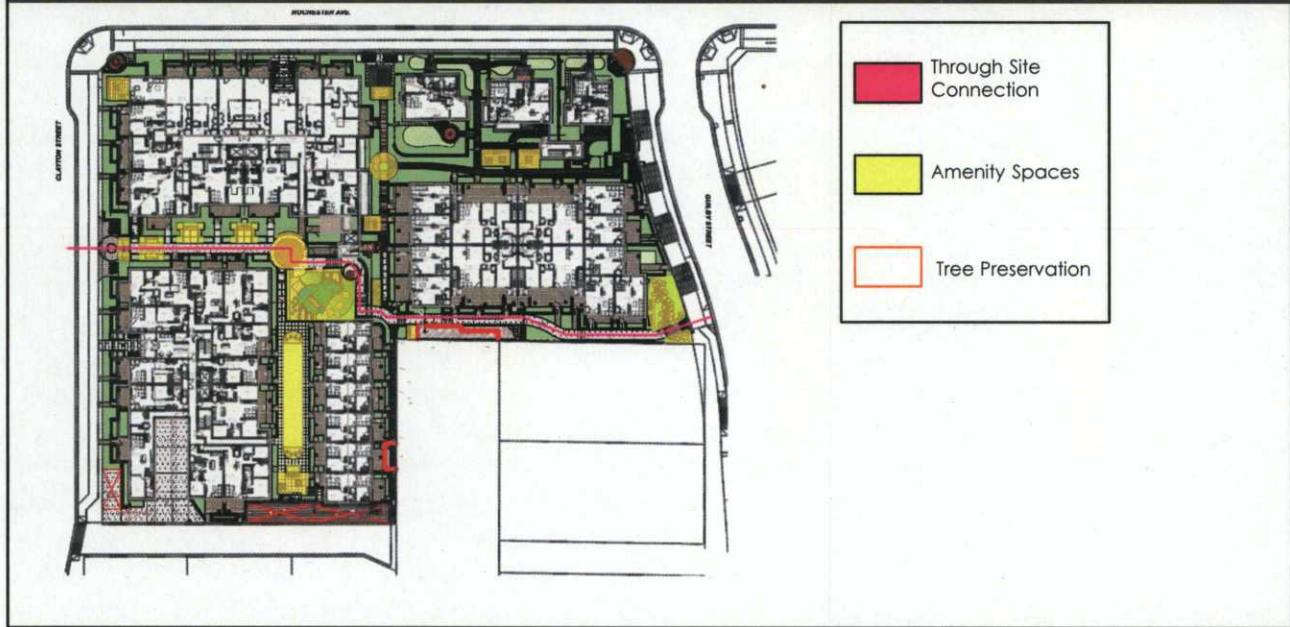
Landscape Overview - Gueho Node



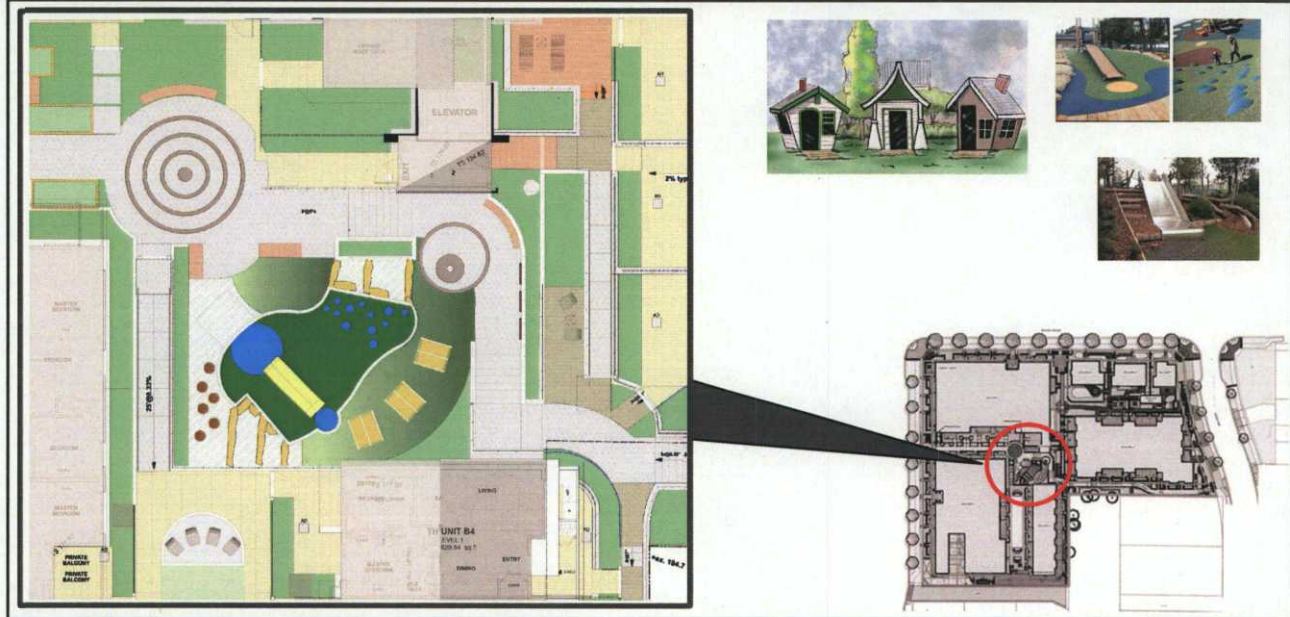
Landscape Overview - Stormwater Management



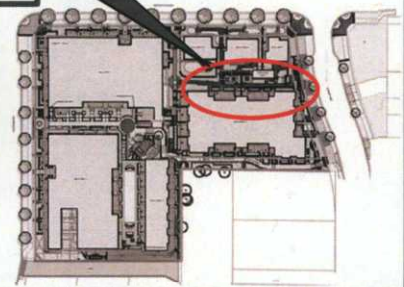
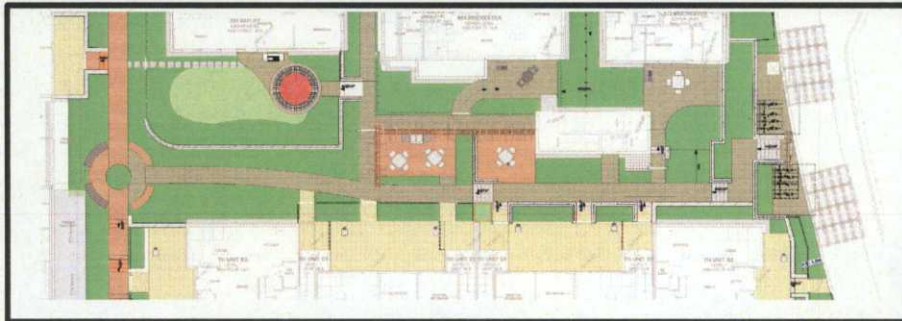
Landscape Overview - Amenity Spaces



Landscape Overview - Central Amenity Node



Landscape Overview - Central Amenity Node

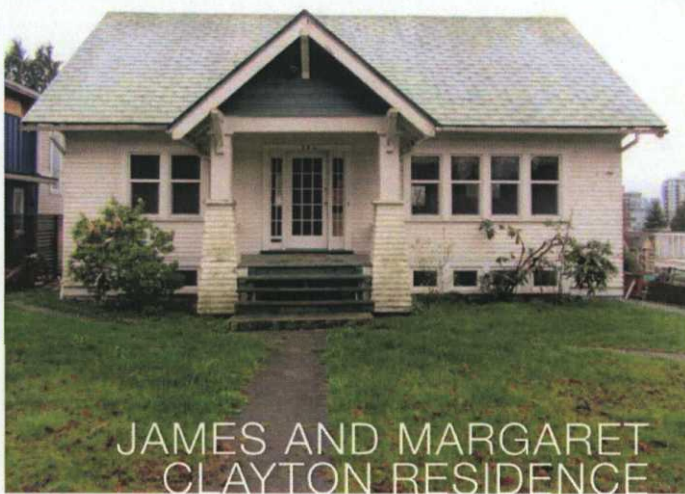


Landscape Plan – Overview



HERITAGE CONTEXT

Heritage Homes Overview – James & Margaret Clayton Residence



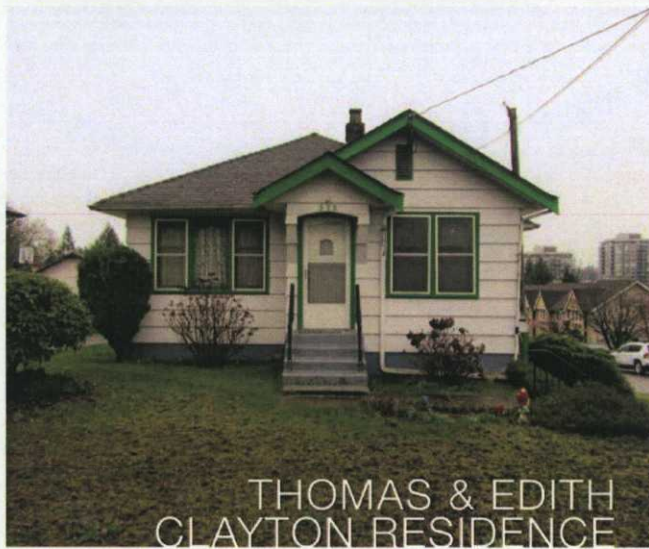
JAMES AND MARGARET
CLAYTON RESIDENCE

604 ROCHESTER AVENUE, COQUITLAM, BC



DONALD LUXTON
AND ASSOCIATES INC.

Heritage Homes Overview – Thomas & Edith Clayton Residence



THOMAS & EDITH
CLAYTON RESIDENCE

572 ROCHESTER AVENUE, COQUITLAM, BC



DONALD LUXTON
AND ASSOCIATES INC.

Heritage Homes Overview – Gueho Residence



GUEHO RESIDENCE

390 GULBY STREET, COQUITLAM, BC



DONALD LUXTON
AND ASSOCIATES INC.



ALLAIRE



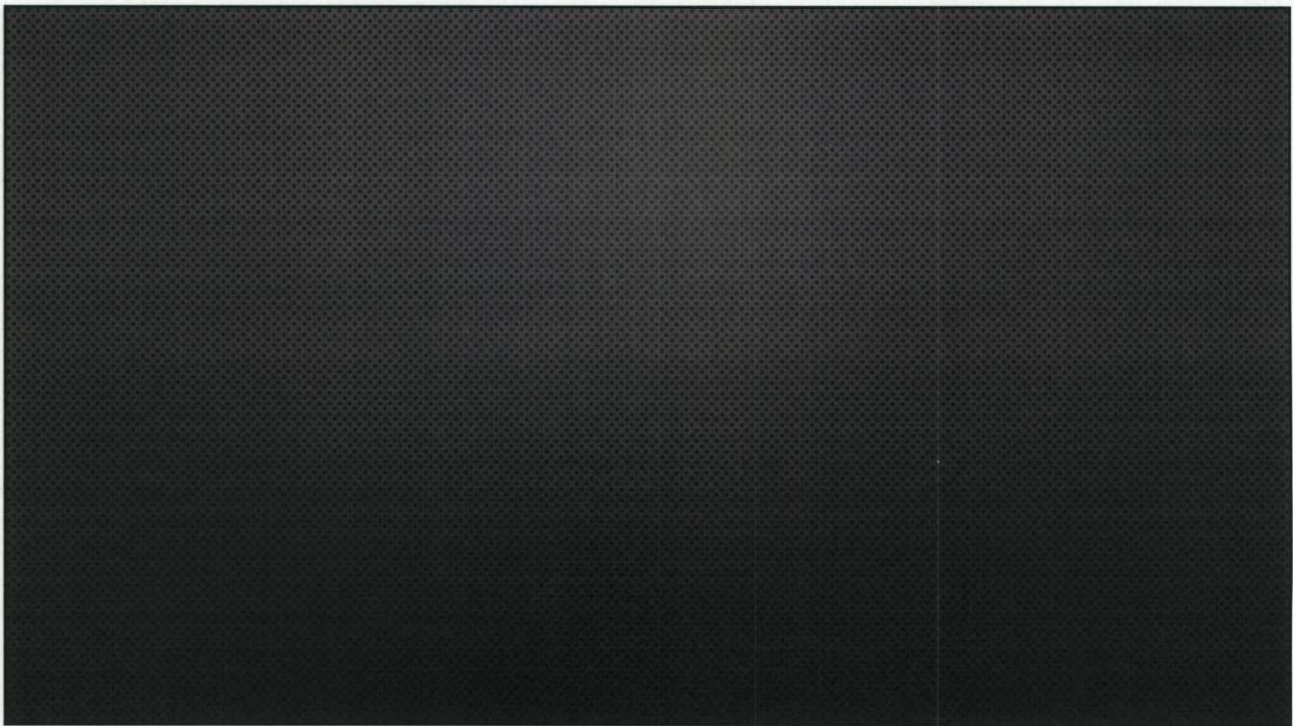
HeadwaterLiving

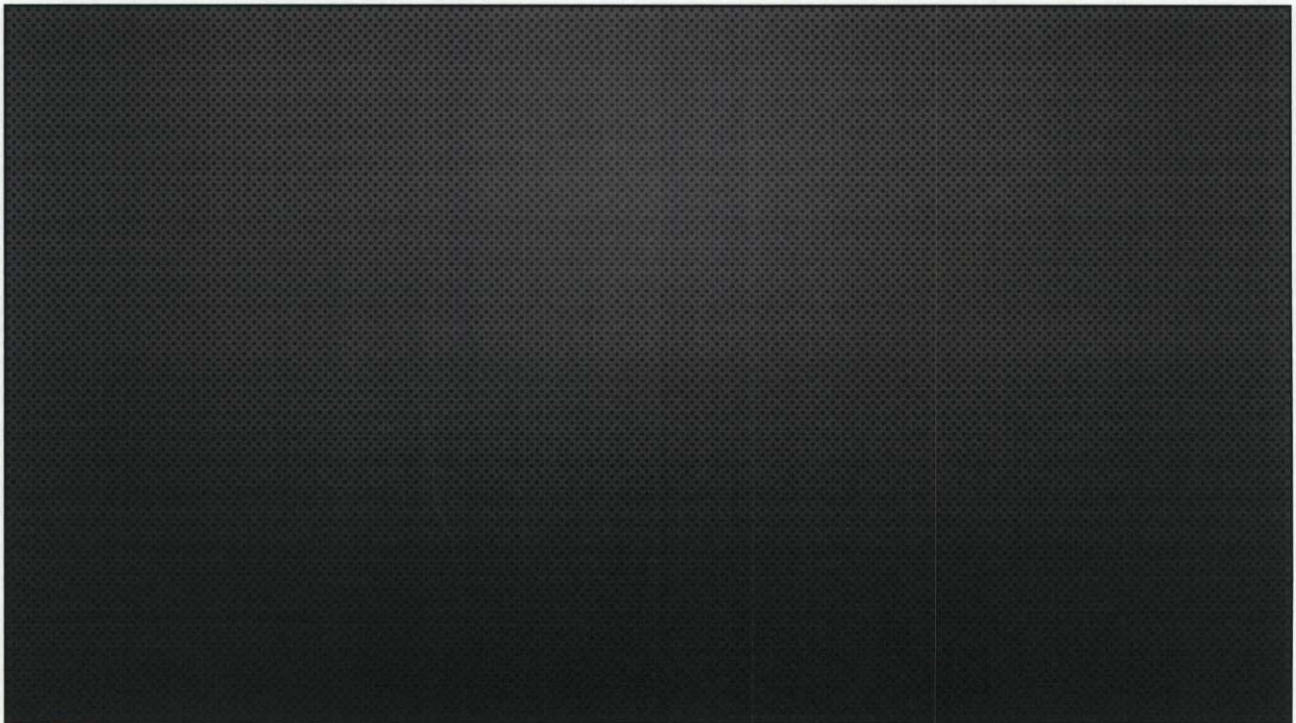
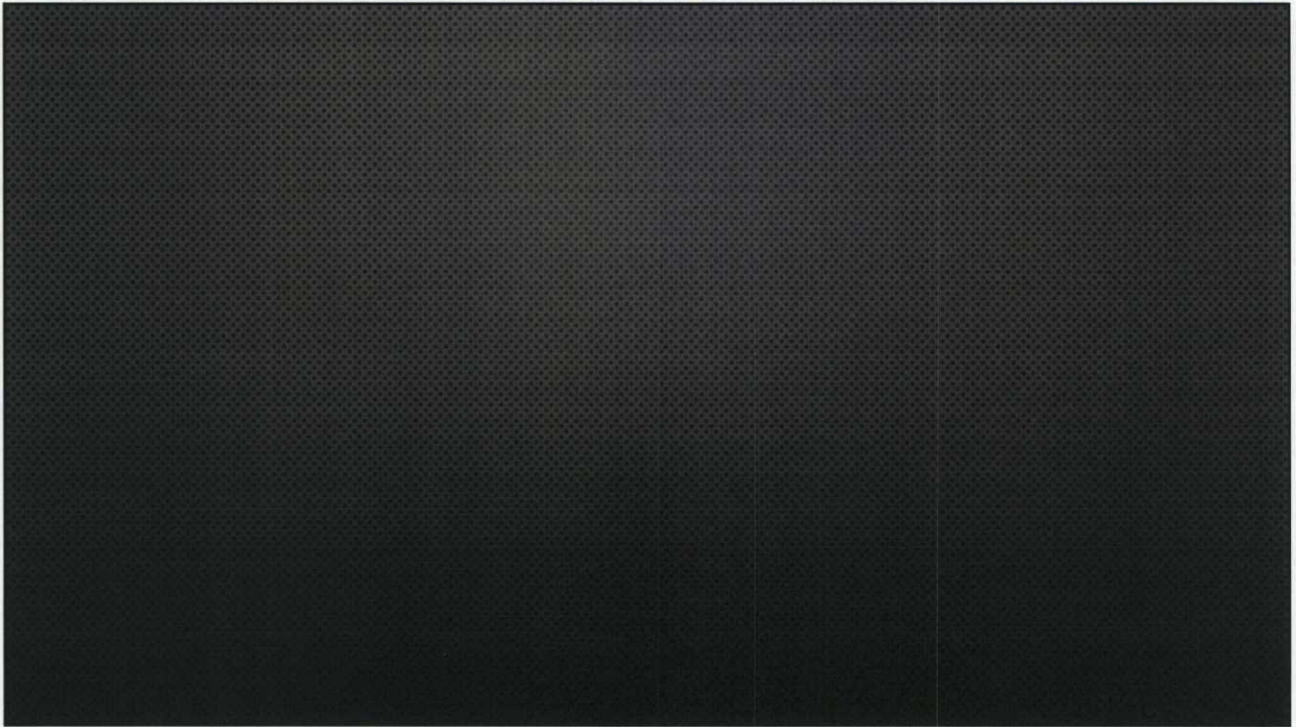


OWNER
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LANDSCAPE
HERITAGE

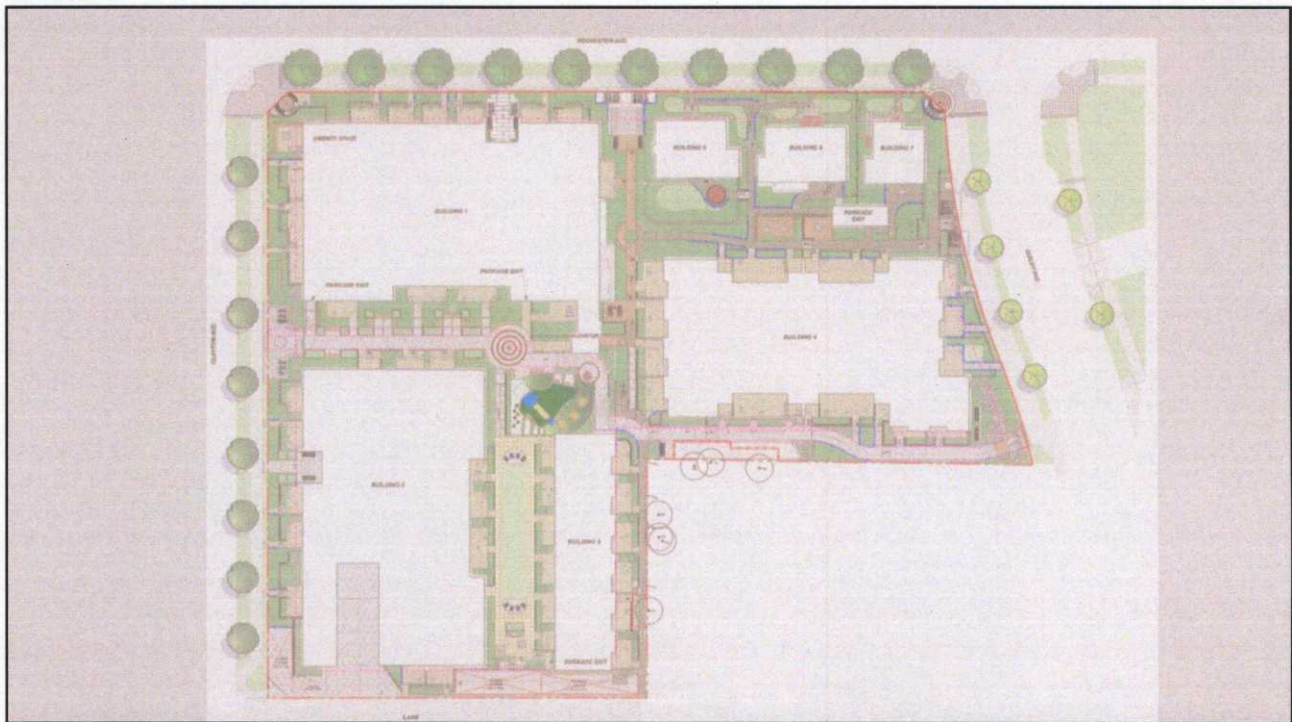
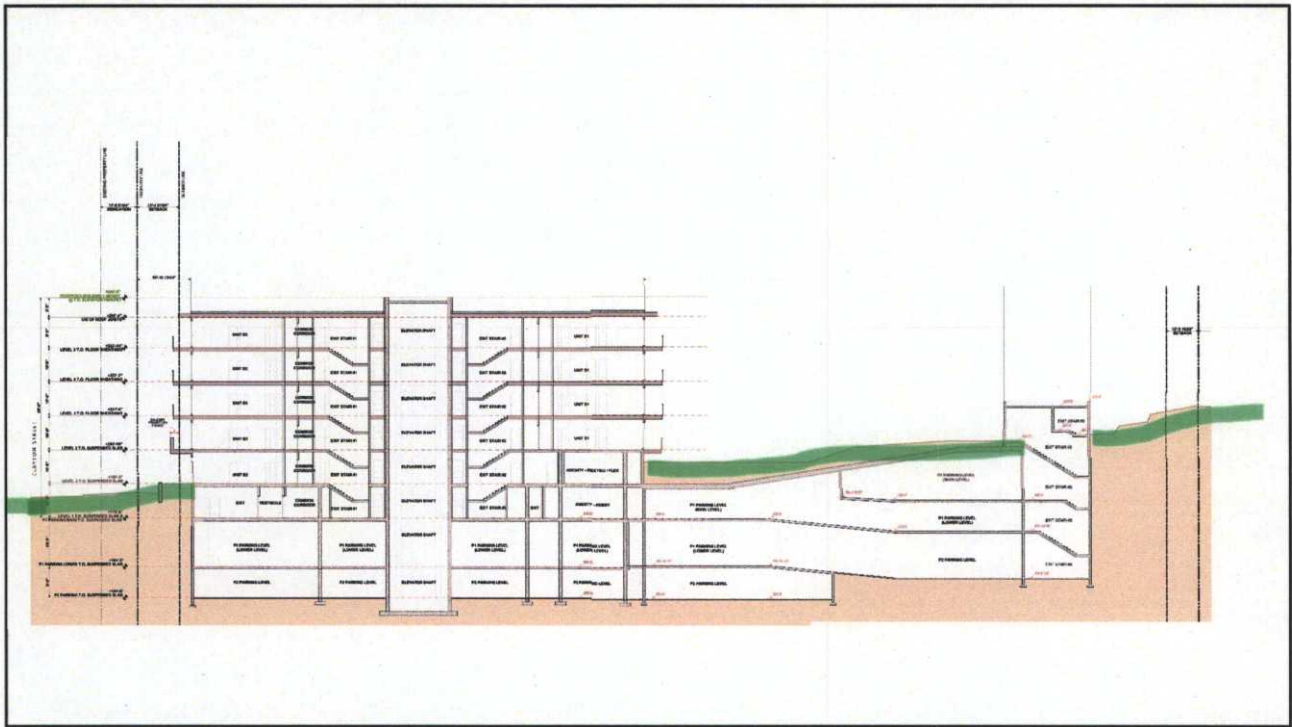
ALLAIRE AND HEADWATER LIVING
INTEGRA ARCHITECTURE INC.
PROSPECT AND REFUGE LANDSCAPE
DONALD LUXTON AND ASSOCIATES

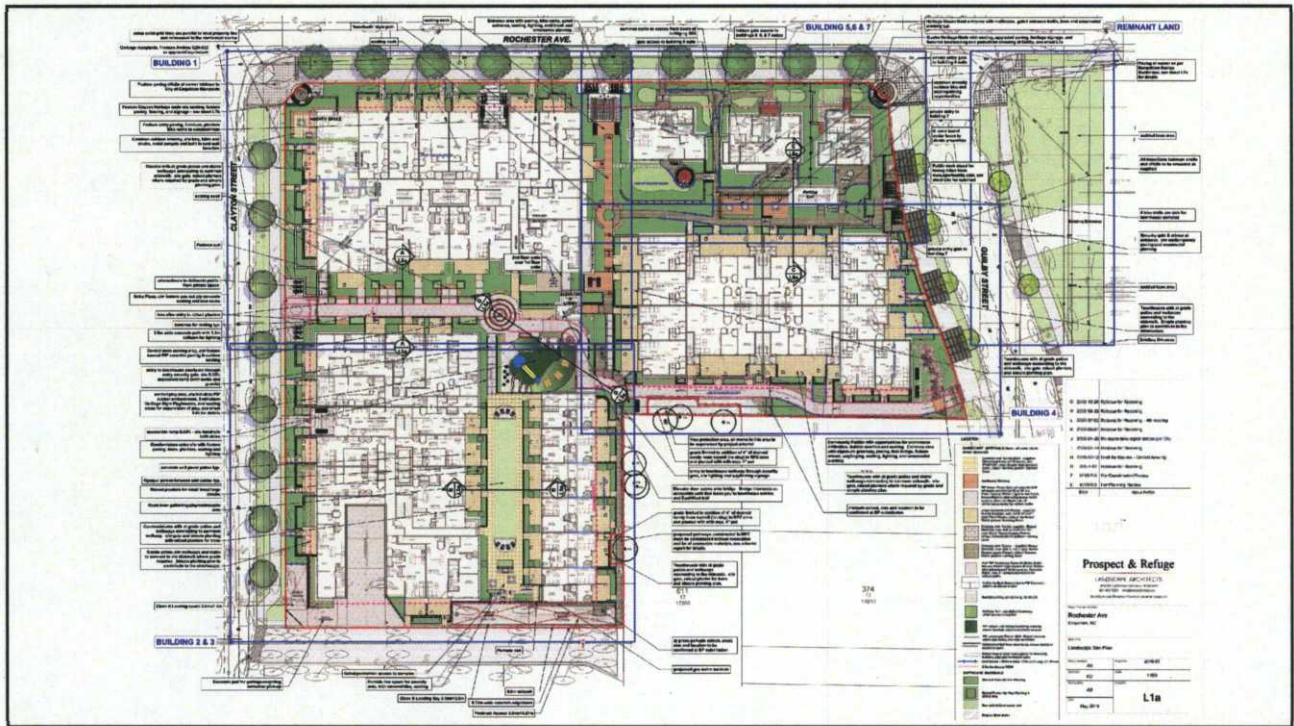
MARC ALLAIRE
DUANE SIEGRIST ARCHITECT AIBC
ALYSSA SEMCZYSZYN
DONALD LUXTON











Nasato, Kate

Public Hearing – January 25, 2021
Item 2 – 373 and 375 Clayton Street,
572, 602, 604, 606, 608, and 612
Rochester Avenue, and 390 and 394
Guilby Street

From: Marianne Bain [REDACTED]
Sent: Friday, January 22, 2021 12:24 PM
To: Clerks Dept
Subject: Proposed Development on Rochester Ave by Allaire

Dear Mayor and Council,

My husband Jim Bain and myself Marianne Bain have lived in Coquitlam for 29 years. We are writing in regards to the HRA Project on Rochester Ave we are in support of this development. Our three children went to school and grew up in Coquitlam. Developments like these will afford them the opportunity to remain in Coquitlam. We need more housing in Coquitlam and this is a great location within walking distance to the Lougheed Skytrain Station and close to shops and restaurants along North Rd. We really like that they are keeping and updating the heritage houses as it will keep some single family houses.

Regards,

Jim and Marianne Bain

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- ☒ For Information Only
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- ☒ Copies to CARP, WDS, MSEM, TBC, RMC

Nasato, Kate

Public Hearing – January 25, 2021
Item 2 – 373 and 375 Clayton Street,
572, 602, 604, 606, 608, and 612
Rochester Avenue, and 390 and 394
Guilby Street

From: sophia hussein [REDACTED]
Sent: Friday, January 22, 2021 12:44 PM
To: Clerks Dept
Subject: Rochester Ave project

Dear Mayor and Council,

My name is Sophia Hussein, and as a resident of Brunette Avenue, I am very familiar with the proposed development at Rochester Avenue between Clayton and Guilby.

I wanted to submit this letter in advance of the Public Hearing to strongly encourage you to support this project at the Hearing. I love this project because I am looking for a place to call my own, and as a young professional who grew up and is working in the area, this proposal is very appealing to me. I have seen how the area have grown and continue to develop – I think this is wonderful. My peers have found it very challenging to own property, and by redeveloping older areas with respectful new developments, I do think that you are opening the way for us to remain in the communities we grew up and know so well.

As a pet-owner, I also find that it is very difficult for us to rent places as very few landlords are comfortable renting to pet owners. That's why I am saving diligently and looking forward to the day that I can buy my own place and begin my life.

I love this neighbourhood and I hope to see more families move here. As an Early Childhood Educator, I look forward to the day that I can open my own practice and establish my business in this community. It would be amazing to be able to live, work, and play in this part of town that I've called home for so long.

Thank you for taking time to consider this letter, I hope you will approve the Rochester Avenue project on the 25th.

Sincerely,

Sophia Hussein

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R.H. R.C.

Nasato, Kate

Public Hearing - January 25, 2021
Item 2 - 373 and 375 Clayton Street,
572, 602, 604, 606, 608, and 612
Rochester Avenue, and 390 and 394
Guilby Street

From: Michael Hind [REDACTED]
Sent: Friday, January 22, 2021 12:46 PM
To: Clerks Dept
Subject: Letter for Monday Public Hearing Rochester Ave and Guilby Street
Attachments: Support Letter Allaire Jan 2021.pdf

Attached you will find a letter for the Public Hearing on Monday night.

Have a great weekend.

Michael Hind, Chief Executive Officer

Tri-Cities Chamber of Commerce

Direct: [REDACTED]

E. [REDACTED]

W. www.tricitieschamber.com

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Re: H. B. 1



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

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January 22, 2021

City Hall
City of Coquitlam
3000 Guildford Way
Coquitlam, BC V3B 7N2

Dear Mayor and Council,

RE: January 25th, 2021 Public Hearing – 373-375 Clayton Street, 572-612 Rochester Avenue, and 390-394 Guilby Street by Allaire Group and Headwater Living

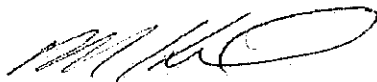
The Tri-Cities Chamber of Commerce is pleased to support this proposal by Allaire Group and Headwater Living. This proposal represents an opportunity for the City to locate more housing close to nodes of commercial activity and employment around Lougheed Highway and North Road, as well as those along Austin Avenue and the Lougheed Skytrain Station. This opportune moment is all the more significant given the current times we find ourselves in where the impact of the pandemic has presented an overwhelming challenge for small retailers in the community.

In addition, the Chamber is generally in support of the proposed infrastructural upgrades proposed by Allaire Group and Headwater Living, which will see the City receive approximately 11,315 sq. ft. of land for new roads, including the re-alignment of Guilby Street, which will provide a safer intersection at Rochester Avenue, and an enhanced pedestrian experience with wider, tree lined sidewalks and a bicycle lane. The proposal further commits \$25,000 towards the design of the Guilby Street Greenway, which amplifies the improvements seen here.

Finally, the proposal provides a diverse range of housing options on site for families, with 179 homes spread over apartments, townhouses, and restored heritage homes. This is a creative and welcome addition to the neighbourhood which will retain neighbourhood context and provide a respectful transition from the future apartment buildings across Clayton Street, as well as to the single-family homes across from Guilby Street. The diverse range of housing proposed here will ensure that Coquitlam residents have the opportunity to live, work, and play in the City by finding housing suitable to their needs, which in turn will result in stronger economic health for the City of Coquitlam.

The Chamber lends its support to this proposal and is looking forward to seeing the economic and community benefits from this proposal realized.

Thank you,



Michael Hind,
CEO, Tri-Cities Chamber of Commerce

Nasato, Kate

Public Hearing – January 25, 2021
Item 2 – 373 and 375 Clayton Street,
572, 602, 604, 606, 608, and 612
Rochester Avenue, and 390 and 394
Guilby Street

From: Charles Au [REDACTED]
Sent: Friday, January 22, 2021 1:35 PM
To: Clerks Dept
Subject: Rochester Ave project by Allaire

To the Mayor of Coquitlam and Council:

I am writing in support of the Rochester Ave project by Allaire.

I have been a resident of the neighbourhood since 2017. When I made my decision to purchase my home, it was in anticipation that the neighbourhood would continue to be further developed. Currently the neighbourhood is a bit disjointed, but if you approve of this project, this will improve the amenities and safety of the community and allow nearly 200 households to join us in the neighbourhood. Not every family finds the huge highrises near Lougheed Station desirable; this project will provide another option for young families that is still close to rapid transit.

If you approve the project, I ask that you review the safety of the roads, given the increased traffic, particularly the intersection of Guilby and Rochester where drivers coming up on Guilby northbound are in a bit of a blind spot. I also ask that you review any construction plans in detail to mitigate the impact on the neighbourhood.

Regards,

Charles Au
66-688 Edgar Ave
Coquitlam BC
V3K 0A5

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RM, RC



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Nasato, Kate

Public Hearing – January 25, 2021
Item 2 – 373 and 375 Clayton Street,
572, 602, 604, 606, 608, and 612
Rochester Avenue, and 390 and 394
Guilby Street

From: Maggie Morrison [REDACTED]
Sent: Friday, January 22, 2021 1:41 PM
To: Clerks Dept
Subject: Rochester Ave. Project
Attachments: Rochester Ave. Project.doc

Please find attached my letter of support for the Rochester Ave. Project.

Maggie Morrison

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- ☒ Copies to AMPD, DDS, DSEA, PWS
R.H. R.G.

January 22, 2021

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

RE: Proposed Development Project at 572 – 612 Rochester Ave,
373 – 375 Clayton Street & 390-394 Guilby Street.

Dear Mayor & Council,

My name is Maggie Morrison, I have lived in this area for 40 years, raising 2 sons. I would like to submit my support for the proposed Rochester Ave. Project.

I believe developments like this will allow my sons and their children to stay central to where they grew up, along with helping with their commute to work. We definitely need more affordable housing in Coquitlam.

I think the neighborhood will benefit from the upgrades this project brings, in terms of sidewalks, crosswalks, lighting, green space and parks.

As a longtime Coquitlam resident, I love the fact they are restoring 3 heritage homes.

Thank you for your time, I do hope the council will approve this development.

Regards,

Maggie Morrison
987 Kelvin Street
Coquitlam, BC
V3J 4W7

Nasato, Kate

From: Kai McLeod [REDACTED]
Sent: Friday, January 22, 2021 3:15 PM
To: Clerks Dept
Subject: Allaire Rochester Ave Project Proposed Development

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Mayor and Council,

Re: Proposed Development Application on Rochester Ave

I am writing this letter on behalf of my grandparents, Ronald and Candice who have been residents of Coquitlam for over 50 years. I am writing to you today regarding the HRA Development Project on Rochester Ave. We are in full support of this development.

The current cost of housing in the lower mainland is pushing young adults and families further out of the city and out of province as they leave in search of areas with reasonable and affordable housing.

Coquitlam **needs** more housing in quality locations such as the proposed development on Rochester. It provides a quick walk to Lougheed SkyTrain station which enables more people to choose public transit over vehicles. North Road also has many developed restaurants, shops, and grocery stores which makes it easily accessible for people who may not own a vehicle.

We also really enjoy that they are going to keep and update the heritage houses. It will keep some nice single-family homes in the neighbourhood, while also helping to grow the area.

I hope the council will approve this development by Allaire Headwater so we can continue to grow Coquitlam and allow the younger generation to have a chance at building and raising a family here like we have been lucky enough to do.

Regards,

Kai McLeod on behalf of Ronald and Candice McChesney

1110 Cottonwood Ave

Coquitlam, BC

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Public Hearing - January 25, 2021
Item 2 - 373 and 375 Clayton Street,
572, 602, 604, 606, 608, and 612
Rochester Avenue, and 390 and 394
Guilby Street

Nasato, Kate

From: Jessica Halina [REDACTED]
Sent: Friday, January 22, 2021 3:25 PM
To: Clerks Dept
Subject: Rochester Avenue Project

Mayor & Council
3000 Guildford Way
Coquitlam BC
V3B 7N2

January 22nd, 2021

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Ther, Ric

Re: Proposed Development Project at 572-612 Rochester Ave, 373-375 Clayton St and 390-394 Guilby St.

Dear Mayor and Council,

I am unable to attend the public hearing on January 25th, 2021 but wanted to submit my support for the proposed development

It will provide numerous neighbourhood benefits. The realignment of Guilby Street is a much needed transportation upgrade. It will improve traffic and make things safer for pedestrians. It is always better to have a proper intersection with crosswalks and clear sight lines. There will be significant property dedications to the city along the borders, furthering the ability for sidewalks to be widened and improved.

There will be new greenspace and new trees, a new place space for children and this neighbourhood is growing fast, so it is good to see these things included.

Additionally, the homes will give more options for those looking to move into Coquitlam. It can be so difficult to find a home to buy; more options like townhouses and condos give more people the real chance to make their home here.

I am happy to see the city working with developers to provide real benefits for the neighbourhood, and I look forward to the improvements that will be realized here. Thank you.

Jessica Piccolo on behalf of Rose Halina
182 Finnigan Street
Coquitlam BC

Nasato, Kate

Public Hearing – January 25, 2021
Item 2 – 373 and 375 Clayton Street,
572, 602, 604, 606, 608, and 612
Rochester Avenue, and 390 and 394
Guilby Street

From: Makkeya Hamid [REDACTED]
Sent: Friday, January 22, 2021 3:46 PM
To: Clerks Dept
Subject: Rochester Development Support Letter

In regards to:

2.APPLICATION TO:

**AMEND CITYWIDE OFFICIAL COMMUNITY PLAN BYLAW NO. 3479, 2001 TO
REVISE THE LAND USE DESIGNATION OF 373 AND 375 CLAYTON STREET AND
572, 602, 604 AND 606 ROCHESTER AVENUE FROM TOWNHOUSING TO MEDIUM
DENSITY APARTMENT RESIDENTIAL - BYLAW NO. 4984, 2021**

Dear City Council,

My name is Makkeya Hamid and I live nearby to the proposed Clayton/Rochester Avenue development. My family lived one block away from this site for approximately ten years and it is evident that developments are unavoidable.

I support this development because this area has a huge demand for such construction and housing. There is a great desire for people to reside in this area. I like the proposed designs of the project. I feel that they offer great options for housing as well as maintain the aesthetic and culture of this neighborhood just as I remember it. With all the high-rise developments being constructed in this area, it is refreshing to see low-rise buildings, townhouses and heritage homes being proposed.

This is important to me particularly because I have four children and they are all finding it difficult to find a reasonably priced home unless they move out to areas like Langley or Maple Ridge. With the rising costs of living, the goal of purchasing a home becomes harder to attain.

I believe we should construct more projects like this, which have many homes of a reasonable size and price. I want my family to be able to afford a life close to home rather than having to struggle balancing a work schedule and travelling far distances to get there if they cannot find something closer to home.

Thank you.

Sincerely,

Makkeya Hamid
328 Nelson St
Coquitlam, BC
V3K 4N7

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Robt, R.C

Coquitlam HERITAGE

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Public Hearing – January 25, 2021
Item 2 – 373 and 375 Clayton Street,
572, 602, 604, 606, 608, and 612
Rochester Avenue, and 390 and 394
Guilby Street

December 21, 2020

Dear Mayor and Council,

**Re: 572 - 612 Rochester Avenue, 373 and 375 Clayton Street and 390 and 394 Guilby Street - Proposed
HRA Development Project**

Coquitlam Heritage has been following with interest the evolving plans for the above noted development. We are very supportive of the project's planned protection and conservation of three historically significant buildings.

According to the extensive conservation plan prepared by Donald Luxton & Associates, the homes marked for conservation were all constructed pre-1940 and were built and owned by influential families of early Coquitlam. They all have period-specific characteristics and many of these have been retained throughout the years. We are supportive of Allaire and Headwater's plan to move these structures to locations that they will call home for many years to come. The plan also includes preserving each building's character-defining elements, restoring any elements that have been lost or damaged over the years, and returning the structures to their original form.

Preserving and conserving these buildings not only saves these significant structures, but also will inspire those residents considering renovating or conserving their own homes. This project also allows residents to see that the past can become a beautiful and meaningful part of new construction.

As well, we appreciate that they have reduced the height of the building to better fit in with the neighbourhood look.

We are excited to see the final result of this conservation and construction project. We urge Mayor and Council to support the project as well.

Sincerely,



Ann Carlsen
President

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Public Hearing - January 25, 2021
Item 2 - 373 and 375 Clayton Street,
572, 602, 604, 606, 608, and 612
Rochester Avenue, and 390 and 394
Guilby Street

Nasato, Kate

From: Todd Cullum <[REDACTED]>
Sent: Friday, January 22, 2021 4:16 PM
To: Clerks Dept
Cc: Todd Cullum
Subject: Rochester Ave Public Hearing

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File M, File C

Re: Rochester Ave Homes Development, Coquitlam, BC

Dear Coquitlam Mayor & Council,

My name is Todd Cullum and I am writing in support of the proposed development for Rochester Ave Homes at 572-612 Rochester Ave. I live in Coquitlam and I am deeply involved in the community. I care about Coquitlam and our future. We need to be building higher density housing in Coquitlam, especially this close to transit. The form of the development (townhouses and mid-rise) will allow more people to move in, while respecting the nearby existing homes. I also support all the newly designated park space from the Burquitlam-Lougheed Neighbourhood Plan. I know that there is a plan to expand nearby Guilby Park, which can only be done with the new tax revenue and developer fees from new development like this.

Thank you very much. I hope you approve this project.

Sincerely,
Todd Cullum
936 Selkirk Crescent
Coquitlam, BC

Nasato, Kate

Public Hearing – January 25, 2021
Item 2 – 373 and 375 Clayton Street,
572, 602, 604, 606, 608, and 612
Rochester Avenue, and 390 and 394
Guilby Street

From: Doug Arnett <[REDACTED]>
Sent: Saturday, January 23, 2021 8:06 PM
To: Clerks Dept
Subject: RochesterAve.Development

Dear Mayor and Council,

ITEM 2 : Addresses 373 and 375 Clayton St; 572, 602, 604, 606, 608 and 612 Rochester Ave and 390 and 394 Guilby St.

I approve this application which would allow the development of 2 apartment buildings (5 and 6 stories), 2 townhouse buildings (3 and 4 storeys), and the restoration and retentions of 3 Heritage Homes for a total of 181 units.

This is a good location for this type of development.

Thank you Doug Arnett

111- 2721 Atlin Place

Coquitlam BC

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Nasato, Kate

From: Elizabeth [REDACTED]
Sent: Saturday, January 23, 2021 7:18 PM
To: Clerks Dept; Mayor & Council
Subject: Fwd: High density proposal -Guilby

Regarding the Guilby Street proposal for apartments instead of townhomes:

1. I think the restoration of the 3 (non)heritage houses is not a contribution to family housing since they will be surrounded by density and therefore less livable - not to mention they have little heritage value. People will have easy visible access into outdoor areas and even windows. They would not be desirable dwellings.
2. Families need townhomes - not apartments. Apartments are not child-friendly with elevators and balconies. Families need some grass space and ground level front doors.
3. The Lougheed Mall area has many, many high rise buildings. More than we need or want - especially given Covid.

What we do not have enough of is townhomes.

4. Building high rises in a single family home area also serves to destroy the single family home area by increasing traffic, crime, utility use and aesthetics.
5. It is time to do what is right for families of Coquitlam.

With regards,

Elizabeth Tippe

410 Selman Street

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Nasato, Kate

Public Hearing - January 25, 2021
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572, 602, 604, 606, 608, and 612
Rochester Avenue, and 390 and 394
Guilby Street

From: Sandra Omichinski <[REDACTED]>
Sent: Saturday, January 23, 2021 7:20 PM
To: Clerks Dept; Mayor & Council
Subject: Public Hearing Submission - Jan 25 Proj 18-076 Rochester & Guilby

Dear Mayor and Council,

RE: We are opposed to Project 18-076. Submission to Public Hearing January 25, 2021

In these very troubling times, the last thing residents need is to feel like their City has betrayed them. Less than 2 1/2 years ago, City Council adopted a new Official City Plan. The City adopted this plan to help guide them through the massive changes West Coquitlam was about to experience. West Austin residents were heavily involved in this process. The Planning Department sold us on the plan because we were promised a tiny "Buffer Zone" between the massive buildings and our quiet West Austin neighbourhood. The Buffer Zone was street level Townhousing. Residents walked away from that process happy with our Buffer Zone and knowing that we helped to secure the Townhousing for young families that was so badly needed in our area. We walked away trusting our City and Planning Department.

Now, 2 1/2 years later, we have a Developer trying to build 184 units that consists mostly of 5 & 6 storey apartment buildings instead of our promised Townhousing. We have the City Planning Department working more with the Developer to achieve 62% more density than protecting young families who desire townhouses. How do you think we residents feel about that? Young families and our neighbourhood are being robbed of our badly needed townhousing. The last thing we need is more apartment buildings in this area.

If this development is approved, then the Mayor and Council will be facing more pressure from other Developers. A massive OCP change like this will only embolden and encourage other Developers to demand and push for greater density for their own developments. In fact this is happening already. The City has received application PROJ 20 - 131 which is zoned Townhouses and happens to be located directly across the street from the aforementioned proposed development. Again, its located in our tiny "Buffer Zone". Believe it or not this Developer is asking to build several 5 storey "stacked townhouse" buildings. What on earth is a stacked townhouses? How do you walk off the street and enter your townhouse when you are 4 or 5 storeys above the ground? I don't understand why the Planning Department is entertaining this proposal. The area is zoned Townhousing and that's what needs to be built.

The Planning Department and Council promised us a "Buffer Zone" and they need to stand by their word. Life is scary for residents these days and we need to rely and trust our Council more than ever. Council's decision comes down to this. Does Council choose to build more concrete buildings that are in abundance or build badly needed townhouses for young families in the West Austin Neighbourhood?

Sandra and Brian Omichinski
718 Sydney Avenue

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File M, File C

Nasato, Kate

From: Leslie Watts [REDACTED]
Sent: Saturday, January 23, 2021 7:50 PM
To: Clerks Dept; Mayor & Council
Subject: Development Application Public Consultation

Hello,

I am writing to you to express my opposition to the proposed high-density development south of Rochester and west of Guilby. The proposal involves construction of mostly multistory apartments, rather than townhomes.

This proposal does not meet the requirements of the current OCP for this area, which specifies townhouses. Townhouses are the agreed to transition from higher density housing to lower density housing that we as a neighbourhood, which was approved by council only 2.5 years ago after extensive public consultation.

I would like to request for this letter be submitted to the Public Hearing.

Thank you,

Leslie Watts

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Nasato, Kate

Public Hearing – January 25, 2021
Item 2 – 373 and 375 Clayton Street,
572, 602, 604, 606, 608, and 612
Rochester Avenue, and 390 and 394
Guilby Street

From: Georgina Worsley <[REDACTED]>
Sent: Sunday, January 24, 2021 7:13 AM
To: mayor_@coquitlam.ca; Clerks Dept
Subject: Townhouses Not Apartments

I have lived in the West Austin area of Coquitlam for over 40 years and in the West Austin area for the last five years. In the last five years I have seen massive growth in Coquitlam. Old houses being torn down making way for more newer houses. In many ways this has improved some areas.

In the West Austin Area, I have seen numerous apartments and townhouses being built.

When I drive around the Lougheed Mall area, I can hardly recognize it. I understand that there is a need for more housing, but I am opposed to the proposal to the high-density development in the area of Robchester the Guilby. There are enough apartments. Leave it as originally planned....townhouses.

Please submit this letter to the public hearing.

G. K. Worsley

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Nasato, Kate

Public Hearing – January 25, 2021
Item 2 – 373 and 375 Clayton Street,
572, 602, 604, 606, 608, and 612
Rochester Avenue, and 390 and 394
Guilby Street

From: Challen Pride-Thorne [REDACTED]
Sent: Sunday, January 24, 2021 10:00 AM
To: Mayor & Council; Clerks Dept
Subject: RE: Proposed High Density Development South of Rochester and West of Guilby - City Planning Ref PROJ 18-076

Hello, I am writing again, to voice my opposition to the proposed construction of high-density apartments on Rochester Avenue west of Guilby Street. Everywhere I look there are cranes working to construct massive buildings slowly blocking our lovely views. Less than 2 ½ years ago, we worked with the city to adopt a plan that would zone areas of the neighbourhood for low-rise townhomes acting as "buffer" between our single-family homes and the high-rises around North Road.

Townhomes for young families are needed in our area. They provide some greenspace; front and back yards for gardening and areas for children to safely play and enjoy the outdoors.

The neighborhood's voice should be heard. I sincerely hope that the Town-home zoning is respected.

Thank you, Challen Pride-Thorne

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- ☒ Copies to CAMPD, DDS, DSEM, Planner 3,
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Nasato, Kate

From: Linda Hopwo [REDACTED]
Sent: Sunday, January 24, 2021 10:26 AM
To: Mayor & Council; Clerks Dept
Subject: Proposed High Density Development South of Rochester and West of Guilby Reference 18-076

Dear City Officials:

Please submit our letter to the Public Hearing - deadline 12:00 noon Monday, January 25th, 2021. Thank you.

Hello,

I live in the affected neighborhood and am concerned that changes are being considered to the density development, which was approved 2.5 years ago.

It was approved that there would be a transition from single family homes to townhouses, then low rises, and high rises to act as a buffer. No one living in a single family home wants towers of apartments looming over them. There would be a lose of privacy and a blockage of sunshine. No to mention a drop in property values.

What we do need in this neighborhood are more affordable townhouses for young families. This is what is going to keep our neighborhood vibrant and alive. We need a neighborhood that includes children and play areas, a neighborhood where you can go for a walk and know our neighbors, not towers of impersonal units where you don't know who lives next door.

I don't understand the need for three "heritage" houses that wouldn't even be on their original foot print. Was this something the developer offered in exchange for higher density? This is totally not necessary in this area of Coquitlam.

I do understand that we are on a sky train corridor, so to speak, and that higher density is necessary to make it viable, but there has to be an agreeable solution so that we can all live in harmony as community grows.

Sincerely,
Linda & Eddie Hopwo

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- ☒ For Information Only
- ☐ For Response Only
- ☒ Copies to GMPD, DDS, DSEM, Planner 3,
File M, File C

Nasato, Kate

From: [REDACTED]
Sent: Sunday, January 24, 2021 12:51 PM
To: Mayor & Council; Clerks Dept
Cc: 'Brian Omichinski'
Subject: West Coquitlam OCP variations

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File M, File C

OPPOSED TO PROJ 18-076

Dear Mayor and Council,

I admit that much of this wording takes facts from advice received from our community association, but this does not diminish our strong feelings about the high impact housing for what was supposed to be a townhouse area. Please enter our letter to the Public Meeting on the 25th of this month.

In these very troubling times, the last thing residents need is to feel like their City has betrayed them. Less than 2 1/2 years ago, City Council adopted a new Official City Plan. The City adopted this plan to help guide them through the massive changes West Coquitlam was about to experience. West Austin residents were heavily involved in this process. The Planning Department sold us on the plan because we were promised a tiny "Buffer Zone" between the massive buildings and our quiet West Austin neighbourhood. The Buffer Zone was street level Townhousing. Residents walked away from that process happy with our Buffer Zone and knowing that we helped to secure the Townhousing for young families that was so badly needed in our area. We walked away trusting our City and Planning Department.

Now, 2 1/2 years later, we have a Developer trying to build 184 units that consists mostly of 5 & 6 storey apartment buildings instead of our promised Townhousing. We have the City Planning Department working more with the Developer to achieve 62% more density than protecting young families who desire townhouses. How do you think we residents feel about that? Young families and our neighbourhood are being robbed of our badly needed townhousing. The last thing we need is more apartment buildings in this area.

If this development is approved, then the Mayor and Council will be facing more pressure from other Developers. A massive OCP change like this will only embolden and encourage other Developers to demand and push for greater density for their own developments. In fact this is happening already. The City has received application PROJ 20 - 131 which is zoned Townhouses and happens to be located directly across the street from the aforementioned proposed development. Again, its located in our tiny "Buffer Zone". Believe it or not this Developer is asking to build several 5 storey "stacked townhouse" buildings. What on earth is a stacked townhouses? How do you walk off the street and enter your townhouse when you are 4 or 5 storeys above the ground? I don't understand why the Planning Department is entertaining this proposal. The area is zoned Townhousing and that's what needs to be built.

The Planning Department and Council promised us a "Buffer Zone" and they need to stand by their word. Life is scary for residents these days and we need to rely and trust our Council more than ever. Council's decision comes down to this. Does Council choose to build more concrete buildings that are in abundance or build badly needed townhouses for young families in the West Austin Neighbourhood?

Yours truly

Peter and Lorna Tomlinson
767 Rochester Avenue, Coquitlam

Nasato, Kate

Public Hearing - January 25, 2021
Item 2 - 373 and 375 Clayton Street,
572, 602, 604, 606, 608, and 612
Rochester Avenue, and 390 and 394
Guilby Street

From: Tasoula Berggren <[REDACTED]>
Sent: Sunday, January 24, 2021 1:53 PM
To: Mayor & Council; Clerks Dept
Subject: Public Hearing Jan 25 Rochester & Guilby

Dear City Officials,

My husband and I were astounded to learn that Council has been asked to amend the Official Community Plan for the area around Guilby and Rochester to allow the construction of apartment buildings. My wife and I took part in the discussions concerning the Official Community Plan and agreed to it because we were promised that the area now under discussion was zoned townhouses in order to act as a buffer zone between high density and single family homes.

We are very strongly opposed to these applications and call on Council to honour its commitment and keep the zoning in that area restricted to townhouses. The changes that were made in the application for rezoning after Council refused first reading are minor and in no way meet the letter or even the spirit of the present "Townhouse" zoning. (If the development is allowed the square footage allowed on the property would be 50% higher than would be allowed for townhouses!) To approve the applications for the changes would send the message that Council's commitments mean nothing. We urge you to keep the commitments you made and reject the applications.

Sincerely,

Mrs. Tasoula Saporilla Berggren, Honorary Consul
Consulate of the Republic of Cyprus

- ☒ Copies to Mayor & Council
- ☐ Tabled Item for Council Meeting
- ☐ Correspondence Item for Council Meeting
- ☒ For Information Only
- ☐ For Response Only
- ☒ Copies to GMPD, DDS, DSEM, Planner 3,
File M, File C



Nasato, Kate

Public Hearing – January 25, 2021
Item 2 – 373 and 375 Clayton Street,
572, 602, 604, 606, 608, and 612
Rochester Avenue, and 390 and 394
Guilby Street

From: L WATT <[REDACTED]>
Sent: Sunday, January 24, 2021 2:21 PM
To: Clerks Dept
Subject: Development Proposal @ Clayton & Rochester- Allaire Headwater

Dear Council and Staff

We've been Coquitlam residents for 34 years and are writing in support of the above development. We feel the development is attractively designed and offers a good mix of townhomes and apartments. The retention of the heritage component on the site will add uniqueness to the overall development and preserving a little bit of Coquitlam history is never a bad thing. This local developer, Allaire, is known for its quality building over the years as witnessed by its many completed Lower Mainland projects.

Yours truly

Dave & Lorrie Watt
1557 Wintergreen Pl.
Coquitlam

Sent from my iPhone

- ☒ Copies to Mayor & Council
- ☐ Tabled Item for Council Meeting
- ☐ Correspondence Item for Council Meeting
- ☒ For Information Only
- ☐ For Response Only
- ☒ Copies to GMPD, DDS, DSEM, Planner
File M, File C

Dear Mayor and Council,

My name is Sarah Lee and I am writing in support of increasing housing along Rochester avenue in Coquitlam.

As a resident of Coquitlam for over 30 years, I have seen the city that I call home change and grow. With improvements to public transportation systems such as the Evergreen Line, and the amenities surrounding the community, the Tri City area has become an increasingly desirable place to live for young working professionals. While it has been a dream of mine to one day own a home in Coquitlam, the reality is that it is not likely that I will ever be able to afford a single-family house in this area.

The medium density development proposed by Headwater along Rochester would help alleviate some of the housing need in this ever growing city. Changes to the housing diversity in Coquitlam would allow myself and many others I know to stay and raise their families here rather than having to move away. Over the last decade, I have witnessed many of my close friends and family move away because they could not find appropriate apartments or townhomes here.

Not only would they add \$100,000 to the Affordable Housing Reserve Fund, the Allaire/Headwater proposal has the additional benefit of transporting and restoring those heritage homes along Rochester so that they are preserved for future generations to appreciate rather than being demolished as in the tradition of other developments.

Thank you for your time and consideration in reading this letter in support of the Allaire/Headwater developments along Rochester so that residents like myself may have a realistic chance to own in Coquitlam.

Sincerely,

Sarah Lee

- ☒ Copies to Mayor & Council
- ☐ Tabled Item for Council Meeting
- ☐ Correspondence Item for Council Meeting
- ☒ For Information Only
- ☐ For Response Only
- ☒ Copies to GMPD, DDS, DSEM, Planner 3,
File M, File C

Nasato, Kate

From: [REDACTED]
Sent: Sunday, January 24, 2021 6:41 PM
To: Mayor & Council
Subject: Southwest Coquitlam Rochester? Guilby Densification

Mayor & Councillors:

I am strongly opposed to the changes in the original OCP for this area. Approximately two and a half years ago we were consulted and joined in on the many discussions regarding our immediate neighbourhood.

We put our faith in you, our elected representatives, to stand by the agreed zoning for this area, TOWNHOUSES!. Now, it is 5-6 level apartment buildings and a so called Heritage Lot of 3 Homes.

It is quite evident that the desires and opinions of those who are residents in this area, mean nothing. A developer and real estate agent (who are only truly interested in making as big a profit as possible),

take precedence over the people who love and live here. The area lends itself to Townhouses, which in my opinion, would be a far more attractive FAMILY SETTING than what this developer is proposing.

I beg of you to reconsider this decision.

I have been informed that a group is already planning on the next block of Rochester to be approached for Zoning Changes. Most disappointing and I am saddened to see what is happening in this lovely neighbourhood.

Judy Oljaca
401 Ashley Street
Coquitlam, B.C.
V3K 4B2

- ☒ Copies to Mayor & Council
- ☐ Tabled Item for Council Meeting
- ☐ Correspondence Item for Council Meeting
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Nasato, Kate

Public Hearing – January 25, 2021
Item 2 – 373 and 375 Clayton Street,
572, 602, 604, 606, 608, and 612
Rochester Avenue, and 390 and 394
Guilby Street

From: [REDACTED]
Sent: Sunday, January 24, 2021 8:58 PM
To: Mayor & Council; Clerks Dept
Subject: OPPOSITION to Proposed High Density Development South of Rochester and West of Guilby – City Planning Reference 18-076

Subject: OPPOSITION to Proposed High Density Development South of Rochester and West of Guilby – City Planning Reference 18-076

Dear Councillors and Mayor

My name is Ryan Chin and I live at 734 Sydney Avenue with my family. I have already sent an email to you stating my strong opposition regarding the proposed high density development south of Rochester and west of Guilby.

It seems my opposition has not been taken into consideration when the council granted the first reading on 11 January 2021 without much discussion. So, here we go again: I am strongly opposed to this development and have the support of my family and neighbours in this. We do NOT want multistory apartments.

Here are our concerns in more detail:

This development does not meet with the current OCP, which is townhousing. Townhouses are what young families need, not apartments, which are abundant in this area.

The developer is asking for higher density, because he claims that 3 heritage homes will be “saved” and some land will be transferred toward road re-alignment. It should be noted that the 3 small heritage homes will be moved and crammed into one lot. They will remain part of the development and will be sold at market value.

If the developer did not “save” the heritage homes and did not transfer any land toward the road, they would be allowed to build townhomes with the maximum floor area of 9,477 square meters. The developer is now asking to construct the development with the total floor area of 15,348 m² (including 3 heritage homes). This is a 62% increase over what is currently allowed. This is excessive.

If you need any more information, please don't hesitate to contact me. My family and I will keep voicing our opposition until we are heard.

Kind regards,

Ryan Chin
Concerned resident at 734 Sydney Avenue

- ☒ Copies to Mayor & Council
- ☐ Tabled Item for Council Meeting
- ☐ Correspondence Item for Council Meeting
- ☒ For Information Only
- ☐ For Response Only
- ☒ Copies to GMPD, DDS, DSEM, Planner 3,
File M, File C

Nasato, Kate

Public Hearing – January 25, 2021
Item 2 – 373 and 375 Clayton Street,
572, 602, 604, 606, 608, and 612
Rochester Avenue, and 390 and 394
Guilby Street

From: Jiang Kun [REDACTED]
Sent: Sunday, January 24, 2021 8:59 PM
To: Clerks Dept
Subject: Comments on public hearing for File # 08-3010-06/18 126777 PROJ/1 (Doc# 3943132.V1)

Importance: High

Dear Sir/Madam,

My name is Kun Jiang, the owner of 621 Shaw Ave, Coquitlam BC V3K 2R3

I am writing this email to response the public hearing for the File # 08-3010-06/18 126777 PROJ/1 (Doc# 3943132.V1)

As I noticed that this hearing is about the developer is trying to convert the unit 373,375 Clayton Street and 572,602,604 and 606 Rochester Ave into three storey medium density apartment.

I strongly oppose this proposal as it will significantly impact the value of my house. All houses on the Shaw Ave (601-621) will be surrounded by medium density apartment if such proposal was approved, which will harm the privacy and block the scenery views of all house owners on Shaw Ave because the apartment will be too close to the houses.

Most importantly, the project will result in the possible resell value of my house to drop dramatically. Therefore, I recommended the city to consider change the zoning for 601 - 621 Shaw Ave into medium density apartment as well to offset the negative impacts on the investment and in-use value of my house and other neighbors' houses.

Regards,

Kun Jiang

- ☒ Copies to Mayor & Council
- ☐ Tabled Item for Council Meeting
- ☐ Correspondence Item for Council Meeting
- ☒ For Information Only
- ☐ For Response Only
- ☒ Copies to GMED, DDS, DSEM, Planner 3,
File M, File C

Nasato, Kate

From: Tina Hsu [REDACTED]
Sent: Sunday, January 24, 2021 9:38 PM
To: Mayor & Council; Clerks Dept
Subject: Oppose Project 18-076

I am writing to you to express my opposition to the proposed high-density development south of Rochester and west of Guilby. The proposal involves construction of mostly multistory apartments, rather than townhomes.

This proposal does not meet the requirements of the current OCP for this area, which specifies townhouses. Townhouses are the agreed to transition from higher density housing to lower density housing that we as a neighbourhood, fought for and council approved only 2.5 years ago.

The developer is asking for higher density because he claims that 3 heritage homes will be "saved" and some land will be transferred toward road re-alignment.

If the developer did not "save" the heritage homes and did not transfer any land toward the road, they would be allowed to build townhomes with the maximum floor area of 9,477 square meters.

The developer is now asking to construct the development with the total floor area of 15,348 m² (including 3 heritage homes). This is a 62% increase over what is currently allowed.

This is an excessive increase and the developer's reasons are not good enough to be exempt from the OCP. It should be noted that the 3 small heritage homes will be moved and crammed into one lot. They will remain part of the development and will be sold at market value. An acceptable compromise would be to allow the developer to construct 9,477 square meters of townhome floor space and exclude the 3 heritage homes' floor space from the 9,477 maximum.

I strongly urge council to reject this high-density proposal as it doesn't meet the needs of our community.

Mary Hsu

- ☒ Copies to Mayor & Council
- ☐ Tabled Item for Council Meeting
- ☐ Correspondence Item for Council Meeting
- ☒ For Information Only
- ☐ For Response Only
- ☒ Copies to GMPD, DDS, DSEM, Planner 3,
File M, File C

Nasato, Kate

Public Hearing – January 25, 2021
Item 2 – 373 and 375 Clayton Street,
572, 602, 604, 606, 608, and 612
Rochester Avenue, and 390 and 394
Guilby Street

From: Ben Hsu [REDACTED]
Sent: Sunday, January 24, 2021 9:43 PM
To: Mayor & Council; Clerks Dept
Subject: Oppose to project 18-076

>>> I am writing to you to express my opposition to the proposed high-density development south of Rochester and west of Guilby. The proposal involves construction of mostly multistory apartments, rather than townhomes.

>>> This proposal does not meet the requirements of the current OCP for this area, which specifies townhouses. Townhouses are the agreed to transition from higher density housing to lower density housing that we as a neighbourhood, fought for and council approved only 2.5 years ago.

>>> The developer is asking for higher density because he claims that 3 heritage homes will be "saved" and some land will be transferred toward road re-alignment.

>>> If the developer did not "save" the heritage homes and did not transfer any land toward the road, they would be allowed to build townhomes with the maximum floor area of 9,477 square meters.

>>> The developer is now asking to construct the development with the total floor area of 15,348 m2 (including 3 heritage homes). This is a 62% increase over what is currently allowed.

>>> This is an excessive increase and the developer's reasons are not good enough to be exempt from the OCP.

>>> It should be noted that the 3 small heritage homes will be moved and crammed into one lot. They will remain part of the development and will be sold at market value.

>>> An acceptable compromise would be to allow the developer to construct 9,477 square meters of townhome floor space and exclude the 3 heritage homes' floor space from the 9,477 maximum.

>>> I strongly urge council to reject this high-density proposal as it doesn't meet the needs of our community.

Bin Song Hsu

- ☒ Copies to Mayor & Council
- ☐ Tabled Item for Council Meeting
- ☐ Correspondence Item for Council Meeting
- ☒ For Information Only
- ☐ For Response Only
- ☒ Copies to GMPD, DDS, DSEM, Planner 3,
File M, File C

Nasato, Kate

Public Hearing – January 25, 2021
Item 2 – 373 and 375 Clayton Street,
572, 602, 604, 606, 608, and 612
Rochester Avenue, and 390 and 394
Guilby Street

From: Daniel Isac [REDACTED]
Sent: Sunday, January 24, 2021 9:58 PM
To: Clerks Dept
Subject: Proposed HRA Development Project at Rochester Ave

City of Coquitlam Mayor & Council,

I am writing in regards to the rezoning application for 572-612 Rochester Avenue, 373-375 Clayton Street, and 390-394 Guilby Street.

I am looking forward to the renewal of this strip of Rochester Avenue, since some of the existing homes are becoming quite dilapidated. I think this is a prime location to provide some additional housing in the area, in the same manner as the housing that was built across from the proposed development, on Clayton Street. This is a very well-maintained development that has improved the look of the neighbourhood, and I have high hopes for the new development proposed by Allaire.

It is wonderful that Guilby Street will be realigned in this process, and will help the City achieve goals laid out in the Burquitlam-Lougheed Neighbourhood Plan.

I think this is a great project for the neighbourhood.

Thank you,
Daniel Isac

[REDACTED]
635 Cottonwood Ave.
Coquitlam, BC, V3J2S5

- ☒ Copies to Mayor & Council
- ☐ Tabled Item for Council Meeting
- ☐ Correspondence Item for Council Meeting
- ☒ For Information Only
- ☐ For Response Only
- ☒ Copies to GMPD, DDS, DSEM, Planner 3,
File M, File C

From: Jim Murray
To: Mayor & Council; Clerks Dept
Cc: Linda Mah
Subject: RE: Proposed High Density Development South of Rochester and West of Guilby - City Planning Ref PROJ 18-076
Date: Sunday, January 24, 2021 11:26:46 PM

Hello Mayor and city council members involved with this development.

We are writing to express our concern at the length of time this project is taking to start construction.

As residence of the neighbourhood, our home is situated directly across the street from this project and would like to see these vacant houses demolished and the land cleared. For almost 2 years we have been dealing with squatters and undesirable persons who have occupied these vacant premises.

We are not opposed to the density, rather we are opposite to the state of the neighbourhood which these vacant houses have been left in, plus the negative impact and safety of our neighbourhood.

We ask that in approving this density, you also make the necessary steps to slow down the traffic speed on Rochester avenue.

We strongly recommend speed bumps plus a round about on Guilby and Rochester or alternatively traffic lights.

Being long term residence for over 25 years we've witnessed first hand the traffic speed, heavy flow and use of this road by daily commuters avoiding Loughheed highway or Austin avenue traffic.

We've made numerous formal complaints to the city asking repeatedly for speed bumps or other measures to slow traffic speed down.

It's simply dangerous having no cross walks or lights at this intersection which is merely a few meters away from a bus stop.

This is a high risk area for pedestrians now and would be negligent to not deal with this issue before or during the construction phase of this project. Especially as you anticipate more families and children moving into this new development.

In short, we support the density change, but would appreciate a start date by April or the removal and demolition of the houses that are a staging area for these unwanted squatters.

You may use our comments in whole or part during your public hearing. However we wish to remain anonymous for privacy reasons.

Thank you,

The Mah Family

Jim Murray

[REDACTED]

[REDACTED]

[REDACTED]

- ☒ Copies to Mayor & Council
- ☐ Tabled Item for Council Meeting
- ☐ Correspondence Item for Council Meeting
- ☒ For Information Only
- ☐ For Response Only
- ☒ Copies to CARD DOZ, DSGM, Pm3,
Rh, R.C

Nasato, Kate

Public Hearing - January 25, 2021
Item 2 - 373 and 375 Clayton Street,
572, 602, 604, 606, 608, and 612
Rochester Avenue, and 390 and 394
Guilby Street

From: Ellen Wu [REDACTED]
Sent: Monday, January 25, 2021 9:34 AM
To: Mayor & Council; Clerks Dept
Subject: Proposed High Density Development South of Rochester and West of Guilby - City Planning Ref PROJ 18-076

Dear City Officials,

My husband and I were astounded to learn that Council has been asked to amend the Official Community Plan for the area around Guilby and Rochester to allow the construction of apartment buildings. My wife and I took part in the discussions concerning the Official Community Plan and agreed to it because we were promised that the area now under discussion was zoned townhouses in order to act as a buffer zone between high density and single family homes.

We are very strongly opposed to these applications and call on Council to honour its commitment and keep the zoning in that area restricted to townhouses. The changes that were made in the application for rezoning after Council refused first reading are minor and in no way meet the letter or even the spirit of the present "Townhouse" zoning. (If the development is allowed the square footage allowed on the property would be 50% higher than would be allowed for townhouses!) To approve the applications for the changes would send the message that Council's commitments mean nothing. We urge you to keep the commitments you made and reject the applications.

Shan Li and Rong Wu
Homeowner at 663 Dansey Avenue, Coquitlam

- ☒ Copies to Mayor & Council
- ☐ Tabled Item for Council Meeting
- ☐ Correspondence Item for Council Meeting
- ☒ For Information Only
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File M, File C

Nasato, Kate

Public Hearing - January 25, 2021
Item 2 - 373 and 375 Clayton Street,
572, 602, 604, 606, 608, and 612
Rochester Avenue, and 390 and 394
Guilby Street

From: Darryl Stickler [REDACTED]
Sent: Monday, January 25, 2021 10:02 AM
To: Mayor & Council
Subject: Bylaws No. 4984 & 4985 - Clayton St., Rochester Ave., & Guilby St.

Hello, the following commentary relates to the application to amend the Citywide Official Community Plan (the "CWOCP") that you will be receiving at tonight's public hearing regarding the addresses 373 and 375 Clayton Street, 572, 602, 604, 606, 608, and 612 Rochester Avenue, and 390 and 394 Guilby Street (the "Subject Properties").

- ☒ Copies to Mayor & Council
- ☐ Tabled Item for Council Meeting
- ☒ Correspondence Item for Council Meeting
- ☐ For Information Only
- ☐ For Response Only
- ☒ Copies to GMPD, DDS, DSEM, Planner 3,
File M, File C

Context:

The two (2) bylaws mentioned in the subject header above propose changing the City of Coquitlam's current Burquitlam-Lougheed Neighbourhood Plan (the "BLNP") so that an area designated as 'Townhousing' in the BLNP can be rezoned into a combination of Medium Density Apartment Residential and Townhouse Residential.

Commentary:

- 1) Both developers and residents need *consistency* and *clarity* from the City when it's dealing with the OCP.
 - In recent years (2018 through 2020), the City of Coquitlam has been consistent with upholding the current OCP.
 - The current OCP for the Burquitlam-Lougheed Neighbourhood Plan clearly identifies the subject properties as 'Townhousing'.
- 2) The BLNP was adopted June 27, 2017, and claimed to provide a plan for 'the next 20 to 25 years'.
 - It has been less than four (4) years.

3) A key feature of the Plan's land use concept is that building densities generally transition to lower heights and density as you move further away from North Road.

- 2-storey townhouses developed in 2012 are between North Road and the subject properties indicating townhouses, or something smaller and less dense would be appropriate for the Subject Properties.
- New buildings such as those townhouses developed in 2012 have a useful economic life of between 40 and 60 years; therefore it's likely that those townhouses will be in between the Subject Properties and North Road until at least 2050.

4) The OCP adopted June 27, 2017, indicates that Townhouses and Apartments would be appropriate for properties within a 5 minute walk of Skytrain and that 3-4 Plexes and Single Family would be appropriate for properties within a 10-15 minute walk.

- The Subject Properties are an approximately 10 to 12 minute walk from the nearest Skytrain station.

5) There was extensive discussion in the last Municipal Election (2018) regarding the need for a more diverse range of housing options, specifically more 3-bedroom units such as Townhouses, Rowhouses, and Duplexes, in Coquitlam.

- The current state of the BLNP designates the Subject Properties for Townhousing.
- Coquitlam needs to be more accessible to young families, which need ground-floor oriented (not stacked) townhousing options.

6) The application you are hearing tonight also includes the restoration and protection of three (3) older homes that proposes to restore them and move them onto a single lot.

- History and heritage are important, but how important? The City has done a good job of restoring and protecting certain older homes that date back to the early 20th century.
- I agree with Mayor Stewart's comments on September 14th, 2020, regarding this topic (Heritage Revitalization Agreements) and question the ultimate benefit to the City and its residents from the proposal to restore and protect these homes
 - Moving an older home, restoring it, and revitalizing it is an expensive process and should be saved for houses of exceptional heritage value (age, location, and other historical factors)
 - These three (3) homes are neither exceptional in terms of their age or their location and therefore do not warrant the burdensome costs of restoration or revitalization.
- More affordable and family friendly housing such as ground floor oriented townhouses would provide a better net benefit to Coquitlam and its residents.

Summary:

Townhousing, as outlined in the BLNP from 2017, is the appropriate land-use form for the Subject Properties and the form that best benefits the residents of the City of Coquitlam. Upholding the current CWOCP is the right thing to do.

Kind regards,

Darryl Stickler

Nasato, Kate

Public Hearing - January 25, 2021
Item 2 - 373 and 375 Clayton Street,
572, 602, 604, 606, 608, and 612
Rochester Avenue, and 390 and 394
Guilby Street

From: Bill Laidler [REDACTED]
Sent: Monday, January 25, 2021 10:24 AM
To: Mayor & Council
Cc: Marc Allaire; Ryan Allaire
Subject: Rochester Clayton Public Hearing - Allaire Headwater

Hello Mayor and Council,

Thank you for taking the time to consider this application. In 2017, I assisted Allaire assemble the properties from Guilby to Clayton fronting Rochester.

Allaire initially planned the townhouse development and produced a site plan as per the official community plan. At the end of the contract feasibility date, Allaire received feedback from Staff regarding the re-alignment of Guilby and the desire to retain the Heritage properties on site. At that time, Allaire was unable to move forward with the contracts due to the limited developable area of the site and released the contracts.

The owners re-engaged with Allaire and extended the feasibility time for an additional 6 months for Allaire to consult with staff on an alternative site plan that would allow for the realignment of Guilby and retention of the Heritage Homes. Based on those conversations and supportive directions with City Staff, Allaire paid the deposits and completed on the purchase of the homes.

The additional height on Clayton is adjacent to medium density designations in the plan. City Staff recommended (possibly even directed) the massing benefits from 3 storey to low rise apartment in exchange the Guilby realignment and the retention of the Heritage Homes.

It has been a long process from the start of the assembly to the public hearing. All updates I have heard from Allaire is the genuine intention to support the City staff goals while ensuring a feasible development opportunity that fits in well within surrounding development and will be a good place for future residents to enjoy.

Thank you for your vote in support of this development application.

Bill

- ☒ Copies to Mayor & Council
- ☐ Tabled Item for Council Meeting
- ☐ Correspondence Item for Council Meeting
- ☒ For Information Only
- ☐ For Response Only
- ☒ Copies to GMPD, DDS, DSEM, Planner 3,
File M, File C

--
Bill Laidler

Laidler Development Corporation

[REDACTED]

[REDACTED]

Nasato, Kate

Public Hearing – January 25, 2021
Item 2 – 373 and 375 Clayton Street,
572, 602, 604, 606, 608, and 612
Rochester Avenue, and 390 and 394
Guilby Street

From: Robert Mazzarolo <[REDACTED]>
Sent: Monday, January 25, 2021 10:43 AM
To: Mayor & Council; Clerks Dept
Subject: Proposed Amendment to Bylaws No. 4984 & 4985 - Clayton St., Rochester Ave., & Guilby St.

Good morning,

The following commentary relates to the application to amend the Citywide Official Community Plan (the "CWOCP") that you will be receiving at tonight's public hearing regarding the addresses 373 and 375 Clayton Street, 572, 602, 604, 606, 608, and 612 Rochester Avenue, and 390 and 394 Guilby Street (the "Subject Properties").

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File M, File C

Context:

The two bylaws mentioned in the subject header above propose changing the City of Coquitlam's current Burquitlam-Lougheed Neighbourhood Plan (the "BLNP") so that an area designated as 'Townhousing' in the BLNP can be rezoned into a combination of Medium Density Apartment Residential and Townhouse Residential.

Commentary:

- 1) Both developers and residents need consistency and clarity from the City of Coquitlam when dealing with the City of Coquitlam's various Official Community Plans.
 - In recent years (2018 through 2020), the City of Coquitlam has been consistent with upholding the current CWOCP.
 - The current CWOCP for the BLNP clearly identifies the Subject Properties as 'Townhousing'.
- 2) The BLNP was adopted June 27, 2017, and claimed to provide a plan for 'the next 20 to 25 years'.

- It has been less than four years.
- Adopted after extensive consultation with various stakeholders, at significant expense to the City of Coquitlam in both time and resources.

3) A key feature of the BLNP's land use concept is that building densities generally transition to lower heights and density as you move further away from North Road.

- 2-storey townhouses developed in 2012 are between North Road and the subject properties indicating townhouses, or something smaller and less dense would be appropriate for the Subject Properties.
- New buildings such as those townhouses developed in 2012 have a useful economic life of between 40 and 60 years; therefore, it's likely that those townhouses will be in between the Subject Properties and North Road until at least 2050.

4) The CWOCP adopted June 27, 2017, indicates that Townhouses and Apartments would be appropriate for properties within a 5 minute walk of Skytrain and that 3-4 Plexes and Single Family would be appropriate for properties within a 10-15 minute walk.

- The Subject Properties are an approximately 10 to 12 minute walk from the nearest Skytrain station.

5) There was extensive discussion in the last Municipal Election (2018) regarding the need for a more diverse range of housing options, specifically more 3-bedroom units such as Townhouses, Rowhouses, and Duplexes, in Coquitlam.

- The BLNP designates the Subject Properties for Townhousing.
- Coquitlam needs homes that are more accessible to young families; therefore more ground-floor oriented (non-stacked) townhousing options are preferential.

6) The application to be spoken to tonight also includes the restoration and protection of three older homes that proposes to restore and move such homes onto a single lot.

- History and heritage are important. The City of Coquitlam has done well restoring and protecting certain older homes that date back to the early 20th century.
- Mayor Stewart's comments on or about September 14th, 2020, regarding this topic (Heritage Revitalization Agreements), in my opinion, appear to question the ultimate benefit to the City of Coquitlam and its residents from the proposal to restore and protect these homes
 - Moving an older home, restoring it, and revitalizing it is an expensive process and should be saved for homes of exceptional heritage value (age, location, and other historical factors).
 - These three homes are neither exceptional in terms of their age or their location and therefore do not warrant the burdensome costs of restoration or revitalization.

- More affordable and family friendly housing such as ground floor oriented townhouses would provide a better net benefit to the City of Coquitlam and its residents.

Summary:

Townhousing, as outlined in the BLNP from 2017, is the appropriate land-use form for the Subject Properties and the form that best benefits the residents of the City of Coquitlam. Upholding the current CWOCP and not providing approval for the proposed amendments is the correct course of action.

Yours truly,

Robert Mazzarolo

Nasato, Kate

Public Hearing – January 25, 2021
Item 2 – 373 and 375 Clayton Street,
572, 602, 604, 606, 608, and 612
Rochester Avenue, and 390 and 394
Guilby Street

From: James Mason <[REDACTED]>
Sent: Monday, January 25, 2021 2:11 PM
To: Mayor & Council
Subject: Schedule A to bylaw 4984,2021

Our family is opposed to the apartment development at Guilby and Rochester. There are 1000 apartments being built within 800 meters of this proposal. They are all concrete highrises along North Road and one block off North Road. This area is flooded with elevator access living. What we need is similar to what exists below this project (townhouses) and above this project on Sydney (Proposed townhouses). We must not focus on the \$ from developer contributions to the city but more on the livability of the neighborhood. People and especially families need outdoor access to yards such as is found in many cities around the world. Ideally these are one or two story structures with walk out to a yard space. These can be duplex or row houses. This is what is missing in Coquitlam. We either approve a mansion or an apartment only accessed with an elevator. Please plan for the missing middle.

James and Saskia Mason

425 Walker St.

- ☒ Copies to Mayor & Council
- ☐ Tabled Item for Council Meeting
- ☐ Correspondence Item for Council Meeting
- ☒ For Information Only
- ☐ For Response Only
- ☒ Copies to GWPP, DSE, Pw3,

File M. F. G.

Nasato, Kate

Public Hearing – January 25, 2021
Item 2 – 373 and 375 Clayton Street,
572, 602, 604, 606, 608, and 612
Rochester Avenue, and 390 and 394
Guilby Street

From: James Mason [REDACTED]
Sent: Monday, January 25, 2021 2:38 PM
To: Clerks Dept
Subject: Schedule A to Bylaw 4984, 2021

We wish to oppose the development of multistory apartments at the corner of Guilby and Rochester. There are approximately 1000 apartments coming on stream along North Road within 800 meters of this development. Andy Yan estimates approximately 60% are investor rentals. We are inundated with elevator access living. We need to focus on families and build for them as well as the missing middle. Approve townhouses like exist above the site on Sydney (under construction) and below the site on Rochester. What we need is street level access to a home with outdoor access to a green space (small yards are desirable). I understand the lure of developer contributions to the city based on site coverage and density. But what is needed is livable homes that people want to live in and raise a family or downsize to a small yard with level access. Row houses are very desirable with street access and small backyard private green spaces. Let us build to get people away from elevators and promote homes that people want to live the rest of their lives in.

James & Saskia Mason

426 Walker ST.

- ☒ Copies to Mayor & Council
- ☐ Tabled Item for Council Meeting
- ☐ Correspondence Item for Council Meeting
- ☒ For Information Only
- ☐ For Response Only
- ☒ Copies to CAMP, DDS, DSEM, Pm3,

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Nasato, Kate

Public Hearing – January 25, 2021
Item 2 – 373 and 375 Clayton Street,
572, 602, 604, 606, 608, and 612
Rochester Avenue, and 390 and 394
Guilby Street

From: Lisa and Harp [REDACTED]
Sent: Monday, January 25, 2021 4:10 PM
To: Clerks Dept
Subject: Allaire Development - Rochester
Attachments: Allaire Development.docx

Please find attached a letter of support for the development.

Harp Sohi

- ☒ Copies to Mayor & Council
- ☐ Tabled Item for Council Meeting
- ☐ Correspondence Item for Council Meeting
- ☒ For Information Only
- ☐ For Response Only
- ☒ Copies to COUNCIL DSEM, PW 3

TRH, REC

**Mayor & Council
3000 Guildford Way
Coquitlam BC
V3B 7N2**

January 25, 2021

Re: Proposed Development Project at 572-612 Rochester Ave, 373-375 Clayton St and 390-394 Guilby St.

Dear Mayor and Council,

I am unable to attend the public hearing on January 25th, 2021 but wanted to submit my support for the proposed development

I think the project fits in well with the revitalization that is taking place in Austin Heights and surrounding areas. The area is in need of upgrades to transportation, greenspace and density.

Coquitlam is a well priced and affordable place to live. The addition of new townhomes and condos will give young families increased options to move into the city.

Thank you,
Harp Sohi

718 Poplar Street

Coquitlam, BC