

**PUBLIC HEARING**  
**Monday, February 22, 2021**

A Public Hearing convened on Monday, February 22, 2021 at 7:02 p.m. in the Council Chambers, City Hall, 3000 Guildford Way, Coquitlam, B.C. with the following persons present:

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

Staff Present: Peter Steblin, City Manager  
Raul Allueva, Deputy City Manager  
Jim Ogloff, Fire Chief  
Jaime Boan, General Manager Engineering and Public Works  
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  
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 February 4, 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, February 11, 2021 and Thursday, February 18, 2021.

## **OPENING REMARKS**

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

**ITEM #1**      **Reference: PROJ 19-077**  
**Bylaw No. 5044, 2021**  
**Address: 1334 Charland Avenue**

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The intent of **Bylaw No. 5044, 2021** is to amend *City of Coquitlam Zoning Bylaw No. 3000, 1996* to rezone the property outlined in black on the map marked Schedule 'A' to Bylaw No. 5044, 2021 from RT-1 Infill Residential to RT-3 Multiplex Residential.

If approved, the application would facilitate the construction of a new duplex and the retention of the existing single-family house resulting in a three-unit detached multiplex development.

The Director Development Services provided an overview of the following:

- Zoning and Land Use Designation
- Proposal
- Recommendation

Discussion ensued relative to the following:

- The understanding that the existing zoning of the property allows for a fourplex development
- Clarification regarding the proposed density of the development
- The understanding that a geotechnical engineer and an environmental professional have been consulted regarding slope stability and creek setback considerations
- Whether the proposed zoning would allow for the addition of a secondary suite to the existing house
- Whether the proposed zoning would allow for the demolition of the existing house and the construction of a duplex in its place
- Support for the preservation of the existing house
- The understanding that Council delegated the authority for Development Permits for multiplex developments to the General Manager Planning and Development or their delegate

Lamme Zarei (applicant), 1915 Charland Avenue, appeared before Council to provide an onscreen presentation entitled "1334 Charland Avenue" with slides titled as follows:

- Introduction
- Contents
- Background
- Reports and Designs Prepared by Qualified Professionals
- Proposed Site Layout
- Tree Protection Plan
- Proposed Building

In response to a question from a member of Council, Lamme Zarei provided information relating to the communications between the applicant and the residents in the surrounding neighbourhood regarding the proposed development.

Discussion ensued relative to the options that the City can pursue to ensure that the existing house is not converted to, or replaced by, a duplex at a later date.

In response to a question from a member of Council, Lamme Zarei provided information relating to the proposed fencing between the subject property and neighbourhood lots.

In response to a question from a member of Council, the General Manager Engineering and Public Works provided information relating to emergency vehicle access to this area.

Gordon Bowen, 1324 Charland Avenue, appeared before Council to express opposition to the proposed development and concerns relating to the impact that the proposed development may have on the environment, the availability of parking in the area, traffic and road safety, emergency vehicle access, and the character of the neighbourhood. He further expressed concerns relating to the existing RT-1 Infill Residential zoning of this neighbourhood and noted his belief that the proposed development will not support affordable housing for young families.

In response to a question from a member of Council, Gordon Bowen provided further information relating to his concerns regarding the impact that the proposed development may have on emergency vehicle access to the area.

Discussion ensued relative to the proposed tandem parking on this site.

In response to questions from members of Council, the Director Development Services provided information relating to the City's policies relating to riparian areas and tree removal, the history of the development and soil condition of this site, and the parking requirements for the proposed development.

In response to a question from a member of Council, the General Manager Engineering and Public Works provided information relating to the City's stormwater management requirements for new development.

Lamme Zarei, 1915 Charland Avenue, appeared again before Council to provide information relating to the existing dwelling, the proposed measures to protect existing trees on the site, and the proposed parking and drainage for the development.

Gordon Bowen, 1324 Charland Avenue, appeared again before Council to express concerns regarding the impact that the proposed development may have on the privacy of the neighbourhood lots.

Gordon Bowen, 1324 Charland Avenue, appeared again before Council to speak on behalf of the Brianne Romanski- Brown and Gary Brown. He expressed their opposition to the proposed development and their concerns relating to impact that the proposed development may have on the environment. He enquired as to the when proposed projects are required to provide expert reports to the City and expressed concern that these reports are not prepared at this time.

Discussion ensued relative to the development timeline and the expectation that the appropriate professionals are consulted at the appropriate stages of development.

The Director Development Services provided further information relating to

Gordon Bowen, 1324 Charland Avenue, appeared again before Council to speak on behalf of the Brianne Romanski- Brown and Gary Brown. He expressed their concerns regarding the impact that the proposed development may have on parking in the neighbourhood, traffic safety, emergency vehicle access, and the neighbourhood sewer and drainage system.

Discussion ensued relative to the following:

- The understanding that a number of conditions need to be fulfilled prior to final approval of the project
- The understanding that members of Council are not experts and rely on staff and qualified professionals to inform their decision making
- Clarification regarding the site coverage of the site outside of the Streamside Protection and Enhancement Area
- The desire for information relating to the implementation of the Housing Choices Review updates and the zoning of this neighbourhood to RT-1 Infill Residential

The General Manager Planning and Development provided information relating to the Housing Choices Review updates and the zoning of this neighbourhood to RT-1 Infill Residential.

The Director Development Services provided information relating to the site coverage of the site outside of the Streamside Protection and Enhancement Area and the adoption of the Housing Choices Review updates.

Jayson Chabot, 818 Edgar Avenue, appeared before Council to enquire as to whether the development will be stratified.

Lamme Zarei, 1915 Charland Avenue, appeared again before Council to indicate that the proposed development would be stratified.

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

1. Presentation by Lamme Zarei, 1915 Charland Avenue, received February 17, 2021;
2. Letter from Brienne Pomanski Brown and Gary Brown, 1365 Charland Avenue, received February 19, 2021;
3. Letter from Gordon Bowen and Dyhan Roberts, 1324 Charland Avenue, received February 22, 2021;
4. Letter from David Bastow and Griselda Bastow, 1398 Charland Avenue, received February 22, 2021;
5. Letter from Allen Uotuck and Laura Uotuck, 1407 Charland Avenue, received February 22, 2021;
6. Letter from Elaine Webster, 1392 Charland Avenue, received February 22, 2021;
7. Letter from Brienne Pomanski Brown and Gary Brown, 1365 Charland Avenue, received February 22, 2021;
8. Letter from Julia Beaton and Barry Beaton, 1405 Charland Avenue, received February 22, 2021;
9. Letter from Michele Morington, and three other residents of, 1400 Charland Avenue, received February 22, 2021;
10. Letter from Ilda Baptista, 1382 Charland Avenue, received February 22, 2021; and
11. Letter from Callen Cameron, 1394 Charland Avenue, received February 22, 2021.

There were no further representations to this item.

**CLOSURE OF PUBLIC HEARING**

The Chair declared the Public Hearing closed at 8:30 p.m. on Monday, February 22, 2021,

MINUTES CERTIFIED CORRECT

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CHAIR

I hereby certify that I have recorded the  
Minutes of the Public Hearing held on  
Monday, February 22, 2021 as instructed,  
subject to amendment and adoption.



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Kate Nasato  
Legislative Services Clerk

**PLANNING AND DEVELOPMENT DEPARTMENT  
BRIEF TO PUBLIC HEARING, MONDAY FEBRUARY 22, 2021**

**ITEM #1 – PROJ 19-077 – BYLAW NO. 5044, 2021**

Application to amend *City of Coquitlam Zoning Bylaw No. 3000, 1996* to rezone the property at 1334 Charland Avenue, from RT-1 Infill Residential to RT-3 Multiplex Residential – *Bylaw No. 5044, 2021*.

**Recommendation:**

That Council give second and third readings to *City of Coquitlam Zoning Amendment Bylaw No. 5044, 2021*.

**First Reading:**

On February 1, 2021, Council gave first reading to *Bylaw No. 5044, 2021* and referred the bylaw to Public Hearing.

**Additional Information:**

At the February 1, 2021 Regular Council meeting, Council requested no additional information.



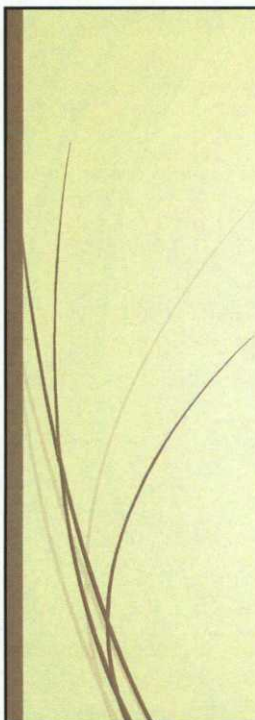
Andrew Merrill, MCIP, RPP

AM/ce





# 1334 Charland Ave



## Introduction

- Lamme Zarei, P.Eng, MBA
- Coquitlam has been always home since 2007
- Applicant and Coordinating Professional



# Contents

- Background
  - Current Zoning and Permitted Building forms
  - Official Community Plan and Housing Choices
- Proposed Site Layout
  - Site layout – Riparian , geotechnical and Steep Slope bylaw
  - Tree Protection Plan
- Proposed Building
  - How it varies from current zoning and rational for rezoning application
  - Units Sizes, and affordability
  - Massing and Neighbourhood fit
  - Parking
  - Waste Collection

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# Background

- Housing Choices update in July 2019
- Pre-zone infill lots to RT-1
  - The pre-zones RT-1 lots allows up to fourplex



4/11

## Background Official Community Plan

### Housing Choices in Distinctive Neighbourhoods

- Changing Population Needs
- Land Supply Constraints To Meeting Future Needs
- Rising Housing Costs

### Southwest Coquitlam Area Plan

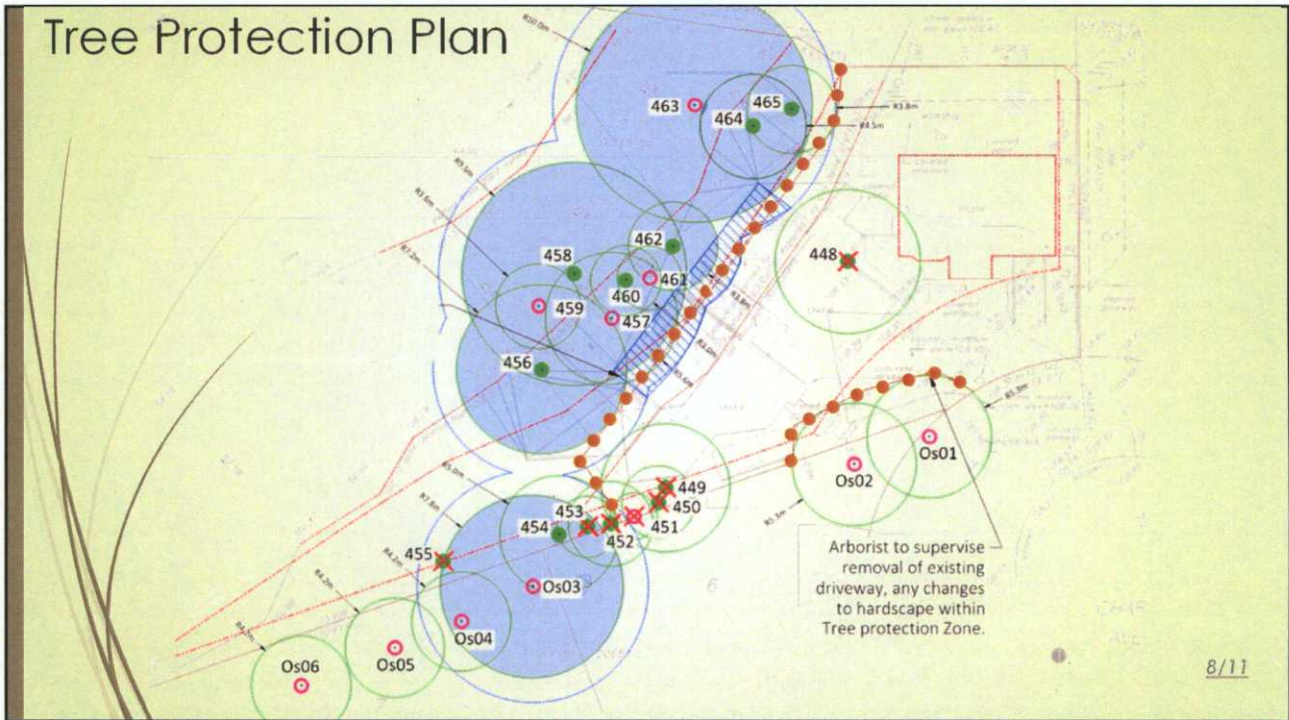
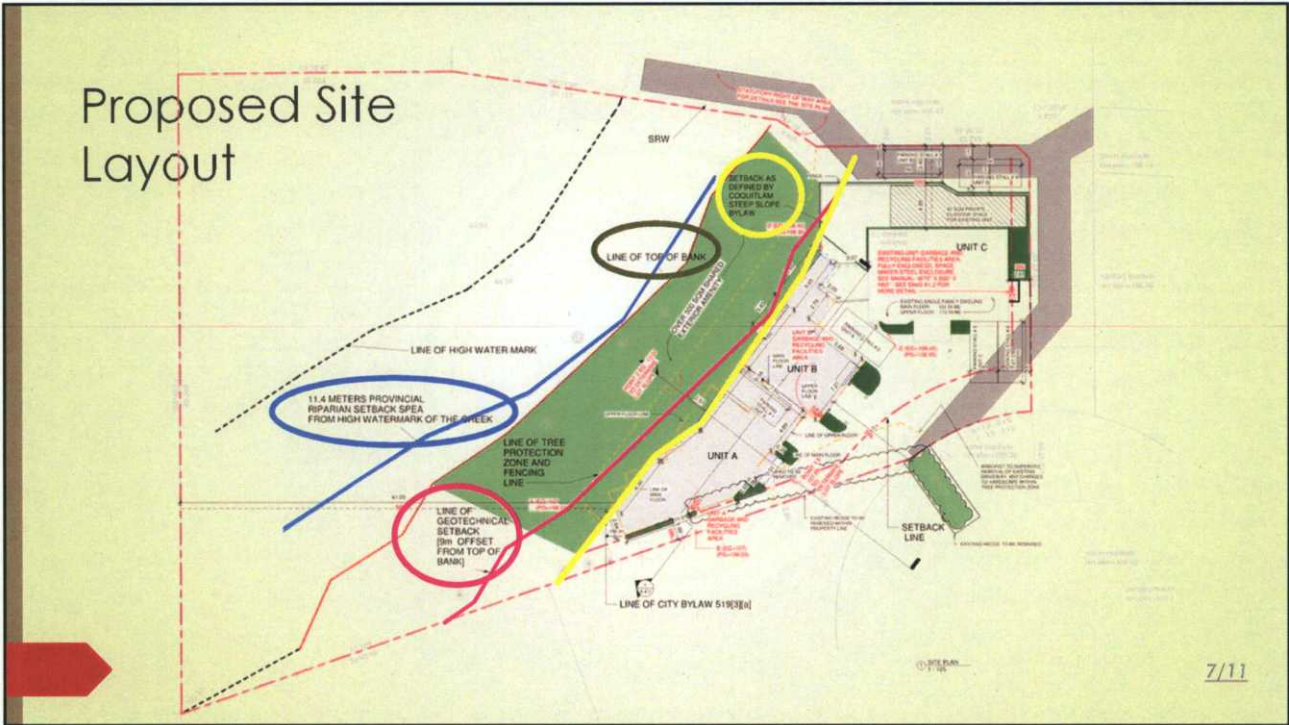
- Consider the accommodation and encouragement, where appropriate, of small-scale, ground-oriented housing that is attractive and affordable to households with children through neighbourhood planning processes
- Strengthen opportunities for families with children to live in higher density environments by including useable outdoor space for play, recreation, and social or cultural activities as part of new multi-family residential and mixed-use developments

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## Reports and Designs Prepared by qualified Professionals

- Architectural Plans
- Landscape Plans
- Storm Water Management / Utilities connections
- Geotechnical Engineering Report
- Arboricultural Inventory and Report
- Stand Stability Report
- Riparian Areas Regulation Assessment Report
- RAR Notification Report
- Tree Management Plan

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# Proposed Building



EXISTING STREETScape



PROPOSED STREETScape

11/11

**Nasato, Kate**

Public Hearing – February 22, 2021  
Item 1 – 1334 Charland Avenue

**From:** Brianne Brown [REDACTED]  
**Sent:** Friday, February 19, 2021 1:18 PM  
**To:** Clerks Dept  
**Subject:** Opposition to 1334 Redevelopment  
**Attachments:** 1334 Charland Ave - Opposition.rtf

Good Afternoon,

Please see attached opposition for the redevelopment of 1334.

Should you have any questions, please feel free to email me at [REDACTED] or phone : [REDACTED]

Appreciate you taking the time to review.

Brianne Brown

- Copies to Mayor & Council
- Tabled Item for Council Meeting
- Correspondence Item for Council Meeting
- For Information Only
- For Response Only
- Copies to AMANDA DEAN THW3

*RLM, Fel Cj*

**Brianne Pomanski Brown and Gary Brown - 1365 Charland Ave**

We are a young family of five that have purchased our property in 2016.

**Reasons we oppose the redevelopment for 1334 Charland Ave:**

- 1.) This large, proposed building increases the risk of potential erosion and pollution in our Como Creek Watershed. We have been informed that there are concerns the land is unstable and is hazardous. You can clearly see the signs of erosion on both sides of the ravine. There is an increase of garbage by the ravine from other properties along the edge.
  
- 2.) Parking in the area is a big concern. We already have had various issues with traffic at the end of cul- de- sac. There is various bsmt suites in the small area with their cars. We no longer feel comfortable having our children walking down the street. The cul - de - sac has become an obstacle with cars going in and out. The use of the private easement to access the parking spots is a concern as well for safety. We already have upwards of 7 cars coming from the house at the end of driveway (1387 Charland Ave) and adding more is going to add negatively to our property. It is a small area with more chance of an accident by adding the duplex to the existing property.
  
- 3.) Emergency vehicles had had increased issues accessing our homes. We had to call the fire department one time and they had an issue with finding a place to put the vehicle to help us. Adding the duplex will add to the difficulty and puts all the neighborhood at risk.
  
- 4.) We have had flooding in our home twice now during heavy rain since the property next to us (1387 Charland Ave) was built. We have been informed by the city, the sanitary and IC /c-o (inspection chamber clean out) leads to our manhole. When there is a high level of rain in the main, there is a backup of sewage. This is being investigated by the city, but nothing has been done to correct it. We have concerns with cramming another two properties onto the existing lines.

5.) This development is being squeezed into an irregular shaped lot of an existing development. This new dwelling does not benefit our neighborhood. It will do nothing but compromise our street safety and protection of Como Creek.



February 22, 2021

To Council, Please find attached:

Submissions from 9 Charland Avenue households at: 1324  
1365  
1382  
1392  
1394  
1398  
1400  
1405  
1407

All opposed to the proposed development (PROJ 19-077) at 1334 Charland Avenue.

Yours sincerely  
*Gordon J. Bowen*

GORDON J. BOWEN

[Redacted signature area]

- Copies to Mayor & Council
- Tabled Item for Council Meeting
- Correspondence Item for Council Meeting
- For Information Only
- For Response Only
- Copies to SMITH, D. OSEY, P. B.  
Tel. R. G.

①

Gordon Bowen and Dyhan Roberts. 1324 Charland Avenue.

We have been residents of this community for 33 years

Reasons we oppose this development:

1. The proposed development does not support providing affordable housing for young families. Our community needs a vision and a plan to build smaller homes in an affordable price range so that young families can reside in, and contribute to our community. This duplex/triplex proposal is a tax grab for the government and a cash cow for the developer.
2. This proposed building increases the risk of potential erosion and pollution in our Como Creek Watershed. A number of years ago when the original owner of the original home on this property proposed to build on this site, the city turned him down stating the land was unstable because of the hazardous amount of fill that was dumped by the ravine edge.
3. There are riparian laws that are supposed to serve to protect this watershed and they are being compromised by squeezing yet a further dwelling on this property. The original property has already had two very large homes built on it and provided the subsequent owners, and the city, with the wealth from their sale and subsequent taxes.
4. Parking in this area, because of the already three homes on the previous one piece of land, has become a problem. The property that this building site is proposed to be erected on, has six cars in its driveway on any given day. This driveway will have to be removed in order to establish a driveway into the proposed new duplex. Where will these cars park? Already there are at least ten cars that travel into the one driveway that services the three homes on the original piece of property. Children are no longer safe to play in a cul-de-sac that used to be family and child-friendly. Even the owner of the land, Mr Lamme, said he would not let his children play in the cul-de-sac as it was too dangerous. Our dead end street has become an obstacle course of cars parked both on the street, and in the back alley on the north side of Charland Ave. The three homes built on Austin Avenue that are squeezed on to one piece of property, have cars parked in the alley, obstructing service vehicles frequently.
5. The proposed building of the duplex on the back piece of 1334 Charland Avenue will pose a risk to emergency vehicles being able to access the property. Also, given the increased amount of cars parked on the street, emergency vehicles will have increased difficulty accessing our homes, especially the proposed new duplex. This puts a risk on the entire neighbourhood.
6. The preservation of heritage trees and vegetation on the Como Creek ravine edge and alongside the border between 1334 Charland Ave and 1324 Charland Ave is compromised with such a proposed development. We have witnessed numerous developers come into our neighbourhoods and rip out the trees even though they were tagged as heritage trees. The developers absorb any fines that may or may not be accrued into the final cost of the dwelling. There seems to be no panel of conservationists that oversee the conservancy and protection of this watershed and its riparian boundaries. Where is our council that considers the integrity of a neighbourhood and its ecology over financial gain? Who is standing up for the long time residents of this neighbourhood?

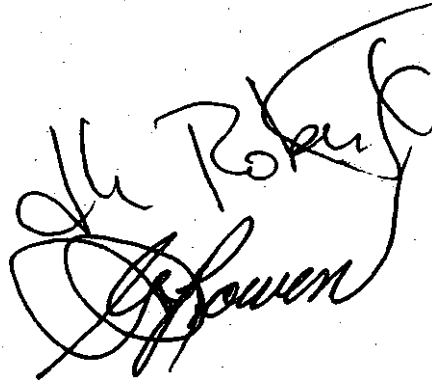
7. There is no actual need for this proposed dwelling to be built on this site. It is being squeezed into the backyard of an already developed piece of land. This dwelling does not benefit our neighbourhood by inviting young families to be able to afford to live amongst us. It compromises the feel of our neighbourhood, our traffic and street safety, our safety regarding the accessibility of emergency vehicles and the supposedly protected riparian land that is the home to our Como Creek and the wildlife that lives there.

8. We are very concerned about the drainage situation, both on our property and the contiguous properties. Our home is situated on the low point at the end of the cul de sac, and the runoff from the street and adjoining properties is a problem now. The family at 1365 Charland have suffered instances of flooding following construction of the home at 1387 Charland.

What guarantee do we have that our drainage will not be further impeded and our homes overwhelmed by the additional runoff from the two more large units in an already congested, small area?

9. The logistics of moving construction equipment, vehicles and materials in such a tightly packed space are more than just problematic. They pose repeated dangers to pedestrians and children, risk of damage to residents property and vehicles and repeated dangerous blockage of access to at least seven family's homes. Can we really be expected to trade off our safety and security in favour of this most questionable project proposal?

10. We question whether there is an actual vision for the enhancement of these long-existing neighbourhoods that are the true character and flavour of old Coquitlam. The pushing forward of poorly thought-out development plans that drastically change the integrity and well being of our neighbourhoods do not enhance our neighbourhoods, nor do they provide any solution to the lack of affordable housing for our children and their young families. It simply looks like greed without vision and without consideration for the tax-payers who have maintained this neighbourhood for decades.

A handwritten signature in black ink, appearing to read "John Robert Apper". The signature is written in a cursive, somewhat stylized font with large loops and flourishes.

Gordon Bowen and Dyhan Roberts. 1324 Charland Avenue.

We have been residents of this community for 33 years

Reasons we oppose this development:

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5. The proposed building of the duplex on the back piece of 1334 Charland Avenue will pose a risk to emergency vehicles being able to access the property. Also, given the increased amount of cars parked on the street, emergency vehicles will have increased difficulty accessing our homes, especially the proposed new duplex. This puts a risk on the entire neighbourhood.
6. The preservation of heritage trees and vegetation on the Como Creek ravine edge and alongside the border between 1334 Charland Ave and 1324 Charland Ave is compromised with such a proposed development. We have witnessed numerous developers come into our neighbourhoods and rip out the trees even though they were tagged as heritage trees. The developers absorb any fines that may or may not be accrued into the final cost of the dwelling. There seems to be no panel of conservationists that oversee the conservancy and protection of this watershed and its riparian boundaries. Where is our council that considers the integrity of a neighbourhood and its ecology over financial gain? Who is standing up for the long time residents of this neighbourhood?

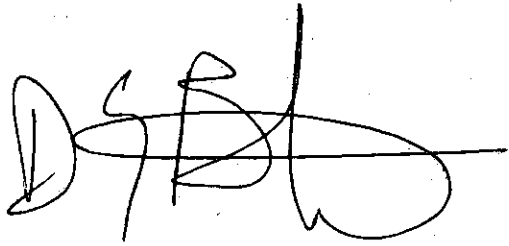
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8. We question whether there is an actual vision for the enhancement of these long-existing neighbourhoods that are the true character and flavour of old Coquitlam. The pushing forward of poorly thought-out development plans that drastically change the integrity and well being of our neighbourhoods do not enhance our neighbourhoods, nor do they provide any solution to the lack of affordable housing for our children and their young families. It simply looks like greed without vision and without consideration for the tax-payers who have maintained this neighbourhood for decades.

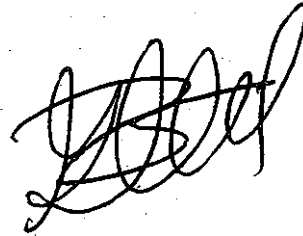
- du Robert  
D. DuRobert



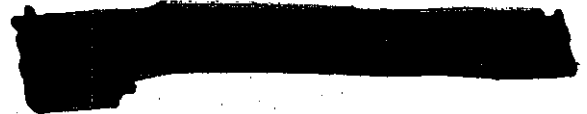
We the undersigned would like our concerns heard and responded to, in our opposition to the development proposed for 1334 Charland Avenue, Coquitlam.



David Bastow  
1398 Charland Ave.  
Coquitlam, BC.



Griselda Bastow  
1398 Charland Ave.  
Coquitlam, BC.



Gordon Bowen and Dyhan Roberts. 1324 Charland Avenue.

We have been residents of this community for 33 years

Reasons we oppose this development:

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- du Robert  
D. Brown





We the undersigned would like our concerns heard and responded to, in our opposition to the development proposed for 1334 Charland Avenue, Coquitlam.

Allen Uotuk

PHONE [REDACTED]

EMAIL [REDACTED]

ALLEN UOTUK.

1407 CHARLAND AVE.

Laura Uotuk

1407 Charland Ave.

(4)

Gordon Bowen and Dyhan Roberts. 1324 Charland Avenue.

We have been residents of this community for 33 years

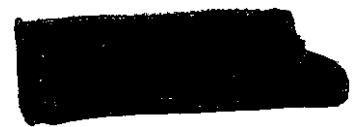
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D. Brown



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GEORGE WEBSTER  
1392 CHARLAND AVE  
COO BC



[Redacted]  
G. Webster

Elaine Webster  
1392 Charland Ave  
COO BC V3K 3L3



(33 year resident on Charland Av)

E Webster

Gordon Bowen and Dyhan Roberts. 1324 Charland Avenue.

We have been residents of this community for 33 years

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- duRobert  
D. Brown

[Signature]

[Signature]

Brianne Pomanski Braun

Gary Braun

[Redacted]

[Redacted]

**Brianne Pomanski Brown and Gary Brown - 1365 Charland Ave**

We are a young family of five that have purchased our property in 2016.

**Reasons we oppose the redevelopment for 1334 Charland Ave:**

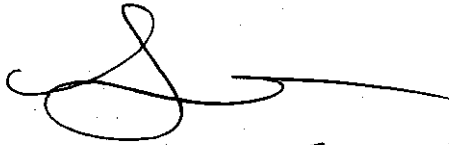
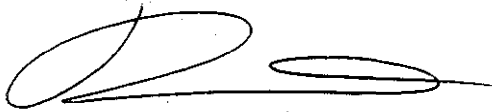
- 1.) This large, proposed building increases the risk of potential erosion and pollution in our Como Creek Watershed. We have been informed that there are concerns the land is unstable and is hazardous. You can clearly see the signs of erosion on both sides of the ravine. There is an increase of garbage by the ravine from other properties along the edge.
  
- 2.) Parking in the area is a big concern. We already have had various issues with traffic at the end of cul- de- sac. There is various bsmt suites in the small area with their cars. We no longer feel comfortable having our children walking down the street. The cul - de - sac has become an obstacle with cars going in and out. The use of the private easement to access the parking spots is a concern as well for safety. We already have upwards of 7 cars coming from the house at the end of driveway (1387 Charland Ave) and adding more is going to add negatively to our property. It is a small area with more chance of an accident by adding the duplex to the existing property.
  
- 3.) Emergency vehicles had had increased issues accessing our homes. We had to call the fire department one time and they had an issue with finding a place to put the vehicle to help us. Adding the duplex will add to the difficulty and puts all the neighborhood at risk.
  
- 4.) We have had flooding in our home twice now during heavy rain since the property next to us (1387 Charland Ave) was built. We have been informed by the city, the sanitary and IC /c-o (inspection chamber clean out) leads to our manhole. When there is a high level of rain in the main, there is a backup of sewage. This is being investigated by the city, but nothing has been done to correct it. We have concerns with cramming another two properties onto the existing lines.

5.) This development is being squeezed into an irregular shaped lot of an existing development. This new dwelling does not benefit our neighborhood. It will do nothing but compromise our street safety and protection of Como Creek.

1365 Charland Ave

Brianne Pomanski - Braun

Gary Braun





6

Gordon Bowen and Dyhan Roberts. 1324 Charland Avenue.

We have been residents of this community for 33 years

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- duRobert  
D. Brown



We the undersigned would like our concerns heard and responded to, in our opposition to the development proposed for 1334 Charland Avenue, Coquitlam.

Julia Beaton.

B. Beaton.

From: Little Paws Rescue

[REDACTED]

Subject: Zoning Bylaw 1334 Charland Ave

Date: Feb 19, 2021 at 8:26:11 PM

To: Julia Beaton [REDACTED]

Whom it may concern.

My husband and I are very much Against this proposal to build 2 Multiplex Residential homes on the above piece of property address. As it stands right now since the city approved the building of 2 homes on Charland Avenue a few years ago being 1365 and 1387 Charland Avenue all sharing one driveway with not enough parking.

Each of these two homes now have renters living in the suites along with the owners all owning 2/3 /4 vehicles each, our street has become very busy and dangerous with all these extra vehicles speeding back and forth into their Shared driveway in the culdesac When these family's have company they in turn park in the culdesac which is illegal, or they park on our street blocking our driveways.

Not to forget one VERY important point are our emergency vehicles who quite often need to come down with lights and sirens going attempting to turn around in the culdesac between the cars already parked there. Which we witnessed a few weeks ago in a matter of 3 weeks emergency vehicles were needed to help a neighbour be transferred to hospital 3 times.

Another topic in the culdesac where the proposed 2 extra homes will go, ,, is the garbage pickup.

Garbage day is a gong show already with everyone trying to find a safe spot for their two cans plus recycling trying not to block a driveway. Watching the garbage trucks trying to maneuver their large trucks around the culdesac is a nightmare.

Now council wants to make this Gong show even more dangerous and challenging by adding 2 more

homes in the culdesac. All to gain more taxes for the city and developers rich.

The ravine and fish bearing stream that travels all the way to Como Lake needs to be taken into consideration.. Also the wildlife and not to mention all the birds who call this their home and the beautiful trees they have called home for years

We have been residents and payed taxes on our home on Charland Ave for nearly 40 years, we raised our children here, where they played soccer and road bikes out on the street safely.

We now have another generation of small children on Charland who cannot play out on our street safely anymore because of the development of homes being built, primarily in the culdesac.!!

Now Council is proposing to approve the building of 2 more homes in the culdesac. This whole idea is ludicrous and should NOT be passed.

Charland Avenue does not have anymore room for development nor do we want it.

This Proposal should NOT go any further and should be declined for everyone's safety and conservation of vegetation and wildlife.

Barry and Julia Beaton.

The 3 new homes that were recently built on Austin Avenue all built on what was a single dwelling is now 3 dwellings. All with 3/4 vehicles each who are now either parking in the back lane which is illegal are now also using Charland Ave too.

Gordon Bowen and Dyhan Roberts. 1324 Charland Avenue.

We have been residents of this community for 33 years

Reasons we oppose this development:

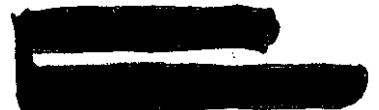
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- duRobert  
D. Brown



We the undersigned would like our concerns heard and responded to, in our opposition to the development proposed for 1334 Charland Avenue, Coquitlam.

Michelle Harrington (1400 CHARLAND)  
(4 ADULTS)

K. Shannon Harrington

Ruby F.

W. Wright

Gordon Bowen and Dyhan Roberts. 1324 Charland Avenue.

We have been residents of this community for 33 years

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D. Brown



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*Alden Bujt*

1382 CHARLAND AVENUE



Gordon Bowen and Dyhan Roberts. 1324 Charland Avenue.

We have been residents of this community for 33 years

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D. Brown

1394 CHARLTON AVE. Coquitlam

  
CALLEN CAMERON



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Cameron

1344 charland ave

Coq B.C

V8K3L3