

**PUBLIC HEARING**  
**Monday, April 12, 2021**

A Public Hearing convened on Monday, April 12, 2021 at 7:06 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  
Jaime Boan, General Manager Engineering and Public Works  
Jim McIntyre, General Manager Planning and Development  
Andrew Merrill, Director Development Services  
Jennifer Keefe, Manager Community Recreation & Culture Services  
Robert Cooke, Development Servicing Engineer Manager  
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 April 1, 2021, 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, April 1, 2021 and Thursday, April 8, 2021.

**OPENING REMARKS**

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

Councillor Marsden declared a potential conflict of interest with respect to the following item as he currently has a business interest that relates to elements of this matter and left the meeting at this time (7:13 p.m.).

**ITEM #1**      **Reference: PROJ 18-024**  
**Bylaw Nos. 5064 and 5065, 2021**  
**Address: 3421 and 3431 Queenston Avenue**

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The intent of **Bylaw No. 5064, 2021** is to amend *City of Coquitlam Citywide Official Community Plan Bylaw No. 3479, 2001* to revise the land use designation of the subject properties outlined in black on the map marked Schedule 'A' to Bylaw No. 5064, 2021 from Street Oriented Village Home and Large Village Single Family to Conventional Townhomes.

The intent of **Bylaw No. 5065, 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. 5065, 2021 from RS-2 One-Family Suburban Residential and P-5 Special Park to RT-2 Townhouse Residential.

If approved, the application would facilitate the development of 23 townhouse units (2 two-bedroom, 12 three-bedroom, and 9 four-bedroom), the widening of Queenston Avenue and Soball Street, and the completion of the Streamside Enhancement and Protection Area along the south boundary of the site.

The Director Development Services provided an overview of the following:

- Zoning and Land Use Designation
- Proposal
- Recommendation

Discussion ensued relative to clarifying the proposed re-designation and rezoning of the northeast portion of the subject properties.

Chris Kay, 2013 – 7495 132 Street, Surrey, appeared before Council to provide an overview of the proposed development and an onscreen presentation entitled "Annesley" with slides titled as follows:

- 3421 and 3431 Queenston Ave
- Site History and the Smiling Creek Neighbourhood Plan
- OCP Amendment
- Area Improvements
- Siteplan
- View from Southeast Corner of Site
- Adjacencies
- Thank you

Discussion ensued relative to the following:

- Appreciation for the demolition of the vacant buildings on the site
- The desire to ensure that there is adequate storage in the garages for garbage, recycling and organics bins

Karen Smith, 402 – 602 West Hastings Street, Vancouver appeared before Council to provide information relating to design and storage capacity of the garages.

In response to a question from a member of Council, the Director Development Services provided information relative to the visitor parking requirements for the proposed development.

Donovan Munro, 103 – 3410 Queenston Avenue, appeared before Council to express concerns relating to the impact that the proposed development may have on traffic and safety in the neighbourhood, noting the proximity of the development to Smiling Creek Elementary School. They also noted the proximity of the proposed development to the proposed project located at 3420 and 3428 Queenston Avenue and expressed concerns regarding the impact that the construction of both of these sites may have on the neighbourhood.

Discussion ensued relative to the understanding that Council must approach each development application with an open mind.

The Director Development Services provided information relating to the City's requirements relating to project construction, including the submission of a construction management plan by the applicant and adherence to the City's Good Neighbour Policy. He provided further information relating to future upgrades to the road network in this area.

Sandra Marsden, appeared before Council to express appreciation to the applicant for their community outreach regarding the proposed development, and support for the proposed completion of the Streamside Enhancement and Protection Area along the south boundary of the site.

The Director Development Services provided information relating to the land use and zoning of the areas surrounding the subject site and the density of the proposed development. He provided information relating to the *Official Community Plan (OCP)* amendment process and noted that the OCP and the Smiling Creek Neighbourhood Plan are living documents that evolve to meet the needs of the community.

In response to a question from a member of Council, the Director Development Services provided information relating the responsibility for the ongoing operation and maintenance of the access and egress roads to the subject site.

Discussion ensued relative to the desire for more information relating to the status of the *Water Sustainability Act* application.

Jim McNeil, President, North East Coquitlam Ratepayers Association, 3729 Quarry Road, appeared before Council to express opposition to the proposed development, concerns relating to the proposed density of the subject site and state the belief that members of the public should be able to rely on the OCP.

The Director Development Services provided information relating to the density of the proposed development and the permitted density of the site and surrounding area under the existing zoning. He noted that the *Official Community Plan* (OCP) is a living document that evolves to meet the needs of the community and provided information relating to the amendment criteria in the OCP.

Jim McNeil, North East Coquitlam Ratepayers Association, 3729 Quarry Road, appeared again before Council to seek clarification regarding the density permitted in this area under the City's Zoning Bylaw.

The Director Development Services provided information relating to the density permitted in this area under the City's Zoning Bylaw.

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

1. Presentation by Annesley Homes, 2013 – 7495 132 Street, Surrey, received April 9, 2021;
2. Email from You Zhao and Dongqi Tang, 3418 Derbyshire Avenue, received April 10, 2021;
3. Letter from Linda and Donovan Munro, 103 – 3410 Queenston Avenue; received April 12, 2021;
4. Email from Ashley Ho, Queenston Avenue, received April 12, 2021; and
5. Speaking notes from Jim McNeil, President, North East Coquitlam Ratepayers Association, received April 12, 2021.

There were no further representations to this item.

Councillor Marsden returned to the meeting at this time (8:06 p.m.).



**ITEM #2**      **Reference: PROJ 19-096**  
**Bylaw Nos. 5093 and 5094, 2021**  
**Address: 3420 and 3428 Queenston Avenue**

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The intent of **Bylaw No. 5093, 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 properties outlined in black on the map marked Schedule 'A' to Bylaw No. 5093, 2021 from Small Village Single Family to Conventional Townhomes.

The intent of **Bylaw No. 5094, 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 CD-23 Comprehensive Development Zone – 23 from RS-2 One-Family Suburban Residential to CD-23 Comprehensive Development Zone – 23.

If approved, the application would facilitate the development of 52 stacked townhouse units (49 three-bedroom and 3 two-bedroom units), a child care centre with a maximum capacity of 94 children, and the completion of frontage improvements along Paquette Street, Queenston Avenue, Soball Street, and Korba Avenue.

The Planner 2 provided an overview of the following:

- Zoning and Land Use Designation
- Proposal
- Recommendation

Timothy Ankenman, 1645 West 5th Avenue, Vancouver, appeared before Council to provide an overview of the proposed development and an onscreen presentation entitled "Public Hearing – 3420 – 3428 Queenston Ave" with slides titled as follows:

- Welcome
- Project Overview
- Childcare Facility
- Townhomes
- Site Planning
- Community Benefits
- Summary
- Appendix
- Construction Management

Discussion ensued relative to the options available for members of the public to view or attend the Public Hearing.

Rain Shan, 3082 Dayanee Springs Boulevard, appeared before Council to express support for the proposed development and child care centre, and state the need for more housing options to be developed in order to address the issue of housing affordability. They stated the importance of child care and after school programs for working parents and concluded by expressing the desire for the applicant to work with the neighbours to address concerns regarding the proposed development.

P Wong, Bishop Place, appeared before Council to express support for the proposed development, noting that its proximity to local amenities, stratification, and accessible design makes it ideal for seniors' housing.

Tao Wang, 1460 Strawline Hill Street, appeared before Council to express support for the proposed development and child care centre, stating the belief that the development of a variety of housing types will lead to more affordable housing and options for those who wish to downsize or who are new to the market.

Stephanie Small, 1356 Paquette Street, appeared before Council to express support for the proposed development and child care centre, and to state the need for more child care in the region.

Discussion ensued relative to the clarification regarding the child care programming.

Timothy Ankenman, 1645 West 5th Avenue, Vancouver, appeared again before Council to provide information relating to the proposed child care centre programming.

Tyra Xu, 1188 Pinetree Way, appeared before Council to express support for the proposed development and child care centre, and to state the need for affordable housing in the region.

Volodymyr Kalganov, 84 – 1380 Pinetree Way, appeared before Council to express support for the proposed project, noting the need for the development of variety of housing options in order to address the issue of housing affordability.

Haiwen Sun, 3515 Sheffield Avenue, appeared before Council to express support for the proposed development and the inclusion of design options for those aging-in-place.

Jianming Dai, 3481 Galloway Avenue, appeared before Council to express support for the proposed development and child care centre, noting the need for more child care and affordable housing options in the City.

David Jiang, 3553 Harper Road, appeared before Council to express support for the proposed for the design of the proposed development and its proximity to amenities like the elementary school and local parks.

William Young appeared before Council on behalf of Yunzhi Yang, 2088 Parkway Boulevard, to express support for the proposed development and the inclusion of design options for those aging-in-place.

Krista Lapp, 156 – 1220 Rocklin Street, appeared before Council to express support for the proposed development, the proposed underground parking, and the inclusion of a child care centre. They stated the need for affordable housing options and child care on Burke Mountain, noting that this location is ideal for a child care centre.

Jordan Guo, 7831 Malahat Avenue, Richmond, appeared before Council to express support for the proposed child care centre and state the need for more affordable housing options in the region.

Jim McNeil, President, North East Coquitlam Ratepayers Association, 3729 Quarry Road, appeared before Council to express concerns relating to the impacts that the proposed development may have on pedestrian safety and vehicle traffic, stating the desire for traffic control measures to be installed along Queenston Avenue and Soball Street. They expressed concerns relating to the density of the proposed development and state the belief that members of the public should be able to rely on the OCP. They also expressed support for the concept of integrating a child care centre into a townhouse development and for the development of underground parking.

In response to a question from a member of Council, Jim McNeil provided information relating to the traffic issues experienced in this neighbourhood.

The General Manager Engineering and Public Works provided information relating to the proposed frontage improvements associated with this development and stated that staff will evaluate the need for traffic control and safety measures in this area.

The Planner 2 provided clarification regarding the capacity and operation of the proposed child care centre.

Kevin Pan, 3515 Sheffield Avenue, appeared before Council to express support for the proposed development and the inclusion of design options for those aging-in-place.

Steven Yang, 3520 Galloway Avenue, appeared before Council to express support for the proposed development, stating the need for child care and affordable housing in the region.

John Finnegan, 108 – 3416 Queenston Avenue, appeared before Council to express opposition to the proposed development. They expressed concerns relating to the proposed density, the use of a Comprehensive Development zone, and the impact of the proposed development may have on the character of the neighbourhood, the privacy of the surrounding properties, the availability of parking and traffic congestion. They expressed further concerns relating to the potential noise generated by the gate to the underground parkade, the proposed removal of trees, and potential drainage and runoff issues resulting from the proposed development.

The General Manager Engineering and Public Works provided information relating to the proposed improvement of roads in this area and noted that the City has bylaws and processes in place to address site drainage.

Janet Klopp, 3440 Highland Drive, appeared before Council to express opposition to the proposed development and concerns relating to the density of the proposed project, and the impact that the proposed development may have on the character of the neighbourhood, traffic, the availability of street parking, pedestrian safety and noise in the area. They expressed concerns relating to the capacity of local schools and public amenities, noting the number of proposed developments projects on Burke Mountain, and expressed the desire for the City to update emergency and disaster management plans for this area. They concluded by expressing concerns regarding the affordability of housing on Burke Mountain and enquired as to the proposed cost of the townhouses.

The Director Development Services provided information relating to current cost of housing on Burke Mountain.

Discussion ensued relative to the following:

- The current cost of housing on Burke Mountain
- The difficulties in anticipating the housing market
- The need for a wide range of housing options in the City

Timothy Ankenman, 1645 West 5th Avenue, Vancouver, appeared again before Council to provide information relating to the proposed pricing of the units, the developer's intention to provide a variety of housing options, and noted the challenges with predicting the housing market.

Janet Klopp, 3440 Highland Drive, appeared again before Council to express empathy for young people trying to get into the housing market and to state the need for more schools on Burke Mountain to address the proposed population growth.

Ted Yeoh, 1231 Burkemont Place, appeared before Council to express support for the proposed development and the design options for those aging-in-place, and to state the need for more affordable housing options for young families and those wishing to downsize.

Donovan Munro, 103 – 3410 Queenston Avenue, appeared before Council to express concerns relating to the access to the proposed development and the impact that this may have on local traffic and to state the desire that the local road network to be updated to improve traffic and pedestrian safety.

In response to a question from a member of Council, the Director Development Services provided information relating to the access to the proposed development, the alignment of the road network, and the proposed upgrades to the road network in this area.

Discussion ensued relative to the following:

- The impact that the proposed road network upgrades may have on traffic flow
- The desire to resolve street naming concerns, particularly for Corba Street, before the street network expands

Scott Raeside, 1356 Paquette Street, appeared before Council to express support for the proposed development and child care centre, the design of the courtyards, and to note the need for more affordable housing and child care in the region.

Carolyn Pogue, appeared before Council to express support for the proposed development, noting the need for more affordable housing, specifically townhomes, in the City.

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

1. Letter from Yunzhi Yang, 2088 Parkway Boulevard, received April 5, 2021;

2. Letter and petition from Carrie Zu, received April 7, 2021;
3. Letter from Feifei Yuan, 3481 Galloway Avenue, received April 7, 2021;
4. Presentation by Ankenman Marchand Architects, 1645 West 5th Avenue, Vancouver, received April 9, 2021;
5. Letter from Haiwen Sun, 3515 Sheffield Avenue, received April 9, 2021;
6. Letter from Jim McNeil, President, North East Coquitlam Ratepayers Association, received April 9, 2021
7. Email from Wei Shi and Hanning Wang, 1362 Paquette Street, received April 11, 2021;
8. Email from Janet Klopp, 3440 Highland Drive, received April 11, 2021;
9. Letter from Linda and Donovan Munro, 103 – 3410 Queenston Avenue; received April 12, 2021;
10. Email from Ashley Ho, Queenston Avenue, received April 12, 2021; and
11. Speaking notes from Jim McNeil, President, North East Coquitlam Ratepayers Association, received April 12, 2021.

**CLOSURE OF PUBLIC HEARING**

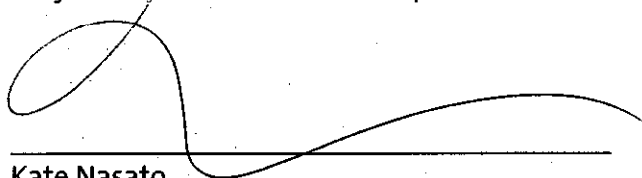
The Chair declared the Public Hearing closed at 9:56 p.m. on Monday, April 12, 2021.

MINUTES CERTIFIED CORRECT

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CHAIR

I hereby certify that I have recorded the Minutes of the Public Hearing held on Monday, April 12, 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 APRIL 12, 2021**

**ITEM #1 – PROJ 18-024 – BYLAW NOS. 5064, 2021 and 5065, 2021**

Application to amend *City of Coquitlam Citywide Official Community Plan Bylaw No. 3479, 2001* to revise the land use designation of the properties at 3421 and 3431 Queenston Avenue, from Street Oriented Village Home and Large Village Single Family to Conventional Townhomes; and to amend *City of Coquitlam Zoning Bylaw No. 3000, 1996* to rezone the properties at 3421 and 3431 Queenston Avenue, from RS-2 One-Family Suburban Residential and P-5 Special Park to RT-2 Townhouse Residential – *Bylaw Nos. 5064, 2021 and 5065, 2021*.

**Recommendation:**

That Council give second and third readings to *City of Coquitlam Citywide Official Community Plan Amendment Bylaw No. 5064, 2021* and *City of Coquitlam Zoning Amendment Bylaw No. 5065, 2021*.

**First Reading:**

On March 8, 2021, Council gave first reading to *Bylaw Nos. 5064, 2021 and 5065, 2021* and referred the bylaws to Public Hearing.

**Additional Information:**

At the March 8, 2021 Regular Council meeting, no additional information pertaining to *Bylaw Nos. 5064, 2021 and 5065, 2021* was requested by Council.



**ITEM #2 – PROJ 19-096 – BYLAW NOS. 5093, 2021 and 5094, 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 properties at 3420 and 3428 Queenston Avenue, from Small Village Single Family to Conventional Townhomes; and to amend *City of Coquitlam Zoning Bylaw No. 3000, 1996* to rezone the properties at 3420 and 3428 Queenston Avenue, from RS-2 One-Family Suburban Residential to CD-23 Comprehensive Development Zone - 23 – *Bylaw Nos. 5093, 2021 and 5094, 2021*.

**Recommendation:**

That Council give second and third readings to *City of Coquitlam Citywide Official Community Plan Amendment Bylaw No. 5093, 2021* and *City of Coquitlam Zoning Amendment Bylaw No. 5094, 2021*.

**First Reading:**

On March 15, 2021, Council gave first reading to *Bylaw Nos. 5093, 2021 and 5094, 2021* and referred the bylaws to Public Hearing.

**Additional Information:**

At the March 15, 2021 Regular Council meeting, Council requested the following additional information:

**1. Attachment 3 and Schedule A to Bylaw No. 5093, 2021 do not match.**

Schedule A to Bylaw No. 5093, 2021 is correct. Please see Attachment 1 – Proposed OCP Land Use Designations for the correct version of Attachment 3 to the Report to Council.

**2. No floor plans were included in the report.**

Please see Attachment 2 for all floor plans.

**3. Clarify how the units accommodate ageing-in-place and whether they are accessible.**

The units are not designed to be fully accessible units with respect to wheelchair accessibility; however, all units are designed to accommodate ageing-in-place by providing the master bedroom on the main floor with the living room and kitchen. Nineteen of the 52 units do not have external stairs leading to the front door nor internal stairs leading to the main floor (i.e., no stairs are required to reach the main floor with living room, kitchen and master bedroom for these units).

**Attachments:**

1. Proposed OCP Land Use Designations (Doc# 4016790)
2. Floor Plans (Doc# 4016801)

  
Andrew Merrill, MCIP, RPP

AM/ce









Project:

Owner

**QUEENSTON**  
3420-3428 QUEENSTON AVE

Drawing:  
**PARKING PLAN**

Project Status:  
**DEVELOPMENT PERMIT**

## SUBMISSION

Date (YYYY-MM-DD)	Description
2020-04-22	Issued for DP
2020-06-11	Re-issued for DP
2020-10-30	Re-issued for DP
2021-02-11	Revised DP

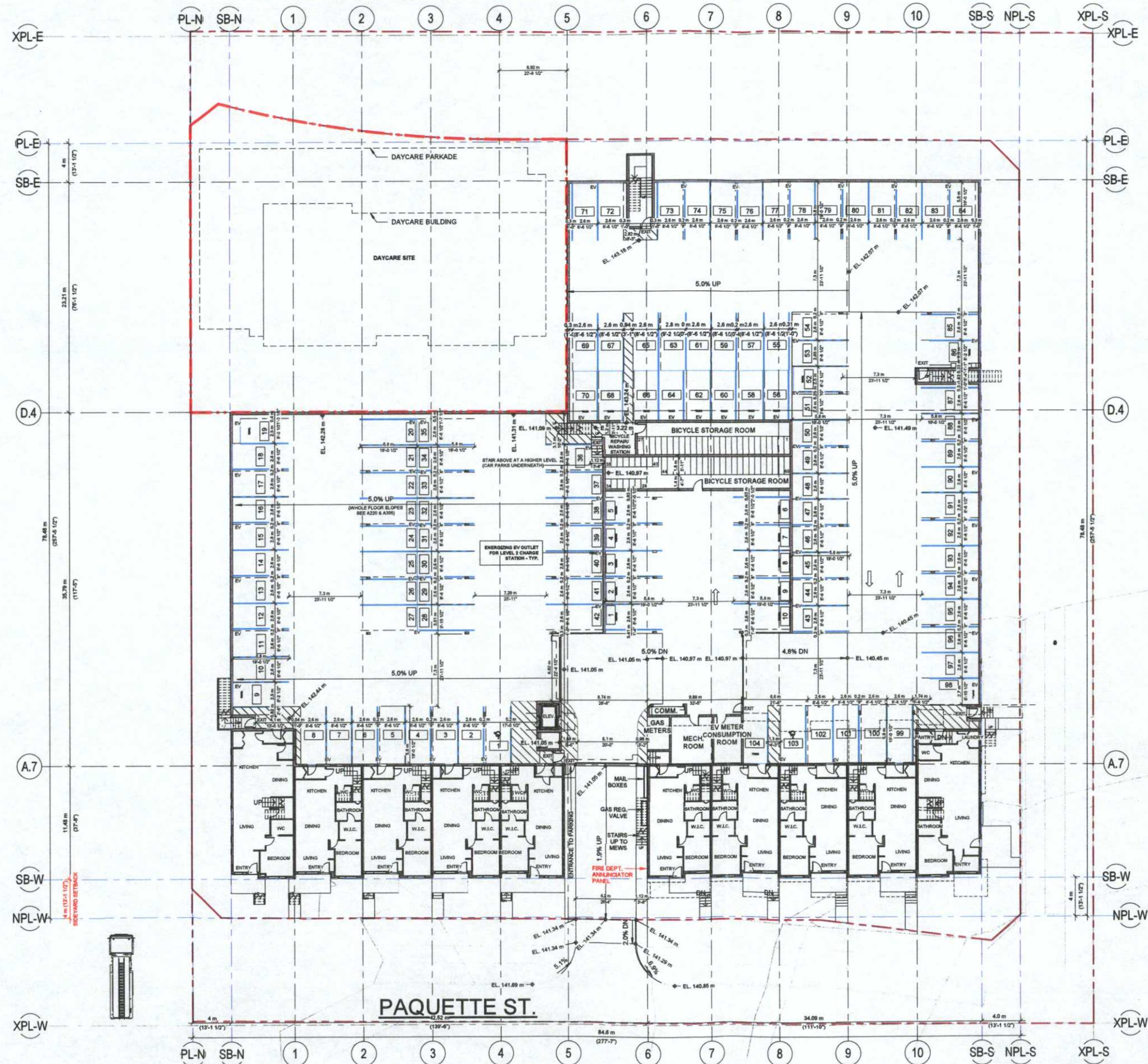
## REVISION

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All Drawings in this set to be read in conjunction with each other. Any errors or discrepancies to be reported to the Architect before commencing work.  
Contractors are responsible to ensure that all work is executed to the requirements of the appropriate Building Code Authority.  
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**Scale:**  
1 : 2

DWG. NO:  
**A110**





ANKENMAN MARCHAND

1645 West 5th Avenue  
Vancouver, BC V6J 1N5

Tel: (604) 872-2595 Fax: (604) 872-2505  
Email: office@AMArchitects.com



Project:  
1838  
Owner:  
**QUEENSTON**  
3420-3428 QUEENSTON AVE  
Drawing:  
**LEVEL 1 PLAN**

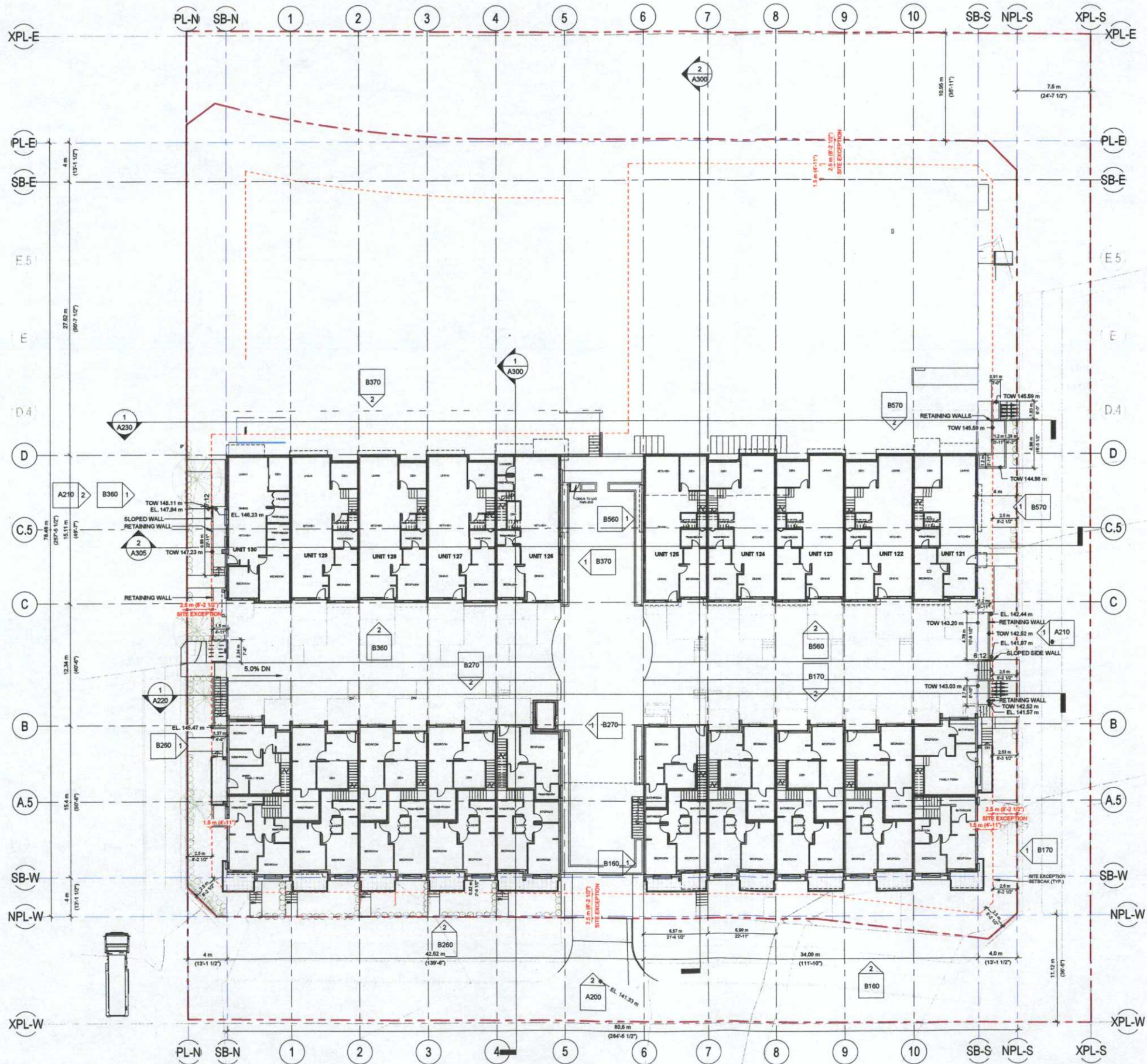
Project Status:  
**DEVELOPMENT PERMIT**

SUBMISSION	
Date	Description
(YYYY-MM-DD)	
2020-04-22	Issued for DP
2020-06-11	Re-issued for DP
2020-10-30	Re-issued for DP
2021-02-11	Revised DP

REVISION		
No.	Date	Description

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DWG. NO:  
**A120**







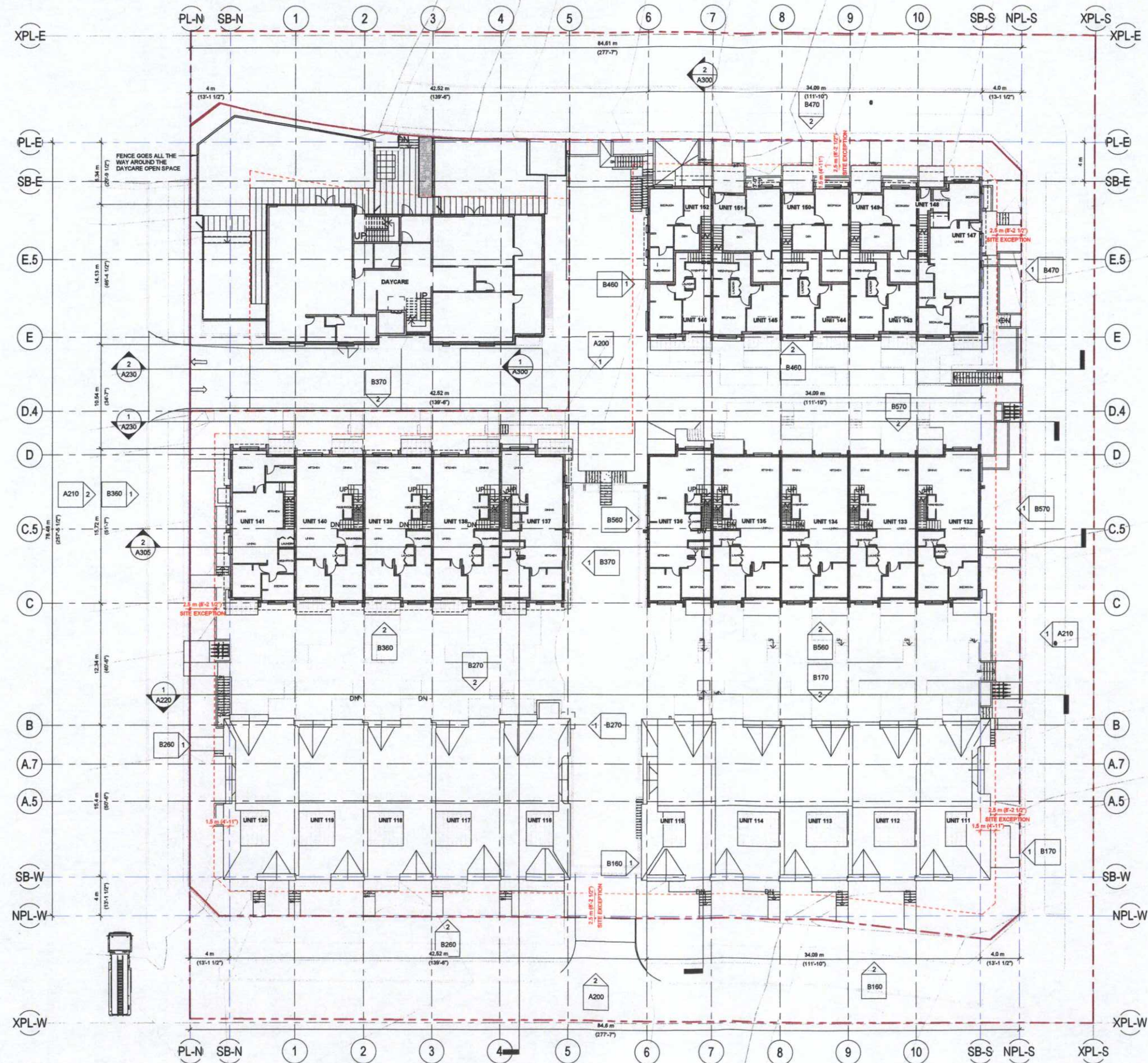


Tel: (604) 872-2595 Fax: (604) 872-2505  
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Project Status:  
**DEVELOPMENT PERMIT**

REVISION		
No.	Date	Description

Scale: 1:200 DWG. NO: A140





ANKENMAN MARCHAND

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Project:  
1838  
Owner  
**QUEENSTON**  
3420-3428 QUEENSTON AVE  
Drawing:  
**LEVEL 4 PLAN**

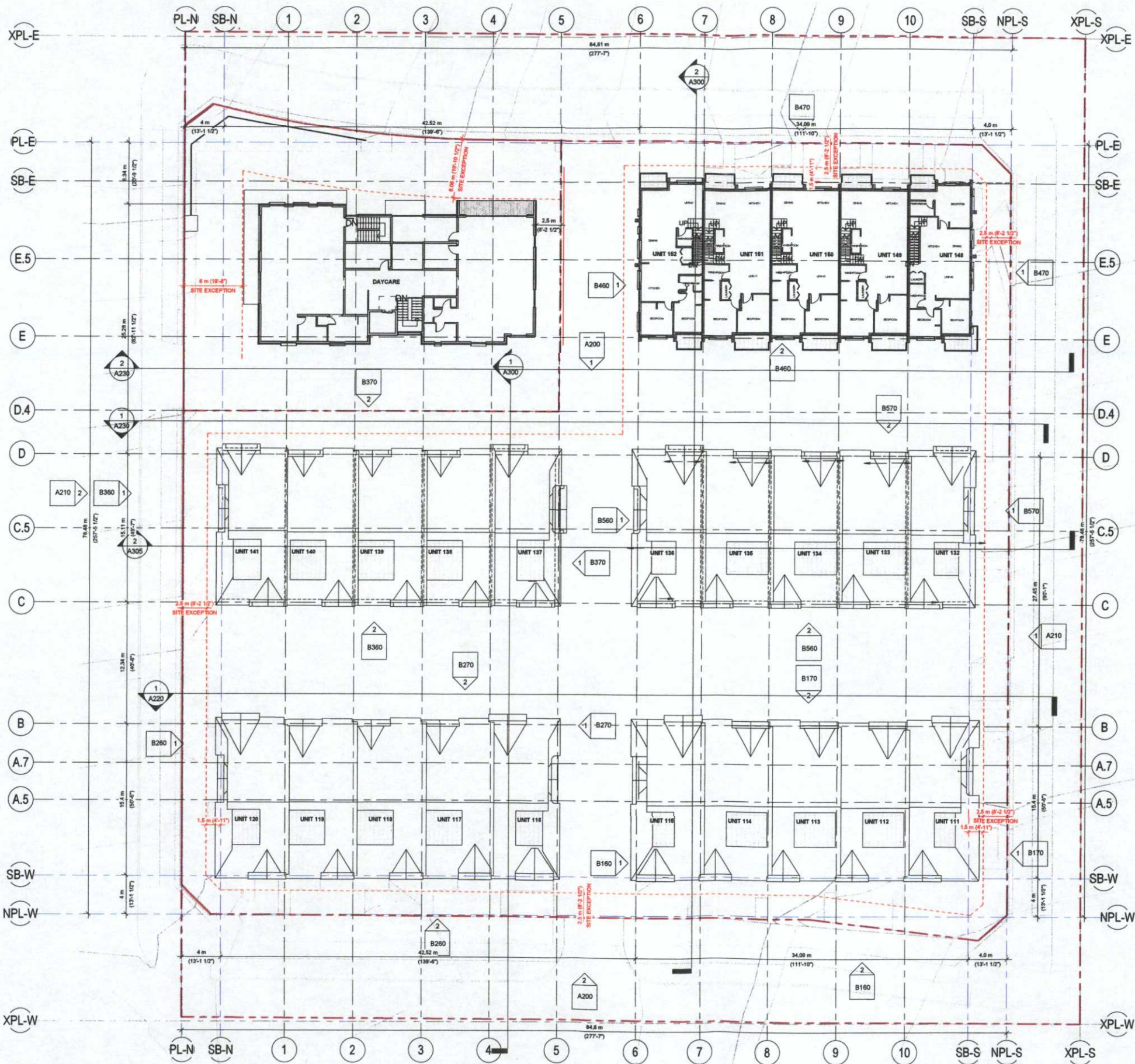
Project Status:  
**DEVELOPMENT PERMIT**

SUBMISSION	
Date	Description
(YYYY-MM-DD)	
2020-04-22	Issued for DP
2020-06-11	Re-issued for DP
2020-10-30	Re-issued for DP
2021-02-11	Revised DP

REVISION		
No.	Date	Description

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DWG. NO:  
**A150**





ANKENMAN MARCHAND

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Project:  
1838  
Owner  
**QUEENSTON**  
3420-3428 QUEENSTON AVE  
Drawing:  
**LEVEL 5 PLAN**

Project Status:  
**DEVELOPMENT PERMIT**

SUBMISSION

Date (YYYY-MM-DD)	Description
2020-04-22	Issued for DP
2020-06-11	Re-issued for DP
2020-10-30	Re-issued for DP
2021-02-11	Revised DP

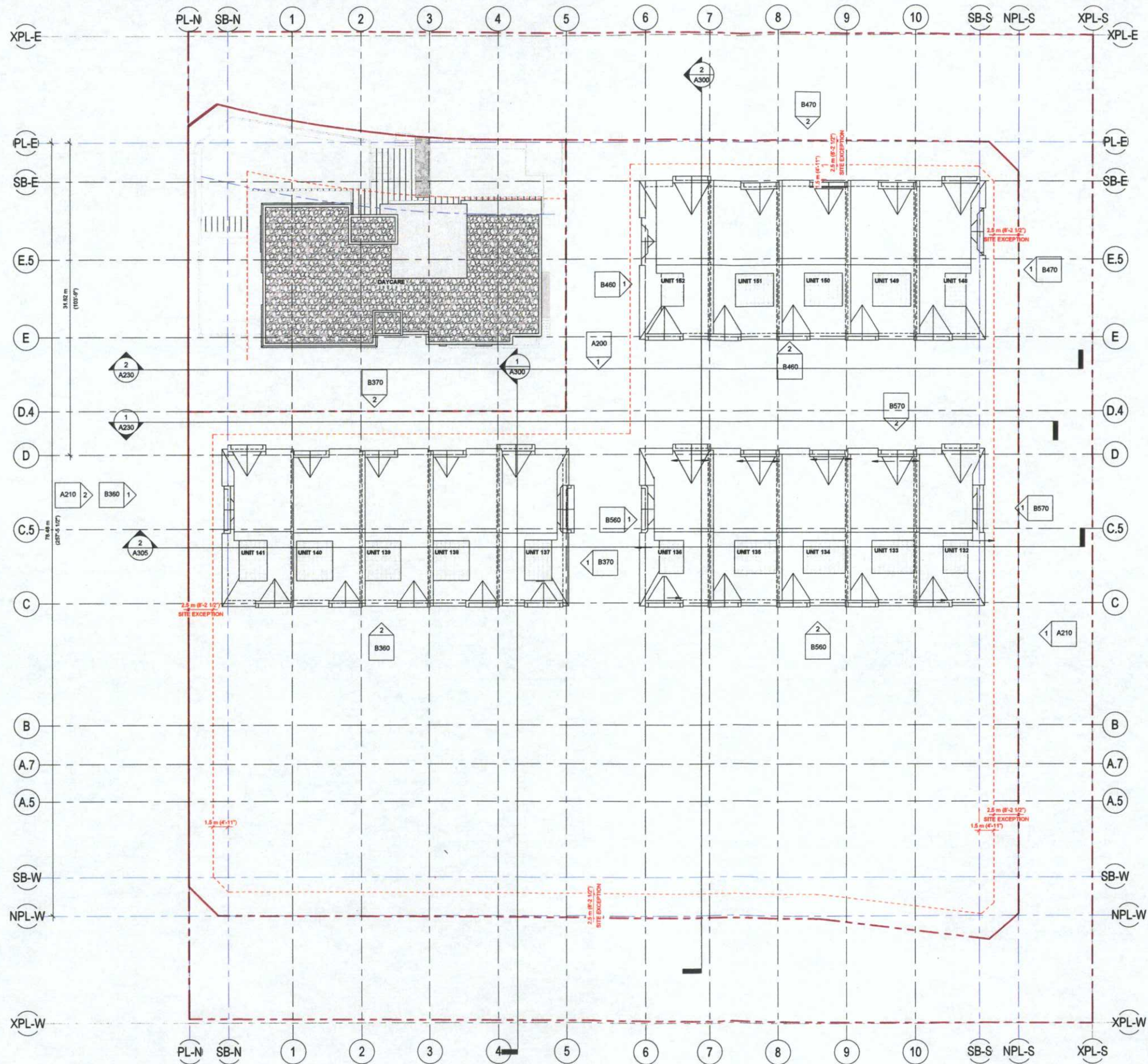
REVISION

No.	Date	Description

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DWG. NO:  
**A160**





**Nasato, Kate**

Public Hearing – April 12, 2021  
Item 1 – 3421 and 3431 Queenston  
Avenue

**From:** Annesley Homes [REDACTED]  
**Sent:** Tuesday, April 06, 2021 2:29 PM  
**To:** Kim, Steve; basmundsen@coquitlam.ca; Mandewo, Trish; Hodge, Craig; Zarrillo, Bonita; Towner, Teri; Stewart, Richard; Wilson, Chris  
**Cc:** Mark Jiles; Chris Kay  
**Subject:** 3421 & 3431 Queenston Ave Project - Public Hearing April 12

Good afternoon Councillors

Thank you for the opportunity to present our project at the April 12th Public Hearing, we look forward to a positive outcome and appreciate the opportunity to address any questions that you may have in advance or at the meeting.

We are proud that Annesley was able to complete one of the first online Public Information Meetings in which we were able to engage directly with approximately 20 local residents and indirectly with many more as the recording was requested to be shared with those unavailable to attend.

The project itself, represents a 23 unit townhome project that as received the full support of staff through the planning process. The buildings were designed in a manner to address resident comments, minimizing the number of units (4) that would abut the Single Family detached homes directly uphill from our site.

The application did note a height variance, as our project commenced prior to the recent By-Law amendments that were adopted in March of this year. We are pleased that while we initially designed our project to closely align with the height By-Laws, we are now fully compliant.

We are additionally pleased to note that our project delivers a number of significant environmental upgrades and we would be happy to discuss these with you directly.

Burke Mountain is a beautiful part of the City and we firmly believe that our project will deliver at a high level, with public contributions that will benefit the community at large.

Should you have any questions in advance of the Public Hearing, please do not hesitate to reach out to our team directly at the contact number noted below.

Thank you again for the opportunity to present our project, we look forward to earning your support.

Chris Kay  
Annesley Homes

Contact Information

- ☒ Copied to Mayor & Council
- ☐ Tabled Item for Council Meeting
- ☐ Correspondence Item for Council Meeting
- ☒ For Information Only
- ☐ For Response Only
- ☒ Copies to CMP, DSS, DSEM, Rev 3

Edw, REC



Mark Jiles  
Chris Kay



Public Hearing – April 12, 2021  
Item 1 – 3421 and 3431 Queenston  
Avenue



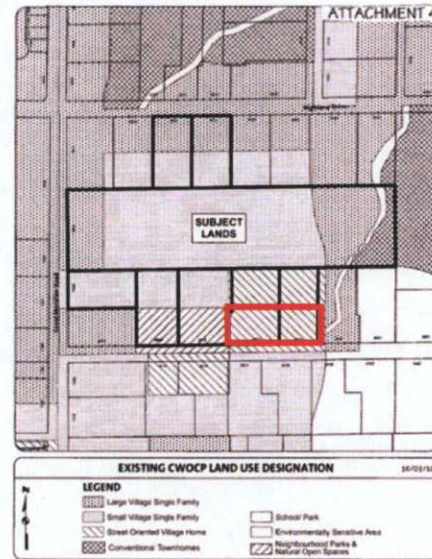
ANNESLEY

3421 & 3431 Queenston Ave



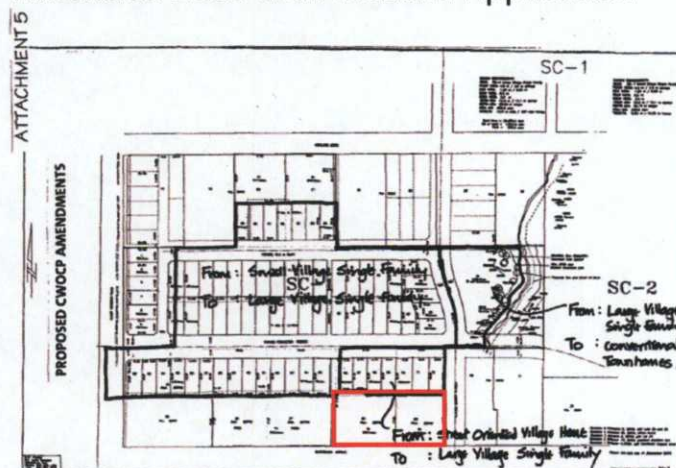
# Site History and the Smiling Creek Neighbourhood Plan

Original Smiling Creek Plan



# Site History and the Smiling Creek Neighbourhood Plan

Amended 2010 with Wesbild Application



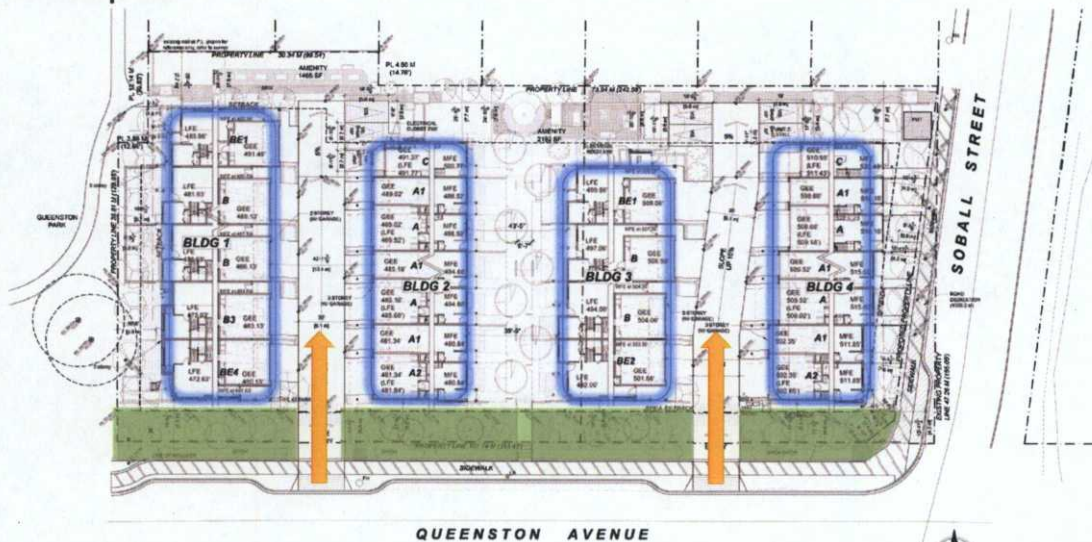
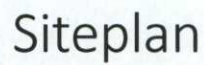


## OCP Amendment

- Street-Oriented Village Homes (RTM-1 Zoning)
  - Allowable Density: 0.9 Floor Area Ratio and 19.2 units per acre
  - Building Height: 11.0m (3 storeys)
  - Rear lot Setback: 6.2m
- Townhouse Residential (RT-2 Zoning)
  - Allowable Density 0.9 Floor Area Ratio
  - Building Height: Two Storeys except: "the floor below the first storey may be exposed on one side of the building where it is located on a sloping lot"
  - Rear lot Setback: 7.6m
- Our Project
  - Proposed Density: 0.76 Floor Area Ratio and 18.4 units per acre
  - Building Height: Two Storeys except: "the floor below the first storey may be exposed on one side of the building where it is located on a sloping lot" w/ a minor variance
  - Rear lot Setback: 7.6m

## 3421 & 3431 Queenston Ave







## View from Southeast Corner of Site



## Adjacencies



2 EAST ELEVATION ALONG SOBALL  
1/16" = 1'-0"



ANNESLEY

THANK YOU

**Nasato, Kate**

Public Hearing - April 12, 2021  
Item 1 - 3421 and 3431 Queenston  
Avenue

**From:** You Zhao [REDACTED]  
**Sent:** Saturday, April 10, 2021 6:57 PM  
**To:** Clerks Dept  
**Subject:** 3421 and 3431 Queenston Avenue community plan comments

Hi

We(You Zhao & Dongqi Tang) are the owner of 3418 Derbyshire Ave Coquitlam.  
We object to change the plan to townhouse.  
We bought our house almost 2 years ago.  
We like current community plan.  
It will bring more population to this community. also more noise.  
Please keep the original plan.

Best Regards

You Zhao & Dongqi Tang

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



**Nasato, Kate**

Public Hearing - April 12, 2021  
Item 1 - 3421 and 3431 Queenston  
Avenue

Public Hearing - April 12, 2021  
Item 2 - 3420 and 3428 Queenston  
Avenue

**From:** Linda Munro [REDACTED]  
**Sent:** Monday, April 12, 2021 9:58 AM  
**To:** Clerks Dept  
**Subject:** Public hearing tonight - written objection  
**Attachments:** 20210412 Objection to Queenston developments.pdf

Good day

Please find attached our input regarding the two items in the public hearing planned for this evening. I trust that our previous correspondence regarding these developments will also be retained in your records.

Regards

Linda Munro

Get Outlook for iOS

- ☒ Copies to Mayor & Council
- ☐ Tabled Item for Council Meeting
- ☐ Correspondence Item for Council Meeting
- ☒ For Information Only
- ☐ For Response Only
- ☒ Copies to SWPD, DSS, DSEM,  
Rw3, RW4, PIC

103-3410 Queenston Avenue

Coquitlam

V3E3H1

12 April 2021

**City of Coquitlam: Clerks office**

Document sent via email: [clerks@coquitlam.ca](mailto:clerks@coquitlam.ca)

**Public Hearing input: Objection to planned amendment of the Citywide Official Community Plan to change the land use designation on properties 3421, 3431, 3420 and 3428 Queenston Avenue.**

To the City Clerk

We have previously lodged our objections to these two planned developments, which are the subject of a public hearing today. We would like to reiterate our objection to these planned developments and the change in land use designations for the following reasons:

- These relatively high-density developments will generate significant traffic both during construction and once the homes and business are occupied. Queenston is a small, narrow road and is already heavily congested due to the presence of the very popular park and Smiling Creek Elementary school. We do not believe the extension of Soball will sufficiently reduce congestion on Queenston Avenue. The street is very often parked up on both sides of the road to the extent that two-way traffic is prevented. New "ROW" houses have recently been constructed in Queenston Avenue opposite the proposed development site, which will already add to the traffic once fully occupied.
- The proposed stacked home development is out of character for our area and an unwelcome impact.

We have also raised the following concerns:

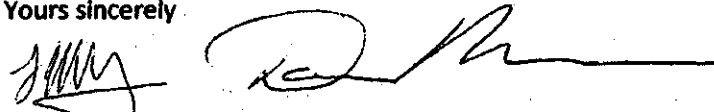
- The construction trucks and vehicles on Queenston Avenue present significant safety risks to other road users and especially to families and children walking to the park and school. We have been very aware of the safety risk posed by trucks using this road for construction projects in the area. This is because the road is small and already heavily congested.
- We have noticed wildlife such as deer in these areas specifically and there may well be a coyote den on site. The sites should be inspected for wildlife use and mitigation measures may be necessary.
- Construction activities have the potential to pollute soil and water through accidental spills and leaks from vehicles and equipment, especially during rainfall which could carry contaminants off-site. In particular we have noticed a small stream running along Queenston which could be polluted.
- Construction sites present potential safety risks with regard to excavations, unstable structures, materials and waste left lying out where the public and especially children can access the site.

We have seen this when walking around other construction sites in our neighbourhood. Barriers such as temporary fences or screens should be considered to prevent access to construction sites.

- Noise generated during construction is expected to be significant and at times disturbing, based on our experience of construction projects in the area. Furthermore, construction tends to take a long time and construction hours are extended well into the night when the weather allows, especially when considering a high-density development, therefore noise impacts from construction will not be short-lived.
- The developers must provide adequate sanitation facilities such as chemical toilets during construction that are regularly emptied by an authorised service provider.
- The developers should consider practical measures that could ensure garbage, organic and recycling bins can be securely stored, once the development is complete, to prevent attracting wildlife such as bears and raccoons. These bins should preferably be stored in a garage or dedicated covered waste collection area as we have noticed bins standing outside, even with clips in place, still serve as attractants to wildlife. Such areas would need to be considered during the design phase for example, ensuring garages will be large enough to store these bins or planning for a dedicated secure waste collection area.
- Development projects should consider alternatives to lessen the long-term cumulative impacts of urban development on the environment. We understand that the city has a development plan which limits urban development in an effort to limit impacts on habitat and wildlife. We also are pleased with the recycling programs the city has put in place to minimise waste disposal in landfills. The developers should consider more environmentally sustainable alternatives in their developments. For example, measures to reduce resource usage and demand, minimise hard surfaces to allow more natural drainage and use construction materials that are considered to be more environmentally sustainable.

To conclude, we are objecting to the proposed developments and changes in land use designations on Queenston Avenue. Instead we would support a low-density development in this area, preferably single-family homes, however specific management measures will be required to address the environmental, social and safety risks and impacts during both construction and while in use.

Yours sincerely



Linda and Donovan Munro

**Nasato, Kate**

Public Hearing – April 12, 2021  
Item 1 – 3421 and 3431 Queenston  
Avenue

Public Hearing – April 12, 2021  
Item 2 – 3420 and 3428 Queenston  
Avenue

**From:** Ashley Ho [REDACTED]  
**Sent:** Monday, April 12, 2021 11:41 AM  
**To:** Clerks Dept  
**Subject:** Land use on 3420/28/21/31

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

Good morning,

As resident of Queenston Avenue, I was hoping to better understand the plan for the proposed development (Land use on 3420/28/21/31).

Is there a plan to ensure safe access to Smiling Creek elementary during construction? Including managing parking?

Is there a plan to protect wildlife in the area including protection of trees and creeks?

Thank you for providing clarity!

Ashley

- ☒ Copies to Mayor & Council
- ☐ Tabled Item for Council Meeting
- ☐ Correspondence Item for Council Meeting
- ☐ For Information Only
- ☐ For Response Only
- ☒ Copies to CMPD, DOS, DASH, PHWTS,  
Rel H, TWC

**Nasato, Kate**

Public Hearing – April 12, 2021  
Item 2 – 3420 and 3428 Queenston  
Avenue

Public Hearing – April 12, 2021  
Item 1 – 3421 and 3431 Queenston  
Avenue

**From:** [REDACTED]  
**Sent:** Monday, April 12, 2021 7:25 PM  
**To:** Clerks Dept  
**Cc:** Mayor & Council; [REDACTED]  
**Subject:** NECRA Attempted to connect via Zoom, as per instructions, but was unsuccessful.

Dear Mayor, and Council;

My apologies for being unable to connect for the Zoom Public Hearing. The link provided simply sends me around in an endless loop of registering.

Here are my notes and you already have the letter from NECRA relating to 3420/3428 Queenston.

These are some summary and additional notes which I was going to present at the Public Hearing.

Thank you.

Jim McNeil

President,  
North-East Coquitlam Ratepayers' Association

\*\*\*\*\*

**ITEM 1: 3421 and 3431 Queenston Avenue**

- 23 conventional townhouses,
- (2-2BR, 12-3BR, and 9-4BR)
- (23U/1.25 Acres=18.4 U/Acre, in a 30 U/Ha, or 12 U/Acre neighbourhood)
  - o Density is well above maximum recommended for this land use area.
  - o Double density of properties diagonally to the South-West
  - o More than triple density of properties adjacent to the North
  - o Homebuyers should be able to rely, at least generally, on planning documents, when making decisions on purchasing a home.
- NECRA opposes this rezoning application due to proposed density greatly exceeding that specified in the neighbourhood plan.

**ITEM 2: 3420 and 3428 Queenston Avenue**

- 52 stacked townhouses, (2-2BR, and 49-3BR)
- Daycare (94 children)
- 52U/2.31 Acres=22.5 U/Acre, in a 30 U/Ha, or 12 U/Acre neighbourhood)
  - The North East Coquitlam Ratepayers Association support the concept of a daycare, integrated within a townhouse complex.
  - We also support the provision of underground over surface lot parking, if it does not relegate slightly taller vehicles to consume on-street parking.
- But:
  - Extremely high pedestrian traffic and vehicle congestion at the Soball Street intersection.
  - Density is well above maximum recommended for this land use area.
  - More than double the density of properties immediately West.
  - More than triple the density of properties to the North on Princeton.
  - Much smaller lots than anything else in the area
  - Homebuyers should be able to rely, at least generally, on planning documents, when making decisions on purchasing a home.
  - The Smiling Creek School Principal has already raised parking and congestion as significant concerns for children's safety.
  - "Aging in place" may be difficult in a two-, or particularly, three-story townhouse, unless aging accommodations are designed-in.
  - This increased density request, if approved, will signal and guarantee further density increase requests for projects approved and those awaiting approval.
  - If approved, future approvals will be very difficult to deny, having set this precedent.
- NECRA opposes this rezoning application due to safety concerns around pedestrian and vehicle congestion and because the proposed density is well above those set out in the neighbourhood plan.

- We strongly recommend that Council require this, and other developers to abide by the rules given.
- Variances are for situations where existing and planned zoning do not make sense, or cause problems other than simply reduced project profitability.
- Stick to the Smiling Creek Neighbourhood Plan.

Jim McNeil

President, NECRA

---

**From:** City Clerk <no-reply@zoom.us>

**Sent:** Sunday, April 11, 2021 19:13

**To:** [REDACTED]

**Subject:** Reminder: City of Coquitlam - Public Hearing - Monday, April 12, 2021 starts in 1 day

Hi Jim McNeil,

This is a reminder that "City of Coquitlam - Public Hearing - Monday, April 12, 2021" will begin in 1 day on:

Date Time: Apr 12, 2021 07:00 PM Pacific Time (US and Canada)



Join from a PC, Mac, iPad, iPhone or Android device:

[Click Here to Join](#)

Note: This link should not be shared with others; it is unique to you.

Passcode: 991143

[Add to Calendar](#) [Add to Google](#)

[Calendar](#) [Add to Yahoo Calendar](#)

**Nasato, Kate**

Public Hearing – April 12, 2021  
Item 2 – 3420 and 3428 Queenston  
Avenue

**From:** WilliamY [REDACTED]  
**Sent:** Monday, April 05, 2021 9:00 PM  
**To:** Stewart, Richard  
**Cc:** Clerks Dept; Mayor & Council  
**Subject:** In Support of 3420/3428 Queenston Ave Daycare/Townhouse Development Project  
**Attachments:** 3420-3428 queenston - yunzhi yang.pdf

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

Dear Mr. Mayor,

I am writing on behalf of Mr. Yang yunzhi, a senior resident in Coquitlam who speaks Mandarin only.

Please see attached for the letter wrote and signed by him.

Thank you!

William Young

- ☒ Copies to Mayor & Council
- ☐ Tabled Item for Council Meeting
- ☐ Correspondence Item for Council Meeting
- ☒ For Information Only
- ☐ For Response Only
- ☒ Copies to CMPD, DSS, DSEN, Denv3,  
DeM, TWC



市长先生您好,

我和我太太在高贵林生活了 8 年, 我今年 78 岁了, 由于腿脚不方便, 无法再频繁的上下楼梯, 今年卖了我们的房子, 准备搬入公寓。前几天我的女婿看到新闻告诉我, 在博客山上有个新楼盘城市屋, 我的家人网上搜查了一些相关的资料, 发现这个不同于传统的城市屋, 十分适合老年人, 无需上下楼就可以无障碍到达餐厅、起居室、卧室, 而且还能继续拥有很小的一片绿化。由于疫情, 我和太太都不想住进电梯公寓, 所以我请朋友写了这封邮件支持此项目。谢谢有这么一个特别为老年人设计的城市屋。

这个项目的地址是 3420/3428 Queenston Ave, Coquitlam

感谢您的时间。


Dear Mr. Mayor and councillors

My wife and I live in Coquitlam for 8 years now. I am 78 years old, and our mobility is very limited due to my knees' problem. Recently we sold our house, plan to buy a condo in Coquitlam center.

Few days ago, my son-in-law told me that there is a new townhouse development in burke mountain has age-in-place design. He saw this news on the local newspaper. My family did some research on this project. They discovered this townhouse project is different than the traditional townhouse, uniquely designed for seniors, the master bedroom is on the ground floor with living room and kitchen. We don't need stairs to go up and down, even with private small green space which I still love to enjoy. Due to Covid situation, my wife and I really don't want to move in to a condo with public elevators. So I asked my friend to write this email to support this well-designed project for our seniors.

The location of this project is 3420/3428 Queenston Ave, Coquitlam

Thanks for your time.

  
Yunzhi Yang (2088 Parkway Blvd, Coquitlam)

2021-04-04

**Nasato, Kate**

Public Hearing - April 12, 2021  
Item 2 - 3420 and 3428 Queenston  
Avenue

**From:** carrie xu [REDACTED]  
**Sent:** Wednesday, April 07, 2021 11:51 AM  
**To:** Stewart, Richard; Asmundson, Brent; Hodge, Craig; Kim, Steve; Mandewo, Trish; Marsden, Dennis; Towner, Teri; Wilson, Chris; Zarrillo, Bonita; Clerks Dept  
**Subject:** In support of daycare and townhouse project (3420/3428 queenston ave, coq) in public hearing  
**Attachments:** support letter 3420-3428 queenston-Jan.pdf; support letter 3420-3428 queenston-Apr.pdf

Good morning, Mr. Mayor and the councillors of city of Coquitlam,

My name is Carrie Xu, I am writing this email to support an upcoming townhouse project in Burke Mountain, Coq.

I have attached two letters (both with signatures and both are in English and Chinese version) for your review and kind consideration.

One letter was signed in January by my friends and neighbours who shared the same thoughts with me when we first discovered this amazing project.

The second letter was signed last week (names and addresses are all provided) to support this project in the public hearing (Apr-12, 2021).

Thanks kindly to you all.

Carrie Xu

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

Planner's 3, Telly  
File Copy

## A Letter from Burke Mountain Residents regarding the application at 3420/3428 Queenston Ave

My name is Carrie Xu. I have lived in Coquitlam for 20 years now, and I moved to Burke Mountain 4 years ago. I have met so many friends while hiking on the trails in my neighbourhood. We all love this community and would love to see our second and third generations settle in this neighbourhood as well.

Single-family homes are increasingly becoming inaccessible to newcomers and young families as the cost of housing has skyrocketed over the last few years. My son has recently been looking for a property to start his own family but has had no luck finding a home in his price range. Burke Mountain is designed to be a family-oriented community, yet our young families are being forced to leave due to a lack of housing options and price points. I don't want to see my son leave this neighbourhood, but there aren't many options for him besides single-family homes and luxury townhouses (4-5 bedrooms or more).

I have shared my thoughts with my friends and neighbours and surprisingly, they all have similar concerns. Our second generation will be squeezed out of this community.

One day, our hiking group was doing our morning exercise at the Smiling Creek Soccer Field and we noticed a public notification placed on the adjacent property. This project is proposing a childcare center. We were excited at this great opportunity: having my son's family settle here, with childcare just a few steps away and an elementary school/park across the street, would be a dream for my family.

I really love the idea of this project and I want to support this application by telling my story. After speaking to my hiking friends and neighbours, we all agreed showing our support would be the right thing to do. I have allowed some of my friends to sign at the bottom of this letter to signify that they have similar feelings and would also like to show their support. Many of my friends are dissuaded from writing their own letters due to a language barrier.

This letter is not a petition letter, but simply a written statement signed by some Burke Mountain residents who share the same interests and see the potential of the development application at 3420 and 3428 Queenston Ave.

Sincerely,

Agree

Agree Sam Lin



Carrie Xu

Jan-15-2021

Sam Ding  
Wenling Zhang

## Burke Mountain 居民关于 3420/3428 Queenston Ave, Coq 项目的看法

我是 Carrie Xu。我已经在高贵林 (Coquitlam) 生活了 20 年，而 4 年前我搬到了 Burke Mountain。我在附近的散步道遇到了很多朋友。我们都喜欢这个社区，也希望看到我们的第二代和第三代人也定居在这个社区。

随着住房成本在过去几年中飞涨，新移民和年轻家庭越来越难以获得独立屋。我儿子最近一直在寻找适合自己的小家庭的房屋，但不幸的是在他的价格预算内找不到合适房子。Burke Mountain 应为以家庭为主的社区，但由于缺乏住房选择和适合的价格，很多的年轻家庭都将被迫离开。我不想看到我的儿子离开这个社区，但是除了昂贵的独立屋和豪华联排别墅 (4-5 间卧室或更多) 外，他没有太多选择。

我和朋友/邻居分享了我的想法，令人惊讶的是，他们都有类似的担忧。我们的第二代人将被挤出这个社区。

有一天，我们的散步群正在新建的学校足球场 (Smiling Creek School) 做运动，我们注意到附近有个公共告示牌。这个项目正在建议一个早教幼儿园。我们对这个项目很感兴趣：让我儿子的家人定居在这里，而托儿服务距离仅几步之遥，马路对面还有一所小学和公园，对我的家人来说将是一个梦想。


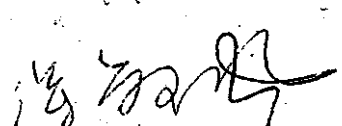
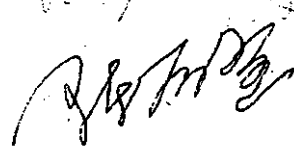
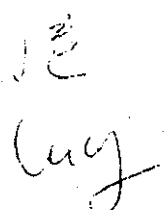
我真的很喜欢这个项目的想法，我想我的故事来支持这个项目。在与我的散步朋友和邻居交谈后，他们都表明我们应该发声支持这个项目。我也让我的一些朋友在这封信的底部签名，以表示他们有类似的感受，并希望表示支持。由于语言障碍，我的许多朋友不愿写自己的信。

这封信不是请愿书，而是由一些身处同境的 Burke Mountain 居民签署的书面声明，我们支持 3420/3428 Queenston Ave 的项目。



Carrie Xu

Jan-15-2021



## 关于 3420/3428 Queenston Ave, Coq 项目听证会的支持意见

市长先生，您好

在 2021 年 1 月我和我的朋友们发现在博客山上有个幼儿园和城市屋的项目，地址是 3420/3428 Queenston Ave, Coq. 我们十分喜欢此项目的设计理念，归结于：适合各个年龄层的需求（特别是老人和年轻家庭），交通方便，社区成熟。我们十分愿意支持这个项目，由于语言障碍，我们请了 Carrie Xu 代表，写了中英文的支持信。

最近，我们得知此项目在 4 月 12 日要开始听证会，我们很希望能够发出自己的支持的声音。很遗憾，我们都是一群不精通语言 and 现代科技的人群，无法在现场表达。我们希望联名签署此信件，表示支持此幼儿园和城市屋项目，期待此项目的进一步进展。

感谢您的宝贵时间，也感谢市政公开透明项目的信息，让我们这些市民可以参与并发声。

高贵林博客山市民们

2021-Apr-2

## **Signed Written Statement to Support 3420/3428 Queenston Ave Project**

Good Morning Mr. Mayor,

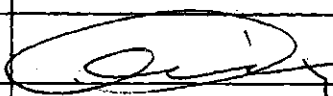
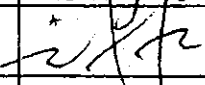
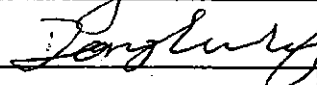
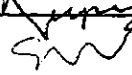
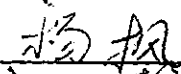
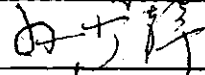
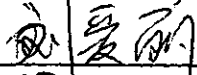
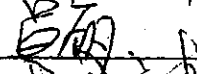
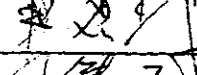
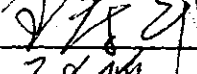
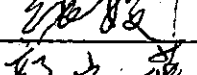
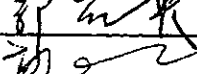
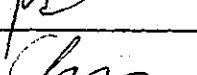
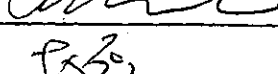


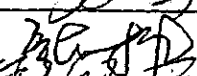
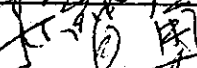

My Friends and I discovered this daycare/townhome project (Location: 3420/3428 Queenston Ave, Coq) in Burke Mountain in Jan, 2021. We liked this project very much, the design fits to all age groups (especially the seniors and young families), convenient location, and with daycare/elementary school /parks/walking trails. We had a Chinese and English version of letter signed and emailed to city clerk in Jan, 2021 to support this project.

Recently, we found out the public hearing information about this project. We all would like to provide our inputs on this matter. Unfortunately, we are the group of people who have language barrier and don't know how to use virtual meeting tools. So we wrote this letter to express our supportive inputs, and looking forward to this project successfully proceed in Burke Mountain.

Thanks for your precious time! Thanks for transparency of city projects! Thanks for letting our voices to be heard!

The residents of Burke Mountain, coquitlam

2021-Apr-02

姓名	地址	签名
Carrie Xu	3548 Hickstead Ave, Coq	
Binghan Zhao	1467 Hockaday St, Coq	Binghan Zhao
Shuo Zhang	1400 Shay St, Coq	
Chuanrong Zhao	1461 Strawline Hill, Coq	Luq Zhao
Lingling Dong	3540 Highland Dr, Coq	
Liang Zhou	1346 Kingston St, Coq	Liang Zhou
Ruiping Pi	3982 Toronto St, Poco	Ruiping Pi
Shoujun Yu	1361 Kingston St, Coq	
Peng Li	3532 Trestte Ct, Coq	Peng Li
Feng Yang	3049 Priceton Ave. Coq.	
Shaojing Sun	3717 Hadely Wood, Coq	
Aili Liu	3542 Archworth Ave. Coq.	
Li Lv	3550 Hickstead Ave. Coq.	
Junqion Yin	1348 Kingston St. Coq.	
Shouping Wang	3428 DERBYSHIRE AVE	
Yuan Zhang	3538 Archworth Ave, Coq	
Guangying Guo	3536 Archworth Ave, Coq	
Fangbo Liao	1465 Strawline Hill, Coq	
Charles Li	3508 Princeton Ave, Coq	
Zhao Lei	3532 Harper Rd, Coq	
Juan Du	3534 Harper Rd. Coq.	
Wenying He	3549 Harper Rd Coq.	
Nan Zhang	3551 Harper Rd. Coq.	
Zhiyong Sun	3564 Shelffield Ave. Coq.	

**Nasato, Kate**

Public Hearing - April 12, 2021  
Item 2 - 3420 and 3428 Queenston  
Avenue

**From:** Mingfei yuan [REDACTED]  
**Sent:** Wednesday, April 07, 2021 8:21 PM  
**To:** Stewart, Richard  
**Cc:** Clerks Dept  
**Subject:** supporting townhouse project at 3420/3428 queenston ave, coq  
**Attachments:** Scan.pdf

Dear Mr. Mayor,

I am writing this email to support 3420-3428 queenston ave project. I understand the public hearing for this project is on Apr-12, however, I have arrangement made already. I hope my signed letter will be accountable as well.

Thanks for your time and enjoy your day,

yours

Feifei Yuan

- ☒ Copies to Mayor & Council
- ☐ Tabled Item for Council Meeting
- ☐ Correspondence Item for Council Meeting
- ☒ For Information Only
- ☐ For Response Only
- ☒ Copies to CMPD, DSEM, DDS, Row 3,  
Teh, Fely



To Mayor Stewart and the councillors of City of Coquitlam:

I am writing this letter to support 3420/3428 queenston Ave, Coq.

I have wrote an email earlier this year to support this townhouse development as well. We are a young family who live in Burke Mountain for years now. We started to look for a property to buy since 2019. Even 2019 was not a crazy house market year, still we can't afford to purchase a single house in Burke Muontain. We don't like to move out from this beautiful neighbourhood and my kids' friends are all very close by. Also Appartment is not an option for our family due to the size issue.

We would love to support this townhouse/daycare center development is because:

- 1) We can still stay in the neighbourhood
- 2) We can afford three bedroom townhouse anything under \$650,000
- 3) My second child needs to go to daycare in 2022, and the waiting list of daycare is 2 years at least currently

So this project solves all of our family challenges. I am strongly support this wonderful development.

Yours,



Feifei Yuan (3481 Galloway Ave, Coq.)

Welcome



# ANKENMAN MARCHAND ARCHITECTS

Continuing to create architecture that  
enhances life and the environment.

Public Hearing  
3420 - 3428 Queenston Ave

ANKENMAN MARCHAND  
ARCHITECTS



OCP Land Use Legend

Small Village Single Family	Street-Oriented Village Home	Conventional Townhome	Neighbourhood Park	School/ Park
--------------------------------	---------------------------------	--------------------------	-----------------------	-----------------

## Project Overview

- 94-seat childcare facility
- 52 ground-oriented townhomes
- Subdivision, Rezoning and DP application
- OCP Amendment





## Childcare Facility *Why is this important?*



As the community of Northeast Coquitlam grows, the demand for childcare has quickly outpaced existing seats. We surveyed the community to get a sense of what the neighbourhood wanted, and childcare was the number one answer.

A3

3420-3428 QUEENSTON

PUBLIC HEARING



## Childcare Facility

*What is being proposed?*

- 94-seat full service facility
- Childcare for ages 1-5
- Preschool
- Afterschool programs for children attending Smiling Creek Elementary



A4

3420-3428 QUEENSTON

PUBLIC HEARING



## Childcare Facility

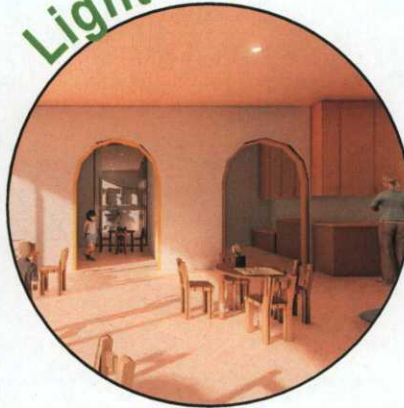
*Design inspired by the forest of Burke Mountain*

### Material



The design aims to maximize the warmth and biophilic benefits of wood and natural materials to convey a sense of tranquility that one would feel walking through a forest.

### Light



Every space is designed to prioritize natural light and views towards nature. The quality of light in each room is animated as it filters through wood battens, creating shadow play.

### Space



The design allows for a variety of scales and spatial experiences. Throughout the facility space opens and compresses creating child-sized nooks and moments to look up to the sky.

A5

3420-3428 QUEENSTON

PUBLIC HEARING

## Townhomes

*What is being proposed?*

- 52 dwellings
- 2 bedroom plus den, 3 bedroom and 3 bedroom plus den
- Master-on-main configurations for all units



A6

3420-3428 QUEENSTON

PUBLIC HEARING



## Townhomes *Who is this housing for?*

Key to this development is the focus on affordable housing options for families and those looking to downsize or age-in-place.



Down-sizers  
Age-in-place



Young  
families



Single  
seniors



Young  
professionals

Current single-family homes in the area are quickly becoming inaccessible to young families and they are not designed for ageing residents.

The smallest units will also provide a choice for smaller households such as young professionals or couples and single seniors.

A7

3420-3428 QUEENSTON

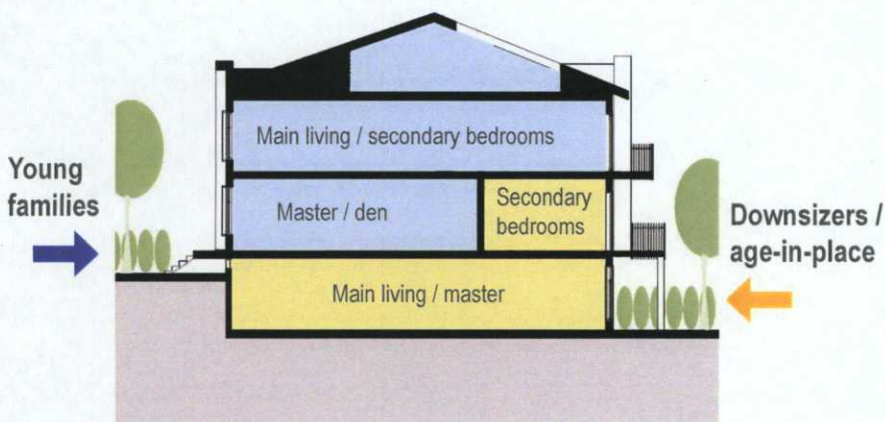
PUBLIC HEARING

## Townhomes *What is "Missing Middle" housing?*

Concept for creating subtle density in suburban neighbourhoods that respect the form and scale of existing housing.

Ground-oriented and stacked townhomes yield smaller, more affordable homes and offer housing choices that are currently lacking.

This contributes to a village-like atmosphere which is highly complimented by thoughtful landscaping, garden mews and the shared social spaces in the central courtyard.



*Typical Townhome Block Section*

A8

3420-3428 QUEENSTON

PUBLIC HEARING



## Site Planning

### Organization

- Underground parking preserves site as green and pedestrian-oriented
- Residential parking entrance off Paquette St
- Childcare parking entrance off Queenston Ave
- "Garden Mews" defined by garden paths, private yards and social amenity space
- Generous 40'+ spaces between townhome blocks



A9

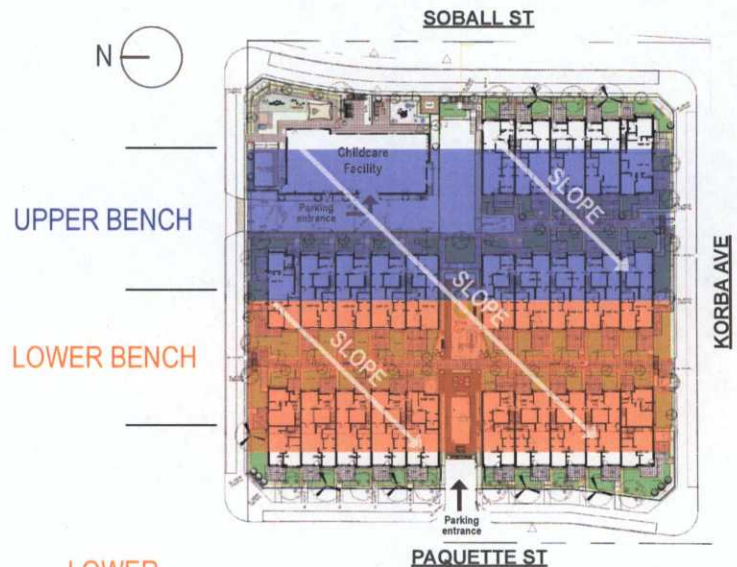
3420-3428 QUEENSTON

PUBLIC HEARING

## Site Planning

### Topography and limitations

The site slopes steeply from northeast to southeast. The design responds by stepping the blocks along "benches" that align the garden mews to the street. Each townhome block presents a 2-storey and 3-storey facade, consistent with RT-2 zoning.



SOBALL ST

UPPER  
BENCH

LOWER  
BENCH

Two  
Storeys

Three  
Storeys

PAQUETTE  
ST

Street Elevation along Queenston Ave

A10

3420-3428 QUEENSTON

PUBLIC HEARING



## Community Benefits

Public realm enhancements include

- Improved streetscape frontages
- Road extension of Soball St
- Street-oriented units for enhanced "eyes-on-the-street" passive surveillance

Community contributions

- \$1.36 million in DCC
- \$237k in voluntary CAC
- \$250k in voluntary CAE



A11

3420-3428 QUEENSTON

PUBLIC HEARING



## Summary

✓ Childcare, preschool and after-school programs

✓ High quality, liveable homes  
✓ Affordable choices for young families, downsizers and seniors looking to age-in-place

✓ Improved pedestrian realm  
✓ Smart site planning that prioritizes green space and opportunities for social interaction



# APPENDIX

## Construction Management

### Construction Sequencing:

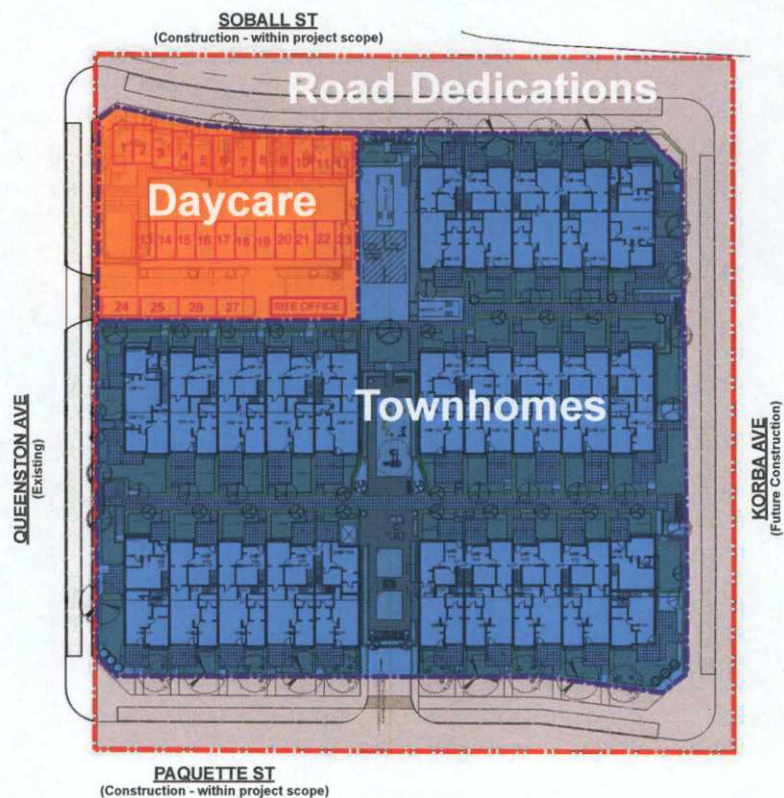
One - prepare gravel parking lot (Daycare site) c/w gravel, drainage and markings for trade parking, site trailer(s) and motion-sensored safety lighting

Two - Excavation for first underground parkade

Three - Construction of first underground parkade

Four - Trades use u/g parkade below townhomes for trade parking and site offices

Five - Excavation commences for underground daycare parking and construction of parkade.





**Nasato, Kate**

Public Hearing - April 12, 2021  
Item 2 - 3420 and 3428 Queenston  
Avenue

**From:** Brent, Anita  
**Sent:** Friday, April 09, 2021 9:13 AM  
**To:** Clerks Dept  
**Subject:** FW: well designed age-in-place project in burke mountain (3420/3428 queenston ave)  
**Attachments:** scan.pdf; ATT00001.htm

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

**From:** 邱红雷 [REDACTED]  
**Sent:** Friday, April 9, 2021 8:54 AM  
**To:** Stewart, Richard <RStewart@coquitlam.ca>  
**Subject:** well designed age-in-place project in burke mountain (3420/3428 queenston ave)

Dear Sir,

My name is Haiwen Sun. Thanks for bringing a lot of new developments to burke mountain.

I have attached a signed letter to support this twonhouse project.

yours  
Haiwen Sun

- ☒ Copies to Mayor & Council
- ☐ Tabled Item for Council Meeting
- ☐ Correspondence Item for Council Meeting
- ☒ For Information Only
- ☐ For Response Only
- ☒ Copies to CMRD, SOS, SSN, PW3,  
RM, RUC

Good morning, Mayor Stewart:

Recently I learned there is a new development on queenston Ave, Coq.

<https://www.tricitynews.com/local-news/childcare-centre-age-in-place-townhomes-planned-for-burke-mountain-site-3549998>

We are family of 5, live on 3515 Sheffield Ave, Coq for few years now, I live with my mom who has complained about her knee's problem for quite a while now. She helps babysitting my kids while my husband and I go to work. We are looking for a place that my mom doesn't need to go up/down stairs daily. This project is perfect for my family's unique situation. We are so looking forward to see this project come to our neighbourhood.

We would like to SUPPORT this new development, it seems has everything we need.

Unfortunately, I can't attend in person to the public hearing. But I still love to provide my thoughts. It is a very well-designed project with underground parking / affordable units/ daycare center, etc.

Thanks for bringing this project to Burke Mountain.

Haiwen Sun

Haiwen Sun

Apr-08-2021

**Nasato, Kate**

Public Hearing - April 12, 2021  
Item 2 - 3420 and 3428 Queenston  
Avenue

**From:** [REDACTED]  
**Sent:** Friday, April 09, 2021 1:52 PM  
**To:** Mayor & Council; Clerks Dept  
**Cc:** [REDACTED]  
**Subject:** NECRA 3420 & 3428 Queenston Letter  
**Attachments:** NECRA3420&28QueenstonLetter20210409.pdf

To the City of Coquitlam:

Please find attached, in .pdf format, the North-East Coquitlam Ratepayers' Association's position regarding the rezoning application for 3420 and 3428 Queenston.

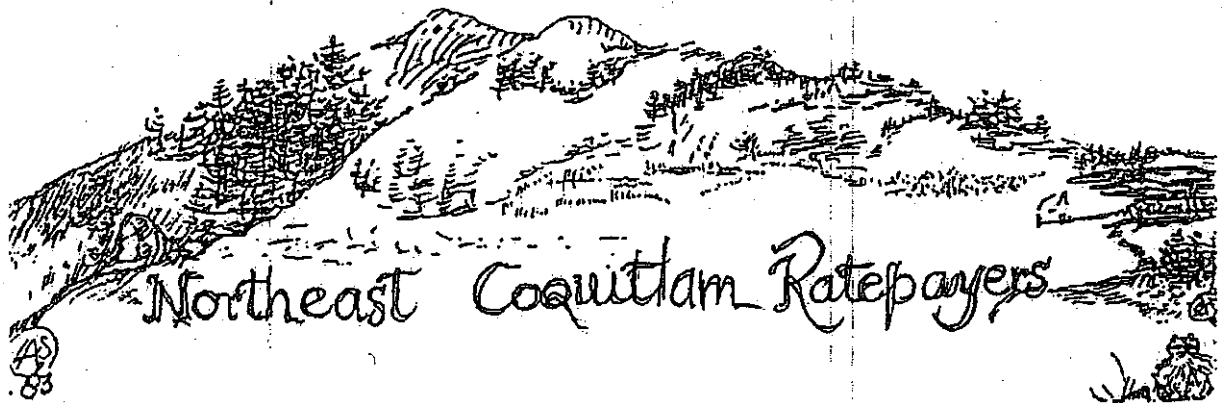
Also, please add Jim McNeil to the list of speakers to Items 1 and 2 of the agenda, at the April 12<sup>th</sup> Public Hearing.

Thank you.

Jim McNeil

President, NECRA

- ☒ 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, Pm3,  
TECH, Tel Sy



April 7, 2021

TO: Clerks, City of Coquitlam and Council, City of Coquitlam

FOR: Public Hearing, April 12, 2021

RE: 3420 & 3428 Queenston Avenue

**The North East Coquitlam Ratepayers Association ask that the following letter be read into the minutes of the Public Hearing for 3420 and 3428 Queenston Avenue.**

The North-East Coquitlam Ratepayers Association supports a daycare concept, integrated within a townhouse complex at this location, but not at the proposed density.

The City of Coquitlam approved the Queenston Avenue school and infrastructure for a projected population which was based on planned zoning. The proposed project will result in cramped housing and inadequate school spaces, resulting in reduced sustainability and livability for the Smiling Creek community.

Home buyers should count on the vision and land designations in the neighborhood plans established between the City and the residents. To put 52 units on the allotted land is more than twice the planned density, and contravenes the Smiling Creek Neighborhood plan, Sec. 3.2.6, and Sec. 11.3 on Page 23.

According to the Smiling Creek Neighbourhood Plan, townhouses' average density is 30 units per hectare or approximately 12 units/acre. BC Assessment states that each of the addresses is 1.17 and 1.12 Acres for a total of 2.29 acres. There should be only 27 or 28 townhouses total in this development. In the school's immediate area, there are currently 97 townhouses on Princeton (to the North), 15 townhouses on the North West

side, 12 townhouses on Queenston, and 24 proposed (item 1 of public hearing) the Westside totaling 148 units.

Adding 52 more townhouses in this proposed development brings approximately 190 townhouses within 100 meters of the school. And then add into the mix the 92 daycare spots. The presence of daycare is no reason to allow this project a density variance of 22.5 units/acre. As such, we oppose this proposal. Any new proposal must conform with the designated land-use density.

Queenston is a narrow road that does not permit parking. The extension of Soball will not sufficiently reduce parking congestion allowed on Queenston and Paquette. The proposal will result in double the density of which is laid out in the Smiling Creek Neighborhood Plan and significantly increase the traffic where primarily children walk to and from school and Queenston park. Already there is traffic congestion on Queenston and the surrounding streets (up to two blocks away) due to the school and visitors to Queenston park. The Smiling Creek School Principal identified this and expressed concern for parking and traffic, not only for Queenston but also for the surrounding streets. This traffic affects current residents who purchased homes knowing that the area around them was designated RS7 or RS8 (single-family homes). This fact was entrenched in the Smiling Creek Neighborhood plan and approved at the City Council level. Childcare is necessary, but children's safety, and thus location is paramount. The North East Coquitlam Ratepayers recommend that the childcare center be located at the South-East, or South-West corner of the site, away from the school driveway entrance and Queenston Avenue.

We know that underground parking can provide a net benefit to the community by reducing on-street and surface lot parking, assuming that it is well-used, and that access and egress are well-designed and implemented. However, it appears that parking on the street will continue to occur because using the street-fronting doors for access to the units will be easier than dragging everything up an elevator from the parkade. The parkade's clearance height should allow for taller vehicles, as it is an essential measurement for truck, business and other tall-vehicle owners who wish to park off the street. Will there be security for underground parking?

How are residents going to "age in place" comfortably with the units' vertical alignment and steep stairs everywhere? What is the availability of ramps for various equipment such as wheelchairs, walkers, and strollers? How many units will there be for "aging in place" residents? How affordable will units be with a daycare on the adjoining property and a school across the street?

Other concerns exist around drainage, runoff, flooding, and widespread impact on existing neighbors with the buildings' massing. Further, suppose this increased density is allowed. In that case, many of the surrounding applications will probably require review, resulting in a flood of future density variance requests, which will be difficult to deny, having already set this precedent.

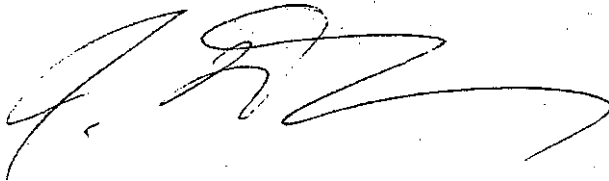
Land to the South and West is still relatively undeveloped. Future applications will seek the same or higher densities. And lastly, is there any room left on the site for the 99 replacement trees?

The equations relating to density and affordability are straight-forward. However, the larger matters that determine safety and liveability are much more complex. Council is responsible for the decisions as-to how these are balanced, but the doubling of density on Burke Mountain was never in the plan, nor is it likely to support those latter two goals.

We strongly recommend that the Council require this, and other developers to abide by the rules given. Variances are for situations where existing and planned zoning do not make sense, or cause problems other than simply reduced project profitability.

Sincerely,

NORTH EAST COQUITLAM RATEPAYERS ASSOCIATION

A handwritten signature in black ink, appearing to read 'J. McNeil', with a long horizontal flourish extending to the right.

Jim McNeil, President

JM/sm

**Nasato, Kate**

Public Hearing – April 12, 2021

Item 2 – 3420 and 3428 Queenston  
Avenue

**From:** wei Shi [REDACTED]  
**Sent:** Sunday, April 11, 2021 1:57 PM  
**To:** Clerks Dept  
**Subject:** Public Hearing

To whom may concern,

Name: Wei Shi, Hanning Wang

Address: 1362 Paquetter st. Coquitlam V3E0G4

I strongly **OBJECT** to this development plan on property **3420 and 3428 Queenston Avenue** for following reasons:

1. It will irreparably damage the living environment of nature animals.

2. We moved to this quiet community particularly in order to help the treatment regarding my husband's sleeping disorder issue. The development will make the situation worse.

3. Decrease the value of my personal property

4. Privacy issues.

5. Parking issues.

6. Visual amenity ( but not loss of private view)

- ☒ Copies to Mayor & Council
- ☐ Tabled Item for Council Meeting
- ☐ Correspondence Item for Council Meeting
- ☒ For Information Only
- ☐ For Response Only
- ☐ Copies to CAMPBELL/DEM/Ren3.

Full, the C

Please stop the plan.

Thanks.

Wei Shi

Hanning Wang



**Nasato, Kate**

Public Hearing – April 12, 2021  
Item 2 – 3420 and 3428 Queenston  
Avenue

**From:** Janet Klopp [REDACTED]  
**Sent:** Sunday, April 11, 2021 11:36 PM  
**To:** Clerks Dept  
**Cc:** Lock, Natasha; Council  
**Subject:** Re: 3420 & 3428 Queenston Ave; Public Hearing Item #2

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To: Clerks, City of Coquitlam and Council, City of Coquitlam for Public Hearing, April 12, 2021

Regarding 3420 & 3428 Queenston Ave: 1 property parcel rezoned for a Daycare and another for 52 stacked town homes.

Dear Council:

I oppose this development application for many reasons.

Many handsomely paid and unpaid hours and thought went into the development of the Smiling Creek Neighbourhood Plan within the Burke Mountain neighbourhood. The City of Coquitlam even won an award in the early 2000's for its design based on foresight for a liveable, efficient neighbourhood for a community of 20,000 people "based on a cluster of density at a community centre of business and recreational amenities spreading out to a walkable, transit oriented neighbourhood". I think the City should return it. Now projected to house over 50,000 people, many people believe Burke Mountain is being completely ruined. Planning is supposed to build on work that has gone before, thinking not so much of now but also the future.

Why is the Coquitlam Planning Department preferring to reinvent the wheel, overhauling the Smiling Creek Community plans paid for and developed over decades, completely disregarding all the reasons people are drawn to Smiling Creek neighbourhood in the first place? It is especially communicated in all the letters written for Item 1 of this public hearing.

This application for massing buildings at this location at 3420 and 3428 Queenston Ave is completely unprecedented for Smiling Creek Neighbourhood and I oppose it. People who signed the petition in support need to be reminded that should this development go ahead, it will be fair game to expect the same massed density will be allowed in the future for developers buying property across from and adjacent to their homes. Those current zonings are not "safe". These would be properties with the nice tall trees on the east side of Paquette, at Highland Drive and Dayton, on Glenbrook, behind the townhomes on the north side of Galloway, and at Queenston Court. People buying assembled property on Burke Mountain are obviously being told they'll be able to find a way around the current zoning to build more housing units and increase their profit. Offer a community amenity and their proposal to increase density will be assured. This is not how business should be expected to be done.

I would like to point out that 20% of the signatures on the petition supporting this proposal should be disqualified for not even living in the area or not fully disclosing identity, giving only first names. Four of them are connected to an address in Maple Ridge (there's no Dartford Street in the Tricities. It is obvious 'Maple Ridge' was redacted) and one of those signatures is counted twice. It is false representation that there is support for this zoning change and if so, the approval for 1<sup>st</sup> reading should be challenged as Council was misled, as they have been misled by lack of information for public hearings before. No one came knocking

on my door nor was a flyer delivered but many of my neighbours further afield signed it, one family who is currently living elsewhere and another couple are empty nesters heading out of the country soon. All they heard was 'Daycare' not considering what doubling the densification for this property means for the entire neighbourhood.

I believe no additional elementary school sites have been identified for Burke Mountain since before population density projection was increased. The housing is being planned but what about the public school and public amenity buildings to go with what else this community needs?

A daycare can be zoned for without the additional density burden. Family daycares could exist in single family homes. Why not create some incentive for that to happen? There is no doubt we need daycares but rezoning for them in a completely unsuitable location cannot be on condition of allowing double the density of housing units planned for, which is why I supported Annesley's proposal which is in line with housing types nearby. Annesley invited the whole neighbourhood to participate in their consultation via Zoom. Westwood Montessori Daycare at Kingston and Princeton exists on the opposite side of the school as part of a development of single family homes. The offer of building a daycare should not be incumbent on approval for the additional density.

I was speaking with a representative from Habitat for Humanity last week. We know they are coming soon to build 40 – 45 housing units at their location. A real estate agent last week told me the City has told him 60 acres above Partington Creek are slated for townhomes/condominiums. Almost 200 town homes have already been built immediately around the Smiling Creek school as it is. Four portable classrooms are to be installed for September. Before rezoning for this increased density can be considered, the City of Coquitlam needs to unveil its updated emergency and disaster management plan for this mountain neighbourhood which is currently very restricted for its access out. It can be controlled at 4 key points. Burke Mountain is very confined in terms of transportation routes.

Soball Street, which is the west boundary of the school grounds, is a collector route, which will become much busier in the future. The T intersection bisected by Queenston also contains the driveway to the teacher and community use parking lot. Locating the daycare there will draw vehicles to an already busy area, funnelling cars south and west and also, eventually, north.

It is a recipe for disaster. Human nature will be to jay walk across that collector street intersection from the daycare because it is closest to the school. Cars will back up into this intersection. The principal of Smiling Creek has already communicated this concern for traffic congestion.

A facility such as this should, at the very least, be built on the same side of the collector street as the school so crossing the busy street will not even be necessary. Any corner on this property would have been preferable to the North East corner. There is a huge tract of land south of the school field which I suggest that that owner should propose to build a daycare facility on. It would be safer. Neighbours who bought and established their homes on the adjacent streets surrounding this proposal would have their inquiries about the zoning of the adjacent properties prior to their purchases honoured by the City, the real estate agents who sold them the property, and City staff who met with them at the Planning Department counter. Immediate proximity to the school grounds is no guarantee of access to them when sport leagues have them booked.

What is happening here is not new; it is the modus operandi of the City of Coquitlam and major and small developers. Developers expect to upzone their assembled properties to fully capitalize on their purchase. They know the zoning in place when they buy and that they will be required to contribute land or money in lieu for

park space. Historically, home buyers adjacent to undeveloped properties have been told they'll be next to proposed school grounds, parks, certain housing styles, and then, after they've committed, zoning is changed, the park or school site is changed, more density is built next door, or their views are blocked. In this case, by offering a daycare building, the proponent is hoping to more than double the housing that the current zoning allows and Burke Mountain's population increases incrementally with each approval. There is no thought for the overall future of the area, only development revenues for here and now.

Shiny, brand new homes of any type and size on Burke Mountain are not affordable because all new building is costly. The initial price of the units might be less but townhome and condominium buyers are then saddled with mortgages, taxes, and strata fees, keeping owners poor in perpetuity. Many of the townhomes in our area are already having to repair their roofs and fences and some are less than 5 years old. There is no opportunity for young owners to be resourceful, saving themselves money by mowing their own lawns, shoveling their own snow, repairing and painting their own fences. Electricity bills for vertically aligned housing units on Burke Mountain have been reported at more than \$400 a month to heat in the winter and some residents say they cannot use their bottom floor rooms because they are so cold. What's affordable about that?

So here I stand, a privileged woman who owns a valuable property. My husband and I bought 30 years ago, built the best we could afford, paid off our debts, drove basic vehicles, grew a garden, and did not live lavish lives. I love living on Burke Mountain. I greet and speak to my new neighbours when I am on the street or in my garden. They are interesting people and they love what I know about our neighbourhood. I received a lovely note from a young girl thanking me for her enjoyment growing one of the sunflower plants I put out for my neighbours to help themselves to last spring. I especially enjoy the many breeds of dogs my neighbours own. I get a dog show in front of my house every sunny day. It's rather fun. I am embracing the new experience of more neighbours; I don't resent it.

I don't have any obligation to speak to this Item except I prefer to leave a legacy of liveability for Smiling Creek Neighbourhood and the people who now and will continue to inhabit it. I have been here in council chambers many times since 2010 speaking for Hyde Creek, environmental stream setbacks, and preserving the fish habitat. City staff found out I knew what I was talking about. I appeared with the Coquitlam Tree Canopy coalition in 2011 to encourage the City to preserve our tree canopy. 2011 should be your baseline when studying the disappearance of our tree canopy. Some current City staff were here back then.

The questions I want answered tonight are:

1. 1. Is the building of the daycare at that location contingent on the proponent getting approval for rezoning that will allow double the number of housing units than are currently in the Smiling Creek neighbourhood plan? If Westwood Montessori daycare can be built next to single family homes, so can a daycare on this property, supported by similarly uniform 28 character row home units that continue the style and relaxing ambiance of the immediate neighbourhood. There are several stratas around Burke Mtn that are really well done in terms of exuding a neighbourhood charm rather than a "building complex" setting.
2. 2. Why would Planning be okay with a daycare at this location knowing full well it will be a draw for vehicular traffic by parents dropping off their children on the way to work and knowing more traffic will flow on this collector route in the future from up the mountain? It will definitely interfere with traffic volumes around the school. A daycare should not be located at a projected busy, congested intersection, on a collector route, and causing concern for administration of the school.

3. 3. Approving this development will open the door for similar requests to be approved on similarly sized properties in the vicinity. Given restricted access to and avoidance of City Hall during these pandemic times, now is not the time to be approving a major zoning change on a legal document, the Smiling Creek Neighbourhood Plan, and smacks of taking advantage of the Covid 19 situation. Could this be legally challenged?
4. 4. Has Coquitlam's plan for emergency and disaster management for Burke Mountain kept pace with projected population numbers? Please present it. It should be based on the worst case scenario. This kind of density also becomes a burden on 911 costs. Approving this would be the beginning of similar projects that will affect the liveability of the whole of Smiling Creek neighbourhood. I'd prefer Smiling Creek keep on smiling.
5. 5. I'm not convinced underground parking will keep residents from parking on the street when it is easier to access their units from there rather than the parkade. The elevator is skewed to the west of the complex and opens into the elements. How are work trucks and vans to be accommodated? It has been reported on the Burke Mountain community page that young people still living at home are having difficulty finding parking for their vehicles overnight and they are being harassed and their vehicles vandalized. I predicted this would happen way back when. (2012) Families grow up and young people need their cars for work and school.
6. 6. This proposal will redirect water flow around the entire property. How is this to be offset to preserve water runoff to Hyde Creek's salmon habitat?

I look forward to Council's carefully considered response to these questions. To be overhauling the Smiling Creek Neighbourhood Plan to allow more than twice the density for this parcel of land is reprehensible and I strongly object to the disregard for the whole Smiling Creek Neighbourhood plan which was carefully drafted to ensure liveability for all residents, taking in all aspects of what is important for a happy, healthy community.

Sincerely,  
Janet Klopp  
Highland Drive

- ☒ Copies to Mayor & Council
- ☐ Tabled Item for Council Meeting
- ☐ Correspondence Item for Council Meeting
- ☒ For Information Only
- ☐ For Response Only
- ☒ Copies to CMPP, DDS, DSEM, Plan?  
Fulm, Ful C