

**PUBLIC HEARING  
Monday, July 27, 2020**

A Public Hearing convened on Monday, July 27, 2020 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  
Annette Fellner, Superintendent RCMP  
Jim Ogloff, Fire Chief  
Rod Gill, Deputy Fire Chief  
Jaime Boan, General Manager Engineering and Public Works  
Michelle Hunt, General Manager Finance, Technology and Police Services  
Don Luymes, General Manager Civic Lands and Facilities  
Jim McIntyre, General Manager Planning and Development  
Donnie Rosa, General Manager Parks, Recreation and Culture Services  
Andrew Merrill, Director Development Services  
Curtis Scott, Manager Development – City Land  
Chris McBeath, Planner 3  
Carman Yeung, Planner 2  
Sean O'Melinn, 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 July 21, 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, July 16, 2020 and Thursday, July 23, 2020.

**OPENING REMARKS**

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

**ITEM #1**      **Reference: PROJ 20-004**  
**Bylaw No. 5058, 2020**  
**Addresses: 3518 Forst Avenue**

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The intent of **Bylaw No. 5058, 2020** is to amend City of Coquitlam Zoning Bylaw No. 3000, 1996 to rezone the subject property outlined in black on the map marked Schedule 'A' to Bylaw No. 5058, 2020 from RS-8 Large Village Single Family Residential to RS-7 Small Village Single Family Residential.

If approved, the application would facilitate a two lot subdivision of the subject property and the construction of a single-family home, with the potential for a secondary suite, on each of the resulting lots.

The Planner 2 provided an overview of the following:

- Zoning and Land Use Designation
- Proposal
- Recommendation

There were no further representations to this item.

**ITEM #2**      **Reference: PROJ 19-027**  
**Bylaw No. 4978, 2020**  
**Addresses: 611, 613, 615, 619, 623, 625, 629, 631 Cottonwood Avenue, 616, 620, 624, 628, 632, 634, 636, 638, 640, 646 Vanessa Court and a portion of surplus cul-de-sac on Vanessa Court**

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The intent of **Bylaw No. 4978, 2020** is to amend City of Coquitlam Zoning Bylaw No. 3000, 1996 to rezone the subject properties outlined in black on the map marked Schedule 'A' to Bylaw No. 4978, 2020 from RS-1 One-Family Residential and RS-3 One-Family Residential to RM-3 Multi-Storey Medium Density Apartment Residential.

If approved, the application would facilitate the development of three six-storey apartment buildings containing a total of 278 market condominium units, including a number of adaptable units. In association with the rezoning application, a road cancellation bylaw is also in process for a portion of surplus cul-de-sac adjacent to 640 and 646 Vanessa Court.

The Director Development Services provided information relating to the phasing of the proposed development and the proposed updates to the road network associated with this application.

The Planner 2 provided an overview of the following:

- Zoning and Land Use Designation
- Proposal
- Recommendation

Brandon Hohenwarter, Development Manager, Polygon Cardinal Homes Ltd., 900 – 1333 West Broadway, Vancouver appeared before Council to provide an overview of the proposed development.

Rhys Leitch, Integra Architecture, 2330 – 200 Granville Street, Vancouver, appeared before Council to provide an onscreen video presentation consisting of a flyover of the proposed development and an onscreen presentation with slides titled as follows:

- Site Context
- Policy Context
- Project Statistics
- Site and Landscape Plan
- Perspective – Cottonwood Avenue
- Perspectives – Cottonwood Avenue
- Perspective – Vanessa Court
- Building Section Through Courtyard

Bruce Hemstock, Landscape Architect, PWL Partnership Landscape Architects, 500 – 1201 West Pender Street, Vancouver, appeared before Council to provide an onscreen presentation with slides titled as follows:

- Cardinal Site Plan
- Residential Courtyard
- Cardinal Street Interface
- Residential Entry
- Neighbourhood Minor node: Cottonwood Avenue and Bresley Street
- Cardinal Site Plan

In response to a question from a member of Council, Rhys Leitch, Integra Architecture, 2330 – 200 Granville Street, Vancouver, appeared again before Council to provide information regarding the orientation of the proposed buildings.

In response to questions from members of Council, the Planner 2 provided information relating to discussions between staff and the applicant regarding the

proposed orientation and design of the building and courtyard, the loading requirements for the proposed development, and the road hierarchy in this area.

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

1. Presentation from Bruce Hemstock, Landscape Architect, PWL Partnership Landscape Architects, 500 – 1201 West Pender Street, Vancouver, received July 24, 2020; and
2. Presentation from Rhys Leitch, Integra Architecture, 2330 – 200 Granville Street, Vancouver, received July 24, 2020.

There were no further representations to this item.

**CLOSURE OF PUBLIC HEARING**

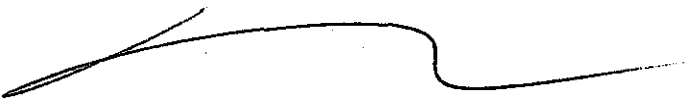
The Chair declared the Public Hearing closed at 7:47 p.m. on Monday, July 27, 2020.

MINUTES CERTIFIED CORRECT

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CHAIR

I hereby certify that I have recorded the Minutes of the Public Hearing held on Monday, July 27, 2020 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 JULY 27, 2020**

**ITEM #1 – PROJ 20-004 – BYLAW NO. 5058, 2020**

Application to amend *City of Coquitlam Zoning Bylaw No. 3000, 1996* to rezone the property at 3518 Forst Avenue, from RS-8 Large Village Single Family Residential to RS-7 Small Village Single Family Residential – *Bylaw No. 5058, 2020*.

**Recommendation:**


That Council give second and third readings to *City of Coquitlam Zoning Amendment Bylaw No. 5058, 2020*.

**First Reading:**

On July 13, 2020, Council gave first reading to *Bylaw No. 5058, 2020* and referred the bylaw to Public Hearing.

**Additional Information:**

At the July 13, 2020 Regular Council meeting, Council did not request any additional information.



**ITEM #2 – PROJ 19-027 – BYLAW NO. 4978, 2020**

Application to amend *City of Coquitlam Zoning Bylaw No. 3000, 1996* to rezone the properties at 611, 613, 615, 619, 623, 625, 629, 631 Cottonwood Avenue, 616, 620, 624, 628, 632, 634, 636, 638, 640, 646 Vanessa Court and a portion of surplus cul-de-sac on Vanessa Court, from RS-1 One-Family Residential and RS-3 One-Family Residential to RM-3 Multi-Storey Medium Density Apartment Residential – *Bylaw No. 4978, 2020*.

**Recommendation:**

That Council give second and third readings to *City of Coquitlam Zoning Amendment Bylaw No. 4978, 2020*.

**First Reading:**

On July 6, 2020, Council gave first reading to *Bylaw No. 4978, 2020* and referred the bylaw to Public Hearing.

**Additional Information:**

At the July 6, 2020 Regular Council meeting, Council requested the following additional information:

**1. Impacts to on-street parking on the abutting streets.**

The existing road frontages currently accommodate approximately 23 on-street parking spaces (14 spaces on Cottonwood Avenue and nine spaces on Vanessa Court). Once the single family driveway letdowns are removed and the new portions of Breslay Street and Marshall Street are constructed, there will be approximately 33 on-street parking spaces available along these same road frontages:

- Cottonwood Avenue – 15 spaces;
- Marshall Street (east side) – 5 spaces;
- Breslay Street (east side) – 7 spaces; and
- Breslay Street (west side) – 6 spaces.

The Vanessa Court frontage, where all the 'back of house' operations such as loading and garbage pick up will take place, will likely not be able to accommodate any on-street parking. Figures showing the existing and proposed street parking abutting the site are included in Attachment 1.

**2. Details on Polygon's proposed marketing strategy and anticipated purchaser demographics.**

Polygon's has indicated their marketing campaign will concentrate on the local market, with advertising focused primarily on Coquitlam, Burnaby and Vancouver, with no intention to market overseas. It will be a mix of print and digital advertising with possibly radio campaigns and mail drops to targeted areas through Canada Post.

Based on the neighbouring Stanton House located across the street on the west side of Marshall Street, which is also developed by Polygon, the following demographics are anticipated:

- Approximately 50% of purchasers would be first-time home buyers with the other 50% a mix of upsizers, downsizers, and local investors;
- Occupants would be primarily couples or singles; and
- Approximately 20-25% would be households with children.

**3. If the applicant were to replace all the small parking spaces with regular spaces in the underground parkade, how many regular spaces would be created?**

There are currently 50 small car spaces, representing 24% of the overall parking count (207 total stalls), within the underground parkade. If the applicant were to replace all the small parking spaces with regular spaces, approximately 30 regular spaces will be created with a total loss of 20 spaces (187 total stalls). However, the applicant advises that small spaces are proposed to increase efficiency and to achieve certain aisle width within the underground parkade, and not simply to increase parking count. The small car stalls are located adjacent to service rooms and structural walls where parkade design features necessitate a small space to provide accessibility to the space.

**Attachment:**

1. Existing On-street Parking and Proposed On-street Parking (Doc# 3782408)

  
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Andrew Merrill, MCIP, RPP

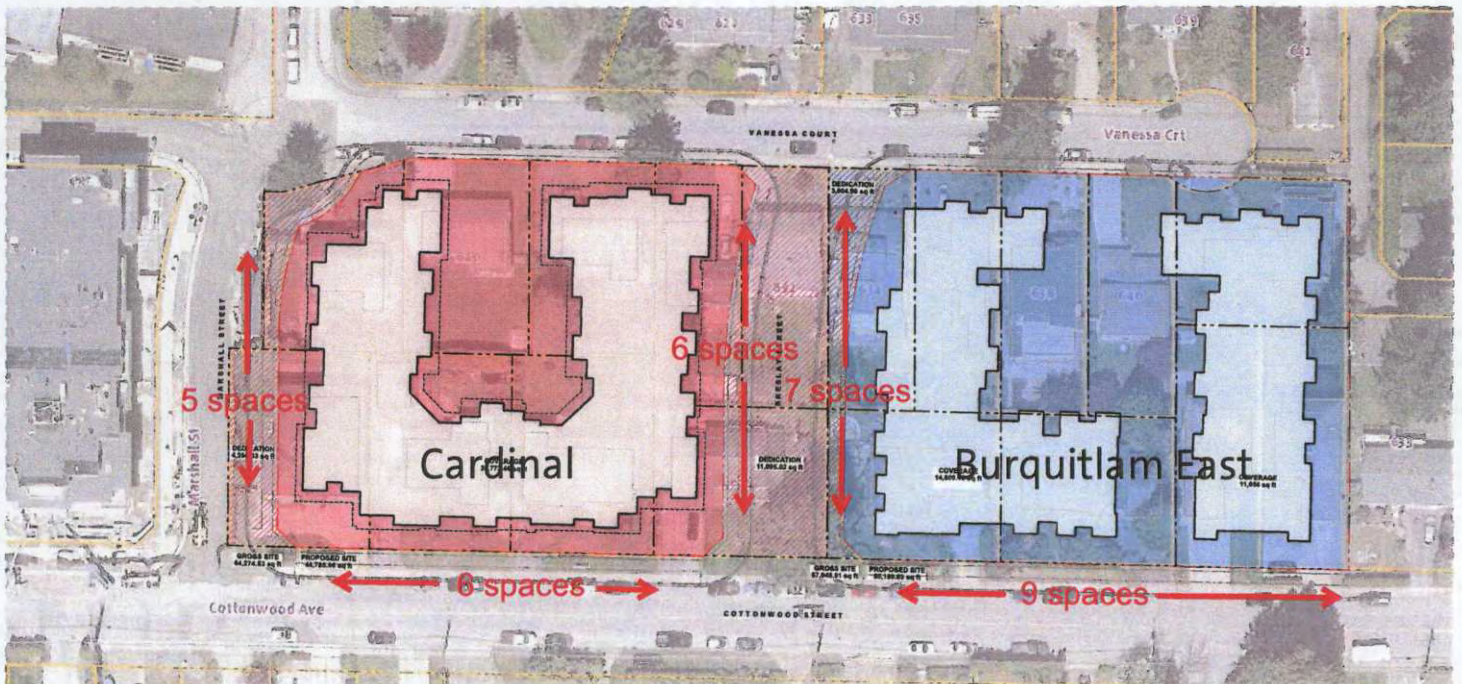
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## Existing On-street Parking



## Proposed On-street Parking



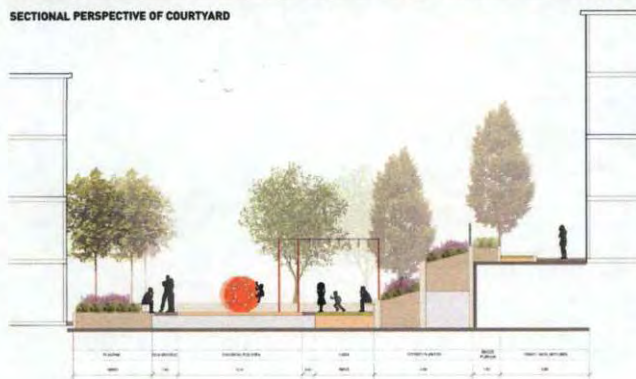
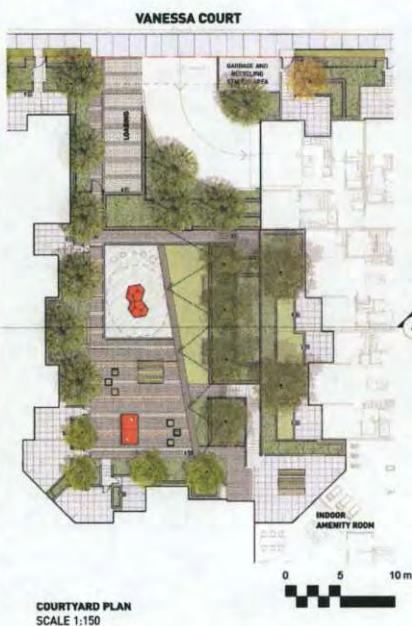




Public Hearing – July 27, 2020  
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## CARDINAL | CARDINAL SITE PLAN

Polygon | Coquitlam, BC | July 2020 | 1:150



## CARDINAL | RESIDENTIAL COURTYARD

Polygon | Coquitlam, BC | July 2020 | 1:150







CARDINAL STREET INTERFACE PLAN  
SCALE 1:200

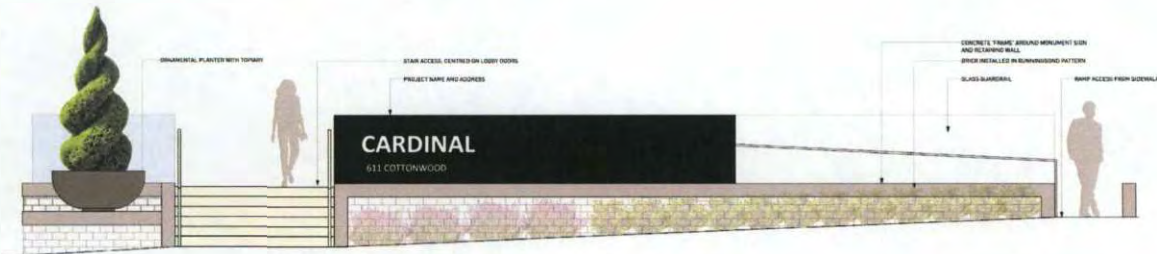


ELEVATION: PRIVATE STREET FACING ENTRIES  
SCALE 1:25



## CARDINAL | CARDINAL STREET INTERFACE

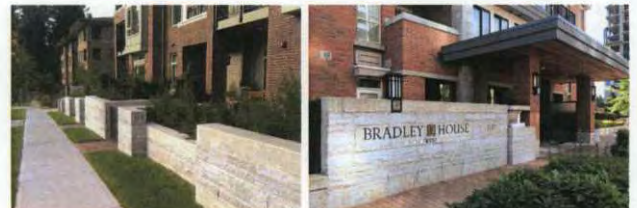
Polygon | Coquitlam, BC | July 2020 | 1:200



ELEVATION: ENTRY MONUMENT  
SCALE 1:25



CARDINAL RESIDENTIAL ENTRY PLAN  
SCALE 1:100



## CARDINAL | RESIDENTIAL ENTRY

Polygon | Coquitlam, BC | July 2020 | 1:100







## CARDINAL | NEIGHBOURHOOD MINOR NODE: COTTONWOOD AVE AND BRESLEY ST

Polygon | Coquitlam, BC | July 2020 | 1:100



## CARDINAL | CARDINAL SITE PLAN

Polygon | Coquitlam, BC | July 2020 | 1:150





## SITE CONTEXT

Public Hearing – July 27, 2020  
Item 2 – 611, 613, 615, 619, 623, 625, 629, 631  
Cottonwood Avenue, 616, 620, 624, 628, 632, 634,  
636, 638, 640, 646 Vanessa Court and a portion of  
surplus cul-de-sac on Vanessa Court



VIEW 1 - PERSPECTIVE FROM NE CORNER



VIEW 2 - PERSPECTIVE FROM NW CORNER



VIEW 3 - PERSPECTIVE FROM SW CORNER



CONTEXT MAP



VIEW 4 - COTTONWOOD ELEVATION



611-619 Cottonwood Avenue & 616-632 Vanessa Court, Coquitlam BC

## POLICY CONTEXT



SUBJECT SITE

### Land Use Designations

- Transit Village Commercial
- Neighbourhood Centre
- High Density Apartment Residential
- Medium Density Apartment Residential
- Low Density Apartment Residential
- Townhousing
- Neighbourhood Attached Residential
- One Family Residential
- Civic and Major Institutional
- School
- Parks and Recreation
- Natural Areas
- Extensive Recreation
- Future Planning Area

Land Use Designations for Burquitlam-Lougheed Neighbourhood Plan



611-619 Cottonwood Avenue & 616-632 Vanessa Court, Coquitlam BC



# PROJECT STATISTICS

## SITE

	PERMITTED / REQUIRED	PROPOSED
GROSS SITE AREA	64,275 sq.ft.	64,275 sq.ft.
DEDICATIONS		15,489 sq.ft.
NET SITE AREA		48,786 sq.ft.
FSR (FLOOR AREA RATIO)	2.3 FAR	2.17 FAR
TOTAL FLOOR SPACE	147,833 sq.ft.	139,194 sq.ft.
LOT COVERAGE (MAX)	45%	51%
ZONING	RS-1	RM-3

OUTDOOR AMENITY	6,437.00 sq.ft.
INDOOR AMENITY	1,342.00 sq.ft.
TOTAL AMENITY	7,535 sq.ft. 7,779 sq.ft.

## UNIT MIX SUMMARY

	NUMBER	AVERAGE UNIT SIZE	TOTAL AREA
1 BED	28	670 sq.ft.	18,768 sq.ft.
2 BED	94	894 sq.ft.	85,815 sq.ft.
2 BED + DEN	6	1,334 sq.ft.	6,802 sq.ft.
3 BED	12	1,335 sq.ft.	11,348 sq.ft.
TOTAL	140		122,733 sq.ft.

## PARKING

	REQUIRED	PROVIDED
1 BED DWELLING (28)	28 spaces	39 spaces
2+ BED DWELLING (104)	140 spaces	140 spaces
VISITORS (140)	28 spaces	28 spaces
TOTAL	196 spaces	207 spaces

SECURE BICYCLE PARKING	175 spaces	179 spaces*
SHORT-TERM BICYCLE PARKING	6 spaces	6 spaces
ELECTRIC VEHICLE SPACES	140 spaces	140 spaces

\*(note: 1 storage cage @ 2 spaces is provided)



611-619 Cottonwood Avenue & 616-632 Vanessa Court, Coquitlam BC

# SITE & LANDSCAPE PLAN



611-619 Cottonwood Avenue & 616-632 Vanessa Court, Coquitlam BC



## PERSPECTIVE - COTTONWOOD AVENUE



View looking at the south-east corner



611-619 Cottonwood Avenue & 616-632 Vanessa Court, Coquitlam BC

## PERSPECTIVES - COTTONWOOD AVENUE



View of the front entrance

South elevation



611-619 Cottonwood Avenue & 616-632 Vanessa Court, Coquitlam BC



## PERSPECTIVES - VANESSA COURT



View looking at the north-east corner



View looking at the north-west corner



611-619 Cottonwood Avenue & 616-632 Vanessa Court, Coquitlam BC

## BUILDING SECTION THROUGH COURTYARD



611-619 Cottonwood Avenue & 616-632 Vanessa Court, Coquitlam BC