

**PUBLIC HEARING
Monday, June 28, 2021**

A Public Hearing convened on Monday, June 28, 2021 at 7:04 p.m. in the Council Chambers, City Hall, 3000 Guildford Way, Coquitlam, B.C. with the following persons present:

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

Staff Present: Peter Steblin, City Manager
Jaime Boan, General Manager Engineering and Public Works
Michelle Hunt, General Manager Finance, Lands and Police
Jim McIntyre, General Manager Planning and Development
Stephanie James, Director Legal and Bylaw Enforcement
Andrew Merrill, Director Development Services
Robert Cooke, Development Servicing Engineer Manager
Jeff Denney, Planner 3
Brendan Hurley, Planner 2
Stephanie Lam, Legislative Services Manager
Rachel Cormack, Legislative Services Clerk
Misty Temple, Legislative Services Clerk

REPORT OF DIRECTOR DEVELOPMENT SERVICES

The Director Development Services submitted a written brief to the Public Hearing dated June 22, 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, June 17, 2021 and Thursday, June 24, 2021.

OPENING REMARKS

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

ITEM #1 **Reference: PROJ 20-070**
Bylaw No. 5110, 2021
Address: 231 Lebleu Street

The intent of **Bylaw No. 5110, 2021** 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. 5110, 2021 from RT-1 Infill Residential to RT-3 Multiplex Residential.

In conjunction with the above application, the City has received a related application for a Development Variance Permit for the same property located at 231 Lebleu Street. The application requests the following variance to the City's Zoning Bylaw:

- Reduce the minimum setback from the rear lot line from 6.0 m (19.7 ft.) to 4.0 m (13.1 ft.).

If approved, the application would facilitate the construction of a six-unit multiplex in two buildings.

The Director Development Services provided an overview of the following:

- Zoning and Land Use Designation
- Proposal
- Recommendation

Rosa Salcido, Vivid Green Architecture (the Applicant) appeared before Council to provide an onscreen presentation entitled "Multiplex Residential" with slides titled as follows:

- Site Context
- Existing Site
- Landscape Plan / Site Plan
- Streetscape View Alderson Avenue
- Basement Floor Plan
- Level 1 Floor Plan
- Level 2 Floor Plan

Discussion ensued relative to the following:

- The understanding that the frontage along Lebleu Street will be completed as the properties along the street are re-developed
- The understanding that secondary suites are not permitted as part of this application

In response to a question from Council, Ms. Salcido provided clarification as to the proposed mix of enclosed garages and open car ports as part of the development design, citing security concerns for the enclosing of certain parking spaces.

Discussion continued relative to the following:

- The road widths and street frontages along Lebleu Street, noting that the surrounding area will need to be re-constructed to accommodate future re-development projects.

Jayson Chabot, 818 Edgar Avenue, appeared before Council to note his appreciation for the street level entry of the development and the need for future developments to feature ground floor bedrooms to accommodate age-in-place residency.

There were no further representations to this item.

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

1. Email from Denis Brueneau, 226 Lebleu Street, received on June 22, 2021;
2. Email from Francis Ng and Bik Y Chan, 942 Alderson Avenue, received on June 23, 2021; and
3. Email from Shannon Sawchenko, 224 Lebleu Street, received on June 26, 2021.

ITEM #2

Reference: PROJ 20-079

Bylaw No. 5130, 2021

Address: 571 Emerson Street and 604, 606, 608, 612, and a portion of 616 Regan Avenue

The intent of **Bylaw No. 5130, 2021** 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. 5130, 2021 from RT-1 Infill Residential and C-7 High Density Commercial to RM-3 Multi-Storey Medium Density Apartment Residential.

If approved, the application would facilitate the construction of two apartment buildings (seven-storeys and six-storeys) with 116 market condominium units (6 studios, 70 one-bedrooms, 28 two-bedrooms, and 12 three-bedrooms).

- Councillor Mandewo left the meeting at this time (7:35 p.m.).

The Planner 2 provided an overview of the following:

- Zoning and Land Use Designation

Councillor Mandewo returned to the meeting at this time (7:36 p.m.).

- Proposal
- Recommendation

Cyrus Navabi, Qualex-Landmark, Bob Worden, RWA Group Architecture and Wendy Huang, Durante Kreuk Ltd. (The Applicants) appeared before Council to provide an onscreen presentation entitled "Public Hearing Presentation" with slides titled as follows:

- Our Team
- Upcoming Projects in Coquitlam: Overview
- Project Benefits
- Rental Opportunities
- Location and Connection
- Vision
- Land Exchange & 620 Regan Avenue Feasibility Study in 2019 During Pre-Application Process
- Project Proposal

Councillor Wilson left the meeting at this time 7:45 p.m. and back 7:49

- Overall Site Plan
- Landscape Plan
- Regan Avenue Courtyard and Streetscape
- Regan Avenue Street View
- Emerson Streetscape
- View from Burquitlam Park
- Materials
- Details
- Thank You

Discussion ensued relative to the following:

- The desire for further information regarding the demographics of those who would potentially reside in the building
- The desire for a community demographics survey on other projects that the applicant has undertaken in the City

In response to a question from Council, Mr. Navabi noted that the development would feature a wide variety of rental unit types to be able to cater to a variety of future residents, and noted the expectation that pedestrian modes of travel would be popular given the neighbourhood composition and surrounding amenities.

Debra Vaglio, 4300 – 2008 Rosser Avenue, Burnaby, appeared before Council to note her concern regarding the increased densification of the neighbourhood and the associated traffic and parking concerns that it would cause for the surrounding neighbourhood.

There were no further representations to this item.

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

1. Email from Justin Lee, Regan Avenue, received on June 18, 2021;
2. Email from Jungwoo Choi, 2410 – 525 Foster Avenue, received on June 22, 2021;
3. Email from Lalaine Quiban, 2666 Eagle Ridge Drive, received on June 22, 2021;
4. Email from Teresina Ambrosi, 2502 Platinum Lane, received on June 23, 2021;
5. Email from Lesley Colbeck, 3379 Scotch Pine Avenue, received on June 23, 2021;
6. Email from Tiffani McAlpine, received on June 23, 2021;
7. Email from Julie Knisley, 5 – 3411 Roxton Avenue, received June 23, 2021;
8. Email from Rod Barham, received on June 23, 2021
9. Email from F. Kong, 202 – 611 Regan Avenue, received on June 23, 2021;
10. Email from Pooya Esfandiar, Regan Avenue, received on June 24, 2021;
11. Email from Debra Vaglio, 4203 – 2008 Rooser Avenue, received on June 28, 2021;
12. Email from Alana Worsley, Coquitlam, received on June 24, 2021;
13. Email from Giovanni Gunawan, received on June 28, 2021;
14. Email from Julie Dal, 611 Regan Avenue, received June 28, 2021;
15. Email from Patti Moen, received on June 27, 2021; and
16. Email from Dan Ha, 621 Landside Avenue, received on June 28, 2021.

ITEM #3 **Reference: PROJ 20-085**
Bylaw No. 5126, 2021
Address: 1175 Pipeline Road

The intent of **Bylaw No. 5126, 2021** 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' from RM-2 Three Storey Medium Density Apartment Residential to Comprehensive Development Zone – 25 (CD-25).

If approved, the application would facilitate the construction of a 25-storey residential tower with a total of 136 condo units (37 one-bedrooms, 86 two-bedrooms, 13 three-bedrooms), 57 market rental units (4 studios, 20 one-bedrooms, 10 one-bedroom and dens, 15 two-bedrooms, and 8 three-bedrooms), 9 non-market rental units (4 studios, 3 one-bedrooms, 1 two-bedroom and 1 three-bedroom), and one Commercial Retail Unit.

The Legislative Services Manager provided on-table a revised Attachment 5 to the first reading report. The correct preliminary subdivision plan was displayed on-screen and it was noted that it would be made available on the City's website.

The Planner 3 provided an overview of the following:

- Zoning and Land Use Designation
- Proposal
- Recommendation

Dan Giordano, Ledingham McAllister (the Applicant) appeared before Council to provide an onscreen presentation entitled "Kadence" with slides titled as follows:

- Design Rationale
- Rental / Market
- Tenant Assistant Strategy
- Thank You

Daniel Henderson, 701 – 1190 Pipeline Road, appeared before Council to register his opposition for the application and noted his concern that the height of the building would obstruct his building's view, as well as create a high level of shadowing. He further noted his concern regarding the impact to property values in the surrounding neighbourhood, as well as the concern regarding the change to the OCP in the surrounding neighbourhood as part of the City Centre Area Plan.

Dianne Archer, 104 – 1175 Pipeline Road, appeared before Council to request information regarding the timeline of the project in conjunction with the Metro Vancouver pipeline projects along Pipeline Road in 2022.

The General Manager Engineering and Public Works provided information regarding Metro Vancouver's pipeline replacement project in the surrounding neighbourhood, and the associated City street work projects.

The General Manager Planning and Development noted that the Metro Vancouver project would not be open construction but rather tunneled construction; therefore, would not impact street-level operations.

Ms. Archer requested further information as to the timeline of the re-development of the subject property and when current residents should expect to be required to re-locate. She further noted appreciation for the City's request for a more fulsome tenant assistance strategy.

The Director Development Services provided an overview of an average development timeline once a project receives fourth and final reading from City Council.

Discussion continued relative to the following:

- Clarification as to the communications the residents of the building have received from the applicant regarding the re-development of the site
- Clarification as to the composition of tenants in the building and the understanding that the applicant has chosen to not re-rent units as vacancies arose
- The desire to ensure that the road network for the surrounding area is protected following the densification in the area
- The understanding that Pipeline Road will be turned into a four lane road following the completion of Metro Vancouver's pipeline replacement project

Dianne Archer, 104 – 1175 Pipeline Road, appeared before Council a second time to register her concern for the applicant's maintenance of the rental building before they re-develop the property.

Discussion continued relative to the expectation that the applicant's will maintain the building to an appropriate standard during the application process.

There were no further representations to this item.

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

1. Email from Bev Waldron, received on June 18, 2021;
2. Email from Stuart Joule, 803 – 1189 Eastwood Street, received on June 21, 2021;
3. Email from Debora Gradiner, Coquitlam, received on June 23, 2021;
4. Email from Bev and Mark Filmer, Pipeline Road, Coquitlam, received on June 23, 2021;
5. Email from D. Marie Tremblay, 803 – 1190 Pipeline Road, received on June 23, 2021;
6. Email from Bruce Irving, 802 – 1189 Eastwood Street, received June 23, 2021;
7. Email from Hiroaki and Arsuko Takahashi, 307 – 2960 Princess Court, received on June 24, 2021;
8. Email from Wendy Isley, 702 – 1189 Eastwood Street, received on June 25, 2021;
9. Email from Wayne Scott, 1802 – 1190 Pipeline Road, received on June 25, 2021;
10. Email from Gregory Pinder, 1171 Pipeline Road, received on June 26, 2021;
11. Email from Jason Thorne, 107 – 1171 Pipeline Road, received on June 27, 2021;

12. Email from Lee Bond, 308 – 1190 Pipeline Road, received on June 27, 2021;
13. Email from Shan Yu and Hong Yang, 2102 – 1199 Eastwood Street, received on June 27, 2021;
14. Email from Ilona Eberle and Walter Witt, 2002 – 1196 Pipeline Road, received on June 28, 2021;
15. Email from Andrea Valdiri, received on June 28, 2021;
16. Email from Paola Louzada, 1190 Pipeline Road, received on June 28, 2021;
17. Email from Philip Jewell and staff responses, 1190 Pipeline Road, received on June 28, 2021;
18. Email from Sheri Lahaie, 1175 Pipeline Road, received on June 28, 2021;
19. Email from Joanna Ong, representing the Council of Strata Corporation NW 3425 “Glenwood Place” located at 1167 and 1171 Pipeline Road, received on June 28, 2021;
20. Email from Emmett Flood, 307 – 1190 Pipeline Road, received on June 28, 2021; and
21. Email from KM, 1190 Pipeline Road, received on June 23, 2021.

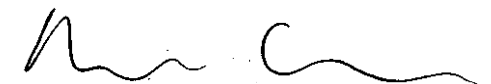
CLOSURE OF PUBLIC HEARING

The Chair declared the Public Hearing closed at 9:13 p.m. on Monday, June 28, 2021.

MINUTES CERTIFIED CORRECT

CHAIR

I hereby certify that I have recorded the Minutes of the Public Hearing held on Monday, June 28, 2021 as instructed, subject to amendment and adoption.



Rachel Cormack
Legislative Services Clerk

PLANNING AND DEVELOPMENT DEPARTMENT
BRIEF TO PUBLIC HEARING, MONDAY JUNE 28, 2021

ITEM #1 – PROJ 20-070 – BYLAW NO. 5110, 2021

Application to amend *City of Coquitlam Zoning Bylaw No. 3000, 1996* to rezone the property at 231 Lebleu Street, from RT-1 Infill Residential to RT-3 Multiplex Residential – *Bylaw No. 5110, 2021*.

Recommendation:

That Council give second and third readings to *City of Coquitlam Zoning Amendment Bylaw No. 5110, 2021*.

First Reading:

On June 8, 2021, Council gave first reading to *Bylaw No. 5110, 2021* and referred the bylaw to Public Hearing.

Additional Information:

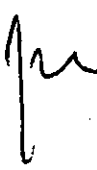
At the June 8, 2021 Regular Council meeting, Council requested the following additional information:

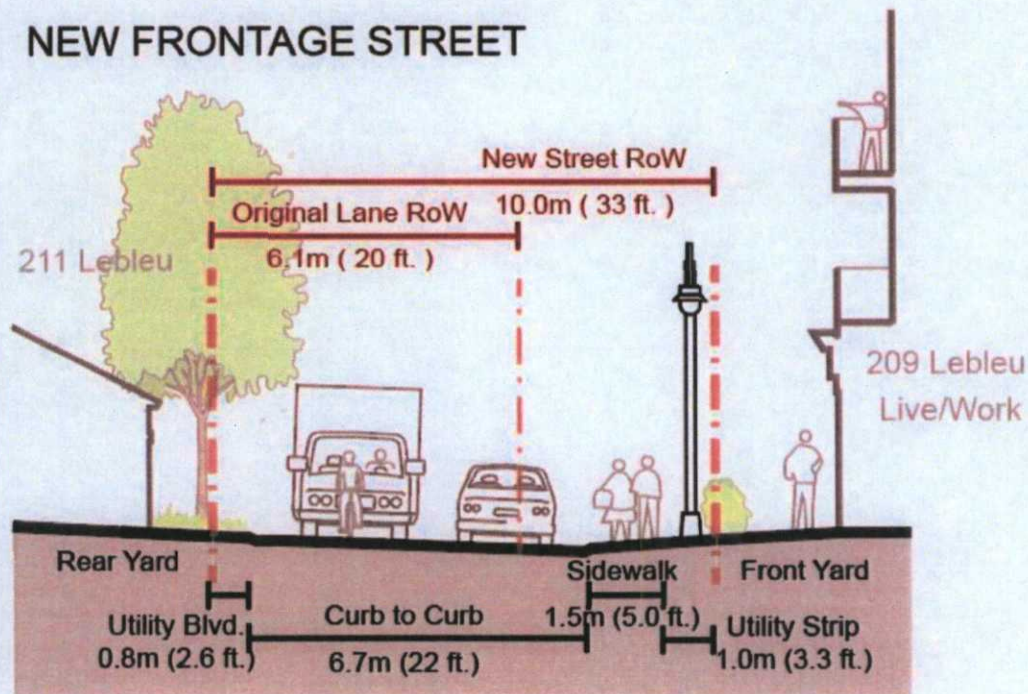
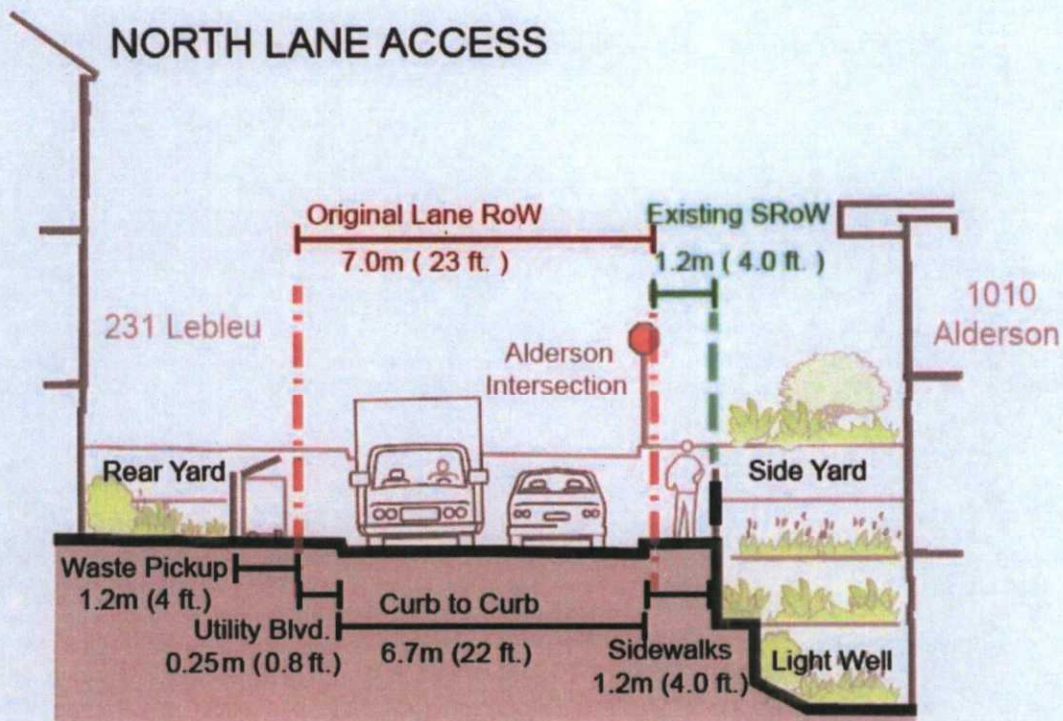
Q: Provide information on the north-south lane upgrades behind 231 Lebleu Street. How do those frontage upgrades align with those completed by Foyer Maillard to the east at 1010 Alderson Avenue and with the proposed development to the south at 209 Lebleu Street for two apartment buildings (PROJ 19-057, at Third Reading status)?

A: The lane behind 231 Lebleu Street currently has 6.7 m width of pavement and the developer will be constructing a rollover curb and gravel shoulder along the west side of the lane. On the east side of the lane by Foyer Maillard there is an existing 1.2 m sidewalk with a barrier curb and gutter.

Further south at the east-west lane (south lot line of Foyer Maillard) the lane will transition into a Narrow Street along the proposed development at 209 Lebleu Street with 6.7 m of pavement, a 1.5 m sidewalk, barrier curb and gutter, streetlighting, and boulevard along the east side fronting 209 Lebleu Street. The narrow street may eventually continue south to Brunette Avenue in the future through redevelopment of the properties to the south at 1013 and 1025 Brunette Avenue (PROJ 21-062, Pre-Council status).

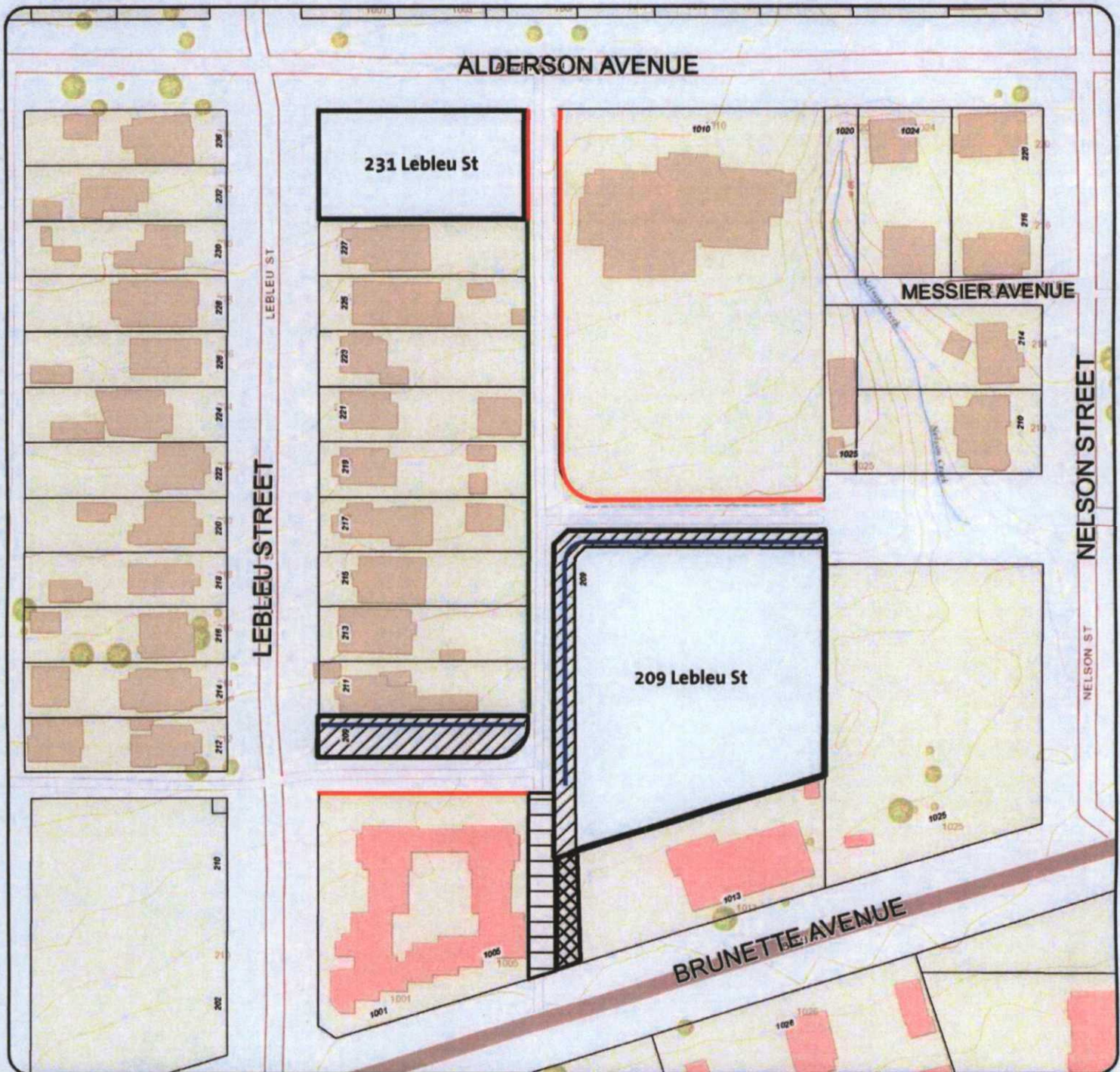
A map is provided in Attachment 1 illustrating the existing conditions and the new, planned lane and street upgrades. Additionally, a cross-section of the lane between 231 Lebleu Street and Foyer Maillard is provided below, followed by a cross-section of the narrow street between 211 Lebleu Street and 209 Lebleu Street.





Attachment:





1. Existing and Proposed Lane and Street Upgrades (Doc# 4107443)



EXISTING AND PROPOSED LANE AND STREET UPGRADES



0 10 20 40 Metres

-  Road Dedication
-  Subject Properties
-  Existing Statutory Right-of-Way for Vehicular Access
-  Future Road Dedication

-  Existing sidewalk
-  Existing grass shoulder
-  New rollover curb and gravel shoulder
-  New sidewalk and street lighting

Application No.: PROJ 20-070

Map Date: 6/17/2021

Coquitlam

ITEM #2 – PROJ 20-079 – BYLAW NO. 5130, 2021

Application to amend *City of Coquitlam Zoning Bylaw No. 3000, 1996* to rezone the properties at 571 Emerson Street and 604, 606, 608, 612, and 616 Regan Avenue, from RT-1 Infill Residential and C-7 High Density Commercial to RM-3 Multi-Storey Medium Density Apartment Residential – *Bylaw No. 5130, 2021*.

Recommendation:

That Council give second and third readings to *City of Coquitlam Zoning Amendment Bylaw No. 5130, 2021*.

First Reading:

On June 8, 2021, Council gave first reading to *Bylaw No. 5130, 2021* and referred the bylaw to Public Hearing.

Additional Information:

At the June 8, 2021 Regular Council meeting, Council requested no additional information.

ITEM #3 – PROJ 20-085 – BYLAW NO. 5126, 2021

Application to amend *City of Coquitlam Zoning Bylaw No. 3000, 1996* to rezone the property at 1175 Pipeline Road, from RM-2 Three Storey Medium Density Apartment Residential to Comprehensive Development Zone - 25 – *Bylaw No. 5126, 2021*.

Recommendation:

That Council give second and third readings to *City of Coquitlam Zoning Amendment Bylaw No. 5126, 2021*.

First Reading:

On June 8, 2021, Council gave first reading to *Bylaw No. 5126, 2021* and referred the bylaw to Public Hearing.

Additional Information:

At the June 8, 2021 Regular Council meeting, Council requested the following additional information:

- Q:** How does the applicant's proposed tenant compensation plan compare to recent tenant compensation plans by other applicants?
- A:** Following First Reading on June 8, 2021, the applicant increased their proposed tenant compensation for tenants that have lived in the building for more than five years. The applicant's proposed tenant compensation for tenures less than five years is comparable to recent tenant compensation plans and remains unchanged. Table 1 provides a comparison of two recent tenant compensation plans and the applicant's revised tenant compensation plan.

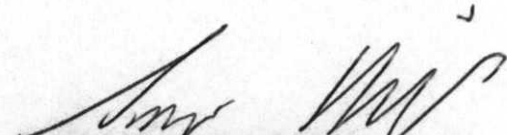
**PLANNING AND DEVELOPMENT DEPARTMENT
BRIEF TO PUBLIC HEARING, MONDAY JUNE 28, 2021**

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Table 1

Applicant and PROJ No.	Tenure in Years	Number of Months Paid Rent	Moving Expense
Boffo (PROJ 18-103)	Up to 12 months	1 month	0
	13 months – 5 years	2 months	1 month paid rent
	5+ years	2 months + ½ month for each year of tenancy beyond 5 years.	
Intergulf (PROJ 18-086)*	0-5 years	3 months	\$500
	5-10 years	4 months	\$700
	10-16 years	5 months	\$1,000
	16+ years	6 months	\$1,500
Ledingham McAllister (PROJ 20-085) per First Reading Report dated May 27, 2021, with revised tenant compensation shown in <i>bold italic.</i>	Up to 1 year	1 month	\$0
	1-2 years	2 months	\$750 (studio and one-bedroom units) \$1,000 (two-bedroom units)
	2-5 years	3 months	
	<i>5-10 years</i>	<i>3 months + an additional half month for each year of tenancy</i>	<i>\$750 (studio and one-bedroom units) \$1,000 (two-bedroom units)</i>
	<i>10+ years</i>	<i>5 months + an additional half month for each year of tenancy</i>	

*Applies to tenants who move out from September 29, 2020 onwards. Tenants moving out prior to that date will receive compensation in accordance with an earlier compensation plan.


Andrew Merrill, MCIP, RPP

AM/ce

MULTIPLEX RESIDENTIAL

231 Lebleu Street, Coquitlam, BC



MULTIPLEX RESIDENTIAL

231 Lebleu Street, Coquitlam, BC

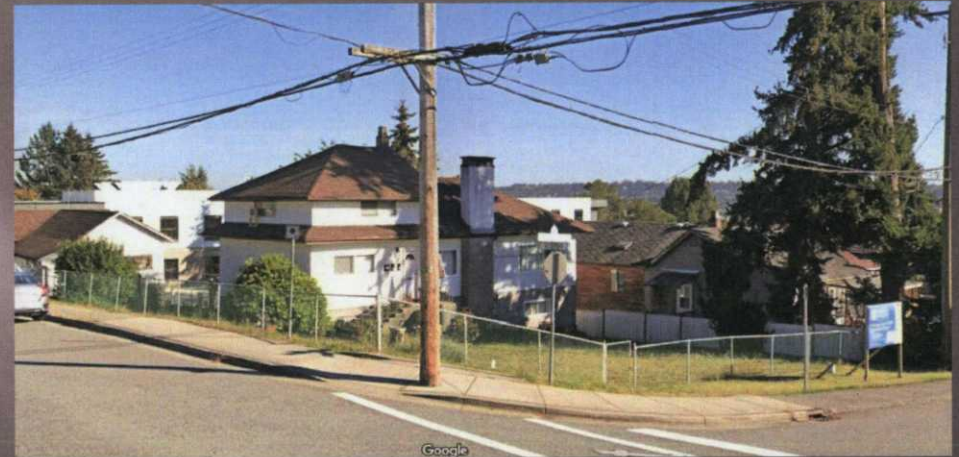
SITE CONTEXT



MULTIPLIX RESIDENTIAL

231 Lebleu Street, Coquitlam, BC

EXISTING SITE



231 Lebleu Street, Coquitlam, BC

MULTIPLEX RESIDENTIAL

231 Lebleu Street, Coquitlam, BC

Streetscape View Alderson Ave.

EXISTING



PROPOSED



Streetscape View Lebleu St.

EXISTING



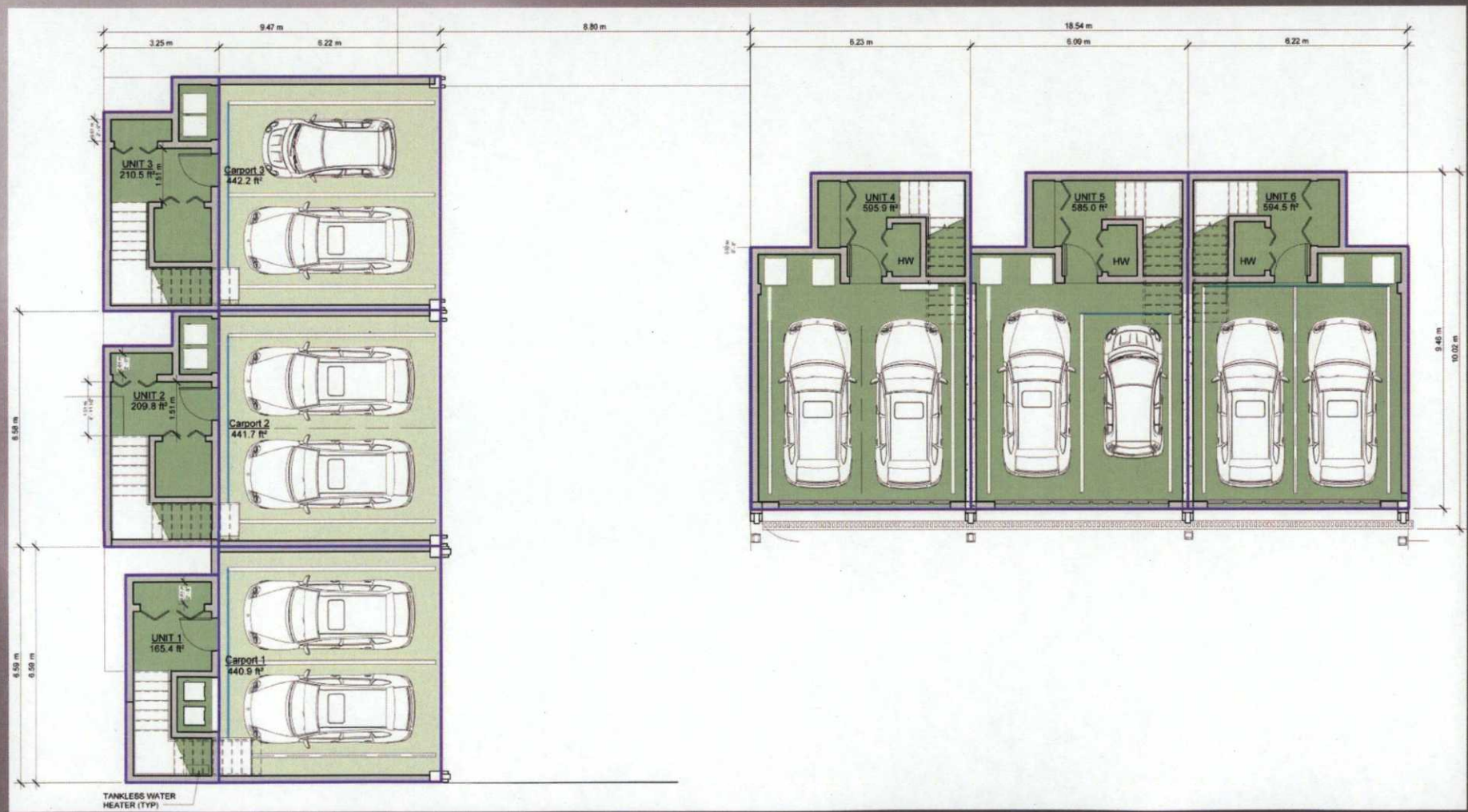
PROPOSED



MULTIPLEX RESIDENTIAL

231 Lebleu Street, Coquitlam, BC

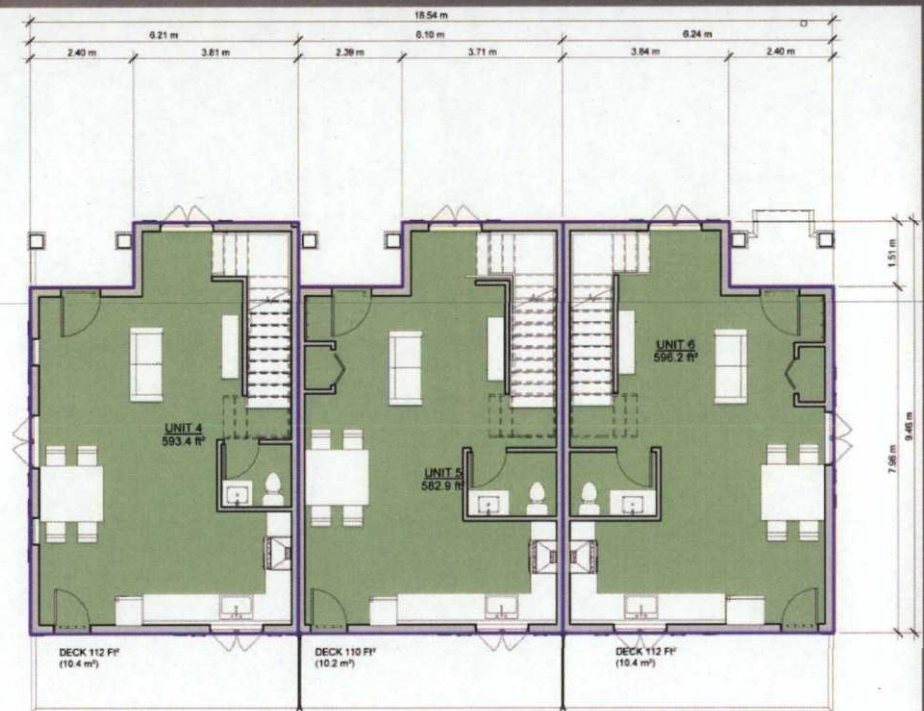
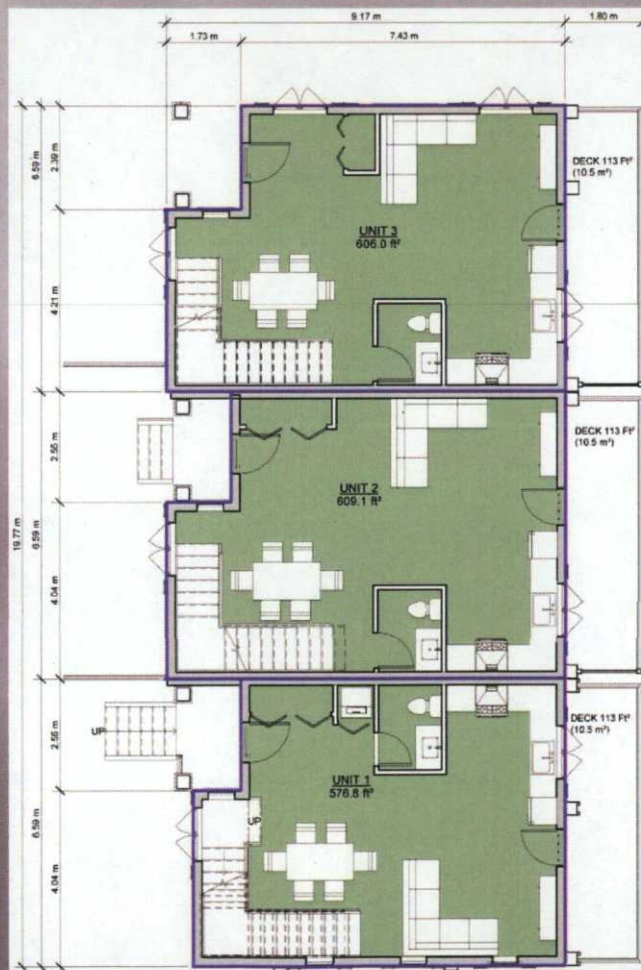
BASEMENT FLOOR PLAN



MULTIPLEX RESIDENTIAL

231 Lebleu Street, Coquitlam, BC

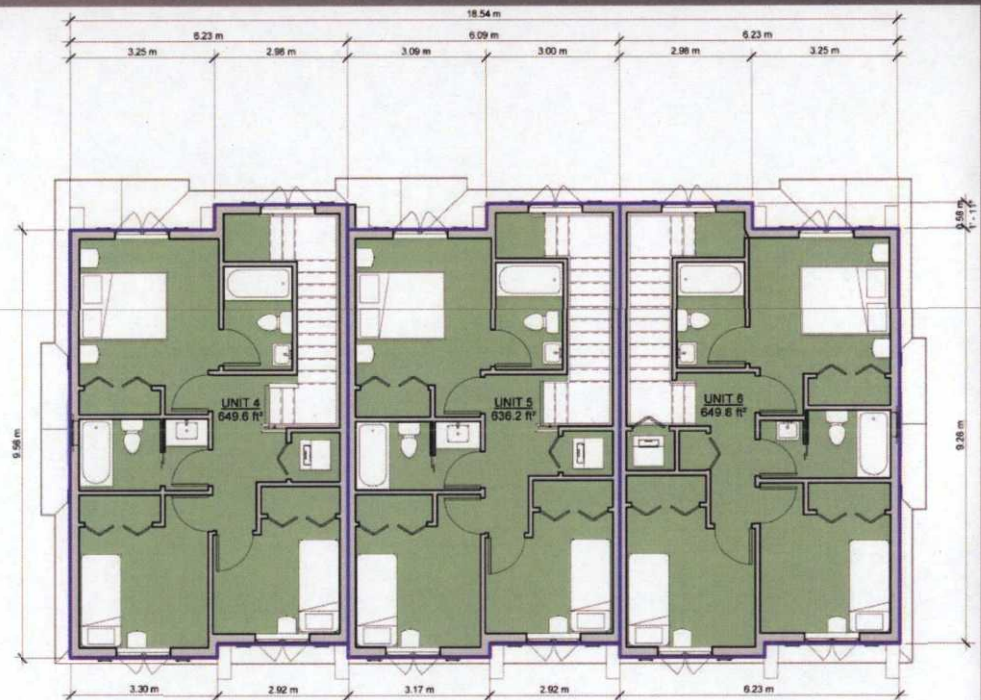
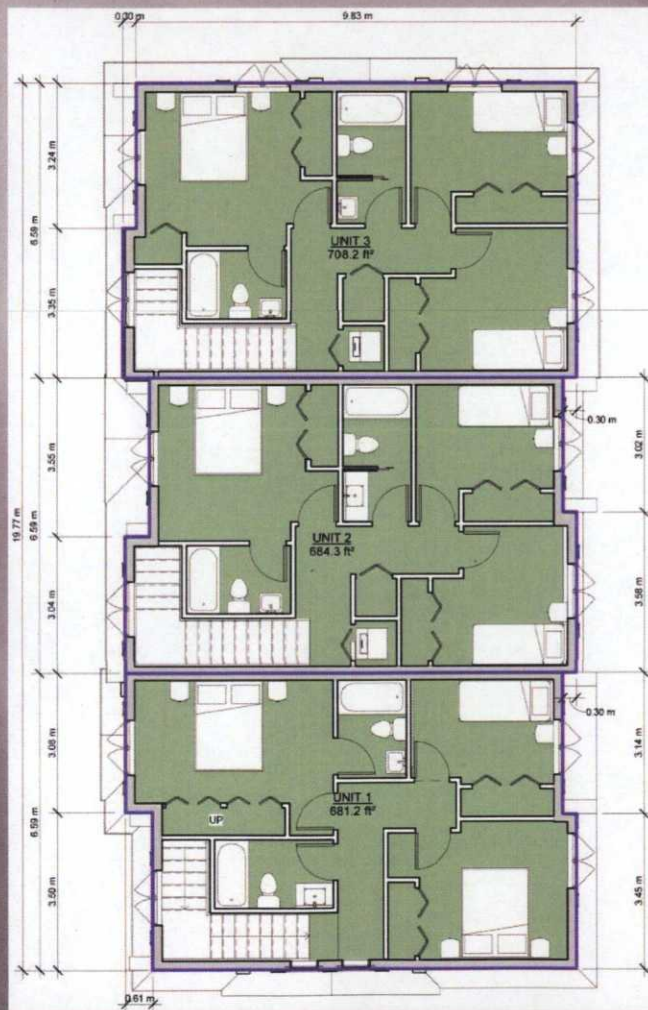
LEVEL 1 FLOOR PLAN



MULTIPLEX RESIDENTIAL

231 Lebleu Street, Coquitlam, BC

LEVEL 2 FLOOR PLAN

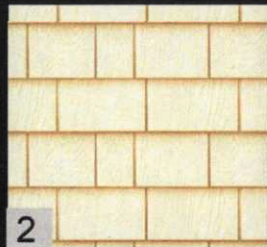


MULTIPLY RESIDENTIAL

231 Lebleu Street, Coquitlam, BC

231 Lebleu Street.

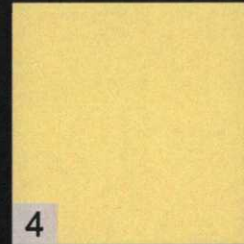
MATERIAL BOARD



2



7



4



1



3



5



8



11

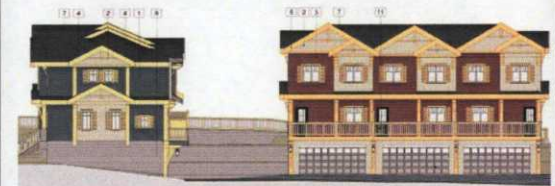


10



9

- 1 Siding Planks Blue - BM-VC-23-Edwardian Pewter
- 2 Siding shingles Yellow - BM-VC-1 Oxford Ivory
- 3 Siding Planks Red - BM-VC-30 Hastings Red
- 4 Trim BLDG 1 - VC-2 Craftsman Cream
- 5 Trim BLDG 2 - VC-4 Harris Cream
- 6 Glass
- 7 Roofing Asphalt Shingles - Grey Stone
- 8 Cultured stone - BC Brick - Echo Ridge
- 9 Wooden railing white paint
- 10 Exterior door BLDG 1 - VC-27 Strathcona Red
- 11 Exterior door BLDG 2 - VC-35 Gloss Black



South Elevation



West Elevation



North Elevation



Courtyard Elevation

MULTIPLEX RESIDENTIAL

231 Lebleu Street, Coquitlam, BC



MULTIPLEX RESIDENTIAL

231 Lebleu Street, Coquitlam, BC



MULTIPLEX RESIDENTIAL

231 Lebleu Street, Coquitlam, BC



MULTIPLEX RESIDENTIAL

231 Lebleu Street, Coquitlam, BC



Clerks Dept

From: Denis P Bruneau <[REDACTED]>
Sent: Tuesday, June 22, 2021 3:16 PM
To: Clerks Dept
Subject: PROJ 20-070

Categories: Public Hearing

Re: 231 Lebleu Street

I am against this rezoning and the proposed variance to the rear lot line.

I prefer the original submission that had 4 free-standing buildings rather than six unit multiplex in 2 buildings. Our experience is that these redevelopments also eventually have additional suites and that the parking spaces are converted to living spaces.

Denis Bruneau

226 Lebleu Street
Coquitlam BC, V3K 4L6

- ☒ Copies to Mayor & Council
- ☐ Tabled Item for Council Meeting
- ☐ Correspondence Item for Council Meeting
- ☒ For Information Only
- ☐ For Response Only _____
- ☒ Copies to GMPD, DDS, DSEM,
P3, FM, RC

Clerks Dept

From: Francis Ng <[REDACTED]>
Sent: Wednesday, June 23, 2021 9:54 AM
To: Clerks Dept
Subject: Project 20-070

Categories: Public Hearing

- ☒ Copies to Mayor & Council
- ☐ Tabled Item for Council Meeting
- ☐ Correspondence Item for Council Meeting
- ☒ For Information Only
- ☐ For Response Only _____
- ☒ Copies to GMPD, DDS, DSEM,
P3, FM, FC

Your File: 08-3010-06/20 112342 PROJ/1

Doc #: 4096537.v1

Application for an Amendment to the Zoning Bylaw - 231 Lebleu Street

We are property owners of 942 Alderson Avenue and we **OPPOSE** the rezoning application from RT-1 to RT-3 for the above noted application.

The last Application for the same Property:

Your File: 08-3360-20/17 161365 RZ/1 - Doc #: 3227552.v1

was on February 19th 2019.

Copy of our submission - See below: in RED

From: Francis Ng <[REDACTED]>

Sent: Monday, March 04, 2019 9:27 AM

To: Clerks Dept

Subject: Application for an Amendment to the Zoning Bylaw - 231 and 233 Lebleu Street

Our File: 08-3360-20/17 161365 RZ/1

Doc #: 3227552.v1

We are property owners of 942 Alderson Avenue and we **OPPOSE** the rezoning application from RT-1 to RT-3 for the above noted application.

The reasons are:

1. Parking – There is very limited street parking space in the surrounding areas. On Alderson Avenue, only the North side is allowed for street parking and these street parking spaces are occupied by the residences on the North side of Alderson Avenue. Most of the Properties on the North side have driveways to front of the properties and these driveways take away a lot of street parking spaces. There are ..basically no street parking spaces on Lebleu Street. With BC Transit Bus going up and down Lebleu Street. We have noticed some residences on Lebleu Street park on limited space on Allard Street. These cars Parked on the Allard Street also impede the sight of drivers like us inching out from our back lane onto Allard Street. As Allard Street is the major connector on to Brunette and popular commercial complex with gas station, pub and business centre. Cars go really fast on Allard Street. It is really dangerous coming out from the back lane onto Allard.
2. RT1 To RT3 Zoning. If approved, developer will come in and develop neighbouring Properties/Areas to RT3 Zoning and the surrounding area will have to face with more traffic, and less parking space.
3. We moved in at 942 Alderson in Summer of 2013. We love this area. It is a peace and quiet neighbourhood and also because this is a RT1 neighbourhood.

Property owners of 942 Alderson Avenue
Francis Ng & Emily Chan
Francis Ng, A.Sc.T.

Senior Estimator
Western Pacific Enterprises Ltd.
604-540-1321 (main)
604-880-9315 (cell)
Francis@wpe.ca
www.wpe.ca

This Project 20-070 is worse than what was proposed in 2019. The number of units was increased from a quadruplex consisting of four detached dwellings to a proposed six unit multiplex in two buildings. The application to reduce the set back from the rear lot line if approved will start a trend for the future with extra large building structures occupying the property and these structures do not fit in the Maillardville Area. There is also an application for an under 123 units condo complex at the bottom on Lebleu Street and Brunette Street. More People will be living in this area, creating more traffic, more traffic noise and less and less street parkings.

As we had said in 2019, we love this area with great neighbours and we would like to keep our area nice, peaceful and quiet.

Francis Ng
Bik Y Chan
Property owners of:
942 Alderson Avenue, V3K 1V6

Clerks Dept

From: Shannon [REDACTED]
Sent: Saturday, June 26, 2021 3:12 PM
To: Clerks Dept
Subject: Regarding Rezoning on Lebleu St (File 08-3010-06/20 112342 Proj/1)

Categories: Public Hearing

Hello,

I apologize in advance for this scattered email but I've never needed to participate in a municipal meeting; I'm a rookie!

I don't necessarily have to participate in the meeting (schedule for June 28th at 7:00pm) however I have a concern as a resident on Lebleu st that would appreciate being taken into consideration:

In the middle of 2019, street parking was disallowed on Lebleu st as it is a bus route and the busses could not pass each other in a timely manner. Since then, parking for said residents has been scarce to say the very least. The large issue with that is there are few other streets in the vicinity that allow street parking either and they are just as full as Lebleu. There have been many times where I was stuck parking about a kilometer away or begging the Esso at the bottom of the hill to let me stay overnight.

My concern is that the construction will further limit an already extremely limited scenario. Are you able to tell me if the general contractor of that site has a trade lot in mind? Also, I see that the proposed property itself will come with two spots per unit. I'm not thrilled with that given that any guests would likely parking on Lebleu as opposed to the already rather packed Alderson but I suppose it's better than nothing.

I understand that this sounds like a very petty concern but I feel it's necessary to stress that there truly are **no other options** for many of the residents on Lebleu.

Can you please tell me if this email is sufficient as a comment to be considered this evening (Monday June 28th @ 7:00) or will I need to log on remotely and comment personally?

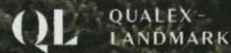
Thank you very much in advance and apologies again for the rookie question 😊

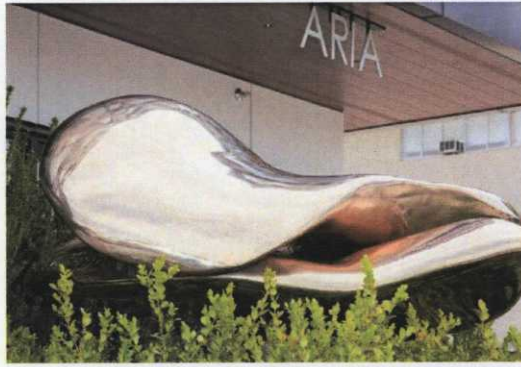
Shannon Sawchenko
224 Leblue St, Coquitlam

- ☒ Copies to Mayor & Council
- ☐ Tabled Item for Council Meeting
- ☐ Correspondence Item for Council Meeting
- ☒ For Information Only
- ☐ For Response Only
- ☒ Copies to GMPD, DDS, DSEM
P3, FM, FC

PUBLIC HEARING PRESENTATION

604,606,608,612,616 Regan Avenue &
571 Emerson Street, Coquitlam, BC





OUR TEAM

Qualex-Landmark™ is a Vancouver based development group that has been building boutique residences for over 20 years. Our portfolio is defined by quietly iconic residential communities, born out of our highly detailed approach to development.

OUR LAST DECADE OF AWARD-WINNING COMMUNITIES

CONDOMINIUM
1235 Homes

RENTAL
52 Homes



QUALEX -
LANDMARK™



01

116 one, two and three bedroom homes in close proximity to transit and amenities.

02

Two mid-rise buildings separated by a generous courtyard and providing improvements to the building frontage, surrounding streets, sidewalks, and laneway.

03

Over \$2 million in cash payments for community contributions.

04

Conforms with the Burquitlam-Lougheed Neighbourhood Plan and the RM-3 zoning bylaw.

05

Distinctive and quality-driven architecture designed to true neighbourhood scale.

06

Full-block solution that respects neighbours and addresses city remainder parcel on Emerson.



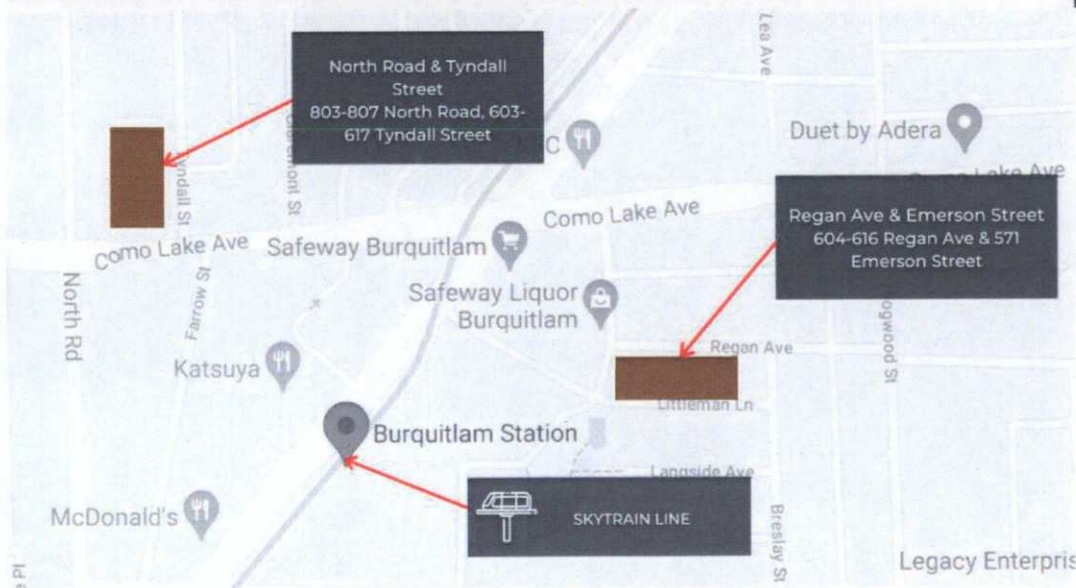
PROJECT BENEFITS



**REGAN
PROJECT**
Coquitlam, British
Columbia

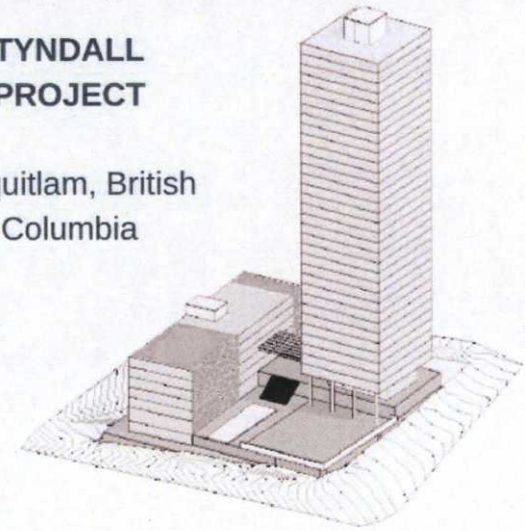
RENTAL OPPORTUNITIES

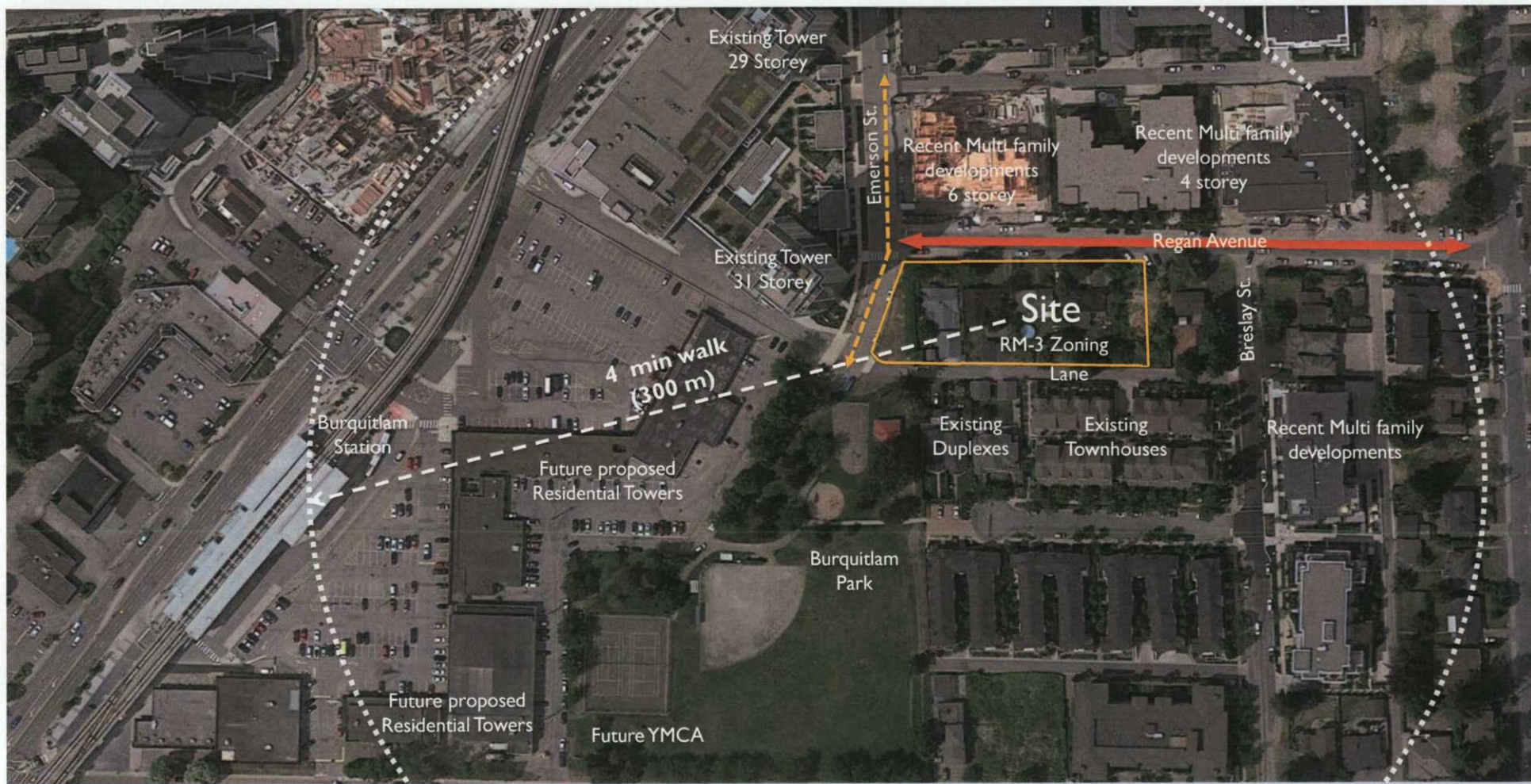
- Regan Avenue's proximity to transit and amenities is more favorable.
- Occupancy to be approximately 3 years earlier.
- Wood frame construction allowing for deeper affordability.
- The entire project will be under one rental operator opposed to mixed tenure.



TYNDALL PROJECT

Coquitlam, British
Columbia





LOCATION AND CONNECTION



QUALEX -
LANDMARK™





- Support the Burquitlam-Lougheed Neighbourhood Plan with the addition of two 6-6-7 storey residential buildings in RM-3 Zoning.
- Surrounded by recently completed wood frame multi storey buildings to the North and existing Townhouses to the South.
- Topography of the site slopes from East to West
- 2 compact separate buildings expressed as "siblings" at different grades with distinct entrances and individual character
- Studio, 1 BD, 1 BD+Den – 66%
- 2 BD and 2 BD+Den – 24%
- 3 BD – 10%

VISION



QLEX -
LANDMARK™





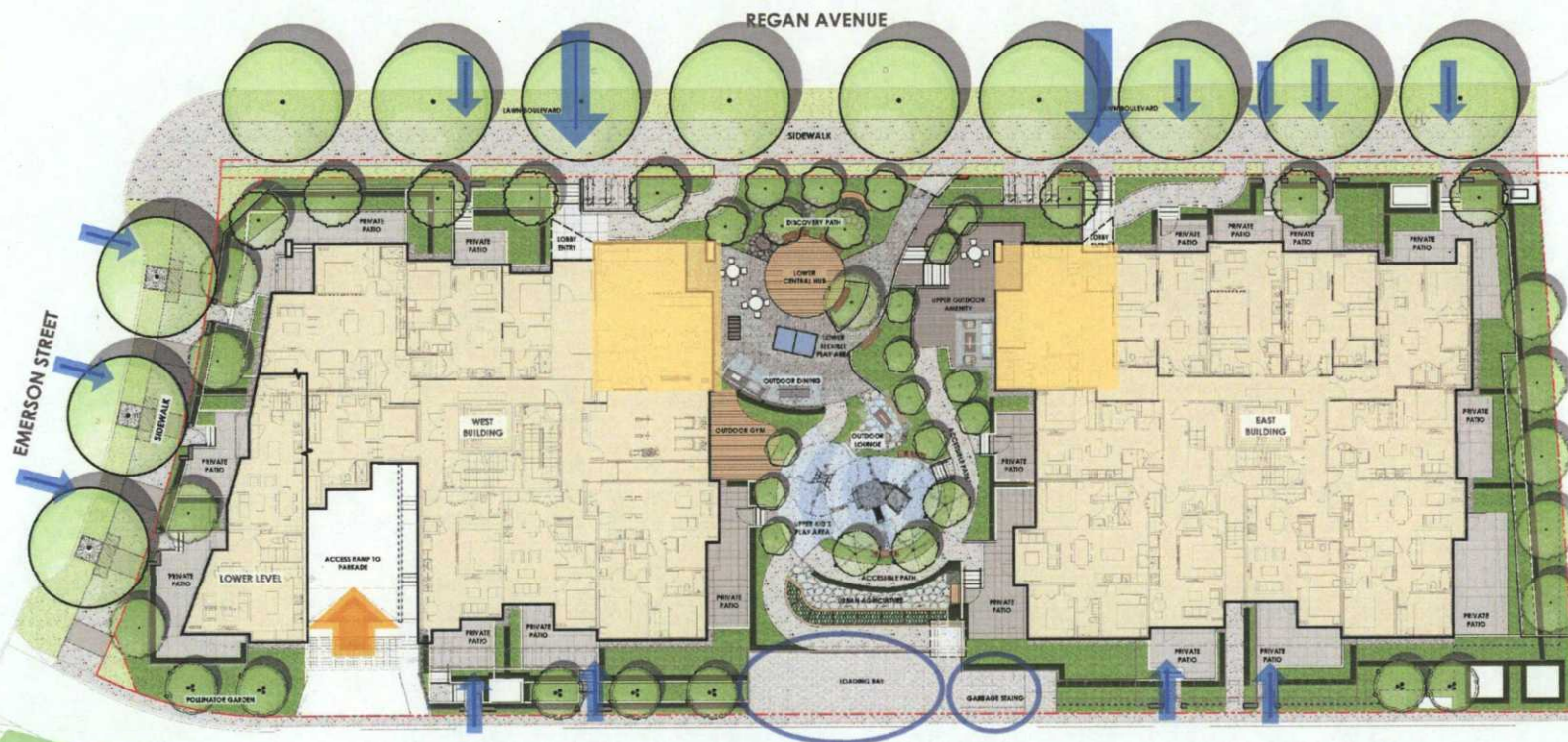
PROJECT PROPOSAL

604,606,608,612,616 Regan Avenue &
571 Emerson Street, Coquitlam, BC



QUALEX -
LANDMARK™





Neighbouring
620 Regan

OVERALL SITE PLAN



QUALEX -
LANDMARK™





Landscape Plan



QUALEX -
LANDMARK™





REGAN AVENUE COURTYARD AND STREETScape



QUALEX -
LANDMARK™





REGAN AVENUE STREET VIEW



QUALEX -
LANDMARK™





Defined
planter with
building logo

Private Unit
Entry

Townhouse
Unit Entry

Townhouse
Unit Entry

Roof
Deck

EMERSON STREETSCAPE



QALEX -
LANDMARK™





VIEW FROM BURQUITLAM PARK



QUALEX -
LANDMARK™





MATERIALS



QUALEX -
LANDMARK™



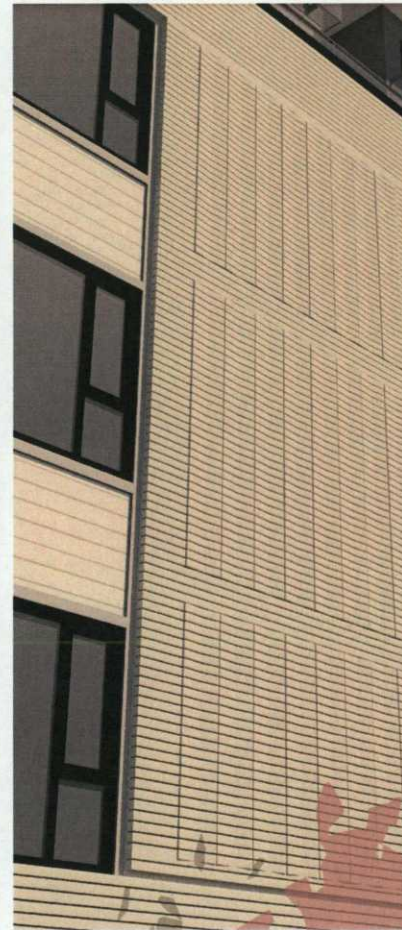


Front Entry Detail

DETAILS



Decorative Metal Screens



Brick Detailing



Townhouse Entry



QUALEX -
LANDMARK™





Thank You



QUALEX -
LANDMARK™



Clerks Dept

Public Hearing – June 28, 2021
Item 2 – 571 Emerson Street and 604,
606, 608, 612, and a portion of 616
Regan Avenue

From: Justin Lee <[REDACTED]>
Sent: Friday, June 18, 2021 7:30 PM
To: Clerks Dept
Subject: PROJ 20-079

Categories: Public Hearing

Hi there,

I am writing as a neighbour on Regan avenue to the proposed development and amendment to zoning bylaw for 571 Emerson and 604, 606, 608, 612, and 616 Regan.

The document you distributed to residents in this neighbourhood mentioned that the proposed development may be up to 7-storeys tall.

Though I do support development in this area, I wish to express concern that this proposed structure would be taller than the 3 other neighbouring medium-density apartment buildings. This proposed building would essentially eliminate our view of the mountains and city skyline. If my word carries any weight, please make sure that it is no taller than the existing 6-storey buildings already in the area, if not shorter. The beautiful skyline and views of the natural landscapes are what make this area the best place to live.

Thank you so much for your time. feel free to contact me if you have any questions or concerns.

Thanks
Justin Lee

- ☒ Copies to Mayor & Council
- ☐ Tabled Item for Council Meeting
- ☐ Correspondence Item for Council Meeting
- ☒ For Information Only
- ☐ For Response Only _____
- ☒ Copies to GMPD, DDS, DSEM,
P3, FM, FC

Clerks Dept

From: Jungwoo Choi [REDACTED]
Sent: Tuesday, June 22, 2021 12:34 PM
To: Clerks Dept
Subject: Letter of Support 604-616 Regan Avenue & 571 Emerson Street Public Hearing
Attachments: 2021_06_22_Letter of Support.docx
Categories: Public Hearing

Letter of Support 604-616 Regan Avenue & 571 Emerson Street Public Hearing

- ☒ Copies to Mayor & Council
- ☐ Tabled Item for Council Meeting
- ☐ Correspondence Item for Council Meeting
- ☒ For Information Only
- ☐ For Response Only _____
- ☒ Copies to GMPD, DDS, DSEM,
P3, FM, FC

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

Email: clerks@coquitlam.ca

June 22, 2021

Attn: Office of the City Clerk (Coquitlam)

RE: 604-616 Regan Avenue & 571 Emerson Street Public Hearing

With respect to the proposed development at 604-616 Regan Avenue & 571 Emerson Street, I extend my support as a resident of Coquitlam. While reviewing the proposed plan, there are several features which will be a great addition to this neighbourhood.

- Provide a good range of housing types to fit the needs of individuals or families
- New homes located close to Skytrain
- Beautiful building design

The combination of the above points makes this project a desirable proposal for the neighbourhood and I support moving this project forward and eventually into our community.

Please let me know if you have any further questions.

Sincerely,

Jungwoo Choi

2410-525 Foster Ave. Coquitlam

Clerks Dept

From: L [REDACTED]
Sent: Tuesday, June 22, 2021 5:09 PM
To: Hurley, Brendan
Cc: Clerks Dept
Subject: Letter of support (re-sent in case unable to open attachment)

Categories: Public Hearing

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

Email: clerks@coquitlam.ca, bhurley@coquitlam.ca

June 22, 2021

Attn: Brendan Hurley

RE: 604-616 Regan Avenue & 571 Emerson Street Public Hearing

With respect to the proposed development at 604-616 Regan Avenue & 571 Emerson Street, I extend my support as a resident of Coquitlam. While reviewing the proposed plan, there are several features which will be a great addition to this neighbourhood.

- Provide a good range of housing types to fit the needs of individuals or families
- New homes located close to Skytrain
- Beautiful building design

The combination of the above points makes this project a desirable proposal for the neighbourhood and I support moving this project forward and eventually into our community.

Please let me know if you have any further questions.

Sincerely,

Lalaine Quiban

2666 Eagleridge Drive, Coquitlam

Sent from my iPad

- ☒ Copies to Mayor & Council
- ☐ Tabled Item for Council Meeting
- ☐ Correspondence Item for Council Meeting
- ☒ For Information Only
- ☐ For Response Only
- ☒ Copies to 6MPD, DDS, DSEM,
P3, FM, FC

Clerks Dept

From: Teresina Ambrosi Whiting [REDACTED]
Sent: Wednesday, June 23, 2021 11:13 AM
To: Clerks Dept
Subject: 604-616 Regan Avenue & 571 Emerson Street Public Hearing

Categories: Public Hearing

Hello,

This note is to inform you that I welcome this proposed new development to our neighbourhood of the Tri-cities. With more people working remotely and looking to move to the suburbs and invest in property, we want to offer great housing options. With more housing options and more people considering the Tri-cities as their home, more businesses open, employment increases, and existing businesses flourish.

I trust all this will be taken into consideration and eager to see this new development in our neighbourhood.

Teresina Ambrosi
2502 Platinum Lane
Coquitlam
V3E 3L1

Sent from my iPhone

- ☒ Copies to Mayor & Council
- ☐ Tabled Item for Council Meeting
- ☐ Correspondence Item for Council Meeting
- ☒ For Information Only
- ☐ For Response Only
- ☒ Copies to GMPD, DDS, DSEM,
P3, FM, FC

Clerks Dept

From: Lesley Colbeck [REDACTED]
Sent: Wednesday, June 23, 2021 11:05 AM
To: Clerks Dept
Subject: 616 Regan Development

Categories: Public Hearing

I'm writing to provide my support for the proposed development. Coquitlam is experiencing a lot of growth and there is not enough housing or options for the next generation.

Lesley Colbeck
3379 Scotch Pine Ave
Coquitlam BC

Sent from my iPhone

- ☒ Copies to Mayor & Council
- ☐ Tabled Item for Council Meeting
- ☐ Correspondence Item for Council Meeting
- ☒ For Information Only
- ☐ For Response Only _____
- ☒ Copies to GMPD, DDS, DSEM,
P3, FM, FC

Clerks Dept

From: Tiffani McAlpine [REDACTED]
Sent: Wednesday, June 23, 2021 1:12 PM
To: Clerks Dept
Subject: 604-616 Regan Avenue & 571 Emerson Street Public Hearing

Categories: Public Hearing

Hi

Given that housing is increasingly difficult to find for availability within our area, I fully support this endeavour.

Thank you,
Tiffani McAlpine

- ☒ Copies to Mayor & Council
- ☐ Tabled Item for Council Meeting
- ☐ Correspondence Item for Council Meeting
- ☒ For Information Only
- ☐ For Response Only _____
- ☒ Copies to GMPD, DDS, DSEM,
P3, FM, FC

Clerks Dept

From: Julie Knisley [REDACTED]
Sent: Wednesday, June 23, 2021 3:59 PM
To: Clerks Dept
Subject: 616 Regan Development

Categories: Public Hearing

I'm writing to provide my support for the proposed development at 616 Regan. Coquitlam is experiencing a lot of growth and I believe there is not enough housing or options for the next generation. Thanks for your time!

Julie Knisley
5-3411 Roxton ave
Coquitlam

Sent from Yahoo Mail for iPhone

- ☒ Copies to Mayor & Council
- ☐ Tabled Item for Council Meeting
- ☐ Correspondence Item for Council Meeting
- ☒ For Information Only
- ☐ For Response Only
- ☒ Copies to GMPD, DDS, DSEM,
P3, FM, FC

Clerks Dept

Public Hearing - June 28, 2021
Item 2 - 571 Emerson Street and 604,
606, 608, 612, and a portion of 616
Regan Avenue

From: Rod Barham [REDACTED]
Sent: Wednesday, June 23, 2021 8:29 PM
To: Clerks Dept
Subject: 604-616 Regan Avenue & 571 Emerson Street Public Hearing

Categories: Public Hearing

I'd like to add my name to the proposal on Regan Avenue for more rental housing. The lower mainland is in dire need of more rental accommodation. The proposed low rise buildings are mostly attractive and help create the idea of a walkable street scene within easy access of transit. And unlike many recent developments, the development did not destroy a pile of perfectly good rental accommodation to build it.

Regards,
Rod Barham

- ☒ Copies to Mayor & Council
- ☐ Tabled Item for Council Meeting
- ☐ Correspondence Item for Council Meeting
- ☒ For Information Only
- ☐ For Response Only _____
- ☒ Copies to GMPD, DDS, DSEM,
P3, FM, FC

June 18, 2021

To whom it may concern -

Stop! the building in Coquitlam.

Coquitlam looks and feels like
Hong Kong. This building is stupid
and inconsiderate.

J. Kong



- ☒ Copies to Mayor & Council
- ☐ Tabled Item for Council Meeting
- ☐ Correspondence Item for Council Meeting
- ☒ For Information Only
- ☐ For Response Only _____
- ☒ Copies to GMPD, DDS, DSEM,
P3, FM, FC

Coquitlam

June 15, 2021

Our File: 08-3010-06/20 113468 PROJ/1

Doc #: 4098042.v1

To whom it may concern:

RE: Application for an Amendment to the Zoning Bylaw – 571 Emerson Street and 604, 606, 608, 612, and a portion of 616 Regan Avenue

The City has received an application to amend *City of Coquitlam Zoning Bylaw No. 3000, 1996*. The application requests a change to the zoning of 571 Emerson Street and 604, 606, 608, 612, and a portion of 616 Regan Avenue from RT-1 Infill Residential and C-7 High Density Commercial to RM-3 Multi-Storey Medium Density Apartment Residential.

If approved, the application would facilitate the construction of two apartment buildings (seven-storeys and six-storeys) with 116 market condominium units (6 studios, 70 one-bedrooms, 28 two-bedrooms, and 12 three-bedrooms).

To obtain more information on this application and/or to view related reports, you may:

- View the agenda containing the supporting staff reports and the bylaws on the City's website: www.coquitlam.ca/publichearing;
- Call the Planning and Development Department at 604-927-3430;
- Email the file manager Brendan Hurley at BHurley@coquitlam.ca; or
- Visit the Planning and Development Department at 3000 Guildford Way, Coquitlam, BC, during the hours of 8:00 a.m. to 5:00 p.m. from Monday to Friday excluding statutory holidays. Please note: while City Hall is open to the public, and physical distancing measures are in place, the City continues to strongly encourage the use of remote means to obtain more information on this application.

A Public Hearing has been scheduled for **Monday, June 28, 2021 at 7:00 p.m.** in the Council Chambers of City Hall, which is located at 3000 Guildford Way, Coquitlam, BC. This meeting has been arranged to gather input on the application described above. In accordance with the Provincial Health Officer's Order (Events and Gatherings) and Ministerial Order 192, the Public Hearing will be held without the public in attendance. As such, in-person attendance **will not** be permitted. Please see Attachment 3 for options and instructions for listening to, or participating in, the Public Hearing.

If you would like to provide written input, please submit your comments to the attention of the City Clerk's Office, in one of the following ways:


- Email: clerks@coquitlam.ca with "**PROJ 20-079**" in the subject line;
- Fax: to the City Clerk's Office at 604-927-3015; or

City of Coquitlam

3000 Guildford Way

Coquitlam, BC Canada V5B 7N2

Reception Desk: 604-927-3030

 cityofcoquitlam.ca coquitlam.ca

File #: 08-3010-06/20 113468 PROJ/1 Doc #: 4098042 v1

- In person: Attn: City Clerk's Office – please place in one of two City Hall drop boxes (3000 Guildford Way, Coquitlam), located at the underground parking entrance or by the main entrance facing Burlington Drive.

To provide Council an opportunity to review your comments prior to the meeting please ensure that you send your submission to the City Clerk's Office as soon as possible. The deadline for submitting written comments in advance is **noon on Monday, June 28, 2021**. Please note that the drop boxes will be emptied shortly after 12:00 p.m. and not checked again prior to the hearing.

Written submissions provided in response to this consultation, including your name and address, will become part of the public record which includes the submissions being made available for public inspection at Coquitlam City Hall and on our website at www.coquitlam.ca/agendas.

Please note that Council may not receive further submissions from the public or other interested parties concerning the application described above after the conclusion of the Public Hearing.

If you would like to speak at the Public Hearing, you must do so remotely. Instructions and registration information for remote participation can be found in Attachment 3 and on our website at www.coquitlam.ca/publichearing. We encourage you to register as far in advance of the meeting as possible. You may also register to attend the meeting remotely without signing up to speak to an item. The City Clerk's Office will compile a speakers list for each item. Everyone will be permitted to speak at the Public Hearing but those who have registered in advance will be given first opportunity.

If you are aware of any other person(s) in your area who would be interested in receiving information regarding this application, please contact the City Clerk's Office at 604-927-3010.

Yours truly,



Jay Gilbert

Director Intergovernmental Relations and Legislative Services

Attachments:

1. Location Map
2. *The Public Hearing Process*
3. Instructions for Listening to and Participating in the Public Hearing

Instructions for Listening to and Participating in the Public Hearing

If you would like to participate in the Public Hearing, we encourage you to register as far in advance of the meeting as possible.

I want to...	Do this
Watch the meeting without participating	Visit www.coquitlam.ca/webcasts
Write to Council	<p>Email: clerks@coquitlam.ca; Fax: to the City Clerk's Office at 604-927-3015; or In person: Attn: City Clerk's Office – please place in one of two City Hall drop boxes (3000 Guildford Way, Coquitlam), located at the underground parking entrance or by the main entrance facing Burlington Drive.</p> <p>To afford Council an opportunity to review your submission, please ensure that you forward it to the City Clerk's Office prior to noon on the day of the hearing. Please note that the drop boxes will be emptied shortly after 12:00 p.m. and not checked again prior to the hearing.</p> <p>Written submissions provided in response to this consultation, including names and addresses, will become part of the public record which includes the submissions being made available for public inspection at Coquitlam City Hall and on our website at www.coquitlam.ca/agendas. If you require more information regarding this process, please call the City Clerk's Office at 604-927-3010.</p>
Use a computer to participate remotely	<p>Register at www.coquitlam.ca/publichearing.</p> <p>Confirmation of your registration, and a unique link to join the meeting, will be sent to you by email.</p>
Use a smart phone or tablet app to participate remotely	<p>Register at www.coquitlam.ca/publichearing.</p> <p>Confirmation of your registration, and a unique link to join the meeting, will be sent to you by email.</p> <p>Please note that you will need to download the free Zoom app from the App or Play Store in order to join the meeting.</p>

<p>Use my phone to participate remotely</p>	<p>Register online at www.coquitlam.ca/publichearing. A confirmation email including details on how to join the meeting by telephone will be sent to you.</p> <p>OR</p> <p>Please contact the City Clerk's Office at clerks@coquitlam.ca or 604-927-3010 to register to speak by phone. Instructions and details regarding telephone participation will be provided to you upon registration.</p>
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Speaking Tips:

- Limit your comments to the proposed application.
- You will have 5 minutes to speak.
- You will be muted when you join the webinar.
- Make sure that you are in a quiet area with no background noise.
- Ensure that your device is fully charged and that you have access to a charging station should your device need it.
- Do not put your phone on speaker phone.
- If using a computer, it may be better to use a headset with a microphone to talk so that you can be heard.
- When it is your turn to speak, the Mayor or a member of the City Clerk's Office will call your name and you will be un-muted.
- Additional instructions may be given by the Mayor or the City Clerk.

Important Notice:

Remote participation will be conducted by Zoom. Zoom can be used via a computer with a microphone, a tablet or smart phone, or by a land line. Zoom is a US based video conferencing solution used extensively by cities and the provincial government. Like most similar programs/software/services, Zoom will collect a limited amount of personal information about you when you register to join the meeting. For more information please see details on our website at www.coquitlam.ca/publichearing. If you are not comfortable with this collection of personal information, please participate by writing to Council.



The Public Hearing Process

What is the decision-making process?

The public hearing process is the route that applications will take to arrive before **City Council** with all the necessary information for Council to make a decision on requested changes to land use.

The process begins once an applicant has submitted all application requirements to the Planning & Development Department.

The application is reviewed by relevant City staff and a proposed Bylaw may be prepared. The Department reports and makes recommendations to Council with reference to Council's planning policies and other matters.

What process does City Council follow?

City Council, at a Regular Council meeting, receives the staff report. They may proceed in a number of ways including:

- giving first reading to a Bylaw;
- authorizing the drafting of a Bylaw;
- declining the application;
- deferring for more information or dealing with the application in another way.

Where Council gives **first reading** to a Bylaw related to the redesignation or rezoning of land, Council will refer the matter to a **Public Hearing**.

What is a Public Hearing?

A **Public Hearing** is a meeting of City Council where the **applicant** and members of the **community**, who believe that their interests are affected by the rezoning, are given the opportunity to comment on the development proposal or Bylaw amendment. The community may also provide Council with letters and other documentation **prior to** a Public Hearing to reflect their feelings regarding the proposed Bylaw.

Where Council refers the application to a Public Hearing, the **City Clerk** will place the application on the agenda of the next appropriate Public Hearing. The Clerk is responsible for notifying the community through letters to the surrounding property owners (when applicable), placing a notice in the local papers and posting signage on the property (when applicable).

(Please see over)

Public Hearing Procedures

This Public Hearing will cover each bylaw listed on the agenda and must be conducted pursuant to rules set out in the *Local Government Act* and as interpreted by the Courts. The Chair (The Mayor or Acting Mayor) may also establish procedures to be followed during the Hearing. This Public Hearing will be held electronically under Ministerial Order M192.

The Public Hearing will be conducted according to the following rules:

1. The Chair will call the meeting to order and read out a brief introduction which may include an overview of the Public Hearing process and rules to be followed during the Hearing.
2. The City/Deputy Clerk will read the description of the rezoning application and proposed bylaw and Planning and Development Department staff will outline the application in more detail.
3. All persons who have an interest in the item will be given an opportunity to be heard at the Public Hearing. A Speakers List may have been established by people calling ahead to register with the City Clerk's Office. If there is a Speakers List the Chair will open the floor to other speakers after the Speakers List has been exhausted.
4. Speakers are reminded to be concise as they are allotted **5 minutes** to address Council at a Public Hearing.
5. All persons appearing who wish to be heard will be requested to give their name and address for the record and the name of the organization (if any) they represent.
6. The function of City Council is to act in much the same way as a Court. Council members are not obliged to express any views, or enter into any debate concerning the issue; however, if they choose, Council members may ask questions of any speaker, staff member or applicants. Council will have an opportunity to debate the proposed bylaw once the Public Hearing is formally adjourned and a regular, open Council meeting is convened to consider further readings of the bylaw.

Following conclusion of a Public Hearing, the law does not allow further representations to be made to Council unless a further formal Hearing is called; therefore, should you have any representations to make, please do so before or during this Public Hearing.

If you have any general questions about the Public Hearing, please contact the City Clerk's Office at 604-927-3010. Any further technical questions concerning this application should be directed to the Planning and Development Department at 604-927-3430.



0 12.5 25 50
Metres

SCHEDULE 'A' TO BYLAW 5130, 2021

Coquitlam

Clerks Dept

From: Pooya Esfandiar [REDACTED]
Sent: Thursday, June 24, 2021 10:22 AM
To: Clerks Dept
Subject: Public Hearing Feedback

Categories: Public Hearing

Dear Coquitlam councilors,

I'm writing to show my support for the development application shown as item 2 (Regan Avenue) of the public hearing on June 28, 2021.

We're a young family that owns and lives on Regan Avenue across from this project. We cannot be happier to see our neighbourhood grow with the development of diverse sets of new homes similar to this project.

The developer revoked an earlier application including a high-rise tower and resubmitted a mid-rise development application that's in line with the community plan. The architecture and design fits very well with all surrounding buildings, and it even allocates extra space for the hold-out lot at the end of the block for future development.

My only concern with the project is its LIMITED OFF-STREET PARKING. Public transit usage has gone down during the pandemic, and it's not clear if the usage will ever recover, so previous studies on transit-oriented communities and their parking needs may not be valid for a long time. Street parking on Regan Avenue is already limited and competitive, so I hope the city and the developer consider adding extra parking spaces within the project.

Best of luck,
Pooya Esfandiar

Regan Avenue, Coquitlam

- ☒ Copies to Mayor & Council
- ☐ Tabled Item for Council Meeting
- ☐ Correspondence Item for Council Meeting
- ☒ For Information Only
- ☐ For Response Only
- ☒ Copies to GM, PD, DDS, DSEM,
P3, FM, FC

Clerks Dept

Public Hearing – June 28, 2021
Item 2 – 571 Emerson Street and 604,
606, 608, 612, and a portion of 616
Regan Avenue

From: Debra Vaglio [REDACTED]
Sent: Monday, June 28, 2021 11:16 AM
To: Hurley, Brendan; Clerks Dept
Subject: PROJECT 20-079

Categories: Public Hearing

Debra Vaglio
#4203-2008 Rosser Avenue
Burnaby, BC

Following a review of the plans for this project I address the following concerns:

1. Construction disruptions for the surrounding neighbourhood and increased traffic in a challenging street network.
2. Increased densification with the RM-3 zoning next to RM-2
3. Residential parking is in high demand in this neighbourhood. Hopefully parking for construction workers will be managed with minimal impact on the local residents.
4. I note that the builder has received a variance regarding the number of parking stalls being constructed; less than one parking stall per Unit. This may be due to close proximity to the sky train station, however, where will any possible additional vehicles be parked?
5. I understand that A Good Neighbour Agreement will apply. Please advise what hours we should anticipate work to be undertaken?

Thank you in advance for taking time to consider my concerns.

Kind regards

- ☒ Copies to Mayor & Council
- ☐ Tabled Item for Council Meeting
- ☐ Correspondence Item for Council Meeting
- ☒ For Information Only
- ☐ For Response Only
- ☒ Copies to GMPTD, DDS, DSEM,
P3, Fm, FC

Clerks Dept

From: A W [REDACTED]
Sent: Thursday, June 24, 2021 7:34 PM
To: Clerks Dept; Hurley, Brendan
Subject: Endorsement for Qualex- Landmark development

Categories: Public Hearing

To whom it may concern,

Hi my name is Alana and Worsley. I'm a Coquitlam resident and longtime patron of Burquitlam area businesses. I'm writing to endorse the newest development proposal by Qualex-Landmark for 604-616 Regan Avenue & 571 Emerson Street. I think that it would be a great addition to the Burquitlam area which is in serious need of new life. This area has seen some development but there is still much that could be done. I think that a project like this with a courtyard will really lend to a sense of community, not to mention that the drawings look very nice so it would improve the street view tremendously. Affordable family housing is in high demand in this area, so close to a number of schools and a short bus ride from SFU. In light of all these things I really hope that the city approves this development.

Sincerely,
Alana Worsley
director of operations

alana@echoplantsound.com
604-838-4335



echoplantsound.com



- ☒ Copies to Mayor & Council
- ☐ Tabled Item for Council Meeting
- ☐ Correspondence Item for Council Meeting
- ☒ For Information Only
- ☐ For Response Only
- ☒ Copies to GMPD, DDS, DSEM,
P3, FM, FC

Clerks Dept

From: Giovanni Gunawan [REDACTED]
Sent: Monday, June 28, 2021 10:54 AM
To: Clerks Dept
Subject: Public Hearing Item 2

Categories: Public Hearing

Good morning,

I'd like to register my support for Item 2 on the Public Hearing for the project at Emerson and Regan.

As someone who grew up in the area, I have seen how development has changed the landscape in my neighbourhood, and I look forward to seeing the continued renewal of this area.

Going through the staff report, it seems that the development is proposing significant amenities for the building residents to enjoy - it's great to see these types of thoughtful, well-designed developments come into the neighbourhood. As you no doubt are aware and enforcing, it is important to emphasize that these are homes being built, not just buildings with people in them. Developments that take this into consideration should be encouraged where possible.

I also would like to mention that leaving a remainder of one lot, rather than building on it and orphaning a neighbour, shows great effort, respect, and intent from Qualex-Landmark to accommodate the existing neighbourhood.

At Public Hearing tonight, I hope you approve this development which is in line with the approved BLNP, and goes above and beyond in thoughtful design applications.

Thank you for the opportunity to comment.

Sincerely,
Giovanni Gunawan

- ☒ Copies to Mayor & Council
- ☐ Tabled Item for Council Meeting
- ☐ Correspondence Item for Council Meeting
- ☒ For Information Only
- ☐ For Response Only
- ☒ Copies to GMPD, DDS, DSEM,
P3, FM, FC

Clerks Dept

From: Julie Jinwen Dai [REDACTED]
Sent: Monday, June 28, 2021 9:29 AM
To: Clerks Dept
Subject: PROJ 20-079
Attachments: 20210628-PROJ 20-079 Written Input-Julie.pdf

Good Morning,

Attached please find a written input for the public hearing on Monday June 28th, 2021 at 7pm for the "Application for an Amendment to the Zoning Bylaw - 571 Emerson Street and 604,606,608,612 and a portion of 616 Regan Avenue".

I've dropped a mail in the City Hall drop boxes. This is an PDF version of the mail for your convenience.

Many residents in the neighbourhood are going to watch the public hearing tonight, we appreciate your attention to this matter and hope you have a wonderful day!

Best regards,

Julie Dai
Resident at Regan's Walk (611 Regan Ave.)

☒ Copies to Mayor & Council
☐ Tabled Item for Council Meeting
☐ Correspondence Item for Council Meeting
☒ For Information Only
☐ For Response Only
☒ Copies to G.M.P.D., D.D.S., D.S.E.M.
P3, Fm, IFC

Julie Dai
#107- 611 Regan Ave
Coquitlam, BC
V3J 0E5
June 26, 2021

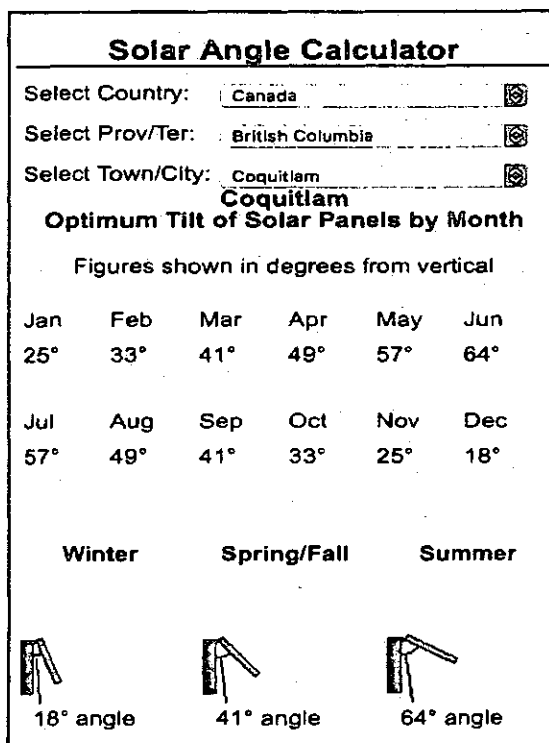
City of Coquitlam
3000 Guildford Way
Coquitlam, BC V3B 7N2

Dear Sir or Madam,

Attn: City Clerk's Office — PROJ 20-079

This is a written input for the public hearing on **Monday June 28th, 2021 at 7pm** for the "Application for an Amendment to the Zoning Bylaw - 571 Emerson Street and 604,606,608,612 and a portion of 616 Regan Avenue".

I'm a resident at Regan's Walk (611 Regan Ave) which is right across Regan Ave. from the proposed construction. After studying the construction plan and the winter solar angle of this area, I found that the proposed 2 buildings will block a very large portion of sunlight from our building as well as the building besides us.

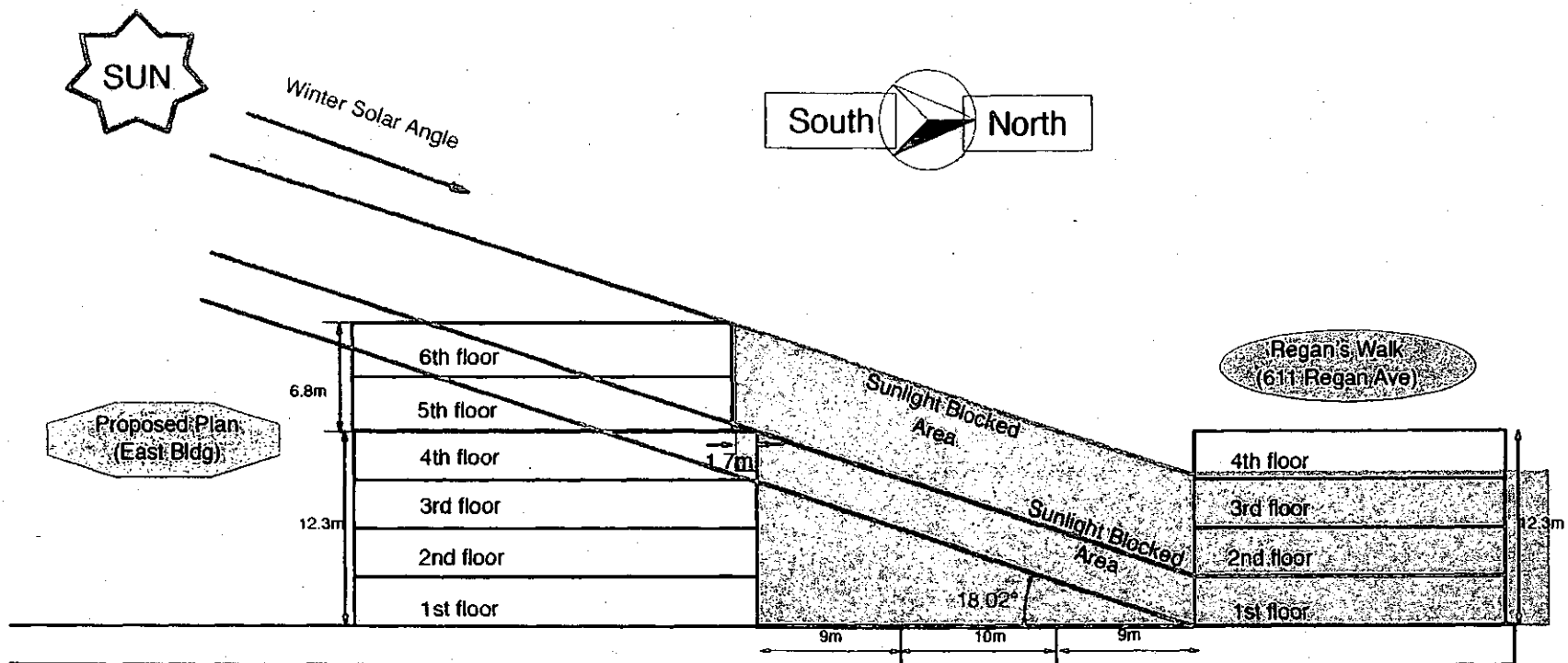


As you can see from this picture, the Winter solar angle in Coquitlam is about 18° angle, which means all 3 floors of Regan's walk's sunlight will be taken away by the new buildings, as shown in the next page.

(SOURCE: <http://www.solarelectricityhandbook.com/solar-angle-calculator.html>)

Impact of PROJ 20-079 —Blocking Sunlight from most floors of Regan's Walk (Winter)

2021-06-26



The shadowed area in the above picture shows how sunlight will be blocked away by the new building— —floor 1,2 & 3 will be totally in the shadow!

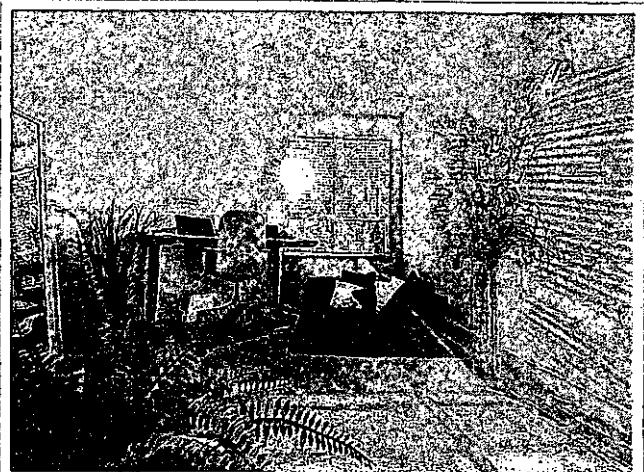
Just imagine the huge impact this will have on the residents here. The precious sunshine will be taken away from us in the winter! Especially there are many seniors in the building that will need sunshine at home, because it's not always convenient for them to go out in the winter.

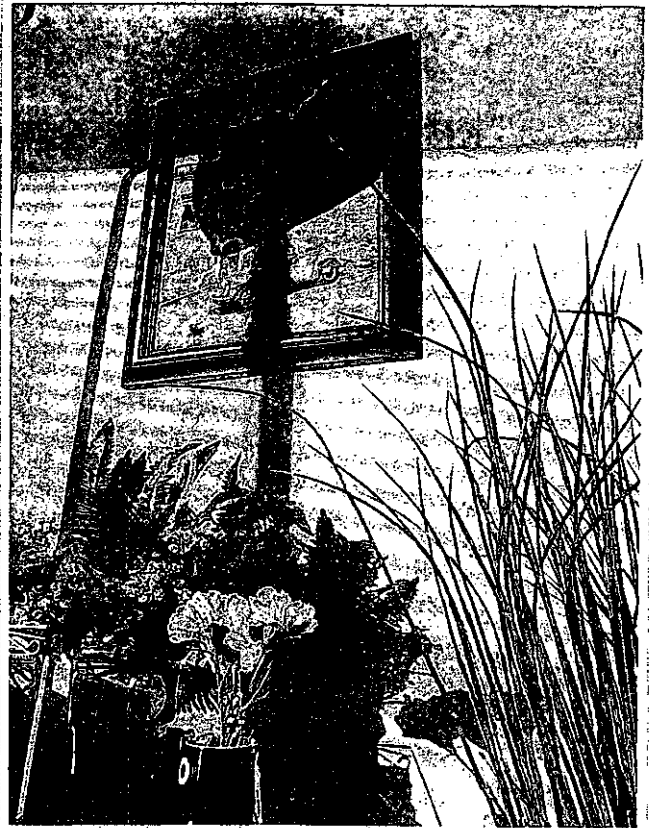
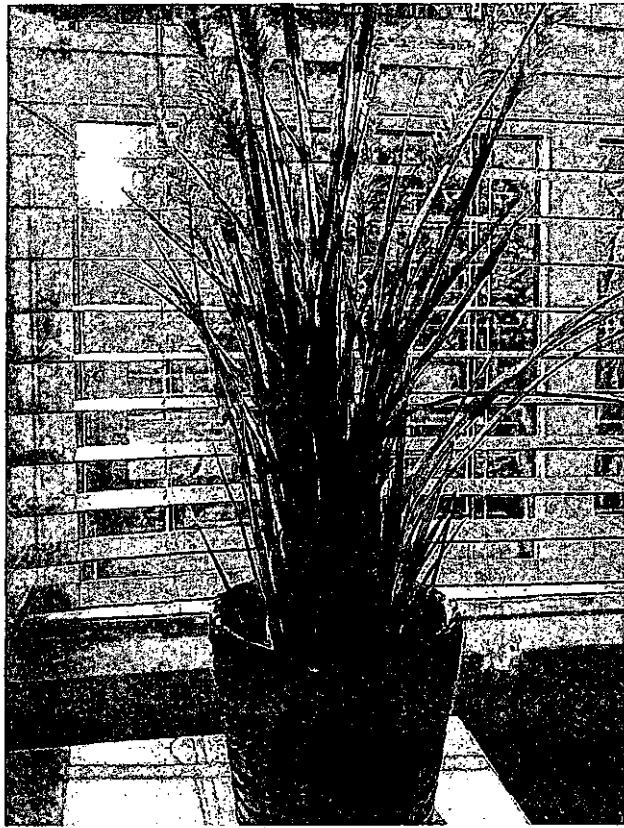
To solve this problem we will need to :

1. increase the space between the buildings, Or

2. change the design of the top floors (floor 4,5,6) so that these floors are further away from exiting buildings, so that existing residents don't have to live in the shadow the new building creates.

Following are some pictures I took last December at home. The sun was so beautiful and gave us so much joy and peach. I believe we all had such beautiful days. Just imagine we'll never have it again in the winter for the rest of our lives here.





Thank you so much for your time and we greatly appreciate the city's efforts in hearing our voices. We welcome the new neighbours, but we don't want to live in their shadow. We need to keep sunshine in our lives and we believe together we can find a solution.

Thanks for everyone who contributes to the wellbeing of the neighbourhoods!

Sincerely yours,

Julie Dai

(PS: The illustration is based on the measurements in the construction plan and the assumption that the maximum wall-to-wall space between the two buildings is about 28 meters, i.e. 10 meter street width, 9 meters wall to street for each building.)

Clerks Dept

From: Neil and Patti [REDACTED]
Sent: Sunday, June 27, 2021 10:51 AM
To: Clerks Dept
Subject: 604-616 Regan Avenue & 571 Emerson Street Public Hearing

Categories: Public Hearing

To whom it may concern,

I am writing in support of the proposed 604-616 Regan Avenue development in Coquitlam. In my belief a multi-unit building is much more suited to a location like this that easily accesses a major university and provides easy walking access to the high-speed SkyTrain network, as well as a large Safeway grocery store. Housing is always an issue, not just in the Tri-Cities but throughout the lower mainland, and homes in multi-unit buildings are much more environmentally friendly than single-family homes. This proposed project will elevate the neighbourhood and significantly better serve the future residents of the Tri-Cities and more specifically the Burquitlam area.

Sincerely,
Patti Moen (Coquitlam homeowner)

- ☒ Copies to Mayor & Council
- ☐ Tabled Item for Council Meeting
- ☐ Correspondence Item for Council Meeting
- ☒ For Information Only
- ☐ For Response Only
- ☒ Copies to 6MPD, DDS, DSEM,
P3, FM, FC

Clerks Dept

From: DTH [REDACTED]
Sent: Saturday, June 26, 2021 11:14 AM
To: Clerks Dept
Subject: PROJ 20-079

Dear City of Coquitlam,

I am writing in regards to this development project on Emerson. My concern about this project relates to access and safety of the laneway (ie. Little Man Lane) during the construction period.

Because of the construction of the YMCA and surrounding developments, our laneway is frequented by many pedestrians and other vehicles. Many pedestrians and non-local vehicles drive through our lane as a shortcut to Burquitlam Plaza and/or Skytrain. I am very worried that development of this site will bring even more traffic into this lane, making it difficult for the current residents of Langside Ave. North to enter and exit from our garages.

In the past, we've missed garbage pickups due to congestion, there has been much trespassing through our property, more litter than usual, and several near-accident situations. The danger and inconvenience level is already high in this lane with current projects, and I don't want to imagine what it will be like once this project is fully underway.

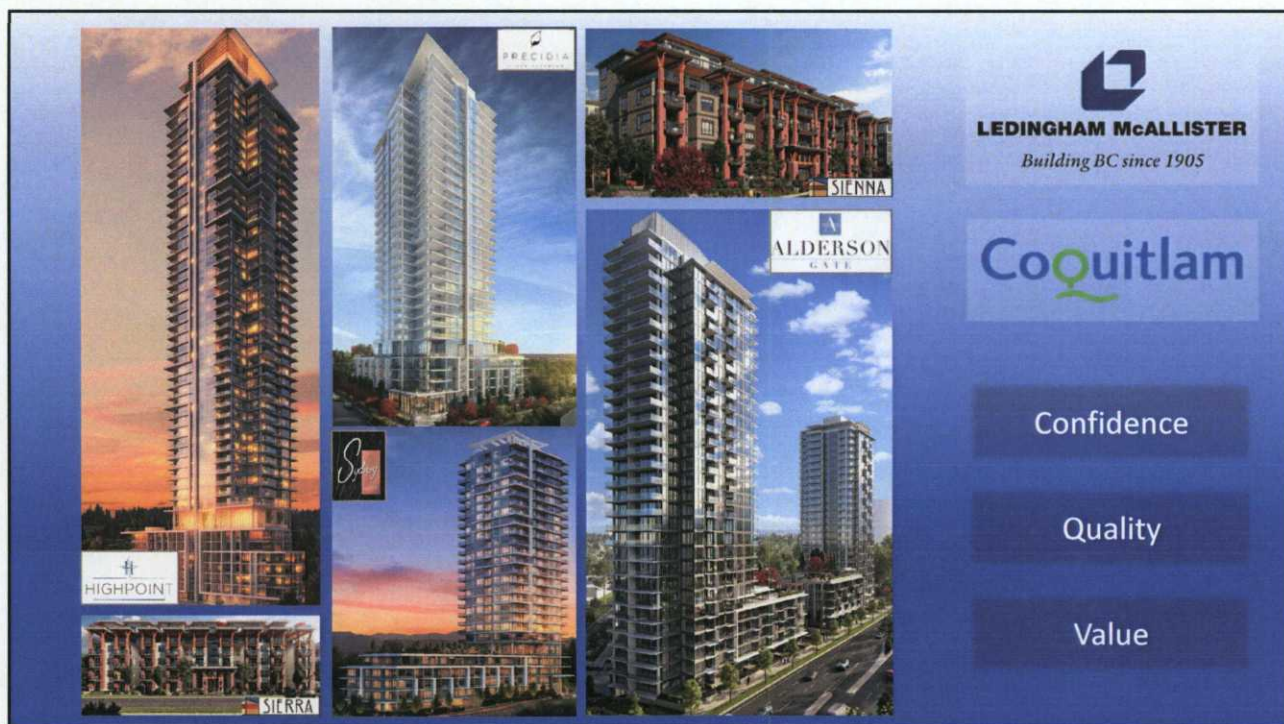
What measures and assurances will be in place to protect residents who currently rely on this lane?

How will you manage construction traffic Breslay Ave., Emerson, and other surrounding narrow streets? In my experience, flaggers are biased towards construction vehicles and often hold up residents trying to get by. These delays can often be unexpected and long. Once in a while is tolerable, but this happens every day and multiple times a day. Can we be assured that we will always have a clearly defined street to enter and exit our lane?

Parking and traffic can be very bad at times, and will get worse. I would like to hear from the builder on how they will manage these issues and work with residents to minimize traffic congestion, restrict worker parking along side streets, perform daily garbage cleanup along the lane, and ensure that all current residents are able to enter and exit their garages in a timely manner.

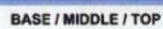
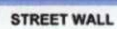
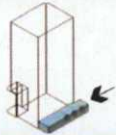
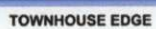
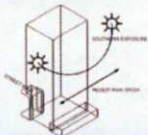
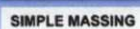
Dan Ha
621 Langside Ave, Coquitlam

- ☒ Copies to Mayor & Council
- ☐ Tabled Item for Council Meeting
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- ☐ For Response Only
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P3, Fm, FC.





Design Rationale



Materials



LEDINGHAM McALLISTER

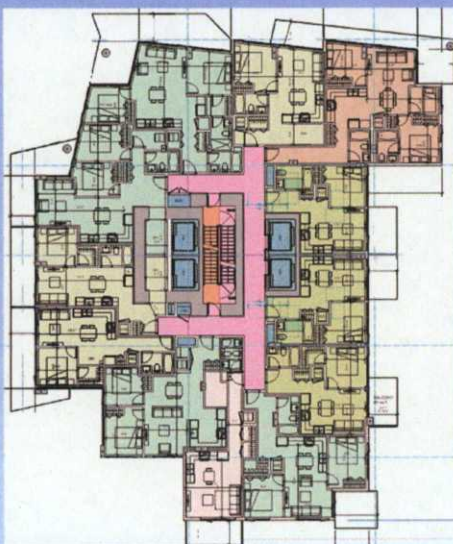
Building BC since 1905



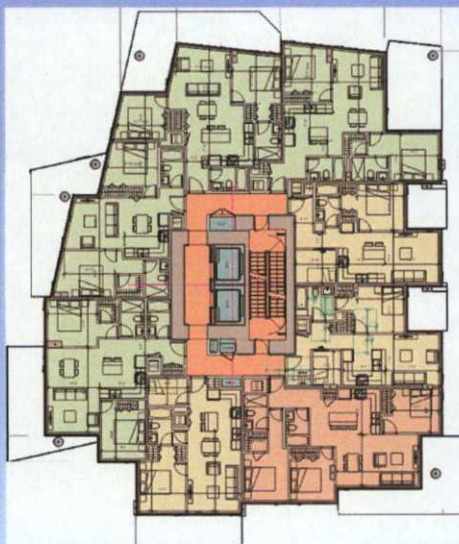
KADENCE

COQUITLAM TOWN CENTRE

Rental



Market



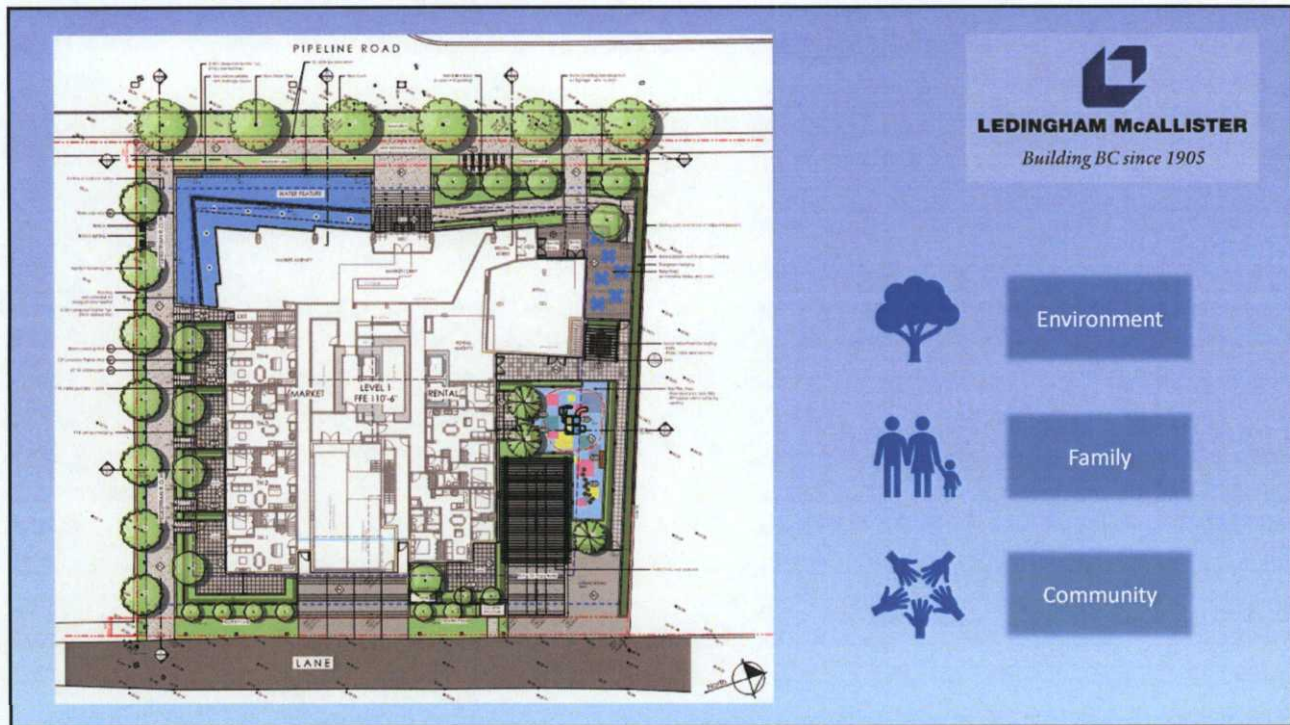
LEDINGHAM McALLISTER

Building BC since 1905



KADENCE

COQUITLAM TOWN CENTRE



 Tenure	 Financial Support	 Moving Support	 LEDINGHAM McALLISTER <i>Building BC since 1905</i> Tenant Assistant Strategy    Collaboration Trust Communication
< 1 Year	1 Month of Current Rent		
1 – 2 Years	2 Months of Current Rent	Studio/1 Bed: \$750 2 Bed: \$1,000	
2 – 5 Years	3 Months of Current Rent	Studio/1 Bed: \$750 2 Bed: \$1,000	
5 – 10 Years	3 Months of Current Rent + 0.5 Month of Rent Per Year of Tenancy	Studio/1 Bed: \$750 2 Bed: \$1,000	
> 10 Years	5 Months of Current Rent + 0.5 Month of Rent Per Year of Tenancy	Studio/1 Bed: \$750 2 Bed: \$1,000	



Shadow Studies – March



LEDINGHAM McALLISTER

Building BC since 1905



MARCH 21 0800



MARCH 21 1000



MARCH 21 1200



MARCH 21 1400



MARCH 21 1600

Shadow Studies – June



LEDINGHAM McALLISTER

Building BC since 1905



JUNE 21 0800



JUNE 21 1000



JUNE 21 1200



JUNE 21 1400



JUNE 21 1600

Shadow Studies – September



LEDINGHAM McALLISTER

Building BC since 1905



SEPTEMBER 21 0800



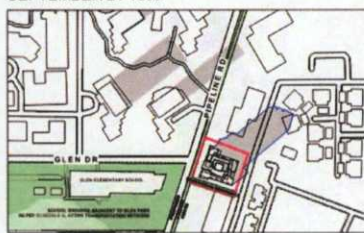
SEPTEMBER 21 1000



SEPTEMBER 21 1200



SEPTEMBER 21 1400



SEPTEMBER 21 1600

Shadow Studies – December



LEDINGHAM McALLISTER

Building BC since 1905



DECEMBER 21 0800



DECEMBER 21 1000



DECEMBER 21 1200



DECEMBER 21 1400



DECEMBER 21 1600



LEDINGHAM McALLISTER

Building BC since 1905

Clerks Dept

Public Hearing - June 28, 2021
Item 3 - 1175 Pipeline Road

From: Bev Waldron [REDACTED]
Sent: Friday, June 18, 2021 4:25 PM
To: Clerks Dept
Subject: Application for amendment to zoning 1175 Pipeline Road
Categories: Public Hearing

☒ Copies to Mayor & Council
☐ Tabled Item for Council Meeting
☐ For Information Only
☐ For Response Only
☒ Copies to GMPP, DDS, DSEM, P3 FM, FC

I have a few comments regarding the proposed rezoning:

1. I believe that mixing rental and owned units together in 1 building is a mistake.

Have the entire building as rental (market or otherwise), (or the entire building as owner occupied), but *not* both.

Personally I would not buy in a building that had more than just a few rental units. (this is because of previous experience)

2. The entrance and exit to the building's parking has to be **WELL** thought out and **WELL** away from any main road. This property is across the street from **Glen School**.

Presently there is a building at the corner of Lincoln and Westwood (with businesses at the bottom). It was allowed to be built ridiculously close to the street.

- The trucks that pick up garbage from the building block the road until they are finished (I guess they don't fit underground).

-drivers often do dangerous maneuvers when exiting the parking

- and all throughout the day there are vehicles parked(?legally) on the Lincoln side of the building, blocking part of one lane of the road on Lincoln.

Traffic on Pipeline is already too busy at rush hour, and it would be a nightmare if the high rise parking was to exit onto Pipeline.

Bev Waldron

FROM: STUART LOULE 803-1189 EASTWOOD ST

CITY CLERKS OFFICE

DATE

SUBJECT: PROJ-20-085

MESSAGE

INPUT IN OPPOSITION TO THIS AMENDMENT.

Issue #1 is traffic, specifically on Pipeline Rd., already at high volume particularly during Rush hours.

Issue #2 Already an additional six story bldg. scheduled for Pipeline at Ozada

Issue #3 This bldg fronts (would) Glen Elementary School. The cross walk over Pipeline is weak now & could only get worse.

Issue #4 Traffic on Glen - one block from the Shepherd a 100+ apt block - all adding to the already strain on public facilities & infra structure.

This proposed building should not go ahead !!

Respectfully submitted

Stuart Loule

RECEIVED

JUN 21 2021

MAIL ROOM

DATE

CITY OF COQUITLAM

USE LOWER PORTION FOR REPLY

REPLY FROM

D0010E

TO REPLY: RETAIN WHITE ORIGINAL - RETURN PINK

- ☒ Copies to Mayor & Council
- ☐ Tabled Item for Council Meeting
- ☐ Correspondence Item for Council Meeting
- ☒ For Information Only
- ☐ For Response Only
- ☒ Copies to 6MPD, DMS

Clerks Dept

From: Darryl Gradiner [REDACTED]
Sent: Wednesday, June 23, 2021 6:13 PM
To: Clerks Dept
Subject: Project 20-085

Categories: Public Hearing

Good evening,

I have just completed reading the application for an amendment to the zoning bylaw regarding 1175 Pipeline Road.

I am vehemently opposed to this amendment. Another high rise just doesn't fit with the neighbourhood feel that the area has. A low rise would be so much better for this section of land.

Traffic on Pipeline is busy on just about any given day and as Coquitlam has a history of building condo developments without any regard to infrastructure, one could only imagine the ensuing traffic. The stress that a high rise would place on Glen elementary is completely unnecessary.

Want to build yet another high rise to turn us into a cement jungle? Take it closer to the Sky train.

Please ensure that my concerns are passed to the appropriate people.

Many thanks
Debora Gradiner
Coquitlam, BC
[REDACTED]

Sent from my iPad

- ☒ Copies to Mayor & Council
- ☐ Tabled Item for Council Meeting
- ☐ Correspondence Item for Council Meeting
- ☒ For Information Only
- ☐ For Response Only _____
- ☒ Copies to GMPD, DDS, DSEM,
P3, FM, FC

Clerks Dept

From: Beverly Filmer [REDACTED]
Sent: Wednesday, June 23, 2021 6:57 PM
To: Clerks Dept
Subject: Bylaw no.3000,1996

Categories: Public Hearing

council,

I am writing this letter because I am very concerned about a 25 storey towers being put up at 1175 pipeline Road.

Isn't a five or six story building enough? Besides the fact that we live so close to the river, A lot of views are being taken away from people who have lived here for many years. But I guess that's not enough.

My husband and I have lived in this area for 40 years. We now live in the Hudson building on pipeline. We both grew up near this area. We have seen traffic get busier and busier. I can't imagine the traffic on pipeline Road once these towers are built.

I guess for us it's not so much the view that some people will be losing, it's the traffic. its ridiculous now and only gonna get worse once those Towers are built.

Bev and Mark Filmer

Sent from my iPad

- ☒ Copies to Mayor & Council
- ☐ Tabled Item for Council Meeting
- ☐ Correspondence Item for Council Meeting
- ☒ For Information Only
- ☐ For Response Only
- ☒ Copies to GMPD, DDS, DSEM,
P3, FM, FC

June 23rd 2021

SUBJECT: Public Hearing June 28th 2021
PROJ 20-085/1175 Pipeline Rd

Attn: City Clerk's Office

I **do not** support the amendment to the zoning bylaw.

Reasons:

- **construction disruptions** for the neighbourhood
- **the height of the building** (25 storeys) would be an eyesore with 3-storey townhouses on the north, east and south sides of this project
- this high density building with a commercial space will **increase traffic** on Pipeline Rd, an already very busy street
- **the commercial space** on the north-west corner of the building with the patio that can accommodate outdoor seating: **Pipeline Rd is a residential street**, not a commercial street like Pinetree Way
- **the patio**, adjoining the commercial space, with outdoor seating and the level 3 **outdoor lounge areas** on the south side of this tower could become **noise concerns** to this residential area, especially in the evening
- **nine non-market rental units** when a similar project of non-market rental units is underway 250 metres north of 1175 Pipeline Rd
- **overburden** of the existing infrastructure and nearby schools
- **obstruction of the existing view** for residents on the west side of Pipeline Rd

Thank you,

D. Marie Tremblay
803-1190 Pipeline Rd
Coquitlam

- ☒ Copies to Mayor & Council
- ☐ Tabled Item for Council Meeting
- ☐ Correspondence Item for Council Meeting
- ☒ For Information Only
- ☐ For Response Only _____
- ☒ Copies to GmPD, DDS, DSEM,
P3, FM, FC

Clerks Dept

Public Hearing – June 28, 2021
Item 3 – 1175 Pipeline Road

From: BRUCE IRVING <[REDACTED]>
Sent: Thursday, June 24, 2021 8:55 AM
To: Clerks Dept
Subject: PROJ 20-085

Categories: Public Hearing

To City of Coquitlam, Mayor & Council,

I am writing in response to a proposed Amendment at 1175 Pipeline Rd.

I disagree with the change in zoning;

It will be an impediment to the area, placing a huge stress on the neighbourhoods resident's:

- impact view sight lines
- reduce needed sunlight in fall/winter months
- removal of much needed trees
- increased vehicle traffic/congestion
- increased noise
- take away of natural beauty to an eyesore
- open the door for more of these Mega Developments in our neighbourhood
- there are already many planned for our neighbourhood
- currently 1 New Tower already under way 1 block west
- higher taxes

Please consider your residents views and do the right thing, by not giving in to developers who don't live in the area, only wishing to profit.

Possibly allow 5-6 storey max.

Please don't ruin a pristine area and by adding added pressure on an already over stressed neighbourhood.

Regards,

Bruce Irving

#802-1189 Eastwood St.

V3B 7N5

- ☒ Copies to Mayor & Council
- ☐ Tabled Item for Council Meeting
- ☐ Correspondence Item for Council Meeting
- ☒ For Information Only
- ☐ For Response Only
- ☒ Copies to CMFD, DDS, DSEM,
P3, FM, FC

Clerks Dept

Subject: FW: PROJ 20-085

From: Hiroaki Takahashi [REDACTED]
Sent: Thursday, June 24, 2021 8:54 AM
To: Clerks Dept <Clerks@coquitlam.ca>
Subject: PROJ 20-085

To whom it may concern,

This is Hiroaki and Atsuko Takahashi, the owners of the condo #312 1187 Pipeline road, Coquitlam.

We are writing this email regarding the proposal of the potential highrise construction next to the condo we own.

We are opposing the idea of the highrise construction for a number of reasons.

1. The construction noise will be ongoing for many months, if not years
2. Our condo will lose most of its direct sunlight due to the height of the new tower and may depreciate in value as a result.

We would have no problem if the building was limited to a 3-4 storey apartment or townhouse as the construction may not last as long and our unit will retain the natural sunlight..

We hope you'll please consider my input, and we look forward to hearing the final decision.

Thank you

Hiroaki and Atsuko Takahashi
[REDACTED]

#307-2960 Princess Cres. Coquitlam BC V3B7P2

- ☒ Copies to Mayor & Council
- ☐ Tabled Item for Council Meeting
- ☐ Correspondence Item for Council Meeting
- ☒ For Information Only
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P3, FM, FC

Clerks Dept

From: Wendy Isley [REDACTED]
Sent: Friday, June 25, 2021 11:12 AM
To: Clerks Dept
Subject: PROJ 20-085

Categories: Public Hearing

Dear Council,

Regarding the application for a change of zoning on Pipeline Road I wish to submit that I am against this.

Specifically I am against the proposed 25 storey tower. This is due to the fact that this area's population is already very dense and the traffic is quite busy. The overall noise level can be irritating. Adding more people, more cars and more noise in my opinion is not recommended. Even widening Pipeline Road will only increase the problem. Pipeline is also a major artery for emergency vehicles. Plus there is already a development being built on Westwood and Glen.

Lafarge Lake Park already has many many people using it and is extra busy on weekends; and when there is a special event, the added traffic and no available parking creates problems. Not to mention the very strong bright lights used with various sporting events, plus the noise these events generate. Then when people are leaving these events later in the evening you cannot sleep properly. I am already currently stressed with the noise and density in this area and I believe that we require more green space also than we have at this point, never mind adding more people. I am also taking into account the mental health of people who already live nearby.

If you lived in this area I know you would concur with me.

Sincerely,

Wendy Isley
702-1189 Eastwood Street
Coquitlam, B.C.
V3B 7N5

- ☒ Copies to Mayor & Council
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P3, FM, FC

Clerks Dept

**Public Hearing – June 28, 2021
Item 3 – 1175 Pipeline Road**

From: Wayne Scott [REDACTED]
Sent: Friday, June 25, 2021 1:01 PM
To: Clerks Dept
Subject: PROJ 20-085

Categories: Public Hearing

I am writing this email in response to the proposed Application for an Amendment to the Zoning Bylaw - 1175 Pipeline road. **I am opposed to this rezoning at 1175 Pipeline Road.**

I have lived in Coquitlam for over 30 years and own a condo at #1802 - 1190 Pipeline Road. Coquitlam continues to grow without improvement to the road and highway infrastructure in this area. The commute has become even longer in the past few years with the addition of many new towers.

I am not opposed to growth as it brings new opportunities to the area but road and highway infrastructure must improve before we add more towers otherwise we will have gridlock in our neighbourhood. The current Pipeline Road is not able to handle more traffic. With the new tower going up on the corner of Westwood and Glen there will also be increased traffic around Glen Elementary School which is also a concern of mine.

Ths Skytrain has been a great addition but people still need to be able to move around the community by bus and car. The current roads and highways are under strain.

I would like to see improvements to our road and highway infrastructure before new towers are approved for the area. So I am opposed at this time to the application at 1175 Pipeline Road.

Yours truly,

Wayne Scott
1802 - 1190 Pipeline Road
Coquitlam, B.C.
[REDACTED]

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Clerks Dept

Public Hearing – June 28, 2021
Item 3 – 1175 Pipeline Road

From: Gregory Pinder [REDACTED]
Sent: Saturday, June 26, 2021 10:25 PM
To: Clerks Dept
Subject: PROJ 20-085

Categories: Public Hearing

Hello,

I'm a resident of the strata property adjacent to this proposed development, and generally support the development. I do have a concern about all of the proposed trees being deciduous, as they drop leaves in the fall, increasing road drainage issues (and city expenses), plug our gutters, and increase landscaping fees if we end up with a lot of leaves on our property, etc.

Sincerely, Greg Pinder
1171 Pipeline Rd, Coquitlam, BC V3B 4R9



Virus-free. www.avg.com

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Clerks Dept

Public Hearing – June 28, 2021

Item 3 – 1175 Pipeline Road

From: Jason Thorne [REDACTED]
Sent: Sunday, June 27, 2021 8:25 PM
To: Clerks Dept
Subject: PROJ 20-085

- ☒ Copies to Mayor & Council
- ☐ Tabled Item for Council Meeting
- ☐ Correspondence Item for Council Meeting
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- ☒ Copies to GMPD, DDS, DSEM,
P3, FM, FC

Mayor and council
C/O City Clerk's Office

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

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

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

Third, parking for residents. 236 parking stalls for 202 units is not enough and it is disappointing that the city would consider lowering this figure further "should future policy allow for further parking reductions". I can tell you that 1167 & 1171 Pipeline has a combined total of 75 residential parking stalls for 54 units. Each unit comes with a stall and the additional stalls are rented out by the strata. Currently for 1167 & 1171 Pipeline there is a waiting list for when stalls become available to rent and there are residents that park on the street. Seeing that there is less than a stall per unit for the rental units (both market and non-market) and less

than 20 additional stalls for 136 condominium units when we have 21 additional stalls for 54 units that are all occupied, this is going to lead to more people parking on the street, especially renters since there are not enough stalls for all the units. SkyTrain has not reduced car ownership where I live, in fact, when I moved here over 10 years ago there were spots available to rent and only in the last couple of years have the additional spots been fully occupied and a waiting list started. The problem is more to do with the minimum requirements for parking stalls that the city enforces than the developer proposing, as the project meets the minimum, but after a building is built you can't add underground parking later. Also, developments and buildings that charge separate for parking stalls lead to a false determination that the amount of parking provided is not required, as many people can barely afford to buy a new home or rent one and will forgo the additional expense of a parking stall, then try to make do without a parking stall while still owning a car.

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

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

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

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

Lastly, I will conclude with a few of the things I do like. I like the aesthetics of the building, the abundance of space for bicycles (please maintain this), including a rack at street level, the inclusion of market and non-market

rental components, and the fact that it will include EV parking stalls, amongst other features. As I said in the beginning, I am in favour over-all, but needed to address some points that I feel should be improved.

Regards,

Jason Thorne

107-1171 Pipeline Rd.

Coquitlam, BC

Clerks Dept

From: Yogi [REDACTED]
Sent: Sunday, June 27, 2021 3:57 PM
To: Clerks Dept
Subject: PROJ 20-085

Categories: Public Hearing

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- ☒ Copies to GMPD, DDS, DSEM,
P3, FM, FC

To Whom it may concern,

As a life-long resident of Coquitlam, the excellerated growth of our city is disturbing, particularly the density in city center. There is no necessity for the OCP to bleed through the boundaries past Westwood and destroy rental housing, displacing residents and adding more traffic, more construction, overwhelming the fire and police, adding danger to Glen Elementary students and ruining the existing neighborhood. There is already numerous towers planned for city center without encroaching on this residential area...and don't get me started on the proposed 4 lane highway that Pipeline Road will paved into. I have had enough "progress". I don't want to live in a high density Metrotown or Brentwood. My condo is up for sale, and I am moving farther out of the city. I understand the density around Skytrain, but there has to be a limit. The other high rises in the area are less than 25 stores...too high! It boils down to money and greed and screw the average, working-class person. I thought Coquitlam was better than this!!

Lee Bond
#308-1190 Pipeline Road
Coquitlam V3B 7T9
50- plus years resident

On Sun., May 30, 2021, 7:33 a.m. City of Coquitlam, <admin@myopinionsmatter.ca> wrote:



Make sur
on matt

Hello Lee Bond,

You are invited to share your feedback on City services and priorities through the annual Citizen Satisfaction Survey underway from now until mid-June.

Led by Ipsos, a global leader in market research, Coquitlam's annual, statistically-valid Citizen Satisfaction survey, provides valuable information that helps guide corporate planning processes at the City including budgeting, strategic planning, and business planning. Survey questions cover a variety of topics including level of satisfaction with City services, important community issues, and questions around quality of life.

There are two key ways to participate:

Telephone Survey - Some Coquitlam residents will be receiving phone calls from Ipsos asking them to answer a series of questions.

Online Survey - This year, for the first time, any interested member of the public can complete an online version of the survey at <https://ipsossurvey.ca/coquitlam>.

For information on the most recent survey results, visit www.coquitlam.ca/citizensatisfaction. (Due to COVID-19 no survey was done in 2020.)

TAKE SURVEY NOW

If the link above does not work please copy and paste this link into your web browser bar: www.coquitlam.ca/citizensatisfaction

Thank you for providing your insights.

Sincerely,

Viewpoint Team
City of Coquitlam

To unsubscribe: You have received this email as part of an online survey. If you wish to unsubscribe from this list please click [here](#).

Clerks Dept

From: 冯善宇 [REDACTED]
Sent: Sunday, June 27, 2021 11:14 PM
To: Clerks Dept
Subject: PROJ 20-085

Dear City Council Members,

We are the residences and owners of a condo unit at 1199 Eastwood Street (Unit 2102), Coquitlam: Shan Yu Fung and Hong Yang.

Recently, we received a mail regarding the application request of re-zoning of 1175 Pipeline Road from RM-2 Three Storey Medium Density Apartment Residential to Comprehensive Development Zone-25 (CD-25). This would facilitate the construction of a 25-storey residential tower.

As the residences of the lovely neighborhood, we strongly **"DISAGREE"** this application request.

We have owned our current condo unit and have been living in this neighborhood since July 2011. It has always been our pleasure living in this neighborhood. The reasons why we do not agree with such a request are as follows:

1. A 25-storey building will directly block our scenic view at the southeast direction, including lower mainland, bridges, and Mount Baker. The wonderful view from our unit (balcony, living room and all bedrooms) was the primary concern when we decided to own this unit and to live here. It is such a wonderful view that fulfills our living happiness. Without it, we would feel a big loss in our living quality.
2. Because of the blocking of the nice view, the value of our condo unit would significantly drop, which would also be a big loss in our economic status.
3. The change to high density living zone would impact on the living quality in the neighborhood as well, such as bad traffic condition, less education opportunity and quality, increased environmental load, and possibly decreased community safety.

We are glad that the City Council holds this public hearing prior to making any changes so that we will have chance to make our voice heard and considered. We also think that the city council should have a thoughtful plan for such a big change in the living neighborhood. The development company should also consider all people's thoughts in the neighborhood. Nevertheless, we would very appreciate it if the City Council can re-consider this application.

Thank you!

Best regards,

Shan Yu and Hong

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P3, FM, FC

Clerks Dept

Public Hearing – June 28, 2021
Item 3 – 1175 Pipeline Road

From: Andrea Valdiri [REDACTED]
Sent: Monday, June 28, 2021 7:23 AM
To: Clerks Dept
Subject: PROJ 20-085

To whom it may concern

I'm a resident of the strata property adjacent to this proposed development, and generally support the development. I do have a concern about

1. **Trees and landscaping.** The proposed trees are all deciduous trees; they not only plug storm drains and gutters but also will increase landscape maintenance costs for my strata.
2. **Parking during construction.** On-street parking is limited, we are located in front of a school zone and during peak hours parents need to drop off and pick up children if they do not find parking spaces. It might affect the safety of pedestrians as I have seen people hunting for parking spots before and after school, it is not fun or safe for anyone.
3. **Residential parking.** 236 parking stalls for 202 units! It is not reasonable. Most households are composed of working people who need to commute to work on a daily basis, $202 \times 2 = 404$ where the remaining 168 parking spots are? Also, EV parking stalls should be increased and accessible for all citizens.
4. **The nearby water features** lack of utility and the fact that they take up space that could be used for something else.
5. **Walking paths.** I hope that the 2 walking paths located at the north and south of the current building will not disappear under a private property sign.

--
- Andrea Valdiri

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P3, FM, FC

June 27 2021
1196 Pipeline Rd.

To Members of Coquitlam Council —

Re: Application for an Amendment to the
Rezoning Bylaw — 1175 Pipeline Rd.

We strongly oppose this amendment for
the following reasons:

1. Traffic is already congested (and a speed hazard) along Pipeline Rd.
2. There is a serious concern about the safety of the students of Glen Elem. because of the increased traffic generated by this large complex.
3. This will negatively impact parking along Pipeline & Glen, which is at a premium now.
4. Low rise complexes in this area seem to be in good repair, so why tear them down?
5. What arrangements have been made for the current residents? Some are concerned about being potentially homeless.

Ilona Cherle & Walter Watt

Clerks Dept

From: Paola Louzada [REDACTED]
Sent: Monday, June 28, 2021 9:30 AM
To: Clerks Dept
Subject: PROJ 20-085

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☐ Tabled Item for Council Meeting
☐ Correspondence Item for Council Meeting
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Hello,

I received the letter in regards to the rezoning application at 1175 Pipeline Road and would like to provide some feedback and points of consideration for the upcoming hearing. As a resident at 1190 Pipeline Road (the building across from the proposed new high rise), these are some of the concerns I have regarding the application and its potential impact:

- **Noise:** this is a highly populated area, with lots of young families and elderly people. The proposed project would incur a huge increase in construction noise for many years, which would be extremely disrupting and detrimental to the livelihood of everyone around it. Additionally, a lot of people now are working from home as we settle into the new normal and a big construction site would deeply impact the ability to productively work from home.
- **Dust and debris:** neighbours of the site would have to live and deal with excessive dust and potential debris that could impact their health.
- **Increase in traffic and disruption of traffic:** the introduction of a high rise in this area would also have a big impact in traffic flow from residents but also traffic disruption during the construction. We have already seen an increase in traffic due to other constructions in the area and are expecting it to get worse with the big project that will take place starting 2022 also on Pipeline Road just off Guildford Street. Having both projects would cause a huge disruption and inconvenience for all of the current residents in the neighbourhood.
- **Big increase in demand for services:** Coquitlam has become a desirable place for families and we've seen a big influx of that demographics into the area, which has put a strain in the resources available such a daycares, schools and playgrounds. The city is not developing in the same pace as the population growth so residents are being left struggling to deal with underdeveloped resources to meet the increasing needs of families. The addition of another high rise would put even more strain on the existing situation.
- **Devaluation of property:** as someone living across from the proposed site, we can expect a devaluation in our property during and after construction as it would be blocking our view, which is one of the valuable points of the property.
- **It will overcast and shadow a big house residential area:** most of the surrounding area is occupied by houses or low rises. The introduction of a high rise would cast a big shadow and blockage to its neighbours. This is less than ideal given that a lot of the residents have moved here many years ago or have recently moved due to it feeling a lot more residential and friendly and not just simply an area full of high rises, trying to fit as many people possible in a space to capitalize on the city growth.
- **Aesthetically mismatched with the surrounding buildings:** as mentioned most buildings around the site are houses or low rises, this building would stick out and make the area look awkward with one big building. We have seen similar situations in other cities and it looks awful and displeasing. It would also devalue the property of others around it.

I hope these points are considered as I have spoken to many residents in my building and they have very similar concerns. I'm not sure how many of them will actually write in since the majority of them are elderly, so I wanted to make sure their voices were heard as well. I understand Coquitlam has big growth plans and have seen some proposed designs, but I also think we need to protect residential, low populated areas as these add a lot of character to the city and is a big attractive to those looking to move away from big centers such as Vancouver, Burnaby, etc.

Thank you for your time,

Paola Louzada

Clerks Dept

From: Merrill, Andrew
Sent: Monday, June 28, 2021 3:23 PM
To: [REDACTED]
Cc: Denney, Jeff; Clerks Dept
Subject: RE: PROJ 20-085

Categories: Public Hearing

Good afternoon Mr. Jewell,

Thank you for your email on the proposed new apartment building at 1175 Pipeline Road.

Last fall City Council adopted the new City Centre Area Plan which renews the vision for City Centre as the downtown and 'heart' of Coquitlam and northeast region by building on the concept of transit-oriented development, recognizing the importance of economic and cultural vibrancy, and affirming the area's history as a family-friendly community. The plan was prepared following two years of community consultation and engagement.

In the new plan the east side of Pipeline Road from Lincoln to Guildford is designated for high-density apartment development, with a maximum height of 25-storeys. The proposal at 1175 Pipeline is compliant with the new plan.

In terms of development timing, the city does not control when a property owner decides to redevelop their property provided they are following the City Centre Area Plan. Staff are working with a number of property owners throughout City Centre on their development proposals, they are just not as advanced as 1175 Pipeline.

The site currently has 35 rental units, the project is proposing 136 condominium units, 57 market rental units, and 9 non-market rental units which will be operated by a non-profit housing provider. Should the project come to fruition it will significantly increase the amount of housing and rental on the site.

In terms of the current rental tenants, the developer is expected to follow the City's Tenant Assistance Policy and provide both relocation options and financial assistance to help people move.

Best regards,

Andrew Merrill, RPP, MCIP | Director Development Services
T: 604.927.3416 | coquitlam.ca

From: [REDACTED]
Sent: Monday, June 28, 2021 9:32 AM
To: Clerks Dept <Clerks@coquitlam.ca>
Subject: PROJ 20-085

Dear mayor & Council,
I am writing to object to the above noted project at 1175 Pipeline Road, Coquitlam, B.C.

My first concern is that we are expanding the area for high density, before several in fills should be done.

When we moved here the "Centre was to be Johnson street East to Westwood and Guildford south to Loughheed Hwy"

There are multiple lots not developed, some with dilapidated and non- occupied houses on Glen Drive and Westwood street.

I do not see the need to expand the borders of the Town Centre at this time.

There are also major plans with several high rise, high density planned for the shopping Centre area.

I also have grave concern with regard to the rental units and those resident being displaced. Even though you have plans for Market rental and Affordable rentals, they are limited. Given the current market, where will they live in the interim?

How high will the market rent be verse the new rentals?

I think we need to insure a greater amount of rentals and affordable rentals are in the market before you dispose of current stock.

This also creates a precedent for many buildings to the North on East Pipeline, of which one is affordable senior and other rental units.

Although I am told you do not buy a view, when we bought, the upper floors were higher priced. Does the developer confirm that the 2nd floor will be the same price per square foot as the 25th floor? Will he confirm units facing East will be the same as facing West? Will some of the rentals be on the upper floors and facing East also?

Please turn down this by-law amendment and focus on the continued development of Town Centre and more rental and affordable housing.

Regards
Philip Jewell
1190 Pipeline Road'
Coquitlam, B.C.

Clerks Dept

From: Sheri Lahaie [REDACTED]
Sent: Monday, June 28, 2021 9:03 AM
To: Clerks Dept
Subject: PROJ 20-085
Categories: Public Hearing

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P3, FM, FC

Hi All

I am writing in regards to Public Hearing Item #3 (1175 Pipeline Rd.). I live at 1171 Pipeline Road, which is the adjacent building to the south I am writing as an individual owner. While I am over-all in favour of the proposal moving forward, I do have a few concerns about it.

First, the trees and landscaping the proposal of Deciduous trees only offer coverage for about half the year, and while offering more colour than coniferous trees, the leaves end up becoming a concern in autumn when they end up plugging storm drains and gutters, which is already a problem on our property, and leads to increased landscape maintenance costs as they need to be picked up in addition to contributing to noise and emission issues with leaf blowers. The property line between 1175 and 1171 would be ideal to have both evergreen hedging, as proposed on the northern property line, and coniferous trees to offer more privacy between the two properties throughout the entire year, especially with the pedestrian walkway and townhouse units located there. The privacy issue does directly affect me, as my unit is on that side of our building at 1171

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

Thank you for taking the time read my concerns, in general I am in favor of the new building going up beside us.

thanks,
Sheri Lahaie

Clerks Dept

From: Joanna Ong [REDACTED]
Sent: Monday, June 28, 2021 10:10 AM
To: Clerks Dept; Mayor & Council
Cc: Glenwood Manager
Subject: re: PROJ 20-085
Attachments: 2021-06-25-City of Coquitlam-Feedback on Proposed Redevelopment Project-NW3425.pdf

Importance: High

Good Morning

I am writing on behalf of the Strata Manger, Cyrille Stoelzaed, and Council of Strata Corporation NW 3425 "Glenwood Place" located at 1167 & 1171 Pipeline Road, Coquitlam, B.C., V3B 4R9.

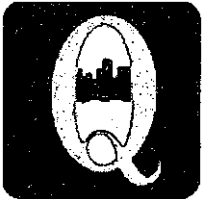
Please also be advised that the Strata Council is bcc'd and the Strata Manger is cc'd on this email as their approval for submitting this letter.

Please find enclosed a letter written on behalf of Council to the City of Coquitlam regarding Project 20-085 which is the redevelopment located at 1175 Pipeline Road, Coquitlam, B.C., V3B 4R9 for your record.

The Council at Strata Corporation of NW 3425 is in full support for the City to proceed with the redevelopment of this project.

Thank you for your time and for accepting this letter for your record.

Kind Regards,



Joanna Ong
Director of Administration - Langley
Quay Pacific Property Management Ltd.
604-371-2208 extension 231 | www.quaypacific.com
#206 – 9440 202nd Street, Langley, BC, V1M 4A6
Strata Management ♦ Rentals ♦ Real Estate Sales

This email is confidential and/or legally privileged. The information is intended only for the use of the individual or company named in the email. If you are not the intended recipient, please delete this message immediately and destroy any printed copies that may exist.

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GLENWOOD

Strata Corporation NW 3425
1167 & 1171 Pipeline Road, Coquitlam, B.C. V3B 4R9

June 25, 2021

City of Coquitlam
Attention: Mayor and City Council
300 Guildford Way
Coquitlam, BC V3B 7N2

E-Mail: mayor_council@coquitlam.ca

Dear Owner/Resident(s):

RE: STRATA NW3425, GLENWOOD
1167 & 1171 PIPELINE ROAD, COQUITLAM, BC V3B 4R9
FEEDBACK ON PROPOSED REDEVELOPMENT PROJECT

We write at the direction of the Strata Corporation of Strata Plan NW 3425 Glenwood located at 1167 and 1171 Pipeline Road, Coquitlam and with regards to the newly proposed redevelopment project in the neighbourhood.

Specially the proposed redevelopment located at 1175 Pipeline Road, Coquitlam, B.C. which if approved, the application would facilitate the construction of a 25-storey residential tower with a total of 136 condo units (37 one-bedrooms, 86 two-bedrooms, 13 three-bedrooms), 57 market rental units (4 studios, 20 one-bedrooms, 10 one bedroom and dens, 15 two-bedrooms, and 8 three-bedrooms), 9 non-market rental units (4 studios, 3 one-bedrooms, 1 two bedroom and 1 three-bedroom), and one Commercial Retail Unit.

The Glenwood Strata Council is fully supporting this redevelopment and believe that placing a high density building in the neighbourhood will benefit the current housing situation in Coquitlam.

If you have any further questions, please contact the undersigned.

Yours Truly,



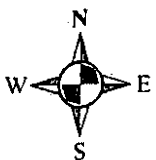
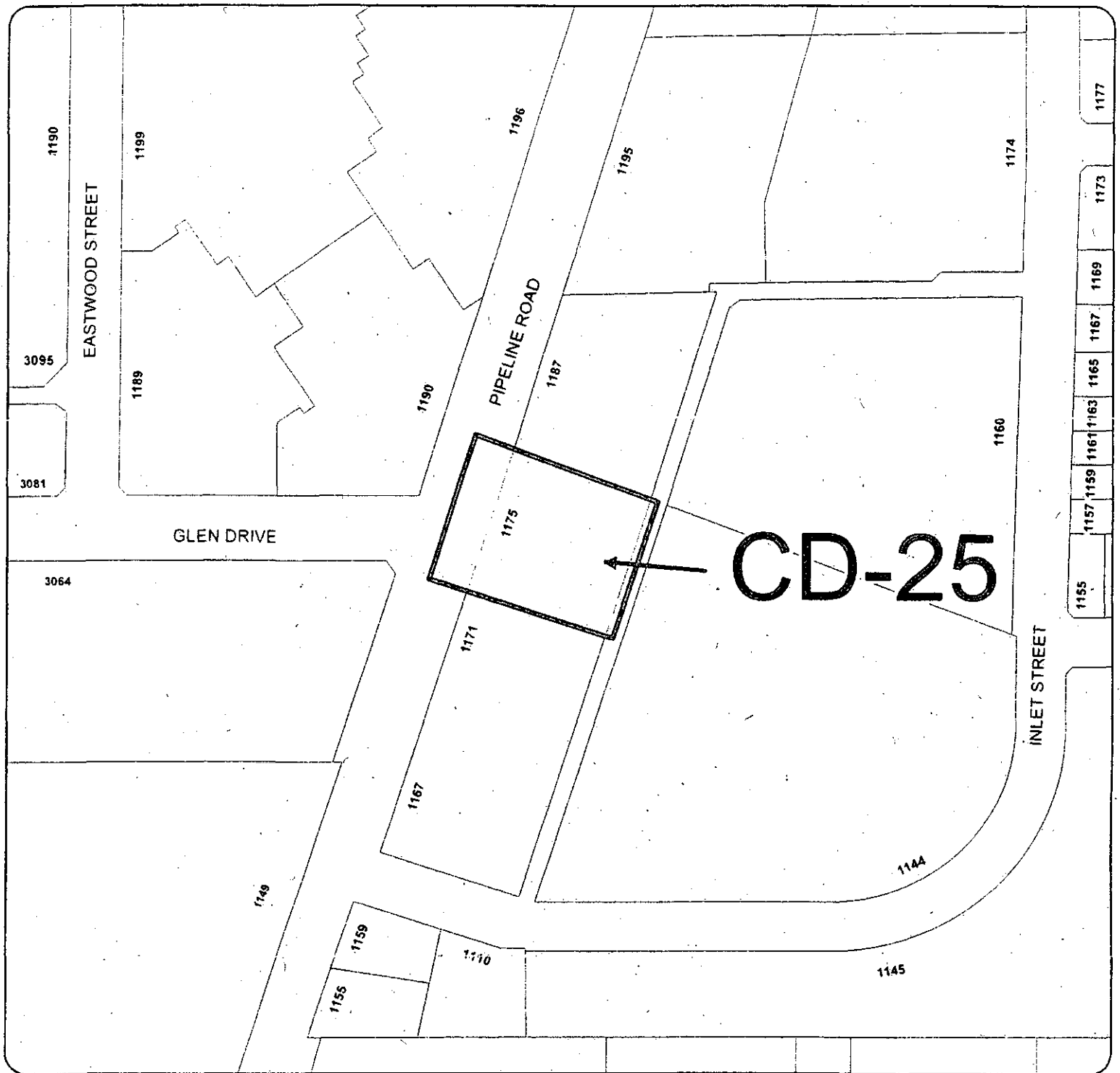
Cyrille Staelzaed, Strata Agent
Quay Pacific Property Management
#206 – 9440 202 Street Langley, BC V1M 4A6
Bus: 604-371-2208 | Fax: 604-371-2207
manager.glenwood@quaypacific.com
cc: Strata Council



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Please note letter on back of this page



SCHEDULE 'A' TO CD-25 COMPREHENSIVE DEVELOPMENT ZONE - 25

0 15 30 60 Metres

Coquitlam

Clerks Dept.

Public Hearing – June 28, 2021
Item 3 – 1175 Pipeline Road

From: Emmett Flood [REDACTED]
Sent: Monday, June 28, 2021 11:42 AM
To: Clerks Dept
Subject: PROJ 20-085

Categories: Public Hearing

This email is expressing objection to the proposed monolith construction application for an amendment to the zoning bylaw – 1175 Pipeline Rd.)

Medium density is a sensible approach to a holistic version of Coquitlam where views are simply not all towers. Coquitlam development must be balanced last we end up in a Blade Runner future forgotten mega mess where the proliferation of high-rises dominate the cityscape. Where does it end?

I speak here in self interest. Much of my southern view will be blotted out with this potential neglect of proper city stewardship planning; hence I register a strong no.

Thank you for your time.

Sincerely,
Emmett Flood
307-1190 Pipeline Rd
Coquitlam

- ☒ Copies to Mayor & Council
- ☐ Tabled Item for Council Meeting
- ☐ Correspondence Item for Council Meeting
- ☒ For Information Only
- ☐ For Response Only
- ☒ Copies to GMPD, DDS, DSEM,
P3, FM, FC

Clerks Dept

To: Clerks Dept
Subject: RE: PROJ 20-085

[REDACTED]
Sent: Wednesday, June 23, 2021 12:18 AM
To: Clerks Dept <Clerks@coquitlam.ca>
Subject: PROJ 20-085

Dear Mayor Stewart and council members,

I am writing to express my concerns over the lack of affordable housing in our City. If passed, the proposed amendment to the zoning bylaw for 1175 Pipeline Road will be forcing many families out of their homes leaving them scrambling to find housing they can afford.

This zone has a very diverse population housing numerous families, many who are either refugees or new immigrants. The present zoning lets these families and other lower income families, have a home that is within walking distance to schools, public transit and many other Coquitlam amenities. Coquitlam's subsidized and affordable housing market has been diminishing over recent times with many of the developers building units that are unaffordable to lower income families.

The council should take into consideration that even rental/ownership agreements such as the co-ops in the City Centre area are now under threat of massive rent increases or evictions since the government's subsidies have come to an end. Many of these homes have fallen into disrepair and require major renovations, however they are more likely to be torn down and replaced with a much larger market value development..

Two co-ops in the City Centre area, the Tri Branch and the Garden Court, were built on private land purchased by the International Union of Operating Engineers Pension Fund. The Pension Fund is already in talks with Concert properties reviewing a preliminary redevelopment plan. Nearly 300 families live in these co-ops. Where will they go?

It is fortunate that the Hoy Creek Co-op owns its land and plans to rebuild, but will the new cost of living there permit the dislocated families to return?

If this rezoning application is approved, where will these families go? Where can they afford to go? Families need stability, children need continuity. Please let them stay in their homes at Rivers Inlet.

Coquitlam City Centre is a wonderful place to live and raise a family, I think it should remain made affordable to all income levels. Please vote "no" to this proposed rezoning application.

Regards

KM
1190 Pipeline Road