

PUBLIC HEARING
Monday, September 28, 2020

A Public Hearing convened on Monday, September 28, 2020 at 7:07 p.m. in the Council Chambers, City Hall, 3000 Guildford Way, Coquitlam, B.C. with the following persons present:

Council Members Present:

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

Staff Present:

- Peter Steblin, City Manager
- Raul Allueva, Deputy City Manager
- Jaime Boan, General Manager Engineering and Public Works
- Michelle Hunt, General Manager Finance, Lands and Police
- Don Luymes, General Manager Parks, Recreation, Culture and Facilities
- Jim McIntyre, General Manager Planning and Development
- Andrew Merrill, Director Development Services
- Genevieve Bucher, Manager Community Planning
- Curtis Scott, Acting Manager Economic Development
- Robert Cooke, Development Services Engineering Manager
- Jeff Denney, Major Project Planner
- Natasha Lock, Planner 2
- Kerry Thompson, Planner 2
- Carman Yeung, Planner 2
- Sean O'Melinn, Business Services and Licensing Manager
- Kate Nasato, Legislative Services Clerk

REPORT OF DIRECTOR DEVELOPMENT SERVICES

The Director Development Services submitted a written brief to the Public Hearing dated September 23, 2020, a copy of which is attached to and forms a part of these minutes.

ADVERTISING OF PUBLIC HEARING

The Public Hearing was advertised in the Tri-City News on the following dates: Thursday, September 17, 2020 and Thursday, September 24, 2020.

OPENING REMARKS

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

ITEM #1 **Reference: PROJ 20-022**
Bylaw No. 5056, 2020
Addresses: 3100 Ozada Avenue

The intent of **Bylaw No. 5056, 2020** is to amend City of Coquitlam Zoning Bylaw No. 3000, 1996 to rezone the subject property outlined in black on the map marked Schedule 'A' to CD-22 Zone from RM-2 Three-Storey Medium Density Apartment Residential to CD-22 Comprehensive Development Zone – 22.

If approved, the application would facilitate the development of a six-storey apartment building containing 164 non-market rental units with an underground parkade.

The Planner 3 provided an overview of the following:

- Zoning and Land Use Designation
- Proposal
- Recommendation

Stephen Bennett, CEO, Affordable Housing Societies (AHS), 1848 Commercial Drive, Vancouver, appeared before Council and provided an onscreen presentation entitled "3100 Ozada Avenue – Pinetree Court" with slides titled as follows:

- About AHS
- Our Neighbourhood Context
- Proposal Overview
- Commitment to our Tenants
- Site Plan
- Loading and Circulation
- Proposal Renderings
- Thank you

Graeme Davies, 1849 Harbour Drive, appeared before Council in support of the proposed development. He expressed support for the location of the proposed development and its proximity to Town Centre Park and stated the importance of affordable housing to the community. He provided information relating to the mandate and work of the AHS.

Harold Forrester, 1199 Inlet Street, appeared before Council to express concerns relating to the height of the proposed development, the shadow it may cast on

surrounding properties, the impact that the proposed development may have on traffic, the availability of parking in the area, and the character of the neighbourhood.

Andrei Kartouchine, 52 – 3190 Tahsis Avenue, appeared before Council to express support for the proposed development and the development of affordable housing. He provided information relating to his experience living in the non-market rental building that is currently located on this site and the support that the AHS has offered to the existing tenants of this building.

Hakary Amin, 14 – 19013 Ford Road, Pitt Meadows, appeared before Council to express support for the proposed development. She provided information relating to her experiences living in the non-market rental building that is currently located on this site and the support that AHS has provided her family. She expressed support for the development of affordable housing in the City and stated the importance of this type of housing to the community.

Antonius Gunawan, 724 Morrison Avenue, appeared before Council to express support for the proposed development.

Rob Bottos, 112 – 1177 Howie Avenue, appeared before Council to express support for the proposed development. He provided information relating to the communications that he has had with the applicant relating to the proposed development. He expressed support for the proposed tenant relocation plan and the development of additional affordable housing on this site. He stated the desire for further development of affordable housing in the City.

Councillor Asmundson left the meeting at this time (7:45 p.m.) and returned at 7:46 p.m.

Nathan Johnson, 1174 Inlet Street, appeared before Council to express opposition to the proposed development. He expressed concerns relating to the proposed wood frame construction of the building and expressed the desire for the building to be constructed out of different materials.

Rob Bottos, 112 – 1177 Howie Avenue, appeared again before Council to clarify that the units offered in the proposed development will be below-market rental units and that current tenants will have the right of first refusal on the new units.

Stephen Bennett, CEO, Affordable Housing Societies, 1848 Commercial Drive, Vancouver, appeared again before Council to provide clarification regarding the affordable housing units in the proposed development.

Andrei Kartouchine, 52 – 3190 Tahsis Avenue, appeared again before Council to enquire as to the timeline of the construction of the proposed development.

Jeff Marin, Vice President, VanMar Constructors appeared before Council to provide information relating to the timeline of the construction of the proposed development.

Discussion ensued relative to the following:

- The importance of affordable housing and need for affordable housing units in the City
- The impact that the proposed development may have on the traffic and parking in the neighbourhood

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

1. Email from Andrew Adams, received September 12, 2020;
2. Email from Nicola Spurling, 210 – 1045 Howie Avenue, received September 14, 2020;
3. Email from Rob Bottos, 112 – 1177 Howie Avenue, received September 14, 2020;
4. Email from Sarah Payne, 3357 Watkins Avenue, received September 14, 2020;
5. Email from Sandy Budd, 11904 Poplar Drive, Pitt Meadows, received September 15, 2020;
6. Email from Nathan Johnson, 1174 Inlet Street, received September 20, 2020;
7. Email from Roger and Mavis Nonis, 236 – 3098 Guildford Way, received September 21, 2020;
8. Email from Mike Kasuya, received September 22, 2020;
9. Email from Leanne Poon, Executive Director, Douglas College Foundation, received September 23, 2020;
10. Letter from Hilton F. Poidevin, 2001 – 1196 Pipeline Road, received September 23, 2020;
11. Letter from Rosemarie Poisdevin, 2001 – 1196 Pipeline Road, received September 23, 2020;
12. Email from Sarah Batara, received September 24, 2020;
13. Email from Bev Waldron, 1196 Pipeline Road, received September 24, 2020;
14. Letter from Sharon Hayes, received September 25, 2020;
15. Email from Thomas Wu, Metro Vancouver, received September 25, 2020;
16. Email from Jef Keighley and Jill Wight, 338-3098 Guildford Way, received September 25, 2020;
17. Email from Hansen William, received September 25, 2020;

18. Presentation from Affordable Housing Society, received September 25, 2020;
19. Email from Geneva Flesher, Port Coquitlam, received September 25, 2020;
20. Letter from Christina Gower, 3327 Edinburgh St, Port Coquitlam, received September 28, 2020;
21. Email from Diane Watts, 1402 – 1196 Pipeline Road, received September 28, 2020;
22. Letter from Paul Chiu, Lead Pastor, Westwood Alliance Church, received September 28, 2020;
23. Email from Frank Watts, 1402 - 1196 Pipeline Road, received September 28, 2020;
24. Email from Sara Iwaasa, received September 28, 2020;
25. Email from Greg Garrison, received September 28, 2020;
26. Email from Sylvain Celaire, Director of Business Development, Modo, 200 – 470 Granville Street, Vancouver, received September 28, 2020;
27. Email from Antonius Gunawan, received September 28, 2020; and
28. Email from Heidi Maddrell, Charter Hill, received September 28, 2020.

There were no further representations to this item.

ITEM #2

Reference: PROJ 18-086

Bylaw Nos. 5060 and 5061, 2020

Addresses: 602/604/606/608, 612 and 618/620 Clarke Road, 605 and 625 Como Lake Avenue and 620 Lea Avenue

The intent of **Bylaw No. 5060, 2020** is to amend City of Coquitlam Citywide Official Community Plan Bylaw No. 3479, 2001 to revise the land use designation of portions of the subject properties outlined in black on the map marked Schedule “A” to Bylaw No. 5060, 2020 from High Density Apartment Residential to Transit Village Commercial.

The intent of **Bylaw No. 5061, 2020** is to amend City of Coquitlam Zoning Bylaw No. 3000, 1996 to rezone the properties outlined in black on the map marked Schedule ‘B’ to CD-20 Zone from RT-1 Infill Residential, C-2 General Commercial and RM-2 Three Storey Medium Density Apartment Residential to CD-20 Comprehensive Development Zone – 20.

If approved, the application would modify the boundary between the mixed-use and residential land use designations of the site in order to align the land use boundaries with the proposed future lot lines. It would also facilitate a phased development consisting of two market condominium towers (40-storeys containing 364 units and 33-storeys containing 299 units) over a commercial

podium and a 5-storey non-market rental building containing 47 units in the first phase. The second phase currently proposes (all estimates are approximate at this time) one 27-storey market condominium tower containing 213 units and one 30-storey market rental tower containing 280 units.

The Major Project Planner provided an overview of the following:

- Zoning and Land Use Designation
- Proposal
- Recommendation

In a response to a question from a member of Council, the Business Services and Licensing Manager provided clarification regarding the addresses of the proposed development.

Gwyn Vose, IBI Group, Suite 700 – 1285 West Pender Street, Vancouver and Richard White, Intergulf, 880 – 700 West Georgia Street, Vancouver, appeared before Council to provide an overview of the proposed development. They provided an onscreen presentation entitled “Clarke and Como” with slides titled as follows:

- View From Clarke Road and Como Lake Avenue
- Heights and Setbacks
- Transportation Strategies
- Open Space Strategy
- Neighbourhood Retail
- Day Care
- Indoor Amenities
- Outdoor Amenities
- Public Plazas
- Affordable Rental
- Rental and Condominium Housing
- Shadow Study

Ken Fraser, Executive Director, VRS Communities, appeared before Council to provide information relating to the provision of non-market rental units in the proposed development and the role and mandate of VRS Communities.

In response to a question from a member of Council, Ken Fraser, Executive Director, VRS Communities, provided information relating to the proposed ownership and operation of the non-market rental building.

Olivia Chan, 807 – 1415 Parkway Boulevard, appeared before Council to express concerns regarding the shadow that the development may cast on properties in surrounding area and the impact that proposed development may have on traffic in the neighbourhood. She expressed further concerns regarding the

length of the construction process and the impact that this may have on the residents of this area.

In response to a question from a member of Council, Olivia Chan provided information relating to whether there has been discussion regarding the possible future development of the property at 630 Clarke Road.

Kyle Brandstaetter, Bunt and Associates, 1550 West Pender, Vancouver, appeared before Council to provide information relating to the traffic and parking planning for the proposed development.

Joseph Petrucha, 620 Lea Avenue, appeared before Council to express concerns regarding the proposed development. He expressed the desire for the future development of this area to be focused on former commercial lots before the development of lots containing existing tenants. He expressed concerns regarding the displacement of residents from the existing buildings, the affordability of the units in the proposed development, and stated the desire for the existing tenants to be offered units in the proposed development at their current rental rate plus inflation.

Discussion ensued relative to the Burquitlam Lougheed Neighbourhood Plan (BLNP) and the development process.

Renat Kamalov, 620 Lea Avenue, appeared before Council to express concerns relating to the maintenance of the current site. He expressed further concerns regarding the displacement of the current residents of these buildings and stated that many residents have already moved without the support of a tenant relocation package. He concluded by enquiring as to how the City can ensure that these proposed non-market rental units are developed.

In response to a question from a member of Council, the General Manager Planning and Development provided information relating to the proposed Housing Agreement and the enforceability of the development of the non-market rental units.

The Director Development Services provided further information relating to the agreements that will be in place to ensure that the non-market units are developed.

Discussion ensued relative to the following:

- The City's policies relating to site maintenance
- The desire for the applicant to commit to maintaining the site
- Clarification regarding when the applicant's tenant relocation/compensation package comes into effect

The General Manager Planning and Development provided information relating to the Good Neighbour Development Policy and enforcement of this policy. Richard White, Intergulf, 880 – 700 West Georgia Street, Vancouver, appeared again before Council to provide information relating to the tenant relocation/compensation package and when it comes into effect.

Discussion ensued relative to concerns regarding the proposed tenant relocation/compensation package.

In response to a question from a member of Council, the Director Development Services provided information relating to the City's expectations relating to tenant relocation/compensation strategies and the date that they should take effect.

Discussion ensued relative to the desire for the applicant to compensate former tenants who left as a result of the pending redevelopment of this site.

Rob Bottos, 112 – 1177 Howie Avenue, appeared before Council to express concerns regarding the tenants who have moved as a result of the proposed redevelopment of the site without the benefits of a tenant relocation/compensation package.

Discussion ensued relative to the understanding that tenant relocation/compensation strategies are regulated at both the provincial and municipal level.

Renat Kamalov, 620 Lea Avenue, appeared again before Council to provide information relating to the management and maintenance of 620 Lea Avenue since the beginning of the development process.

In response to a question from a member of Council, the General Manager Planning and Development provided information relating to options that Council has to ensure that the applicant revisits their tenant relocation/compensation strategy.

In response to a question from a member of Council, Richard White, Intergulf, 880 – 700 West Georgia Street, Vancouver, appeared again before Council to provide information relating to when information regarding the proposed development was communicated to tenants and whether these tenants are aware that a tenant relocation/compensation package may be available to them. He expressed concern that the City's expectations relating to tenant relocation/compensation strategies may not be clear.

The Director Development Services provided information relating to the requirements of the Housing Affordability Strategy with respect to tenant relocation/compensation strategies. He noted the City's expectations in relation to these strategies.

In response to a question from a member of Council, Richard White, Intergulf, 880 – 700 West Georgia Street, Vancouver, appeared again before Council to provide information relating to whether the existing tenants are aware of the date that the proposed tenant relocation/compensation package may be available to them, stated that he was not aware of any enquiries from tenants regarding the package, and stated that no compensation has been issued for any tenants to date.

Discussion ensued relative to the following:

- Previous development projects that have proposed tenant relocation/compensation packages that do not meet City expectations
- Options that Council has to ensure that the applicant revisits their tenant relocation/compensation strategy
- The desire for tenants to be treated fairly
- The desire to review the City's policies relating to tenant relocation and compensation in order to ensure their clarity

The General Manager Planning and Development provided further information relating to the City's expectations relating to tenant relocation/compensation strategies and the communications between staff and the applicant regarding the applicant's package.

Joseph Petrucha, 620 Lea Avenue, appeared again before Council to provide information relating to the communications between the applicant and the existing tenants regarding the proposed development and the tenant relocation/compensation package.

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

1. Email from Pooya Esfandiar, Regan Avenue, received September 17, 2020;
2. Email from Olivia Chan, 630 Clarke Road, received September 21, 2020,
3. Presentation from IBI Group and Intergulf Development Group, received September 25, 2020;
4. Email from Ken Fraser, Executive Director, VRS Communities, received September 25, 2020; and
5. Email from Richard White, Intergulf Development Group, 880 – 700 West Georgia Street, received September 25, 2020.

There were no further representations to this item.

ITEM #3 **Reference: PROJ 20-015**
Bylaw No. 5070, 2020
Addresses: 947 Robinson Street

The intent of **Bylaw No. 5070, 2020** is to amend City of Coquitlam Zoning Bylaw No. 3000, 1996 to rezone the subject property outlined in black on the map marked Schedule 'A' to Bylaw No. 5070, 2020 from RT-1 Infill Residential to RTM-1 Street-Oriented Village Home Residential.

If approved, the application would facilitate the development of a four-unit residential building.

The Planner 2 provided an overview of the following:

- Zoning and Land Use Designation
- Proposal
- Recommendation

Roger Challis, 947 Robinson Street, appeared before Council to provide an overview of the proposed development.

In response to questions from a member of Council, the Planner 2 provided information relating to the potential impact that the proposed development may have on the development potential of neighbouring lots, and stated that the proposed development is consistent with the neighbourhood plan for this area.

Discussion ensued relative to the following:

- Concerns regarding the impact that the proposed development may have on parking in the neighbourhood
- Clarification regarding the parking requirements for townhouse developments compared to those for multiplex developments
- The desire for visitor parking to be provided in the proposed development
- The understanding that there is a foreign consulate in this neighbourhood
- The desire for staff to determine whether this foreign consulate is being used for consular activities

The Planner 2 provided information relating to the parking for the proposed development and the City's parking requirements.

The Director Development Services provided information relating to the foreign consulate in this neighbourhood.

In response to a question from a member of Council, Roger Challis, 947 Robinson Street, appeared before Council to state that he has not witnessed parking issues arising from possible consular activities.

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

1. Email from Dylis Chui, received September 24, 2020;
2. Email from Raymond Soliman and Teodora Soliman, 743 Miller Avenue, received September 28, 2020;
3. Email from Fan Pan and Suzanne Zhang, 943 Robinson Street, received September 28, 2020; and
4. Email from Scott Gable, Port Moody, received September 28, 2020.

There were no further representations to this item.

ITEM #4 **Reference: PROJ 20-050**
Bylaw No. 5062, 2020
Addresses: a portion of 3561 Gislason Avenue

The intent of **Bylaw No. 5062, 2020** is to amend City of Coquitlam Zoning Bylaw No. 3000, 1996 to rezone a portion of the property outlined in black on the map marked Schedule 'A' to Bylaw No. 5062, 2020 from A-3 Agricultural and Resource to RT-2 Townhouse Residential.

If approved, the application would facilitate the subdivision of the subject property into one RT-2 Townhouse Residential lot and one remainder A-3 Agricultural and Resource lot.

The Planner 2 provided an overview of the following:

- Zoning and Land Use Designation
- Proposal
- Recommendation

Curtis Scott, Manager Development – City Land, City of Coquitlam, appeared before Council to provide an onscreen presentation entitled "Partington Creek Townhouse Site" with slides titled as follows:

- Partington Creek Site Context
- Thank you

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

1. Presentation from City of Coquitlam, received September 25, 2020.

There were no further representations to this item.

ITEM #5

Reference: PROJ 19-089

Bylaw No. 5053, 2020

Addresses: 688 Lougheed Highway, 632 and 633 Grayson Avenue, 633 Alderson Avenue, a Portion of Grayson Avenue and a Portion of Lane

The intent of **Bylaw No. 5053, 2020** is to amend City of Coquitlam Zoning Bylaw No. 3000, 1996 to rezone the properties outlined in black on the map marked Schedule 'A' to CD-16 Zone from RS-1 One-Family Residential and CS-1 Service Commercial to CD-16 Comprehensive Development Zone – 16.

If approved, the application would facilitate the phased development of a 29-storey market condominium and rental tower, a 25-storey market condominium and rental tower with a child care shell space, a 6-storey market condominium building, and a 4-storey stacked townhouse building for a total of 414 market condominium units and 159 market rental units. In association with the rezoning application, a road cancellation bylaw is also in process for a portion of Grayson Avenue and a portion of the lane adjacent to 623 Grayson Avenue and 633 Alderson Avenue.

The Major Project Planner provided an overview of the following:

- Zoning and Land Use Designation
- Proposal
- Recommendation

Ward McAllister, President and CEO, Ledingham McAllister, 3rd Floor – 1285 West Pender Street, Vancouver, appeared before Council to provide an overview of the proposed development. He provided an onscreen presentation entitled "Ledingham McAllister Presents" with slides titled as follows:

- Introduction
- Overall Plan
- Video 1
- Community Benefits
- Public Water Feature
- Pedestrian Park Node
- Community Childcare Facility
- Video 2

Discussion ensued relative to the following:

- Concerns regarding the size of the child care space and whether it will meet the needs of the community
- The desire for more commercial space to be included in the proposed development
- Whether a shadow study was conducted for the proposed development
- Whether an expansion of the proposed child care space will require additional parking
- The desire for the proposed child care space to be expanded and the belief that this will be a benefit to the development

In response to questions from members of Council, Ward McAllister, President and CEO, Ledingham McAllister, 3rd Floor – 1285 West Pender Street, Vancouver, appeared again before Council provided information relating to the proposed child care facility. He provided further information relating to the proposed parking for the development.

The Planner 2 appeared before Council to provide information relating to the shadow study conducted by the applicant. The shadow study is attached to, and forms a part of these minutes.

Ken Williams, 638 Alderson Avenue, appeared before Council to express concerns relating to existing traffic in the neighbourhood and the impact that the proposed development may have on traffic safety. He expressed the desire for the speed limit in this neighbourhood to be reduced, traffic safety measures to be enforced, and a reconfiguration of the road network. He expressed support for the design of the proposed development and the inclusion of the child care space.

In response to a question from a member of Council, the General Manager Engineering and Public Works provided information relating to proposed upgrades to the road network and possible traffic safety measures that could be introduced.

Discussion ensued relative to the existing traffic issues along Alderson Avenue and the belief that proposed upgrades to the broader road network could reduce these issues.

The General Manager Planning and Development provided information relating to the Burquitlam Loughheed Neighbourhood Plan and the proposed upgrades to the road network associated with this project and other local developments.

The Director Development Services provided further information relating to the BLNP and the proposed upgrades to the road network.

Discussion ensued relative to the following:

- Concerns regarding the impact that the proposed development may have on the current residents of the neighbourhood
- Concerns regarding the impact that the proposed development may have on traffic and the availability of parking in the neighbourhood
- The desire to address the existing traffic concerns in this neighbourhood

Rob Bottos, 112 – 1177 Howie Avenue, appeared before Council to express concerns relating to the impact that the proposed development may have on the traffic in the area and on a neighbouring daycare. He expressed further concerns relating to the affordability of the units in the proposed development, and the community consultation conducted by the applicant.

Discussion ensued relative to the City's Housing Affordability Strategy.

Reena Parmar, 644 Alderson Avenue, appeared before Council to express concerns relating to the existing traffic and parking issues in this area, and the impact that the proposed development may have on traffic safety and on the availability of street parking. She expressed further concerns relating to the impacts that the construction of the proposed development may have on the quality of life for residents of this neighbourhood.

The General Manager Planning and Development provided information relating the work that staff will do with the applicant to develop a construction management site plan to mitigate the impacts that construction may have on local residents.

In response to a question from a member of Council, the Director Development Services provided information relating to the number of child care spaces provided in neighbouring developments.

Discussion ensued relative to the following:

- The desire for more information regarding the child care needs of the community
- Concerns regarding the traffic issues that this neighbourhood is experiencing
- Potential traffic calming and safety measures that could be implemented in order to mitigate existing traffic issues
- Clarification regarding why the proposed development does not contain commercial space

Ward McAllister, President and CEO, Ledingham McAllister, 3rd Floor – 1285 West Pender Street, Vancouver, appeared again before Council to provide information relating to the factors that contributed to the decision to not include commercial units in the proposed development.

In response to a question from a member of Council, the Acting Manager Economic Development provided information relating to the potential viability of commercial units in the proposed development.

Discussion ensued relative to the following:

- The understanding that there is an ongoing demand for child care spaces in the City
- The impacts that COVID-19 has had on the availability and provision of child care

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

1. Email from Ian Officer, received September 18, 2020;
2. Email from Shannon Fenrich, 652 Godwin Court, received September 18, 2020;
3. Email from Heather Reagh, Lower Lougheed Residents Association, 638 Alderson Avenue, received September 21, 2020;
4. Presentation from Ledingham McAllister Properties Ltd., 3rd Floor 1285 West Pender Street; received September 25, 2020;
5. Email from Gord Danysh, Alderson Avenue, received September 25, 2020
6. Email from Heather Reagh and Ken Williams, Lower Lougheed Residents Association, 638 Alderson Avenue, received September 26, 2020;
7. Email from Sam Harris, 20 – 688 Edgar Avenue, received September 27, 2020;
8. Email from Theresa Dixon and Maria Pillon, 628 Grayson Avenue, received September 28, 2020;
9. Email from Jamie McAllister, Development Coordinator, Ledingham McAllister Properties Ltd., 3rd Floor 1285 West Pender Street, received September 28, 2020;
10. Letter from Maria Santone, received September 28, 2020; and
11. Shadow Study from Ledingham McAllister Properties Ltd., 3rd Floor 1285 West Pender Street, received September 28, 2020.

There were no further representations to this item.

CLOSURE OF PUBLIC HEARING

The Chair declared the Public Hearing closed at 11:02 p.m. on Monday, September 28, 2020.

MINUTES CERTIFIED CORRECT

CHAIR

I hereby certify that I have recorded the
Minutes of the Public Hearing held on
Monday, September 28, 2020 as instructed,
subject to amendment and adoption.



Kate Nasato
Legislative Services Clerk

PLANNING AND DEVELOPMENT DEPARTMENT
BRIEF TO PUBLIC HEARING, MONDAY SEPTEMBER 28, 2020

ITEM #1 – PROJ 20-022 – BYLAW NO. 5056, 2020

Application to amend *City of Coquitlam Zoning Bylaw No. 3000, 1996* to rezone the property at 3100 Ozada Avenue, from RM-2 Three Storey Medium Density Apartment Residential to CD-22 Comprehensive Development Zone - 22 – *Bylaw No. 5056, 2020*.

Recommendation:

That Council give second and third readings to *City of Coquitlam Zoning Amendment Bylaw No. 5056, 2020*.

First Reading:

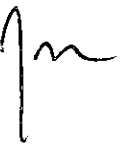
On July 27, 2020, Council gave first reading to *Bylaw No. 5056, 2020* and referred the bylaw to Public Hearing.

Additional Information:

At the July 27, 2020 Regular Council meeting, Council requested the following additional information:

1. Explore the possibility of providing car-share membership to occupants of the proposed development.

- The closest Modo vehicle is currently located approximately 500 m from the proposed development across from Lafarge Lake-Douglas Station;
- The applicant, Affordable Housing Societies (AHS), has initiated discussions with Modo regarding the possibility of locating additional vehicles within the vicinity of the proposed development;
- Should Modo agree that there is a business case for extending their car-share fleet to the immediate area, AHS would be keen to provide life time car-share memberships with drive credits to the occupants of the proposed development;
- Although AHS and Modo have evaluated various partnership formats and terms, no formal agreement has been reached as the pace of Modo service area expansion is unknown at this time;
- Should a car-share vehicle be provided within the vicinity of the proposed development, Development Planning recommends a minimum of 50 life time car-share memberships be made available to the 50 units, representing 30% of the overall unit count, that do not have an on-site parking stall or regular access to a vehicle; and
- Given that this is a benefit offered by the developer and not a requirement of the Zoning Bylaw, the applicant will not be entering into a Transportation Demand Management (TDM) agreement with the City.



ITEM #2 – PROJ 18-086 – BYLAW NOS. 5060, 2020 and 5061, 2020

Application to amend *City of Coquitlam Citywide Official Community Plan Bylaw No. 3479, 2001* to revise the land use designation of portions of the properties located at 602, 604, 606, 608, 612, 618 and 620 Clarke Road, 605 and 625 Como Lake Avenue and 620 Lea Avenue, from High Density Apartment Residential to Transit Village Commercial; and to amend *City of Coquitlam Zoning Bylaw No. 3000, 1996* to rezone the same properties, from RT-1 Infill Residential, C-2 General Commercial and RM-2 Three Storey Medium Density Apartment Residential to CD-20 Comprehensive Development Zone - 20 – *Bylaw Nos. 5060, 2020 and 5061, 2020*.

Recommendation:

That Council give second and third readings to *City of Coquitlam Citywide Official Community Plan Amendment Bylaw No. 5060, 2020* and *City of Coquitlam Zoning Amendment Bylaw No. 5061, 2020*.

First Reading:

On July 27, 2020, Council gave first reading to *Bylaw Nos. 5060, 2020 and 5061, 2020* and referred the bylaws to Public Hearing.

Additional Information:

At the July 27, 2020 Regular Council meeting, Council requested the following additional information:

1. Will noise mitigation measures be implemented for both SkyTrain noise and road noise?

The applicant retained an acoustic consultant to conduct a noise assessment (inclusive of SkyTrain and road noise) for the proposed development. Noise levels are to be within CWOCF criteria as follows, which is also consistent with CMHC criteria:

Table 1: CMHC Interior Noise Level Criteria

Portion of Dwelling Unit	Interior Noise Level (dBA)
Bedrooms	35
Living, dining, recreation rooms, dens	40
Kitchen, bathrooms, hallways	45

The consultant provided a set of design recommendations which generally include window and exterior wall specifications (e.g., thickness of glass, insulation, gypsum board size, sheathing and air spaces) to mitigate noise. The applicant's proposed exterior wall construction meets the design recommendations, and the applicant will ensure to provide windows in accordance with the design recommendations. The design recommendations will be included in the Development Permit and are verified at the Building Permit stage for compliance.

2. Is a Level II EV charger included?

In accordance with the Zoning Bylaw, 699 parking spaces will be equipped with an energized outlet (240 volt) capable of accepting a Level II EV charger. Level II chargers will not be included, and are not required under the Zoning Bylaw.

3. Can the child care be bigger?

The proposed child care is being provided voluntarily “over and above” the minimum commercial floor area requirement of the proposed CD Zone (based on the C-7 Zone). There are design challenges (e.g., impacts to the podium design) with accommodating additional indoor and outdoor child care space as Child Care Licensing Regulation requires a minimum of 6 sq. m of outdoor play area per child.

Additionally, the current planned child care of 590 sq. m (6,352 sq. ft.), can accommodate approximately 37 children, which allows for operational and staffing efficiencies for a wide range of future operators.

Staff will continue to encourage applicants to provide child care space, particularly in larger scale developments such as this. Further, staff are currently developing a comprehensive child care strategy that will help determine appropriate child care sizes and locations, that could further inform the location and size of child care within new developments.

4. Can the applicant increase the amount of tenant compensation?

As noted in the First Reading Report to Council, the applicant proposed the following tenant compensation (Table A):

Table A: Proposed Tenant Compensation for Tenancies that Commenced Prior to October 25, 2018 (First Reading Report)

Tenure In Years	Number of Months Paid Rent	Moving Expense
0-5 years	2 months	\$300
6-10 years	3 months	\$500
11-15 years	4 months	\$1,000
16+ years	5 months	\$1,500

The applicant has since increased the amount of tenant compensation and moving expenses, as shown in Table B:

Table B: Revised Tenant Compensation for Tenancies that Commenced Prior to October 25, 2018

Tenure In Years	Number of Months Paid Rent	Moving Expense
0-5 years	3 months	\$500
6-10 years	4 months	\$700
11-15 years	5 months	\$1,000
16+ years	6 months	\$1,500

5. Provide a summary of the community benefits.

A summary of the community benefits for the overall development are provided below:

Commercial Uses:

- Increases the amount of commercial floor area by nearly 5x (2,500 sq. m/27,000 sq. ft. proposed) compared to the existing amount of commercial floor area.
- Exceeds the minimum commercial floor area requirement of the zone.
- Provides a child care for approximately 37 children.

Rental:

- d. Proposes to double the number of rental units from 161 existing rental units to approximately 327 units (280 market and 47 non-market) at full build out of the development.
- e. Proposes 39 three-bedroom units (there are no three-bedroom units in the existing purpose-built rental buildings).
- f. A purpose-built non-market rental building with 47 non-market rental units will be delivered in Phase 1.

Public Realm:

- g. Provides active commercial street frontage along Clarke Road.
- h. Proposes two north/south public pedestrian walkways from Como Lake Avenue to Lea Avenue.
- i. Proposes publicly accessible plazas in the SW and NW corners of the site.
- j. Proposes an on-site art feature in the SW plaza.

Other:

- k. Provides two car-share vehicles.
- l. Provides for approximately one acre of combined outdoor amenity space between Phases 1 and 2.
- m. Provides financial contributions such as Density Bonusing, DCCs and voluntary CACs.

6. Provide a summary of responses to traffic related comments that were raised during Intergulf's presentation to Council-in-Committee on March 11, 2019.

There are three key elements of the proposed development that will mitigate traffic on existing local roads in the area:

- 1. Extension of E/W Lea Avenue to Clarke Road to allow for Right-In and Right-Out (RIRO) turning movements;
- 2. Two full movement driveways on the new segment of E/W Lea Avenue; and
- 3. Right-In turning movements for commercial uses off of Como Lake Avenue.

The above three measures will help to better distribute traffic in the area, particularly from Como Lake Avenue and to/from Clarke Road, thus reducing pressure on the local roads.

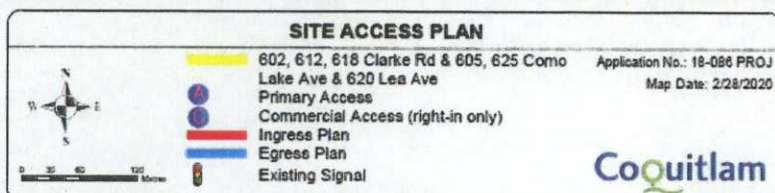
Additionally, there are several City initiated future improvements coming to the area:

- 1. In anticipation of surrounding development, the City has plans to upgrade the existing pedestrian signal at Dogwood Street and Como Lake Avenue to a full movement signalized intersection. Design for the upgrade has been completed, with anticipated construction later this year.
- 2. New left-turn bays are also planned on all approaches to Dogwood Street and Como Lake Avenue. The timing of the left-turn bays will be subject to development and dedication on all four corners (i.e., the full signal will be in place in advance of left-turn bays).
- 3. The Como Lake Avenue and Clarke Road intersection carries significant regional traffic, with limited opportunities for road widening given the existing SkyTrain columns. That being said, Table 1 outlines intersection improvements that were recently implemented, or are planned to be implemented in the future, all in an effort to improve traffic operations of the signal at Como Lake Avenue and Clarke Road.

Table 1: Como Lake Avenue and Clarke Road Intersection Improvements

Measure	Status
Introduction of a new median on Como Lake Avenue, restricting Emerson Street to RIRO (stop-controlled).	Complete (constructed over the last year, in coordination with the FortisBC project).
Closure of the two lane accesses off of Como Lake Avenue, east and west of Elmwood Street.	Future (through future redevelopment in the Oakdale neighbourhood).
Introduction of a new median along Como Lake Avenue, restricting Elmwood Street, Claremont Street, and Tyndall Street to RIRO.	Future (through future redevelopment in the Oakdale neighbourhood).
Extension of the existing eastbound dual left-turn lanes on Como Lake Avenue at Clarke Road for additional storage capacity.	Future (through future redevelopment in the Oakdale neighbourhood).
With increased development, a more intricate signal programming schedule may be developed, in which signals are coordinated and optimized based on time of day.	Ongoing (the City's Traffic Operations Section will continue to monitor traffic operations at the intersection of Como Lake Avenue and Clarke Road).

Traffic distribution patterns associated with this development were shown in Attachment 13 of the First Reading Report, and are shown below for reference:



There was commentary at the Council-in-Committee meeting around installing a signal where the future E/W Lea Avenue will meet Clarke Road. A full movement signal is not recommended at Lea Avenue and Clarke Road for the following reasons:

1. **Traffic Safety:** A new signal on Clarke Road, in such close proximity to Como Lake Avenue, reduces the overall safety of the corridor, especially given the skewed intersection and constrained visibility at Como Lake Avenue and Clarke Road. A full-movement intersection increases the likelihood of collision occurrence, especially on a congested corridor such as Clarke Road and would introduce new conflicts (e.g., crossing conflicts due to a new intersection), as well as increase delays and travel time.
2. **Intersection Spacing:** Lea Avenue is only 140 m away from Como Lake Avenue, which is below the recommended intersection spacing by the Transportation Association of Canada (TAC). According to TAC's Geometric Design Guide: *"a typical minimum intersection spacing along arterial roadways is 200 m. The 200 m spacing allows for minimum lengths of back-to-back-storage for left-turning vehicles at the adjacent intersections. The close spacing does not permit signal progression; therefore, it is normally preferable not to signalize the intersection that interferes with progression along a major arterial. Intersection spacing at or near the 200 m minimum is normally only acceptable along minor arterials, where optimizing traffic mobility is not as important as along major arterials"* (Section 9.4.2.1).
3. **Traffic Capacity:** Clarke Road and Como Lake Avenue carry over 23,000 and 16,000 vehicles per day, respectively—much of which is regional traffic forming part of the Major Road Network (MRN). The intersection experiences traffic operational issues, as reflected by existing queues and as reiterated in the TIA. Southbound queues on Clarke Road, especially in the AM peak, extend back past Lea Avenue almost to Kemsley Avenue. The introduction of a new signal would likely result in drivers blocking the intersection of Lea Avenue and Clarke Road (especially in the southbound direction). In addition, given the short intersection spacing, northbound queues on Clarke Road may spill over onto the Como Lake Avenue intersection with the introduction of a red light at Lea Avenue. The traffic model that was created for the BLNP (Doc# 2565469) did not envision a new signal at Clarke Road and Lea Avenue.
4. **Alternative Options:** Drivers would be able to use the signal at Dogwood Avenue to connect to Clarke Road via Como Lake Avenue.

There was commentary at the Council-in-Committee meeting related to the proposed Right-In only movement on Como Lake Avenue, and whether or not it could allow Right-Out turning movements. While the City typically does not permit new driveways from arterial roads, a Right-In driveway was permitted off of Como Lake Avenue, as a means of increasing the commercial viability of the retail frontages for this site. A Right-Out turning movement is not recommended for the following reasons:

1. **Traffic Safety:** The driveway is located only 80 m away from the signal at Como Lake Avenue and Clarke Road. The driveway is also located directly across the left-turn bay. If a Right-Out maneuver were permitted, drivers would weave across three lanes of traffic to access the westbound left-turn bay on Como Lake Avenue at Clarke Road, which would likely result in driver conflicts.

2. **Pedestrian Conflict:** Pedestrian volumes will be significant along Como Lake Avenue, especially given the proximity to retail and transit. Drivers exiting a driveway ramp at an incline would have constrained visibility of pedestrians using the sidewalk.
3. **Traffic Flow:** The Right-Out movement would impact traffic flow on Como Lake Avenue, especially given the fact that westbound peak traffic on Como Lake Avenue often queues back beyond the proposed driveway location (80 m east of Clarke Road).
4. **Alternative Options:** Drivers would be able to use the signal at Dogwood Avenue to connect to Como Lake Avenue (both eastbound and westbound).

ITEM #3 – PROJ 20-015 – BYLAW NO. 5070, 2020

Application to amend *City of Coquitlam Zoning Bylaw No. 3000, 1996* to rezone the property at 947 Robinson Street, from RT-1 Infill Residential to RTM-1 Street-Oriented Village Home Residential – *Bylaw No. 5070, 2020*.

Recommendation:

That Council give second and third readings to *City of Coquitlam Zoning Amendment Bylaw No. 5070, 2020*.

First Reading:

On September 8, 2020, Council gave first reading to *Bylaw No. 5070, 2020* and referred the bylaw to Public Hearing.

Additional Information:

At the September 8, 2020 Regular Council meeting, Council requested the following additional information:

1. Provide more information about the provision of off-street parking, specifically the high proportion of tandem and small car parking spaces.

According to the Zoning Bylaw, *street-oriented village home* uses must provide two parking spaces per dwelling unit, of which a maximum of 33% may be in tandem parking spaces and up to 30% may be for small car parking. The applicant proposes a total of four dwelling units, so they are required to provide a total of eight parking spaces, of which two may be in a tandem configuration and two may be for small cars. The applicant is providing a total of eight parking spaces (with two tandem spaces and two small car spaces) which meets the requirements of the Zoning Bylaw for a *street-oriented village home* use.

2. Provide more information about other developments in the area.

While there are no current developments in the blocks immediately adjacent to the subject property, there are active applications slightly further away (see Context Map – Attachment 1):

- PROJ 19-028 (909, 913, 917, 921, 925 and 927 Grant Street): Rezoning, subdivision and development permit for 63 townhouse units (Third Reading);
- PROJ 19-078 (760, 770, 780 and 790 Ingersoll Avenue; 936 and 932 Grant Street; 792, 796 and 800 Clarke Road): Rezoning, subdivision and development permit for 36 townhouse units (pre-Council); and
- PROJ 20-091 (931 Grant Street): Rezoning and development permit for four street-oriented village home units (pre-Council).

3. Provide information about parking restrictions, if any, on Robinson Street.

- There is no parking permitted on the east side of Robinson Street between Adiron Avenue and Clarke Road;
- There is limited parking (approximately six vehicles) on the west side of Robinson Street, between the two access driveways for the apartments at 932 Robinson Street; and
- There are no parking restrictions on Miller Avenue, which is located less than 50 metres south from the subject site.

Attachment:

1. Context Map (Doc# 3829162)



CONTEXT MAP



0 15 30 60 Metres

- Development Activity
- Traffic Signal Locations
- Arterial
- Collector
- Local

Application No.: 20-015 PROJ

Map Date: 9/10/2020

Coquitlam

ITEM #4 – PROJ 20-050 – BYLAW NO. 5062, 2020

Application to amend *City of Coquitlam Zoning Bylaw No. 3000, 1996* to rezone a portion of the property at 3561 Gislason Avenue, from A-3 Agricultural and Resource to RT-2 Townhouse Residential – *Bylaw No. 5062, 2020*.

Recommendation:

That Council give second and third readings to *City of Coquitlam Zoning Amendment Bylaw No. 5062, 2020*.

First Reading:

On September 8, 2020, Council gave first reading to *Bylaw No. 5062, 2020* and referred the bylaw to Public Hearing.

Additional Information:

At the September 8, 2020 Regular Council meeting, Council requested no additional information.

ITEM #5 – PROJ 19-089 – BYLAW NO. 5053, 2020

Application to amend *City of Coquitlam Zoning Bylaw No. 3000, 1996* to rezone the properties at 688 Lougheed Highway, 632 and 633 Grayson Avenue, 633 Alderson Avenue, a portion of Grayson Avenue and a portion of lane, from RS-1 One-Family Residential and CS-1 Service Commercial to CD-16 Comprehensive Development Zone - 16 – *Bylaw No. 5053, 2020*.

Recommendation:

That Council give second and third readings to *City of Coquitlam Zoning Amendment Bylaw No. 5053, 2020*.

First Reading:

On September 8, 2020, Council gave first reading to *Bylaw No. 5053, 2020* and referred the bylaw to Public Hearing.

Additional Information:

At the September 8, 2020 Regular Council meeting, Council requested the following additional information:

1. Proposed child care space and applicant's rationale.

Applicant's rationale - location

The proposed child care space (194 sq. m/2,088 sq. ft.) is located on P1 of Building 1, at street level of Lougheed Highway, to meet the Mandatory Commercial Street Frontage requirement in the OCP. The location allows for visible frontage on Lougheed Highway, access to the pick-up and drop-off area on Grayson Avenue, plus direct access to a private outdoor play area of 250 sq. m (2,700 sq. ft.). The child care space will accommodate between 25 - 37 children depending on programming.

Staff Comments: Since the September 8th Regular Council meeting, Community Planning staff has connected with the applicant to discuss child care need within the Lougheed/Burquitlam and Maillardville area and connected the applicant with Tri-Cities Child Care Resource and Referral to assist in finding an operator. At the time of preparation of the Public Hearing Brief the applicant had not confirmed any changes or alterations to the child care space.

2. Staff's comment with regards to commercial uses at the subject site.

The subject site is located on Lougheed highway approximately half-way between the two major commercial nodes at North Road and Maillardville. As a long standing commercial site, and identified as one of the two *Neighbourhood Centre* locations in the southeast quadrant of the BLNP, the City's Economic Development Division is of the opinion the subject site possesses several of the key ingredients to support local-serving, neighbourhood commercial. These include, frontage along Lougheed Highway, the 1 km distance (15-minute walk) from the major commercial nodes at North Road and Maillardville, and exponential residential growth within the immediate area which will drive demand for local shops and services. Economic Development staff have met with the applicant to assist them with configuring a successful local commercial space and offered to connect them with potential tenants. Dependant on Council direction, staff will continue to work with the applicant through the Development Permit process to explore opportunities to confirm the addition of local commercial space within the project that provides day-to-day services to both the residents at the subject site and in the local area.

3. Number of three-bedroom units proposed.

The application proposes a total of 54 three-bedroom units representing 9.5% of all dwelling units. This is made up of 22 strata three-bedroom units and 32 rental three-bedroom units.

4. Below-market/non-market rental.

The application is following the City's housing affordability policies and is taking advantage of the 1.0 FAR rental bonus density option. This option requires that 80% of the units be purpose-built market rental and 20% be *Priority Unit Types*. Three-bedroom market rental units are one of the four *Priority Unit Types* allowed and 21% of the rental units are proposed as three bedrooms. The applicant is not proposing to utilize the additional 0.5 FAR of rental density incentive available through a CD zone.

5. Summary of community benefits proposed by the applicant.

The proposed development will provide the following community benefits:

Child Care Space:

- a. Provide a 194 sq. m (2,088 sq. ft.) child care with direct access to a 250 sq. m (2,700 sq. ft.) private outdoor play area with capacity for approximately 25 to 37 children depending on age and programming.

Rental:


- b. Provide 159 market rental units at full build out of the development, inclusive of 32 three-bedroom units.

Public Realm:

- c. An owner-maintained, publicly-accessible major node with stepped water feature.
- d. An owner-maintained, publicly-accessible corner plaza with special paving, seating.
- e. Public art installation at the southeast corner plaza.
- f. Frontage improvements along Lougheed Highway, Alderson Avenue and Grayson Avenue.
- g. Road dedications.

Monetary Contributions and Charges

- h. Voluntary Community Amenity Contributions (CACs) at \$885,000.
- i. Development Cost Charges (DCCs) estimated at \$8.2 million.
- j. Density Bonusing payment estimated at \$5.6 million.
- k. Acquisition of road cancellation area valued at \$3.7 million.


Andrew Merrill, MCIP, RPP

AM/ce

Nasato, Kate

From: [REDACTED] on behalf of Andrew Adams
[REDACTED]
Sent: Saturday, September 12, 2020 2:19 PM
To: Mayor & Council
Cc: Andrew Adams
Subject: 3100 Ozada Avenue

To whom it may concern:

This email is about 3100 Ozada Avenue (Pinetree Court), which I support. I have family and friends in Coquitlam.

3100 Ozada Avenue (Pinetree Court) is a good project because:

- Below-market homes are greatly needed in this city.

There are some things that could be improved:

- Building homes like this shouldn't require an entire rezoning.

Sincerely yours,
Andrew Adams

- ☒ Copies to Mayor & Council
- ☐ Tabled Item for Council Meeting
- ☐ Correspondence Item for Council Meeting
- ☒ For Information Only
- ☐ For Response Only
- ☒ Copies to APPD, D.S., D.S., Eghy.

Planes 3, Fly, Fly, Fly

Nasato, Kate

From: [REDACTED] behalf of Nicola Spurling
Sent: Monday, September 14, 2020 9:47 PM
To: Mayor & Council
Cc: Nicola Spurling
Subject: In support of 3100 Ozada Avenue (Pinetree Court)

To whom it may concern:

I am writing to express my support for 3100 Ozada Avenue (Pinetree Court). I have friends and family in the neighbourhood.

I urge you to approve 3100 Ozada Avenue (Pinetree Court) for the following reasons:

- I want my friends and family to be able to live in Coquitlam, and they won't be able to do that if there aren't enough homes.
- This project will make Coquitlam a more vibrant, exciting neighbourhood.
- We need more social, non-profit and generally affordable housing in our city.

Of course in an ideal world, things would be a little different:

- I'm disappointed that the project doesn't have even more units.
- I would like the project to have more family-sized units.

Sincerely,
Nicola Spurling
1045 Howie Avenue, 210

- ☒ Copies to Mayor & Council
- ☐ Tabled Item for Council Meeting
- ☐ Correspondence Item for Council Meeting
- ☒ For Information Only
- ☐ For Response Only
- ☒ Copies to PPD, D, S, P, S, E, J
Pharmas, Kelly, Flyg

CHPS, Dr. D. S. Das, Secy to the
Planner, File Copy, File Reg

Nasato, Kate

From: [REDACTED] on behalf of Sarah Payne
Sent: Monday, September 14, 2020 12:14 PM
To: Mayor & Council
Cc: Sarah Payne
Subject: RE: 3100 Ozada Avenue (Pinetree Court)

Hello,

I am writing to express my support for 3100 Ozada Avenue (Pinetree Court). The project is close to my home in Coquitlam.

I'm looking forward to 3100 Ozada Avenue (Pinetree Court) because of the following reasons:

- This project will make Coquitlam a more vibrant, exciting neighbourhood.
- Below-market homes are greatly needed in this city.
- Redevelopment in place of ageing buildings makes them more accessible and provides important new units.

3100 Ozada Avenue (Pinetree Court) deserves to be approved, but some things could be improved:

- The land should already be zoned to allow homes like this, no rezoning required.

I urge you to approve this project.

Sincerely,
Sarah Payne
3357 Watkins Ave Coquitlam

- ☒ Copies to Mayor & Council
- ☐ Tabled Item for Council Meeting
- ☐ Correspondence Item for Council Meeting
- ☒ For Information Only
- ☐ For Response Only
- ☒ Copies to MR. B. D. S., D. S. E. H.,
James, Helen, Alex

Nasato, Kate

From: [REDACTED] on behalf of Sandy Budd [REDACTED]
Sent: Tuesday, September 15, 2020 12:09 PM
To: Mayor & Council
Cc: Sandy Budd
Subject: Please approve 3100 Ozada Avenue (Pinetree Court)

Hello,

This email is about 3100 Ozada Avenue (Pinetree Court), which I support. I currently live nearby. I'm from the area, and still feel strongly about the neighbourhood. Some of my friends and family live in Coquitlam, and I want the best for them. I hope to live in the nearby area and hope my friends can afford to live in the area also

3100 Ozada Avenue (Pinetree Court) should be approved for these reasons:

- I want my friends and family to be able to live in Coquitlam, and they won't be able to do that if there aren't enough homes.
- This project will make Coquitlam a more vibrant, exciting neighbourhood.
- We desperately need more affordable rental homes of all types in our city.
- I am supportive of renewing aging buildings like this to provide more housing for our future.

I have some suggestions for improvement that do not detract from my overall support:

- I'm disappointed that the project doesn't have even more units.
- I support alternatives to single family home ownership

I urge you to approve this project.

Best regards,

Sandy Budd

11904 Poplar Drive Pitt Meadows B.C. V3Y1Z3

- ☒ Copies to Mayor & Council
- ☐ Tabled Item for Council Meeting
- ☐ Correspondence Item for Council Meeting
- ☒ For Information Only
- ☐ For Response Only
- ☒ Copies to CRD, D.S., S. Kelly, Planes, F. H. G., H. G.

From: N Johnson <[REDACTED]>
Sent: Sunday, September 20, 2020 11:51 AM
To: Clerks Dept
Subject: 3100 Ozada Ave

Dear Sir,

About 2 1/2 years ago my wife and I bought a townhouse on the same block as this development. We have two children in their first years of elementary school. The primary reason for buying here was proximity to the amazing Town Centre Park. We came from the hills and railroads of Port Moody and our quality of life instantly improved 100%. We were sad to see the bmx track removed, but overall are inspired by the city's leadership and emphasis on quality infrastructure. Even the city waste collection is miles ahead of other towns, attacking blight and illegal dumping.

So now, why is the city considering a 6 story wood construction, 40% of which are 1-bdrm units, plopped right next to our favourite park, at the top of a neighbourhood already battling for a better reputation? Home owners here need some good news, that we are not the suburban shanty town outside this city's golden core. We aren't suggesting a complete abandonment of the proposal. But please rediscover the original spirit I found here, where city leaders understand and invest into quality.

My proposals are:

(1) Drastically reduce the number of 1-bedroom apartments. We don't want to become East Vancouver. We are about families, taking care of our children and our seniors. Isolation and loneliness are epidemics that we have created ourselves by building homes that are not really homes.

(2) Build a proper solid building of concrete, glass and timber. Give kids the chance to be kids without the neighbours complaining of thumping and bumping. Give seniors a chance to watch TV at their own crazy volume.

As proposed, this development is entirely based on financial feasibility and cost savings. There are no life-giving or community building attributes. A gardening space? We already have that across the street. We are not fooled by these cheap tokens.

We stretched our mortgage term and budget to buy here. We're not asking for any favours except that the city not permanently label us as a subsidized neighbourhood. We put all our eggs into our townhouse, gambling that our city would slowly make it an even more delightful place to raise a family.

People seeking 1-bdrm units thrive when they live closer to the city core. They will feel out of place in this suburb and regret the distance from the more commercial and artistic centre.

Families seeking adequate space are content to live farther out. They appreciate the quiet streets, and the proximity to schools and playgrounds. Adding more families helps to make full use of the investments into playgrounds and school expansions. Adding 3-bedroom units would be a great gift and inspiration to those who may be on the verge of leaving Coquitlam.

We know Coquitlam must expand and develop. When we make space for families we show that we are against isolation and loneliness, that we have concern for children and for seniors. This is the mindset that can chart Coquitlam into greater relevance as a city of brain gain, of college students, entrepreneurs, and otherwise talented people who need homes which are truly homes.

Let the good folks who have no plans for children find their homes in the craft beer districts of Port Moody, East Vancouver and New Westminster. If they need more space in the future, Coquitlam will have gorgeous and attainable neighbourhoods for them.

Sincerely,

Nathan Johnson.

1174 Inlet St., Coquitlam.

- ☒ Copies to Mayor & Council
- ☐ Tabled Item for Council Meeting
- ☐ Correspondence Item for Council Meeting
- ☒ For Information Only
- ☐ For Response Only
- ☒ Copies to AMDD, DSA, J, P, R, F, L, G, O

Nasato, Kate

Public Hearing – September 28, 2020
Item 1 – 3100 Ozada Avenue

From: Mavis Nonis [REDACTED]
Sent: Monday, September 21, 2020 10:10 AM
To: Clerks Dept
Subject: re: Application for an Amendment to the Zoning Bylaw - 3100 Ozada Avenue

My name is Mavis Nonis I reside at suite 236-3098 Guildford Way BC V3B 7W8. Our bedrooms face directly onto Pipeline and kitty corner to Ozada avenue. We listen to noisy traffic on Pipeline 24/7 -car horns, speeding, back firing, motor cycles, sirens day and night. We cannot support any application to increase density and vehicle traffic in the area. Marlborough House is a55+ building and we would not support anything that will increase traffic and promote further pollution in the air.

We are going to be out of the city on September 28 so cannot attend the Public hearing

Thank you for the opportunity to give our feelings and input.

Roger and Mavis Nonis, suite 236-3098 Guildford Way, Coquitlam, BC
V3B7W8

Sent from Mail for Windows 10

- ☒ Copies to Mayor & Council
- ☐ Tabled Item for Council Meeting
- ☐ Correspondence Item for Council Meeting
- ☒ For Information Only
- ☐ For Response Only
- ☒ Copies to CHD, DAS, DSE, etc.
Plus 3, Ally, etc.

From: [REDACTED] on behalf of [REDACTED]
Sent: Tuesday, September 22, 2020 1:40 PM
To: Clerks Dept
Cc: Mike Kasuya
Subject: RE: 3100 Ozada Avenue (Pinetree Court)

To whom it may concern,

I am writing to express my support for 3100 Ozada Avenue (Pinetree Court). I currently live nearby. I'm from Coquitlam and feel a strong connection to the neighbourhood. Some of my friends and family live in Coquitlam, and I want the best for them.

This project is worth your support for a number of reasons including the following:

- I want my friends and family to be able to live in Coquitlam, and they won't be able to do that if there aren't enough homes.
- This project will make Coquitlam a more vibrant, exciting neighbourhood.
- Below-market homes are greatly needed in this city.
- The building will soon reach the end of its useful lifespan and needs to be upgraded.

I would also like to see the following if possible:

- The project could have more family-friendly units.
- The land should already be zoned to allow homes like this, no rezoning required.

In short, council should approve this project.

Regards,
Mike Kasuya

- ☒ Copies to Mayor & Council
- ☐ Tabled Item for Council Meeting
- ☐ Correspondence Item for Council Meeting
- ☒ For Information Only
- ☐ For Response Only
- ☒ Copies to Allyson, Doreen, Pam, Bob, Eric

to ~~CWPB, DTS, DUS, DUS, DUS, DUS~~
Phnom, Fely, Fely

**DOUGLAS COLLEGE
FOUNDATION**
PO Box 2503 New Westminster BC
Canada V3L 5B2
New Westminster and Coquitlam
douglascollege.ca
T 604 777 6176
F 604 777 6269



Dear Mayor and Council,

My name is Leanne Poon, and I am the Executive Director of the Douglas College Foundation.

I am pleased to be submitting this letter of support for the proposal before you this Monday September 28th to renew and redevelop the property at 3100 Ozada Avenue with 164 desperately needed, new, secure affordable homes in Coquitlam's City Centre. As a neighbouring organization, I have reviewed the plans, and am pleased with the thoughtful approach taken on the future of this site.

The proponent, Affordable Housing Societies, is a local non-profit housing provider who will ensure that these homes remain affordable for the life of the building and provide a much-needed community benefit. In addition to the housing affordability, great attention has been paid to the communal areas – both indoor and outdoor – which will allow opportunities for residents to gather, safely, with one another, fostering community.

I am looking forward to see these homes built in the community, and hope to hear a positive outcome from the Public Hearing on September 28.

Sincerely,

A handwritten signature in black ink that reads "Leanne Poon". The signature is written in a cursive, flowing style.

Leanne Poon

I, HILTON POIDEVIN, COMPLETELY
APPROVE OF THIS BYLAW AMENDMENT
Coquitlam

September 15, 2020

Our File: 08-3010-06/20 104504 PROJ/1

Doc #: 3817864.v1

Dear Sir/Madam:

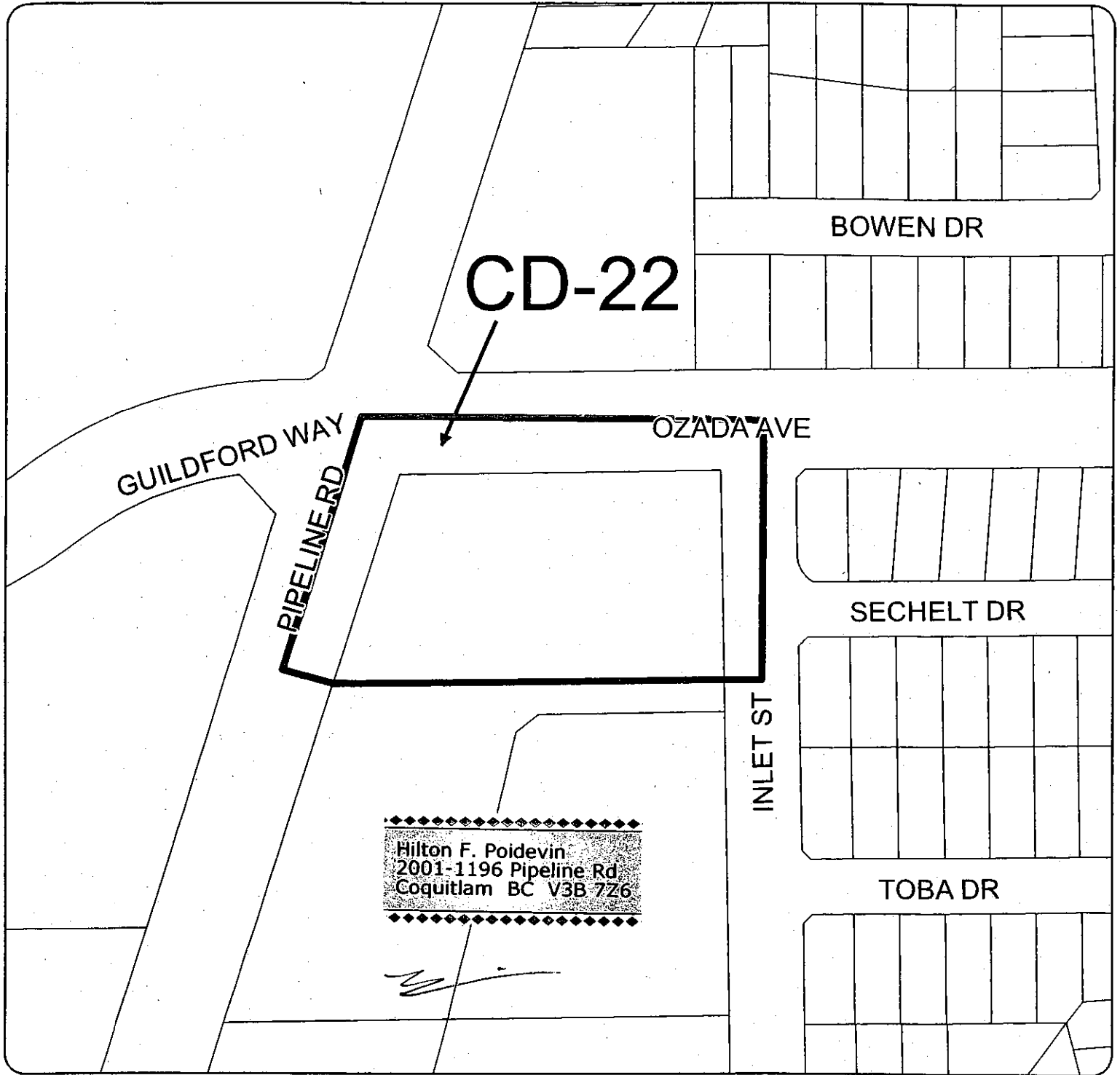
Hilton F. Poidevin
2001-1196 Pipeline Rd.
Coquitlam BC V3B 7Z6

RE: Application for an Amendment to the Zoning Bylaw - 3100 Ozada 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 for 3100 Ozada Avenue from RM-2 Three-Storey Medium Density Apartment Residential to CD-22 Comprehensive Development Zone - 22. If approved, the application would facilitate the development of a six-storey apartment building containing 164 non-market rental units with an underground parkade.

Public Hearing - September 28, 2020
Item 1 - 3100 Ozada Avenue

- ☒ Copies to Mayor & Council
- ☐ Tabled Item for Council Meeting
- ☐ Correspondence Item for Council Meeting
- ☒ For Information Only
- ☐ For Response Only
- ☒ Copies to C. McD., Dr. DeS., Dr. So, E. K.
Pharmas, 3, Flahy, F. C.



0 12.5 25 50 Metres

SCHEDULE 'A' TO CD-22 ZONE

I COMPLETELY APPROVE OF THIS
BYLAW AMENDMENT

Coquitlam

2020 09 22

Attn.

City Clerk's Office
Coq. City Hall

- ☒ Copies to Mayor & Council
- ☐ Tabled Item for Council Meeting
- ☐ Correspondence Item for Council Meeting
- ☐ For Information Only
- ☐ For Response Only
- ☒ Copies to AMANDA D. SEELY
Filey, Penner, J. Hogg

re.

Application for an amendment to the
zoning Bylaw for 3100 Ozada Ave. request-
ing a change from RM-2 Three-storey
Medium Density Apartment Residential to
CD-22 Comprehensive Development Zone-22
facilitating the development of a six-storey
apartment building containing 164 non-
market rental units with underground
parkade.

Yes, I would like to see this application
on requested change of land use at
3100 Ozada Ave. approved.

Rosemarie Poidwin
#2001-1196 Pipeline Rd.
Coquitlam, B.C.
V3B 7L6

Tel. [REDACTED]

From: Sarah Batara [REDACTED]
Sent: Thursday, September 24, 2020 11:08 PM
To: Clerks Dept
Subject: Support for 3100 Ozada Avenue Project

Dear Mayor and Council,

I am writing to express my support for the Affordable Housing Societies' project at 3100 Ozada Avenue in Coquitlam City Centre.

As rental fees and housing prices continue to increase year after year, finding affordable housing is a stress that many families struggle with. I understand that the townhomes currently on site are aging and will be replaced with a new apartment building that will remain rented at below market rates permanently. I believe that as our city grows, we should continually build affordable homes like these so that people who work in this community can continue to live in this community. Having a growing, young family myself, the fact that there will be 3 bed homes, is essential to support young families and give the next generation a stable and safe housing.

This initiative is a very positive step forward for the area and for our city, and deserves your support. I hope you can support this project proceeding and I look forward to a positive outcome for the project.

Thank you,
Sarah Batara

- ☒ Copies to Mayor & Council
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- ☐ Correspondence Item for Council Meeting
- ☒ For Information Only
- ☐ For Response Only
- ☒ Copies to CD, DD, DSEM, Plans, Clerk, File G

From: Bev Waldron [REDACTED]
Sent: Thursday, September 24, 2020 3:18 PM
To: Clerks Dept
Subject: zoning by-law no. 3000 amendment

Hi- my question is - *who exactly* will be in the non-market rental units?

I am happy to have lower rent housing across the street from us.

There is a huge need for it. (especially with the added financial repercussions due to Covid 19).

However, I do NOT want drug-addicted (currently homeless) people there.

I don't want the used needles and crime that occurs.

The drug addicted people (or those with mental illness) need to be housed in staffed treatment centers until they can function on their own.

Sincerely, Bev Waldron
1196 Pipeline Road Coquitlam, BC

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

Thurs 3, Telly, File 8

Nasato, Kate

Public Hearing – September 28, 2020
Item 1 – 3100 Ozada Avenue

From: Sharon Hayes [REDACTED]
Sent: Friday, September 25, 2020 9:57 AM
To: Nasato, Kate
Subject: Re: Submission to Public Hearing, Sept 28 3100 Ozada Ave
Attachments: 3100 Ozada Ave - Sharon Hayes .docx

Please find attached a written submission in support of the AHS proposal at 3100 Ozada Ave, Coquitlam

With thanks,

Sharon Hayes

On Thu, Sep 24, 2020 at 8:19 AM Nasato, Kate <KNasato@coquitlam.ca> wrote:

Good morning,

Thank you for your submission which will be circulated to Council and staff for their information.

Please note, written submissions, including your name and address, provided in response to this consultation 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. If you require more information regarding this process please call me at the number listed below.

Regards,

Kate

Kate Nasato | City of Coquitlam | Legislative Services Clerk

T: 604.927.3014 | E: knasato@coquitlam.ca

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

File by, File by

From: Sharon Hayes [REDACTED]
Sent: Wednesday, September 23, 2020 5:45 PM
To: Clerks Dept <Clerks@coquitlam.ca>
Subject: Submission to Public Hearing, Sept 28 3100 Ozada Ave

Sept 24, 2020

Dear Mayor Stewart and Councillors,

My name is Sharon Hayes. I am writing to express my wholehearted support for the Affordable Housing Societies (AHS) below-market rental housing proposal at 3100 Ozada Avenue.

I understand the proposal is to be considered at the Public Hearing on Monday, September 28. Ideally, I would have liked to attend this meeting and share my support and comments in person. Due to a prior commitment, I find it necessary to express my comments by means of this note. I greatly appreciate your attention to them.


The City of Coquitlam is dear to me. I am a long-time resident and active member of our community. My husband and I moved here in 1978 and raised our family in the area. We watched Coquitlam expand and thrive. Then, elected in 1993 and 1997, I had the honour to further appreciate the strengths, needs, and diversity of its population and businesses while serving in Ottawa as Member of Parliament for Port Moody/Coquitlam. I am also an AHS Board member.

Well-planned housing is a matter of great interest and importance to me personally as I believe it is an integral factor in a healthy stable community. Safe and well-managed affordable housing is a vital part of that picture. I have been a long-standing member of the AHS Board because I truly that they deliver with excellence below-market housing options that provide a supportive, secure environment for individuals and families.

The AHS property on Ozada Avenue (also referred to as Pinetree Court) is in need of renewal. AHS is willing and able to offer both the bricks and mortar of a reimagined affordable housing complex at this location and to give the needed support to the families and individuals who live there during the transition process. The redevelopment proposal not only provides an *additional* 108 affordable rental homes but also secures that this needed housing will continue to serve families in our community long into the future.

I sincerely believe this proposal is worthy of your approval and urge you to approve this application at the Public Hearing on September 28.

Please feel free to let me know if you have any questions.

Sincerely,
Sharon Hayes
407 Bromley St
Coquitlam, BC V3K 6N7


*40+ years Coquitlam Resident
20+ years AHS Board Member
Former MP Port Moody – Coquitlam.*

Nasato, Kate

Public Hearing - September 28, 2020
Item 1 - 3100 Ozada Avenue

From: Thomas Wu <Thomas.Wu@metrovancover.org>
Sent: Friday, September 25, 2020 10:18 AM
To: Aby Sharma; Clerks Dept
Cc: Bob Cheng
Subject: FW: Amendment to Zoning Bylaw - 3100 Ozada Avenue
Attachments: Scanned from a Xerox Multifunction Printer; Coquitlam Advisory- Applicant Rezoning Request (3100 Ozada Avenue).docx

Aby,
Coquitlam has requested that comments for this rezoning application be directed to clerks@coquitlam.ca which has been included here. PPA was advised because of the zoning change. There is a process for construction notification and O&M will have opportunities to provide comments as the project proceeds. I also understand E&C has had close discussions with Coquitlam on the alignment of the Coquitlam Main No.4 which is on road and should not interfere with this development. Bob is copied here just in case.

Bob,
FYI.

Thank you.

Thomas Wu


- ☒ Copies to Mayor & Council
- ☐ Tabled Item for Council Meeting
- ☐ Correspondence Item for Council Meeting
- ☒ For Information Only
- ☐ For Response Only
- ☒ Copies to AMPD, DISEM, Plans?
ILM, ILG

From: Aby Sharma
Sent: Friday, September 25, 2020 9:45 AM
To: Thomas Wu <Thomas.Wu@metrovancover.org>
Cc: Lucas Pitts <Lucas.Pitts@metrovancover.org>; Clare Zemcov <Clare.Zemcov@metrovancover.org>; Jules Leclair <Jules.Leclair@metrovancover.org>
Subject: FW: Amendment to Zoning Bylaw - 3100 Ozada Avenue

Hi Thomas,

PPA has reviewed the 3100 Ozada Ave rezoning request and here are our comments.

Summary understanding:

- As shown in the attached document, the property at 3100 Ozada Avenue is along Pipeline Road, and the rezoning is to replace the 3 story apartment building with a 6 story building. The GVWD Coquitlam Main No.2 and No.3 are located adjacent to this property on Pipeline Road.

Comments:

- Since we have GVWD infrastructure in the vicinity, it might be worthwhile for the city to advise us if any work will be carried out on Pipeline Road. From the municipal service drawing to the property, this shouldn't be the case, more a caution statement.
- Another potential impact is the Coquitlam Main No. 4 route alignment. E&C should be made aware of this project in case there are impacts on the proposed route and construction schedule.

Thanks

Aby

From: Mike Mayers

Sent: Thursday, September 17, 2020 8:58 AM

To: Lucas Pitts <Lucas.Pitts@metrovancover.org>; Inder Singh <Inder.Singh@metrovancover.org>

Cc: Heidi Walsh <Heidi.Walsh@metrovancover.org>; Thomas Wu <Thomas.Wu@metrovancover.org>; Eleanor Chow <Eleanor.Chow@metrovancover.org>

Subject: FW: Amendment to Zoning Bylaw - 3100 Ozada Avenue

Hi Lucas and Inder, see below.

Mike

From: Heidi Walsh

Sent: Wednesday, September 16, 2020 5:51 PM

To: Mike Mayers <Mike.Mayers@metrovancover.org>

Subject: FW: Amendment to Zoning Bylaw - 3100 Ozada Avenue

From: Thomas Wu

Sent: September 16, 2020 5:50:53 PM (UTC-08:00) Pacific Time (US & Canada)

To: Heidi Walsh

Cc: Eleanor Chow

Subject: FW: Amendment to Zoning Bylaw - 3100 Ozada Avenue

Heidi,

Are you still acting for the PPA group? If not please forward.

Throughout the year we receive several of these proposed or actual zoning amendment from municipalities directed to us by Properties. O&M is not involved in this process and it does not directly impact existing facilities but I'm not sure if the PPA team would like to keep track of these. Please advise if you or someone else on the team would like to be kept on Properties' mailing list and I'll advise Properties to forward any future updates.

Thomas Wu


From: Eleanor Chow

Sent: Wednesday, September 16, 2020 2:44 PM

To: Thomas Wu <Thomas.Wu@metrovancover.org>; Jason Hingley <Jason.Hingley@metrovancover.org>

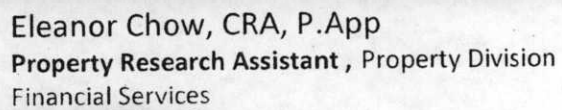
Subject: Amendment to Zoning Bylaw - 3100 Ozada Avenue

Hi Thomas and Jason,

I received a notice from the City of Coquitlam regarding a proposal to change the zoning of 3100 Ozada Avenue, Coquitlam, from a medium density 3 storey building to a comprehensive density 6 storey building. Please review attached.

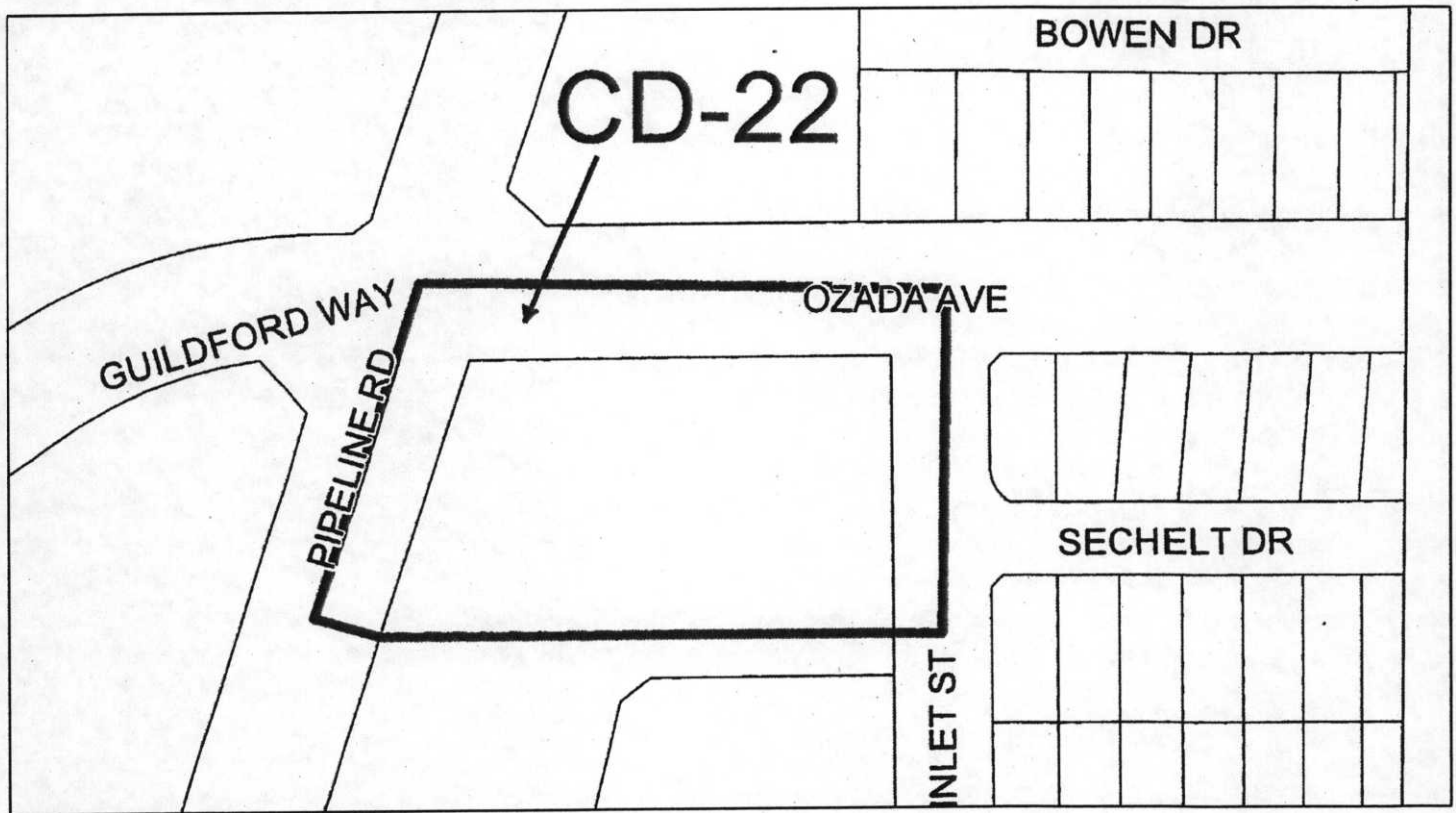
This project may affect Housing (Ozada Village) and Waters (Coquitlam Main #3). Please see mapping below.

Thank you,

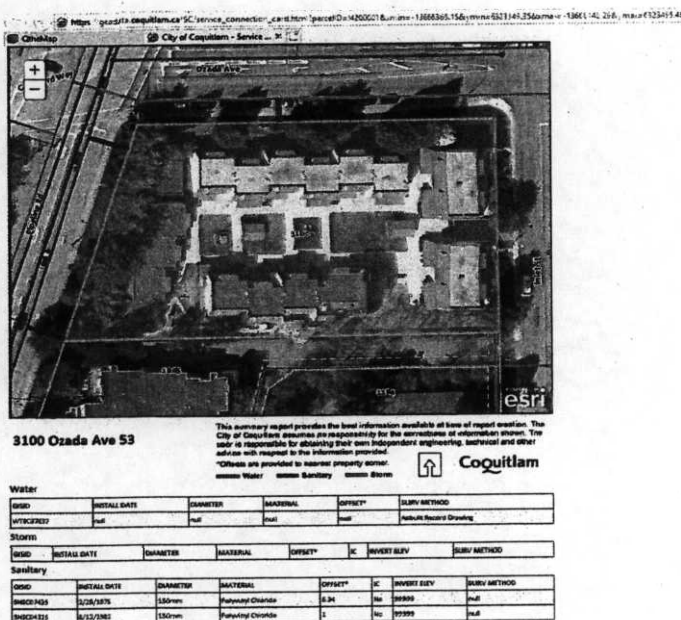


RE: Application For an Amendment to the Zoning Bylaw – 3100 Ozada Avenue, City of Coquitlam

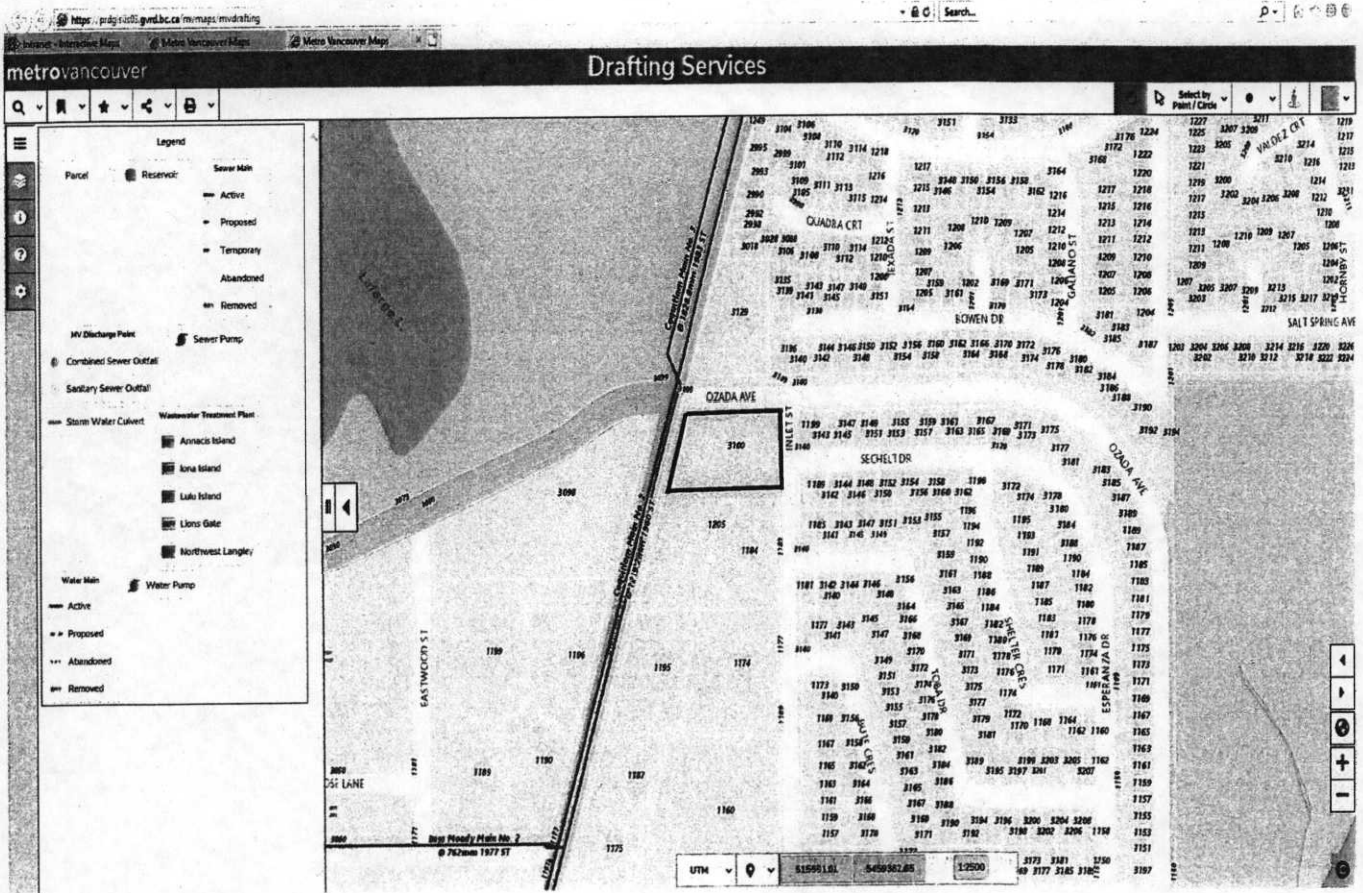
The following shows the parcel that is being considered for rezoning and the street names bordering the property.



Below is the site map of 3100 Ozada Avenue, City of Coquitlam. Currently use is a 3 story residential apartment building with 53 units. The rezoning application is for a 6 story residential apartment building with 164 units with underground parking. Municipal service lines are also shown for water, sewer and storm. It also shows the GVWD mains No.2 and No. 3, designated in dark blue, along Pipeline Road.



Location Map of 3100 Ozada Avenue and GVWD Main No. 2 and No. 3.



Nasato, Kate

Public Hearing – September 28, 2020
Item 1 – 3100 Ozada Avenue

From: Jill Wight [REDACTED]
Sent: Friday, September 25, 2020 10:52 AM
To: Clerks Dept; Jef Keighley
Subject: Re: File 08-3010-06/20 104504 PROJ/1 - Doc# 3817864.v1

To Coquitlam City Council,

We write in favour of the proposed development of a six-story apartment building directly across the street from where we live. We understand the dire need for more non-market rental units throughout the Lower Mainland and in Coquitlam, specifically.

Our one request concerns the trees that border Pipeline Road on the property in question. They are a beautiful collection of mature trees that should be protected. There is an ever-increasing amount of traffic in this area. From both a sound-mitigation perspective and a privacy perspective, their presence is important to our quality of life. The developer may have already taken this into account but, if not, we request that Council ensure the protection of the trees as a condition of approval for the proposed development.

Thank you for your consideration.

Jef Keighley & Jill Wight

~~338-3098 Guildford Way~~

Coquitlam, BC

V3B 7W8

- ☒ Copies to Mayor & Council
- ☐ Tabled Item for Council Meeting
- ☐ Correspondence Item for Council Meeting
- ☒ For Information Only
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- ☒ Copies to MR. D.D.S. DSEM, Pannus?

Ther, Fllo

From: Hansen William [REDACTED]
Sent: Friday, September 25, 2020 1:52 PM
To: Clerks Dept
Subject: Support for 3100 Ozada

Dear Mayor and Council,

I support the proposal for 3100 Ozada Avenue.

I believe this project has many merits, but of those, the one that caught my eye is their approach to tenant relocation. I understand from their website that they are taking a great deal of care to ensure that everyone is moved to suitable new housing while they wait for the building to be completed. I think this is a great idea and something that shows that the developer is responsible and thinking of the tenant's welfare.

I think we should support good housing programmes like this by organizations that take good care of people like AHS have done. Please approve of the project and help them complete the project smoothly and without delay.

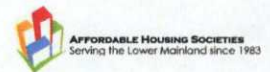
Sincerely,
Hansen William

- ☒ Copies to Mayor & Council
- ☐ Tabled Item for Council Meeting
- ☐ Correspondence Item for Council Meeting
- ☒ For Information Only
- ☐ For Response Only
- ☒ Copies to ADD DS, P&S, K
Phum, B, Kelly, F, G

Public Hearing – September 28, 2020
Item 1 – 3100 Ozada Avenue



3100 Ozada Avenue *Pinetree Court*



About AHS



Affordable Housing Societies



FAMILY HOUSING SENIORS HOUSING SINGLES-COUPLES

ABOUT AHS

Mission Statement:

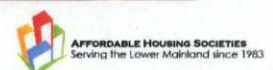
- To provide quality affordable rental homes so that families and individuals can thrive

Vision Statement:

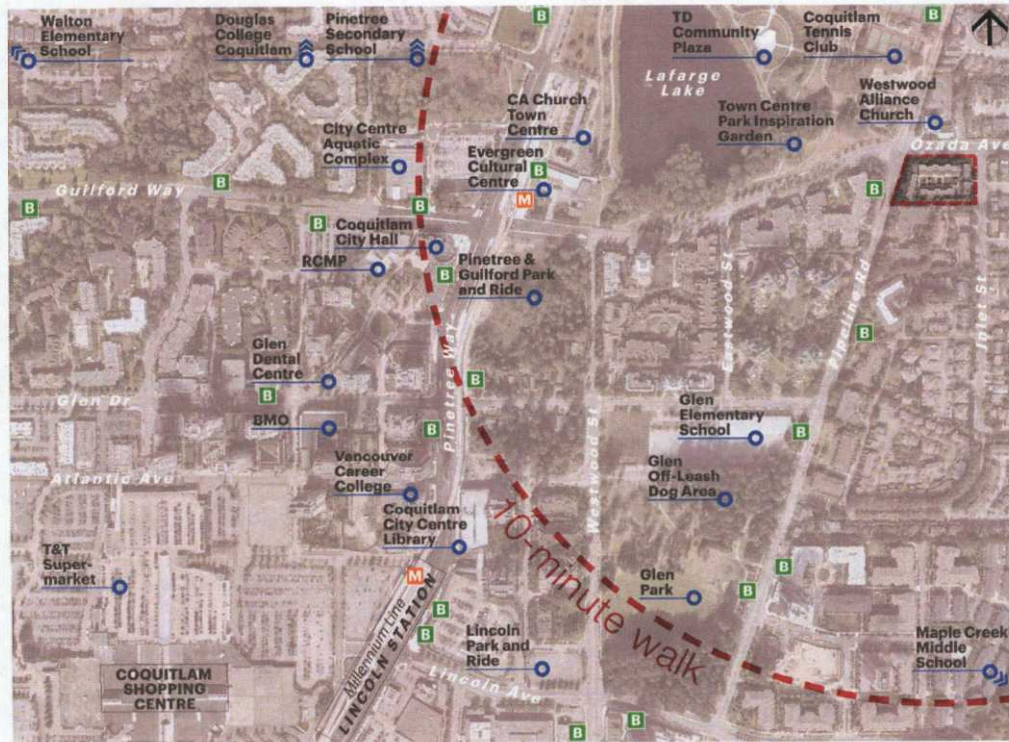
- Leading in addressing the needs for affordable housing in the Lower Mainland

Who is Affordable Housing?

Affordable Housing was established in 1982 to develop, own and manage rental housing for low and moderate income families, seniors and singles/couples. Affordable operates under a Board of Directors made up of business, professional and community leaders. The Board sets policy, approves major transactions and ensures Affordable's objectives are met. The head office is centrally located in New Westminster and operates under the direction of a management team that consists of our CEO Stephen Bennett, Comptroller Steve Hook and five Property Managers and Tenant Liaison.



Our Neighbourhood Context



Proposal Overview

Site Today

- 40+ year-old building
- Anticipating significant works needed in the coming years
- 57 homes; 17 households successfully relocated

Project Statistics

Residential

Total Homes	164
1-Bedroom	47
1-Bedroom (accessible)	18
2-Bedrooms	57
2-Bedrooms (accessible)	12
3-Bedrooms	30
Family Oriented Homes	99 (incl. in total homes count)

Parking

Vehicle Parking	133 stalls (incl. accessible & visitor)
Bicycle Parking	210



Overall Statistics

Site Area	56,974 sq.ft. / 5293 sq.m.
Height	6 storeys
Floor Area Ratio	2.49 FSR
Existing Zoning	RM-2
Proposed Zoning	CD-zone



Commitment to our Tenants



Early and Frequent Communication



First Right of Refusal back into the New Building



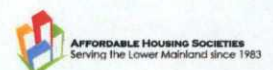
Relocation Assistance



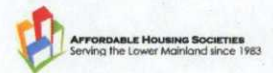
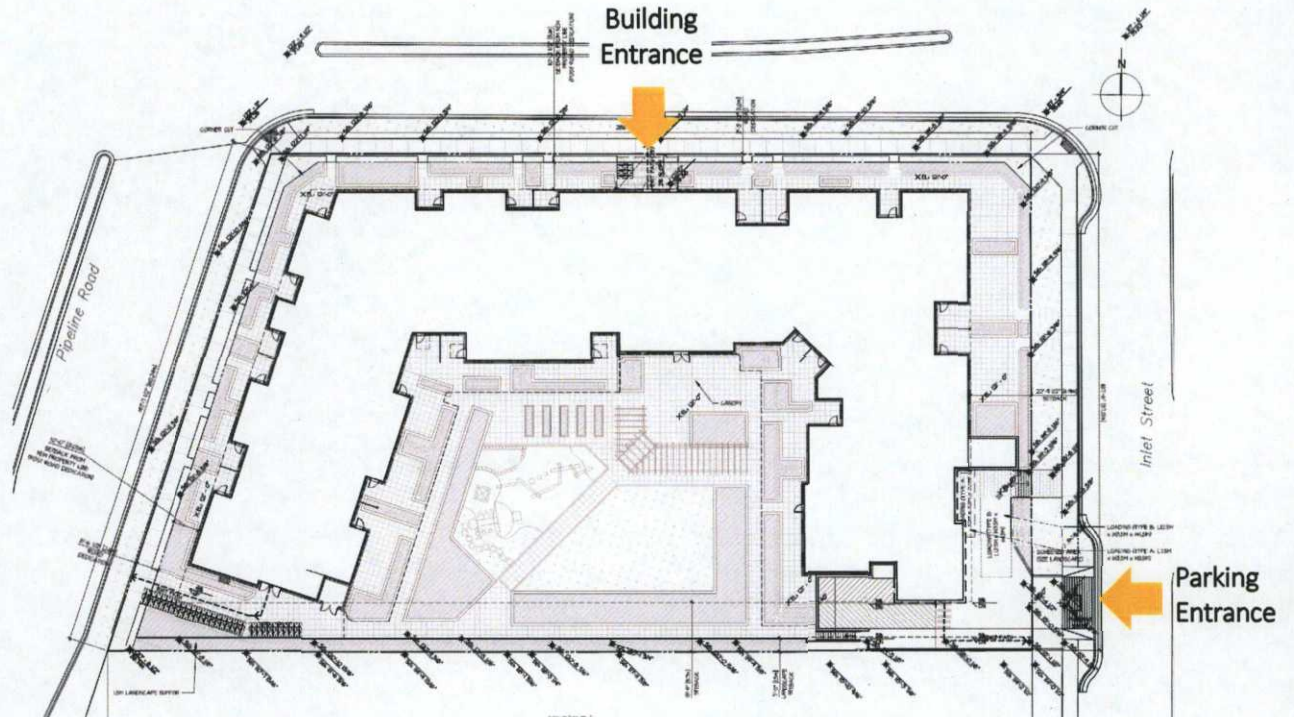
Financial Compensation



Site Plan



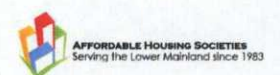
Loading & Circulation



Proposal Renderings



PIPELINE ROAD + OZADA AVENUE – LOOKING SOUTHEAST



Proposal Renderings



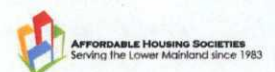
COURTYARD – OUTDOOR AMENITY SPACE



Proposal Renderings



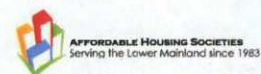
PIPELINE ROAD + OZADA AVENUE – LOOKING EAST



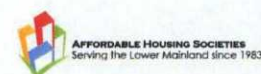
Proposal Renderings



PARKING ENTRANCE - INLET STREET LOOKING WEST



Thank You



Additional backup slides

MATERIALS PALETTE



The chosen materials help reinforce a base, middle, and top for a varied and enriched pedestrian scale. High quality materials provide visual interest, scale, and variety.

Shadow Studies



Shadow Study Spring Equinox, 10 am



Shadow Study Spring Equinox, 12 pm



Shadow Study Spring Equinox, 2 pm



Shadow Study Spring Equinox, 5 pm



Shadow Study Summer Solstice, 10 am



Shadow Study Summer Solstice, 12 pm



Shadow Study Summer Solstice, 2 pm



Shadow Study Summer Solstice, 5 pm



Shadow Study Fall Equinox, 10 am



Shadow Study Fall Equinox, 12 pm



Shadow Study Fall Equinox, 2 pm



Shadow Study Fall Equinox, 5 pm



Shadow Study Winter Solstice, 10 am



Shadow Study Winter Solstice, 12 pm



Shadow Study Winter Solstice, 2 pm



Shadow Study Winter Solstice, 5 pm



AFFORDABLE HOUSING SOCIETIES
Serving the Lower Mainland since 1983

From: Geneva Flesher [REDACTED]
Sent: Friday, September 25, 2020 3:23 PM
To: Clerks Dept
Subject: 3100 Ozada Ave

Attention Mayor and Council,

I'd like to share a few brief comments in support of the application at 3100 Ozada Avenue.

Below market rental housing projects like this one, which caters to families, seniors and people with disabilities, are vital to building and maintaining a sustainable community. The Tricities, and municipalities across the Lower Mainland, has experienced a rental affordability and availability issue for many years and projects like this one – that will bring 165 below market, secured rental homes to the neighbourhood – are going to help in finding a more manageable housing climate. This is of particular importance to low income families and seniors who rely on access to secure, affordable housing.

I hope that Council will support this application.

Geneva Flesher
Port Coquitlam Resident

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

File by File

Nasato, Kate

Public Hearing – September 28, 2020
Item 1 – 3100 Ozada Avenue

From: Christina Gower [REDACTED]
Sent: Saturday, September 26, 2020 10:25 AM
To: Clerks Dept
Cc: Mayor & Council
Subject: 3100 Ozada
Attachments: Ozada.docx

Follow Up Flag: Follow up
Flag Status: Flagged

To Whom it May Concern;

Please accept this submission for reading at the next Council meeting on Monday, September 28th

With thanks,

Christina Gower

- ☒ Copies to Mayor & Council
- ☐ Tabled Item for Council Meeting
- ☐ Correspondence Item for Council Meeting
- ☒ For Information Only
- ☐ For Response Only
- ☒ Copies to GORDON SEN. Room 3
Plm, Fil 8

September 26, 2020

Re:

Affordable Housing Societies
3100 Ozada Avenue

Dear Coquitlam Mayor and Council;

Once again, I would like to iterate my support the project proposal at 3100 Ozada in Coquitlam.

The addition of 165 non-market apartments will help a variety of people to find housing security, in an especially vulnerable time. The mix of 1-3 bedroom options will ensure we provide for single income people in need, along with families with children.

The location is perfect for accessibility to goods and services within the community, and especially fantastic for healthy outdoor recreation for families.

I wholeheartedly support this venture and implore council to accept this proposal.

Sincerely,

Christina

Nasato, Kate

Public Hearing - September 28, 2020
Item 1 - 3100 Ozada Avenue

From: Diane Watts [REDACTED]
Sent: Sunday, September 27, 2020 1:19 PM
To: Clerks Dept
Subject: AMENDMENT TO ZONING BYLAW

Follow Up Flag: Follow up
Flag Status: Flagged

Thank you for the opportunity to participate in this decision.

I live in The Hudson, 1196 Pipeline Rd and the traffic increase and noise along with the pollution from the vehicles has escalated immensely over the last few years on Pipeline Rd and Guildford.

There are other properties on Pipeline looking towards redevelopment as well.

My vote is **NO** to an Amendment to change the RM2 three storey Medium Density Apartment zoning.

VOTING FOR NO AMENDMENT CHANGE.

Diane Watts

1402 1196 Pipeline Rd

Coquitlam, B.C.

CELL [REDACTED]

EMAIL [REDACTED]

- ☒ Copies to Mayor & Council
- ☐ Tabled Item for Council Meeting
- ☐ Correspondence Item for Council Meeting
- ☒ For Information Only
- ☐ For Response Only
- ☒ Copies to GARD, DSD, DSEM, Plurals?
Telly, Telly

Thank you for your Attention

Diane Watts

Nasato, Kate

Public Hearing – September 28, 2020
Item 1 – 3100 Ozada Avenue

From: Paul Chiu <paulc@westwoodac.org>
Sent: Sunday, September 27, 2020 2:00 PM
To: Clerks Dept
Cc: Michelle Lau; Peter Cheung
Subject: Input to the City regarding the Public Hearing
Attachments: PublicHearing.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Sir/Madam,

Attached please find a letter from our church to the City regarding the following Public Hearing:

Application for an Amendment to the Zoning Bylaw-3100 Ozada Avenue.

I would appreciate if you can acknowledge the receipt of this email

Thanks,

Paul Chiu

Lead Pastor

Westwood Alliance Church

Office: 604-945-5850 Cell [REDACTED]

www.westwoodac.org

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

Plmrs, Clerk, File

This message, including any documents attached, may contain privileged and confidential information intended for the recipient only. If you are not the intended recipient, be aware that any disclosure, copying, distribution or use of this e-mail or any attachment is prohibited. If you have received this e-mail in error, please notify us immediately by returning it to the sender and delete this copy from your system. Thank you for your cooperation.



高 貴 林 宣 道 會
WESTWOOD ALLIANCE CHURCH

3129 Ozada Ave Coquitlam BC V3B 2T6, Canada
Telephone: 604.945.5850 Email: westwoodac.ca@gmail.com
Web: westwoodac.org

September 26, 2020
City Clerk's Office
3000 Guildford Way
Coquitlam, BC Canada
V3B 7N2

Dear Sir/Madam,

RE: Public Hearing of Rezoning Application for 3100 Ozada Avenue

I am writing on behalf of Westwood Alliance Church to express our opinion on the redevelopment application being proposed. We are located right across the street of the property and we have been enjoying a good neighbouring relationship for all these years. Some of our members live there; some of our annual benevolent ministries are designated for the residents there.

The initiative to increase the supply and range of affordable housings to the City is very much aligned with our values as a church, in fact, we have expressed to the City (November 2019) of our desire to redevelop our own site to provide affordable housings. It is only due to the Pandemic that we have slowed down our planning.

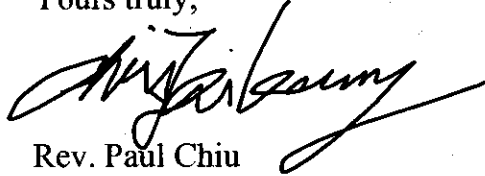
As much as we support the project, without question, the changes they are proposing are significant. By increasing the number of units from 57 to 164 and the building will be substantial at 6 stories and 200,000 sq.ft. This will make a sizeable change to that corner and it will bring significant population increase in the neighborhood. Direct impact to our immediate community is unavoidable.

The major concern we have is the parking especially during the peak usage times of the two entities. Weekends and Sunday mornings will be our critical parking need, but these are also the times when most cars in a housing complex are parked. Street parking will also be much more demanding as visitors of the residents are visiting over the weekends. We want to know how the City would address this issue. Should the developer increase the number of parking?

The other concern is the increased traffic. With recent years of housing development in our neighborhood, the intersection of Pipeline Road and Ozada Avenue has become busy. Accidents happen more frequently especially during peak hours. It has become more dangerous to both pedestrians and vehicles. We want to know if the City has any plans to deal with the increased traffic with this application.

In conclusion, on behalf of the church, I want to express our support to the project. It is well designed, is operated by a quality enterprise, and provides critical rental housing which is something we see as a community need. In our support, I want to again to let you know that we are also actively beginning to explore using a portion of our site for a similar purpose. Hopefully sometime next year, we would be able to come up with a more concrete plan.

Yours truly,

A handwritten signature in black ink, appearing to read "Rev. Paul Chiu", written in a cursive style.

Rev. Paul Chiu
Senior Pastor/Chairman of the Board

Nasato, Kate

Public Hearing – September 28, 2020
Item 1 – 3100 Ozada Avenue

From: Frank Watts [REDACTED]
Sent: Sunday, September 27, 2020 3:56 PM
To: Clerks Dept
Subject: Application for an Amendment to the Zoning Bylaw - 3100 Ozada Avenue

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Sir/Madam

I write regarding the above application and unreservedly say NO to it. There is already too much traffic noise in the area and I urge Council to reject this application to avoid adding more.

Thank you

Frank watts

1402 - 1196 Pipeline Road

Coquitlam, BC

V3B 7Z6

cell: [REDACTED]

- ☒ Copies to Mayor & Council
- ☐ Tabled Item for Council Meeting
- ☐ Correspondence Item for Council Meeting
- ☒ For Information Only
- ☐ For Response Only _____
- ☒ Copies to CMP, D.D.S., DSEM, Planning,
Phy. Relg

From: Sara Iwaasa [REDACTED]
Sent: Monday, September 28, 2020 1:41 AM
To: Clerks Dept
Subject: 3100 Ozada Avenue Zoning Amendment

Follow Up Flag: Follow up
Flag Status: Flagged

Regarding Zoning Amendment for 3100 Ozada Avenue

To Whom It May Concern:

I wish to provide input regarding a proposed amendment to the zoning bylaw for 3100 Ozada Avenue.

I have already expressed my concerns to AHS as part of its development process, but I would also like to express myself to the City planners, since some of what I wish for might involve the City.

I live next door to 3100 Ozada. Ozada and Pipeline is a busy corner, with the Ozada side almost always lined with parked cars. There can be heavy traffic on both streets. As currently designed, the proposed new building could more or less double the number of households on the site. While I'm all in favor of affordable housing, I think that the increased density could cause problems in the future.

Some provision needs to be made for the likely increased flow of delivery trucks, service trucks, pick ups and drop offs, and HandiDarts and other medical services. A loading zone, a drive circle, or even a well placed cutaway in the curb could make life better for everyone. This would be especially true for the disabled who use wheeled mobility aids. At the very least, there should be a specifically reserved space on the street for HandiDarts and other medical transfer vehicles.

The current complex at 3100 Ozada already has access problems. Cars and vans park wherever seems good at the time and services often encounter difficulties. A few years ago, an old lady in one of the south-side apartments died and her body was not found for some days. The front of the building was a no-stopping zone just ahead of the busy corner and there seemed to be no nearby parking spaces on Ozada or Inlet. To get her out quietly, responders parked in our building's driveway, and jinked her gurney downslope through a gap in the property line fence. Her body was stuffed into the back of an SUV, perhaps because only one responder vehicle could park in our driveway without obstructing our access.

On any given day, there can be visitor cars, groundskeeper trucks, moving vans, and delivery vans stopped on the streets around the building. More might become a real problem. The new building's proposed underground parking is good but it might not help with this kind of traffic.

So while I support affordable housing, and I support the new building, I would ask that the City and the developers take care to ensure comfortable, orderly, and handicapped-friendly, access for all the services the residents will need.

Thank you for your time.

Respectfully,

- ☒ Copies to Mayor & Council
- ☐ Tabled Item for Council Meeting
- ☐ Correspondence Item for Council Meeting
- ☒ For Information Only
- ☒ For Response Only _____
- ☐ Copies to CMB, DDS, DSEM, Pams3,
Fin. Mgt. Dept.

Nasato, Kate

From: Greg Garrison [REDACTED]
Sent: Monday, September 28, 2020 7:57 AM
To: Clerks Dept
Subject: Affordable Housing Society - 3100 Ozada Avenue

Follow Up Flag: Follow up
Flag Status: Flagged

September 28, 2020

Re: Affordable Housing Society - 3100 Ozada Avenue Rezoning / Renewal Project

Hello,

I am emailing today in support of the proposed project put forward by the Affordable Housing Society (AHS) with respect to the property at 3100 Ozada Ave in Coquitlam.

As members of our community continue to struggle with potential job loss &/or adapting to a new market and economy, I believe we all agree the affordable housing issue is most challenging & although this project won't solve the entire problem, it certainly helps to at least assist in easing the critical need for this type and tenure of housing.

I'm pleased to share my support for the rezoning, as this site is ideally located near schools, transit & other services. I had the pleasure of receiving a presentation on the project from AHS and from what I understand, in addition to the aforementioned benefits, they appear to be doing a great job to ensure their existing tenants are well looked after.

I look forward to seeing it come to fruition & creating a wonderful addition to the Town Centre area.

With sincere thanks,
Greg Garrison.

.....
Greg Garrison CAIB
Commercial Manager
Westland Insurance Group Ltd.
Your best coverage is our only policy

.....
Westwood Mall
#139-3000 Lougheed Hwy
Coquitlam | BC | V3B 1C5
[REDACTED]
[REDACTED]

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- ☐ Tabled Item for Council Meeting
- ☐ Correspondence Item for Council Meeting
- ☒ For Information Only
- ☐ For Response Only
- ☒ Copies to CARD OPS, ITEM, P. 1000s
File by Tel

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Nasato, Kate

**Public Hearing – September 28, 2020
Item 1 – 3100 Ozada Avenue**

From: Sylvain Celaire [REDACTED]
Sent: Monday, September 28, 2020 10:16 AM
To: Clerks Dept
Subject: Public Hearing Development Application at 3100 Ozada Avenue: Letter of Support
Attachments: Modo - Coquitlam Mayor and Council - Letter of Support Rezoning - Affordable Housing Societies - 3100 Ozada Avenue, Coquitlam.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

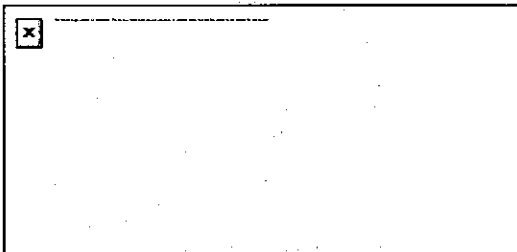
Hello,

Please find attached Modo's letter of support for the development project proposed 3100 Ozada Avenue.

Regards,

Sylvain Celaire
Director of Business Development

Modo
200 – 470 Granville Street, Vancouver, BC V6C 1V5
d. 604.673.2494 | [REDACTED] modo.coop



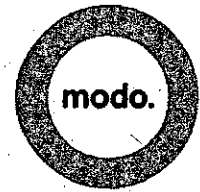
- ☒ Copies to Mayor & Council
- ☐ Tabled Item for Council Meeting
- ☐ Correspondence Item for Council Meeting
- ☒ For Information Only
- ☐ For Response Only
- ☒ Copies to SMO, DDS, DSEM, Planning 3,

TLW, RLG

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September 28, 2020

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

Mayor Richard Stewart
Members of Municipal Council
City of Coquitlam

Dear Mayor and Council,

Re: Letter of support for development application at 3100 Ozada Avenue, Coquitlam

On behalf Modo Co-operative, I would like to express our support for the rezoning/development application for the site located at 3100 Ozada Avenue, under consideration at the upcoming public hearing.

Modo is a round trip carsharing co-operative, founded in Vancouver in 1997. It exists to transform communities by providing people with an affordable, convenient, inclusive and sustainable alternative to owning a vehicle (or a second one). We support the needs of 20,000+ drivers (550+ in Coquitlam) and 900 organizations who share a diverse fleet of 700 vehicles located throughout Metro Vancouver, Greater Victoria, Nanaimo, Squamish and Kelowna.

It should be known that Modo and the applicant intend to enter into an agreement to (i) secure the provision of one shared Modo vehicle to be parked at or adjacent to the proposed development for the benefit of the community and (ii) offer the possibility for up to 61 residents of the proposed development to simultaneously benefit from Modo membership privileges and lowest usage rates without the need to themselves pay a \$500 membership fee.

Similar transport demand management (TDM) measures have been successfully implemented in other residential and mixed-use developments in Coquitlam.

Modo's 2019 annual member survey (30+% participation from Modo's entire membership) showed that 48% of our members used to own/lease a vehicle but now use Modo as their primary vehicle, while another 27% of members never owned or leased a vehicle and use Modo as their primary vehicle. The first two reasons Modo members have indicated for joining Modo are: "Cheaper than owning a vehicle" (48%) and "Located near my home/is easily accessible" (38%).

We are confident that by locating a shared vehicle at/near 3100 Ozada Avenue and providing future residents with the opportunity to join Modo for free, we will put together the conditions for several residents to reduce their vehicle ownership and transportation

200-470 Granville Street

Vancouver, BC V6C 1V5

604.685.1393

info@modo.coop

2031 Store Street

Victoria, BC V8T 5L9

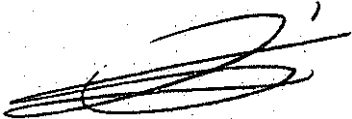
250.995.0265

www.modo.coop

costs while having access to a fleet of shared vehicles and being encourage to use active transportation (walking and cycling) and public transit.

Modo strongly encourages the approval of the application for 3100 Ozada Avenue, as the proposed development and carshare TDM measure will allow people the ability to live more affordably in our region and shift to multimodal transportation.

Regards,

A handwritten signature in black ink, appearing to be 'Sylvain Cellaire', with a stylized, cursive script.

Sylvain Cellaire
Director of Business Development

Nasato, Kate

Public Hearing – September 28, 2020
Item 1 – 3100 Ozada Avenue

From: Antonius Gunawan [REDACTED]
Sent: Monday, September 28, 2020 11:04 AM
To: Clerks Dept
Subject: Proposal for Ozada

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Mayor and Council,

As a Coquitlam resident, I am in support of the proposal at 3100 Ozada by AHS.

I support the proposal as I think it helps to reduce sprawl by providing affordable housing close to transit, and to an employment cluster in the City of Coquitlam. We are seeing more and more people moving farther and farther away from our employment hubs because they cannot afford to live closer – having this project here will contribute to alleviating this problem.

I am also in support of the proposal because I believe affordable housing in the centre of Coquitlam makes a lot of sense, and will only be more and more needed as our city continues to grow, with most of that growth focused in the downtown area of Coquitlam.

I hope you will approve the proposal, and help us keep Coquitlam diverse and home for all.

Sincerely,
Antonius Gunawan

- ☒ Copies to Mayor & Council
- ☐ Tabled Item for Council Meeting
- ☐ Correspondence Item for Council Meeting
- ☒ For Information Only
- ☐ For Response Only
- ☒ Copies to ARDDSSSEMPHUS3,

Blk. Blk.

From: Brent, Anita
Sent: Monday, September 28, 2020 4:48 PM
To: Clerks Dept
Subject: FW: Heidi Maddrell Speaking for the Ozada Avenue Project

From: Heidi Maddrell [REDACTED]
Sent: Monday, September 28, 2020 4:42 PM
To: Mayor & Council <mayor_council@coquitlam.ca>
Subject: Heidi Maddrell Speaking for the Ozada Avenue Project

Good evening Mayor and Councillors,

I appreciate the opportunity to share a few words in support of the rezoning of the Ozada Avenue project before Council. I am writing to you as a resident of Coquitlam, living not too far from the site in question, but also as someone who works in the industry of providing housing for those in need. I can say with great confidence that these 165 new, affordable homes will be life-changing for those lucky to call it their home – 165 is a great addition, however, we know the need is much greater, and the reality is that these homes will likely be snapped up quickly by those on a waiting list! I appreciate the access and walkability of this development site to local Coquitlam shops and services, transport, the river & parkland around Lafarge lake, and truly feel we need this housing near the epicentre of Coquitlam.

I am thrilled to hear that this proposal is in partnership with BC Housing to help lower the overall affordability of the project. Through this partnership and the financial means of this seasoned non-profit, I understand our community will see rates as low as “shelter rates” serving some of our most vulnerable community members. Working in the sector myself, I have had the privilege to meet and spend time with the individuals and families who need this housing. Hearing personal stories of insecurity and fear turn into security and safety after a lift up in housing, puts real people behind the numbers. ALL our community deserves support for one of our most basic needs in life. True affordability is needed to provide a full continuum of housing across our Tri-Cities.

I encourage Mayor and Council to support this proposal. I believe it will be a tremendous addition to our City Centre, and my home community!

With kindest always,
Heidi Maddrell.

Charter Hill
Coquitlam BC.

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

Plenary 3, Folly, 2020

Nasato, Kate

Public Hearing – September 28, 2020
Item 2 – 602, 612 and 618 Clarke Road,
605 and 625 Como Lake Avenue and 620
Lea Avenue

From: Pooya Esfandiar [REDACTED]
Sent: Thursday, September 17, 2020 5:52 PM
To: Clerks Dept
Subject: Public Hearing Feedback

Dear Coquitlam councilors,

I'm writing to show my support for the development application shown as item 2 (Como Lake and Clarke) of the public hearing on September 28, 2020.

We're a young family living in a mid-rise across the street from this project. We can't be happier to see this project built in our fast growing community.

The zoning is in line with the community plan (minor changes are still compliant with the spirit of the plan), and it adds a lot of value to our neighbourhood by providing more commercial retail space, diverse residential units, a daycare, greens pace, and non-market rental stock that doesn't change the fabric of the community in the least. We like the special accommodations afforded to the current residents as well.

Best of luck,

Pooya Esfandiar

Regan Avenue, Coquitlam

--

Typed on a phone.

- ☒ Copies to Mayor & Council
- ☐ Tabled Item for Council Meeting
- ☐ Correspondence Item for Council Meeting
- ☒ For Information Only
- ☐ For Response Only
- ☒ Copies to CPDD, Denise DeFolity, Planners 3, Emily, Kelly

Nasato, Kate

Public Hearing – September 28, 2020
Item 2 – 602, 612 and 618 Clarke Road,
605 and 625 Como Lake Avenue and 620
Lea Avenue

From: Olivia Chan [REDACTED]
Sent: Monday, September 21, 2020 2:18 PM
To: Clerks Dept
Subject: Zoning bylaw #3479,2001 and 3000,1996.

Good afternoon: I own a unit at 630 Clarke Rd. and my building is directly impacted by the proposed project. This low rise building is going to be completely overshadowed by these mega towers. How can the City of Coquitlam even consider this project and not consider the effect it will have on the residents of this complex? This directly impacts my livelihood if I loose my tenants.

What is being done to insure that the vehicle and foot traffic will not disrupt the quality of life for the residents of 630 Clarke Rd?

I would also like to know what exactly is the Transit Village Commercial?

How do I register that I am totally opposed to this project unless all the issues of the effects on the surrounding properties have been addressed?

Regards
Olivia Chan
Owner of a unit at 630 Clarke Rd.
Sent from my iPad

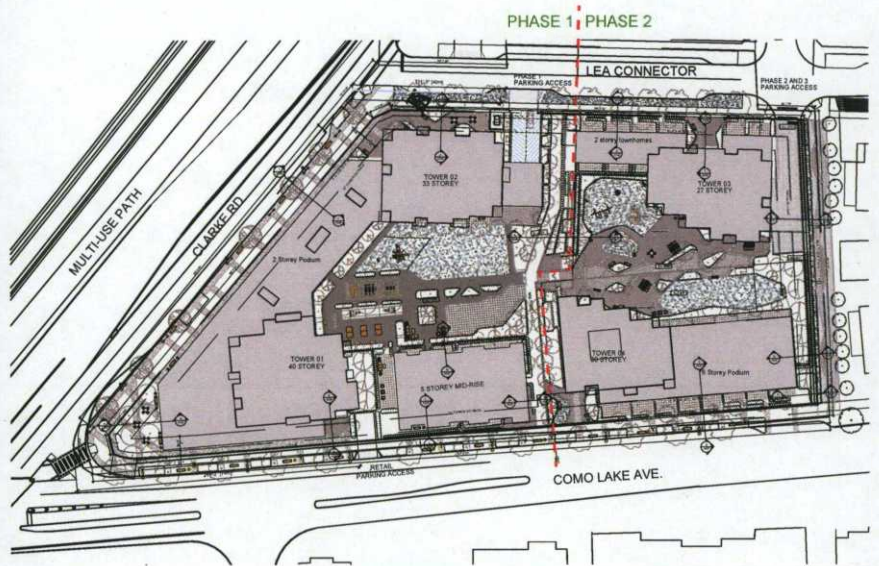
- ☒ Copies to Mayor & Council
- ☐ Tabled Item for Council Meeting
- ☐ Correspondence Item for Council Meeting
- ☒ For Information Only
- ☐ For Response Only
- ☒ Copies to City Clerk, D. Seelye, Planning, Policy, and Research

Public Hearing – September 28, 2020
Item 2 – 602, 612 and 618 Clarke Road,
605 and 625 Como Lake Avenue and 620
Lea Avenue

Clarke & Como

Public Hearing
September 2020





- 21,000 sf commercial retail
- 6,500 sf daycare
- 1,203 new homes (327 rental)
- 47 Below market Rental
- 31,500 sf of indoor amenity / 63,500 sf outdoor amenity
- all parking & loading below grade

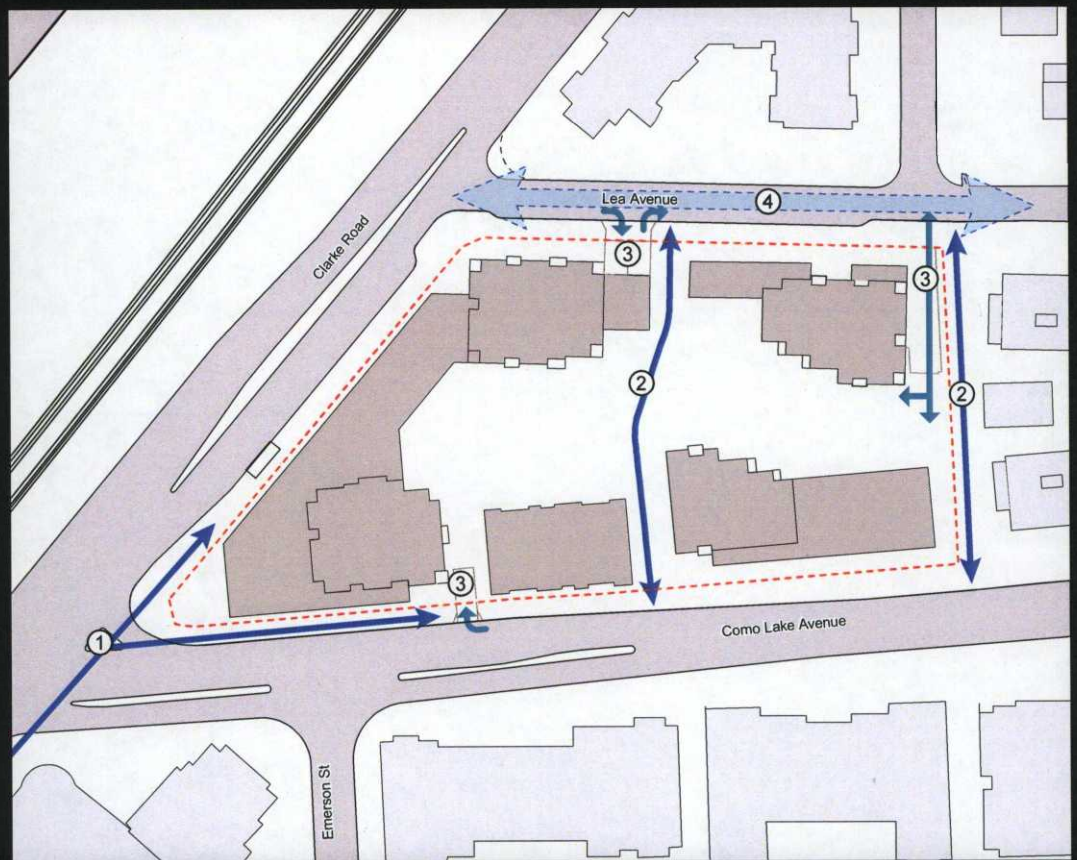


- Tower: 40 Storeys
- Tower: 27-33 Storeys
- Low Rise: 5-6 Storeys
- Podium / Townhouses: 2-3 Storeys

- 1.5m Setback
- 4.5m to 5.5m Setback

Heights & Setbacks

- 1 Improved pedestrian connections to Burquittiam SkyTrain station.
- 2 Mid-block, north-south pedestrian + bike connections creating direct public access between Lea Avenue and Como Lake Avenue.
- 3 Parking and loading entrances balance site access with consideration of area traffic patterns.
- 4 New Lea Avenue connection to Clarke Road.

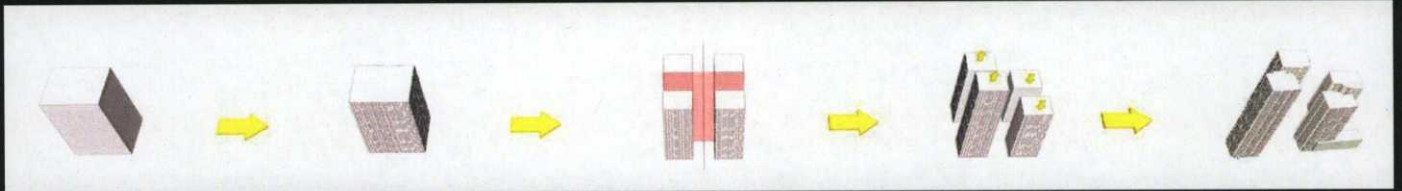


Transportation Strategies

- 1 Mid-block, north-south pedestrian + bike connections creating direct public access between Lea Avenue and Como Lake Avenue.
- 2 South and west facing corner plaza at the prominent intersection of Clarke Road & Como Lake Avenue, providing pleasant, flexible space adjacent to retail frontage.
- 3 Retail plaza, with quieter character at Clarke Road & Lea Avenue.
- 4 Improvement to public realm consistent with City standards.
- 5 Private, resident-only open space at podium roof level.



Open Space Strategy



Top

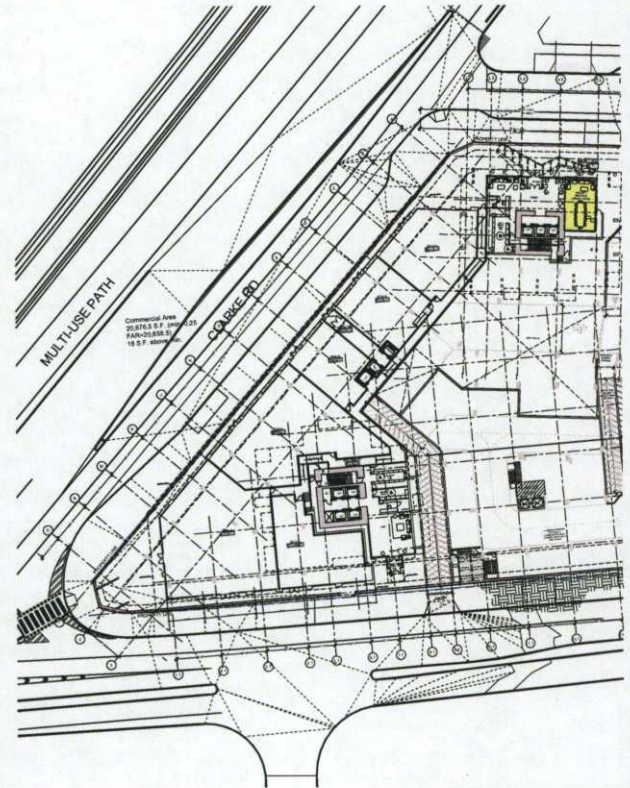
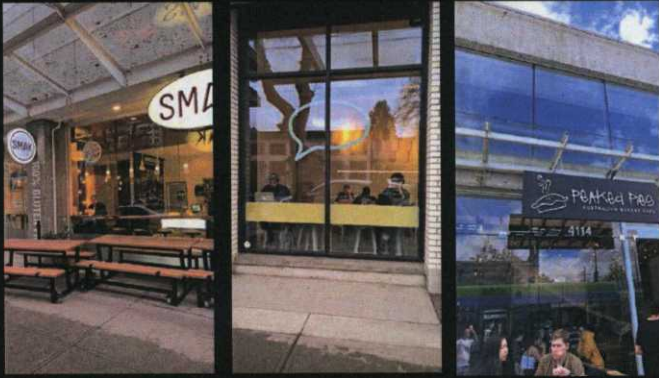


Middle



Base





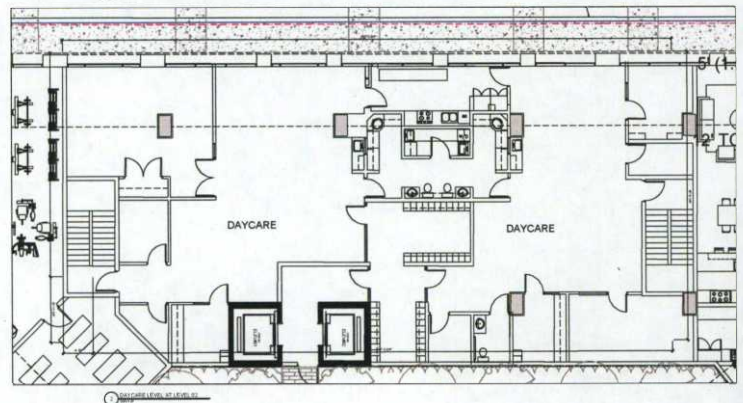
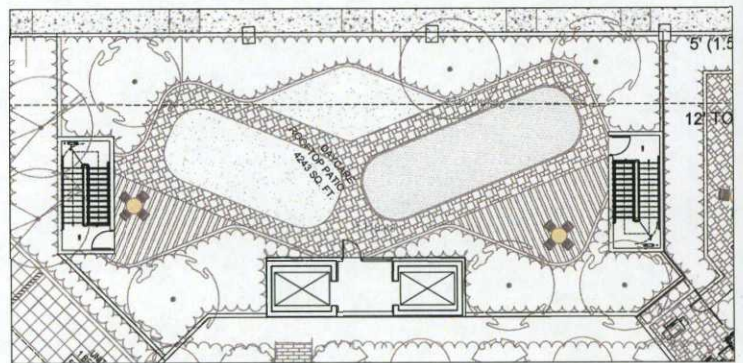
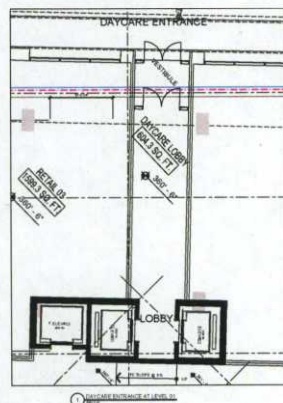
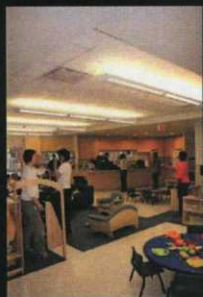
Neighbourhood Retail



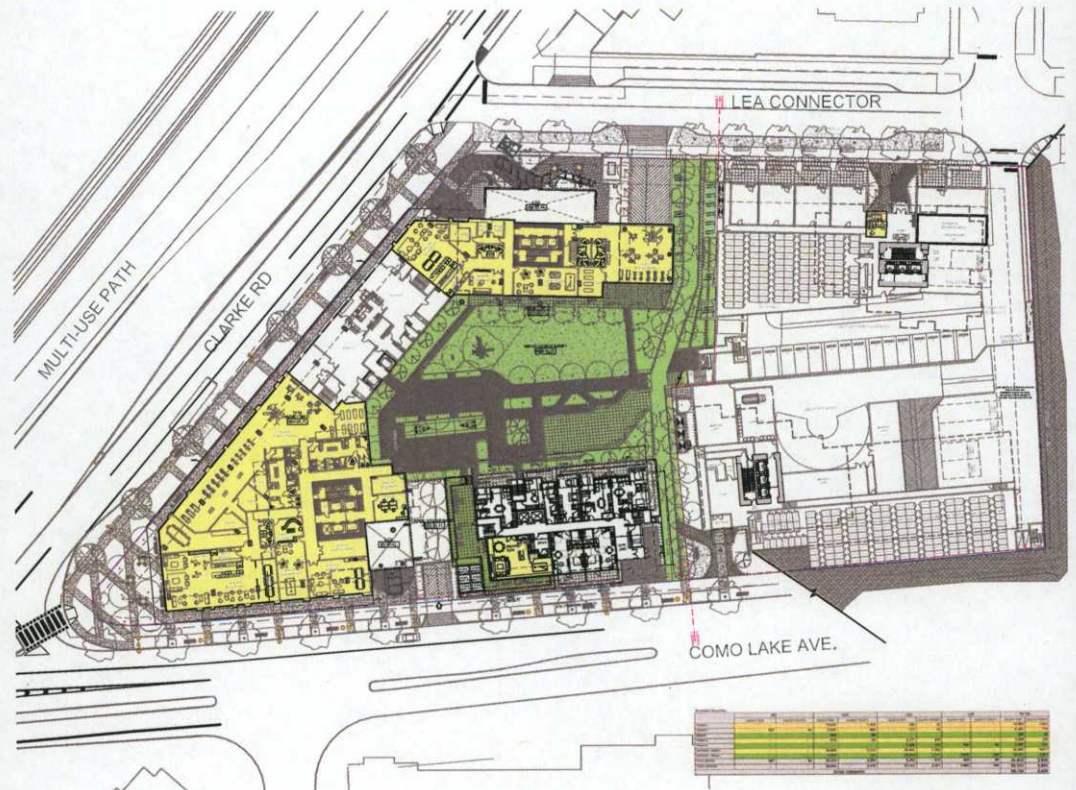
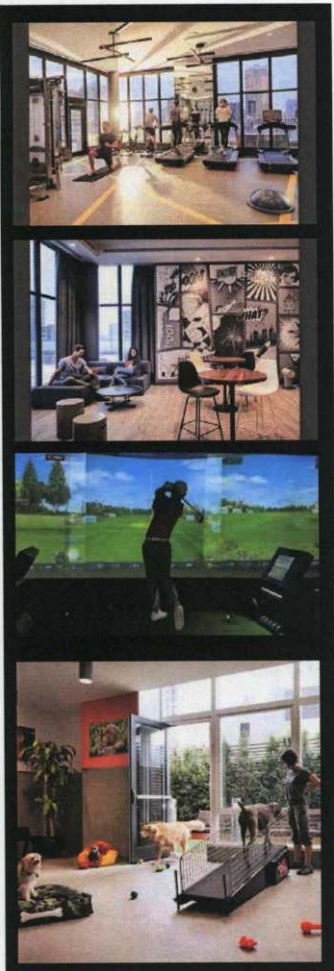
4,800 ft² outdoor area



6,350 ft² Indoor area



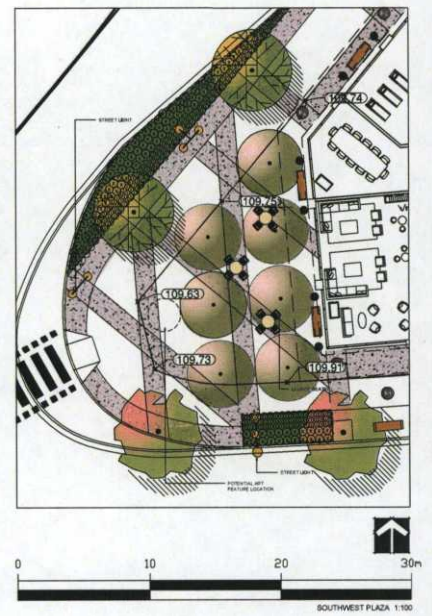
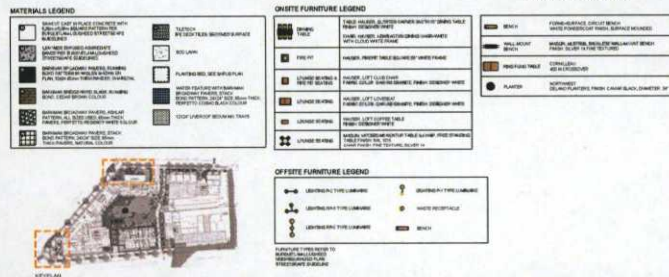
Daycare



Indoor Amenities



Outdoor Amenities



pmg
LANDSCAPE
ARCHITECTS

Tel: 0155 4185 500 Great Ouse
Bathery, London Colindale, VIC, MD
p. 020 88420111 f. 020 8842012

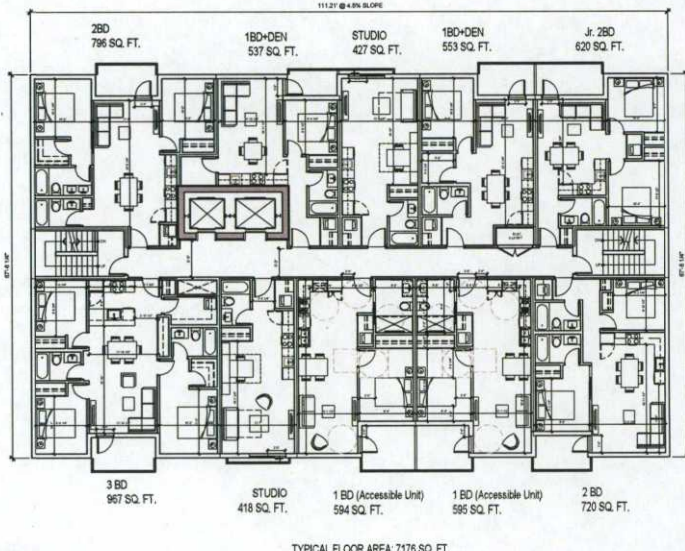
**INTERGULF
DEVELOPMENT
GROUP**

BURQUITLAM DEVELOPMENT
602 CLARKE AND 605 COMO LAKE

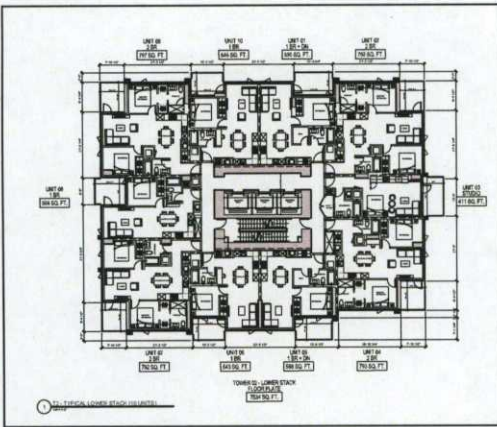
TWO PLAZAS ENLARGEMENT LANDSCAPE PLAN

113

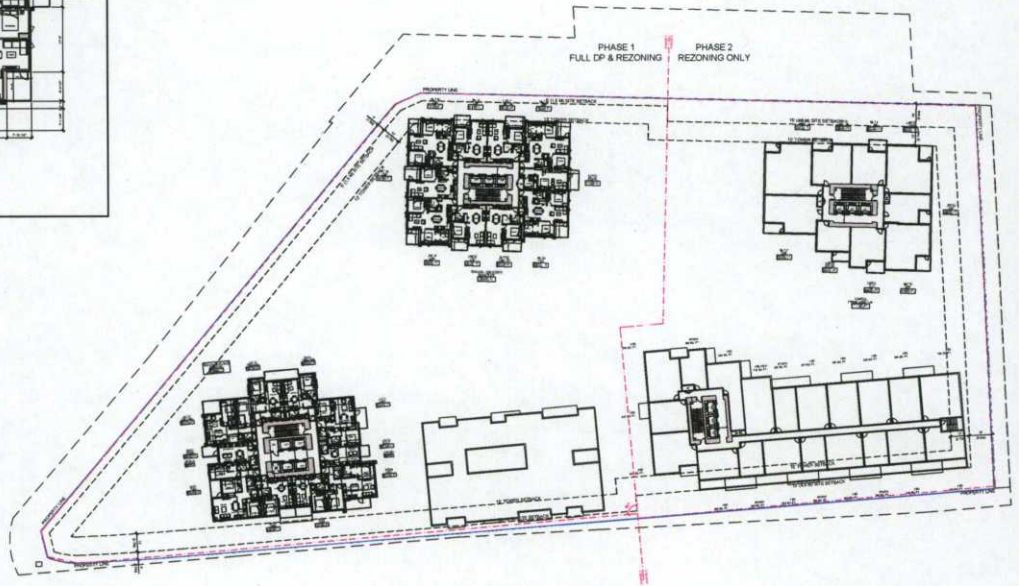
Public Plazas



Affordable Rental



- efficient layouts
- range of unit types



Rental & Condominium Housing

Vernal equinox - March 20th



10:00 AM



12:00 PM



2:00 PM

Summer Solstice - June 20th



10:00 AM



12:00 PM



2:00 PM

Shadow Study

Nasato, Kate

Public Hearing – September 28, 2020
Item 2 – 602, 612 and 618 Clarke Road,
605 and 625 Como Lake Avenue and 620
Lea Avenue

From: Ken Fraser <ken@vrs.org>
Sent: Friday, September 25, 2020 11:18 AM
To: Clerks Dept
Cc: Brad Tone
Subject: public hearing
Attachments: presentation to council.docx

I am registered to attend the public hearing by zoom on sep 28, 2020. I would like to speak at the meeting. my presentation is attached .

Ken Fraser, CPA, CGA

Executive Director

Office: 604.731.1020 ext 206 ken@vrs.org

Direct: 604-730-9267

2006 West 10th, Suite 310, Vancouver BC, V6J 2B3



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- ☐ Tabled Item for Council Meeting
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- ☒ Copies to CAPD, D.S. Doherty,
Pharms, Film, Film



September 28, 2020

FROM: Ken Fraser, Executive Director, Vancouver Resource Society (VRS)

TO:

City of Coquitlam
Mayor and Council

RE: VRS owning and operating non-market housing units at Clarke Drive and Como

VRS has entered into a letter of intent with Intergulf Development Group dated March 15, 2019. Our non-profit organization enthusiastically welcomes the opportunity to enter into this agreement with Intergulf (Como Lake) Ltd. to purchase a 5 storey building (c.47 unit) approximately 33,400 sq.ft to provide non-market rental housing, designed as a part of the master-phased plan at Como Lake & Clarke Road in Coquitlam.

We want to thank the Mayor and Council of the City of Coquitlam for your leadership and vision to create opportunities for non-profits such as VRS to acquire and provide affordable housing options for the citizens of Coquitlam.

This is a very unique opportunity whereby VRS gets to own and operate an entire standalone building to provide non market housing and support services. Units integrated into a larger building are very valuable but having an entire building significantly increases our ability to build a supported housing model. We have the ability to build a tenant profile to support our services.

About VRS:

Established in 1972, VRS is a registered charitable and non-profit organization with a mandate to provide accessible housing and programs to Seniors and persons with physical and developmental disabilities. VRS provides innovative and low-cost housing solutions, along with unique care models. We offer a variety of housing models and supportive care programs, empowering people with disabilities to live in the community. Founded by three young men who spent decades living in an institution, VRS strives to provide financially sustainable and supportive housing for our clients who range in age from infants to seniors. VRS currently owns 40 properties and over 1400 housing units located throughout BC.

Accessible and supportive housing for residents in BC:

The housing model VRS has built over decades, allows the organization to provide low-cost, non-market and supportive housing to seniors, persons with disabilities and families, in Metro Vancouver and

throughout British Columbia. We strive to locate new housing opportunities in accessible neighborhoods, close to transit and amenities. The Burquitlam neighborhood is perfect for VRS' non-market and supportive housing models.

The majority of persons with disabilities do not receive funding to cover 24 hour care and would not be able to live independently in the community without creative and accessible housing models. VRS' innovative model allows our clients to direct their own care and live in the community. VRS' shared-care model offers supportive housing in adaptable units. Collectively, each tenant living in VRS' shared care model, contributes a small portion of their care hours to employ one overnight care attendant to meet the needs of all tenants. The overnight period is when our clients require the least care, however, it is also when they are the most vulnerable.

A financially sustainable model for affordable housing:

The purchasing model VRS recommends, includes a purchase price below market. We understand that this needs to be financially viable and partnerships with developers and municipalities help us to achieve affordable housing. The lower the price of the units, the sooner VRS can provide the deepest subsidy possible. The region is facing a housing crisis and affordable rental housing is difficult to find. For our client group, finding accessible and affordable community living can be extremely difficult. We have participated in projects throughout the Province and I know the citizens of Coquitlam will welcome this housing opportunity.

We look forward to the opportunity to participate in the public open houses, share our story and answer any questions residents may have about the housing and support our organization can offer. Furthermore, we are happy to speak with City of Coquitlam staff and provide any information required as this process moves forward and we look forward to participating in the process and we look forward to signing a purchase agreement when this project moves forward.

VRS values the opportunity to work together with your team on this project to provide accessible housing and supportive programming for residents of Coquitlam.

Best Regards,
Ken Fraser
Executive Director
Vancouver Resource Society

Nasato, Kate

Public Hearing – September 28, 2020
Item 2 – 602, 612 and 618 Clarke Road,
605 and 625 Como Lake Avenue and 620
Lea Avenue

From: Richard White <rwhite@intergulf.com>
Sent: Friday, September 25, 2020 11:43 AM
To: Clerks Dept
Cc: Denney, Jeff
Subject: RE: Clarke/Como Public Hearing Items (Intergulf)
Attachments: Finalexhibit - Burq.docx; Finalexhibit - Burq.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: PUBLIC HEARING

Good Morning

Please find attached our presentation material for the Sept. 28th Public Hearing

R

Richard White MRAIC
Senior Development Manager
rwhite@intergulf.com

Intergulf Development Group

P.O. Box 10087 - Pacific Centre
#880 – 700 West Georgia Street
Vancouver, B.C., Canada, V7Y 1B6
T: (604) 683-2406
D: (604) 697-3317

www.intergulf.com

- ☒ Copies to Mayor & Council
- ☐ Tabled Item for Council Meeting
- ☐ Correspondence Item for Council Meeting
- ☒ For Information Only
- ☐ For Response Only
- ☒ Copies to AMPD, DuSe, DuSe, Eng, P, H, W, S, T, L, E, M, G, F, L, C, Y

Como & Clarke Public Hearing

Sept 28, 2020

I am Richard White and I'm the Senior Development Manager for Intergulf Developments, and I thank you for allowing me to help present our project to you today.

I'm going to touch on some of the salient points of the project, the benefits the community receives with this project, the timing of our overall project, and our contemplated phasing. Also, I'll discuss the compensation we are providing to the renters, who are living in the existing purpose-built accommodation.

BENEFITS TO THE PUBLIC REALM

1. As you have seen, this project comprises four residential towers - with street oriented commercial on Clarke and Como Lake. As well, we have as a mid-rise rental building with 47 units that will be owned and operated by Vancouver Resource Society, as a below market, accessible, rental building.

The unit mix in this building will include studios, one bedroom & den, and two and three bedroom units.

VRS is in the meeting this evening, and they will be able to fill in any information you require.

2. On the prominent South West corner of the site where the iconic 48 story tower will sit, we will be constructing a generous public hard and soft public plaza for sitting or gathering and will also include a significant Public Art piece as a focal point for the project contributed by Intergulf.
3. In the center of the project is a 1½ acre outside amenity that residents and tenants from each phase will have access to, taking pressure off area parks. It includes soft and hard landscaping, activities, sitting, water features, outdoor games etc.
4. We are also providing two public north/south pedestrian walkways thru the site connecting Como-Lake with the new Leah Avenue that we will be constructing as well.
5. We are exceeding the required number of parking stalls in the Parkade and 30% of them will be prepared for electric charging. Additionally, we will be putting in place two car-share vehicles for the residents.
6. Intergulf will also be providing funds to the community in the form of Density Bonusing, DCC's and voluntary CAC's.
7. The ground oriented commercial component in the project exceeds the minimum commercial floor area required in this zone, providing more than 5 times the amount of commercial space presently on this site, and will generate appropriately 50 commercial related jobs.

In addition to the ground oriented commercial, we have a 6,350 square foot daycare facility to accommodate 37 kids, and another 4,800 square feet of outside amenity space dedicated to the day care, again this will generate some 15 jobs.

8. Three of the new towers will be market condominiums and the fourth is a 30-story market rental tower, with a mid-rise component. This building comprises 280 rental units and it will double the amount of purpose built rental existing on the present site. The unit mix includes 39 three-bedroom units. There are no three bed units presently in the existing rental buildings.

The completed complex will deliver 1203 new residential units.

Timing

The Project will be constructed in two Phases.

Phase One will bring on the two west towers, the ionic 40 story building on the South West corner of Clarke and Como, as well as the 33-story tower to the North.

The VRS rental Mid-Rise building facing Como, and all of the commercial uses, including the daycare, will be in this first phase.

Market feedback will determine whether this phase will have two stages, we may opt to build the northern tower later.

Phase Two sees the remaining condo tower as well as the rental tower. Logically the rental tower should go first due to site access etc., however again the market will likely determine if they will be staged or built together, and in what order.

Currently our schedule shows us starting demolition of the existing buildings and breaking ground, around the First of August 2022.

TENANT COMPENSATION

Under the *Residential Tenancy Act* renters who receive a notice to end tenancy are entitled to four months notice and receive one month's paid rent.

Intergulf is exceeding the RTA by providing a free rent allowance bonus and a scaled Moving Expenses Bonus, for all tenancies that commenced prior to the rezoning application on October 24, 2018 was submitted.

Compensation:

Tenancy Date and Period	Months of Free Rent	Moving Expenses
After RZ Application	1 Month FR	\$200
0 to 5 years before RZ Application	3 Months FR	\$500
5 to 10 years	4 Months FR	\$700
10 to 15 years	5 Months FR	\$1,000
16 or more years	6 Months FR	\$1,500

Currently, we are showing the date to issue the four-month to end tenancy letter to be around the first of April 2022.

However, to assist the renters; when we have achieved the Development Permit, Intergulf will provide each tenant with a "courtesy notice".

This is not a notice to end a tenancy under the Residential Tenancy Act but is intended to allow tenants to terminate their tenancy early, if an opportunity comes up, with 10 days' written notice, and they will

still receive the described compensation. This allows them a window of approximately twenty-two months to arrange for another tenancy.

Once all permits and approvals that are required in connection with the demolition of the existing rental units are in place, Intergulf will give each existing tenant a formal four-month notice to end the tenancy.

ADDITIONAL ASSISTANCE

In addition to the compensation, Intergulf will:

1. Continue to maintain an open and transparent communication program with the tenants including quarterly updates to "keep them in the loop"

To date we have held three Tenant Information Meetings and earlier this week delivered an information letter to update them on the progress of our project.

2. We'll continue holding resident open house information meetings and one-on-one meetings as requested;
3. Intergulf Developments includes a rental division to assist tenants with our various rental properties. We will maintain an in-house Residential Support Specialist on this project, to support the long serving, on-site property manager to help tenants secure appropriate alternate housing arrangements.

Our on-site property manager is ideally placed to listen with, and better respond to, the individual needs of tenants, and assist with their relocation.

4. On request we will connect with BC Housing to determine if any existing tenants are eligible for housing assistance programs;
5. We are happy to provide reference letters, where the resident has been a responsible tenant; and we will also give first right of refusal for the proposed new rental units.
6. Although it is not required to do so by the Residential Tenancy Act, Intergulf will provide existing tenants with priority access to the new rental units on the following basis:

Market Units: 60 days' advance notice and availability

Intergulf will give existing tenants at least 60 days' notice of availability of the new market rental units for rent prior to offering the new market rental units to the general public for rent.

Non-Market Units: 60 days' advance notice and availability

Intergulf will cause the Manager of the Non-Market Units to give existing tenants at least 60 days' notice of availability of the new non-market rental units for rent prior to offering the new non-market rental units to the general public for rent. For greater certainty, existing tenants wishing to rent Non-Market Units must satisfy any applicable eligibility criteria.

Thank you:

Nasato, Kate

Public Hearing – September 28, 2020
Item 3 – 947 Robinson Street

From: dma77 [REDACTED]
Sent: Thursday, September 24, 2020 12:56 PM
To: Building Permits Customer Service
Subject: 947-robinson-street item 3

To whom it may concern

I am writing for against the development on 947 Robinson Street.

I am against the development
Please inform when an hearing is scheduled.
Thank you
Dylis chui

Sent from my Samsung Galaxy smartphone.

- ☒ Copies to Mayor & Council
- ☐ Tabled Item for Council Meeting
- ☐ Correspondence Item for Council Meeting
- ☒ For Information Only
- ☐ For Response Only
- ☒ Copies to CIPDDOS, DSEM, Parks,
Relly. File

Nasato, Kate

Public Hearing - September 28, 2020
Item 3 - 947 Robinson Street

From: RAYMOND SOLIMAN [REDACTED]
Sent: Sunday, September 27, 2020 1:39 PM
To: Clerks Dept
Cc: RAYMOND SOLIMAN; Soliman, Raymond
Subject: Zoning bylaw - 947 Robinson Street

Follow Up Flag: Follow up
Flag Status: Flagged

Attn: City Clerks Office

We the property owner of 743 Miller Ave are against the proposed development of a four unit residential building at 947 Robinson Street. We think that it will negatively affect our property value. In fact, it does not align with the adopted Burquitlam neighborhood plan (as per bylaw number 4754, 2017) which designates our neighborhood as townhouse. The proposed 4 unit will greatly affect future land assembly for townhouse development.

Respectfully yours,

Raymond Soliman
Teodora Soliman
743 Miller Ave Coquitlam BC V3J 4K4

Sent from Mail for Windows 10

- ☒ Copies to Mayor & Council
- ☐ Tabled Item for Council Meeting
- ☐ Correspondence Item for Council Meeting
- ☒ For Information Only
- ☐ For Response Only
- ☒ Copies to CAMP DSD SEM, PLW, etc

Red Reply Flag

From: Angel Pan [REDACTED]
Sent: Sunday, September 27, 2020 1:56 PM
To: Clerks Dept
Subject: Regarding the Development Permit for 947 Robinson St.

Follow Up Flag: Follow up
Flag Status: Flagged

Re: Development Permit for 947 Robinson St.

To whom it may concern,

We, the owner of 943 Robinson Street Coquitlam, are against the proposed 4 plex development on 947 Robinson Street if it will have a negative impact on bringing down our property value. Along with a few nearby properties, our land has been approved for rezoning for townhouse development recently. The change of townhouse zoning to 4 plex on one property will greatly affect future land development assembly for townhouse development.

Best regards,
Fan Pan
Suzanne Zhang

- ☒ Copies to Mayor & Council
- ☐ Tabled Item for Council Meeting
- ☐ Correspondence Item for Council Meeting
- ☒ For Information Only
- ☐ For Response Only
- ☒ Copies to MPD, DS, TSEM, Pomeroy

Reply, Tue 9

From: Scott Gable [REDACTED]
Sent: Monday, September 28, 2020 3:46 PM
To: Clerks Dept
Subject: Public Hearing Sept 28, 2020 - Item 3

To Mayor & Council – City of Coquitlam,

I'm writing this regarding item three for tonight's public hearing.

I am very pleased to support additional four bedroom, family friendly, transit oriented housing in my neighborhood.

I grew up in Coquitlam and have raised my children in Coquitlam / Port Moody. I now live in Port Moody at the bottom of Clarke Road. This, along with being very active in the Glenayre Scouting community, makes the proposed development part of my community.

I'm very happy that projects like this will make it possible for my three children to remain in the Tri-Cities where they've grown up.

Thank you.

Best Regards,

Scott Gable, CFP, CPCA
CERTIFIED FINANCIAL PLANNER

CONCEPT GROUP FINANCIAL PLANNING LTD.
Retirement Planning Specialists

2222 St. Johns Street, Port Moody BC V3H 2A7

[REDACTED] F: [REDACTED]

www.conceptgroupfinancial.com

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

Bel M. Fley



PARTINGTON CREEK SITE CONTEXT



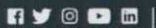
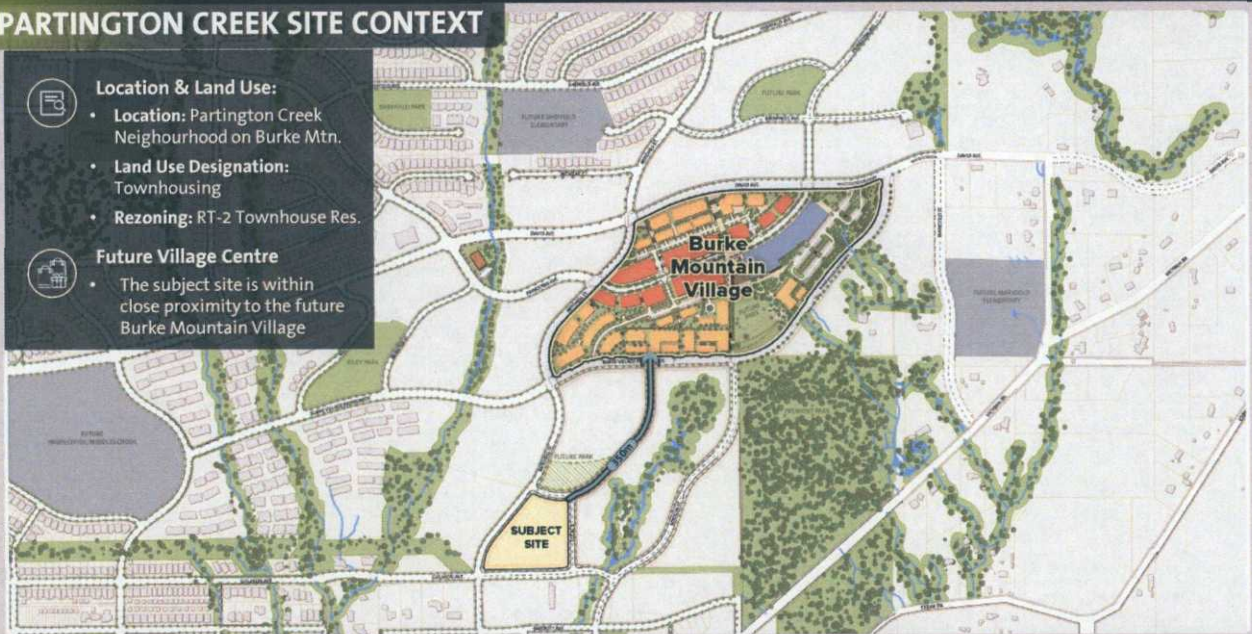
Location & Land Use:

- **Location:** Partington Creek Neighbourhood on Burke Mtn.
- **Land Use Designation:** Townhousing
- **Rezoning:** RT-2 Townhouse Res.



Future Village Centre

- The subject site is within close proximity to the future Burke Mountain Village



Coquitlam 3

PARTINGTON CREEK SITE CONTEXT



Location & Land Use

- **Location:** Partington Creek Neighbourhood on Burke Mtn.
- **Land Use Designation:** Townhousing
- **Rezoning:** RT-2 Townhouse Res.



Future Village Centre

- The subject site is within close proximity to the future Burke Mountain Village

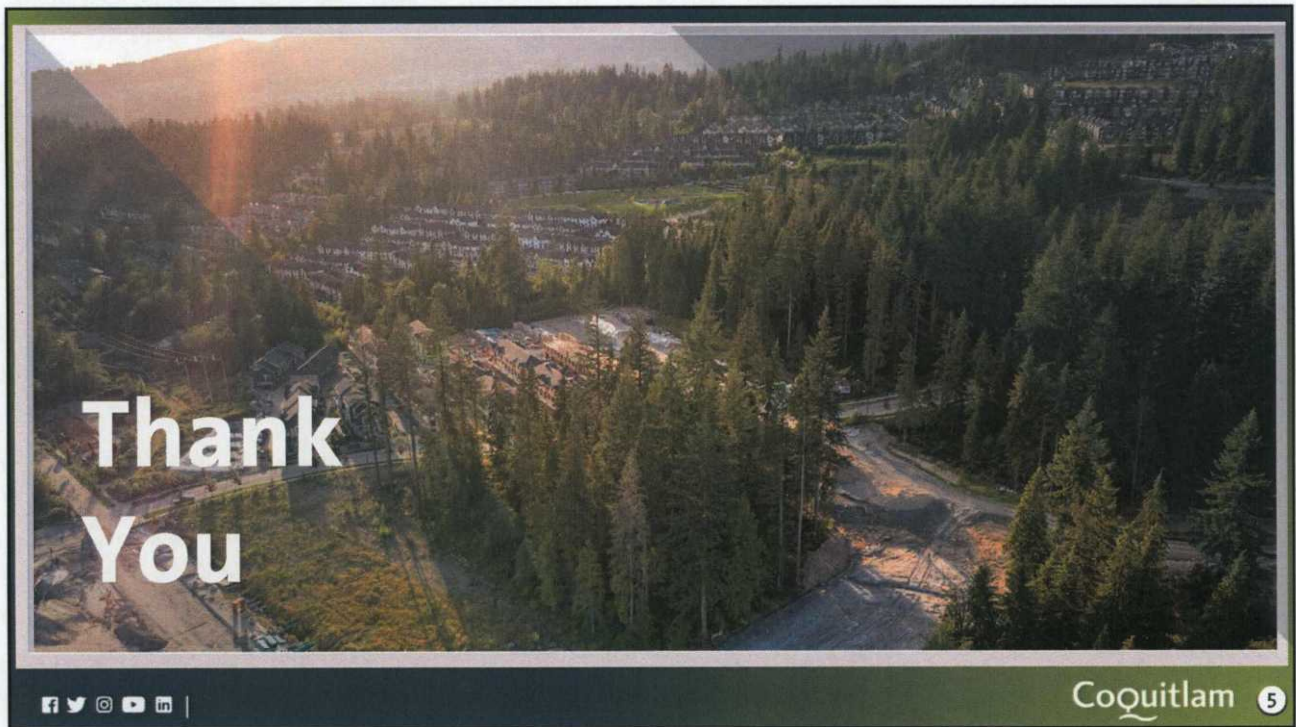


Site Details:

- Site Size: 4.5 acres
- Concept plan estimates 80-85 units or 230-245 residents
- Partial offsite works to be completed next year
- Active area with multiple townhouse development sites under construction



Coquitlam 4



Nasato, Kate

From: Ian Officer [REDACTED]
Sent: Friday, September 18, 2020 8:29 AM
To: Clerks Dept
Cc: [REDACTED]
Subject: Proposed two towers (25&29 storeys) and a 6 story apartment building and a 4 story stacked townhouse on a lot between Alderson Avenue and Lougheed Highway

I am apposed to the above development.

We have been residents of Coquitlam for over 30 years. Purchased our home south of David Avenue in 1989.

During the intervening years we have witnessed developments north of David, MANY towers around Coquitlam Shopping Center and along North Road and the development of Burke Mountain.

To accommodate all those people moving in and out of Coquitlam we saw the installation of the sky train and west coast express along with a traffic light at most intersections (I don't think this assists in traffic flow).

Additional infrastructure (roads) need to be built to deal with the increase in people. To think that the skytrain is the answer to this increase in density, I believe is short sighted and naive.

This problem impacts surrounding communities as well as ours but together the communities should be able influence and DEMAND better traffic flow into and out of all our communities

Ian Officer

- ☒ Copies to Mayor & Council
- ☐ Tabled Item for Council Meeting
- ☐ Correspondence Item for Council Meeting
- ☒ For Information Only
- ☐ For Response Only
- ☒ Copies to MRDD, Denise, Denise, Emily, Planner 3, Tully, File

1

Nasato, Kate

Public Hearing – September 28, 2020
Item 5 – 688 Lougheed Highway, 632
and 633 Grayson Avenue, 633 Alderson
Avenue, a Portion of Grayson Avenue
and a Portion of a Lane

From: Heather Reagh [REDACTED]
Sent: Monday, September 21, 2020 2:46 PM
To: Clerks Dept
Subject: Information for Public Hearing Re: 688 Lougheed Highway.....

On behalf of the Lower Lougheed Residents Association, I am putting forward the following two questions/issues:

1. Traffic running directly through our neighbourhood has steadily become more and more significant over the years, and will certainly be further increased as a result of this development. The extreme number of vehicles passing through our neighbourhood has already been well documented by the City of Coquitlam. In fact, traffic has been Intentionally Increased and routed through our community (Lougheed Hwy to North Road and vice versa) by way of City planning, traffic lights and timing of these lights, particularly at Lougheed and Alderson. Our question is...Why has this route, and the altered route planned in conjunction with the new development, NOT been designated as a Collector Route? It clearly meets the criteria for a Collector Route. Routes such as Thermal Drive and Gatensbury have been given the Collector route designation, and therefore traffic is kept to a 30 km/ hour speed limit along these streets. With a park and playground (Lower Lougheed Park) directly on this collector route through our community, a 30km/hr speed limit simply makes sense.

WITH THIS NEW DEVELOPMENT, WILL COUNCIL AND CITY STAFF FINALLY DESIGNATE TRAFFIC THROUGH OUR NEIGHBOURHOOD AS A COLLECTOR ROUTE AND LOWER THE SPEED LIMIT THROUGH OUR NEIGHBOURHOOD?

2. With the current new townhouse development happening now at Gauthier and Hart Street in our community, there are designated time limits for construction to be taking place. No work is allowed to take place on Sundays. This is respectful and logical given that this is a residential neighbourhood.

WILL COUNCIL AND CITY STAFF AGAIN ENSURE THAT THERE ARE RESPECTFUL DAY TIME LIMITS FOR WORK ON THE DEVELOPMENT AT THE 688 LOUGHEED DEVELOPMENT AND PROHIBIT WORK ON SUNDAYS?

Please respond in writing.

Thank you,
Heather Reagh
638 Alderson Avenue, Coquitlam
[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 AMANDA S. D. S. [REDACTED]

File by, Parnis, LLC

Public Hearing – September 28, 2020
Item 5 – 688 Lougheed Highway, 632
and 633 Grayson Avenue, 633 Alderson
Avenue, a Portion of Grayson Avenue
and a Portion of a Lane



LEDINGHAM McALLISTER
Building BC since 1905

PRESENTS



LEDINGHAM McALLISTER
Building BC since 1905

INTRODUCTION



ALDERSON
GATE







PLAY VIDEO 1 - OVERALL FLYTHROUGH



COMMUNITY BENEFITS

- Supply of much needed entry level market housing.
- Construction of a Gateway park with significant Public Art celebrating the entrance to the Lower Lougheed Neighbourhood.
- A public node with a significant interactive water feature for passerby's and neighbourhood residents to enjoy.
- Exemplary iconic gateway architecture.
- Over 20% of the site being dedicated for construction of key neighbourhood roads, walkways, trails, and cycling paths.
- Construction of a community greenway along the future Alderson Connector.
- 159 much needed rental units consisting of 21% priority and adaptable units.
- Approximately \$8.2 million in Development Cost Charges.
- Approximately \$5.6 million in Bonus Density payments.
- Approximately \$4 million in purchases of closed City Roads.
- \$885,000 in voluntary Community Amenity Contributions.
- \$800,000 in TDM measures.
- Over 300 well paying construction jobs for some 3.5 years.
- Much needed Child Care Facility.

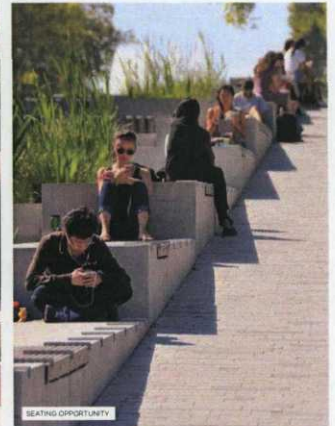


LEDINGHAM McALLISTER
Building BC since 1905

PUBLIC WATER FEATURE



ALDERSON
GATE



WATERFALL



WATER FEATURE WITH PLAY STEPS



CASCADING WATER FEATURE



page 6



LEDINGHAM McALLISTER
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PEDESTRIAN PARK NODE



ALDERSON
GATE



page 7



PLAY VIDEO 2



LEDINGHAM McALLISTER

Building BC since 1905

Nasato, Kate

Public Hearing – September 28, 2020
Item 5 – 688 Lougheed Highway, 632
and 633 Grayson Avenue, 633 Alderson
Avenue, a Portion of Grayson Avenue
and a Portion of a Lane

From: Gord Danysh [REDACTED]
Sent: Friday, September 25, 2020 1:53 PM
To: Clerks Dept
Subject: September 28, 2020 Public Hearing / Item # 5
Attachments: City of Coquitlam Public Hearing 09282020 - Item #5 (letter from G Danysh).pdf

Hello Kate,

As per today's conversation you had with my wife, attached is a letter of concerns and questions for Mayor and Councils' review and consideration in preparation for Monday's Public Hearing.

Please let me know if you have any questions.

Thank you for your time and assistance.

Best,

Gord Danysh

- ☒ Copies to Mayor & Council
- ☐ Tabled Item for Council Meeting
- ☐ Correspondence Item for Council Meeting
- ☒ For Information Only
- ☒ For Response Only
- ☒ Copies to WPD, DDS, DSEM, Parns, 3,
File My, File G

Gord Danysh
Resident of Alderson Avenue
Coquitlam, BC

Saturday, September 25, 2020

Dear Mayor and Council:

RE: Monday, September 28, 2020, Public Hearing / Item 5

Application for an Amendment to the Zoning Bylaw – 688 Lougheed Highway, 632 and 633 Grayson Avenue, 633 Alderson Avenue, a Portion of Grayson Avenue and a Portion of Lane

I am writing to address the application listed above, also known as the 'Alderson Gate' development plan. I am a resident of Alderson Avenue, directly across the subject deemed 'Neighbourhood Centre' as per the Official Community Plan Land Use designations.

I have a number of concerns in regards to this development and as the City considers all phases of the plan, I wish to express my thoughts regarding this amendment to the zoning bylaw proposal.

I am not discounting the value of development to the community or the municipality; I am, instead, aware of various impacts as a resident and as a citizen of Coquitlam.

Here is a list of my immediate concerns:

1. The increase from 12 storeys, as per the RM-4 bylaw, to 29 and 25 storeys is very problematic to me. The structures will be built on a significant downward slope, from the northeast corner to the southeast, with approximately 4 m (13ft) elevation difference along the Lougheed Highway frontage and approximately 6 m (20 ft.) of elevation difference along the proposed west property line.

The result of these slopes will cause the structures to loom over the lower Alderson Avenue neighbourhood, currently identified as the Neighborhood Attached Residential in the OCP. I am unclear about how maximizing density is the rationale of this zoning change to such immense storeys.

I am also concerned beyond the visual eye sore, of what environmental impact on the neighbourhood. It must be acknowledged, as well, that high density development attracts accompanying social issues that can affect the safety and peace of its neighbours.

2. The change in traffic pattern and the increase in neighborhood vehicular as well as pedestrian traffic will only add to the overburden thoroughfare that Alderson Avenue has become over the past 10 years. This street is not only used by residents to access their homes but also by non-residents seeking solutions to busy thoroughfares that surround the neighborhood. The hours between 6 and 9 a.m.; 3 and 6 p.m. are peak hours for heavy traffic congestion. There does not seem to be solution to address this situation in the current OCP and proposed development plans. There is no plan that currently addresses any of these issues, including even just the practical convenience of local residents accessing their own homes during an extended construction period.
3. There is discussion within the planning documents of how a 4 story townhouse unit and 6 story apartment complex married with 2 large storey towers allow for a more gentler visual transition. There is no way, in my mind, that the two towers won't overtake the skyline and be all that we will see once they are erected. I am also concerned about how this dominating feature will affect my property value given the unequal status it will achieve once the development is complete.
4. I too must consider the environmental impact this development will have, not only in my neighborhood, but in the surrounding the neighbourhood and in the entire municipality. More residents will bring more noise, more garbage, more cars. All of which will impact air quality, neighborhood safety and overall quality of life.

In addition, Rochester Creek flows from Rochester Avenue to Edgar Avenue where it is piped to the Brunette River. This tributary runs directly underneath the current proposed Alderson Gate development plan. This area of environment concern is not addressed in the information currently in the development proposal. If parking has not been addressed, I wonder how robust other environmental concerns have been analyzed.

My immediate concerns are accompanied by several unanswered questions, which much also be taken into consideration before approving a development of this size and subsequently, amendment to the zoning bylaw.

- Why haven't you thought holistically about the neighborhood and the benefits we all should directly receive from this development?
- We will get priority for street parking through permits?
- How much street parking will there be, specifically for the residents who currently park their personal vehicles on Alderson Avenue?
- Will there be light pollution from the development shining directly into the residential homes across from it? Has there been any consideration given to mitigating this factor?
- What are the timelines for each phase?

- How is the removal of the existing right turn access onto Alderson Avenue from Lougheed Highway improve the function of this intersection?
Especially since vehicles will need to turn left off Alderson Avenue onto Lougheed Highway.

A favorable improvement would be to make Alderson Avenue accessible only to local traffic, which would therefore lessen the amount of additional traffic burdens during peak hours.

Would this local traffic only solution not increase the safety and quality of life for the neighborhood, instead of removing the right turn off of Lougheed?

- In regards to the proposed bike lane also on Alderson Avenue, have you considered how much extra traffic will be going through the neighborhood and how unsafe this will be for cyclists?
- Will the 'new road' connect through to Lougheed Highway? Will there be a westbound turning option?
- How does this development proposal meet the objective of safe and complete neighborhoods?
- Why was the Neighborhood Attached Residential not considered for Medium High Density – Apartments or Townhouses?
What would be the process to make that happen?
- Why was the setback on Alderson Avenue reduced?
- How will this development and Alderson Avenue road re-configuration affect emergency vehicle access?

It is the reality of current market prices that high density development is often the only way people can achieve homeowners status in Metro Vancouver. I am very aware of how expensive it is to be a tax payer in this real estate market. However, I believe we must ask more of developers and ourselves when we imagine these large dense urban structures.

The question must be asked what is the legacy that we are trying to achieve not only in the present, and with immediate practical concerns of City operational budgets, but in maintaining and growing neighborhoods that are healthy, equitable, safe and striving to build a future for our families and our neighbours' families.

Thank you for your consideration.

Regards,

Gord Danysh
Resident of Alderson Avenue
Coquitlam, BC

Nasato, Kate

Public Hearing - September 28, 2020
Item 5 - 688 Lougheed Highway, 632
and 633 Grayson Avenue, 633 Alderson
Avenue, a Portion of Grayson Avenue
and a Portion of a Lane

From: Heather Reagh [REDACTED]
Sent: Saturday, September 26, 2020 2:33 PM
To: Lau, Pat; Yeung, Carman
Cc: Clerks Dept
Subject: RESPONSE ...Fwd: Information for Public Hearing Re: 688 Lougheed Highway.....

Follow Up Flag: Follow up
Flag Status: Flagged

Pat Lau,

You have indicated that the City will not lower the speed limit along this route because the area does not have the steep terrain that Thermal and Gatensbury have. You are advising that steep terrain is the reason for the reduced speed limit on these other collector routes. This is not accurate and, frankly, ill informed.

The Lower Lougheed Resident's Association has reviewed council minutes from 1967 to 1974 with respect to the Coquitlam City Council's decision to maintain a 20 mph speed limit (now 30 km/hr) along Thermal Drive. The steep grade along Thermal was only one factor taken into consideration when council made this decision. In fact, the steep grade was a safety issue because trucks were using Thermal Drive route until Mariner could be completed. The steep incline was indeed a serious safety concern for large trucks. However, once Mariner was completed and trucks were no longer permitted on Thermal Drive, council STILL voted to maintain the 20 mph speed limit on Thermal. The reasons council voted to maintain a 20 mph speed limit on Thermal Drive were as follows, and these factors most definitely apply now to the Alderson Avenue route. Our residents are asking for the same consideration:

1. The low speed limit on Thermal Drive was actually recommended due to safety concerns with the "narrowness of Thermal from Como Lake to below Rogerson". The Alderson Collector route is also made up of narrow streets on which two cars are mostly unable to pass each other safely. In addition to the narrow streets, which should be enough of a concern to lower the speed limit, the route now also includes a city park/playground, and has recently been designated as a bicycle route, further multiplying the safety concerns. We have children playing in front of their homes and in the playground along this route. With narrow roads and a 50km/hr speed limit, it is only a matter of time before a child is hit by a passing car.

2. With regard to Thermal Drive, the RCMP made a written submission to council recommending that the speed limit be kept to 20 mph based on SAFETY factors due to the traffic volume and the narrowness of the roads. In addition to the lowered speed limit, the RCMP recommended that the road should be divided by a double solid line. The RCMP also recommended that no trucks be permitted along Thermal. The RCMP report was accepted by council. These recommendations should apply today, to the Alderson Collector route, given the similarities of the circumstances and the precedent set by the previous city councils. We also note that there are no double lines anywhere along the Alderson collector route, and this is a significant safety issue as well, that must be implemented along with the speed reduction.

3. Just like Thermal Drive, the Alderson Avenue route was not intended to be a collector route. Collector routes lower safety levels. This fact was a concern for City Council in the past, and should remain a concern today. Perhaps even more so today, with the huge increase in both the volume of cars and the local population. One household in our community alone has had three vehicles badly damaged by passing cars. One of those vehicles was a complete write-off. One had damage exceeding \$5,000.00. Another household on Hart Street recently had

their vehicle written off after being hit by passing car. Another resident on Alderson has had his vehicle hit as well. There are many, many more such examples. This type of damage would not occur with a 30km per hour speed limit.

Four way stop signs have been virtually ignored by passing cars for years. City staff have documented Stop Sign issues along this route on numerous occasions, most recently when Sean O'Sullivan arranged for staff come out to verify the high volume of cars and complete lack of regard for actually stopping at stop signs. RCMP have also been out to verify the issues with the four way stops along this route, and can attest to the safety concerns this presents. Again, a 30 km/hr speed limit would greatly increase the chances that drivers will stop at stop signs, and if they don't stop, a lower speed limit would at least minimize any damage done in an accident.

Given all of this information, and the precedent set by previous City Councils regarding Thermal Drive, the Lower Lougheed Resident's Association is respectfully asking that the request to have the speed limit along the Alderson collector route lowered to 30 km/hr be presented to Council for consideration, and for a vote. We do not want a response from staff that has not been put forward to council for discussion.

On behalf of the Lower Lougheed Residents Association,

Heather Reagh

Ken Williams

638 Alderson Avenue, Coquitlam

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

Sent from my iPad

Begin forwarded message:

From: Heather Reagh [REDACTED]
Date: September 25, 2020 at 7:46:44 PM PDT
To: KEN WILLIAMS [REDACTED]
Subject: Fwd: Information for Public Hearing Re: 688 Lougheed Highway.....

Sent from my iPad

Begin forwarded message:

From: "Lau, Pat" <PLau@coquitlam.ca>
Date: September 25, 2020 at 11:44:08 AM PDT
To: Heather Reagh [REDACTED]
Cc: "Yeung, Carman" <CYeung@coquitlam.ca>
Subject: RE: Information for Public Hearing Re: 688 Lougheed Highway.....

Heather,

Thank you for your e-mail in regards to the development application at 688 Lougheed Hwy (PROJ-19-089), which was forwarded to us from the Clerks

Office. As you have been notified, this application is proceeding to Public Hearing on Monday, September 28, 2020. I have consulted with my colleagues in Transportation Planning and the Building Division to provide you with responses to your questions as outlined below.

Alderson Avenue Classification & Speed Limit

Alderson Avenue is designated as a Collector Road. The primary purpose of Collector Roads is to connect local roads (servicing residential traffic, eg. Hart Street) to arterial roads (servicing inter-municipal and regional traffic, eg. Lougheed Hwy). Collector roads also act as emergency response routes. It provides a critical transportation connection in the City's transportation network, linking the surrounding neighbourhood to Lougheed Highway. As per the City's Subdivision Bylaw and in accordance with the BC Motor Vehicle Act, Collector Roads are designed and posted to 50km/h speeds. In your e-mail to the City, you referenced Thermal Drive and Gatensbury Street as examples of 30km/h roads. The reduced speed limit on these roads is due to steep vertical and horizontal alignments caused by the surrounding terrain. This is not the case for Alderson Avenue. In turn, the City has no plans to reduce the speed limit on Alderson Avenue, given that the reduced speed limit would be contrary to a Collector Road's function.

Construction Hours

Currently, the City's Noise Bylaw limits (link below) construction noise as follows:

Mondays - Fridays 7 am to 8 pm

Saturdays - 9 am to 6 pm

Sundays and Stat Holidays - No "for profit" construction noise permitted

<http://publicdocs.coquitlam.ca/cyberdocs/getdoc.asp?doc=2650051>

Please advise if you have any further questions. Thank you.

Regards,

Pat Lau | Senior Planner
CITY OF COQUITLAM
Planning & Development Department | Development Services
3000 Guildford Way, Coquitlam BC V3B 7N2
T: 604.927.3994 | F: 604.927.3405
plau@coquitlam.ca

-----Original Message-----

From: Heather Reagh [REDACTED]

Sent: Monday, September 21, 2020 2:46 PM

To: Clerks Dept <Clerks@coquitlam.ca>

Subject: Information for Public Hearing Re: 688 Lougheed Highway.....

On behalf of the Lower Lougheed Residents Association, I am putting forward the following two questions/issues:

1. Traffic running directly through our neighbourhood has steadily become more

and more significant over the years, and will certainly be further increased as a result of this development. The extreme number of vehicles passing through our neighbourhood has already been well documented by the City of Coquitlam. In fact, traffic has been Intentionally Increased and routed through our community (Lougheed Hwy to North Road and vice versa) by way of City planning, traffic lights and timing of these lights, particularly at Lougheed and Alderson.


Our question is... Why has this route, and the altered route planned in conjunction with the new development, not been reduced to 30 km/hr as a Collector route? Routes such as Thermal Drive and Gatensbury have been given the Collector route designation, and traffic is kept to a 30 km/ hour. With a park and playground (Lower Lougheed Park) directly on this collector route through our community, a 30km/hr speed limit simply makes sense.

WITH THIS NEW DEVELOPMENT, WILL COUNCIL AND CITY STAFF FINALLY ACKNOWLEDGE THIS COLLECTOR ROUTE AND LOWER THE SPEED LIMIT THROUGH OUR NEIGHBOURHOOD?

2. With the current new townhouse development happening now at Gauthier and Hart Street in our community, there are designated time limits for construction to be taking place. No work is allowed to take place on Sundays. This is respectful and logical given that this is a residential neighbourhood.

WILL COUNCIL AND CITY STAFF AGAIN ENSURE THAT THERE ARE RESPECTFUL DAY TIME LIMITS FOR WORK ON THE DEVELOPMENT AT THE 688 LOUGHEED DEVELOPMENT AND PROHIBIT WORK ON SUNDAYS?

Please respond in writing.

Thank you,
Heather Reagh
638 Alderson Avenue, Coquitlam


Sent from my iPad

Nasato, Kate

Public Hearing – September 28, 2020
Item 5 – 688 Lougheed Highway, 632
and 633 Grayson Avenue, 633 Alderson
Avenue, a Portion of Grayson Avenue
and a Portion of a Lane

From: Sam Harris [REDACTED]
Sent: Sunday, September 27, 2020 12:02 PM
To: Clerks Dept
Subject: Sept 28th Council Meeting.... File: 08-3010-06/19 120420 PROJ/1 Doc # 3818666.v1

Follow Up Flag: Follow up
Flag Status: Flagged

September 27, 2020

File: 08-3010-06/19 120420 PROJ/1
Doc # 3818666.v1

Dear Sir/Madam:

In regard to the zoning of 688 Lougheed, 632 and 633 Grayson ave, and 633 Alderson Ave. I would like to bring some important points to your attention.

1. If the zoning is approved, the construction of the proposed building would be aligned with the same timeline as the new pipeline construction. It would cause major traffic issues in the neighbourhood and potential accidents/road rage.
2. If the building is erected at the proposed location, it would greatly increase home value and property taxes. This is both a positive and negative.
3. The building would cause an influx of theft and homeless, such as other malls in the area. This would effect surrounding homes and complexes changing a current peaceful and safe setting, to an area to where people would not feel comfortable leaving their kids toys out in their back yard.
4. Lougheed mall is within a 10 minute walk from the proposed site and is under immense construction currently. There is an abundance of space in that neighbourhood to build a "mall atmosphere," whereas a large percentage of current residence of the area in question are not in favour of having a large "mall like" structure in their back yard.

Due to the above points, it's in the best interest of the council to deny the change in zoning at the time. The area in question is currently surrounded by detached/attached homes for single families that have a quiet neighbourhood that is only minutes away from a large shopping district.

By approving the zoning and having the building erected, many of the current single family homes will move from the area. Many of which are higher income families. These families will have to move, possibly out of the tri-cities to afford housing. This would effect the cities bottom line.

So for the best interest of the surrounding families, homes, and cities bottom line, I would highly suggest against this proposed zoning. Thank you.

Sam Harris
20/688 Edgar Ave

- ☒ Copies to Mayor & Council
- ☐ Tabled Item for Council Meeting
- ☐ Correspondence Item for Council Meeting
- ☒ For Information Only
- ☐ For Response Only
- ☒ Copies to City of Saskatoon, Police, Fire, etc.

Nasato, Kate

From: Jamie McAllister <jamiemc@ledmac.com>
Sent: Monday, September 28, 2020 11:37 AM
To: Clerks Dept
Cc: Steve Jedreicich; Dan Giordano; Ward McAllister
Subject: Alderson Gate - PROJ 19-089
Attachments: 2020-09-25 Alderson Gate - Child Care Letters- Compiled.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Hello Clerks at Coquitlam,

Could you please distribute the attachment to Mayor and Council with regards to this evening's public hearing item #5. The attached letters of interest are from three childcare providers who wish to collaborate with Ledingham McAllister to be the childcare operator for our proposed space.

Thanks a lot,

Jamie McAllister
Development Coordinator

Ledingham McAllister Properties Ltd.
3rd Floor, 1285 West Pender Street
Vancouver, BC, V6E 4B1

P | 604.662.3700

C | [REDACTED]

F | 604.684.9004

- ☒ Copies to Mayor & Council
- ☐ Tabled Item for Council Meeting
- ☐ Correspondence Item for Council Meeting
- ☒ For Information Only
- ☐ For Response Only
- ☒ Copies to CMPD, DSE, DSEH, Parns 3,
Telly, File G



LEDINGHAM McALLISTER

Building BC since 1905

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EDUCARE
THINK. PLAY. LEARN.

To Whom It May Concern:

Re: Child Care Space Leasing Opportunity at 688 Loughheed Highway, Coquitlam, BC.

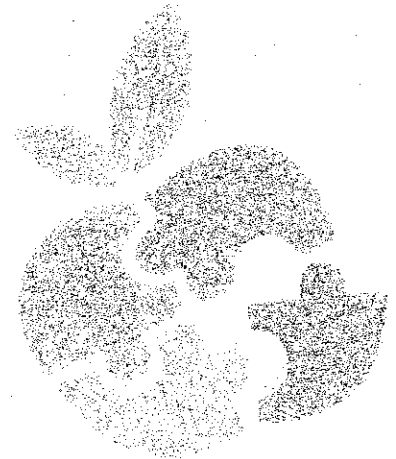
My name is Jason Bains and I'm the director of Educare Early Learning, a 48-space child care facility based out of Langley, BC.

Having reviewed the materials for a potential child care facility at the proposed Alderson Gate development in Coquitlam, it's my opinion that the location of the facility would be its greatest feature. Being situated beneath a residential development close to transit and Skytrain offers a unique combination of access, reliability, and peace of mind for the young families who will end up residing at Alderson Gate.

Educare Early Learning would love the opportunity to construct and operate a facility through its play-based curriculum. Accordingly, it goes without saying that we're interested in pursuing this opportunity as further details such as the project schedule become finalized throughout the City's process.

Thank you,

Jason Bains
Director
Educare Early Learning



Learning Through Play



Little Steps
Learning Centre Inc.

Learn Through Play

www.littlestepslearningcentre.com

Phone: 778-319-5951

littlestepslearningcentre@gmail.com

To: Mr. Jamie McAllister

I'm looking for a commercial property to lease to expand my Child Care centre. I found out about your project and I'm very interested to propose part of the property for my purpose.

Little Steps Learning Centre Inc. is my incorporation. I have more than 15 years experiences in this business and Currently I have two locations, in Burnaby and North Vancouver, and running two small group child care for infants and toddlers. My goal is to expand my business and operate a Child Care Centre with capacity of at least 40 children. This centre will be for children ages born- 5 years old, which means we will have a group of infants/toddlers (0-3) and group of preschoolers (3-5).

The location of your project seems perfect for my goal, and there is high demands for childcare. Therefore I'm very interested in pursuing further as details and schedule are finalized throughout the City's process.

Please let me know if you need any documents.

Best Regards

Fariba Faridi

Little Steps Learning Centre Inc.

Contact
Information



Location 1:
438 E-Braemar Road
North Vancouver, BC V7N 1R1



Location 2: Little Steps Learning Centre
DBA: Little House Child Care
3849 Parker Street, Burnaby, BC V5C 3B5

September 23rd 2020

Subject: ALDERSON GATE DEVELOPMENT

To Whom It May Concern,

BC Kinder Learning Group operates licensed child care centres throughout the lower mainland. We provide child care spaces to a range of ages from 0 to 12 years.


Upon reviewing the preliminary information, provided by Ledingham McAllister Properties, we are interested in pursuing and further reviewing the proposed child care center at Alderson Gate Development as the details became available.

We hope the rezoning proposal is taken onboard by council as child care spaces are needed in Coquitlam according to the Tri-Cities Child Care Needs Assessment findings.

It is also our understanding that together the Tri-Cities are in the process of creating Child Care Action plans.

Thank you for the time and consideration.

Sincerely,



H. Hayat,
BC KINDER LEARNING GROUP LTD.

From: Maria Santone [REDACTED]
Subject: Public hearing for CD-16 Zone
Date: Sep 26, 2020 at 7:22:03 PM
To: Maria Santone [REDACTED]

Council Members

I am writing in regards to the application for an Amendment to the Zoning Bylaw -688 Loughheed Highway, 632 and 633 Grayson Avenue, 633 Alderson Avenue, a portion of Grayson Avenue and a portion of lane. This is on the agenda for the Monday night public hearing.

I feel it should remain residential and service commercial. The 29 and 25 story towers should not be approved, and all the buildings should be a consistent height of 4 or 6 stories. The proposal is for 414 market condo and 159 market rental units, as well as several lower profile buildings!

Unbelievable, and they will be UNAFFORDABLE for most mid-low income persons or couples. I won't bother addressing other concerns like traffic, parking, etc. So, who benefits from this overcrowded, poorly conceived proposal?

First of all, have these residential homes already been purchased? If these 3 properties have already been purchased, it tells me that the whole project from the developer's point of view has already been predetermined and approval is expected.

This would be in line with what I have seen in the area south of Austin Ave. for a number of years. Developers have been allowed to build whatever they want with a view to maximizing their profits. Of course this means Coquitlam gets a lot more tax money...a classic "hand in glove" situation. Too often this process is a pre-ordained sham!

As an example the 688 block of Edgar is part of a townhouse develop (I live there). There has been a change of zoning recently (I was away and was unaware so didn't have the opportunity to participate). So now there is going to be a 4 story apartment on the block. There should have been uniformity

with other townhouses only allowed. (I'm sure enough money would have been made!)

Already the next block is up for redevelopment and there will be more of the same. So it's residential and WHATEVER THE DEVELOPERS WANT thrown in the mix. Absurd!

There is one ridiculous situation at Austin and Marmont where on a small lot, 3 houses each with a lane house behind it were allowed to be built and it looks like a Lego construction. This absurdity would never be allowed north of Austin. I know of a couple situations in the residential area around Cottonwood where a duplex was proposed and the residents rallied and blocked it. This is wrong, a rule should be standard throughout Coquitlam and not based on the "squeaky wheel" principle. I recall when there was a hearing about the [REDACTED] apartment on the NE corner of Blue Mountain and Austin. There was a large resident turnout at the public open house. I have lived in the area since 1974 and knew several attendees. The public input was for a much lower profile but that was not good enough for council. Public preferences/suggestions were ignored and the tower ended up being much higher. [REDACTED]

I admire some municipalities that have a comprehensive and standardized plan rather than the hodgepodge that this area has been subjected to. I have the impression that because this is an older, poorer or immigrant area, and the people are not used to protesting or being active at the municipal level, the developers have landed like vultures because they expect easy pickings that can be maximized into big profits. I do not see this in other areas of Coquitlam.

It's past time for Coquitlam to focus on this area and treat it like other parts of Coquitlam that are wealthier. I wonder how many council members live in

this area?

Too often it's NIMBYism, I've seen it often, unfortunately.

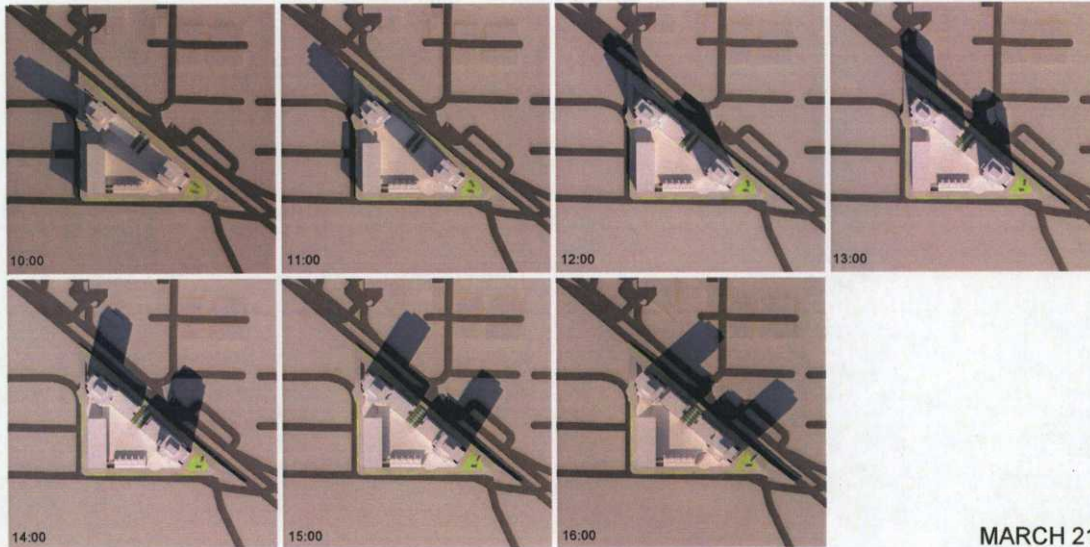
I understand that progress is necessary and inevitable but it should be done in a thoughtful and equitable manner, that is the essence of urban planning. Definitely the proposed 29 story and 25 story towers are much too tall, and their profile (if they are okayed) should be in the 4-6 story range.

Thank you for your time, Maria Santone

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 MP, DP, SEM, Parnes?

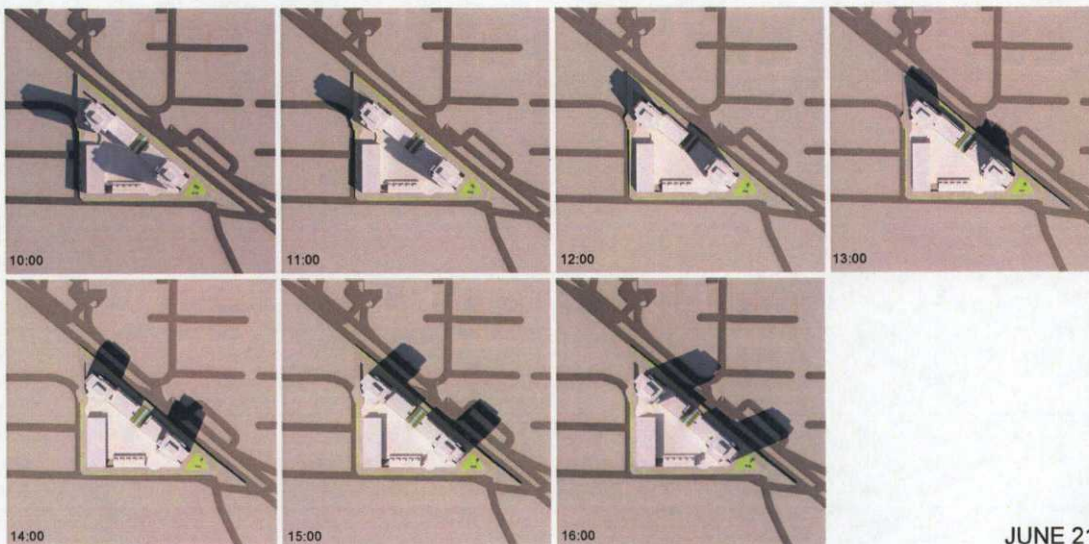
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MARCH 21

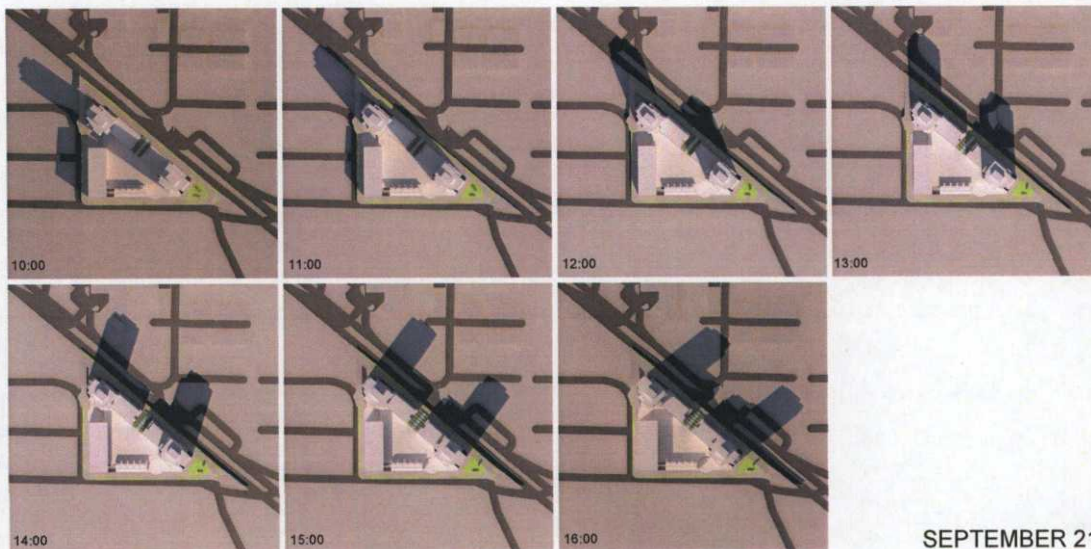
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ALDERSON GATE, COQUITLAM, BC	
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JUNE 21

ALDERSON GATE, COQUITLAM, BC	
SOLAR - JUNE	
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SEPTEMBER 21

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