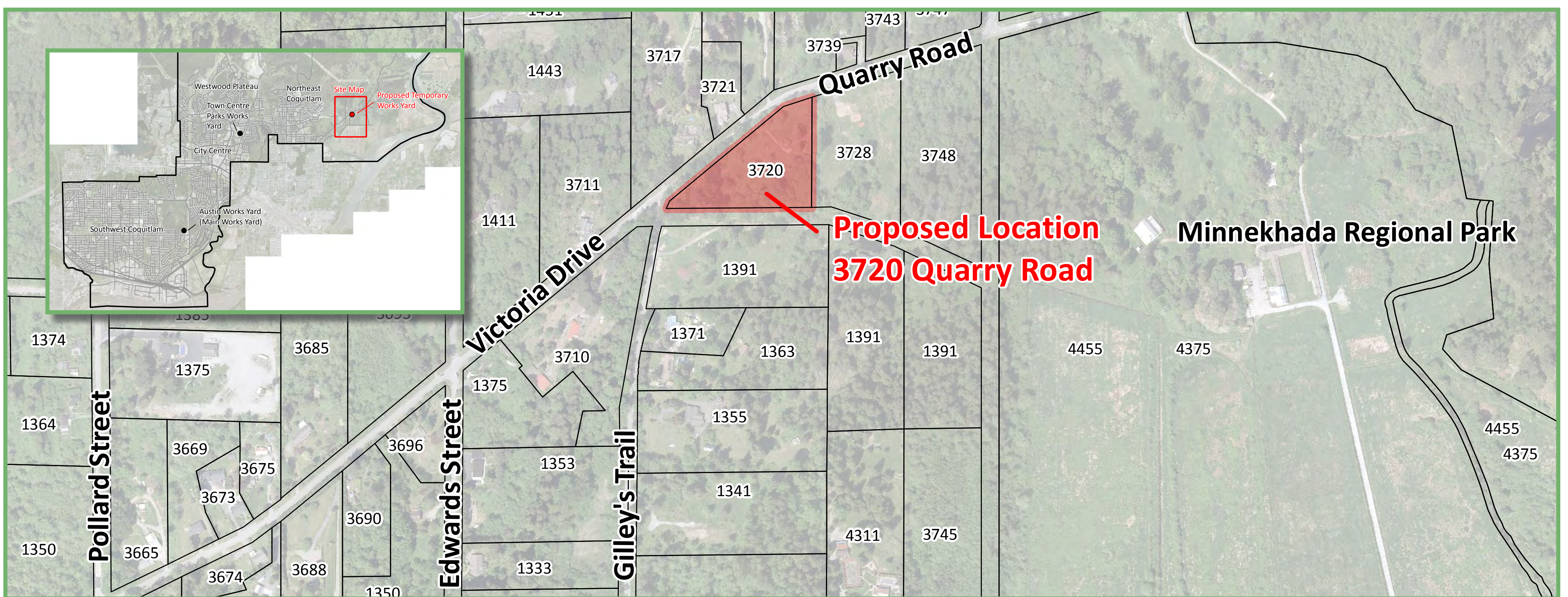


# PROPOSED TEMPORARY NORTHEAST WORKS YARD COMMUNITY INFORMATION SESSION

## WELCOME

**Thank you for attending.**

This meeting is an opportunity for you to ask questions and provide comments on the City's proposal to construct a temporary Works Yard, which will help us better serve Northeast Coquitlam by providing storage and a maintenance yard for our Engineering & Public Works and Parks, Recreation & Culture departments.



## WE WANT TO HEAR FROM YOU.

Please take a few minutes to share your feedback with us and complete the comment sheet.


## HOW WILL FEEDBACK BE CONSIDERED?

Feedback will be reviewed by City staff for consideration in design plans, and will be summarized to be included in a report to Council for their information.

### STAY CONNECTED WITH US!

 [coquitlam.ca/NEworksyrd](https://coquitlam.ca/NEworksyrd)

 [Bløfgren@coquitlam.ca](mailto:Bløfgren@coquitlam.ca)

 604-927-6236



**Coquitlam**

# PROPOSED TEMPORARY NORTHEAST WORKS YARD COMMUNITY INFORMATION SESSION

## WHY A NEW WORKS YARD?

New development in Northeast Coquitlam has resulted in significant increases in new City infrastructure, which has also increased the workload for our Public Works and Parks staff.

There is a considerable distance from the City's main works yard (Austin Works Yard located at 500 Mariner Way) to Northeast Coquitlam.

The primary purpose of this proposed temporary works yard is to improve service to the community by increasing the effectiveness and efficiencies of routine maintenance and emergency response. This facility would be used to store Public Works and Parks materials and equipment for day-to-day and emergency operations.



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# PROPOSED TEMPORARY NORTHEAST WORKS YARD COMMUNITY INFORMATION SESSION

## ABOUT THE PROPOSED SITE

### Location Selection

A number of locations were initially considered and this site was deemed to be the most suitable based on a number of factors:

- Land availability – the property is already owned by City of Coquitlam and does not require additional costs for purchase;
- Meets operational requirements such as size, location and accessibility; and
- Requires less work to create an effective storage depot.



Aggregate bins

### Proposed Yard Layout

- There will only be one access point into and out of the site off Quarry Road;
- The site will be fenced, gated and lit;
- Included on the site will be:
  - An equipment storage area,
  - Several aggregate bins,
  - A covered salt storage area,
  - A trailer with a lunchroom, washroom and a small meeting area for staff.



Covered salt storage

### Proposed Regular Hours of Operation

- Monday through Friday, between 7 a.m. and 4:30 p.m.

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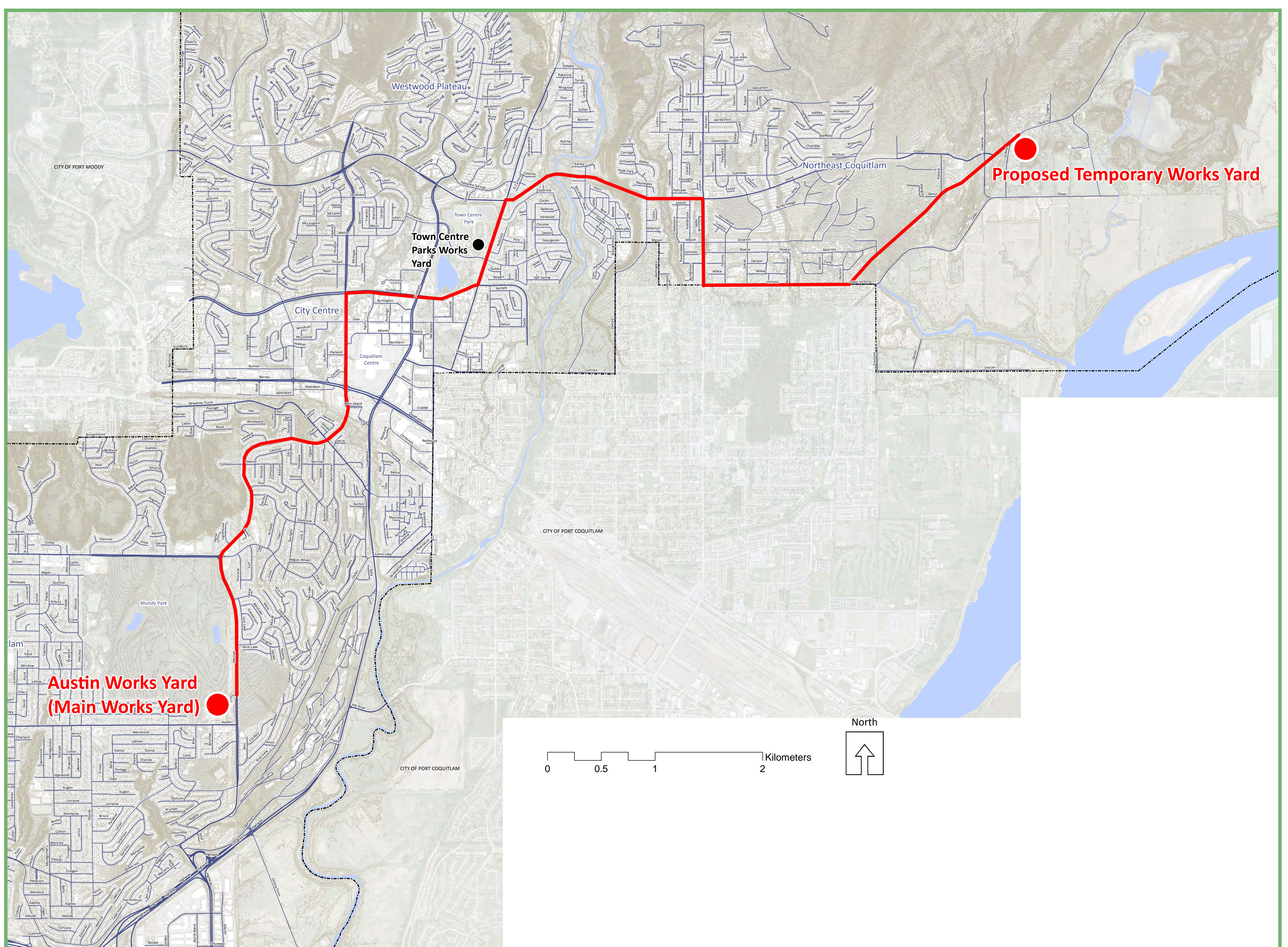


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# PROPOSED TEMPORARY NORTHEAST WORKS YARD COMMUNITY INFORMATION SESSION

## TRAVEL DISTANCES

The driving distance between Austin Works Yard and the proposed temporary Northeast Works Yard is approximately 13 km.



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# PROPOSED TEMPORARY NORTHEAST WORKS YARD COMMUNITY INFORMATION SESSION

## ENVIRONMENTAL CONSIDERATIONS

### **The environment is important to us.**

City staff have been working with environmental and design consultants to create a plan that will minimize the environmental impacts to the site and neighbouring properties.

As a result of this work a number of reports were completed as part of the process, including a:

- Wildlife Danger Tree Assessment;
- Riparian Areas Regulation Assessment (RAR) Report; and
- Significant Natural Features Report.

### **Water Protection**

We are proposing a water quality pond on-site to accept and treat all of the drainage run-off from the site prior to it entering Dairy Creek in order to ensure that environmentally-sensitive areas are not negatively affected.

### **Tree Management**

Approximately thirty trees may be removed as part of this project. Of these, approximately nine are deemed hazardous (damaged or unhealthy) and will be removed for safety reasons. The City will ensure measures are in place to protect tree roots and a post tree-hazard assessment will take place to ensure the ongoing health of the trees.

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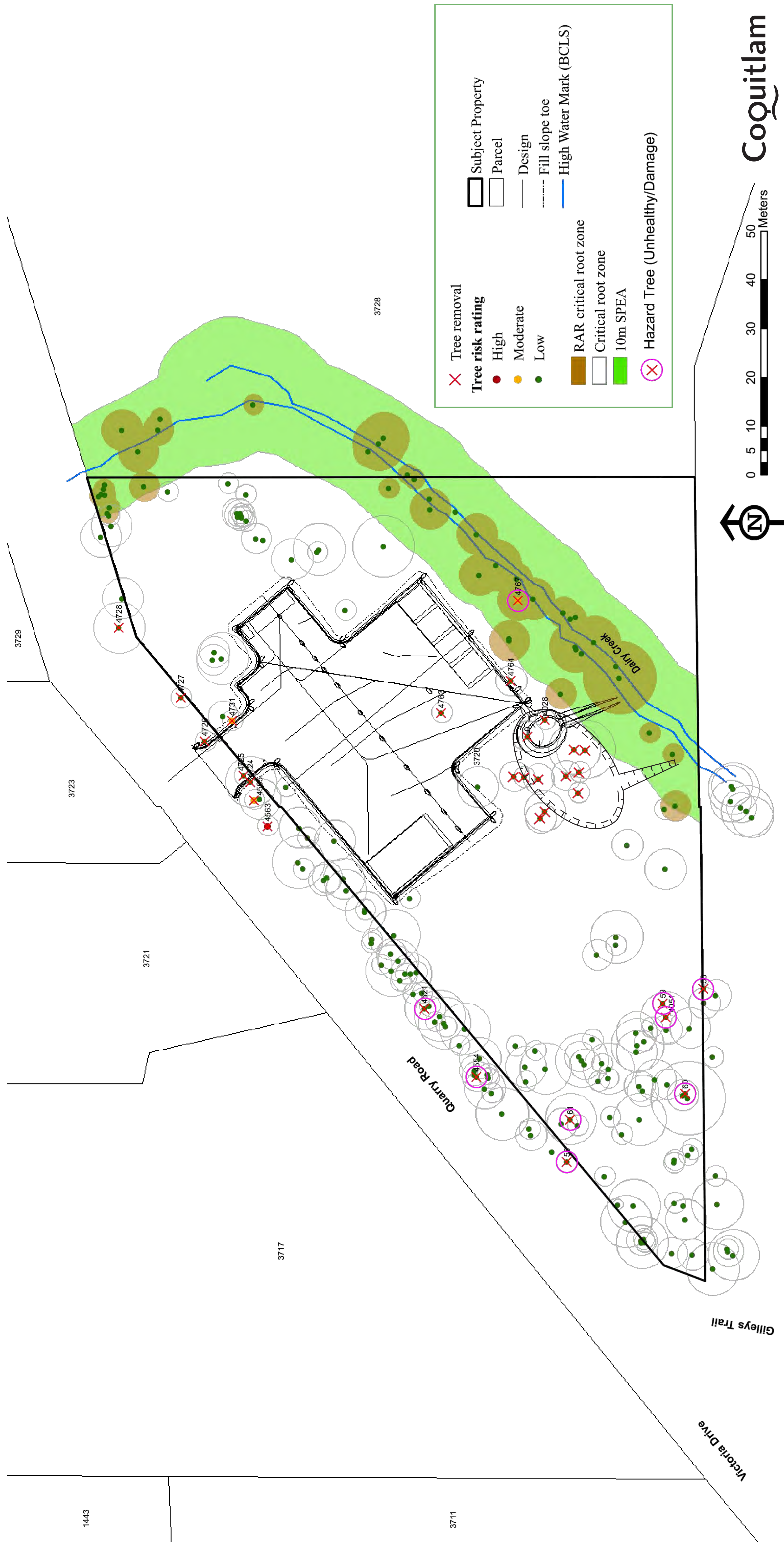
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# PROPOSED TEMPORARY NORTHEAST WORKS YARD

## COMMUNITY INFORMATION SESSION



# PROPOSED TEMPORARY NORTHEAST WORKS YARD COMMUNITY INFORMATION SESSION

## PROPOSED TIMELINE

Community Information Meeting

Wednesday, Jan. 16, 2019

**WE ARE HERE**

Council Meeting - First Reading – Zoning Bylaw Text Amendment

Monday, Jan. 28, 2019

Public Hearing (Tentative) – Zoning Bylaw Text Amendment

Monday, Feb. 11, 2019

Council Meeting (Tentative) – Proposed Development Variance Permit and  
Temporary Use Permit

Monday, March 11, 2019

**Thank you for your participation.**

Visit [coquitlam.ca/NEworksyrd](http://coquitlam.ca/NEworksyrd) to stay informed on this project. City staff are also happy to provide their contact information to stay in touch directly.

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