

PUBLIC HEARING
Monday, May 31, 2021

A Public Hearing convened on Monday, May 31, 2021 at 7:02 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
Jim McIntyre, General Manager Planning and Development
Andrew Merrill, Director Development Services
Robert Cooke, Development Servicing Engineer Manager
Brendan Hurley, Planner 2
Stephanie Lam, Legislative Services Manager
Rachel Cormack, Legislative Services Clerk

REPORT OF DIRECTOR DEVELOPMENT SERVICES

The Director Development Services submitted a written brief to the Public Hearing dated May 25, 2021, a copy of which is attached to and forms a part of these minutes.

ADVERTISING OF PUBLIC HEARING

The Public Hearing was advertised in the Tri-City News on the following dates: Thursday, May 20, 2021 and Thursday, May 27, 2021.

OPENING REMARKS

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

ITEM #1 **Reference: PROJ 19-057**
Bylaw No. 5127, 2021
Address: 209 Lebleu Street

The intent of **Bylaw No. 5127, 2021** is to amend *City of Coquitlam Zoning Bylaw No. 3000, 1996* to rezone the property outlined in black on the map marked Schedule 'A' to Bylaw No. 5127, 2021 from RM-1 Two-Storey Low Density Apartment Residential to C-5 Community Commercial.

If approved, the application would facilitate the construction of two apartment buildings (five storeys and seven storeys) with 123 market condominium units (67 one-bedroom units, 44 two-bedrooms units, and 12 three-bedroom units), including five employment living units.

The Planner 2 provided an overview of the following:

- Zoning and Land Use Designation
- Proposal
- Recommendation

Craig Marcyniuk, Porte, Andrew Cook, FormWorks and Daryl Tyacke, ETA Landscape Architecture (the Applicants) appeared before Council to provide an onscreen presentation entitled "Lebleu Street" with slides titled as follows:

- Who We Are
- Our Experience
- Lebleu Street
- Project Statistics
- Context Analysis
- Aerial
- Context Photos
- Access – Context Plan
- Site Plan
- Parking & Loading
- Bicycle Access
- Amenity Circulation
- Shadow Analysis
- Relation to Neighbouring Sites
- Precedent Photos
- Elevation
- Colour Scheme
- Perspective View

Discussion ensued relative to the desire for more information regarding additional design drawings that illustrate the cross-sections of certain proposed living spaces.

The Planner 2 provided an on-screen display of the requested cross-section designs which were submitted to the City with the applicant's design drawings.

Discussion continued relative to the desire for clarification as to the design elements being inspired by French or French-Canadian architecture.

In response to a question from Council, the Planner 2 provided an overview of the roadworks that were proposed on Lebleu Street and the potential inclusion of the mature streetscape trees.

Discussion continued relative to the following:

- Clarification as to the sign allowance for the proposed live/work spaces
- Clarification of the parking regulations for the subject property

In response to a question from Council, the Planner 2 explained the process the applicant and staff underwent to with respect to the C-5 Community Commercial rezoning proposal.

Discussion continued relative to the following:

- The potential for rising construction costs to impact housing prices
- That the applicant will be naming new roads
- The pronunciation of Maillardville

Kerri Fisher, 1887 Dawes Hill Road, Coquitlam appeared before Council to support the application, and expressed her concern about how further development in the area could impact traffic to Lougheed Highway and Highway 1.

Discussion continued relative to the work Coquitlam has undertaken regarding Lougheed Highway and Highway 1 updates.

Rob Bottos, 112 – 1177 Howie Avenue, Coquitlam appeared before Council to express concerns regarding the lack of affordable housing as part of the proposed development.

Doris Brisebois, 1010 Alderson Avenue, Coquitlam appeared before Council to express her concerns regarding the potential shadowing of the surrounding neighbourhood by the proposed development, the potential construction disruptions for the surrounding neighbourhood and the increased traffic for the surrounding area. She further noted her hope that the development would facilitate a greater opportunity for work/live balance for the neighbourhood.

In response to a question from Council, the Director Development Services stated that staff would work with the construction management company to manage potential construction disruptions for the area.

The Planner 2 provided an overview of the parking considerations as part of the proposed development to minimize the impacts of the existing street network.

Vaani Nadhan, 1377 El Camino Drive, Coquitlam appeared before Council to express concerns of the lack of affordable housing as part of the proposed development and her belief that working families are unable to afford housing.

Staff clarified information relative to the City incentives rental unit construction and spoke to partnerships between developers and non-profit housing organizations with interests in the subject of affordable housing construction in Coquitlam.

Murray Martin, 1403 – 7235 Salisbury Avenue, Coquitlam, appeared before Council to represent the group ACORN Housing in expressing concern of the lack of affordable housing in the proposed development. He noted that large re-development projects can increase property values in the surrounding area and he noted his concern that there is no provision for re-housing current tenants.

Ashwini Manohar, Burke Mountain, Coquitlam, appeared before Council to express concern for the lack of affordable housing in the proposed development and the potential for gentrification of the surrounding area.

Discussion continued relative to the understanding that the previous owners of the townhouses on the subject site sold their properties for re-development.

Sarah Corea, 2285 Haversley Avenue, Coquitlam, appeared before Council to express the need for affordable housing in the neighbourhood and the Lower Mainland.

Discussion continued relative to the City's requirement to consider the legislated development process as per the *Local Government Act*.

The Director Development Services provided information relative to the following:

- The City's requirement for a certain percentage of units in a development to be three-bedrooms
- The upcoming development applications in the surrounding neighbourhood, including a few projects that will offer affordable housing options

The Planner 2 provided further information on the upcoming development application at a neighbouring site that will offer 100% non-market housing.

Nora Najjar, 202 Lebleu Street, Coquitlam, appeared before Council to support the application and the potential renewal of the Maillardville neighbourhood.

In response to a question from Council, the Planner 2 provided an overview of the width of the proposed roadways.

Discussion continued relative to the following:

- The importance of neighbourhood context maps as part of first reading reports
- The amount of information regarding upcoming neighbouring developments in first reading reports
- Clarification as to a definition of a stacked townhouse

In response to a question from Council, the Planner 2 provided clarification regarding the type and size of the proposed buildings and units of the development.

In response to a question from Council, the General Manager Planning and Development provided an overview of the community amenity contributions as part of the development. He further noted that the Maillardville area does not have a density bonus system in place, adding that such programs can incentivize affordable housing.

Discussion continued relative to the desire to ensure the City's policies to incentivize affordable housing are applicable throughout Coquitlam.

Ashwini Monohar, Burke Mountain, appeared before Council a second time to request information regarding the City's tenant protection policies and provided an overview of the City of Burnaby's tenant protection policy.

The Planner 2 provided information on the City's tenant protection policy.

There were no further representations to this item.

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

1. Email from Mandy Hansen, Insight Specialty Consulting, received May 24, 2021;
2. Email from Denis Bruneau, 226 Lebleu Street, received May 25, 2021;
3. Email from Maron Daniel, 1550 United Boulevard, received May 26, 2021;
4. Email from Nestor Ugali, 228 Lebleu Street, received May 27, 2021;
5. Letter from Patrick Mellett, 2512 Amber Crescent, received May 28, 2021;
6. Letter from Elena Ranyuk, 10 – 62 Faucett Road, received May 28, 2021;
7. Letter from Stas Tatarinov, 71 – 3010 Riverbend Drive, received May 28, 2021;
8. Letter from Amber D'Amico, 1640 Rochester Avenue, received May 28, 2021;
9. Letter from Dwayne Gosse, 1045 Alderson Avenue, received May 28, 2021;
10. Adnan Kesedzic, 2830 McCoomb Drive, received May 28, 2021;
11. Letter from Cornelia Manea, 47 – 2865 Glen Drive, received May 28, 2021;
12. Letter from Lisa Wilson, 3014 Maplebrook Place, received May 28, 2021;
13. Letter from Ross Kubb, 210 Warrick Street, received May 28, 2021;
14. Letter from Chris Eddicott, 921 MacIntosh Street, received May 28, 2021;
15. Letter from Lance Quesnel, 1452 Marguerite Street, received May 28, 2021;
16. Letter from Karen Ramage, 9 – 3306 Princeton Avenue, received May 28, 2021;
17. Letter from Daniel Lima, 3008 Glen Drive, received May 28, 2021;
18. Email from Janine van Kerckhoven, 309 – 3085 Primrose Lane, received May 29, 2021;
19. Email from Roeland van Kerckhoven, 309 – 3085 Primrose Lane, received May 29, 2021;
20. Email from Tom and Elisabeth Belsher, 213 Lebleu Street, received May 29, 2021;
21. Email from a resident at 209 Lebleu Street, received May 29, 2021;
22. Email from Chris Dutton, 211 Lebleu Street, received May 31, 2021;
23. Email from Greg Jestico and Catherine McQuaid, 223 Lebleu Street, received May 31, 2021; and
24. Letter from Colby Last, 813 Blue Mountain Street, received May 31, 2021.

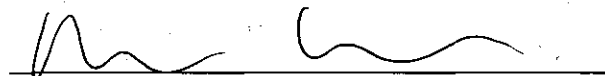
CLOSURE OF PUBLIC HEARING

The Chair declared the Public Hearing closed at 9:17 p.m. on Monday, May 31, 2021.

MINUTES CERTIFIED CORRECT

CHAIR

I hereby certify that I have recorded the
Minutes of the Public Hearing held on
Monday, May 31, 2021 as instructed,
subject to amendment and adoption.



Rachel Cormack
Legislative Services Clerk

PLANNING AND DEVELOPMENT DEPARTMENT
BRIEF TO PUBLIC HEARING, MONDAY MAY 31, 2021

ITEM #1 – PROJ 19-057 – BYLAW NO. 5127, 2021

Application to amend *City of Coquitlam Zoning Bylaw No. 3000, 1996* to rezone the property at 209 Lebleu Street, from RM-1 Two Storey Low Density Apartment Residential to C-5 Community Commercial – *Bylaw No. 5127, 2021*.

Recommendation:

That Council give second and third readings to *City of Coquitlam Zoning Amendment Bylaw No. 5127, 2021*.

First Reading:

On May 10, 2021, Council gave first reading to *Bylaw No. 5127, 2021* and referred the bylaw to Public Hearing.

Additional Information:

At the May 10, 2021 Regular Council meeting, Council requested the following additional information:

1. **Is there an opportunity for the proposed new streets to respond to and reflect the kwikwəłəm First Nation's local heritage and history with new proposed street names?**

The development is expected to upgrade three existing laneways to new streets, two of which will require new street names. The City has an existing Street Naming Policy from 2015 with a list of pre-approved new street names for different areas of the City. New street names may be proposed that are not currently on the list, but as per the policy these additional names are to be reviewed and recommended by staff to Council for consideration before they can be added to the list.

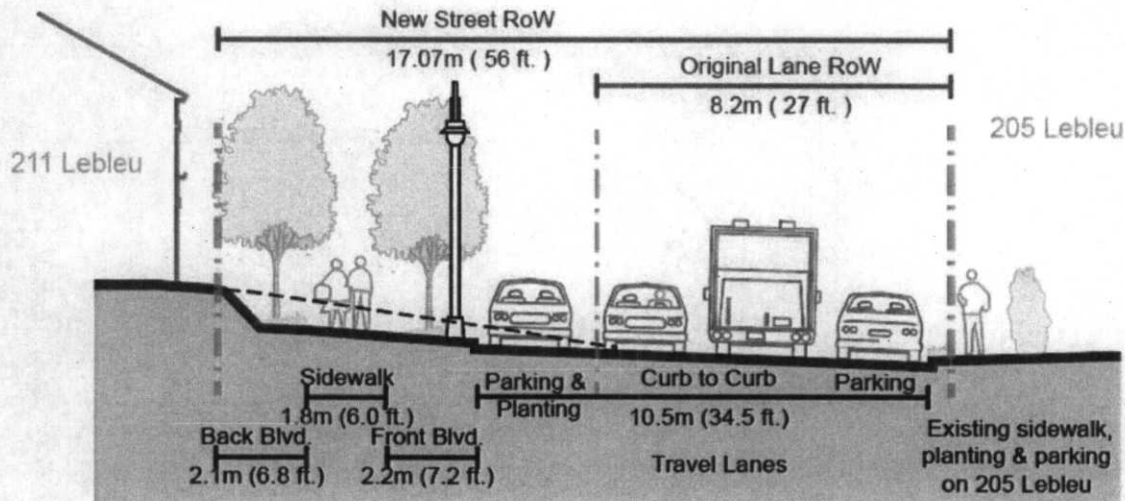
The existing list of pre-approved names primarily includes early Coquitlam settlers and pioneers and does not include many references to the cultural history of the kwikwəłəm First Nation. As part of the implementation of the forthcoming Heritage Management Strategy (HMS), staff anticipate updates to the Street Naming Policy and the list of pre-approved future street names, that will align it with the more inclusive heritage framework being developed through the Strategy. This work would occur after the adoption of the HMS. There may also be opportunities to advance early discussions with kwikwəłəm First Nation on potential naming opportunities for streets in other areas of the community of interest to the First Nation (e.g., səmiqʷəʔelə/ Riverview, Fraser Mills, or Colony Farm Road), through their involvement in the HMS.

2. **Provide information on the intended cross-sections of the new narrow streets.**

The three new streets, which are to be upgraded from laneways to streets (see Attachment 1), are based on the City's "Narrow Street" standard which provides a minimum 10 m (33 ft.) of right-of-way (though the case of the easternmost rear access street the right-of-way width is reduced to 9.45m as the northern sidewalk is located in an existing 1.2m wide statutory right-of-way), with 6.5 m (21.3 ft.) of pavement for two-way traffic, and a minimum 1.5 m (5 ft.) for a sidewalk, as well as other utility and planting space. The three new and enhanced narrow streets are visualized in the sections below.

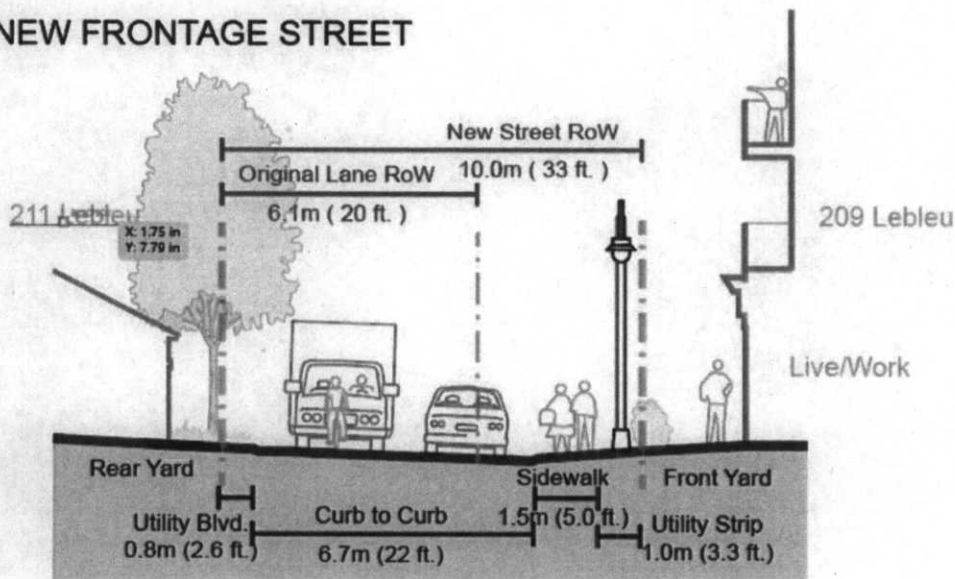


NEW ACCESS STREET



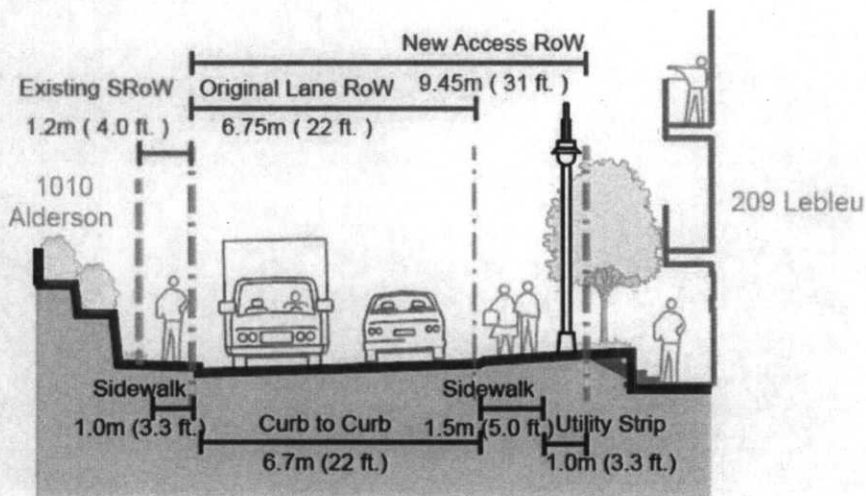
The widened east-west access street from Lebleu Street (currently shown as James Lane) will provide for a new sidewalk and approximately five new on-street parking spaces on its north side. There is existing on-street parking and a sidewalk on the south side of the street located on the property for 205 Lebleu Street. Parking on this street is intended to be for public use.

NEW FRONTAGE STREET



The new north-south frontage street (currently shown as James Avenue #3) will provide access to the building lobby and the live/work units. It will not have on-street parking, but will include a new sidewalk on the east side. An 0.8 m utility boulevard will allow existing neighbouring properties to the west some flexibility in how they access and address this new widened street.

EXPANDED REAR ACCESS



The enhanced east-west rear access street (currently shown as James Avenue #2) will provide maneuvering and access for neighbouring properties. It will not have on-street parking, but will include a new sidewalk on its south side in addition to the existing sidewalk located within a Statutory Right-of-Way associated with 1010 Alderson Avenue to the north.

3. Does the City regulate gas fired appliances (fire pits) to reduce GHG emissions?

Under existing City policy and guidelines there are currently no regulations regarding gas fired appliances, such as fire pits, outdoor heaters, barbecues, or fireplaces for the purpose of reducing greenhouse gas (GHG) emissions. Building and Fire Codes direct the safe placement of open flames and associated equipment to ensure public safety. Metro Vancouver's current air quality emissions policies allow for regulation of wood burning fireplaces, however, these do not apply to natural gas appliances.

Through the implementation of the forthcoming Environmental Sustainability Plan (ESP), there is an opportunity to explore additional regulations to reduce the GHG emissions associated with building construction and operations. The draft ESP is seeking to explore opportunities to reduce carbon pollution from both new and existing buildings through policy that encourages energy efficient design, retrofits, and low carbon energy use. Actions such as adoption of the BC Energy Step Code, zoning updates, education and incentives will promote and increase the implementation of more sustainable building practices. However, it is not anticipated that gas fired fire pits and other appliances will be specifically addressed in the ESP. At this time Metro Vancouver has not directed a specific restriction to gas fired appliances and is focussing on larger construction and building heating / cooling based responses. Metro Vancouver is currently developing a regional climate action plan (Climate 2050) and updating the Clean Air Plan; in tandem these documents may provide new policy or direction on addressing the GHG emissions and air quality impacts of gas-fired appliances.

4. Are Live-Work spaces functioning as incubator spaces in Coquitlam and are they an appropriate use for this area?

Live-Work or Employment-Living uses have limited examples in Coquitlam. Many forms of live-work units provide accessory home business or studio spaces that can activate the public realm and provide an incubator for new business. For many live-work units around the region, their function and health as commercial incubators depends on the nature of local neighbourhood activity.

Existing employment-living units have had around a 50% business licensing rate since 2013, with some fluctuations of the six available units at 1185 The High Street over time. These spaces have provided the flexibility for home-based employment and have enabled several local small businesses to be located within the City Centre by providing an important opportunity to bridge work space needs for small businesses.

The 209 Lebleu Street property does not have a frontage on Brunette Avenue, the commercial main street of the neighbourhood. The intent of these Employment-Living units is to provide for active ground floor frontages with opportunities for accessory home occupation or small business uses. A restrictive covenant to require commercial use in the live/work units is not being pursued on this site.

5. What is the status of the existing strata units and tenants?

Currently, there are 16 strata townhouses on site. All of the units were acquired through a purchase agreement by the applicant in advance of their June 2019 application for this rezoning. As part of a condition of sale, existing owners have had the ability to rent their units until notice is to be given in advance of any demolition. There is currently one tenant remaining from that original arrangement. Other units have been rented through Porte Communities' internal property management team. Currently 15 of the 16 units are tenanted.

The nature of the tenancies and ultimate redevelopment have been communicated by Porte Communities to the 15 tenants. Updates through correspondence regarding the rezoning process have been presented to tenants as recently as April 2021, outlining anticipated rezoning and development timelines and how that will impact a resident's occupancy.

Subject to Council's consideration of this development application, termination of tenancies will be obligated to meet the requirements of BC's Rental Tenancy Act. Due to the interim nature of these tenancies, tenant displacement policies are not being considered for this location.

Attachment:

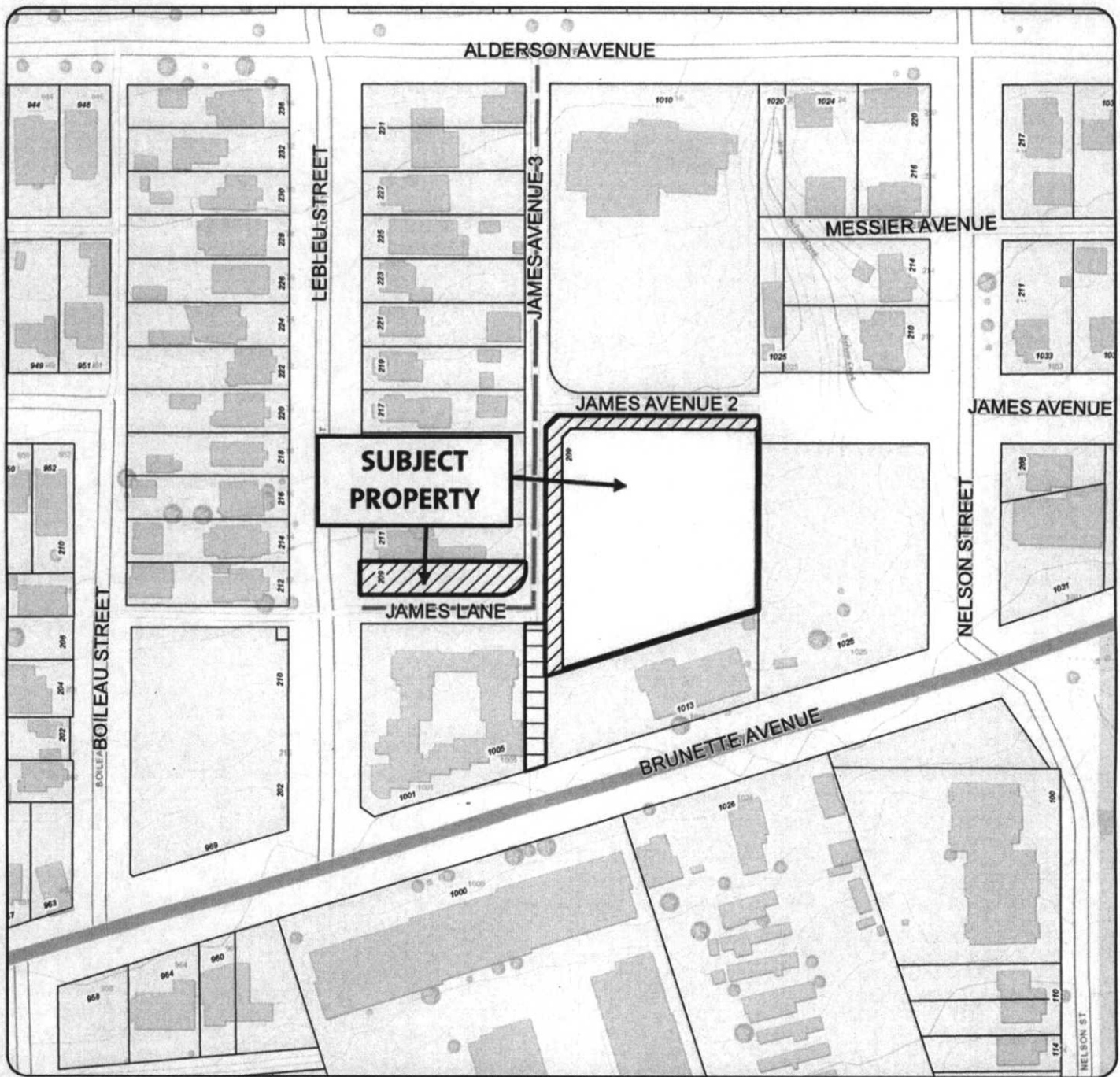
1. Proposed Road Dedication (Doc# 4081644)



Andrew Merrill, MCIP, RPP

AM/ce





ATTACHMENT 1



PROPOSED ROAD DEDICATION



0 12.5 25 50 Metres

-  Road Dedication
-  Subject Property
-  Existing Statutory Right-of-Way for Vehicular Access
-  New Street Names Required

Application No.: PROJ 19-057

Map Date: 5/25/2021

Coquitlam

19-057_PROPOSED_JAMES_LANE_JJ

Cormack, Rachel

From: Mandy Hansen [REDACTED]
Sent: Monday, May 24, 2021 4:20 PM
To: Clerks Dept
Subject: 209 Lebleu St, Public Hearing

Follow Up Flag: Follow up
Flag Status: Completed

Good afternoon

I had previously written in my support for the project at 209 Lebleu St, but in case that doesn't get included in the package, allow me to reiterate my support for this project. This project would add to the vibrancy of our neighbourhood, and add some much-needed housing to our community. I look forward to welcoming new residents to Maillardville.

Thank you

Mandy Hansen (*she / her*)

Insight Specialty Consulting
[REDACTED]
[REDACTED]

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

Cormack, Rachel

Public Hearing - May 31, 2021
Item 1 - 209 Lebleu Street

From: Denis P Bruneau <[REDACTED]>
Sent: Tuesday, May 25, 2021 3:29 PM
To: Clerks Dept
Cc: Hurley, Brendan
Subject: Against; Item 1 Address: 209 Lebleu Street

Follow Up Flag: Follow up
Flag Status: Completed

I do not support this amendment to the City Bylaw

Reasons:

1. The C-5 zoning is Not appropriate for this site that does not front onto a commercial street like Brunette.
2. Lebleu is a residential street, so traffic access to and from the site would be problematic and too great for this street and neighbourhood.
3. The building heights are too high for this location. Planning principal do not place sign massive buildings at the base of a hill that would obstruct the existing view of residences nearby. Max height should be 4 or 5 storey, pending corridor and neighbour view analysis.
4. The density to great for this location.
5. The commercial space is not appropriate for this location.

Denis Bruneau

Architect AIBC, MRAIC, ASCT, LEED AP

Denis Bruneau Architecture

226 Lebleu Street

Coquitlam BC, V3K 4L6

Tel: [REDACTED]

Improving the built environment.

*This e-mail may be privileged and confidential. Any unauthorized use is strictly prohibited.
If you have received this e-mail in error, please contact the sender immediately.*

Reference

File #: 01-0635-01/000/2021-1 Doc #: 4071492.v1

Item 1 Address: 209 Lebleu Street

The intent of Bylaw No. 5127, 2021 is to amend City of Coquitlam Zoning Bylaw No. 3000, 1996 to rezone the property outlined in black on the map marked Schedule 'A' to Bylaw No. 5127, 2021 from RM-1 Two-Storey Low Density Apartment

Residential to C-5 Community Commercial.

If approved, the application would facilitate the construction of two apartment buildings (five storeys and seven storeys) with 123 market condominium units (67 one-bedroom units, 44 twobedroom units, and 12 three-bedroom units), including five

- ☒ Copies to Mayor & Council
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- ☒ Copies to CMRD, DDS, B, FM, FC

employment living units.

Cormack, Rachel

**Public Hearing – May 31, 2021
Item 1 – 209 Lebleu Street**

From: Maron Daniel <[REDACTED]>
Sent: Wednesday, May 26, 2021 4:33 PM
To: Clerks Dept
Subject: Bastille
Attachments: 209 LeBleu Project Information.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Council,

My name is Maron Daniel and my address is 1550 United Blvd, Coquitlam, BC

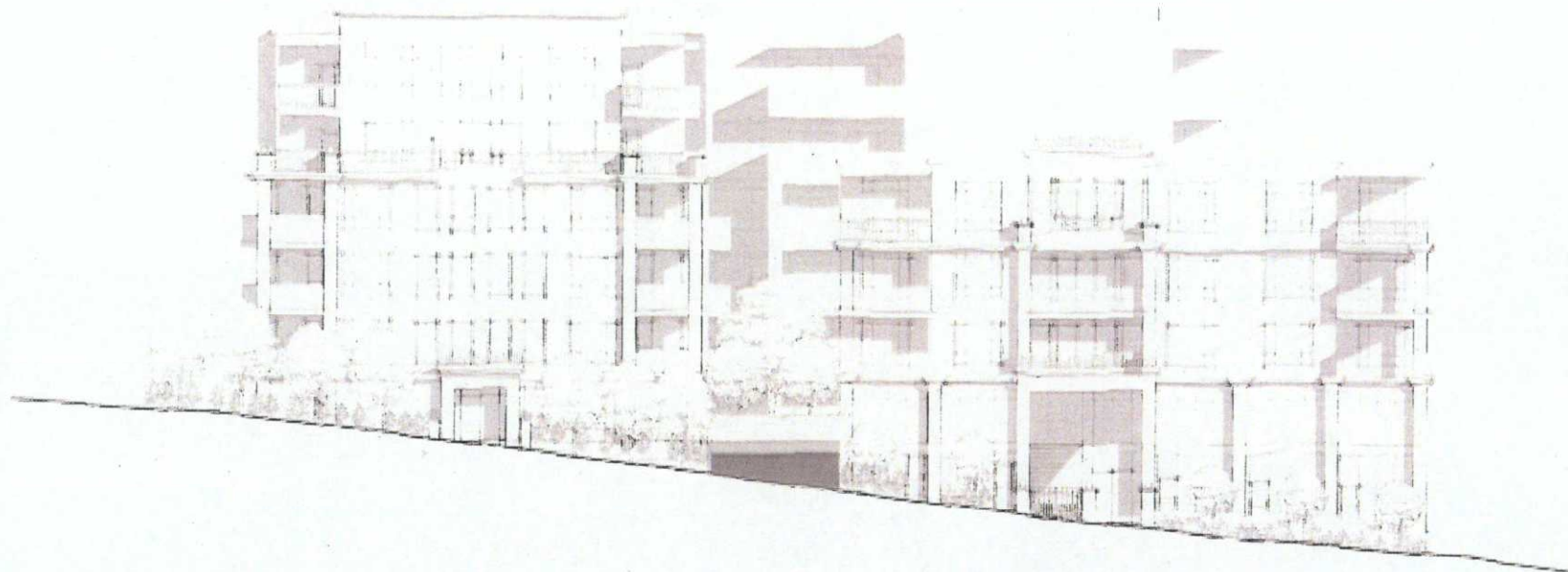
I am writing to you to express my support for the proposed Rezoning and Development Permit (PROJ 19-057). This development at 209 LeBleu Street will not only bring new housing to the area but will also stimulate greater economic growth in the City of Coquitlam by adding new jobs and business opportunities through construction. This development also strengthens the community by bringing new residents into Maillardville which supports the local shops and services.

Regards,
Maron

- ☒ Copies to Mayor & Council
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- ☐ Correspondence Item for Council Meeting
- ☒ For Information Only
- ☐ For Response Only
- ☒ Copies to GMPD, DDS, Planner 3,
FM, FC

LEBLEU STREET

209 LEBLEU STREET
COQUITLAM, BC



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REVISIONS

ISSUED FOR PRE-APPLICATION	FEB 9, 2018
ISSUED FOR REDRAWING	JUNE 5, 2019
ISSUED FOR COORDINATION	JUNE 20, 2020
RE-ISSUED FOR REDRAWING	OCT 2, 2020
RE-ISSUED FOR REDRAWING	FEB 16, 2021
RE-ISSUED FOR REDRAWING	APR 14, 2021

porte

Porte Communities
100 - 53 East 8th Avenue
Vancouver, BC, Canada V5T 1R5

**FORMWERKS
ARCHITECTURAL**

DESIGNED BY: FORMWERKS ARCHITECTURAL
DRAWN BY: FORMWERKS ARCHITECTURAL

PROJECT

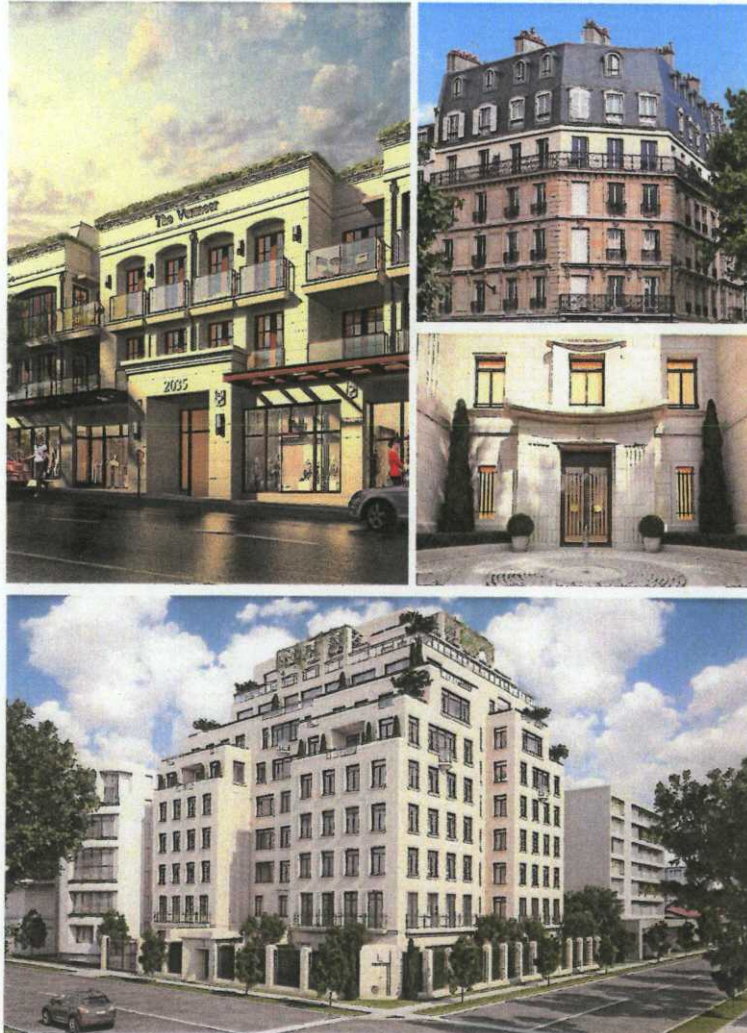
LEBLEU STREET

209 LEBLEU STREET
COQUITLAM, BC

DRAWING

**COVER
SHEET**

SCALE	SHEET
NTS	
DATE	A0.00
APRIL 2021	



DESIGN RATIONALE

Location, Transportation, and Community Context

The proposed multi-family development is on a 44,793 square-foot site located at 209 Lebleu St. The site is within the Mallardville Neighbourhood Center and follows the Mallardville Neighbourhood community plan. Located just north of Lougheed Highway, the surrounding context is single-family dwellings to the north, medium density multi-family developments to the south, and mixed-use developments with local serving commercial along Lougheed Highway. There is an existing 4-storey care facility across the street from the north property line, and a 6-storey mixed-use development is proposed on a neighbouring lot along the south and east property lines. The site is within walking distance of Alderson Elementary School, Inquiry Hub Secondary School, Place Des Arts, Mackin Park, IKEA Coquitlam and Eaglequest Golf Course. The site is in close proximity to bus routes and two bike routes: Alderson Avenue and Mackin Park trails.

Build Form

The project architecture consists of a six-storey, L-shaped condo building (Building 1) and a five-storey, condo and live-work mixed building (Building 2). These two buildings are interconnected by a shared, landscaped courtyard that sits over a two-and-a-half storey underground parking garage. The layout maximizes solar exposure, views and courtyard access for all units. An exterior stair connection from James Avenue (#3) to the courtyard through Building 2 has been provided. Underground parking can be accessed off of James Avenue (#3). The first half level of parking has been dedicated to visitor parking while P2 and P3 have been dedicated to residential parking. Access to loading, garbage and recycling is located at the South East corner off of James Avenue (#3).

The condo building features a four-storey frontage along James Avenue (#3) with a 18 foot (5.5 meter) step-back on the upper two levels to match the height of the care facility development on the north and respectfully complement the scale of Building 2. The building facade is further stepped back 2 to 4 feet of the upper levels to break massing and allow for more natural light into the courtyard and adjacent streets. The proposed 5 storey, street oriented live-work units with above condo units have a 4 storey courtyard interface. The main entries to the live-work units are off of James Avenue (#3). The entry vista from Lebleu street is created by locating the lobby of the live-work/condo building at street level adjacent to the exterior stairway and is surrounded by double-height live-work units, featuring low landscape walls, a grand entry archway and a glazed store-front facade to accentuate the visual interest and relate to the areas commercial character. Adjacent to the main lobby are two amenity spaces, directly off of the courtyard, that can be accessed from the exterior stairs through building 2. The second amenity is located on the lower courtyard, is accessible from both buildings and shares both an indoor and outdoor amenity area. Live-work units have store-front glazing off of James Avenue (#3), with accessible entries and private patios.

A 2.70 meter dedication with a 3 meter setback is proposed along James Avenue (#2) and a 3.9 meter dedication with a 3 meter setback is proposed along James Avenue (#3). A 5.0 meter setback is proposed along east and south property lines. We are proposing a 8.87 meter dedication along James Lane.

Housing and Livability

We have designed a variety of housing choices provided through the condo and live-work buildings to meet the current and future needs of Mallardville residents. The condo building has a diverse range of unit types and sizes. We have provided a mix of one bedroom, one bedroom and den, junior two bedroom, two bedroom, two bedroom and den, and three bedroom units that range from 467 to 963 square feet. The live-work units are one and a half stories with a loft style bedroom on the half level. These units range from 945 to 1018 square feet.

The condo building is made accessible through the use of ramps and elevators. We are proposing five percent of condo units to be adaptable to help satisfy the diverse and changing housing needs of residents.

Outdoor space is provided through the use of balconies and decks. A shared courtyard connects the condo and live-work/condo buildings to promote community connections within the building. Each unit has expansive operable windows and glazed doors to provide ample natural daylight and ventilation.

Architectural Style

The project draws upon heritage-inspired design elements that respect and compliment the Mallardville community and the historical commercial districts in the area. The facade features a distinct base, middle, and top which are emphasized through the use of cornices, material changes and step backs in the upper levels.

The base of the condo building is emphasized through a recessed entry, storefront glazing with transoms and stone veneer cladding. The middle offers a change in material to fibre cement panels, bound by thick cement cornices. The top steps back and features metal cladding with a flat roof of varying heights to lengthen and emphasize vertical elements. Building 2 with the mix of live-work and condo units mimics this concept with store-front glazing for the live-work units and the combination of fibre cement panels and metal cladding for the condo unit portion.

Our project features contrasting colours and heavy wood doors and trims on residential entries. Inset balconies that align on floor levels create a break in the facade and produce long vertical bays. Windows are placed to form a consistent rhythm across the facade and are inset to create texture, depth and shadows. Verticality is further expressed through long windows divided by vertical mullions. Wrought iron detailing is found through balconies and planter boxes.

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REVISIONS

ISSUED FOR PRE-APPLICATION
ISSUED FOR RECONSTRUCTION
ISSUED FOR COORDINATION
RE-ISSUED FOR RECONSTRUCTION
RE-ISSUED FOR RECONSTRUCTION

189.9.2018
JUNE 3, 2019
JUNE 30, 2020
OCT 2, 2020
189.10.2021
APR 14, 2021

porte

Porte Communities
100 - 33 East 8th Avenue
Vancouver, BC, Canada V5T 1R5

**FORMWERKS
ARCHITECTURAL**

PROJECT

LEBLEU STREET
209 LEBLEU STREET
COQUITLAM, BC

DRAWING

**DESIGN
RATIONALE**

SCALE

N.T.S.

DATE

APRIL 2021

SHEET

A0.02

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REVISIONS	
ISSUED FOR PRE-APPLICATION	188.9.2018
ISSUED FOR REDRAWING	JUNE 3, 2019
ISSUED FOR COORDINATION	JUNE 30, 2020
REDESIGNED FOR REDRAWING	OCT 12, 2020
REDESIGNED FOR REDRAWING	118.18.2021
REDESIGNED FOR REDRAWING	APR 14, 2021

porte

Porte Communities
100 - 33 East 8th Avenue
Vancouver, BC, Canada V5T 1R5

FORMWERKS
ARCHITECTURAL

PROJECT

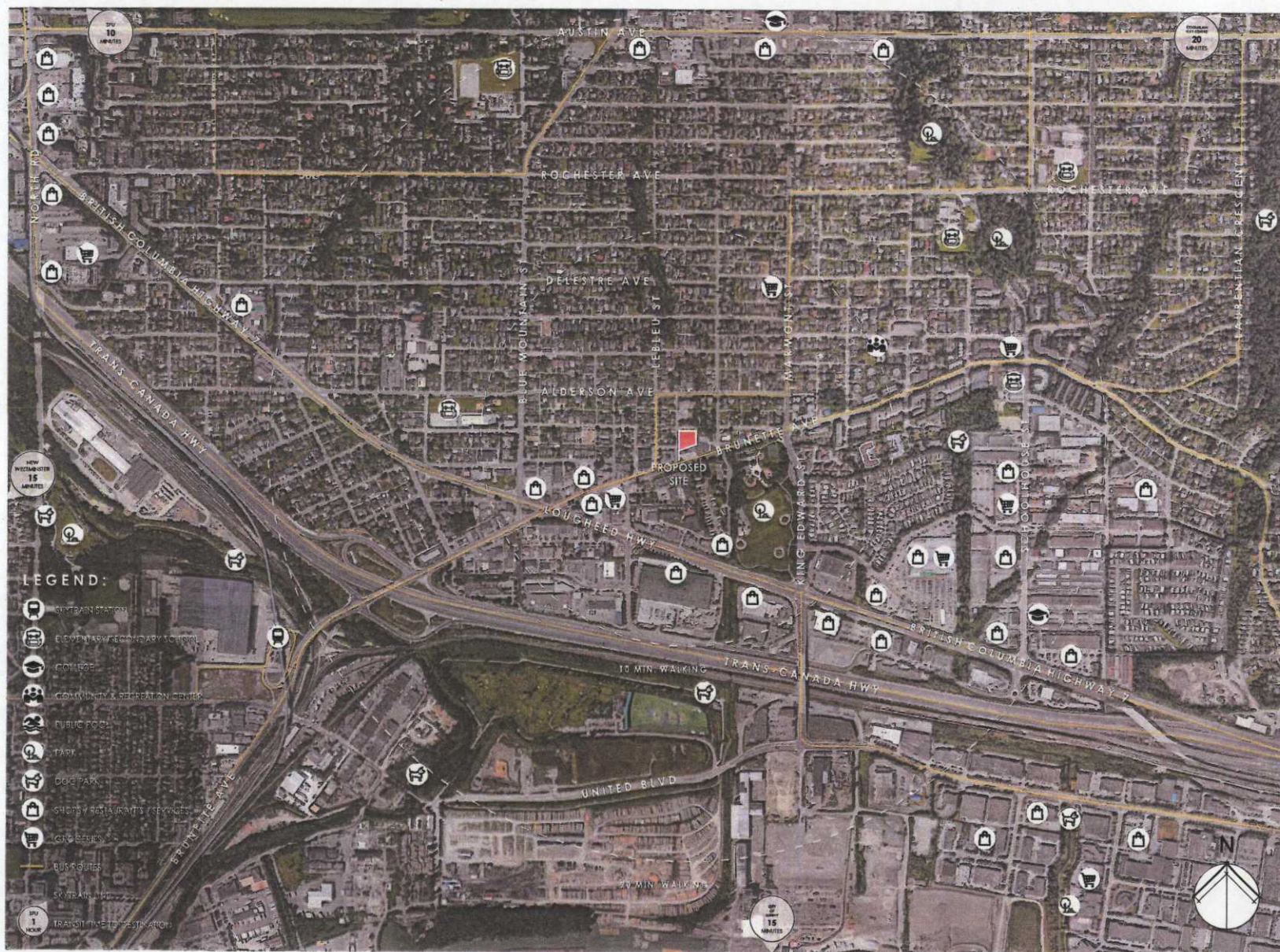
LEBLEU STREET

209 LEBLEU STREET
COQUITLAM, BC

DRAWING

CONTEXT
ANALYSIS

SCALE	SHEET
1:1	NTS
DATE	A0.03
APRIL 2021	





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REVISIONS	
ISSUED FOR PRE-APPLICATION	FEB 9, 2018
ISSUED FOR REDLINING	JUNE 3, 2019
ISSUED FOR COORDINATION	JUNE 30, 2020
REISSUED FOR REDLINING	OCT 2, 2020
REISSUED FOR REDLINING	FEB 16, 2021
REISSUED FOR REDLINING	APR 14, 2021

porte

Porte Communities
100 - 33 East 8th Avenue
Vancouver, BC, Canada V5T 1R5

FORMWERKS
ARCHITECTURAL

120 and 120a - 120b, 120c, 120d, 120e, 120f, 120g, 120h, 120i, 120j, 120k, 120l, 120m, 120n, 120o, 120p, 120q, 120r, 120s, 120t, 120u, 120v, 120w, 120x, 120y, 120z, 120aa, 120ab, 120ac, 120ad, 120ae, 120af, 120ag, 120ah, 120ai, 120aj, 120ak, 120al, 120am, 120an, 120ao, 120ap, 120aq, 120ar, 120as, 120at, 120au, 120av, 120aw, 120ax, 120ay, 120az, 120ba, 120bb, 120bc, 120bd, 120be, 120bf, 120bg, 120bh, 120bi, 120bj, 120bk, 120bl, 120bm, 120bn, 120bo, 120bp, 120bq, 120br, 120bs, 120bt, 120bu, 120bv, 120bw, 120bx, 120by, 120bz, 120ca, 120cb, 120cc, 120cd, 120ce, 120cf, 120cg, 120ch, 120ci, 120cj, 120ck, 120cl, 120cm, 120cn, 120co, 120cp, 120cq, 120cr, 120cs, 120ct, 120cu, 120cv, 120cw, 120cx, 120cy, 120cz, 120da, 120db, 120dc, 120dd, 120de, 120df, 120dg, 120dh, 120di, 120dj, 120dk, 120dl, 120dm, 120dn, 120do, 120dp, 120dq, 120dr, 120ds, 120dt, 120du, 120dv, 120dw, 120dx, 120dy, 120dz, 120ea, 120eb, 120ec, 120ed, 120ee, 120ef, 120eg, 120eh, 120ei, 120ej, 120ek, 120el, 120em, 120en, 120eo, 120ep, 120eq, 120er, 120es, 120et, 120eu, 120ev, 120ew, 120ex, 120ey, 120ez, 120fa, 120fb, 120fc, 120fd, 120fe, 120ff, 120fg, 120fh, 120fi, 120fj, 120fk, 120fl, 120fm, 120fn, 120fo, 120fp, 120fq, 120fr, 120fs, 120ft, 120fu, 120fv, 120fw, 120fx, 120fy, 120fz, 120ga, 120gb, 120gc, 120gd, 120ge, 120gf, 120gg, 120gh, 120gi, 120gj, 120gk, 120gl, 120gm, 120gn, 120go, 120gp, 120gq, 120gr, 120gs, 120gt, 120gu, 120gv, 120gw, 120gx, 120gy, 120gz, 120ha, 120hb, 120hc, 120hd, 120he, 120hf, 120hg, 120hi, 120hj, 120hk, 120hl, 120hm, 120hn, 120ho, 120hp, 120hq, 120hr, 120hs, 120ht, 120hu, 120hv, 120hw, 120hx, 120hy, 120hz, 120ia, 120ib, 120ic, 120id, 120ie, 120if, 120ig, 120ih, 120ii, 120ij, 120ik, 120il, 120im, 120in, 120io, 120ip, 120iq, 120ir, 120is, 120it, 120iu, 120iv, 120iw, 120ix, 120iy, 120iz, 120ja, 120jb, 120jc, 120jd, 120je, 120jf, 120jg, 120jh, 120ji, 120jj, 120jk, 120jl, 120jm, 120jn, 120jo, 120jp, 120jq, 120jr, 120js, 120jt, 120ju, 120jv, 120jw, 120jx, 120jy, 120jz, 120ka, 120kb, 120kc, 120kd, 120ke, 120kf, 120kg, 120kh, 120ki, 120kj, 120kk, 120kl, 120km, 120kn, 120ko, 120kp, 120kq, 120kr, 120ks, 120kt, 120ku, 120kv, 120kw, 120kx, 120ky, 120kz, 120la, 120lb, 120lc, 120ld, 120le, 120lf, 120lg, 120lh, 120li, 120lj, 120lk, 120ll, 120lm, 120ln, 120lo, 120lp, 120lq, 120lr, 120ls, 120lt, 120lu, 120lv, 120lw, 120lx, 120ly, 120lz, 120ma, 120mb, 120mc, 120md, 120me, 120mf, 120mg, 120mh, 120mi, 120mj, 120mk, 120ml, 120mm, 120mn, 120mo, 120mp, 120mq, 120mr, 120ms, 120mt, 120mu, 120mv, 120mw, 120mx, 120my, 120mz, 120na, 120nb, 120nc, 120nd, 120ne, 120nf, 120ng, 120nh, 120ni, 120nj, 120nk, 120nl, 120nm, 120nn, 120no, 120np, 120nq, 120nr, 120ns, 120nt, 120nu, 120nv, 120nw, 120nx, 120ny, 120nz, 120oa, 120ob, 120oc, 120od, 120oe, 120of, 120og, 120oh, 120oi, 120oj, 120ok, 120ol, 120om, 120on, 120oo, 120op, 120oq, 120or, 120os, 120ot, 120ou, 120ov, 120ow, 120ox, 120oy, 120oz, 120pa, 120pb, 120pc, 120pd, 120pe, 120pf, 120pg, 120ph, 120pi, 120pj, 120pk, 120pl, 120pm, 120pn, 120po, 120pp, 120pq, 120pr, 120ps, 120pt, 120pu, 120pv, 120pw, 120px, 120py, 120pz, 120qa, 120qb, 120qc, 120qd, 120qe, 120qf, 120qg, 120qh, 120qi, 120qj, 120qk, 120ql, 120qm, 120qn, 120qo, 120qp, 120qq, 120qr, 120qs, 120qt, 120qu, 120qv, 120qw, 120qx, 120qy, 120qz, 120ra, 120rb, 120rc, 120rd, 120re, 120rf, 120rg, 120rh, 120ri, 120rj, 120rk, 120rl, 120rm, 120rn, 120ro, 120rp, 120rq, 120rr, 120rs, 120rt, 120ru, 120rv, 120rw, 120rx, 120ry, 120rz, 120sa, 120sb, 120sc, 120sd, 120se, 120sf, 120sg, 120sh, 120si, 120sj, 120sk, 120sl, 120sm, 120sn, 120so, 120sp, 120sq, 120sr, 120ss, 120st, 120su, 120sv, 120sw, 120sx, 120sy, 120sz, 120ta, 120tb, 120tc, 120td, 120te, 120tf, 120tg, 120th, 120ti, 120tj, 120tk, 120tl, 120tm, 120tn, 120to, 120tp, 120tq, 120tr, 120ts, 120tt, 120tu, 120tv, 120tw, 120tx, 120ty, 120tz, 120ua, 120ub, 120uc, 120ud, 120ue, 120uf, 120ug, 120uh, 120ui, 120uj, 120uk, 120ul, 120um, 120un, 120uo, 120up, 120uq, 120ur, 120us, 120ut, 120uu, 120uv, 120uw, 120ux, 120uy, 120uz, 120va, 120vb, 120vc, 120vd, 120ve, 120vf, 120vg, 120vh, 120vi, 120vj, 120vk, 120vl, 120vm, 120vn, 120vo, 120vp, 120vq, 120vr, 120vs, 120vt, 120vu, 120vv, 120vw, 120vx, 120vy, 120vz, 120wa, 120wb, 120wc, 120wd, 120we, 120wf, 120wg, 120wh, 120wi, 120wj, 120wk, 120wl, 120wm, 120wn, 120wo, 120wp, 120wq, 120wr, 120ws, 120wt, 120wu, 120wv, 120ww, 120wx, 120wy, 120wz, 120xa, 120xb, 120xc, 120xd, 120xe, 120xf, 120xg, 120xh, 120xi, 120xj, 120xk, 120xl, 120xm, 120xn, 120xo, 120xp, 120xq, 120xr, 120xs, 120xt, 120xu, 120xv, 120xw, 120xx, 120xy, 120xz, 120ya, 120yb, 120yc, 120yd, 120ye, 120yf, 120yg, 120yh, 120yi, 120yj, 120yk, 120yl, 120ym, 120yn, 120yo, 120yp, 120yq, 120yr, 120ys, 120yt, 120yu, 120yv, 120yw, 120yx, 120yy, 120yz, 120za, 120zb, 120zc, 120zd, 120ze, 120zf, 120zg, 120zh, 120zi, 120zj, 120zk, 120zl, 120zm, 120zn, 120zo, 120zp, 120zq, 120zr, 120zs, 120zt, 120zu, 120zv, 120zw, 120zx, 120zy, 120zz

PROJECT

LEBLEU STREET

209 LEBLEU STREET
COQUITLAM, BC

DRAWING

AERIAL

SCALE	SHEET
NTS	A0.04
DATE	APRIL 2021



PERSPECTIVE VIEW ALONG THE WEST PROPERTY LINE
 *Artistic rendering. Refer to elevations and color scheme for accurate representation

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REVISIONS	
ISSUED FOR PRE-APPLICATION	FEB 9, 2018
ISSUED FOR REWORKING	JUNE 3, 2017
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RE-ISSUED FOR REWORKING	OCT 2, 2020
RE-ISSUED FOR REWORKING	FEB 16, 2021
RE-ISSUED FOR REWORKING	APR 14, 2021

porte

Porte Communities
 100 - 33 East 8th Avenue
 Vancouver, BC, Canada V5T 1R5

**FORMWERKS
 ARCHITECTURAL**

PROJECT

LEBLEU STREET
 209 LEBLEU STREET
 COQUITLAM, BC

DRAWING

PERSPECTIVE

SCALE	SHEET
NTS	A0.10
DATE	
APRIL 2021	

From: Market Guru [REDACTED]
Sent: Thursday, May 27, 2021 9:26 AM
To: Clerks Dept
Cc: Hurley, Brendan
Subject: AGAINST - Application for an Amendment to the Zoning Bylaw - 209 Lebleu Street

Follow Up Flag: Follow up
Flag Status: Flagged

From: Homeowner of 228 Lebleu Street

I am **against** the rezoning of 209 Lebleu Street to C-5. I am also **against** the construction of a 7-storey building and commercial units.

This historical area should primarily be a low-density residential neighbourhood. At most only lane-way homes, duplexes, and townhouses should be accommodated.

Reasons Against C-5:

1) Extremely high housing density within a 300 meter radius in this block of Lebleu Street.

Existing:

- 205 Lebleu Street 30 units
- 210 Lebleu Street 86 units
- Foyer Maillard 125 units

Proposed Developments:

- 231 Lebleu Street 6 units
- 209 Lebleu Street 123 units

TOTAL 370 units

- ☒ Copies to Mayor & Council
- ☐ Tabled Item for Council Meeting
- ☐ Correspondence Item for Council Meeting
- ☒ For Information Only
- ☐ For Response Only
- ☒ Copies to GMPD, DDS, Planner 3,
FM, FC

2) Lebleu Street traffic is already heavy. The city banned parking on the east side of the road because of heavy traffic. Having another 123 residents probably with 2 vehicles each will worsen road congestion.

3) Street parking is already problematic. Each house on this block has at least 2 vehicles with some having four cars. There are no parking spots available on the street in the evening. In addition, Foyer Maillard visitors park at the upper section of Lebleu Street.

4) The proposed 7-storey building will destroy the historical character of the neighbourhood. It will not only be an eyesore but will block the view of the residents uphill.

5) Commercial units in a building within a residential neighbourhood is questionable. The proposed buildings are not directly accessible from Brunette Avenue. This will further amplify the traffic and parking problems on Lebleu Street.

Nestor Ugali
228 Lebleu Street

Temple, Misty

Public Hearing – May 31, 2021
Item 1 – 209 Lebleu Street

From: Amy O'sullivan <amy@trilliumprojects.com>
Sent: Friday, May 28, 2021 11:10 AM
To: Clerks Dept
Subject: Support Letter for 209 LeBleu Street Development
Attachments: 209 Lebleu Street Support Letter 1.pdf

Hello,

Please see letter of support attached for the proposed development at 209 LeBleu Street.
The public hearing is scheduled for Monday May 31, 2021.

Thanks,

Kind Regards,
Amy O'Sullivan



AMY O'SULLIVAN
o: 604 714 0904 c: 778 938 7146
amy@trilliumprojects.com
TRILLIUMPROJECTS.COM

- ☒ Copies to Mayor & Council
- ☐ Tabled Item for Council Meeting
- ☐ Correspondence Item for Council Meeting
- ☒ For Information Only
- ☐ For Response Only _____
- ☒ Copies to GMPD, DDS, Planner 3
File M, File C

Dear Mayor and Council,

My name is Patrick Mellett and my address is 2512 Amber, Coquitlam, BC

I am writing to you to express my support for the proposed Rezoning and Development Permit (PROJ 19-057). This development at 209 LeBleu Street will not only bring new housing to the area but will also stimulate greater economic growth in the City of Coquitlam by adding new jobs and business opportunities through construction. This development also strengthens the community by bringing new residents into Maillardville which supports the local shops and services.

Sincerely,

**Patrick
Mellett**

Digitally signed by Patrick Mellett
DN: cn=Patrick Mellett, o=TK Elevator (Canada)

Date: 2021.05.25 13:46:08 -07'00'

Temple, Misty

Public Hearing – May 31, 2021
Item 1 – 209 Lebleu Street

From: Amy O'sullivan <amy@trilliumprojects.com>
Sent: Friday, May 28, 2021 11:10 AM
To: Clerks Dept
Subject: Support Letter for 209 LeBleu Street Development
Attachments: 209 Lebleu Street Support Letter 2.pdf

Hello,

Please see letter of support attached for the proposed development at 209 LeBleu Street.
The public hearing is scheduled for Monday May 31, 2021.

Thanks,

Kind Regards,
Amy O'Sullivan



AMY O'SULLIVAN
o: 604 714 0904 c: 778 938-7146
amy@trilliumprojects.com
TRILLIUMPROJECTS.COM

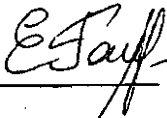
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- ☐ Tabled Item for Council Meeting
- ☐ Correspondence Item for Council Meeting
- ☒ For Information Only
- ☐ For Response Only
- ☒ Copies to GMPD, DDS, Planner 3
File M, File C

Dear Mayor and Council,

My name is Elena Ranyuk and my address is 10-62 Fawcett Coquitlam, BC
Road

I am writing to you to express my support for the proposed Rezoning and Development Permit (PROJ 19-057). This development at 209 LeBleu Street will not only bring new housing to the area but will also stimulate greater economic growth in the City of Coquitlam by adding new jobs and business opportunities through construction. This development also strengthens the community by bringing new residents into Maillardville which supports the local shops and services.

Sincerely,



CEO, FlowLink Environmental

Temple, Misty

Public Hearing – May 31, 2021
Item 1 – 209 Lebleu Street

From: Amy O'sullivan <amy@trilliumprojects.com>
Sent: Friday, May 28, 2021 11:10 AM
To: Clerks Dept
Subject: Support Letter for 209 LeBleu Street Development
Attachments: 209 Lebleu Street Support Letter 3.pdf

Hello,

Please see letter of support attached for the proposed development at 209 LeBleu Street.
The public hearing is scheduled for Monday May 31, 2021.

Thanks,

Kind Regards,
Amy O'Sullivan



AMY O'SULLIVAN
o: 604 714 0904 c: 778 938 7146
amy@trilliumprojects.com
TRILLIUMPROJECTS.COM

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- ☐ Correspondence Item for Council Meeting
- ☒ For Information Only
- ☐ For Response Only
- ☒ Copies to GMPD, DDS, Planner 3
File M, File C

Dear Mayor and Council,

My name is Stas Tatarinov and my address is 71-3010 Riverbend Dr., Coquitlam, BC

I am writing to you to express my support for the proposed Rezoning and Development Permit (PROJ 19-057). This development at 209 LeBleu Street will not only bring new housing to the area but will also stimulate greater economic growth in the City of Coquitlam by adding new jobs and business opportunities through construction. This development also strengthens the community by bringing new residents into Maillardville which supports the local shops and services.

Sincerely,

Stas Tatarinov

Temple, Misty

Public Hearing – May 31, 2021
Item 1 – 209 Lebleu Street

From: Amy O'sullivan <amy@trilliumprojects.com>
Sent: Friday, May 28, 2021 11:11 AM
To: Clerks Dept
Subject: Support Letter for 209 LeBleu Street Development
Attachments: 209 Lebleu Street Support Letter 8.pdf

Hello,

Please see letter of support attached for the proposed development at 209 LeBleu Street.
The public hearing is scheduled for Monday May 31, 2021.

Thanks,

Kind Regards,
Amy O'Sullivan



AMY O'SULLIVAN
o: 604 714 0904 c: 778 938 7146
amy@trilliumprojects.com
TRILLIUMPROJECTS.COM

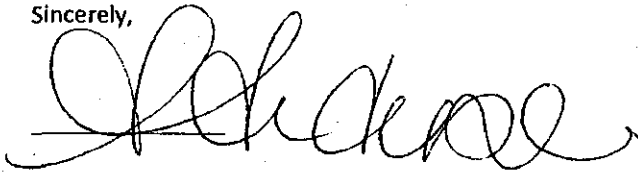
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- ☐ Correspondence Item for Council Meeting
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- ☐ For Response Only
- ☒ Copies to GMPD, DDS, Planner 3
File M, File C

Dear Mayor and Council,

My name is AMBER DAMICO and my address is 1640 RICHESIDE Coquitlam, BC
AVE, COQUITLAM BC V3K 2X8

I am writing to you to express my support for the proposed Rezoning and Development Permit (PROJ 19-057). This development at 209 LeBleu Street will not only bring new housing to the area but will also stimulate greater economic growth in the City of Coquitlam by adding new jobs and business opportunities through construction. This development also strengthens the community by bringing new residents into Maillardville which supports the local shops and services.

Sincerely,

A handwritten signature in black ink, appearing to read 'Amber Damico', written in a cursive style.

Temple, Misty

Public Hearing – May 31, 2021
Item 1 – 209 Lebleu Street

From: Amy O'sullivan <amy@trilliumprojects.com>
Sent: Friday, May 28, 2021 11:12 AM
To: Clerks Dept
Subject: Support Letter for 209 LeBleu Street Development
Attachments: 209 Lebleu Street Support Letter 6.pdf

Hello,

Please see letter of support attached for the proposed development at 209 LeBleu Street.
The public hearing is scheduled for Monday May 31, 2021.

Thanks,

Kind Regards,
Amy O'Sullivan



AMY O'SULLIVAN
o: 604 714 0904 c: 778 938 7146
amy@trilliumprojects.com
TRILLIUMPROJECTS.COM

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- ☐ For Response Only
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File M, File C

Dear Mayor and Council,

My name is QUAYNE GOSSE and my address is 1045 ALDERSON AVE, Coquitlam, BC

I am writing to you to express my support for the proposed Rezoning and Development Permit (PROJ 19-057). This development at 209 LeBleu Street will not only bring new housing to the area but will also stimulate greater economic growth in the City of Coquitlam by adding new jobs and business opportunities through construction. This development also strengthens the community by bringing new residents into Maillardville which supports the local shops and services.

Sincerely,

A handwritten signature in black ink, appearing to read 'Quayne Gosse', written over a horizontal line.

Temple, Misty

Public Hearing – May 31, 2021
Item 1 – 209 Lebleu Street

From: Amy O'sullivan <amy@trilliumprojects.com>
Sent: Friday, May 28, 2021 11:12 AM
To: Clerks Dept
Subject: Support Letter for 209 LeBleu Street Development
Attachments: 209 Lebleu Street Support Letter 7.pdf

Hello,

Please see letter of support attached for the proposed development at 209 LeBleu Street.
The public hearing is scheduled for Monday May 31, 2021.

Thanks,

Kind Regards,
Amy O'Sullivan



AMY O'SULLIVAN
o: 604 714 0904 c: 778 938 7146
amy@trilliumprojects.com
TRILLIUMPROJECTS.COM

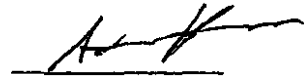
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- ☐ Correspondence Item for Council Meeting
- ☒ For Information Only
- ☐ For Response Only
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File M, File C

Dear Mayor and Council,

My name is Adnan Kesodze and my address is 2830 McLoone, Coquitlam, BC

I am writing to you to express my support for the proposed Rezoning and Development Permit (PROJ 19-057). This development at 209 LeBleu Street will not only bring new housing to the area but will also stimulate greater economic growth in the City of Coquitlam by adding new jobs and business opportunities through construction. This development also strengthens the community by bringing new residents into Maillardville which supports the local shops and services.

Sincerely,

A handwritten signature in black ink, appearing to read 'Adnan Kesodze', is written over a horizontal line.

Temple, Misty

Public Hearing – May 31, 2021
Item 1 – 209 Lebleu Street

From: Amy O'sullivan <amy@trilliumprojects.com>
Sent: Friday, May 28, 2021 11:12 AM
To: Clerks Dept
Subject: Support Letter for 209 LeBleu Street Development
Attachments: 209 Lebleu Street Support Letter 4.pdf

Hello,

Please see letter of support attached for the proposed development at 209 LeBleu Street.
The public hearing is scheduled for Monday May 31, 2021.

Thanks,

Kind Regards,
Amy O'Sullivan



AMY O'SULLIVAN
o: 604 714 0904 c: 778 938 7146
amy@trilliumprojects.com
TRILLIUMPROJECTS.COM

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- ☐ Correspondence Item for Council Meeting
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- ☐ For Response Only
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File M, File C

Dear Mayor and Council,

My name is Cornelia Manea and my address is 47-2865 Glen Drive, Coquitlam, BC

I am writing to you to express my support for the proposed Rezoning and Development Permit (PROJ 19-057). This development at 209 LeBleu Street will not only bring new housing to the area but will also stimulate greater economic growth in the City of Coquitlam by adding new jobs and business opportunities through construction. This development also strengthens the community by bringing new residents into Maillardville which supports the local shops and services.

Sincerely,



Temple, Misty

Public Hearing – May 31, 2021
Item 1 – 209 Lebleu Street

From: Amy O'sullivan <amy@trilliumprojects.com>
Sent: Friday, May 28, 2021 11:12 AM
To: Clerks Dept
Subject: Support Letter for 209 LeBleu Street Development
Attachments: 209 Lebleu Street Support Letter 5.pdf

Hello,

Please see letter of support attached for the proposed development at 209 LeBleu Street.
The public hearing is scheduled for Monday May 31, 2021.

Thanks,

Kind Regards,
Amy O'Sullivan



AMY O'SULLIVAN
o: 604 714 0904 c: 778 938 7146
amy@trilliumprojects.com
TRILLIUMPROJECTS.COM

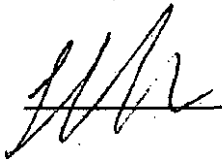
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- ☐ For Response Only
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File M, File C

Dear Mayor and Council,

My name is Lisa Wilson and my address is 3014 Maplebrook PL, Coquitlam, BC

I am writing to you to express my support for the proposed Rezoning and Development Permit (PROJ 19-057). This development at 209 LeBleu Street will not only bring new housing to the area but will also stimulate greater economic growth in the City of Coquitlam by adding new jobs and business opportunities through construction. This development also strengthens the community by bringing new residents into Maillardville which supports the local shops and services.

Sincerely,

A handwritten signature in black ink, appearing to be 'Lisa Wilson', written over a horizontal line.

Temple, Misty

Public Hearing – May 31, 2021
Item 1 – 209 Lebleu Street

From: Amy O'sullivan <amy@trilliumprojects.com>
Sent: Friday, May 28, 2021 11:15 AM
To: Clerks Dept
Subject: Support Letter for 209 LeBleu Street Development
Attachments: 209 Lebleu Street Support Letter 13.pdf

Hello,

Please see letter of support attached for the proposed development at 209 LeBleu Street.
The public hearing is scheduled for Monday May 31, 2021.

Thanks,

Kind Regards,
Amy O'Sullivan



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o: 604 714 0904 c: 778 938 7146
amy@trilliumprojects.com
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- ☐ For Response Only
- ☒ Copies to GMPP, DDS, Planner 3,
File M, File C

Dear Mayor and Council,

My name is Ross Kubh and my address is 210 Warrick St, Coquitlam, BC

I am writing to you to express my support for the proposed Rezoning and Development Permit (PROJ 19-057). This development at 209 LeBleu Street will not only bring new housing to the area but will also stimulate greater economic growth in the City of Coquitlam by adding new jobs and business opportunities through construction. This development also strengthens the community by bringing new residents into Maillardville which supports the local shops and services.

Sincerely,

Ross Kubh

Temple, Misty

Public Hearing – May 31, 2021
Item 1 – 209 Lebleu Street

From: Amy O'sullivan <amy@trilliumprojects.com>
Sent: Friday, May 28, 2021 11:15 AM
To: Clerks Dept
Subject: Support Letter for 209 LeBleu Street Development
Attachments: 209 Lebleu Street Support Letter 10.pdf

Hello,

Please see letter of support attached for the proposed development at 209 LeBleu Street.
The public hearing is scheduled for Monday May 31, 2021.

Thanks,

Kind Regards,
Amy O'Sullivan



AMY O'SULLIVAN
o: 604 714 0904 c: 778 938 7146
amy@trilliumprojects.com
TRILLIUMPROJECTS.COM

- ☒ Copies to Mayor & Council
- ☐ Tabled Item for Council Meeting
- ☐ Correspondence Item for Council Meeting
- ☒ For Information Only
- ☐ For Response Only
- ☒ Copies to GMPD, DDS, Planner 3,
File M, File C

Dear Mayor and Council,

My name is Chris Eddicott and my address is 921 MacIntosh ST., Coquitlam, BC

I am writing to you to express my support for the proposed Rezoning and Development Permit (PROJ 19-057). This development at 209 LeBleu Street will not only bring new housing to the area but will also stimulate greater economic growth in the City of Coquitlam by adding new jobs and business opportunities through construction. This development also strengthens the community by bringing new residents into Maillardville which supports the local shops and services.

Sincerely,

A handwritten signature in black ink, appearing to be 'Chris Eddicott', written over a horizontal line.

Temple, Misty

Public Hearing - May 31, 2021
Item 1 - 209 Lebleu Street

From: Amy O'sullivan <amy@trilliumprojects.com>
Sent: Friday, May 28, 2021 11:15 AM
To: Clerks Dept
Subject: Support Letter for 209 LeBleu Street Development
Attachments: 209 Lebleu Street Support Letter 12.pdf

Hello,

Please see letter of support attached for the proposed development at 209 LeBleu Street.
The public hearing is scheduled for Monday May 31, 2021.

Thanks,

Kind Regards,
Amy O'Sullivan



AMY O'SULLIVAN
o: 604 714 0904 c: 778 938 7146
amy@trilliumprojects.com
TRILLIUMPROJECTS.COM

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- ☒ Copies to GMPP, DDS, Planner 3
File M, File C

Dear Mayor and Council,

My name is Lance Quesnel and my address is 1452 Marguerite St, Coquitlam, BC

I am writing to you to express my support for the proposed Rezoning and Development Permit (PROJ 19-057). This development at 209 LeBleu Street will not only bring new housing to the area but will also stimulate greater economic growth in the City of Coquitlam by adding new jobs and business opportunities through construction. This development also strengthens the community by bringing new residents into Maillardville which supports the local shops and services.

Sincerely,

A handwritten signature in dark ink, appearing to be 'Lance Quesnel', written over a horizontal line.

Temple, Misty

**Public Hearing – May 31, 2021
Item 1 – 209 Lebleu Street**

From: Amy O'sullivan <amy@trilliumprojects.com>
Sent: Friday, May 28, 2021 11:15 AM
To: Clerks Dept
Subject: Support Letter for 209 LeBleu Street Development
Attachments: 209 Lebleu Street Support Letter 9.pdf

Hello,

Please see letter of support attached for the proposed development at 209 LeBleu Street.
The public hearing is scheduled for Monday May 31, 2021.

Thanks,

Kind Regards,
Amy O'Sullivan



AMY O'SULLIVAN
o: 604 714 0904 c: 778 938 7146
amy@trilliumprojects.com
TRILLIUMPROJECTS.COM

- ☒ Copies to Mayor & Council
- ☐ Tabled Item for Council Meeting
- ☐ Correspondence Item for Council Meeting
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- ☐ For Response Only
- ☒ Copies to GMPD, DDS, Planner 3,
File M, File C

Dear Mayor and Council,

My name is Karen Ramage and my address is 9-3306 Princeton Ave. Coquitlam, BC
V3E 0M9

I am writing to you to express my support for the proposed Rezoning and Development Permit (PROJ 19-057). This development at 209 LeBleu Street will not only bring new housing to the area but will also stimulate greater economic growth in the City of Coquitlam by adding new jobs and business opportunities through construction. This development also strengthens the community by bringing new residents into Maillardville which supports the local shops and services.

Sincerely,

Karen Ramage

Temple, Misty

Public Hearing – May 31, 2021
Item 1 – 209 Lebleu Street

From: Amy O'sullivan <amy@trilliumprojects.com>
Sent: Friday, May 28, 2021 11:15 AM
To: Clerks Dept
Subject: Support Letter for 209 LeBleu Street Development
Attachments: 209 Lebleu Street Support Letter 11.pdf

Hello,

Please see letter of support attached for the proposed development at 209 LeBleu Street.
The public hearing is scheduled for Monday May 31, 2021.

Thanks,

Kind Regards,
Amy O'Sullivan



AMY O'SULLIVAN
o: 604 714 0904 c: 778 938 7146
amy@trilliumprojects.com
TRILLIUMPROJECTS.COM

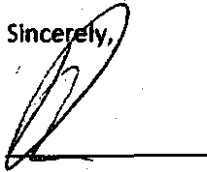
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- ☒ For Information Only
- ☐ For Response Only
- ☒ Copies to GMPD, DDS, Planner 3
File M, File C

Dear Mayor and Council,

My name is Daniel Lima and my address is 3008 Glend Coquitlam, BC

I am writing to you to express my support for the proposed Rezoning and Development Permit (PROJ 19-057). This development at 209 LeBleu Street will not only bring new housing to the area but will also stimulate greater economic growth in the City of Coquitlam by adding new jobs and business opportunities through construction. This development also strengthens the community by bringing new residents into Maillardville which supports the local shops and services.

Sincerely,

A handwritten signature in black ink, appearing to be 'Daniel Lima', written over a horizontal line.

Temple, Misty

Public Hearing – May 31, 2021
Item 1 – 209 Lebleu Street

From: jcvkindoha [REDACTED]
Sent: Saturday, May 29, 2021 12:22 PM
To: Clerks Dept
Subject: Bastille - 209 LeBleu Street

Dear Council,

My name is Janine van Kerckhoven and my address is 309-3085 Primrose Lane, Coquitlam, BC, V3B 7S3

I am writing to you to express my support for the proposed Rezoning and Development Permit (PROJ 19-057).

This development at 209 LeBleu Street will not only bring new housing to the area but will also stimulate greater economic growth in the City of Coquitlam by adding new jobs and business opportunities through construction. This development also strengthens the community by bringing new residents into Maillardville which supports the local shops and services.

Regards,
JANINE
[REDACTED]

Sent from my Galaxy

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- ☒ For Information Only
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File M, File C

Temple, Misty

Public Hearing - May 31, 2021
Item 1 - 209 Lebleu Street

From: rvk.newvision <[REDACTED]>
Sent: Saturday, May 29, 2021 12:25 PM
To: Clerks Dept
Subject: Bastille - 209 LeBleu Street

Dear Council,

My name is Roeland van Kerckhoven and my address is 309-3085 Primrose Lane, Coquitlam, BC, V3B 7S3

I am writing to you to express my support for the proposed Rezoning and Development Permit (PROJ 19-057).

This development at 209 LeBleu Street will not only bring new housing to the area but will also stimulate greater economic growth in the City of Coquitlam by adding new jobs and business opportunities through construction. This development also strengthens the community by bringing new residents into Maillardville which supports the local shops and services.

Regards,
Roeland van Kerckhoven
[REDACTED]

Sent from my Galaxy

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

Temple, Misty

Public Hearing - May 31, 2021
Item 1 - 209 Lebleu Street

From: Tim Belsher <[REDACTED]>
Sent: Saturday, May 29, 2021 7:38 PM
To: Cormack, Rachel
Cc: Hurley, Brendan; Elisabeth Belsher
Subject: Re: Application for an Amendment to the Zoning Bylaw for 209 LeBleu Street

Thanks Rachel and Brendan,

Thank you for your response and yes we would like our comments added to the public records as consultation responses, as follows:

I am writing in regards to the Application for an Amendment to the Zoning Bylaw for 209 LeBleu Street. We received a notice in the mail about the hearing happening on Monday, May 31st. My wife and I are the owners of the house at 213 LeBleu St and we were wondering about the status of the trees that are behind our house and our neighbor's house. They give a lot of privacy to our house and now especially with a taller building being proposed behind us. We talked to our neighbor who has been talking to the city about them and it sounds like there is a possibility of them being cut down. We noticed last week that they have now been tagged so am not sure what that means. We feel strongly that these trees should not be removed as part of this development due to the privacy they provide to our home.

If you have any information regarding this then it would be greatly appreciated. If it would be easier to talk to us over the phone then I have included our phone number below.

Thanks,

Tim & Elisabeth Belsher

home [REDACTED]

mobile [REDACTED]

- ☒ Copies to Mayor & Council
- ☐ Tabled Item for Council Meeting
- ☐ Correspondence Item for Council Meeting
- ☒ For Information Only
- ☐ For Response Only
- ☒ Copies to GMPD, DDS, Planner 3
File M, File C

On Fri, May 28, 2021 at 4:27 PM Cormack, Rachel <RCormack@coquitlam.ca> wrote:

Good afternoon Tim and Elisabeth,

Would you like your comments below to be added to the public records as consultation responses? They would be attached to the minutes with your email address and phone numbers redacted.

Please let me know if you have any questions.

Kind regards,

Rachel

Rachel Cormack | Legislative Services Clerk
City of Coquitlam | City Clerk's Office

E: rcormack@coquitlam.ca | T: 604.927.3007

From: Hurley, Brendan <BHurley@coquitlam.ca>

Sent: Friday, May 28, 2021 2:16 PM

To: 'Tim Belsher' [REDACTED]

Cc: Elisabeth Belsher [REDACTED], Cormack, Rachel <RCormack@coquitlam.ca>

Subject: RE: Application for an Amendment to the Zoning Bylaw for 209 LeBleu Street

Hi Tim and Elisabeth,

As part of this application dedications have been requested into the 209 Lebleu property to increase the width of the lane into the redeveloped property.

There is no dedication being considered within your property or the neighbouring property where the trees are.

The trees on the 211 Lebleu property look to have been planted on the property line and in this way could be considered an encroachment into the City controlled right of way if there were to be a conflict with any new construction.

The trees may be impacted by any repaving of the lane (whether or not it was changed into a wider street).

As part of the city's intended alignment for this new narrow street, a 0.8m width utility and pedestrian refuge siding are being considered. This space may also provide some room for the base of these trees to avoid impact from paving and grading of a new road surface.

If these trees are going to be evaluated and retained an early step will need to be tagging for any arborist's or engineering review. (I do not have confirmation of the tags, but this is something I have seen with other trees.

I am CC'ing Rachel Cormack from our Clerks department and including your correspondence below in case you wanted it to be included as information for council review at Monday's Public Hearing. Your contact information would be redacted (to preserve your privacy).

Cheers,

Brendan Hurley Planner 2

City of Coquitlam | Planning & Development Department
E-mail: BHurley@Coquitlam.ca | Tel: 604.927.3414

From: Tim Belsher [REDACTED]

Sent: Friday, May 28, 2021 12:59 PM

To: Hurley, Brendan <BHurley@coquitlam.ca>

Cc: Elisabeth Belsher [REDACTED]

Subject: Application for an Amendment to the Zoning Bylaw for 209 LeBleu Street

Hi Brendan Hurley,

I am writing in regards to the Application for an Amendment to the Zoning Bylaw for 209 LeBleu Street. We received a notice in the mail about the hearing happening on Monday, May 31st and it had your name on it. My wife and I are the owners of the house at 213 LeBleu St and we were wondering about the status of the trees that are behind our neighbor's house. They give a lot of privacy to our house especially with a taller building being proposed behind us now. We talked to our neighbour who has been talking to the city about them and it sounds like there is a possibility of them being cut down. We noticed last week that they have now been tagged so am not sure what that means. If you have any information regarding this then it would be greatly appreciated. If it would be easier to talk to us over the phone then I have included our phone number below.

Thanks,

Tim & Elisabeth Belsher

home [REDACTED]

mobile [REDACTED]

Temple, Misty

Public Hearing – May 31, 2021
Item 1 – 209 Lebleu Street

From: [REDACTED]
Sent: Sunday, May 30, 2021 7:49 PM
To: Cormack, Rachel
Cc: Hurley, Brendan
Subject: Re: Development Application PROJ NO. 19-057

Follow Up Flag: Follow up
Flag Status: Flagged

Hello Rachel,

It is ok .

[REDACTED]
Sent from my iPhone

- ☒ Copies to Mayor & Council
- ☐ Tabled Item for Council Meeting
- ☐ Correspondence Item for Council Meeting
- ☒ For Information Only
- ☐ For Response Only
- ☒ Copies to GMPPD, DDS, Planner 3
File M, File C

On May 28, 2021, at 4:52 PM, Cormack, Rachel wrote:

Good afternoon,

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. As per our prior conversation, we will sever your name from the public record, with the understanding that should that information be requested (by council or the public), we would be required to release it as it was submitted in response to a public notice (statutory requirement). Can you please confirm that this is okay with you?

Kind regards,

Rachel

Rachel Cormack | Legislative Services Clerk
City of Coquitlam | City Clerk's Office
E: rcormack@coquitlam.ca | T: 604.927.3007

From: Hurley, Brendan <BHurley@coquitlam.ca>
Sent: Friday, May 28, 2021 1:55 PM
To: [REDACTED]
Cc: Cormack, Rachel <RCormack@coquitlam.ca>
Subject: RE: Development Application PROJ NO. 19-057

Hi [REDACTED],

A building permit would be required before an eviction due to demolition would be considered. The Provincial Rental Tenancy Act legislates the conditions of such a notice. The Application is going to Public Hearing on Monday. If it passes it will still need to be approved at a final adoption meeting.

Because of the stage we are in I am unable to give you a clear timeline for a building permit. We generally do not accept an application for building permit before a site has been rezoned. As the project is going to Public Hearing on Monday.

CC'd Rachel from our Clerks department if you wanted any of the correspondence below or something else from you to be included as part of the public correspondence for this Public Hearing.

Thank you for staying engaged,

Brendan Hurley Planner 2

City of Coquitlam | Planning & Development Department

E-mail: BHurley@Coquitlam.ca | Tel: 604.927.3414

From: [REDACTED] <[REDACTED]>

Sent: Thursday, May 20, 2021 1:11 PM

To: Hurley, Brendan <BHurley@coquitlam.ca>

Subject: Re: Development Application PROJ NO. 19-057

Hello Brendan

Thank you for putting my concerns on the public hearing agenda.

The public hearing sign was placed outside yesterday and the hearing is in May 31.

Can you estimate how soon the Porte (development company) will give us the end of tenancy notice? I understand they need to have demolition permit.

I am very worried about if I could find a place to move. I have applied to Bc housing and Metro vancouver housing. And started to look for other housing opportunities.

Regards

[REDACTED]
Sent from my iPhone

On Mar 16, 2021, at 3:55 PM, Hurley, Brendan <BHurley@coquitlam.ca> wrote:

No worries [REDACTED],

I mentioned it in passing but a Public Hearing requires a public hearing sign to be placed on site and neighbours to be notified by mail in advance.

Here is the page for describing the current Public Hearing process in Coquitlam.

<https://www.coquitlam.ca/728/Public-Hearings>

Info from that page:

Public Hearings are advertised in the local newspaper and online prior to the scheduled Public Hearing. In most instances, Public Notices are also mailed to owners and occupants of surrounding properties (within 100 metres of the land that is the subject of the application) and signs are posted on the subject property at least ten days prior to the scheduled Public Hearing.

I will record our correspondence in my notes so I can keep your concerns in mind.

Have a good night.

Brendan Hurley

Planner 2

Planning & Development Department

City of Coquitlam

Tel: 604.927.3414

E-mail: BHurley@Coquitlam.ca

From: [REDACTED] <[REDACTED]>

Sent: Tuesday, March 16, 2021 2:55 PM

To: Hurley, Brendan <BHurley@coquitlam.ca>
Subject: Re: Development Application PROJ NO. 19-057
Hello Brenden,
Thank you very much for your quick response.
I have one more question.
How could we find about the date of public hearing ?

[REDACTED]
Sent from my iPhone

On Mar 16, 2021, at 11:50 AM, Hurley, Brendan
<BHurley@coquitlam.ca> wrote:

Good morning [REDACTED],

I am the File Manager in the Planning Department processing the Rezoning Application at 209 Lebleu where you live.

I understand your concern for housing in the neighbourhood and your housing situation specifically. I will try to answer your questions to the best of what I know.

1. How soon do you think I have to move out from this place ? Can developer ask us to move out any time now ?

Your tenancy is governed by the Rental Tenancy Act. The ability for your landlord to give an eviction notice in order to develop is based on that provincial legislation.

<https://www2.gov.bc.ca/gov/content/housing-tenancy/residential-tenancies/ending-a-tenancy/landlord-notice>

A landlord is required to give you at minimum 4 months notice before ending a tenancy.

2. What is the procedure before the building is demolished ?

The building must have go through a rezoning process and Public Hearing development permit before a demolition permit would be accepted.

The development is currently going through a full Rezoning Process.

<https://coquitlam.ca/DocumentCenter/View/329/Rezoning-Application-Guide-PDF>

I am expecting to bring forward a report to Council for Rezoning in the next couple of months.

The Council will need to approve the project at independent meetings (1st Reading and a Public Hearing) before any Conditional Demolition Permit can be accepted.

A Demolition Permit is required before an eviction notice can be given or take effect.

3. Could city buy this property and make it to "below market rental housing" ?

The City's ability to purchase property is limited. While "Below market rental housing" is a priority for us in Coquitlam, our ability to buy private land for that purpose would likely be outside of the City's current mandate and budget.

4. Could city stop developing this area ?

In general redevelopment of sites is driven by market forces. However, the ultimate decision on whether a site is rezoned for redevelopment is in the hands of City Council. Their process includes a Public Hearing, which will be announced on by a sign on the property and with a letter to you and your neighbours.

Development interest in the Maillardville area is recent, but the general plan allowing intensification in the area has been present since 2002 and more explicitly the Neighbourhood Centre designation of your property and the current zoning potential of the site has been in place since 2009. The recent activity in the neighbourhood seems to be driven by shifts in the real estate market at a regional scale.

Limiting development in the Maillardville Neighbourhood would likely limit the ability for the area as a whole to respond to the market changes your email is. You will also have noticed that the amount of lower density and single family homes under redevelopment with higher property values has been happening at the same time. In neighbourhoods where physical change has been limited I have seen distinct social changes, where the children, seniors, and working people, of those neighbourhoods have no housing options to stay.

5. Could city control the housing price ?

Price controls are hard to create and enforce in the system of property rights and the real estate market we have to work in. Below market rental housing and non-market "social" housing are some of the few examples locally where price controls exist outside of the market.

6. Could city put residency requirement for purchasing a place for housing in this city ? (for example , you have to live or work in this city for certain number of years in order to purchase a place in Coquitlam. I guess this is a bit outrageous.)

Residency requirements and legal covenants with that intent have had a history associated with discrimination in the past. It is difficult to create this type of tool without it representing a major shift in how property rights exist in BC and Canada as a country. I recognize your concerns and the difficulty in finding affordable housing near your home and in this region in general. Hopefully this email will be helpful for clarifying some of the process.

Brendan Hurley

Planner 2

Planning & Development Department

City of Coquitlam

Tel: 604.927.3414

E-mail: BHurley@Coquitlam.ca

From: [REDACTED]

Sent: Tuesday, March 16, 2021 12:09 AM

To: Hurley, Brendan <BHurley@coquitlam.ca>

Cc: Development Information <devinfo@coquitlam.ca>

Subject: Development Application PROJ NO. 19-057

RE: Development Application PROJ NO. 19-057

Hello,

My name is [REDACTED] I have been living in an apartment building at 209 Lebleu Street in Coquitlam for about 2 years. It is a nice place even though rent is high for me.

Last Friday, I noticed there was a big sign "Development Application" in front of our building. I have some questions regarding this housing development.

These are the questions.

1. How soon do you think I have to move out from this place ? Can developer ask us to move out any time now ?
2. What is the procedure before the building is demolished ?
3. Could city buy this property and make it to "below market rental housing" ?
4. Could city stop developing this area ?
5. Could city control the housing price ?
6. Could city put residency requirement for purchasing a place for housing in this city ? (for example , you have to live or work in this city for certain number of years in order to purchase a place in Coquitlam. I guess this is a bit outrageous.)

Housing has been an issue all the time for me. I am 60 years old . I don't own a place. I can not afford to buy a place either.

I am very worried about if I can find a place in this area or not when they ask us to move out.

I went for a walk the other day around this area. I was so shocked to see there were so many sold signs and empty lot for new building. As I was walking and looking around the houses , I really felt that a person like me is going to be pushed away from this society.

I have been living in Coquitlam for 24 years and I love this City and my children grew up in this city. But they won't be able to buy a place in this city..

I wish this city would keep the same scenery, instead of high-rise, and have more affordable housing.

I really appreciate you if you could answer to my question.

Best Regards,

[REDACTED]



Virus-free. www.avast.com

From: Chris Dutton [REDACTED]
Sent: Monday, May 31, 2021 12:31 AM
To: Clerks Dept
Cc: Hurley, Brendan
Subject: Re: Project 19-057 - Owners of adjacent property 211 Lebleu

Follow Up Flag: Follow up
Flag Status: Completed

I received a letter dated May 18th indicating that I could express our concerns with the proposed project 19-057.

My name is Chris Dutton and my wife is Linda Laurila, we are the owners and residents of 211 Lebleu Street, and have owned this property since January of 2003.

Brendan assisted us a few weeks back in regard to informing us about the project as well as helping me find the plans on the city website. Linda and I have reviewed all of those plans and have some concerns.

I understand that things are well beyond my control and clearly the project plans have been in the works for a considerable period without consideration or consultation with neighboring residents and I don't imagine anything I say will make any difference, as the saying goes, you can't stop progress.

Since I am advised that this is the time to voice any concerns I will do so albeit I think these concerns really go without saying and nothing will change.

My first concern is the rationale for construction of the five and seven story 123 unit structures in the first place; the manner in which it is described suggests that the objectives of the developer dovetail perfectly with the municipality's urban densification objectives.

Rezoning on that scale and to those elevations will not provide any improvement to the residents that currently live in the neighborhood and will be to the detriment of their current level of peaceful enjoyment.

There will be a substantial increase in the volume of traffic all around my property.

A considerable increase in commercial service vehicles, delivery vehicles and garbage trucks will occur. A good example of this we observe immediately across the street where a property owner has to contend with the high volume of food and parcel delivery vehicles having to illegally park on a continuous basis to access residents in the two new buildings on Lebleu Street.

According to the plans, there's only one parkade entrance occurring immediately across from the northeast corner of my property to accommodate some 150 plus stalls. Accessing my property to the rear will be disrupted. From what I can see on the plans, all vehicular traffic will depend on the lane and street adjacent to my property, this design and density will result in considerable traffic congestion and parking problems. I'll be dealing with vehicles blocking access to my lane which are either loading and unloading, stuck in traffic or just illegally parked. The municipality is more than aware of the problems residents face with the increase in traffic from food and parcel delivery and it only gets worse. There are no reasonable provisions for the current vehicular traffic or parking that potentially 191 residents will require by way of their own vehicles or vehicles used in their service. The city in my opinion is complicit with effectively incentivizing illegal stopping, loading and parking not to mention creating a continuous traffic problem with this plan.

There will be a corresponding increase in traffic noise.

The buildings will block the sunlight on my property.

The building are wood construction; they are a fire hazard, we've seen recently in the news a few examples of fires during construction phases where fire has jeopardized neighboring properties.

The underground parkade will affect the flow of ground water.

The privacy of my property will be eliminated.

There is no immediate area for people to walk their dogs or smoke, except for the street and the small strip immediately alongside my property. $67+2 \times 44+3 \times 12=191$ people with no where to smoke or let their dogs go.

There will be an air quality and environmental impact associated with the increase of traffic.

The peaceful enjoyment of my property will be ruined, and my property value will diminish.

Following my discussion with Brendan, should the project go through the existing trees on the west side of the lane behind my house may have to be removed. We're against the pointless destruction of these trees for numerous reasons, we enjoy being around them, they provide support for a variety of birds, they provide some degree of privacy. We are additionally interested in seeing if the plum tree on the side property can be preserved.

Regards Chris and Linda.

- ☒ Copies to Mayor & Council
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File M, File C

Sent from Mail for Windows 10

Temple, Misty

Public Hearing – May 31, 2021

Item 1 – 209 Lebleu Street

From: Greg Jestico <[REDACTED]>
Sent: Monday, May 31, 2021 7:04 AM
To: Clerks Dept
Subject: 209 Lebleu rezoning hearing

Hello, This is my submission to the public hearing on rezoning application for 209 Lebleu.

My first concern is, How big/high is the proposed building ? Its not clear on the onsite renderings posted. The application says 7 storeys; but from where ? From street level at Brunette ave, Or from some point up the hill ?

Other buildings in this area are 4 storeys high. This application, if approved would create the most massive and intrusive building in the area.

We purchased a modest house at 223 Lebleu st. One of the features is the view to the Southwest. We can see the trees at Mackin park, And the river valley and Pt Mann bridge, And beautiful Mt Baker. I fear we will lose this view, It will be taken from us and given to the upper floor of this proposed building.

Thanks for the opportunity to voice our concerns,
Greg Jestico
Catherine McQuaid
223 Lebleu st
Coquitlam

- ☒ Copies to Mayor & Council
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Temple, Misty

Public Hearing – May 31, 2021
Item 1 – 209 Lebleu Street

From: Amy O'sullivan <amy@trilliumprojects.com>
Sent: Monday, May 31, 2021 10:38 AM
To: Clerks Dept
Subject: Support Letter for 209 LeBleu Street Development
Attachments: 209 Lebleu Street Support Letter 13.pdf; 209 Lebleu Street Support Letter 14.pdf; 209 Lebleu Street Support Letter 12.pdf

Hello,

Please see letters of support attached for the proposed development at 209 LeBleu Street.
The public hearing is scheduled for Monday May 31, 2021.

Thanks,

Kind Regards,
Amy O'Sullivan



AMY O'SULLIVAN
o: 604 714 0904 c: 778 938 7146
amy@trilliumprojects.com
TRILLIUMPROJECTS.COM

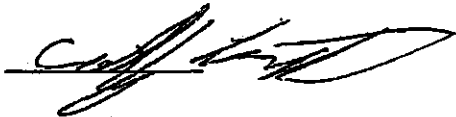
- ☒ Copies to Mayor & Council
- ☐ Tabled Item for Council Meeting
- ☐ Correspondence Item for Council Meeting
- ☒ For Information Only
- ☐ For Response Only
- ☒ Copies to GMPD, DDS, Planner 3
File M, File C

Dear Mayor and Council,

My name is COLBY LAST and my address is 813 BLUES MTN ST., Coquitlam, BC

I am writing to you to express my support for the proposed Rezoning and Development Permit (PROJ 19-057). This development at 209 LeBleu Street will not only bring new housing to the area but will also stimulate greater economic growth in the City of Coquitlam by adding new jobs and business opportunities through construction. This development also strengthens the community by bringing new residents into Maillardville which supports the local shops and services.

Sincerely,

A handwritten signature in black ink, appearing to read 'Colby Last', written over a horizontal line.

DUPLICATE

Dear Mayor and Council,

My name is Ross Kubb and my address is 210 Warrick St, Coquitlam, BC

I am writing to you to express my support for the proposed Rezoning and Development Permit (PROJ 19-057). This development at 209 LeBleu Street will not only bring new housing to the area but will also stimulate greater economic growth in the City of Coquitlam by adding new jobs and business opportunities through construction. This development also strengthens the community by bringing new residents into Maillardville which supports the local shops and services.

Sincerely,

Ross Kubb

DUPLICATE

Dear Mayor and Council,

My name is Lance Quesnel and my address is 1452 Marguerite St, Coquitlam, BC

I am writing to you to express my support for the proposed Rezoning and Development Permit (PROJ 19-057). This development at 209 LeBleu Street will not only bring new housing to the area but will also stimulate greater economic growth in the City of Coquitlam by adding new jobs and business opportunities through construction. This development also strengthens the community by bringing new residents into Maillardville which supports the local shops and services.

Sincerely,

A handwritten signature in black ink, appearing to read 'Lance Quesnel', written over a horizontal line.