

PUBLIC HEARING
Monday, June 15, 2020

A Public Hearing convened on Monday, June 15, 2020 at 7:08 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, Technology and Police Services
Don Luymes, General Manager Civic Lands and Facilities
Jim McIntyre, General Manager Planning and Development
Andrew Merrill, Director Development Services
Robert Cooke, Development Servicing Engineer Manager
Jennifer Keefe, Manager Community Recreation and Culture Services
Chris McBeath, Planner 3
Jeff Denney, Major Project Planner
Stephanie Holland, Planner 2
Sean O'Melinn, Legislative Services Manager
Kate Nasato, Legislative Services Clerk

REPORT OF DIRECTOR DEVELOPMENT SERVICES

The Director Development Services submitted a written brief to the Public Hearing dated June 9, 2020, a copy of which is attached to and forms a part of these minutes.

ADVERTISING OF PUBLIC HEARING

The Public Hearing was advertised in the Tri-City News on the following dates: Thursday, June 4, 2020 and Thursday, June 11, 2020.

OPENING REMARKS

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

ITEM #1 **Reference: PROJ 18-153**
 Bylaw No. 4968, 2020
 Addresses: 557, 561, 565 and 569 Madore Avenue and 562, 580, 596 and 598 Dansey Avenue

The intent of **Bylaw No. 4968, 2020** is to amend *City of Coquitlam Zoning Bylaw No. 3000, 1996* to rezone the subject properties outlined in black on the map marked Schedule 'A' to Bylaw No. 4968, 2020 from RS-1 One-Family Residential to RM-3 Multi-Storey Medium Density Apartment Residential.

If approved, the application would facilitate the construction of two six-storey apartment buildings containing 144 market residential units.

The Planner 2 provided an overview of the following:

- Zoning and Land Use Designation
- Proposal
- Recommendation

Brian Shigetomi, Atelier Pacific Architecture Inc., 111 – 3823 Henning Drive, Burnaby, appeared before Council to indicate that he was available to answer questions regarding this application.

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

1. Email from Paula Dewar, 573 Madore Avenue, received April 29, 2020;
2. Email from Sarah Cosco, received June 9, 2020;
3. Emails from Daniela Radulescu, 652 Whiting Way, received June 10 and June 11, 2020;
4. Email from Joan Pullman, 654 Madore Avenue, received June 12, 2020; and
5. Email from Judy Oljaca, 401 Ashley Street, received June 14, 2020.

There were no further representations to this item.

ITEM #2 **Reference: PROJ 18-039**
Bylaw No. 4988, 2020
Addresses: 558, 562, 566, 568 Madore Avenue and 555, 559, 561, 565 Rochester Avenue

The intent of **Bylaw No. 4988, 2020** is to amend *City of Coquitlam Zoning Bylaw No. 3000, 1996* to rezone the subject properties outlined in black on the map marked Schedule 'A' to Bylaw No. 4988, 2020 from RS-1 One-Family Residential to RM-3 Multi-Storey Medium Density Apartment Residential.

If approved, the application would facilitate the development of a seven-storey apartment building with 178 market condominium units, including eight adaptable units.

The Planner 3 provided an overview of the following:

- Zoning and Land Use Designation
- Proposal
- Recommendation

Shannon Seefeldt, Ciccozzi Architecture Inc. 15th Floor - 1095 West Pender Street, Vancouver, and Kyle Labow, DKL Landscape Architecture, 102-1637 West 5th Avenue, Vancouver, appeared before Council to provide an overview of the proposed development. They provided an onscreen presentation entitled "Public Hearing – Rochester and Madore A Multi-Family Residential Proposal" with slides titled as follows:

- Project Information – Site Stats, Site Context
- Site Plan
- Parking Plan – Level P1
- Floor Plan – Level G
- Floor Plan – Level 1
- Floor Plan – Level 2
- Floor Plan – Levels 3 and 4
- Floor Plan – Level 5
- Floor Plan – Level 6
- Roof Plan – Level 5 Roof
- Elevations
- Material Sheet
- 3D Views
- Landscape – Image Board
- Landscape Site Plan
- Landscape – Sections
- Alternate Site Plan

In response to a question from a member of Council, Kyle Labow, DKL Landscape Architecture, 102-1637 West 5th Avenue, Vancouver, provided further information relating to the commemorative and heritage features to be located in the proposed development and the historic Coquitlam families to be included in these features.

In response to questions from members of Council, the Director Development Services provided information relating to the history of the 500 and 600 block of Rochester Avenue and the potential development of a Heritage Character Area for these blocks under the Burquitlam-Lougheed Neighbourhood Plan (BLNP).

The Chair provided further information regarding the Whiting family and the history of this area of the City.

Discussion ensued relative to the following:

- Clarification regarding the development of the BLNP and the land use options for this neighbourhood
- Future road network updates and the impact that the proposed development, and other developments in the area, may have on traffic in the neighbourhood

The Director Development Services provided information relating to the development of the BLNP and the proposed road network updates and the impact that the proposed development, and other developments in the area, may have on traffic in the neighbourhood.

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

1. Email from Paula Dewar, 573 Madore Avenue, received April 29, 2020;
2. Emails from Daniela Radulescu, 652 Whiting Way, received June 10 and June 11, 2020;
3. Presentation from Ciccozzi Architecture Inc. 15th Floor - 1095 West Pender Street, Vancouver, received June 12, 2020;
4. Email from Judy Oljaca, 401 Ashley Street, received June 14, 2020;
5. Email from Kevin Hsu, 568 Rochester Garden, received June 12, 2020; and
6. Letter from Wah Kee Ting and Sau Yoong Kam, 402 Guilby Street, received June 15, 2020.

There were no further representations to this item.

ITEM #3 **Reference: PROJ 19-046**
Bylaw No. 5032, 2020
Addresses: 500 Foster Avenue and 633 North Road

The intent of **Bylaw No. 5032, 2020** is to amend *City of Coquitlam Zoning Bylaw No. 3000, 1996* to rezone the subject properties outlined in black on the map marked Schedule 'A' to Bylaw No. 5032, 2020 from RM-2 Three Storey Medium Density Apartment Residential to CD-19 Comprehensive Development Zone.

If approved, the application would facilitate the development of one six-storey rental apartment building containing 86 market rental units as well as 7 market rental townhouse units within the rental podium, and one 44-storey residential tower containing 287 market condominium units, 24 market rental units, 12 non-market rental units, 1 commercial retail unit, and 9 market townhouse units within the tower podium.

The Major Project Planner provided an overview of the following:

- Zoning and Land Use Designation
- Proposal
- Recommendation

Chris Quigley, Director Development, Amacon Development, 500 – 856 Homer Street, Vancouver, appeared before Council to provide an overview of the proposed development. He provided an onscreen presentation entitled "Development Proposal for 500 Foster Avenue and 633 North Road" with slides titled as follows:

- Project Timeline
- How Are Current Residents Being Supported During Relocation?
- Unit Mix

Robert Duke, Chris Dikeakos Architecture, 212 – 3989 Henning Drive, Burnaby, provided an onscreen presentation entitled "500 Foster Avenue Coquitlam BC – Re-Issued for Rezoning – Mixed Use Development" with slides titled as follows:

- Site Plan
- L2 Rental Plan/L1 Tower Plan
- L3 Rental Plan/L2 Tower Plan
- East Elevation Overall – Whiting Way
- South Elevation Overall – Ebert Avenue
- West Elevation Overall – North Road
- North Elevation Overall – Foster Ave
- Enlarged East Elevation – Tower
- Enlarged South Elevation – Tower
- Enlarged West Elevation – Tower
- Enlarged North Elevation – Tower
- East Elevation – Rental

- South Elevation – Rental
- West Elevation – Rental
- North Elevation – Rental
- West Perspective – Overall
- South East Perspective Overall
- East Perspective – Enlarged
- South West Perspective – Rental / Accessory Home
- West Perspective Enlarged

Lisa Rupert, Vice President, Housing Services and Violence Prevention, YWCA, 2 – 825 Salisbury Drive, Vancouver appeared before Council to continue the onscreen presentation with slides titled as follows:

- YWCA Housing
- Who Do We Serve
- Community Development Support Services
- YWCA
- A Development for the Whole Community

Hyun Choi, 404 – 525 Foster Avenue, appeared before Council to express concerns relating to the amount of development and the vacancy rates in this neighbourhood and the shadow footprint of the proposed development. She expressed further concerns relating to impact that this development may have on the traffic and quality of life in this neighbourhood, and the privacy and views of residents of 525 Foster Avenue.

Discussion ensued relative to the Burquitlam-Lougheed Neighbourhood Plan (BLNP) and the land use designations of this area of the City.

In response to questions from members of Council, Ms. Choi provided information relating to when she became aware of the proposed development, the impact that it may have on her unit, and the vacancy and rental rates of 525 Foster Avenue. She expressed further concerns relating to the densification of this neighbourhood and the strain that it may place on infrastructure.

A member of Council requested that the shadow study conducted for the proposed development be provided to Council.

Elaine Zeng, 657 Whiting Way, appeared before Council to express concerns relating to the shadow footprint of the proposed development.

Michael Moizumi, 214 – 516 Foster Avenue, appeared before Council to express concerns relating to the impact that the densification of this neighbourhood may have on property values. He also enquired as to the land-use and zoning of the

neighbourhood and the determination of where high-rise and low-rise development should proceed.

Discussion continued relative to the development of the BLNP and the phased densification of areas proximate to SkyTrain stations.

The Director Development Services provided further information relating to the phased densification of areas proximate to SkyTrain stations under the Transit-Oriented Development Strategy and the BLNP, and the history of development in this area. He also provided information relating to the shadow study conducted by the applicant, a copy of which is attached to and forms a part of these minutes.

Carolyn Oraziatti, Executive Director, Burnaby North Road Business Improvement Association, 303 – 9940 Lougheed Highway, Burnaby appeared before Council to express support for the proposed development. She expressed the need for a variety of housing options and affordable housing in the region and support for the inclusion of these options in the proposed development. She further expressed support for the partnership between Amacon and the YWCA to provide non-market rental units.

Sam Wong, 137 – 528 Foster Avenue, appeared before Council to express concerns relating to the amount of high-rise development in this neighbourhood, the vacancy rates of the neighbourhood, existing traffic issues in this neighbourhood, the shadow footprint of the proposed development, and the potential impact of a seismic event on the proposed development. He further expressed concerns relating to the BLNP and stated that he purchased his unit with the understanding that there would be no more tower development in the area.

Discussion continued relative to the following:

- The safety of the proposed development and the understanding that all construction in the City must be built in accordance with the safety standards of the BC Building Code
- The need to increase the housing supply of the region according to the Metro Vancouver Regional Growth Strategy
- The densification of this neighbourhood and areas proximate to SkyTrain stations

Sam Wong, 137 – 528 Foster Avenue, appeared again before Council to express further concerns regarding the densification of this area and restated that he was not aware of these plans when he purchased his property.

In response to questions from members of Council, Mr. Wong provided information relating to when he purchased his property and whether he participated in the public consultation process undertaken as a part of the development of the BLNP.

Discussion continued relative to the following:

- The public consultation process undertaken as a part of the development of the BLNP
- The responsibility of the development and real estate industries to provide potential purchasers with accurate information
- The responsibility of potential home buyers to do their due diligence when purchasing properties

The Director Development Services provided information relating to the notification and public consultation process undertaken by the applicant regarding the proposed development.

Discussion continued relative to the following:

- The understanding that this is the second proposed development for this location and that the applicant also undertook a public consultation process regarding the first proposed development
- The development signage on the subject properties

Sam Wong, 137 – 528 Foster Avenue, appeared again before Council to express concerns relating to the impact that the proposed development may have on new residents who may not have been aware of the plans to densify this area under the BLNP.

Discussion continued relative to the understanding that this area is designated High Density Apartment Residential under the Official Community Plan (OCP) and that the purpose of the Public Hearing is to provide the public with an opportunity to convey their views on proposed development.

The Director Development Services provided information relating to the history of the neighbourhood planning for, and the proposed densification of, this area of the City.

Discussion continued relative to the need for potential home buyers to ensure that they have contacted the City to enquire about any potential future development of the area in which they intend to live.

In response to a question from a member of Council, Mr. Wong provided information relating to the knowledge that he had of the potential development options of this neighbourhood when he purchased his property. He expressed concerns relating to the cost of living in the City and the challenges associated with participating in neighbourhood planning, and other consultation, processes. He also expressed the desire for better regulation of the real estate market in order to ensure that home purchasers are made aware of potential future development in their neighbourhoods.

Discussion continued relative to the following:

- The understanding that many home buyers choose to move into areas of the City that are densifying
- The desire for input regarding how the city could reach more residents regarding consultation opportunities

Curtis From, 525 Foster Avenue, appeared before Council to enquire as to where members of the public can access information relating to the OCP and the Zoning Bylaw. He expressed concerns relating to the vacancy rates in the area, and that the proposed development would set a precedent for the development of even taller high-rises in the neighbourhood. He expressed the desire for the City to review whether there is a need for more housing prior to approving any future developments.

The Director Development Services provided information relating to how members of the public can find information relating to the OCP, the Zoning Bylaw, and proposed development located within the City. He also provided information relating to the relationship between the Floor Area Ratio and the height of high-rise development in the City.

The Chair provided information relating to the Metro Vancouver Regional Growth Strategy and the need for more housing in the region.

Discussion continued relative to the following:

- The relationship between vacancy rates and the affordability of housing in the region
- The importance of Council approaching each development application with an open mind

Jayson Chabot, 818 Edgar Avenue, appeared before Council to express appreciation for the support that the applicants are offering to current tenants of the subject properties. He also expressed the desire for developers to support neighbouring residents who have concerns regarding the impact that proposed development may have on their properties.

Michael Moizumi, 214 – 516 Foster Avenue, appeared again before Council to express concerns relating to the impact that high-rise development may have on the existing residents of the low-rise buildings in this neighbourhood. He also expressed the desire for developers to support neighbouring residents who may be impacted by their developments.

Hyun Choi, 404 – 525 Foster Avenue, appeared again before Council to express further concerns regarding the shadow footprint of the proposed development and the impact of this development on her building. She stated that if she had known that

this area would be developing in this manner she would have made different purchasing decisions. She expressed the desire for the development and real estate industries to be transparent with potential purchasers regarding the potential future development of neighbourhoods. She provided suggestions for how the applicant and the City could make residents more aware of proposed developments.

The Chair provided information relating to the provincial regulations relating to the purchase and sale of real estate.

Discussion continued relative to the following:

- The desire for the provincial government to strengthen the disclosure requirements regarding the purchase and sale of real estate
- The need for the City to balance the needs of both existing residents and future residents when considering development applications
- The understanding that many of the concerns expressed tonight regarding high-rise development were also raised at the development application stage for the building located at 525 Foster Avenue

Hyun Choi, 404 – 525 Foster Avenue, appeared again before Council to enquire as to the City's policies relating to the shadow footprint of proposed developments. She expressed concerns regarding the impact that the proposed development may have on the amount of natural sunlight that her building and unit receive.

The Director Development Services provided information relating to the City's development permit guidelines.

Discussion continued relative to the following:

- The understanding that high-rise development occurs only in certain areas of the City
- The possibility of the City writing a letter to the development and real estate industries regarding information that must be disclosed to potential purchasers
- The inability of the city to enforce the provincial regulations relating to the real estate market and the disclosure of information
- The development information that the City is able to provide to potential purchasers
- The understanding that it is not always possible for all units in a development to have direct sunlight

Hyun Choi, 404 – 525 Foster Avenue, appeared again before Council to enquire as to the opportunities for members of the public to provide further input regarding this application and the notification requirements for the Public Hearing. She provided suggestions for options to improve the development notification process.

The Chair stated that after the closure of the Public Hearing, and prior to the subject Bylaws either being adopted, defeated or abandoned, Council is unable to receive further submission on the items considered at the Public Hearing.

The Legislative Services Manager provided information relating to the Public Hearing notification process.

Discussion continued relative to the following:

- The locations of the development and Public Hearing signage
- The challenges associated with public notification

Sam Wong, 137 – 528 Foster Avenue, appeared again before Council to provide suggestion for options to improve the development notification process.

Discussion continued relative to the following:

- The number of units for sale or rent in this area of the City
- Clarification regarding the proposed outdoor amenity space and playground for children and whether all residents of the development will have access to this space

Robert Duke, Chris Dikeakos Architecture, 212 – 3989 Henning Drive, Burnaby, appeared again before Council to provide information relating to the proposed amenity areas.

Chris Quigley, Director Development, Amacon Development, 500 – 856 Homer Street, Vancouver, appeared again before Council to provide information relating to the access to amenity spaces in the proposed development.

The Director Development Services undertook to work with the applicant to reconsider the design of the amenity space.

Discussion continued relative to the notification of the Public Hearing and options available for residents to provide input regarding development applications.

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

1. Email from Jenny, 516 Foster Avenue, received June 6, 2020;
2. Email from Arthur and Wendy Quan, 2903 – 525 Foster Avenue, received June 9, 2020;
3. Email from Alex Kardelis, 525 Foster Avenue, received June 10, 2020;
4. Letter from David Hutniak, Chief Executive Officer, LandlordBC, 1210 – 1095 West Pender, Vancouver, received June 11, 2020;
5. Emails from Daniela Radulescu, 652 Whiting Way, received June 10 and June 11, 2020;

6. Presentation from Amacon Development, 500 – 856 Homer Street, Vancouver, received June 11, 2020;
7. Presentation from Chris Dikeakos Architecture, 212 – 3989 Henning Drive, Burnaby, received June 11, 2020;
8. Email from Audrey Sanshwe, received June 12, 2020;
9. Letter from Michael Hind, CEO, Tri-Cities Chamber of Commerce, 205 – 2773 Barnet Highways, received June 12, 2020;
10. Email from Jenny Lim and Ryan O'Hearn, 3206 – 657 Whiting Way, received June 13, 2020;
11. Email from Dan O'Hearn, Founder, Quay Pacific Property Management Ltd., received June 13, 2020;
12. Email from Jo Li, 3504 – 657 Whiting Way, received June 13, 2020;
13. Andrew and Maria Chiang, 3025 – 657 Whiting Way, received, June 14, 2020;
14. Matthew Tan, 3208 – 657 Whiting Way, received June 14, 2020;
15. Letter from Lei Huo, 516 Foster Avenue, received June 15, 2020;
16. Email from Ryan O'Hearn, 657 Whiting Way, received June 15, 2020;
17. Email from Stephanie Swanson, 657 Whiting Way, received June 15, 2020;
18. Email from Ronnie Ho, 657 Foster Avenue, received June 15, 2020;
19. Email from Luna Kim, 657 Foster Avenue, received June 15, 2020;
20. Email from Vermonte, received June 15, 2020;
21. Email from Kevin W, received June 15, 2020;
22. Email from Emily Kehoe, 1 - 657 Whiting Way, received June 15, 2020;
23. Email from Leah Turman, received June 15, 2020;
24. Email from Hong Du Wang, 807 – 657 Whiting Way, received June 15, 2020; and
25. Shadow Study from Amacon Development, 500 – 856 Homer Street, Vancouver, and Chris Dikeakos Architecture, 212 – 3989 Henning Drive, Burnaby, received June 15, 2020.

There were no further representations to this item.

CLOSURE OF PUBLIC HEARING

The Chair declared the Public Hearing closed at 10:46 p.m. on Monday, June 15, 2020.

MINUTES CERTIFIED CORRECT

CHAIR

I hereby certify that I have recorded the
Minutes of the Public Hearing held on
Monday, June 15, 2020 as instructed,
subject to amendment and adoption.



Kate Nasato
Legislative Services Clerk

PLANNING AND DEVELOPMENT DEPARTMENT
BRIEF TO PUBLIC HEARING, MONDAY JUNE 15, 2020

ITEM #1 – PROJ 18-153 – BYLAW NO. 4968, 2020

Application to amend *City of Coquitlam Zoning Bylaw No. 3000, 1996* to rezone the properties at 557, 561, 565 and 569 Madore Avenue and 562, 580, 596 and 598 Dansey Avenue, from RS-1 One-Family Residential to RM-3 Multi-Storey Medium Density Apartment Residential – *Bylaw No. 4968, 2020*.

Recommendation:

That Council give second and third readings to *City of Coquitlam Zoning Amendment Bylaw No. 4968, 2020*.

First Reading:

On April 20, 2020, Council gave first reading to *Bylaw No. 4968, 2020* and referred the bylaw to Public Hearing.

Additional Information:

At the April 20, 2020 Regular Council meeting, Council requested the following additional information:

1. The measures the applicant is taking to ensure the vacant properties are being maintained.

The applicant has confirmed that they are maintaining the subject site with the following measures:

- Demolished the vacant houses in December 2019 which included pest control;
- Installed a chain-link fence around the perimeter of the site;
- Installed erosion and sediment control measures to prevent erosion onto adjacent properties;
- Visits the site on a regular basis for monitoring; and
- Maintains contact with a neighbouring resident in the event that issues arise.

The applicant will continue to monitor the site to ensure it is in good order for the duration of the project. Furthermore, the applicant is aware of the City's Good Neighbour Policy and will be preparing a construction management plan prior to fourth and final reading, should Council grant third reading following the Public Hearing.



ITEM #2 – PROJ 18-039 – BYLAW NO. 4988, 2020

Application to amend *City of Coquitlam Zoning Bylaw No. 3000, 1996* to rezone the properties at 558, 562, 566 and 568 Madore Avenue and 555, 559, 561 and 565 Rochester Avenue, from RS-1 One-Family Residential to RM-3 Multi-Storey Medium Density Apartment Residential – *Bylaw No. 4988, 2020*.

Recommendations:

1. That the current Schedule A to *Bylaw No. 4988, 2020* be replaced with the simplified Schedule A included here as Attachment 1; and
2. That Council give second and third readings to *City of Coquitlam Zoning Amendment Bylaw No. 4988, 2020*.

First Reading:

On April 27, 2020, Council gave first reading to *Bylaw No. 4988, 2020* and referred the bylaw to Public Hearing.

Additional Information:

- A. The map included as Schedule A to *Bylaw No. 4988, 2020* has been revised to remove unnecessary parcel identification information to improve clarity for the public (Attachment 1). The properties that are subject to the proposed Bylaw have not changed.
- B. At the April 27, 2020 Regular Council meeting, Council requested the following additional information:

1. Impacts to On-Street Parking on the Abutting Streets.

The subject site is located between Madore Avenue to the north and Rochester Avenue to the south. There are currently eight street parking spaces abutting the site along Madore Avenue and six spaces abutting the site along Rochester Avenue, for a total of 14 street parking spaces.

Construction of the new Clayton Street extension would create new opportunities for street parking along the eastern edge of the site. Replacing the eight existing driveways (four on Madore Avenue and four on Rochester Avenue) with a single parkade access at the northwest corner of the site on Madore Avenue would free up additional space for on-street parking on Madore Avenue and Rochester Avenue, but some of this space would be used to accommodate curb bulges at the new intersections with Clayton Street.

The proposed development would create a net increase of approximately nine new parking spaces on the streets abutting the site, for a total of 23 street parking spaces (seven spaces on Madore Avenue, seven spaces on Clayton Street, and nine spaces on Rochester Avenue). Figures showing the existing and proposed street parking abutting the site are included in Attachment 2.

2. Background on the Proposed Loading Variance.

The City's Zoning Bylaw requires one loading space for the proposed development, measuring 3.0 metres (9.8 ft.) wide, 7.6 metres (24.9 ft.) long, and 4.2 metres (13.8 ft.) high. Accommodating the required clearance height in wood frame buildings creates significant cost and design challenges, as the typical clearance height for parkades in wood frame developments ranges from 2.0-2.5 metres (6.6-8.2 ft.). As a result, loading for this type of development is typically provided at grade.

Ideally loading could be accommodated in a 'lay-by' on an adjacent lane, but the subject site does not abut a lane. An auto-court layout was considered but not pursued as it would have a significant impact on the large courtyard that is a key feature of the proposed development.

Staff and the applicant explored locating the loading space as a 'pull-out' from the driveway adjacent to the parkade entrance, but the topography of the site creates challenges. The parkade access is from Madore Avenue as the lowest hierarchy street, in accordance with the City's Subdivision and Development Servicing Bylaw, but Madore Avenue is also on the high side of the site. The access ramp dives down steeply to deal with the site grading and ensure the highest parkade level is fully buried along Rochester Avenue (the low side of the site), and there isn't enough space to accommodate a flat area for the loading bay pull-out before the driveway starts ramping down.

The loading bay could be accommodated on site adjacent to the parkade entrance if the driveway width was increased beyond the standard 6.0 metres (19.7ft), or if a second driveway was provided. However, this would create a wider conflict zone and potentially a more dangerous space for pedestrians using the sidewalk in this area.

Varying the height of the loading space would allow it to be located in the parkade. While this space would not accommodate a large loading truck, these larger vehicles could potentially take advantage of the additional street parking that would be created along the frontages of the site. Staff could also look at providing some on-street loading in the future for use by this and surrounding developments, or allowing a wider or second driveway to accommodate a surface loading space on the subject site.

3. Lot Coverage Variance.

The proposed development would meet the 45% lot coverage maximum for six-storey buildings if road dedications were not required. However, the allowable lot coverage is reduced to 40% due to the small portion of the building with seven storeys, and the reduction in the lot area that results from the road dedication pushes the lot coverage up to 48.5%. Removing the 'bridge' portion of the building from the calculation would reduce the lot coverage to approximately 44%.

Many applicants have found it challenging to fit the allowable density on their sites within the lot coverage requirements in the RM-3 Multi-Storey Medium Density Apartment Residential zone, as the lot coverage numbers that are currently in place are quite low. Reducing the allowable lot coverage as building height increases, while intended to limit the overall massing of the buildings, has created further challenges. Staff are intending to review these requirements in the near future and report back to Council with potential revisions.

4. Building Length Variance.

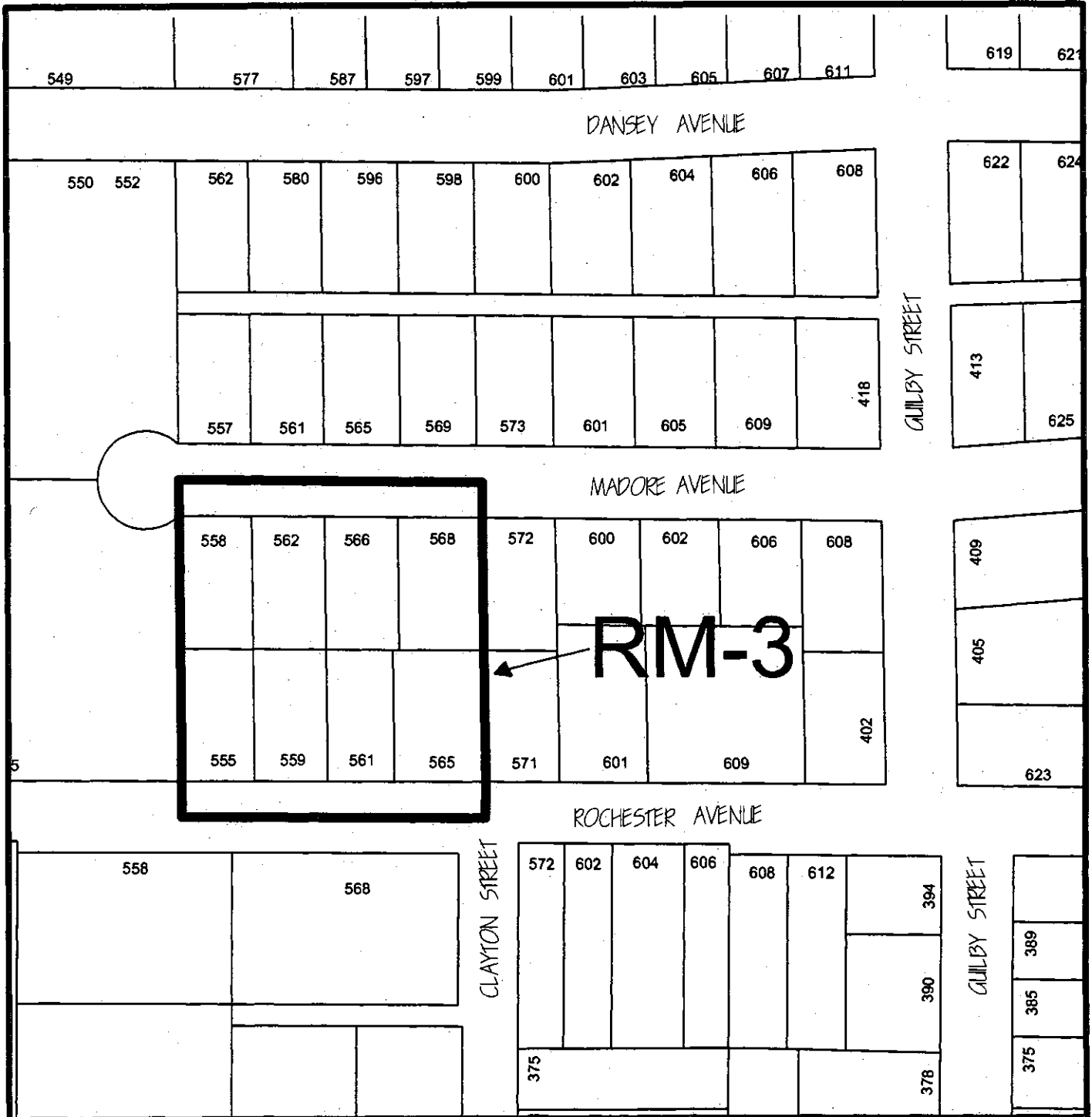
The subject site will be bound to the north, east, and south with roads following the construction of the new Clayton Street extension. The proposed development has been designed with longer, narrower sections to provide a better streetscape for pedestrians along these street frontages while also increasing the size of the interior courtyard.

While the maximum building length requirements are intended to prevent long, monotonous building faces, there are a number of situations where longer buildings are more appropriate. As with the lot coverage requirements referenced above, staff are intending to review the building length requirements in the near future and report back to Council with potential revisions, and the building length requirements in particular may be more appropriate as design guidelines.

Attachments:

1. Revised Schedule A to Bylaw No. 4988, 2020 (Doc# 3407471)
2. On-Street Parking Configurations (Doc# 3749330)

ATTACHMENT 1

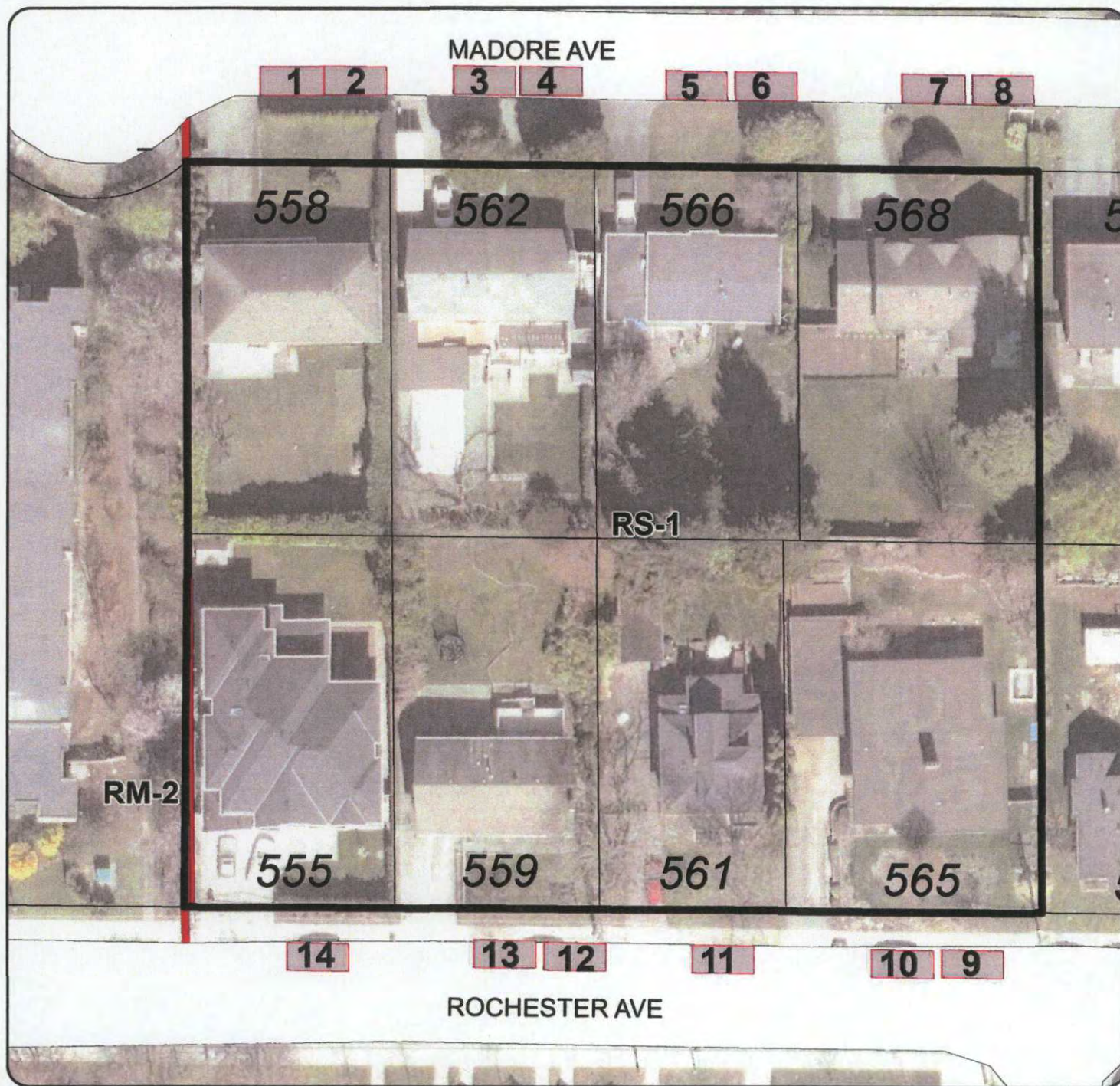


NOT TO SCALE

SCHEDULE 'A' TO BYLAW 4988, 2020

Coquitlam

ATTACHMENT 2



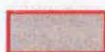
Existing Street Parking - PROJ 18-039



0 4.5 9 18 Metres



Subject site



Street parking space

Map Date: 6/8/2020

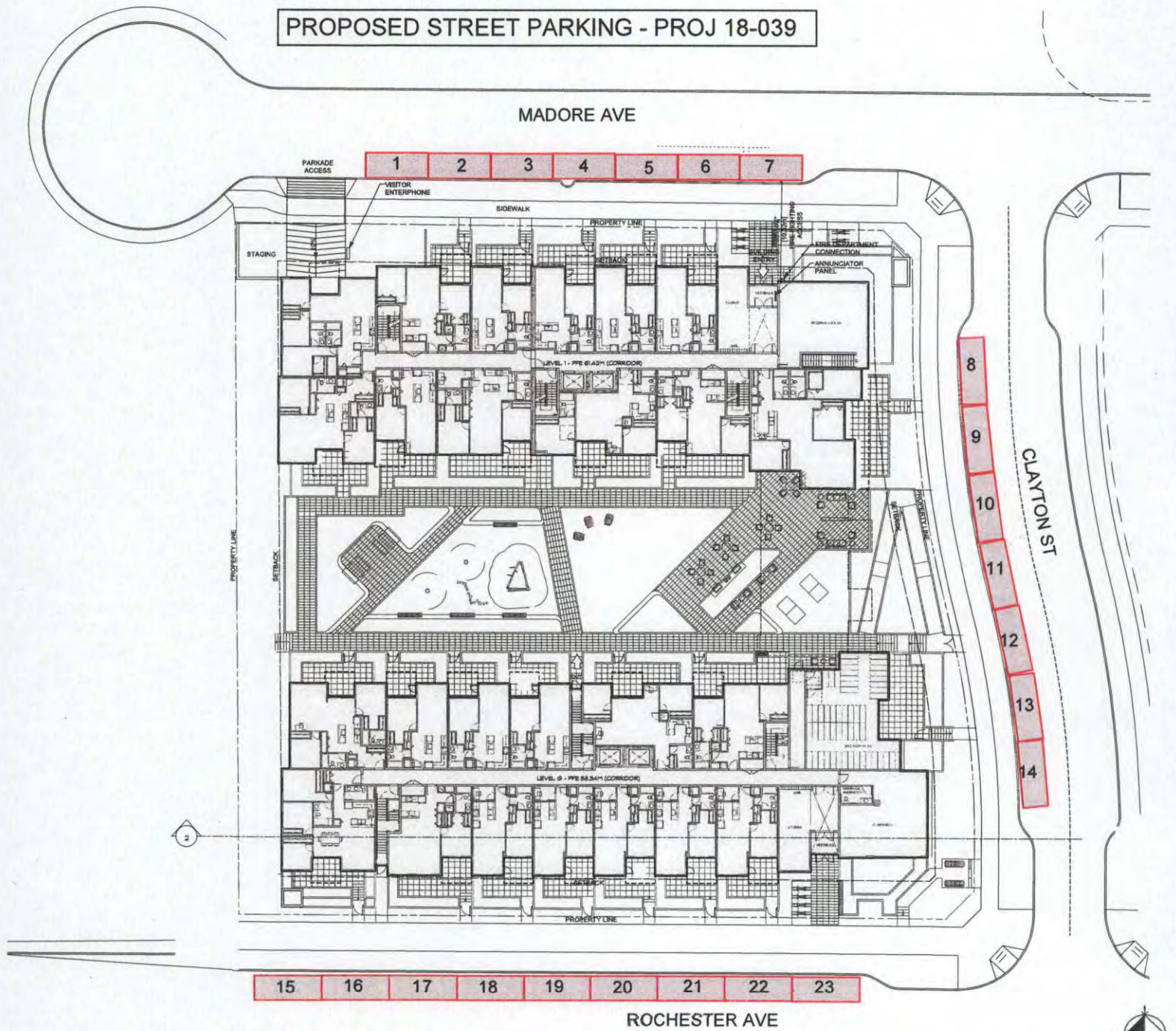
Locations of stalls are approximate only

Coquitlam

Parking calculation 555-565 Rochester and 558 - 568 Madore

ATTACHMENT 2, Page 2

PROPOSED STREET PARKING - PROJ 18-039



Street parking space - #

ITEM #3 – PROJ 19-046 – BYLAW NO. 5032, 2020

Application to amend *City of Coquitlam Zoning Bylaw No. 3000, 1996* to rezone the properties at 500 Foster Avenue and 633 North Road, from RM-2 Three Storey Medium Density Apartment Residential to CD-19 Comprehensive Development – *Bylaw No. 5032, 2020*.

Recommendation:

That Council give second and third readings to *City of Coquitlam Zoning Amendment Bylaw No. 5032, 2020*.

First Reading:

On June 18, 2018, Council gave first reading to *Bylaw No. 4859, 2018* and referred the bylaw to Public Hearing. Following the Public Hearing held on July 10, 2018, Council referred *Bylaw No. 4859, 2018* back to staff.

On March 2, 2020, Council abandoned *Bylaw No. 4859, 2018*, gave first reading to *Bylaw No. 5032, 2020* and referred the bylaw to Public Hearing.

Additional Information:

At the March 2, 2020 Regular Council meeting, Council requested the following additional information:

1. Will there be a subdivision (Attachment 1)?

The site currently consists of two lots, in which the existing lot line shared between the two existing lots will remain unchanged. There will be an associated subdivision plan to achieve the road dedication.

As the proposed development includes multiple lots, the proposed CD Zone sets out the allowable density for each lot through the associated Block Plan attached as part of the proposed CD Zone. If the proposed development was for a single lot, a Block Plan would not be necessary.

2. Clarification on the treatment of the blank wall on the south side of the site.

A portion (less than one storey) of the parkade wall is exposed along the south side of the site (Ebert Avenue), due to the slope of the site. Staff will work with the applicant to mitigate the blank wall condition through additional and taller landscaping.

Staff aim to minimize/prevent large blank wall conditions along road frontages. For larger blank wall conditions (e.g., multi-storey exposed parkade walls along lanes), staff have recently, and continue to explore a number of treatment options such as murals, being mindful of durability, maintenance, and potential for graffiti damage.

3. Children's amenity space in the rental building.

The applicant will provide a children's amenity room within the six-storey rental building. Further, as staff review development applications, they will request children's amenity space where appropriate, which may be influenced by the size and location of the development.

4. Is there a reduction to the amount of required amenity space?

The applicant is exceeding the minimum amenity space requirement for both the rental and condo components of the proposed development.

5. Tenant demographic of the proposed non-market rental units.

The YWCA will lease and operate the 12 proposed non-market rental units. The units will be rented to single mothers with children.

All of the non-market rental units are two bedroom units or larger and range in size between 92 sq. m. (990 sq. ft.) and 97 sq. m. (1,045 sq. ft.).

6. What goes into a bike repair room?

A bike repair room includes a bike repair station, which often includes tools tethered by a wire, wheel pump, pressure gauge and a bike chock to hold the bike upright. These rooms are often sized and equipped proportionality to a proposed development.

7. Proposed amount of commercial space.

The amount of commercial floor space that is provided in proposed developments is regulated through the land use designation of the site and corresponding zone. For instance, the "Transit Village Commercial" designation in the Burquitlam-Lougheed Neighbourhood Plan (BLNP), has the C-7 Transit Village Commercial Zone as a corresponding zone. The C-7 Zone requires a minimum 0.25 FAR of commercial space.

The subject site, in particular, has no commercial requirement as it is designated for "High Density Apartment Residential". However, some commercial uses are optional within this land use designation and, therefore, the applicant has opted to provide a commercial retail unit in the northwest corner of the site.

8. Density Transfer.

Typically, a "density transfer" is associated with the transfer of density off-site. There is no such transfer proposed under this application.

The applicant's proposed floor area ratio (FAR) of 5.5 for the entire site is in compliance with allowable density for this site. In accordance:

- a. with policy in the Official Community Plan (e.g., Section 4.1 allows up to an additional 0.5 FAR of rental density through a CD Zone, subject to conditions); and
- b. with the Zoning Bylaw (e.g., the RM-6 Zone permits up to a 5.0 FAR).

9. Proposed unit counts per building:

Tower

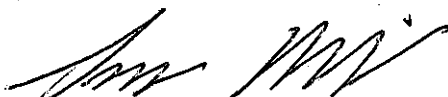
- Market Condo: 287
- Market Townhouse (in podium): 9
- Market Rental: 24
- Non-Market Rental: 12

Six-storey Building

- Market Rental Townhouse (in podium): 7
- Market Rental: 86

Attachment:

1. Subdivision Plan (Doc# 3631185)



Andrew Merrill, MCIP, RPP

AM/ce

SUBDIVISION PLAN OF LOT 1, PLAN EPP97354, AND LOT 2 PLAN EPP97814,
BOTH OF DISTRICT LOT 7, GROUP 1, NEW WESTMINSTER DISTRICT.

PURSUANT TO SECTION 74 OF THE LAND TITLE ACT.
CITY OF COQUITLAM
BCGS 92G.027

PRELIMINARY
LEGAL SURVEY PLAN PENDING



THE INTENDED PLOT SIZE OF THIS PLAN IS 560mm IN
WIDTH BY 864mm IN HEIGHT (D SIZE) WHEN PLOTTED AT
A SCALE OF 1:300



DATUM: NAD83 (CSRS) 4.0.0 BC.1.GVRD, UTM ZONE 10.				
GCM	NORTHING	EASTING	ESTIMATED ABSOLUTE ACCURACY	COMBINED FACTOR
73H0191	5456006.465	508008.369	0.01	0.9995891
73H0330	5455823.206	507800.332	0.01	0.9995902

NOTE: FOR MAPPING PURPOSES ONLY.

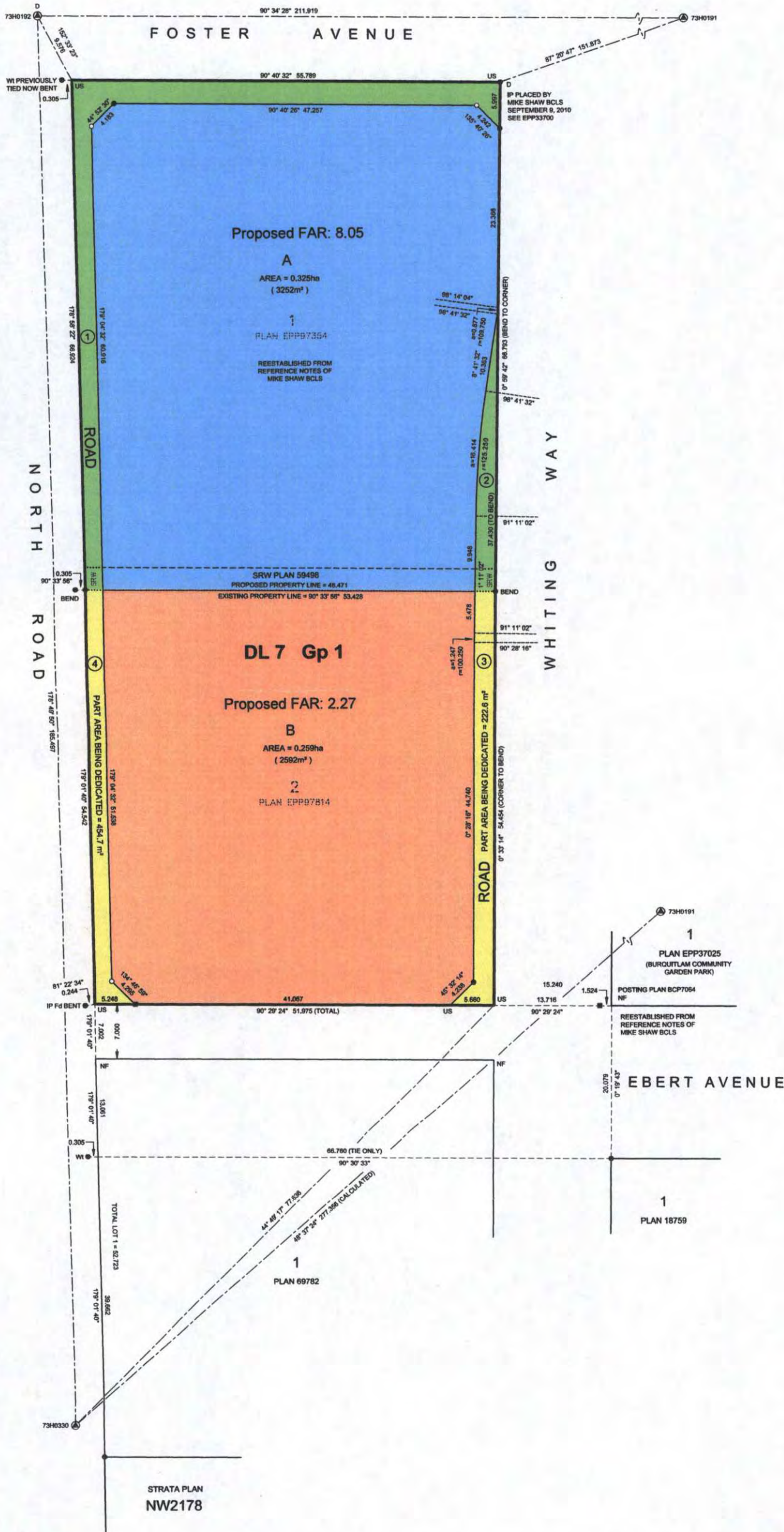
THE UTM COORDINATES AND ESTIMATED ABSOLUTE ACCURACY ACHIEVED
ARE DERIVED FROM THE MASCOT PUBLISHED COORDINATES AND STANDARD
DEVIATIONS FOR GEODETTIC CONTROL MONUMENTS 73H0191 AND 73H0330.

EXISTING CONDITION				
DESCRIPTION	ADDRESS	PID	ID	AREA
NW1540(LOT 1)	500 FOSTER AVE	000-000-000	1	0.365 ha
NW391(LOT 2)	633 NORTH ROAD	000-000-000	2	0.287 ha
TOTAL				0.652 ha

LOT 1 AND LOT 2 WILL BE CREATED BY REFERENCE PLANS(S) REQUIRED TO
WIND UP STRATA PLANS NW1540 AND NW391 RESPECTIVELY.

FUTURE CONDITION		
DESCRIPTION	ID	AREA
LOT A	GROSS	3650.2 m ²
	LESS PART ROAD BEING DEDICATED ①	326.4 m ²
	LESS PART ROAD BEING DEDICATED ②	71.4 m ²
	TOTAL	3252.4 m ²
LOT B	GROSS	2871.5 m ²
	LESS PART ROAD BEING DEDICATED ③	151.2 m ²
	LESS PART ROAD BEING DEDICATED ④	128.3 m ²
	TOTAL	2592.1 m ²

FINAL CONDITION				
DESCRIPTION	ADDRESS	PID	ID	AREA
LOT A		000-000-000	A	0.325 ha
LOT B		000-000-000	B	0.259 ha
ROAD	TOTAL BEING DEDICATED		①②③④	0.067 ha
TOTAL				0.652 ha



- LEGEND
- - DENOTES STANDARD IRON POST FOUND
 - - DENOTES STANDARD IRON POST PLACED
 - - DENOTES LEAD PLUG FOUND
 - - DENOTES LEAD PLUG PLACED
 - ⊙ - DENOTES GEODETTIC CONTROL MONUMENT
 - D - DENOTES PREVIOUS FOUND SURVEY POST NOW DESTROYED
 - US - DENOTES UNSUITABLE FOR POSTING

THIS PLAN LIES WITHIN INTEGRATED SURVEY AREA NUMBER 14,
CITY OF COQUITLAM, NAD83 (CSRS) 4.0.0 BC.1.GVRD.

GRID BEARINGS ARE DERIVED FROM OBSERVATIONS BETWEEN
GEODETTIC CONTROL MONUMENTS 73H0191 AND 73H0330 AND ARE
REFERRED TO CENTRAL MERIDIAN OF UTM ZONE 10.

THIS PLAN SHOWS HORIZONTAL GROUND LEVEL DISTANCES,
UNLESS OTHERWISE SPECIFIED, TO COMPUTE GRID DISTANCES,
MULTIPLY GROUND LEVEL DISTANCES BY THE AVERAGE COMBINED
FACTOR OF 0.9995898. THE AVERAGE COMBINED FACTOR HAS BEEN
DETERMINED BASED ON GEODETTIC CONTROL MONUMENTS 73H0191 AND
73H0330.

NOTE:
THIS PLAN SHOWS ONE OR MORE WITNESS POSTS
WHICH ARE NOT SET ON THE TRUE CORNER(S).

WITNESS POST ARE ON PRODUCTION OF PROPERTY
LINE UNLESS OTHERWISE SHOWN.

WITNESS LINES ARE NOT TO SCALE.

bennett
LAND SURVEYING LTD.
BC LAND SURVEYORS
#201 - 275 PELL AVENUE
NORTH VANCOUVER, BC
V7P 3R5
TEL 604-990-4868
www.bennettsurveys.com

FB734 P9B-79, P103-104 (AB/KC), FB932 P32-36 (GK/NB)
ALSO SEE FILE #30841-1

THIS PLAN LIES WITHIN THE JURISDICTION OF
THE APPROVING OFFICER FOR
THE CITY OF COQUITLAM.

THIS PLAN LIES WITHIN THE
METRO VANCOUVER REGIONAL DISTRICT

THE FIELD SURVEY REPRESENTED BY THIS PLAN
COMPLETED ON THE DAY OF
PATRICK KORABEK, BCLS 783

Nasato, Kate

Public Hearing – June 15, 2020
Item 1 – 557, 561, 565 and 569 Madore
Avenue and 562, 580, 596 and 598
Dansey Avenue

Public Hearing – June 15, 2020
Item 2 – 558, 562, 566, 568 Madore
Avenue and 555, 559, 561, 565
Rochester Avenue

From: Paula Dewar [REDACTED]
Sent: Wednesday, April 29, 2020 7:37 PM
To: Edenloff, Jacob; Merrill, Andrew; Pritchard, Jamieson; Holland, Stephanie
Cc: Mukesh Roy Husband Dewar; Stewart, Richard; Nelly.shin@parl.gc.ca
Subject: City of Coquitlam file: 08-3010-06/18 126955 PROJ/1
Attachments: Zoning_Amendment_Bylaw_No_4968_2020_and_Proposed_Development_Permit_18_126320_DP_at_557_561_565_and_569_Madore_Avenue_562_580_596_and_598_Dansey_Avenue_-_Vanhorne_Properties_PROJ_18-153.pdf;
Zoning_Amendment_Bylaw_No_4988_2020_to_Permit_the_Development_of_a_Seven-Storey_Apartment_Building_at_558_562_566_568_Madore_Avenue_and_555_559_561_565_Rochester_Avenue_-_Purewest_PROJ_18-039.pdf

Hello,

I'm writing about Zoning Amendment Bylaw No. 4968, 2020 and Proposed Development Permit (18 126320 DP) and to a lesser degree Zoning Amendment Bylaw No. 4988, 2020 and (Proj 18 - 039)

I am the owner of one of the properties directly next door to this proposed development - 573 Madore Avenue.

I have communicated with many of you in the past, about my concerns since these developments began.

I have read this proposal, and although I realize that it will go to public hearing, as one of the neighbours directly impacted by this development, I wish to formally lay out my concerns with the application as it is presented in the Zoning Bylaw Amendment 4968.

My concern is namely about traffic in the area and safety. Concerns which arise due to Madore Ave being a no through street, the back alley (Madore/Dansey) also being no through and very narrow. Please allow me to go into some detail below.

May I point out the "Strategic Goal" on the application; it states "this application supports the corporate objective of 'Sale and Complete Neighbourhoods' ". I would have to disagree.

I have read your Strategic Plan for 2020-2023 wherein it states " Renew and complete transportation plans that focus on developing multi-modal Infrastructure within urban centres. Continue to improve City and park

wayfinding. Enhance policy options to create public open space outside of the City's park network. Continue to implement the City's Frontage Works Program, which improves the quality of the city's streets. "

In order to actually meet these requirements and others in the Strategic Plan, for this very inaccessible neighbourhood, I believe that the Clayton street throughway, would have to be complete. As it stands, not only will there be very limited access routes (as there are currently) but with a great many more people and vehicles trying to access this building as well as the other project (Zoning Amendment Bylaw 4988 - Proj 18-039).

Proj 18-039 alone will have 245 parking stalls, all of which will only be accessible from Madore Avenue (a dead end street).

On the other hand, Proj 18-153, will have 214 parking stalls all of which will only be accessible from the back alley between Madore and Dansey. That is a substantial increase in traffic in the current roadways without the Clayton street extension being done.

I recognize that both of these projects are being given merit and consideration as they are, for the density that they are allowed within the OCP, but, under the premise that Clayton street will be there. But, nowhere is there a provision to see that the Clayton through street extension will actually happen in the short term. Road dedications alone do not mean the road will be there in the near future, and I know that you are well aware of this, but so am I. In the meantime, it means that us residents will have to live with a certain substantial increase in vehicle traffic, as cars come in and out of the parkades, and additionally, an increase in a minimum of 650 - 700 residents (based on units) to this very small neighbourhood pocket. It is clear that there will be congestion in these areas, until the full use of Clayton street can be achieved both south to Rochester and north to Dansey. Furthermore, in my humble view it is a fire and safety hazard with such limited access for emergency vehicles.

Specifically referring to the 'Vanhorne Ventures' project 18-153 again, per the application, (showing no parkade entrances from neither Dansey nor Madore) it seems to me that it is being inferred that vehicles will access the parkades for Building 1 & Building 2, from the current back alley connecting then north to Dansey - from a modified version of a street (Clayton as an alleyway in fact) making use of the partial road dedication for Clayton St (on this application). Assuming so, then all 144 vehicles will enter in off Dansey/Clayton to the (dead end) back alley. Of those vehicles we must recognize that not all will leave every day, but many/most will come in and out several times (2x minimum) each day. That's a lot of traffic for an alleyway. Has anyone thought about what would happen if a vehicle broke down in the alleyway, what about emergencies? And, let's not forget about the similar chaos happening on Madore Ave during that same time as a potential 245 vehicles come in and out each day from the other development.

It is true that the alley between Madore and Dansey currently extends to Guilby, but upon inspection, you will note that it has open ditches on both sides and is definitely single lane only. When the garbage truck would go down there in the past, it always had to back out. Furthermore, when the next phase of development happens to the east of this one (including my property), the alley would essentially be blocked off during construction. I realize that I won't be here to weather that part of the trauma but the future new residents of these buildings will be.

So what's my point? That, is an unnatural amount of traffic for this small area with no proper ingress/egress. It will be chaotic at the best of times, providing there is no emergency situation to deal with.

From my personal position, my property will probably be the most impacted by both of these developments. While I am happy with the temporary measures of only a pathway in the current road dedication between my property and the development (from alley to Madore), in order to protect my tree, I am not happy with the overall noise and congestion that will come. It is far and above what is reasonable to expect and I just do not see adequate provisions for the present situation. The City must consider the present situation (no full Clayton Street) and how that will impact everyone - not just us residents who are staying but the new ones too. Since I don't see anyone on council demanding that the roadways be put in now, it is your obligation to make sure that under the present development projects, it all works as is (but yet, it doesn't) - because who will demand that the developers put the streets in? If it's not you then who? It is the City's responsibility to advocate for the residents and to achieve a working healthy neighbourhood. Most certainly each developer will chose to take the easiest and most economical way out when it comes to that. The developer is here to make as much profit as possible. The developer will not voluntarily spend more money in infrastructure unless they are made to do so. I have no doubts that they will 'sell/market' their projects to the public with the idea that this lovely new access (Clayton) will be there, which in reality could be 5 - 15 years away if no one is advocating for it. It's your duty to make sure the developers don't take advantage. After they sell the units, they will move on to other projects and here we will all sit with this unworkable situation. You can bet that some of those new neighbours will be complaining to the City too. The developer's job is to sell property. The City's role in that is vital, and that role is to look out for its residents.

I see it as your job to advocate for the best and safest neighbourhood you can get which also mandated in your Strategic Plan.

Since the beginning these Clayton Street dedications have been done in a most irresponsible way since when they were deemed necessary; when people sat around in the meetings and arbitrarily decided that this would be a good idea. Arbitrarily deciding to forget that actual people live here. We are homeowners that had the vision of our properties altered without due consideration of how that would impact us. Specifically I am talking about all of us homeowners who have road dedications put on our land. Even with families under crises, we are not able to move on because we are not in the same position as others here who do not have road dedications. Our properties are only of value when bundled with other properties whereas others still have at minimum, their RS-1 value or full RT-2. It is a liability the City planners have put on us. (600 Dansey, 573 Madore, 572 Madore)

You have effectively left us at the mercy of others with no way to express our rights as property owners.

If the City had properly advocated for the neighbourhood, then Clayton street should be going through at the same time as all of these developments. If the developer(s) purchased 'extra' land, it could be used to further the City's vision under the Strategic Plan, and perhaps have some more open space and parks for the new residents who will surely be bringing many more children to this neighbourhood.

Respectfully,

Paula Dewar

573 Madore Ave.,

Coquitlam, B.C.

- ☒ Copies to Mayor & Council
- ☐ Tabled Item for Council Meeting
- ☐ Correspondence Item for Council Meeting
- ☒ For Information Only
- ☐ For Response Only
- ☒ Copies to C.M.D. Dr. D. Se, Planners 3,

File changes, File Copy

p.s. both files are herein attached

Nasato, Kate

Public Hearing – June 15, 2020
Item 1 – 557, 561, 565 and 569 Madore
Avenue and 562, 580, 596 and 598
Dansey Avenue

From: Trella C. [REDACTED]
Sent: Tuesday, June 09, 2020 9:39 AM
To: Clerks Dept
Subject: Re: Application for an Amendment to the Zoning Bylaw - Dansey Avenue
Attachments: Amendment_ZoningBylaw.docx

File # 08-3010-06/18 126955 PROJ/1
Doc # 3702629.v1

Attn: City Clerk's Office,
Regarding the application for an amendment to the zoning bylaw on Dansey Avenue 562, 580, 596, and 598.

In brief, I would like the council to reflect on the quality of life for the residents of this neighbourhood, who have been living in chronic construction for several years now. Chronic noise. Chronic dust. Increased heat retention from the loss of the trees that lined our streets. No safe place for children to play. Chronic disruption and blockades across our streets. Two fires that broke out (on Austin and Westview, respectively). We have lost one of our grocery stores (Safeway) and had our medical clinic close and merge with another (North Road Medical clinic, now combined with a pre-existing clinic at Lougheed Mall). We have less amenities, and yet we are building multiple multi-storey towers? The City of Lougheed has not been completed, nor has its units been sold. The three high rise buildings on Westview have not been completed, nor have their units been sold. I see no reason to further increase the congestion of this area, and every reason to give current residents some respite.

Thank you,

Sarah Cosco
MSc Public Health, Health Promotion

- ☒ Copies to Mayor & Council
- ☐ Tabled Item for Council Meeting
- ☐ Correspondence Item for Council Meeting
- ☒ For Information Only
- ☐ For Response Only
- ☒ Copies to AMP, Dr. S. Plummer, 3

File Mayor, File City

Public Hearing – June 15, 2020
Item 1 – 557, 561, 565 and 569 Madore
Avenue and 562, 580, 596 and 598
Dansey Avenue

Public Hearing – June 15, 2020
Item 2 – 558, 562, 566, 568 Madore
Avenue and 555, 559, 561, 565
Rochester Avenue

Public Hearing – June 15, 2020
Item 3 – 500 Foster Avenue and 633
North Road

From: Admin Office [REDACTED]
Sent: Thursday, June 11, 2020 10:10 PM
To: Nasato, Kate
Subject: Re: RE: Public hearing, June 15th - NO to zoning change request (Bylaw 3000) NO TO ABUSES!

Follow Up Flag: Follow up
Flag Status: Flagged

- ☒ Copies to Mayor & Council
- ☐ Tabled Item for Council Meeting
- ☐ Correspondence Item for Council Meeting
- ☒ For Information Only
- ☐ For Response Only
- ☒ Copies to CMPD, Dan Dansey, Planner 3
Heather, Phil C

Hello Kate,

Thank you for the reply.

We live on Whiting Way, 652. If our say is restricted to the Foster & North Road development (better said destruction) project (item 3) , it's NO to law changes as informed earlier.

If we have a say in the other two location development (item 1 & 2), it is again a big NO!

It would be a firm and permanent NO to all ANTI PEOPLE, ANTI NATURE laws and that favor the greedy developers, construction companies very much supported by the entity you represent, the local administration.

The look of the city, the neighborhoods, the living conditions in the buildings erected in the last 3-5 years speaks all about that.

Daniela Radulescu
652 Whiting Way, Coquitlam

Sent: Wednesday, June 10, 2020 at 3:50 PM
From: "Nasato, Kate" <KNasato@coquitlam.ca>
To: [REDACTED]
Subject: RE: Public hearing, June 15th - NO to zoning change request (Bylaw 3000) NO TO ABUSES!

Good afternoon,

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

Can you please clarify, by return email, which item(s) your submission is in response to?

The June 15, 2020 Public Hearing items are as follows:

- Item 1: 557, 561, 565, 569 Madore Avenue and 562, 580, 596, 598 Dansey Avenue
- Item 2: 558, 562, 566, 568 Madore Avenue and 555, 559, 561, 565 Rochester Avenue

- Item 3: 500 Foster Avenue and 633 North Road

Please note, written submissions, including your name and address, provided in response to this consultation will become part of the public record which includes the submissions being made available for public inspection at Coquitlam City Hall and on our website at www.coquitlam.ca. If you require more information regarding this process please call me at the number listed below.

Regards,

Kate

Kate Nasato | City of Coquitlam | Legislative Services Clerk

T: 604.927.3014 | E: knasato@coquitlam.ca

From: Admin Office [REDACTED]

Sent: Wednesday, June 10, 2020 1:12 PM

To: Clerks Dept <Clerks@coquitlam.ca>

Subject: Public hearing, June 15th - NO to zoning change request (Bylaw 3000) NO TO ABUSES!

Good day,

It is with revolt and disgust to assist to the city destruction and ugliness by collusion with developers and construction industry players.

STOP GENTRIFICATION!

STOP TREES, PARK, FOREST DESTRUCTION!

STOP HIDEOUS HIGHRISES!

STOP UGLINESS IN CONSTRUCTIONS AND ANTI RESIDENT LAWS

STOP THE EVIL IN URBANIZATION!

STOP CORUPTION! STOP ABUSES!

The city does NOT belong to you BUT to people, to tax payers and future generations!

YOU HAVE NO RIGHT TO TRANSFORM THEIR/OUR LIFE AND WORK PLACE INTO MONSTROUS, REPULSIVE CEMENT CONSTRUCTION FORESTS. THIS IS AN ABUSE!

Revolted resident of Coquitlam

Selby-Brown, Ashland

Public Hearing – June 15, 2020
Item 1 – 557, 561, 565 and 569 Madore
Avenue and 562, 580, 596 and 598
Dansey Avenue

From: Art Pullman [REDACTED]
Sent: Friday, June 12, 2020 10:12 PM
To: Clerks Dept
Cc: Judy Oljaca
Subject: Development of the Madore and Dansey Avenues

Follow Up Flag: Follow up
Flag Status: Flagged

Mr. Gilbert, This E-mail is regarding the planning and development of the Madore and Dansey Avenues. Our neighbourhood has written and attended numerous council meetings over the years to express our disapproval of Condos of any height in our neighbourhood. We have, however, stated our acceptance of townhouses. Traffic in our area is a major problem. Austin, Guilby, and Rochester are already highly congested and these would be the streets used by the new population. None of these roads can withstand even more traffic on them! This is a residential area and we want to keep it that way. We DO NOT want condos built here! We have repeatedly expressed our displeasure with this proposal over building in our area and we will NOT change our minds.

Please listen to us.
Joan Pullman
654 Madore Ave,
Coquitlam

- ☒ Copies to Mayor & Council
- ☐ Tabled Item for Council Meeting
- ☐ Correspondence Item for Council Meeting
- ☒ For Information Only
- ☐ For Response Only
- ☒ Copies to GMPD, DDS, Planners 3,
File Manager, File Copy

Selby-Brown, Ashland

From: Judy Oljaca [REDACTED]
Sent: Sunday, June 14, 2020 4:39 PM
To: Clerks Dept
Subject: Bylaw #'s 4968, 2030, 4988, 2020

Follow Up Flag: Follow up
Flag Status: Flagged

Public Hearing – June 15, 2020
Item 1 – 557, 561, 565 and 569 Madore
Avenue and 562, 580, 596 and 598
Dansey Avenue

Public Hearing – June 15, 2020
Item 2 – 558, 562, 566, 568 Madore
Avenue and 555, 559, 561, 565
Rochester Avenue

I would like to know how many affordable apartments there will be in the above buildings. Also, why are these now seven stories. My understanding was that originally this area was slated to be townhomes similar to those located just south on Rochester.

I am extremely concerned about the traffic boondoggle that will arise from these apartments. Rochester, Guilby and North Road at peak times is bad now never mind adding hundreds more to the mix. I cannot imagine how it will be when all the surrounding high rises are completed! North Road & Lougheed with the light system now heavy slow flow. I understand Council feels most will take Skytrain but until this system can deliver people all over the lower mainland, it remains a pipe dream.

I also have concerns about the lack of planning re future road widening (high rises being constructed right out to sidewalk on Austin) and the ability for Royal Columbian Hospital to accommodate the this ever increasing population!

J Oljaca
401 Ashley Street
Coquitlam, B. C.
V3K 4B2

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

☒ Copies to GNPD, DDS, Planners 3,
File Manager, File copy.

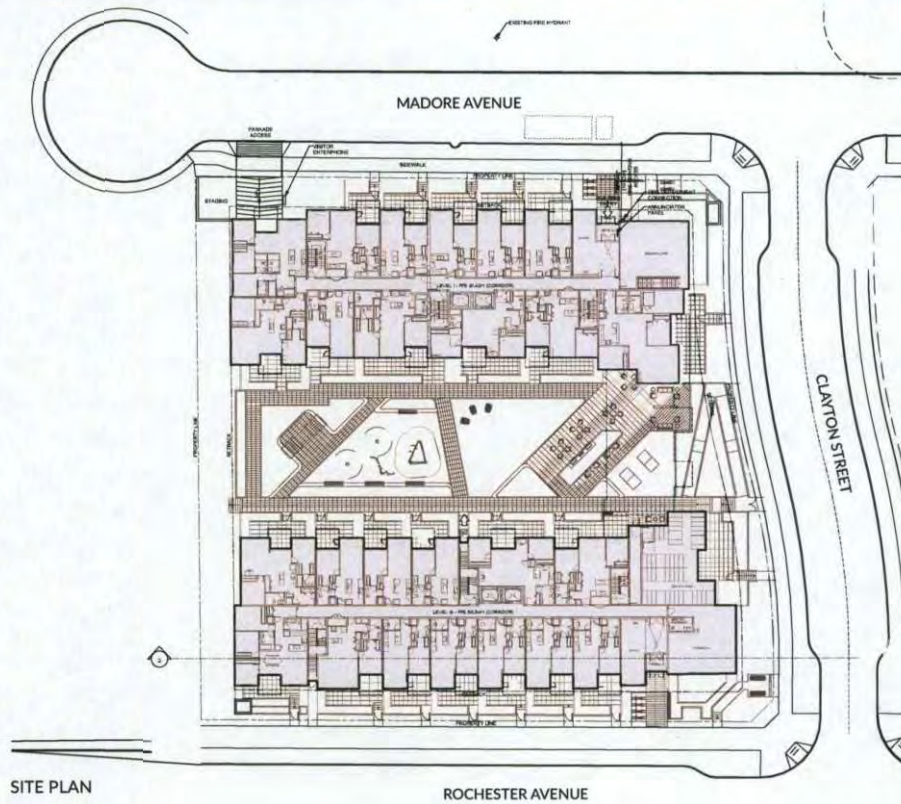
Public Hearing – June 15, 2020
Item 2 – 558, 562, 566, 568 Madore
Avenue and 555, 559, 561, 565
Rochester Avenue



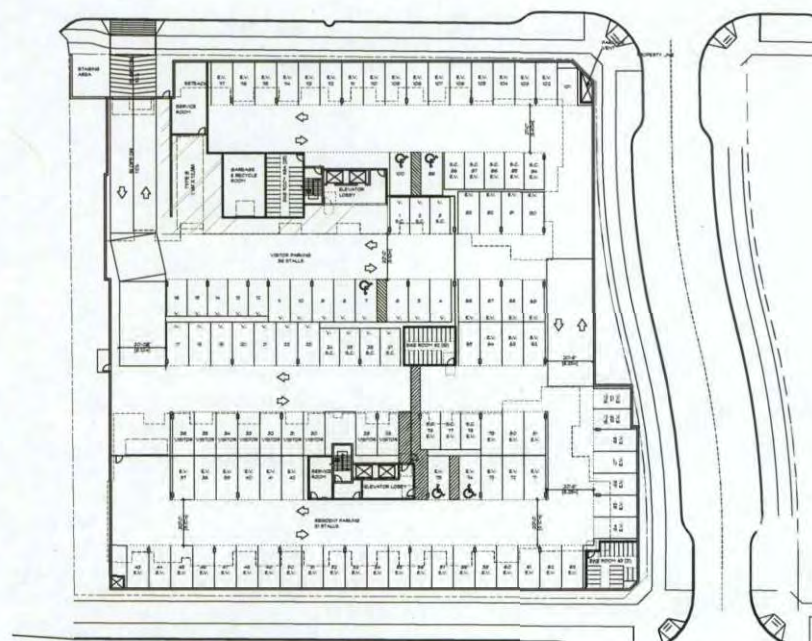
PUBLIC HEARING - ROCHESTER & MADORE A MULTI-FAMILY RESIDENTIAL PROPOSAL
555 - 565 ROCHESTER AVENUE & 558-568 MADORE AVENUE
PROJECT INFORMATION - SITE STATS, SITE CONTEXT

PROJECT STATISTICS				
CIVIC ADDRESS:	558-568 MADORE AVENUE AND 555-565 ROCHESTER AVENUE, COQUITLAM, BC			
SITE AREA (GROSS):	PROVIDED BY SURVEYOR	6,206.3 M2	1.53 ACRES	
DEDICATIONS:	CLAYTON ST. & ROCHESTER AVE. WIDENING	9,755.0 S.F.	906.3 M2	0.22 ACRES
SITE AREA (NET):		5,300.0 M2	1.31 ACRES	
CURRENT ZONING:	SINGLE FAMILY RESIDENTIAL			
PROPOSED ZONING:	RM3			
DENSITY F.S.R. (FROM GROSS SITE AREA):	ALLOWED/REQUIRED	PROPOSED		
	2.3	153,649.2 S.F.	2.30	153,636.3 S.F.
	(ON GROSS SITE AREA)		(ON GROSS SITE AREA)	
BUILDING HEIGHT:	4-8 STOREYS		6 STOREYS	
LOT COVERAGE:	45%	41.40%	(LEVEL 1 + BRIDGE) ON GROSS SITE AREA	
		48.48%	(LEVEL 1 + BRIDGE) ON NET SITE AREA	
COMMON AMENITY:	5.0M2 /UNIT	53.85.F /UNIT		
	INDOOR:	4,413.75.F	410.1M2	
	OUTDOOR:	5,166.15.F	479.9M2	
TOTAL AMENITY:	9,579.95.F	9,579.95.F	890.0M2	
UNIT MIX/BREAKDOWN - NOTE: TOTAL OF 8 ADAPTABLE UNITS IN THE PROJECT				
	1 BED	2 BED	3 BED	TOTAL
LEVEL G	11	9	0	20
LEVEL 1	12	11	4	27
LEVEL 2	12	12	4	29
LEVEL 3	17	11	4	32
LEVEL 4	17	11	4	32
LEVEL 5	14	9	2	25
LEVEL 6	6	5	2	13
PERCENTAGE	51%	38%	11%	
TOTAL:	90	68	20	178

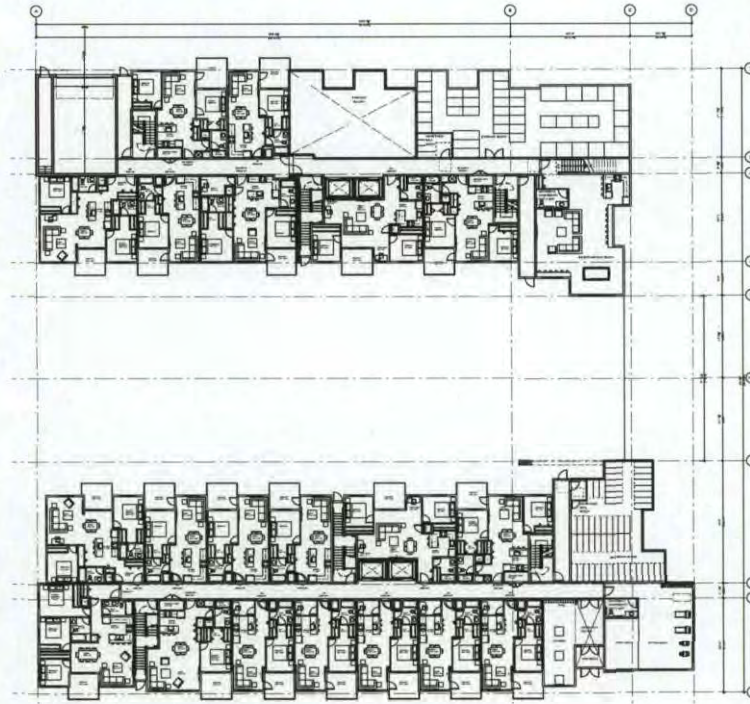




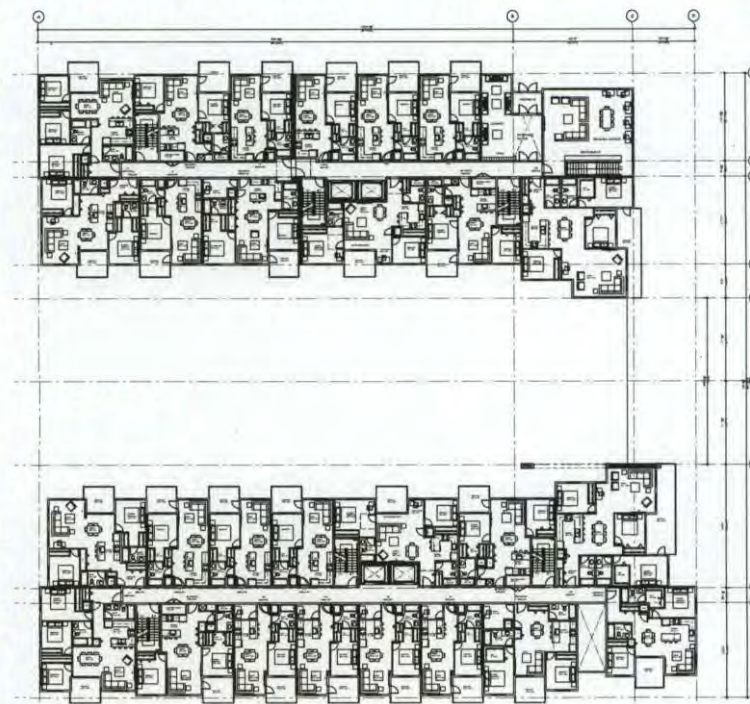
SITE PLAN



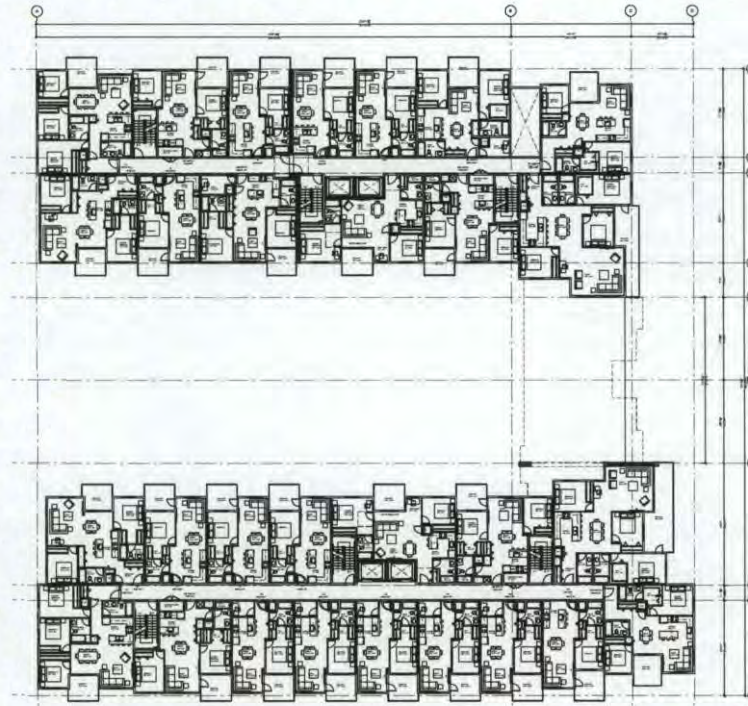
PARKING PLAN - LEVEL P1



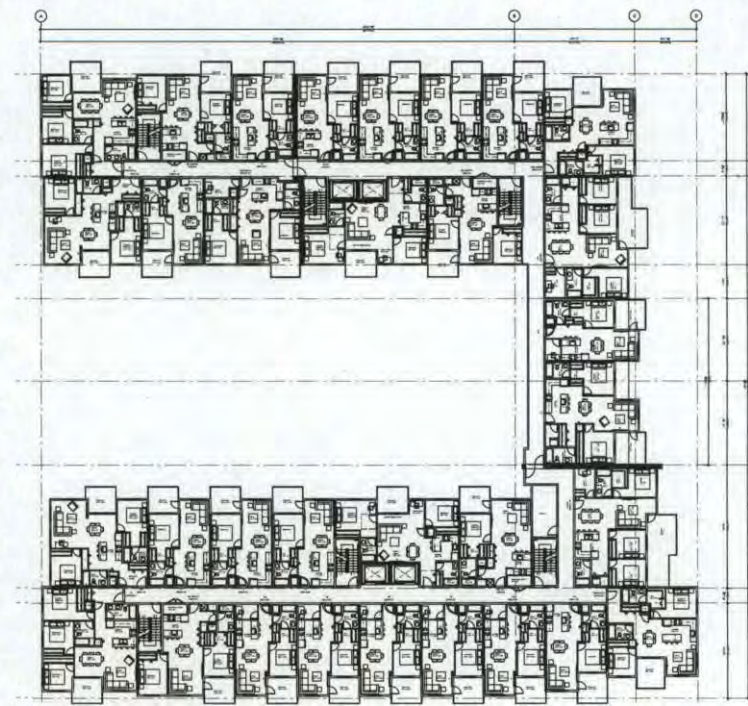
FLOOR PLAN - LEVEL G



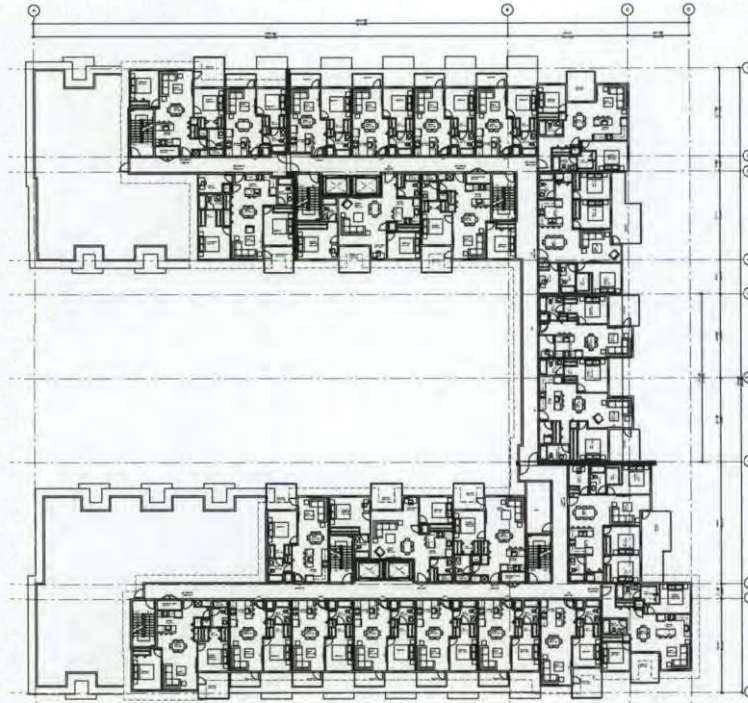
FLOOR PLAN - LEVEL 1



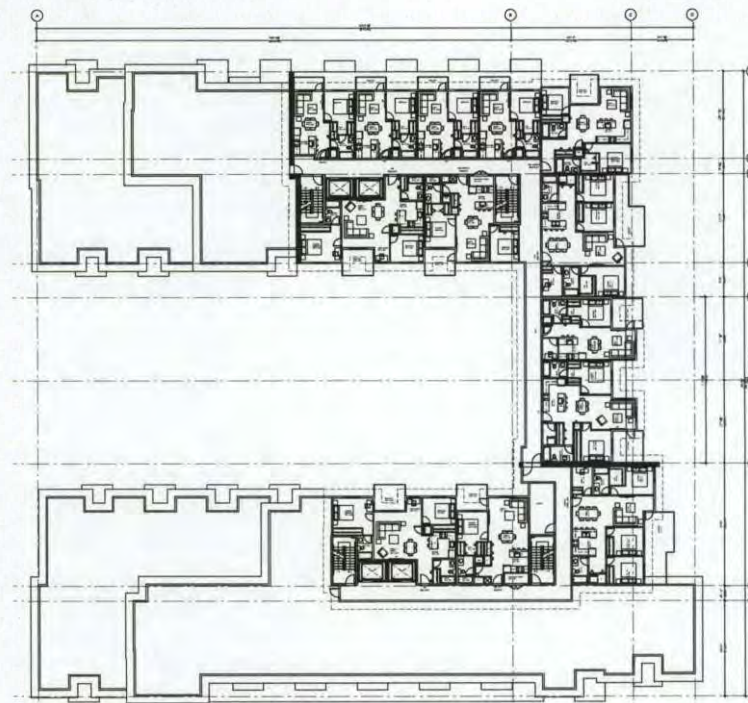
FLOOR PLAN - LEVEL 2



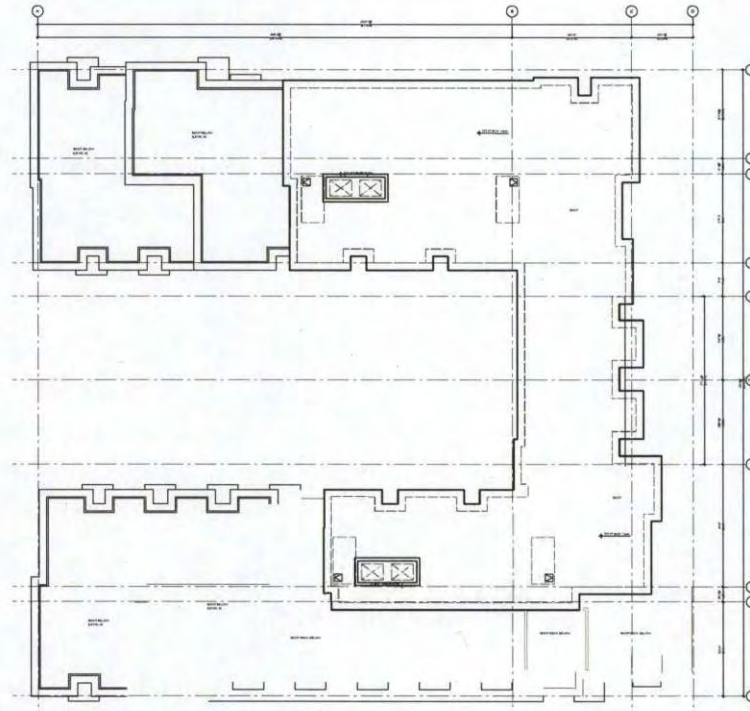
FLOOR PLAN - LEVELS 3 & 4



FLOOR PLAN - LEVEL 5



FLOOR PLAN - LEVEL 6



ROOF PLAN - LEVEL 6 ROOF



1. ELEVATION - MADORE AVENUE



2. ELEVATION - CLAYTON STREET



1. ELEVATION - ROCHESTER AVENUE



2. ELEVATION - LANE

MATERIAL PALETTE



A	HARVEST PANELS WHITE BRICK 2020-10-10	H	STEEL CLADDING BLACK PAINT 2020-10-10
B	HARVEST PANELS WHITE BRICK 2020-10-10	J	ALUMINUM WINDOW FRAMES BLACK PAINT 2020-10-10
C	HARVEST PANELS WHITE BRICK 2020-10-10	K	BRICK SPANDX BLACK PAINT 2020-10-10
D	HARVEST PANELS WHITE BRICK 2020-10-10	L	ALUMINUM CLADDING BLACK PAINT 2020-10-10
E	HARVEST PANELS WHITE BRICK 2020-10-10	M	WINDSHIELD SYSTEM BLACK PAINT 2020-10-10
F	HARVEST PANELS WHITE BRICK 2020-10-10	N	ALUMINUM CLADDING BLACK PAINT 2020-10-10
G	HARVEST PANELS WHITE BRICK 2020-10-10	O	ARCHITECTURAL CONCRETE



PRECEDENTS & RENDERINGS



AERIAL VIEW



VIEW FROM CORNER OF ROCHESTER AVENUE AND CLAYTON STREET



VIEWS FROM CLAYTON STREET



VIEWS FROM CLAYTON STREET

PUR  EST

Rochester & Madore
Coquitlam, BC

Drawn by	DDP
Checked by	FE
Date	August 2018
Scale	1:50
Drawing Title	Landscape Sections

Project No. 18047

PUR  WEST

Rochester & Madore
Coquitlam, BC

Drawn by:	CC/ST
Checked by:	PS
Date:	August 2018
Scale:	1:50
Drawing Title:	
Landscape Section	

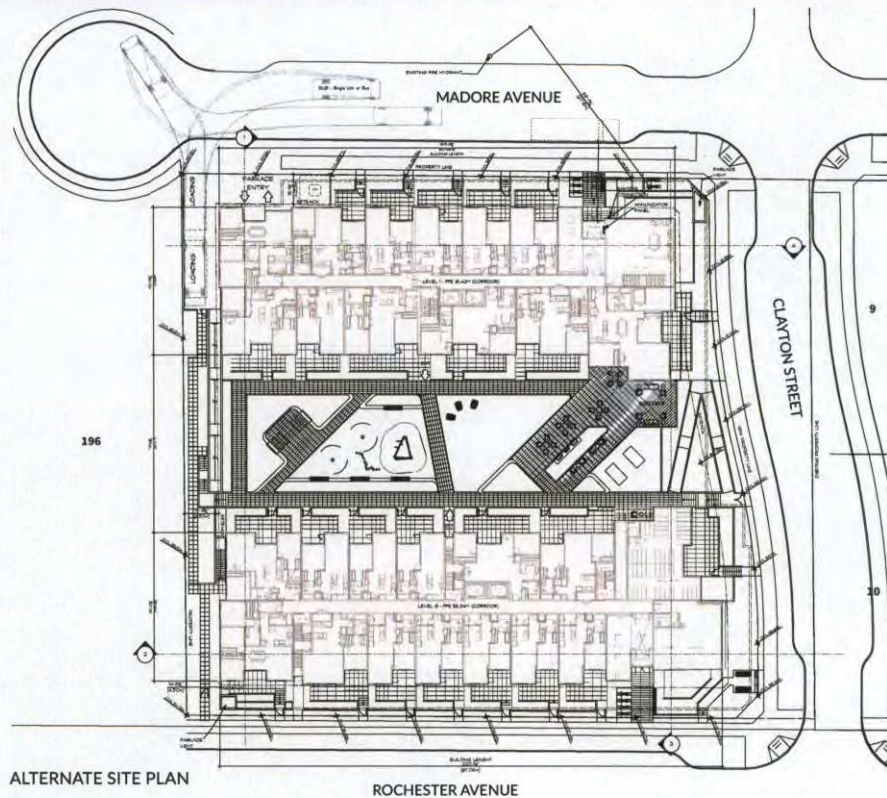
Project No.
18047

1.2.2

THANK YOU



ALTERNATE SITE PLAN





1. ELEVATION - COURTYARD (SOUTH BUILDING)



2. ELEVATION - COURTYARD (NORTH BUILDING)

Selby-Brown, Ashland

Public Hearing – June 15, 2020
Item 2 – 558, 562, 566, 568 Madore
Avenue and 555, 559, 561, 565
Rochester Avenue

From: K H [REDACTED]
Sent: Friday, June 12, 2020 5:05 PM
To: Clerks Dept
Subject: Regarding to Application on New BYLAW 4988, 2020

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Coquiltam City Council,

My name is Kevin Hsu. I live in 568 Rochester Garden townhouse neighborhood.
I am speaking on behalf of:

Unit 102, Manny Alvarez
Unit 103, Po-Ying Wang
Unit 104, Tsung-Ping Chan
Unit 105, Kenta Yuan
Unit 106, Qun Liu
Unit 204, Tao Yigang
Unit 206, Miry Yu Hang
Unit 302, Yun-Chen Chang
Unit 306, Kevin Hsu (Myself)
and few units that want to keep anonymous

Regarding to Application on New BYLAW 4988, 2020, many of our townhouse owners are **NOT supporting** the re-designation of : RS-1 One-Family Residential to RM-3 Mulit-Storey Medium Density Apartment Residential plan".

Here is a list of concerns:

- Our town house has been surrounded by 3 medium density apartment developments! We will be the only town house residential units in the area, and we are stuck in the middle of all these construction.
- The seven-story apartment building is very tall. It will block out all the sunlight and sight. It will be more ideal to push it back from the sidewalk and reduce the overall height of the building.
- Overcrowded population! We have 3 medium-density apartment development projects that will flood many people into the community. We are really worried about overpopulation in the neighborhood, and this project alone brought 178 new households! As a result, some townhouse owners in Rochester Gardens were forced to start looking for other places to live. We need more breathing space, green area, and not to push for more Medium Density apartment developments.

- Some of us are also worried about personal privacy. We will be surrounded by apartments on multiple fronts, it feels like we are being watch all the time.

Thank you for taking time to read over our concerns.

We know that development projects are inevitable, but we just want to make sure that the Council takes all the environmental impacts into consideration.

We hope that we can achieve a successful result on these issues.

Sincerely,

Kevin

- ☒ Copies to Mayor & Council
- ☐ Tabled Item for Council Meeting
- ☐ Correspondence Item for Council Meeting
- ☒ For Information Only
- ☐ For Response Only
- ☒ Copies to AMPD, DDS, Planners 3,
File Manager, File Copy.

Selby-Brown, Ashland

Public Hearing – June 15, 2020
Item 2 – 558, 562, 566, 568 Madore
Avenue and 555, 559, 561, 565
Rochester Avenue

From: Ting, Wah Kee [REDACTED]
Sent: Monday, June 15, 2020 10:51 AM
To: Clerks Dept
Cc: McBeath, Chris; [REDACTED]
Subject: comments on 08-3010-06/18126713proj/1
Attachments: coments on madore and rochester avenue.pdf

Hi, please find the attached comments on the application to the amendment to the zoning bylaw-
558,562,566,568 Madore Avenue and 555,559,561, 565 Rochester Avenue.

Thank you.

Regards,

Wahkee Ting

- ☒ Copies to Mayor & Council
- ☐ Tabled Item for Council Meeting
- ☐ Correspondence Item for Council Meeting
- ☒ For Information Only
- ☐ For Response Only
- ☒ Copies to GMPD, DDS, Phoner 3,
File Manager, File Copy.

402 Guilby St. Coq. V3K3Y7

From: Wahkee Ting and Sau Yoong Kam
402 Guilby Street, Coquitlam. V3k 3 Y7
Date: June 15, 2020

To: City of Coquitlam
3000 Guildford Way
Coquitlam, BC Canada V3B 7N2
File:08-3010-06/18126713 PROJ/1

Dear Sir/Madam:

**Re: Comments on Application for Amendment to the Zoning Bylaw --558, 562, 566, 568
Madore Avenue and 555, 559, 561, 565 Rochester Avenue**

Thank you for letting us have the opportunity to provide feedback on the proposed amendment. We are not in favour of the amendment and we oppose to the building of the 7 storey apartments.

Increasing the density leads to higher population, street traffic and human traffic. As there are more potential medium density developments in the future for the west side of Guilby Street, this proposed amendment further adds to the demand for street parking, livable spaces and potential higher crime rate. The construction of Clayton Street only adds to the traffic and noise pollution to the neighborhood. Also, the overall height of a 7 storey building adds to the shadow casted on the neighborhood.

All the land developments on the west side of Guilby Street between Austin avenue and Lougheed Hwy will put demand and pressure on the local traffic, public buses and street parking. In summation, we would like the City to provide provisions and planning directives on the following issues:

1. There is a potential high demand on public transportation. Where and how the city is going to plan for this growth and demand?
2. There are potential hazards for more stalled buses on Rochester avenue during the winter months. How is the city going to plan, reduce and prevent this from happening?
3. There is limited street parking. Where is the city to find parking stalls to accommodate the growth?
4. How is the city going to make up for the added noise pollution to the neighborhood?

Wah Kee Ting Sau Yoong Kam

Nasato, Kate

Public Hearing – June 15, 2020
Item 3 – 500 Foster Avenue and 633
North Road

From: Jenny [REDACTED]
Sent: Saturday, June 06, 2020 10:53 PM
To: Clerks Dept
Subject: Attn: City Clerk's Office

Regarding: Application for an Amendment to the Zoning Bylaw - 500 Foster Avenue and 633 North Road

Hello,

For disclosure: My name is Jenny and I live at 516 Foster Ave. I **do not** own a Garden plot in the community garden and I have no plans to acquire a plot, so my concern is not for my own self-interests.

I am raising a concern that the 6 storey building planned for 633 North Road will block a substantial amount of afternoon light required for the Burquitlam Community Garden. Many plants grown in that garden are vegetables and fruits by gardeners that pay to garden there, and several plots are dedicated to the Food Bank.

Growing these kinds of plants require at least 6-8 hours of sunlight. Currently several enormous trees in the garden block a portion of sunlight during the day, but that lost time is recouped by the afternoon light that sets directly west of 633. A 6 storey building will block that light.

There is also a 27 storey building planned, in place of the former Burquitlam funeral home (which is immediately beside 633), that may also contribute to shading of the garden during the afternoon. If all amendments go through, I worry about the viability of the garden.

I thank the city for their time and consideration,

Jenny

- ☒ Copies to Mayor & Council
- ☐ Tabled Item for Council Meeting
- ☐ Correspondence Item for Council Meeting
- ☒ For Information Only
- ☐ For Response Only
- ☒ Copies to ALPD, Dr. Denise Planners 3

File Change, File Copy

Nasato, Kate

Public Hearing – June 15, 2020
Item 3 – 500 Foster Avenue and 633
North Road

From: Arthur Quan [REDACTED]
Sent: Tuesday, June 09, 2020 12:51 AM
To: Clerks Dept
Subject: Application for an Amendment to the Zoning Bylaw-500 Foster Avenue and 633 North Road

To Mayor and Council
City of Coquitlam

June 9, 2020

Re: Application for an Amendment to the Zoning Bylaw – 500 Foster Avenue and 633 North Road

We are the owners of Suite 2903 – 525 Foster Avenue, Coquitlam, BC.

We are opposed to the requested amendment to the zoning bylaw at 500 Foster Avenue and 633 North Road. The proposed 44-storey residential tower would obstruct the site lines from our new residence and would thus negatively affect the market value of our property. We had made a preconstruction purchase of our property in 2016 and have just taken possession.

Prior to our purchase we had done our due diligence that the RM-2 Three Storey Medium Density Apartment Residential for the properties across from our suite, including the property in question, would ensure that our views would not be obstructed in future. It was our expectation that the city would adhere to its zoning bylaws.

Respectfully,

Arthur and Wendy Quan

- ☒ Copies to Mayor & Council
- ☐ Tabled Item for Council Meeting
- ☐ Correspondence Item for Council Meeting
- ☒ For Information Only
- ☐ For Response Only
- ☒ Copies to MR. D. De Silva, 3

File Change, File Copy

Nasato, Kate

Public Hearing – June 15, 2020
Item 3 – 500 Foster Avenue and 633
North Road

From: Alex Kardelis [REDACTED]
Sent: Wednesday, June 10, 2020 10:52 AM
To: Clerks Dept
Subject: City of Coquitlam - Public Hearing - Monday, June 15, 2020 - 500 Foster Avenue

Good morning,

I am contacting you with regards to the proposed construction at 500 Foster Avenue, the public hearing on which will take place next Monday, June 15.

I strongly oppose this project as it would have a major negative impact on the residents of Lougheed Heights (these are the three towers on the other side of the street from the proposed construction site). It would negatively affect the quality of life for the residents of at least 300 units across the three towers and it would also be a major nuisance to the residents in other buildings situated on the same side of the street as the proposed construction site, because they already had to endure a few years of construction noise, dust and other inconvenience while the Lougheed Towers were built.

Moreover, it would be unfair to all owners and tenants of the Lougheed Heights because they were not aware of this project when they bought or rented the units in these buildings. Personally, I have just signed the lease for a year in 525 Foster Avenue, completely unaware what sort of chaos and noise and light/view obstruction might be looming in the future.

I am begging you on behalf of all Foster Avenue residents - please do not agree to this project. It would be a death sentence to all of us living here.

Yours sincerely,

Alex Kardelis

- ☒ Copies to Mayor & Council
- ☐ Tabled Item for Council Meeting
- ☐ Correspondence Item for Council Meeting
- ☒ For Information Only
- ☐ For Response Only
- ☒ Copies to CVPD, Dr. DeSa, Planners 3,

----- Forwarded message -----

From: City Clerk <no-reply@zoom.us>

To: Alex Kardelis [REDACTED]

Sent: Tuesday, 9 June 2020, 13:04:57 GMT-7

Subject: City of Coquitlam - Public Hearing - Monday, June 15, 2020 Confirmation

File this. File Log

Hi Alex Kardelis,

Thank you for registering for "City of Coquitlam - Public Hearing - Monday, June 15, 2020".

Please submit any questions to:
clerks@coquitlam.ca

Date Time: Jun 15, 2020 07:00 PM Pacific
Time (US and Canada)

Join from a PC, Mac, iPad, iPhone or
Android device:

[Click Here to Join](#)

Note: This link should not be shared with

Coquitlam

Nasato, Kate

**Public Hearing – June 15, 2020
Item 3 – 500 Foster Avenue and 633
North Road**

From: David Hutniak <davidh@landlordbc.ca>
Sent: Thursday, June 11, 2020 4:42 PM
To: Mayor & Council
Cc: Clerks Dept; David Hutniak
Subject: Rezoning Application 500 Foster Ave and 633 North Rd in Coquitlam
Attachments: City of Coquitlam PH 500 Foster Ave and 633 North Rd June 2020.pdf

Dear Mayor Stewart & Council,

As the leading voice for owners and managers of rental housing in British Columbia, LandlordBC is committed to the provision of safe, secure and sustainable rental housing in communities throughout the province. We are writing you respectfully requesting that you approve the above-captioned rezoning application. Please see the attached formal letter.

Sincerely,

David Hutniak
Chief Executive Officer
LandlordBC - BC's top resource for owners and managers of rental housing
Phone: 604.733.9440 ext. 202 | Fax: 604.733.9420 | [REDACTED]
Email: davidh@landlordbc.ca
Website: www.landlordbc.ca



#areyouregistered Go To Landlordregistry.ca

LANDLORDBC

BC's top resource for owners and managers of rental housing

The information contained in this message is privileged and intended only for the recipients named. If the reader is not a representative of the intended recipient, any review, dissemination or copying of this message or the information it contains is prohibited. If you have received this message in error, please immediately notify the sender, and delete the original message and attachments.

- ☒ Copies to Mayor & Council
- ☐ Tabled Item for Council Meeting
- ☐ Correspondence Item for Council Meeting
- ☒ For Information Only
- ☐ For Response Only
- ☒ Copies to GLUPD, Pinner 3 file
Manager, File Copy

Vancouver

1210 - 1095 West Pender
Vancouver BC V6E 2M6
Phone: 604.733.9440
Fax: 604.733.9420
Toll free in BC: 1-888-330-6707

Victoria

830B Pembroke Street
Victoria BC V8T 1H9
Phone: 250.382.6324
Fax: 250.382.6006
Toll free in BC: 1-888-330-6707

June 11, 2020

Mayor Stewart & Council
City of Coquitlam

Sent via email: mayor_council@coquitlam.ca and clerks@coquitlam.ca

Subject: Rezoning Application 500 Foster Ave and 633 North Rd in Coquitlam

Dear Mayor Stewart & Council,

As the leading voice for owners and managers of rental housing in British Columbia, LandlordBC is committed to the provision of safe, secure and sustainable rental housing in communities throughout the province. I am writing you today on behalf of LandlordBC's 3300 members to express our strong support for the above-captioned rezoning application that will result in 129 secure purpose-built rental homes for families living in the City of Coquitlam, including 12 below market rental units in partnership with the YWCA. This project represents an important win for the community, and we encourage you to approve the application.

A robust supply of rental housing is critical to overall community health and well-being and is an important contributor to dynamic local economies. Mayor Stewart and Council, you have demonstrated significant leadership to encourage and facilitate steadily increasing production of purpose-built rental housing in the City of Coquitlam. Your continued efforts in this regard are needed and, will prove to be a lasting legacy for your service to the community.

During the course of our review of the Staff report pertaining to this project, we importantly noted that this project fully complies with policy directions in the Burquitlam/Lougheed Neighbourhood Plan, OCP and TDS as follows:

- Creates high density development including employment generating and residential land uses;
- Locates high density and tall building heights in a core area;
- Utilizes density bonusing provisions in the Zoning Bylaw;
- Provides market and non-market rental housing;
- Provides a mix of housing types and unit sizes;
- The applicant has submitted a Rental Housing Strategy, which includes an assessment of the existing versus proposed rental unit mix, and robust strategies for supporting existing tenant relocation;

LANDLORDBC

Vancouver

1210 - 1095 West Pender
Vancouver BC V6E 2M6
Phone: 604.733.9440
Fax: 604.733.9420
Toll free in BC: 1-888-330-6707

Victoria

830B Pembroke Street
Victoria BC V8T 1H9
Phone: 250.382.6324
Fax: 250.382.6006
Toll free in BC: 1-888-330-6707

- All off-street parking is provided underground; and
- The applicant has retained an acoustic consultant to incorporate measures to mitigate noise impacts and incorporate Canada Mortgage and Housing Corporation's (CMHC) guidelines for maximum levels of noise in dwellings (which will be specified in the Development Permit drawings), given the developments proximity to the SkyTrain guideway, in accordance with OCP policy

If this does not constitute "checking all the boxes", it is hard to fathom what does.

There will no doubt be members of the community who will oppose to this project. I would however argue that they are not truly representative of the broader community. I would argue that they are a vocal minority with their own self-interests and encourage you to consider this application in the context of the best interests of the broader community.

In closing, we wish to again remind you that a robust supply of rental housing is critical to overall community health and well-being and is an important contributor to dynamic local economies. On behalf of LandlordBC I urge you all to say yes to this rezoning application.

Sincerely,



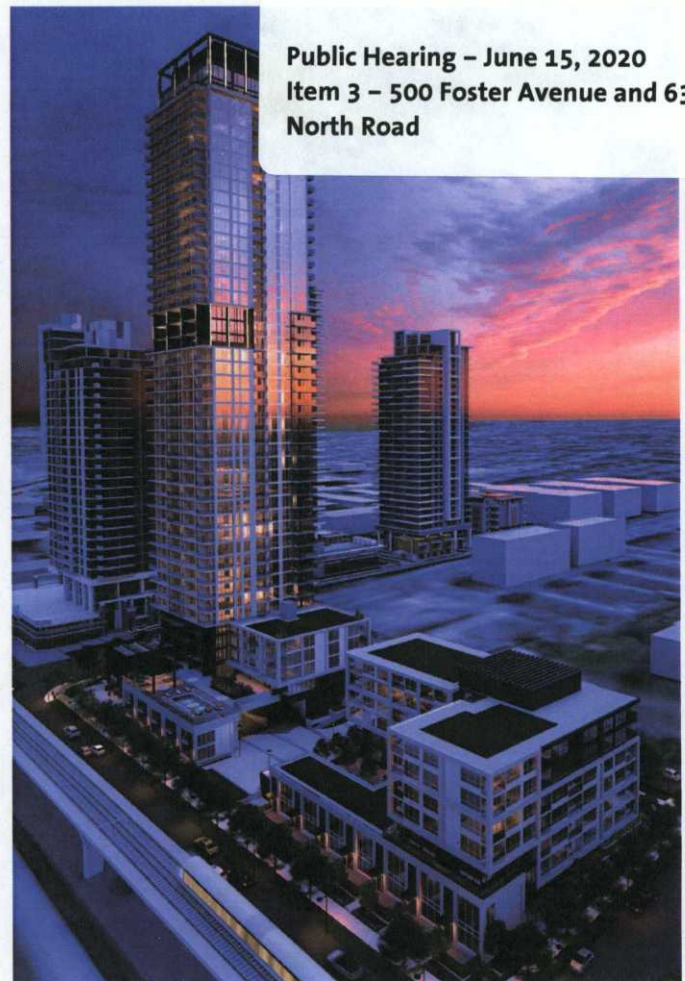
David Hutniak
Chief Executive Officer
LandlordBC

Development proposal for 500 Foster Avenue and 633 North Road

Presented by:

Chris Quigley
DIRECTOR, DEVELOPMENT
AMACON

Lisa Rupert
VICE PRESIDENT, HOUSING SERVICES AND VIOLENCE PREVENTION
YWCA



Public Hearing – June 15, 2020
Item 3 – 500 Foster Avenue and 633
North Road

Project timeline:

June 2018

1. Initial public
hearing meeting

2019

2. Revised project
design **with**
non-market
housing

Spring 2019

3. Start of **YWCA**
relationship

Spring 2019

4. Reset on
engagement with
current
residents

May 2019

5. Council in
committee
presentation

May 2019

6. **Fire response**
at 500 Foster

Fall 2019 / Spring 2020

7. **Dialogue** with
residents and
public open
house

Today

8. Public hearing
for revised
project

How are current residents being supported during relocation?

— 633 North Road

24

Current single or family households

— 500 Foster Avenue

The three-storey building was built by Amacon in 1981. In 2019 there was a fire in that building. Amacon worked closely with staff on emergency response as well as tenant relocation and support.

- One-on-one support to find new accommodation based on individual needs
- Financial compensation in the amount of four months of rent
- Moving and packing expenses of up to \$1,000
- Ongoing communication with tenants, lengthy notice period in recognition of COVID-19 realities
- Vacancy in other Amacon properties, a workshop with Tenant Resource and Advisory Centre

AMACON
LIVE WELL | WORK WELL



North Road (looking east)



Whiting Way (looking northwest)

AMACON
LIVE WELL | WORK WELL

Unit Mix

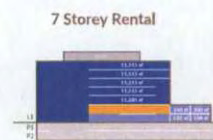
7 Storey Rental Building

86

Market Rental
Units (10
adaptable units)

7

Market Rental
Townhouses



Market Rental
Accessory Home Occupation
Amenity

44 Storey Tower



Market Sellable
Townhouses
Market Rental
Retail
Amenity
YWCA

44 Storey Tower

287

Market
Residential
Units

12

Rental
YWCA Units

9

Townhouses
(includes 5 live-
work units)

24

Market
Rental Units

2,223

Gross Square
Feet Retail

AMACON
LIVE WELL | WORK WELL

YWCA Housing

Why provide housing:

- Single mothers on average have the lowest income of all family types in Metro Vancouver
- A single mom with two children on social assistance is provided \$570 for her rent
- Lack of supply of affordable housing
- Finding safe affordable housing is the first step towards creating better lives for families
- Finding safe affordable housing is the first step towards creating better lives for families



YWCA
METRO VANCOUVER



Who do we serve

- Families led by single mothers with dependent children
- Low to moderate incomes
- Young mothers needing to continue their studies
- Mothers with part time jobs
- Mothers fleeing violence / abusive relationships
- Priority given to families that reside in and/or have strong ties (working or going to school) to the community
- Families where a family member has a disability



Community Development Support Services

- Established reputation for delivering high quality services for residents
- Resident-focused housing that offers a sense of security and maintains an atmosphere of dignity and respect
- Resources may include referrals, bursary applications and YWCA programs such as Single Mothers' Support Services, employment programs and violence prevention programs
- Each housing community will have different support services according to the programs offered





YWCA

- Since 1979 we have been owning, developing and operating non-profit affordable housing:

Second stage transitional housing
Long-term affordable housing

- Coquitlam affordable housing presence:

Como Lake Gardens (30 units) opened 2012
Como Lake Mews (7 townhomes) opened 2017

- Supportive of building more affordable housing in Coquitlam



**A development for the
whole community**



500 FOSTER AVENUE

COQUITLAM, BC

RE - ISSUED FOR REZONING - MIXED USE DEVELOPMENT

January 24, 2020

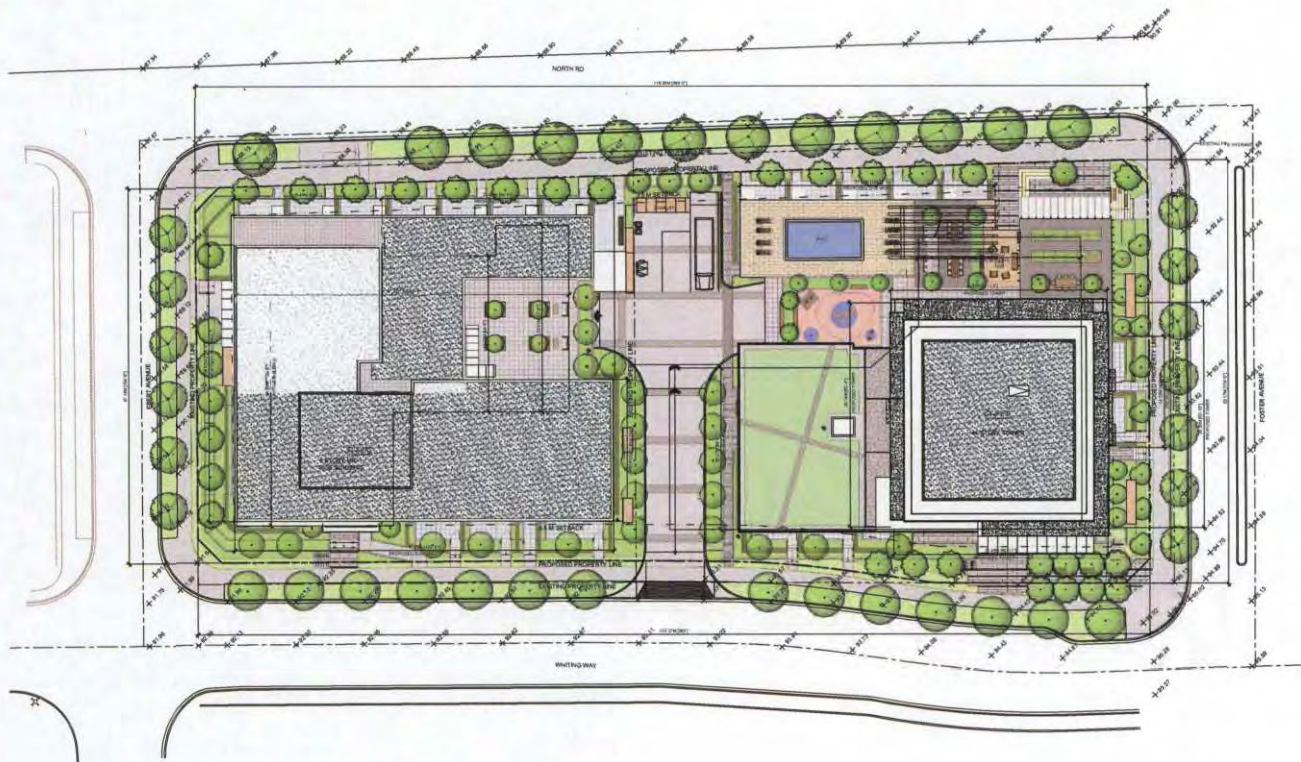
CDI CHRIS DIKEAKOS
ARCHITECTS INC.
T 604 291 2960 | 212-3889 HENNING DR | INFO@DIKEAKOS.COM
F 604 291 2967 | BURNABY BC V5C 6N5 | WWW.DIKEAKOS.COM

AMACON.

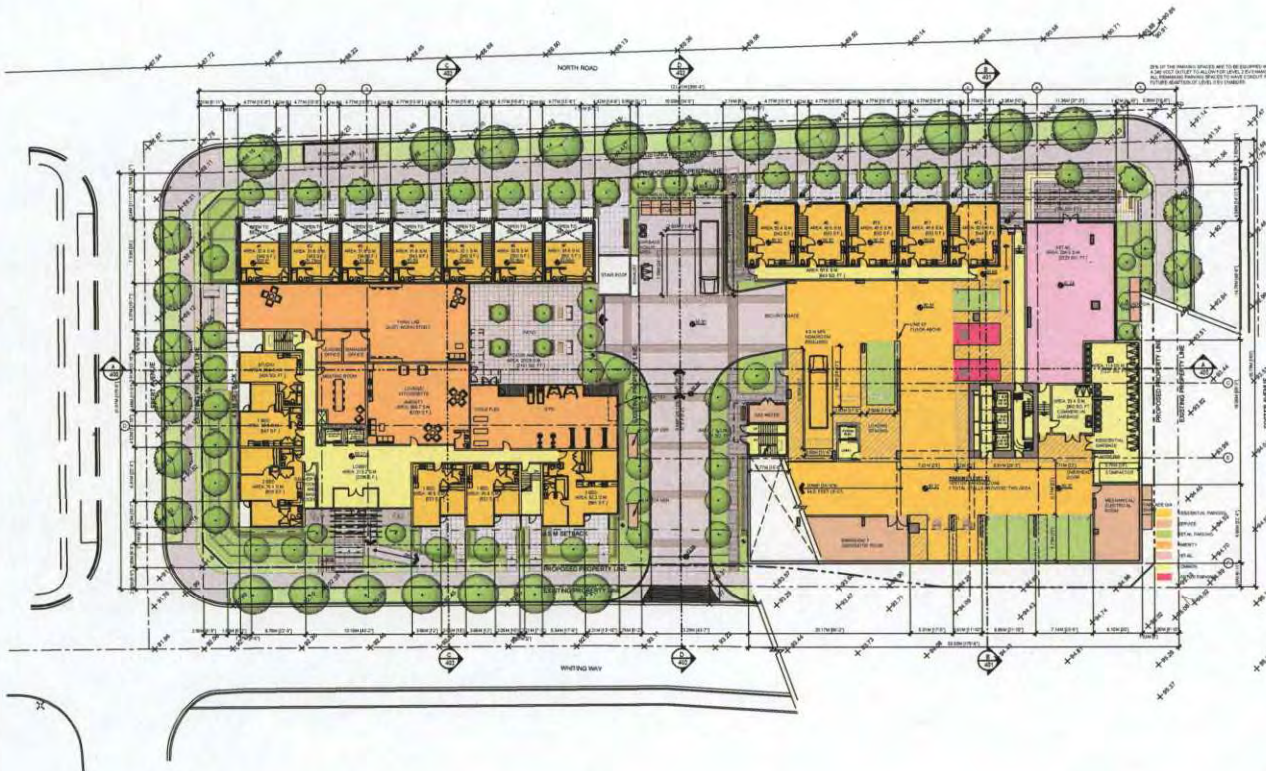
AMACON DEVELOPMENTS
SUITE 500-856 HOMER STREET,
Vancouver, B.C. V5B 2W5
T 604 602 7700 www.amacon.com

CDI CHRIS DIKEAKOS
ARCHITECTS INC.

AMACON

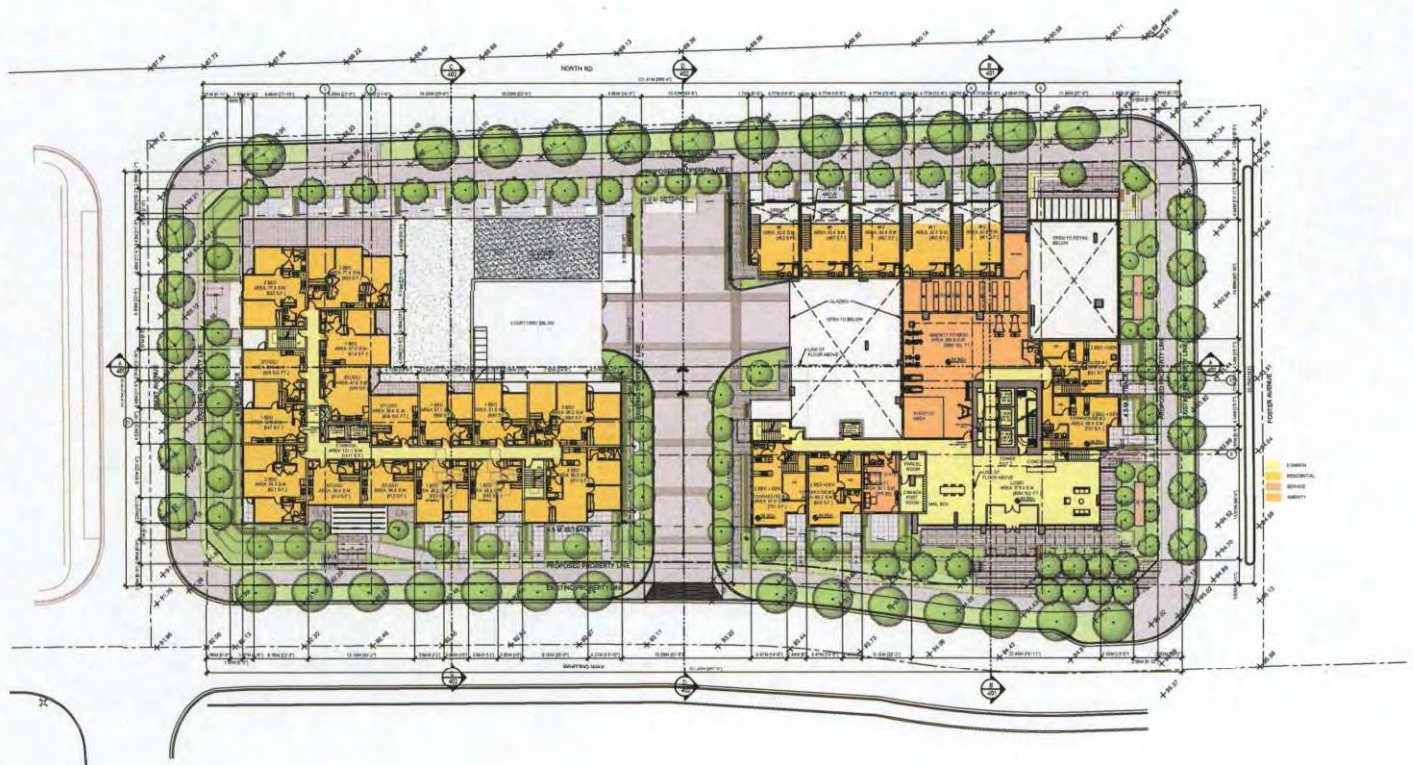


SITE PLAN
January 24, 2020



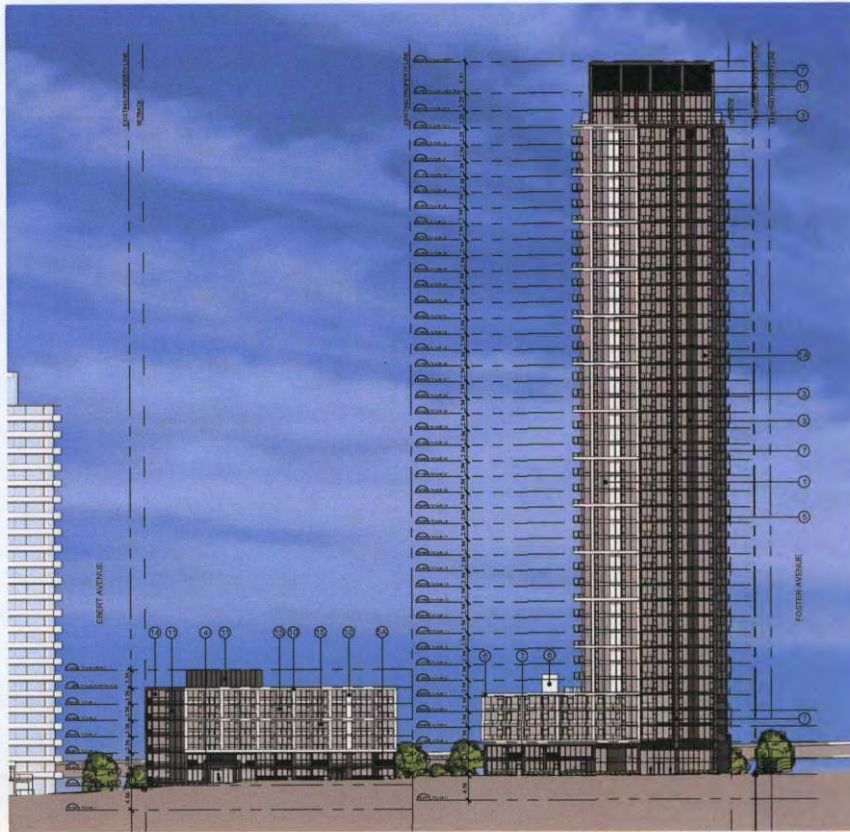
L2 RENTAL PLAN/ L1 TOWER PLAN
January 24, 2020

1:200
500 FOSTER AVENUE - MIXED USE DEVELOPMENT A206 N



L3 RENTAL PLAN/ L2 TOWER PLAN
January 24, 2020

1:200
500 FOSTER AVENUE - MIXED USE DEVELOPMENT A206 N



EAST ELEVATION OVERALL - WHITING WAY

January 24, 2020

MATERIALS LEGEND

- ① DOUBLE GLAZED WINDOW WALL - VISION PANEL
SOLARBAN 60 ANTI-REFLECTIVE BLUE
- ② DOUBLE GLAZED WINDOW WALL - VISION PANEL
GREY
- ③ WINDOW WALL - SPANDREL PANEL
BENJAMIN MOORE A7-4 PROCELANE WHITE GRAY
- ④ WINDOW WALL - SPANDREL PANEL
SPRINT COAT HEATHER GRAY GRAY
- ⑤ PREFINISHED METAL AND GLASS CANOPY
- ⑥ METAL AND GLASS GUARDRAIL
SILVER
- ⑦ PERFORATED METAL GUARDRAIL
- ⑧ ARCHITECTURAL PAINTED CONCRETE
BENJAMIN MOORE 211-40 WHITE DIAMOND
- ⑨ ARCHITECTURAL PAINTED CONCRETE
DARK GRAY
- ⑩ METAL PANEL
BENJAMIN MOORE 211-40 WHITE DIAMOND
- ⑪ METAL PANEL
DARK GRAY METAL PANEL
- ⑫ HARDIE-PANEL
HARDIEPLANK LAP SIDING - ARCTIC WHITE
- ⑬ HARDIE-PANEL
HARDIEPLANK LAP SIDING - IRON GRAY
- ⑭ RETAIL CURTAIN WALL
- ⑮ METAL FRAME
DARK GRAY
- ⑯ VINYL WINDOW
CASCADA GRAY
- ⑰ VINYL WINDOW
BLUE
- ⑱ PARKADE ENTRY GATE
DARK GRAY
- ⑲ LOUVERS

1:300

500 FOSTER AVENUE - MIXED USE DEVELOPMENT A300



SOUTH ELEVATION OVERALL - EBERT AVE

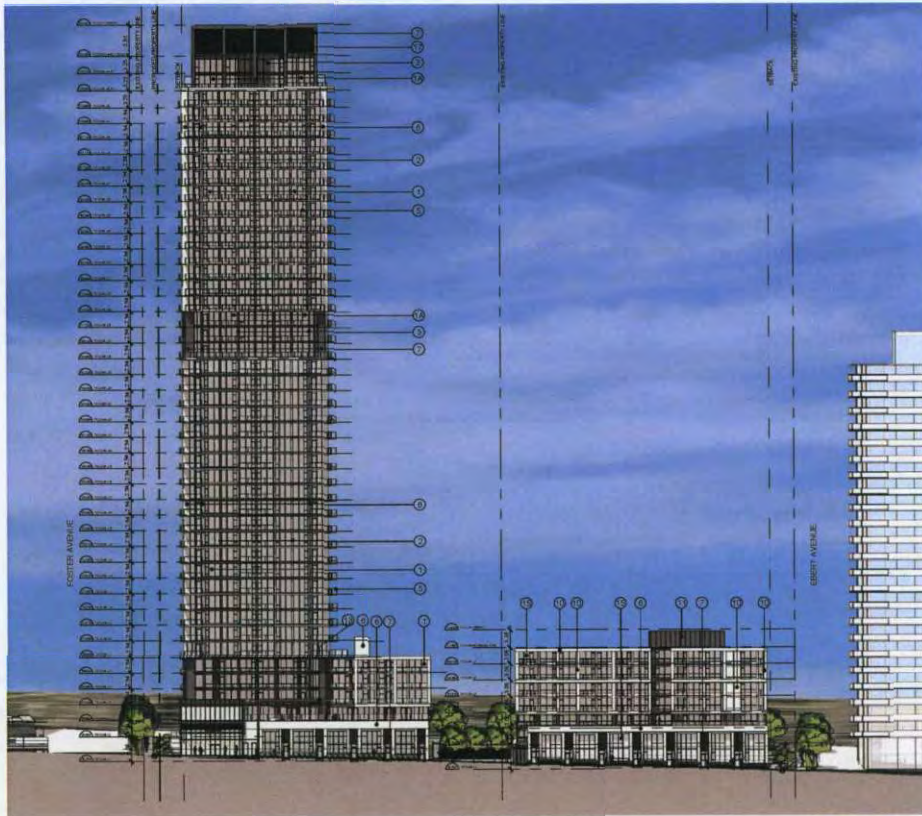
January 24, 2020

MATERIALS LEGEND

- ① DOUBLE GLAZED WINDOW WALL - VISION PANEL
SOLARBAN 60 ANTI-REFLECTIVE BLUE
- ② DOUBLE GLAZED WINDOW WALL - VISION PANEL
GREY
- ③ WINDOW WALL - SPANDREL PANEL
BENJAMIN MOORE A7-4 PROCELANE WHITE GRAY
- ④ WINDOW WALL - SPANDREL PANEL
SPRINT COAT HEATHER GRAY GRAY
- ⑤ PREFINISHED METAL AND GLASS CANOPY
- ⑥ METAL AND GLASS GUARDRAIL
SILVER
- ⑦ PERFORATED METAL GUARDRAIL
- ⑧ ARCHITECTURAL PAINTED CONCRETE
BENJAMIN MOORE 211-40 WHITE DIAMOND
- ⑨ ARCHITECTURAL PAINTED CONCRETE
DARK GRAY
- ⑩ METAL PANEL
BENJAMIN MOORE 211-40 WHITE DIAMOND
- ⑪ METAL PANEL
DARK GRAY METAL PANEL
- ⑫ HARDIE-PANEL
HARDIEPLANK LAP SIDING - ARCTIC WHITE
- ⑬ HARDIE-PANEL
HARDIEPLANK LAP SIDING - IRON GRAY
- ⑭ RETAIL CURTAIN WALL
- ⑮ METAL FRAME
DARK GRAY
- ⑯ VINYL WINDOW
CASCADA GRAY
- ⑰ VINYL WINDOW
BLUE
- ⑱ PARKADE ENTRY GATE
DARK GRAY
- ⑲ LOUVERS

1:300

500 FOSTER AVENUE - MIXED USE DEVELOPMENT A301



MATERIALS LEGEND

- ① DOUBLE GLAZED WINDOW WALL - VISION PANEL
BOLANBURY SPANREL BLUE
- ② DOUBLE GLAZED WINDOW WALL - VISION PANEL
GREY
- ③ WINDOW WALL - SPANREL PANEL
BOLANBURY SPANREL AP-5 PROCTURE WHITE B&B
- ④ WINDOW WALL - SPANREL PANEL
OPAC COAT HEATHER GRAY B&B
- ⑤ PREFINISHED METAL AND GLASS CANOPY
- ⑥ METAL AND GLASS GUARDRAIL
BLUE
- ⑦ PERFORATED METAL GUARDRAIL
- ⑧ ARCHITECTURAL PAINTED CONCRETE
BOLANBURY SPANREL 1121-65 WHITE DIAMOND
- ⑨ ARCHITECTURAL PAINTED CONCRETE
DARK GRAY
- ⑩ METAL PANEL
BOLANBURY SPANREL 1121-65 WHITE DIAMOND
- ⑪ METAL PANEL
DARK GRAY METAL PANEL
- ⑫ HARDE-PANEL
HARDEPLANK LAP BOARD - ARTIC WHITE
- ⑬ HARDE-PANEL
HARDEPLANK LAP BOARD - IRON GRAY
- ⑭ RETAIL CURTAIN WALL
- ⑮ METAL FRAME
DARK GRAY
- ⑯ VINYL WINDOW
CASCADA GRAY
- ⑰ VINYL WINDOW
BLUE
- ⑱ PARKADE ENTRY GATE
DARK GRAY
- ⑲ LOUVERS

WEST ELEVATION OVERALL - NORTH ROAD

January 24, 2020

1:300

500 FOSTER AVENUE - MIXED USE DEVELOPMENT A302



MATERIALS LEGEND

- ① DOUBLE GLAZED WINDOW WALL - VISION PANEL
BOLANBURY SPANREL BLUE
- ② DOUBLE GLAZED WINDOW WALL - VISION PANEL
GREY
- ③ WINDOW WALL - SPANREL PANEL
BOLANBURY SPANREL AP-5 PROCTURE WHITE B&B
- ④ WINDOW WALL - SPANREL PANEL
OPAC COAT HEATHER GRAY B&B
- ⑤ PREFINISHED METAL AND GLASS CANOPY
- ⑥ METAL AND GLASS GUARDRAIL
BLUE
- ⑦ PERFORATED METAL GUARDRAIL
- ⑧ ARCHITECTURAL PAINTED CONCRETE
BOLANBURY SPANREL 1121-65 WHITE DIAMOND
- ⑨ ARCHITECTURAL PAINTED CONCRETE
DARK GRAY
- ⑩ METAL PANEL
BOLANBURY SPANREL 1121-65 WHITE DIAMOND
- ⑪ METAL PANEL
DARK GRAY METAL PANEL
- ⑫ HARDE-PANEL
HARDEPLANK LAP BOARD - ARTIC WHITE
- ⑬ HARDE-PANEL
HARDEPLANK LAP BOARD - IRON GRAY
- ⑭ RETAIL CURTAIN WALL
- ⑮ METAL FRAME
DARK GRAY
- ⑯ VINYL WINDOW
CASCADA GRAY
- ⑰ VINYL WINDOW
BLUE
- ⑱ PARKADE ENTRY GATE
DARK GRAY
- ⑲ LOUVERS

NORTH ELEVATION OVERALL - FOSTER AVE

January 24, 2020

1:300

500 FOSTER AVENUE - MIXED USE DEVELOPMENT A303



- MATERIALS LEGEND**
- ① DOUBLE GLAZED WINDOW WALL - VISION PANEL
SOLARBAN 65 ANNEALED #2 BLUE
 - ② DOUBLE GLAZED WINDOW WALL - VISION PANEL
GRAY
 - ③ WINDOW WALL - SPANDREL PANEL
BETULAM MOORE 211-40 WHITE DIAMOND
 - ④ WINDOW WALL - SPANDREL PANEL
OPAC COAT HEATHER GRAY 888
 - ⑤ PREFINISHED METAL AND GLASS CANOPY
 - ⑥ METAL AND GLASS GUARDRAIL
SILVER
 - ⑦ PERFORATED METAL GUARDRAIL
 - ⑧ ARCHITECTURAL PAINTED CONCRETE
BETULAM MOORE 211-40 WHITE DIAMOND
 - ⑨ ARCHITECTURAL PAINTED CONCRETE
DARK GRAY
 - ⑩ METAL PANEL
BETULAM MOORE 211-40 WHITE DIAMOND
 - ⑪ METAL PANEL
DARK GRAY METAL PANEL
 - ⑫ HARDIE-PANEL
HARDIE-PANEL LAP BOARD - ARTIC WHITE
 - ⑬ HARDIE-PANEL
HARDIE-PANEL LAP BOARD - IRON GRAY
 - ⑭ RETAIL CURTAIN WALL
 - ⑮ METAL FRAME
DARK GRAY
 - ⑯ VINYL WINDOW
CASCADA GRAY
 - ⑰ VINYL WINDOW
BLUE
 - ⑱ PARKADE ENTRY GATE
DARK GRAY
 - ⑲ LOUVERS

ENLARGED EAST ELEVATION - TOWER

January 24, 2020

1:100

500 FOSTER AVENUE - MIXED USE DEVELOPMENT A304



- MATERIALS LEGEND**
- ① DOUBLE GLAZED WINDOW WALL - VISION PANEL
SOLARBAN 65 ANNEALED #2 BLUE
 - ② DOUBLE GLAZED WINDOW WALL - VISION PANEL
GRAY
 - ③ WINDOW WALL - SPANDREL PANEL
BETULAM MOORE 211-40 WHITE DIAMOND
 - ④ WINDOW WALL - SPANDREL PANEL
OPAC COAT HEATHER GRAY 888
 - ⑤ PREFINISHED METAL AND GLASS CANOPY
 - ⑥ METAL AND GLASS GUARDRAIL
SILVER
 - ⑦ PERFORATED METAL GUARDRAIL
 - ⑧ ARCHITECTURAL PAINTED CONCRETE
BETULAM MOORE 211-40 WHITE DIAMOND
 - ⑨ ARCHITECTURAL PAINTED CONCRETE
DARK GRAY
 - ⑩ METAL PANEL
BETULAM MOORE 211-40 WHITE DIAMOND
 - ⑪ METAL PANEL
DARK GRAY METAL PANEL
 - ⑫ HARDIE-PANEL
HARDIE-PANEL LAP BOARD - ARTIC WHITE
 - ⑬ HARDIE-PANEL
HARDIE-PANEL LAP BOARD - IRON GRAY
 - ⑭ RETAIL CURTAIN WALL
 - ⑮ METAL FRAME
DARK GRAY
 - ⑯ VINYL WINDOW
CASCADA GRAY
 - ⑰ VINYL WINDOW
BLUE
 - ⑱ PARKADE ENTRY GATE
DARK GRAY
 - ⑲ LOUVERS

ENLARGED SOUTH ELEVATION - TOWER

January 24, 2020

1:100

500 FOSTER AVENUE - MIXED USE DEVELOPMENT A305

MATERIALS LEGEND

- ① DOUBLE GLAZED WINDOW WALL - VISION PANEL
SOLARBAN 80 ANNEALED 80 BLUE
- ② DOUBLE GLAZED WINDOW WALL - VISION PANEL
GREY
- ③ WINDOW WALL - SPANDREL PANEL
BENJAMIN MOORE 2121-60 WHITE DIAMOND
- ④ WINDOW WALL - SPANDREL PANEL
SPAND COAT HEATHER GRAY 88M
- ⑤ PREFINISHED METAL AND GLASS CANOPY
- ⑥ METAL AND GLASS GUARDRAIL
SILVER
- ⑦ PERFORATED METAL GUARDRAIL
- ⑧ ARCHITECTURAL PAINTED CONCRETE
BENJAMIN MOORE 2121-60 WHITE DIAMOND
- ⑨ ARCHITECTURAL PAINTED CONCRETE
DARK GRAY
- ⑩ METAL PANEL
BENJAMIN MOORE 2121-60 WHITE DIAMOND
- ⑪ METAL PANEL
DARK GRAY METAL PANEL
- ⑫ HARDIE PANEL
HARDIEPLANK LAP 2000 - ARTIC WHITE
- ⑬ HARDIE PANEL
HARDIEPLANK LAP 2000 - 100% GRAY
- ⑭ RETAIL CURTAIN WALL
- ⑮ METAL FRAME
DARK GRAY
- ⑯ VINYL WINDOW
CASCADA GRAY
- ⑰ VINYL WINDOW
BLUE
- ⑱ PARKADE ENTRY GATE
DARK GRAY
- ⑲ LOUVERS



ENLARGED WEST ELEVATION - TOWER

January 24, 2020

1:100

500 FOSTER AVENUE - MIXED USE DEVELOPMENT A306

MATERIALS LEGEND

- ① DOUBLE GLAZED WINDOW WALL - VISION PANEL
SOLARBAN 80 ANNEALED 80 BLUE
- ② DOUBLE GLAZED WINDOW WALL - VISION PANEL
GREY
- ③ WINDOW WALL - SPANDREL PANEL
BENJAMIN MOORE 2121-60 WHITE DIAMOND
- ④ WINDOW WALL - SPANDREL PANEL
SPAND COAT HEATHER GRAY 88M
- ⑤ PREFINISHED METAL AND GLASS CANOPY
- ⑥ METAL AND GLASS GUARDRAIL
SILVER
- ⑦ PERFORATED METAL GUARDRAIL
- ⑧ ARCHITECTURAL PAINTED CONCRETE
BENJAMIN MOORE 2121-60 WHITE DIAMOND
- ⑨ ARCHITECTURAL PAINTED CONCRETE
DARK GRAY
- ⑩ METAL PANEL
BENJAMIN MOORE 2121-60 WHITE DIAMOND
- ⑪ METAL PANEL
DARK GRAY METAL PANEL
- ⑫ HARDIE PANEL
HARDIEPLANK LAP 2000 - ARTIC WHITE
- ⑬ HARDIE PANEL
HARDIEPLANK LAP 2000 - 100% GRAY
- ⑭ RETAIL CURTAIN WALL
- ⑮ METAL FRAME
DARK GRAY
- ⑯ VINYL WINDOW
CASCADA GRAY
- ⑰ VINYL WINDOW
BLUE
- ⑱ PARKADE ENTRY GATE
DARK GRAY
- ⑲ LOUVERS



ENLARGED NORTH ELEVATION - TOWER

January 24, 2020

1:100

500 FOSTER AVENUE - MIXED USE DEVELOPMENT A307

MATERIALS LEGEND

- ① DOUBLE GLAZED WINDOW WALL - VISION PANEL
SOLARBAN 60 ANNEALED #2 BLUE
- ② DOUBLE GLAZED WINDOW WALL - VISION PANEL
GREY
- ③ WINDOW WALL - SPANDREL PANEL
BENJAMIN MOORE 1211-60 WHITE DIAMOND
- ④ WINDOW WALL - SPANDREL PANEL
OPACO COAT HEATHER GRAY #888
- ⑤ PREFINISHED METAL AND GLASS CANOPY
- ⑥ METAL AND GLASS GUARDRAIL
SILVER
- ⑦ PERFORATED METAL GUARDRAIL
- ⑧ ARCHITECTURAL PAINTED CONCRETE
BENJAMIN MOORE 1211-60 WHITE DIAMOND
- ⑨ ARCHITECTURAL PAINTED CONCRETE
DARK GRAY
- ⑩ METAL PANEL
BENJAMIN MOORE 1211-60 WHITE DIAMOND
- ⑪ METAL PANEL
DARK GRAY METAL PANEL
- ⑫ HARDIE PANEL
HARDIEPLANK LAP SIDING - ARTIC WHITE
- ⑬ HARDIE PANEL
HARDIEPLANK LAP SIDING - RICH GRAY
- ⑭ RETAIL CURTAIN WALL
- ⑮ METAL FRAME
DARK GRAY
- ⑯ VINYL WINDOW
CHICAGO GRAY
- ⑰ VINYL WINDOW
BLUE
- ⑱ PARKADE ENTRY GATE
DARK GRAY
- ⑲ LOUVERS



EAST ELEVATION - RENTAL

January 24, 2020

1:100

500 FOSTER AVENUE - MIXED USE DEVELOPMENT A308

MATERIALS LEGEND

- ① DOUBLE GLAZED WINDOW WALL - VISION PANEL
SOLARBAN 60 ANNEALED #2 BLUE
- ② DOUBLE GLAZED WINDOW WALL - VISION PANEL
GREY
- ③ WINDOW WALL - SPANDREL PANEL
BENJAMIN MOORE 1211-60 WHITE DIAMOND
- ④ WINDOW WALL - SPANDREL PANEL
OPACO COAT HEATHER GRAY #888
- ⑤ PREFINISHED METAL AND GLASS CANOPY
- ⑥ METAL AND GLASS GUARDRAIL
SILVER
- ⑦ PERFORATED METAL GUARDRAIL
- ⑧ ARCHITECTURAL PAINTED CONCRETE
BENJAMIN MOORE 1211-60 WHITE DIAMOND
- ⑨ ARCHITECTURAL PAINTED CONCRETE
DARK GRAY
- ⑩ METAL PANEL
BENJAMIN MOORE 1211-60 WHITE DIAMOND
- ⑪ METAL PANEL
DARK GRAY METAL PANEL
- ⑫ HARDIE PANEL
HARDIEPLANK LAP SIDING - ARTIC WHITE
- ⑬ HARDIE PANEL
HARDIEPLANK LAP SIDING - RICH GRAY
- ⑭ RETAIL CURTAIN WALL
- ⑮ METAL FRAME
DARK GRAY
- ⑯ VINYL WINDOW
CHICAGO GRAY
- ⑰ VINYL WINDOW
BLUE
- ⑱ PARKADE ENTRY GATE
DARK GRAY
- ⑲ LOUVERS



SOUTH ELEVATION - RENTAL

January 24, 2020

1:100

500 FOSTER AVENUE - MIXED USE DEVELOPMENT A308



- MATERIALS LEGEND**
- ① DOUBLE GLAZED WINDOW WALL - VISION PANEL SOLARBAN 60 ANNEALED 80 BLUE
 - ② DOUBLE GLAZED WINDOW WALL - VISION PANEL GREY
 - ③ WINDOW WALL - SPANDREL PANEL BEHARMAN MOORE AF-5 PROTECTIVE WHITE 800
 - ④ WINDOW WALL - SPANDREL PANEL SPAND COAT HEATHER GREY 800
 - ⑤ PREFINISHED METAL AND GLASS CANOPY
 - ⑥ METAL AND GLASS GUARDRAIL BLUE
 - ⑦ PERFORATED METAL GUARDRAIL
 - ⑧ ARCHITECTURAL PAINTED CONCRETE BEHARMAN MOORE 211-60 WHITE DIAMOND
 - ⑨ ARCHITECTURAL PAINTED CONCRETE DARK GREY
 - ⑩ METAL PANEL BEHARMAN MOORE 211-60 WHITE DIAMOND
 - ⑪ METAL PANEL DARK GRAY METAL PANEL
 - ⑫ HARDFEEL-PANEL HARDFEEL-PANEL LAP BOARD - ARTIC WHITE
 - ⑬ HARDFEEL-PANEL HARDFEEL-PANEL LAP BOARD - IRON GRAY
 - ⑭ RETAIL CURTAIN WALL
 - ⑮ METAL FRAME DARK GRAY
 - ⑯ VINYL WINDOW CANADIA GRAY
 - ⑰ VINYL WINDOW BLUE
 - ⑱ PARKADE ENTRY GATE DARK GREY
 - ⑲ LOUVERS

WEST ELEVATION - RENTAL

January 24, 2020

1:100

500 FOSTER AVENUE - MIXED USE DEVELOPMENT A310



- MATERIALS LEGEND**
- ① DOUBLE GLAZED WINDOW WALL - VISION PANEL SOLARBAN 60 ANNEALED 80 BLUE
 - ② DOUBLE GLAZED WINDOW WALL - VISION PANEL GREY
 - ③ WINDOW WALL - SPANDREL PANEL BEHARMAN MOORE AF-5 PROTECTIVE WHITE 800
 - ④ WINDOW WALL - SPANDREL PANEL SPAND COAT HEATHER GREY 800
 - ⑤ PREFINISHED METAL AND GLASS CANOPY
 - ⑥ METAL AND GLASS GUARDRAIL BLUE
 - ⑦ PERFORATED METAL GUARDRAIL
 - ⑧ ARCHITECTURAL PAINTED CONCRETE BEHARMAN MOORE 211-60 WHITE DIAMOND
 - ⑨ ARCHITECTURAL PAINTED CONCRETE DARK GREY
 - ⑩ METAL PANEL BEHARMAN MOORE 211-60 WHITE DIAMOND
 - ⑪ METAL PANEL DARK GRAY METAL PANEL
 - ⑫ HARDFEEL-PANEL HARDFEEL-PANEL LAP BOARD - ARTIC WHITE
 - ⑬ HARDFEEL-PANEL HARDFEEL-PANEL LAP BOARD - IRON GRAY
 - ⑭ RETAIL CURTAIN WALL
 - ⑮ METAL FRAME DARK GRAY
 - ⑯ VINYL WINDOW CANADIA GRAY
 - ⑰ VINYL WINDOW BLUE
 - ⑱ PARKADE ENTRY GATE DARK GREY
 - ⑲ LOUVERS

NORTH ELEVATION - RENTAL

January 24, 2020

1:100

500 FOSTER AVENUE - MIXED USE DEVELOPMENT A311



WEST PERSPECTIVE - OVERALL
January 24, 2020

500 FOSTER AVENUE - MIXED USE DEVELOPMENT A602



SOUTH EAST PERSPECTIVE OVERALL
January 24, 2020

500 FOSTER AVENUE - MIXED USE DEVELOPMENT A604



EAST PERSPECTIVE - ENLARGED
January 24, 2020

500 FOSTER AVENUE - MIXED USE DEVELOPMENT A805



SOUTH WEST PERSPECTIVE - RENTAL / ACCESSORY HOME
January 24, 2020

500 FOSTER AVENUE - MIXED USE DEVELOPMENT A809



WEST PERSPECTIVE ENLARGED
January 24, 2020

Nasato, Kate

Public Hearing - June 15, 2020
Item 3 - 500 Foster Avenue and 633
North Road

From: Audrey Sanshwe [REDACTED]
Sent: Friday, June 12, 2020 11:25 AM
To: Clerks Dept
Subject: RE: City of Coquitlam - Public Hearing - Monday, June 15, 2020 Confirmation

Dear Sir or Madam,

I would like to ask Coquitlam Council to refuse the construction permit for the 44 stories building at 500 Foster Avenue site.

This project would take away our entitlement to peaceful enjoyment as the proposed development would block all direct light and views for the residents of Lougheed Heights (3 towers x approx 180 units in each tower; that's over 500 units and half of them with southern exposure will bear the negative consequences of this development such as lack of light, privacy and enjoyment of their properties. That's at least 1,000 residents affected just in these three buildings.

Foster Avenue already took a hit when Lougheed Heights towers were built, by suffering the noise and dust pollution for the duration of the construction. Please don't let the developers to extend this torture by another few years..

I am putting all my hopes into the council to make the right decision and protect the residents of Foster Avenue from the developers' greed.

Yours faithfully,

Audrey Sanshwe

- ☒ Copies to Mayor & Council
- ☐ Tabled Item for Council Meeting
- ☐ Correspondence Item for Council Meeting
- ☒ For Information Only
- ☐ For Response Only
- ☒ Copies to HMPP, Planners 3, file manager, file copy.

----- Original message -----

From: City Clerk <no-reply@zoom.us>
Date: 2020-06-09 13:07 (GMT-08:00)
To: Audrey Sanshwe [REDACTED]
Subject: City of Coquitlam - Public Hearing - Monday, June 15, 2020 Confirmation

Nasato, Kate

Public Hearing - June 15, 2020
Item 3 - 500 Foster Avenue and 633
North Road

From: Michael Hind <michael@tricityschamber.com>
Sent: Friday, June 12, 2020 12:58 PM.
To: Clerks Dept
Subject: Letter for Public Hearing Monday 500 Foster
Attachments: Amacon 500 Foster Support Letter June 2020.pdf

Please see the attached letter for Monday evening public hearing.

Thank you.

Michael Hind, Chief Executive Officer

Tri-Cities Chamber of Commerce

Direct: [604.468.6870](tel:604.468.6870) | T. [604.464.2716](tel:604.464.2716)

E. michael@tricityschamber.com

W. www.tricityschamber.com

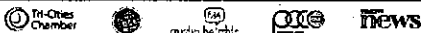
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- ☒ Copies to Mayor & Council
- ☐ Tabled Item for Council Meeting
- ☐ Correspondence Item for Council Meeting
- ☒ For Information Only
- ☐ For Response Only

☒ Copies to EMPD, Planners 3, file Manager
File copy



Tri-Cities Chamber of Commerce, #205-2773 Barnet Highway Coquitlam, BC V3B 1C2

To unsubscribe email unsubscribe@tricityschamber.com

June 11, 2020

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

Dear Mayor and Council,

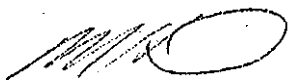
RE: — Development Proposed by Amacon 500 Foster & 633 North Road

The Tri-Cities Chamber of Commerce supports the proposed development by Amacon at 500 Foster Avenue and 633 North Road. The proposal fits the City of Coquitlam's vision for Transit Oriented Development near Skytrain and arterial routes such as North Road. It also aligns with the Burquitlam Lougheed Neighbourhood Plan for high density apartment residential along the North Road corridor south of Burquitlam station.

The project itself will contain 287 market strata units, 117 purpose built rental units inclusive of 7 market rental live/works, 12 non-market rental units, 4 townhomes and 5 strata live/work units replacing the older existing 53 rental units that currently occupy the property. The development will result in a net gain of 76 rental units — 12 of which are below market rentals through a partnership with the YWCA. The project is also incorporating a unique mix of 12 strata and rental live- work units that will allow for home businesses on site and add 2,223 sq. ft. of commercial space at the ground level of the building.

The building concept proposes a Leadership in Energy and Environmental Design - Neighborhood Development (LEED - ND) Silver equivalency as well as energized outlets in 406 underground parking stalls that enable Level 2 electric vehicle chargers to be installed. The property is also a mere 8 minutes from the Burquitlam Skytrain Station. Taken together these features will reduce emissions from residents and the property itself and serve as a good example for future developments in the area.

Thank you,



Michael Hind
CEO
Tri-Cities Chamber of Commerce

From: Jenny and Dan [REDACTED]
Sent: Saturday, June 13, 2020 1:10 PM
To: Clerks Dept
Subject: Amendment to Zoning 500 Foster and 633 North Road June 15, 2020

Follow Up Flag: Follow up
Flag Status: Flagged

June 13, 2020

Jenny Lim and Ryan O'Hearn
c/o - #3206 -657 Whiting way
Coquitlam B.C
V3J 0J6
[REDACTED]

City Of Coquitlam
Attn City Clerk
Jay Gilbert
c/o - clerks@coquitlam.ca

Dear Sirs:

RE: Oppose Rezoning 500 Foster and 633 North Road

As Property Owners and Residents we are directly affected by the above rezoning application and oppose the application.

The height of 44 stories is too high. The area is mostly low density apartments. The new construction on Foster ave is all low rise apartments. We assumed that type of housing would continue along foster until North Road. This would make sense and certainly look more organized than a tower at the end of the block.

The tower across the street from us will have a negative impact on our building in many ways, but mostly for us:

1. The view , which is to the south, is the reason we purchased on the upper floor. Our view will now be blocked. The proposed tower is directly across the street, and so close to us we will not be able to see around it.
2. This building to our south will also make a huge shadow on our outdoor pool deck. This was a feature for all the residents who purchased here. Now it will be in the shade.

I fear that if the project is approved, The quality of living and our housing market value for the residents at 657 Whiting way will be negatively impacted. I suggest:

1. The density and height of the tower be substantially reduced to 15 story or less in order to minimize the impact of shadows and lost views for the residents directly to the North.

Thank you for considering our submission.

- ☒ Copies to Mayor & Council
- ☐ Tabled Item for Council Meeting
- ☐ Correspondence Item for Council Meeting
- ☒ For Information Only
- ☐ For Response Only
- ☒ Copies to GNPD, DDS, Planners 3,
File Manager, file copy.

From: Dan O'Hearn [REDACTED]
Sent: Saturday, June 13, 2020 3:29 PM
To: Clerks Dept
Subject: Rezoning application 500 Foster, 633 North Rd.

Follow Up Flag: Follow up
Flag Status: Flagged

Attention:
Clerks Office
Jay Gilbert
clerks@coquitlam.ca

Dear Mr. Gilbert:

As a Property Agent I write on behalf of a number of clients who have purchased and live at 657 Whiting way Coquitlam. They are in the project called Lougheed Heights, built by Bosa Properties. My clients have expressed concern and are opposed to the development application put forward for rezoning.

As a long time Property Manager and Realtor I appreciate the challenges city planners and council have on rezoning applications. We appreciate the opportunity to voice our objections, but more importantly to share our opinions and comments for your consideration in respect to the June 15, 2020 public hearing. Our concerns are:

1. Owners and residents selected the South and South West faces of the Lougheed Hts (L.H.) tower building for sunshine and view. The proposed 44 story will:
 - a. obstruct or eliminate views to the South.
 - b. cast shadows on the (L.H.) community pool deck, severely affecting the use and enjoyment of the outdoor pool, which is a prominent feature of the building.
2. The OCP provides for similar density along all the North-South corridor of North Road. Each subsequent tower will cast a shadow and block views of the property North of it.

The OCP is creating a long linear corridor of towers along North Rd. Essentially a canyon or cliff front will be developed along the road, each casting shadows and blocking views of the one behind. Only the most Southern building will every benefit from the view corridor the area offers

 - a. Rather than a linear development approach with maximum height towers along the road, more scattering and drastic height variations are required. Starting with this application in order to put more space between two towers. We suggest the proposed tower should be maximum 12 stories.
3. Due to relaxed parking requirements in condominium developments, city streets in the area are filled with resident and visitor cars. The area is not walking friendly and therefore most residents have one or two vehicles and street parking is always full.
4. The Lougheed Mall redevelopment will be a master planned village of towers and amenities. The Burquitlam mall and Coquitlam mall area are also examples of master planned villages. Done right, these will be highly desirable, high density villages as good or better than Port Moody Suter Brook and Newport villages. These areas will be pedestrian friendly, with services and entertainment and short distance to major mass transit. Why does coquitlam want to create an unattractive linear corridor of high rise condominiums which are not a comfortable walk to any services or transportation?

Keep North Rd. arterial development at a human scale and focus highdensity in village areas by skytrain.

 - a. Is Burnaby zoning North Rd corridor the same way? Creating a canyon of highrises?

5. Cities continue to reward developers for creating rental housing, yet there is no incentive to develop affordable market housing for buyers. Home ownership creates stability and pride in a neighbourhood, more than rental housing. Perhaps the City of Coquitlam could be innovative in this area?

Rather than market rentals, require Developers to create Owner Occupied Residential. This is easily done with bylaws in the Strata Property Act requiring Strata Lots to be purchased and occupied by owners only (no rentals permitted) this will allow purchases to be made by those who live and work here. Eliminating the competition these buyers face with Investors who have large down payments and can afford to pay higher prices and therefore inflate housing costs.

- a. Investor driven pre-sales benefits builders, not consumers or the city

In summary we object to the rezoning as proposed. We believe it should not exceed 12 stories which is well within the OCP of "high density" . This will minimize impact on view corridors and shadows and reduce the visual impact of a street lined with towers.

Even with this adjustment the project will be highly profitable for Bosa Dev as they purchased an old three story wood frame building. If the city allows a 44 story tower to be developed, the city will be faced with endless applications to zone the sky up and down every city corridor; an ugly site indeed!

Yours Truly

Dan O'Hearn

Founder, Quay Pacific Property Management Ltd.

dir. [REDACTED]

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

☒ Copies to GUPO, DDS, Planners 3,
File Manager, File copy.

From: Jo Li [REDACTED]
Sent: Saturday, June 13, 2020 5:33 PM
To: Clerks Dept
Cc: [REDACTED]
Subject: Oppose Rezoning - 500 Foster Avenue and 633 North Road

Follow Up Flag: Follow up
Flag Status: Flagged

To the City Clerk,

I am writing in response to the notice about an Amendment to the Zoning Bylaw – 500 Foster Avenue and 633 North Road.

As the property owner of Unit 3504 -657 Whiting Way (Lougheed Heights 1), I **oppose the rezoning application for the rezoning to include one 44-storey residential tower**. When I made the offer to purchase my condo 4-1/2 years ago, I was told by the developer's representative that the property on the corner of North Road and Foster Avenue was only zoned for a low-rise development. As such, I purchased a unit on the 35th floor at a large premium of \$3,000.00/floor. If a 44 storey high-rise was built on the corner of Foster and North Road, not only would my view be obstructed, the outdoor pool will also be blocked from the sun. Also, I feel that I would have purchased my unit under false representation from the developer and the City of Coquitlam, and negate the main reason I chose a unit on the SE corner of the 35th floor for the view. Not to mention the obstructed view would decrease the value of my home.

In summary, I respectfully request that the Amendment to the Zoning Bylaw on 500 Foster Avenue and 633 North Road be rejected by the City of Coquitlam.

Sincerely,

Jo Li
Suite 3504 – 657 Whiting Way
Coquitlam, BC V3J 0J6

- ☒ Copies to Mayor & Council
- ☐ Tabled Item for Council Meeting
- ☐ Correspondence Item for Council Meeting
- ☒ For Information Only
- ☐ For Response Only
- ☒ Copies to GLPD, DDS, Planner 3,
File Manager, File Copy.

From: Maria Chiang [REDACTED]
Sent: Sunday, June 14, 2020 8:21 PM
To: Clerks Dept
Subject: Rezoning application for Foster and Loughheed

Follow Up Flag: Follow up
Flag Status: Flagged

June 14, 2020

Andrew and Maria Chiang
#3025 - 657 Whiting Way
Coquitlam, B.C.
V3J 0J6
email [REDACTED]

City Of Coquitlam
Attn: City Clerk
Jay Gilbert
c/o - clerks@coquitlam.ca

Dear Sirs:

RE: Oppose Rezoning 500 Foster and 633 North Road

As Property Owners and Residents we are directly affected by the above rezoning application and oppose the application.

The height of 44 stories is too high. We are greatly concerned with the proposed amendment, the tower is across from our building and will have a negative impact not only on our building but mostly on us.

1. The main reason we purchased our upper floor unit which is to the south was the view and the sun exposure. With the proposed 44 stories, our view will now be blocked, as the tower is across the street and so close to us that it will directly impact our view and sunlight.
2. With the close proximity of the tower, it will also create a lack of privacy for all residents.
3. It will increase traffic and congestion at the intersection.

I am afraid if the proposed amendment is approved, it will be unfavourable to the quality living and the real estate market value for the residents of 657 Whiting Way. I would like to suggest,

1. The density and height of the tower be substantially reduced to 12 stories or less in order to minimize the impact of privacy, traffic congestion, lost view, and sun exposure to the residents in our building.

Thank you for considering our submission.

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

☒ Copies to CMRD, DDS, Planner 3,
File Manager, File copy.

From: Matthew Tan [REDACTED]
Sent: Sunday, June 14, 2020 10:36 PM
To: Clerks Dept
Cc: Nancy Tan
Subject: Objection for Rezoning 500 Foster / 633 North Road

Follow Up Flag: Follow up
Flag Status: Flagged

June 14, 2020
Matthew Tan
657 Whiting Way #3208
Coquitlam B.C
V3J 7W9

City Of Coquitlam
Attn City Clerk
Jay Gilbert
clerks@coquitlam.ca

Dear Mr Gilbert:

RE: Objection for Rezoning 500 Foster / 633 North Road

I am an owner at 657 Whiting Way. I am living in my apartment and enjoying the view, sunlight, air quality and lighter traffic (relative to other high density neighbouring cities). I am shocked to learn about the rezoning at 500 Foster / 633 North Road where a string of tall buildings with height of 44 stories will be built right beside my apartment.

I am writing to oppose the rezoning for the following considerations:

1. Blocked view – I had to pay a premium to be on a high floor so that I can enjoy the view of the mountains, Vancouver city and the Fraser river and city lights
2. Blocked sunlight – I will lose the sunlight and a long shadow will be cast into my suite.
3. Privacy – thousands of other residents right across the street may be able to look into my suite literally
4. Character of the neighbourhood – instead of many low-rise apartments and townhouses, our neighbourhood will become sky scrappers
5. Traffic congestion
6. Poor air quality
7. Loss of property value

Please consider my objections to the above rezoning. Thank you.

Best Regards,
Matthew Tan
Tel [REDACTED]

- ☒ 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 83,

File M3n for, file copy.

Selby-Brown, Ashland

Public Hearing – June 15, 2020
Item 3 – 500 Foster Avenue and 633
North Road

From: [REDACTED]
Sent: Monday, June 15, 2020 12:33 AM
To: Clerks Dept
Subject: Public hearing - Application Rezoning Bylaw Schedule A to Bylaw No.5032,2020
Attachments: Dear Mayor and City Council.docx

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Mayor and City council

My Name is Lei Huo, a resident of 516 Foster Ave.
I am writing you this email to express my concern about the **Application Rezoning Bylaw Schedule A to Bylaw No.5032,2020. (500 Foster Ave & 633 North Road)**

I've attached my letter for your review.

Thank you for you valuable time.

Sincerely
Lei Huo
Jun 14, 2010

- ☒ Copies to Mayor & Council
- ☐ Tabled Item for Council Meeting
- ☐ Correspondence Item for Council Meeting
- ☒ For Information Only
- ☐ For Response Only
- ☒ Copies to CMPD, DB, Planners:
File Manager, File Copy.

Dear Mayor and City Council

My name is Lei Huo, and I'm currently a resident of 516 Foster Ave.

I'm writing you this letter to express my opinion on Application for an Amendment to the Zoning Bylaw - 500 Foster Ave & 633 North Rd, which is **strongly against it**.

There are four 30plus-storey buildings and one 6-story building already sitting 11m away from each other on 3 corners of the intersection between Forster Ave and Whiting Way.

More than 1000 units lives around this intersection, Both Whiting and Foster are only 11m wide, 1 lane each way. 2 traffic light less than 70m, (North Rd to Whiting Way). If this application is approved, there will be around 1500 units, assume 2 people per unit, there will be 3000 people living in an area about 0.04 sq/km. (Google Earth calculation, pic attached). Let alone the cars for now.

Given only a small portion of the 3 building are occupied as now, significantly increased of people and traffic have already jammed up the intersection. Often, you can hear car honking at each other to fight for the narrow pathway. I'm pretty sure this intersection soon will be a high accident zone. Not mentioning cars are parking every where possible on the street, which again, creating a lot a blind spot, led to more potential road hazard.

I understand you have extensive housing industry background, and want to make a change on affordable housing in Metro Vancouver. I really appreciate your effort and your good intention, that's why we moved here. Hoping here will be less crow, less traffic and less stress.

My wife and I moved here last April. Just recently, the 3 buildings crossing from our first home are about to complete. Last year, noise, dust, traffic control, became part of our daily life. Luckily, we still can enjoy the sunshine from our balcony, and If weather allows, we love to open the door, sit outside and enjoy the fresh, crisp air; my small dog love to patrol the balcony, and say hello to pedestrians. If this new application is approved, and the new 44-story building is completed, we won't see any more sunshine through the window again. I can not speak for my neighbour, but if their windows are facing the same direction as mine, they will be affected by it in the same way.

I'm not here to say don't build anything, I'm only saying don't put more pressure on already overloaded infrastructural and living environment. We don't need another high rise building in this interaction, 6-story is just fine. And I don't know how and why a 44-story will be more affordable than a 6-story.

So, I urge our mayor and city council deny this re-zoning application. Keep it the way it's. It still will be affordable, and maintain already crowded small 0.04 sq km. It's not a competition, I believe all neighbour don't mind other community win the densest intersection title. Let's find a balance between affordable housing and a standard living environment.

Thank you for your consideration.

Yours

Lei Huo



X

Perimeter ●

912.84 m ▾

Area

0.04 km² ▾

↻ Start new

From: Ryan O'Hearn [REDACTED]
Sent: Monday, June 15, 2020 10:08 AM
To: Clerks Dept
Subject: 500 Foster ave and 633 North road - public hearing

Hi,

This is in regards to some concerns as residents of 657 whiting have. When we purchased our homes in pre-sale, the sales staff did not mention there would be a high rise being built right across the street, and mentioned the development would likely fall in line with what is being built there already next door (3-6 storey). This 40 storey development causes much concern for our community, and is a MASSIVE increase in density of what was existing previously. Being SO close to our tower, we oppose the development. Of course, in this world of density, and the need for housing (as a realtor myself), i understand this needs to be done PROPERLY.

Largest concerns are listed below:

- Two towers that close creates a lack of privacy for all residents, would need the tower to be set back, or cut shorter in height
- Shade / shadows that the tower will cast on the area will affect the use and enjoyment of our building pool deck area, and amenities (which was a HUGE selling feature for our community)
- blocked view corridors to the south therefore new towers need to be lower than the existing towers
- Some staggering or space needs to be created between the buildings to allow light and views to exist.

Thank you for taking in this feedback, and would like council to take these concerns seriously to avoid mindless density, and a minimizing impact on others. Thank you Ryan

--
Ryan O'Hearn
BBA, Real Estate Advisor

Rennie & Associates Realty Ltd.
51 East Pender Street
Vancouver, BC V6A 1S9
M [REDACTED]

"Making real estate fun" - your referrals are much appreciated
reviews and references
<https://www.facebook.com/theohearnbrothers/>
<https://rennie.com/ryanohearn>

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- ☒ For Information Only
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- ☒ Copies to GMPPD, DDS, Planners 3,
File Manager, File copy-

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THIS COMMUNICATION IS NOT INTENDED TO CAUSE OR INDUCE A BREACH OF ANY EXISTING AGREEMENT(S) E.O.E.
PLEASE CONSIDER THE ENVIRONMENT BEFORE PRINTING THIS EMAIL.

Selby-Brown, Ashland

Public Hearing - June 15, 2020
Item 3 - 500 Foster Avenue and 633
North Road

From: Stephanie Swanson
Sent: Monday, June 15, 2020 10:38 AM
To: Clerks Dept
Subject: 500 FOSTER and 633 NORTH ROAD

To whom it may concern,

I am a resident of 657 Whiting Way in Coquitlam and our apartment on the 36th floor faces South/West. My concerns about the rezoning are as follows:

1. Two towers that close creates a lack of privacy for all residents, especially us on the higher floors as we right now don't have any neighbours that can look into our apartment.
2. Shade that the tower will cast on the area will affect the use and enjoyment of our building pool deck area, and amenities as well as our apartment.
3. Blocked view corridors to the south therefore new towers need to be lower than the existing towers.
4. Some staggering or space needs to be created between the buildings to allow light and views to exist.
5. Loss of property values.
6. Traffic in the neighbourhood, congestion at the intersection will increase immensely.
7. There would be inadequate street parking to accommodate all the visitors.
8. Schools are inadequate over capacity or not accessible.

King regards,

Stephanie Swanson

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

☒ Copies to GMPP, DDS, Planners 3,
File Manager, File Copy.

From: Ronnie Ho [REDACTED]
Sent: Monday, June 15, 2020 10:44 AM
To: Clerks Dept
Subject: 500 Foster and 633 North Road

Good Morning,

My name is Ronnie Ho and I'm an owner at 657 Foster Avenue. I'm writing to express my opinion regarding the upcoming construction of the new apartment. As the site is only a street across from 3 towers high rise, the current traffic is starting to congest as the 3 towers are starting to be filled. So with another high rise apartment coming in such a close proximity, it would be a great pain for the current residence around the area.

Beside the traffic, some residences do not always obey the parking regulations and have been using the street parking as their own parking. It is already hard to find parking as visitors and not to mention for the infrequent people moving in and moving out.

The close proximity of the new building to our apartment has also raised concerns for privacy. One of the main reasons I moved to Coquitlam was due to the fact that me and my wife can enjoy a certain level of privacy. We do not need to keep the blinds close 24/7 to feel that we are not being watched.

These are my main concerns for the upcoming project to build another high rise within the area, And i hope you can reconsider the project of building another apartment within such close proximity.

Please kindly reconsider a project to build another apartment within the neighbour and hope you have a great day.

Sincerely,

Ronnie

A concern residence of in the neighbour

- ☒ Copies to Mayor & Council
- ☐ Tabled Item for Council Meeting
- ☐ Correspondence Item for Council Meeting
- ☒ For Information Only
- ☐ For Response Only
- ☒ Copies to GMPD, DDS, Planners 3,
File Manager, File copy.

Selby-Brown, Ashland

Public Hearing – June 15, 2020
Item 3 – 500 Foster Avenue and 633
North Road

From: Boreum Kim [REDACTED]
Sent: Monday, June 15, 2020 10:50 AM
To: Clerks Dept
Subject: 500 Foster and 633 North Road Objection

Good Morning,

My name is Luna Kim and I'm an owner at 657 Foster Avenue. I'm writing to express my opinion regarding the upcoming construction of the new apartment. As the site is only a street across from 3 towers high rise, the current traffic is starting to congest as the 3 towers are starting to be filled. So with another high rise apartment coming in such a close proximity, it would be a great pain for the current residence around the area.

Beside the traffic, some residences do not always obey the parking regulations and have been using the street parking as their own parking. It is already hard to find parking as visitors and not to mention for the infrequent people moving in and moving out.

The close proximity of the new building to our apartment has also raised concerns for privacy. One of the main reasons I moved to Coquiltam was due to the fact that me and my husband can enjoy a certain level of privacy. We do not need to keep the blinds close 24/7 to feel that we are not being watched.

These are my main concerns for the upcoming project to build another high rise within the area, And I hope you can reconsider the project of building another apartment within such close proximity.

Please kindly reconsider a project to build another apartment within the neighbour and hope you have a great day.

Sincerely,

Luna Kim

- ☒ Copies to Mayor & Council
- ☐ Tabled Item for Council Meeting
- ☐ Correspondence Item for Council Meeting
- ☒ For Information Only
- ☐ For Response Only
- ☒ Copies to GM, PD, DDS, Planner 3,
File Manager, File copy.

Selby-Brown, Ashland

Public Hearing - June 15, 2020
Item 3 - 500 Foster Avenue and 633
North Road

From: Vermonte [REDACTED]
Sent: Monday, June 15, 2020 11:20 AM
To: Clerks Dept
Subject: 500 Foster Ave and 633 North Rd

Feedback

- Two towers that close creates a lack of privacy for all residents
- Shade / shadows that the tower will cast on the area will affect the use and enjoyment of our building pool deck area, and amenities
- blocked view corridors to the south therefore new towers need to be lower than the existing towers
- Some staggering or space needs to be created between the buildings to allow light and views to exist.
- loss of property values
- traffic in the neighbourhood, congestion at the intersection
- inadequate street parking to accommodate the visitors.
- additional housing not required in this area
- un-attractive design or inappropriate for the neighbourhood
- schools inadequate over capacity or not accessible

Regards,
Vermonte

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 EMPD, DDS, Planners 3,
File Manager, File copy.

Selby-Brown, Ashland

Public Hearing – June 15, 2020
Item 3 – 500 Foster Avenue and 633
North Road

From: Kevin W [REDACTED]
Sent: Monday, June 15, 2020 11:20 AM
To: Clerks Dept
Subject: Re: 500 Foster 633 North Road

Feedback

- Two towers that close creates a lack of privacy for all residents
- Shade / shadows that the tower will cast on the area will affect the use and enjoyment of our building pool deck area, and amenities
- blocked view corridors to the south therefore new towers need to be lower than the existing towers
- Some staggering or space needs to be created between the buildings to allow light and views to exist.
- loss of property values
- traffic in the neighbourhood, congestion at the intersection
- inadequate street parking to accommodate the visitors.
- additional housing not required in this area
- un-attractive design or inappropriate for the neighbourhood
- schools inadequate over capacity or not accessible

Best Regards,

Citizen of Coquitlam

Best Regards

- ☒ Copies to Mayor & Council
- ☐ Tabled Item for Council Meeting
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- ☒ For Information Only
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- ☒ Copies to CLIPD DRS, Planners 3,
file Manager, file copy.

Nasato, Kate

Public Hearing - June 15, 2020
Item 3 - 500 Foster Avenue and 633
North Road

From: Emily Kehoe [REDACTED]
Sent: Monday, June 15, 2020 11:22 AM
To: Clerks Dept
Subject: 500 FOSTER AVE and 633 NORTH ROAD

Good Morning,

I am writing today regarding the development proposal at 500 Foster Avenue and 633 North Road.

Some of my concerns with the proposal are that the two towers may result in shade casting on the amenities area at Loughheed Heights 1 (657 Whiting Way) and the privacy issue of 2 large buildings overlooking the pool deck, the congestion of traffic at the intersection in the neighbourhood, loss of property value and inadequate street parking for visitors.

I am hopeful my concerns will be addressed in tonight's public hearing meeting.

Thank you for your time,

Emily Kehoe

Resident of Loughheed Heights 1 - 657 Whiting Way

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

Dee Seelye, Film, File Cg

Nasato, Kate

Public Hearing – June 15, 2020
Item 3 – 500 Foster Avenue and 633
North Road

From: Leah Turman [REDACTED]
Sent: Monday, June 15, 2020 1:06 PM
To: Clerks Dept
Subject: 500 FOSTER and 633 North Road

Follow Up Flag: Follow up
Flag Status: Flagged

Hello,

There are many concerns raised if a 40-something story building is built on the property at Foster and North that is currently vacant. Here are a few reasons why myself, Leah Turman, and partner, Richard Jones, are against this:

1. 2 towers that close together create a lack of privacy for all residents
2. shadow/shade that the tower will cast on the area will affect the use and enjoyment of our building's pool deck area and amenities
3. Blocked view corridors to the south
4. loss of property values
5. traffic in the area and congestion at the intersection.
6. additional housing not required in this area

Thank you,
Leah Turman

- ☒ Copies to Mayor & Council
- ☐ Tabled Item for Council Meeting
- ☐ Correspondence Item for Council Meeting
- ☒ For Information Only
- ☐ For Response Only _____
- ☒ Copies to CMAA DOS Plans 3

Dissegh, Fleth, Fle Cy

Nasato, Kate

Public Hearing - June 15, 2020
Item 3 - 500 Foster Avenue and 633
North Road

From: Mikehongdu WANG [REDACTED]
Sent: Monday, June 15, 2020 5:35 PM
To: Clerks Dept
Subject: Fwd: Re : Amendment to the Zoning Bylaw-500 Foster Av and 633 North

----- Forwarded message -----

From: Mikehongdu WANG [REDACTED]
Date: Mon, Jun 15, 2020, 12:37 PM
Subject: Re : Amendment to the Zoning Bylaw-500 Foster Av and 633 North
To: <clerks@quitlam.ca>

To how it may concern,

I am a resident of Loughheed Hights neighboring to 500 Foster. The proposed 44 high-rise would definitely block our views, lower the value of our property, and increase the density of people in the area. I disagree to build high rise but I support to maximum 6-lever building built. As we brought our property, it assumed there would be low level townhouse in that area.

Thank you for your attention.

Regard,

Hong Du Wang

807-657 Whiting Way, Coquitlam
[REDACTED]

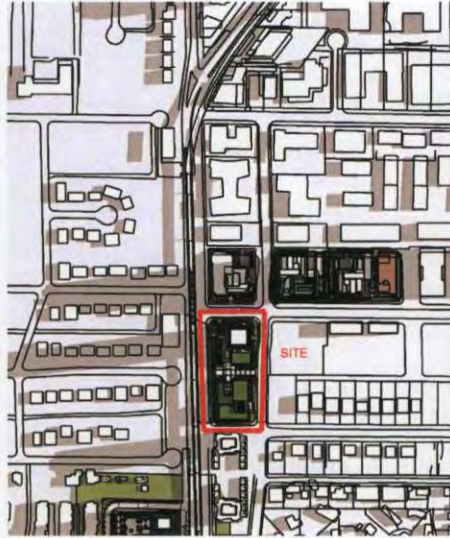
- ☒ Copies to Mayor & Council
- ☐ Tabled Item for Council Meeting
- ☐ Correspondence Item for Council Meeting
- ☐ For Information Only
- ☐ For Response Only
- ☒ Copies to AMPD, Denise Plummer

AMPD, Denise Plummer
AMPD, Denise Plummer

Public Hearing – June 15, 2020
Item 3 – 500 Foster Avenue and 633
North Road



MARCH 8 AM



JUNE 8 AM



DECEMBER 8 AM

SHADOW STUDY
January 24, 2020

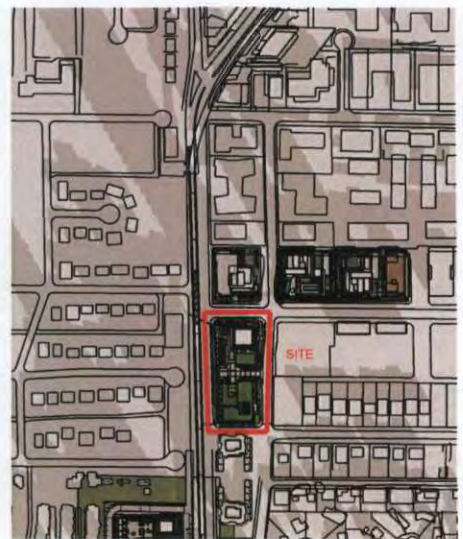
N.T.S. 500 FOSTER AVENUE - MIXED USE DEVELOPMENT A700



MARCH 10 AM



JUNE 10 AM



DECEMBER 10 AM

SHADOW STUDY
January 24, 2020

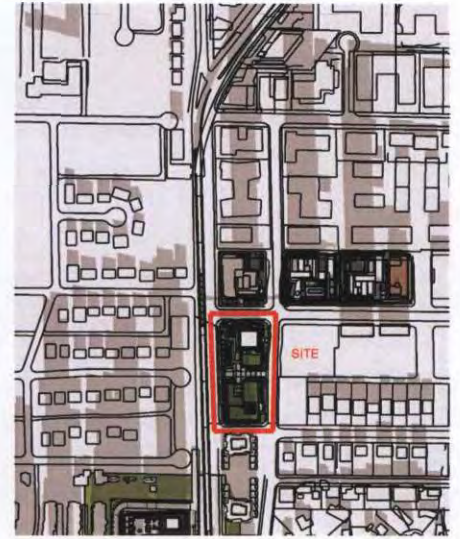
N.T.S. 500 FOSTER AVENUE - MIXED USE DEVELOPMENT A701



MARCH 12 PM



JUNE 12 PM



DECEMBER 12 PM

SHADOW STUDY

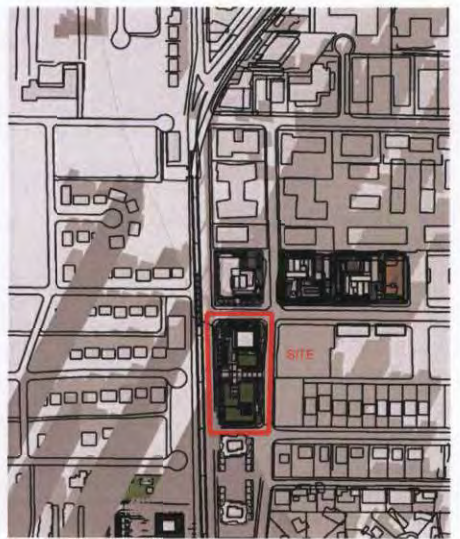
January 24, 2020



MARCH 2 PM



JUNE 2 PM



DECEMBER 2 PM

SHADOW STUDY

January 24, 2020



MARCH 4 PM



JUNE 4 PM



DECEMBER 4 PM

SHADOW STUDY

January 24, 2020

N.T.S. 500 FOSTER AVENUE - MIXED USE DEVELOPMENT A704

