

**PUBLIC HEARING
Monday, July 26, 2021**

A Public Hearing convened on Monday, July 26, 2021 at 7:05 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
Jim McIntyre, General Manager Planning and Development
Tiina Mack, Acting General Manager Parks, Recreation, Culture and Facilities
Jim Ogloff, Fire Chief
Andrew Merrill, Director Development Services
Robert Cooke, Development Servicing Engineer Manager
Jeff Denney, Planner 3
Brendan Hurley, Planner 2
Jamieson Pritchard, Planner 1
Stephanie Lam, Legislative Services Manager
Adam Shroff, Legislative Services Clerk
Rachel Cormack, Legislative Services Clerk

REPORT OF DIRECTOR DEVELOPMENT SERVICES

The Director Development Services submitted a written brief to the Public Hearing dated July 21, 2021, a copy of which is attached to and forms a part of these minutes.

ADVERTISING OF PUBLIC HEARING

The Public Hearing was advertised in the Tri-City News on the following dates: Thursday, July 15, 2021 and Thursday, July 22, 2021.

OPENING REMARKS

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

ITEM #1 **Reference: PROJ 19-072**
Bylaw No. 5141, 2021
Address: 816 Westwood Street

The intent of Bylaw No. 5141, 2021 is to amend *City of Coquitlam Zoning Bylaw No. 3000, 1996* to rezone the subject property outlined in black on the map marked Schedule 'A' to Bylaw No. 5141, 2021 from RS-1 One-Family Residential to RS-4 One-Family Compact Residential

In conjunction with the above application, the City has received a related application for a Development Variance Permit for the same property located at 816 Westwood Street. The application requests the following variances to the City's Zoning Bylaw:

- In subsection 1004 (4)(a) in Part 10 One-Family Residential Zones, to reduce the minimum lot area from 375m² to 373.4m²; and
- In subsection 1004 (4)(b) in Part 10 One-Family Residential Zones, to reduce the minimum lot width from 12.5 metres to 10.04 metres.

If approved, the application would facilitate the subdivision of the subject property to create two single family lots.

The Chair indicated that those who wish to speak to the Development Variance Permit application must do so prior to the closure of the hearing for item 1.

The Planner 1 provided an overview of the following:

- Zoning and Land Use Designation
- Proposal
- Recommendation

Due to internet connectivity concerns, Council recessed the Public Hearing and noted they would return to Item 1 once the rest of the Public Hearing agenda was completed (7:17 p.m.).

ITEM #2 **Reference: PROJ 20-086**
Bylaw Nos. 5132, 5131 and 5136, 2021
Addresses: 585 Como Lake Avenue, 603 and 609 Clarke Road and 606 and 612 Elmwood Street

The intent of Bylaw No. 5132, 2021 is to amend *City of Coquitlam Citywide Official Community Plan Bylaw No. 3479, 2001* to amend the land use designation of a portion of the subject properties outlined in black on the map marked Schedule 'A' to Bylaw No. 5132, 2021 from Civic and Major Institutional to Transit Village Commercial.

The intent of Bylaw No. 5131, 2021 is to amend *City of Coquitlam Zoning Bylaw No. 3000, 1996* to rezone the subject properties outlined in black on the map marked Schedule 'A' to Bylaw No. 5131, 2021 from RS-1 One-Family Residential, SS-1 Service Station Commercial and CS-1 Service Commercial to CD-26 Comprehensive Development Zone.

The intent of Bylaw No. 5136, 2021 is to amend *City of Coquitlam Zoning Bylaw No. 3000, 1996* to rezone the subject properties outlined in black on the map marked Schedule 'A' to Bylaw No. 5136, 2021 from SS-1 Service Station Commercial and CS-1 Service Commercial to P-1 Civic Institutional.

To enable the proposed development, the applicant is proposing a density transfer between the subject site and a separate site owned, and also under application (PROJ 19-021), by the proponent located at 631 and 633 Smith Avenue and 708, 712, and 716 Dogwood Street.

If approved, the application would facilitate the development of a 38-storey mixed-use tower with 333 condo units (63 studios, 68 1-bedrooms, 68 1-bedrooms with a den, 34 two-bedrooms, 63 two-bedrooms with a den, and 37 3-bedrooms) and four levels of commercial space.

The Planner 3 provided an overview of the following:

- Zoning and Land Use Designation
- Proposed Density Transfer
- Recommendation

Nic Paoella, Thomas Rowe and Rob Elliot, Marcon (the Applicants) appeared before Council to provide an onscreen presentation entitled "Elmwood" with slides titled as follows:

- Site Context
- Planning Context
- Building Program
- Site Plan
- Loading and Access
- Retail at Grade
- Office Podium
- Design Excellence
- Amenity Program
- Enhanced Public Realm
- Clarke and Como Plaza
- Opportunities Created
- Thank You

Discussion ensued relative to the desire for Planning staff to use language in their consultation materials that will be easily understandable by members of the public.

In response to a question from Council, the Planner 3 provided a definition of 'transit-oriented village' and noted that it defined a space that is near a transit hub, rather than it being designated a transit hub itself.

Kristen Kostas, 602 Como Lake Road, Coquitlam, appeared before Council to request information regarding the construction timeline from the project, as well as her concern regarding the potential traffic impacts of the surrounding roadwork network.

The Planner 3 noted that the construction timeline for the project, should it be approved by Council, would be roughly 4 years.

The General Manager Engineering and Public Works provided information on the upcoming roadworks to the surrounding road network that will mitigate any potential concerns regarding increased traffic levels on the surrounding roadwork network.

Ashwini Manohar, 1377 El Camino Drive, Coquitlam, appeared before Council to request information regarding the density transfer and the amount of rental units that would be allowed at the Elmwood site. She further requested information on the definition of 'below-market rental units'.

The Planner 3 provided an overview of the density transfer between this project and the associated project at Elmwood by the applicant, and the definition of a below-market rental unit.

Discussion ensued relative to the understanding that all of the rental units for this joint project will be built on the Elmwood site.

Ms. Manohar appeared before Council for a second time to request clarification as to the process of the density transfer and her desire to ensure that the developer was not receiving an increased number of market condo units.

The Director Development Services provided an overview of the density transfer and that as a result of the transfer the developer would receive the same amount of market condo units and an increased number of rental units.

Recognizing the transactional nature of the projects between Items 2 and 3, Council recessed the Public Hearing for Item 2, and agreed to return to this following consideration of Item 3 (7:52 p.m.).

ITEM #3**Reference: PROJ 19-021****Bylaw No. 5140, 2021****Addresses: 631 and 633 Smith Avenue and 708, 712 and 716 Dogwood Street**

The intent of Bylaw No. 5140, 2021 is to amend *City of Coquitlam Zoning Bylaw No. 3000, 1996* to rezone the subject properties outlined in black on the map marked Schedule 'A' to Bylaw 5140, 2021 from RT-1 Infill Residential to RM-3 Multi-Storey Medium Density Apartment Residential.

To enable the rental tenure for the proposed development, the applicant is proposing a density transfer between the subject site and a separate site owned, and also under application, by the proponent (PROJ 20-086) located at 585 Como Lake Avenue, 603 and 609 Clarke Road and 606 and 612 Elmwood Street.

If approved, the application would facilitate the development of a six-storey, purpose-built rental apartment building with 126 units (4 studios, 86 one-bedrooms, 32 two-bedrooms, and 4 three-bedrooms), of which 37 units will be below-market, and 25 units which will be adaptable or accessible for people with disabilities.

The Planner 2 provided an overview of the following:

- Zoning and Land Use Designation
- Proposal
- Rental Density Exchange
- Recommendation

Nic Paoella, Thomas Rowe and Rob Elliot, Marcon (the Applicants) appeared before Council to provide an onscreen presentation entitled "Dogwood" with slides titled as follows:

- Site Context
- Planning Context
- Building Program
- Site Plan
- Landscape Approach
- Design Inspiration
- Amenities
- Opportunities Created
- Thank You

Discussion ensued relative to the clarification that 710 Dogwood Street is part of a duplex and is captured as part of 708 Dogwood Street in the Public Hearing materials.

Silvia Wessel, 809 – 711 Breslay Street, Coquitlam, appeared before Council to express her disagreement of the proposed application as per her submission to Council sent on July 25, 2021.

Peter Knowlton, 303 – 711 Breslay Street, Coquitlam, appeared before Council to express his disagreement of the density transfer between applications and his belief that there would be more density at the site then would normally be allowed. He further noted potential traffic conflicts on the neighbouring laneways and streets.

The General Manager Engineering and Public Works noted that the laneway referenced by Mr. Knowlton will be upgraded as part of the application.

The Planner 2 noted that the density transfer has not changed the size or height of the building proposed at the subject site. He stated that the only change is that it will be 100% rental rather than market strata. He further noted that the maximum height of development on the subject site would be 8 stories.

In response to a question from Council, the Planner 2 noted that the density transfer has allowed an extra 52 rental units on the site, without impacting the density of the site. He further noted that the previous iteration of the project, that did not include the density transfer, still had the subject property at 6 stories.

Discussion ensued relative to the request for clarification as to the benefits to Coquitlam residents for the density transfer to continue.

The Director Development Services noted that the proposed project achieves more rental than would have been allowed should the density transfer not happen, that it will have a shorter construction timeline due to it's wood frame, and that the rent would be slightly lower than if it was in a concrete frame building due to the cheaper construction process.

Ashwini Manohar, 1377 El Camino Drive, Coquitlam, appeared before Council to request clarification as to the amount of rental units at the proposed site.

The Planner 2 stated that the application proposes 126 units, of which 37 units will be below-market, and 25 units which will be adaptable or accessible for people with disabilities.

David Gomm, 502 – 711 Breslay Street, Coquitlam, appeared before Council to request information on the zoning designation of the site and noted the need for rental units spread out across the neighbourhood and also more rental opportunities for families.

Ashwini Manohar, 1377 El Camino Drive, Coquitlam, appeared before Council a second time to request information as to whether the developer would receive more market condo units as part of the density transfer.

The Director Development Services provided an overview of the City's Density Bonus Program and how the density transfer would facilitate a greater number of rental apartments to be built.

Discussion continued relative to the understanding that Council has been supportive of programs that would facilitate the creation of more rental units in Coquitlam.

There were no further representations to this item.

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

1. Email from Shaun Applebaum, 638 Regan Avenue, received on July 21, 2021;
2. Anna Khlopotina, received on July 22, 2021;
3. 30 Form Letters from the Residents of 711 Breslay Street, Coquitlam, received on July 23 and July 26, 2021;
4. Email from Dorothy Pui Huen Tsui, 106 – 711 Breslay Street, received on July 23, 2021;
5. Email from Brenda and Nick Wong, 612 – 711 Breslay Street, received on July 25, 2021;
6. Email from Silvia Wessel, 809 – 711 Breslay Street, received on July 25, 2021; and
7. Email from David Gomm, 502 – 711 Breslay Street, received on July 26, 2021.

The Chair declared the Public Hearing regarding Item 3 (PROJ 19-021) closed (8:52 p.m.).

ITEM #2 Reference: PROJ 20-086
Bylaw Nos. 5132, 5131 and 5136, 2021
Addresses: 585 Como Lake Avenue, 603 and 609 Clarke Road and 606 and 612 Elmwood Street
Continued

There were no further representations to this item.

The following submission was received, is attached to, and forms a part of these minutes:

1. Email from Stephen Chan, 608 Como Lake Avenue, received on July 23, 2021.

The Chair declared the Public Hearing regarding Item 2 (PROJ 20-086) closed (8:52 p.m.).

ITEM #1 **Reference: PROJ 19-072**
Bylaw No. 5141, 2021
Address: 816 Westwood Street
Continued

Jon Birmingham, 814 Westwood Street, Coquitlam, appeared before Council to express his concern regarding the application due to the proposed height of the building and that it would be the only 3-storey home on the street, the potential parking limitations, and the possible damages to his existing trees should homes be built so close to their shared lot line.

The Director Development Services provided an overview of a three-storey home that shares a rear lot line with Mr. Birmingham and noted that the Board of Variance approved a construction height variance for that project. He further noted that on-site parking would be required for both lots following subdivision, and that the applicant would be expected to retain an arborist to survey the trees prior to the development.

The Planner 1 provided an overview of the lot sizes in the neighbourhood over the past century and stated that the lot at 816 Westwood Street was at one point two separate lots before it was consolidated into one.

In response to a question from Council, the Planner 1 noted the development height on the property as it is zoned is 9 metres.

Discussion ensued relative to the following:

- Whether the applicant could construct a 3-storey single family home on the subject property.
- Concern that there is no building plan for Council to reference

Sutha Aiyathurai, the Applicant, noted that staff told him that he could construct two 3-storey homes, with the first story being uninhabitable garage or storage space due to the floodplain construction requirements.

The General Manager Planning and Development noted that staff could answer questions regarding the proposed type of development with the applicant in advance of the Regular Council Meeting.

The General Manager Engineering and Public Works noted the floodplain construction level standards for the area, and therefore for the subject property, would require 2 metres of construction that is non-habitable.

Discussion continued relative to the following:

- The understanding that since this application also includes a Development Variance Permit, they are allowed a broader scope of consideration regarding the application rather than just Public Hearing applications
- Concern that the applicant does not know whether they will need a height variance in the future to achieve the building's they are planning for

In response to a question from Council, the General Manager Planning and Development noted that the three-storey home height variance granted by the Board of Variance exhibited reasonable hardship and his belief that there is no reasonable hardship for the current application.

The Director Development Services noted that the rest of the homes in the neighbourhood were constructed with consideration of the floodplain construction level and only have one habitable floor on the second storey.

There were no further representations to this item.

The following submission was received, is attached to, and forms a part of these minutes:

1. Email from Jon and Candice Birmingham, 814 Westwood Street, received on July 26, 2021.

The Chair declared the Public Hearing regarding Item 1 (PROJ 19-072) closed (9:30 p.m.).

MINUTES CERTIFIED CORRECT

CHAIR

I hereby certify that I have recorded the Minutes of the Public Hearing held on Monday, July 26, 2021 as instructed, subject to amendment and adoption.



Rachel Cormack
Legislative Services Clerk

**PLANNING AND DEVELOPMENT DEPARTMENT
BRIEF TO PUBLIC HEARING, MONDAY JULY 26, 2021**

ITEM #1 – PROJ 19-072 – BYLAW NO. 5141, 2021

Application to amend *City of Coquitlam Zoning Bylaw No. 3000, 1996* to rezone the property at 816 Westwood Street, from RS-1 One-Family Residential to RS-4 One-Family Compact Residential – *Bylaw No. 5141, 2021*.

Recommendation:

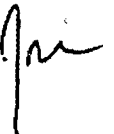
That Council give second and third readings to *City of Coquitlam Zoning Amendment Bylaw No. 5141, 2021*.

First Reading:

On July 5, 2021, Council gave first reading to *Bylaw No. 5141, 2021* and referred the bylaw to Public Hearing.

Additional Information:

At the July 5, 2021 Regular Council meeting, Council requested no additional information.



ITEM #2 – PROJ 20-086 – BYLAW NOS. 5132, 5131, and 5136, 2021

Application to amend *City of Coquitlam Citywide Official Community Plan Bylaw No. 3479, 2001* to revise the land use designation of a portion of the properties at 585 Como Lake Avenue, 603 and 609 Clarke Road and 606 and 612 Elmwood Street, from Civic and Major Institutional to Transit Village Commercial; and to amend *City of Coquitlam Zoning Bylaw No. 3000, 1996* to rezone the same properties, from RS-1 One-Family Residential, SS-1 Service Station Commercial and CS-1 Service Commercial to CD-26 Comprehensive Development Zone - 26 and P-1 Civic Institutional – *Bylaw Nos. 5132, 5131, and 5136, 2021*.

Recommendation:

That Council give second and third readings to *City of Coquitlam Citywide Official Community Plan Amendment Bylaw No. 5132, 2021* and *City of Coquitlam Zoning Amendment Bylaw Nos. 5131, 2021* (CD-26 Zone) and *5136, 2021* (P-1 Zone).

First Reading:

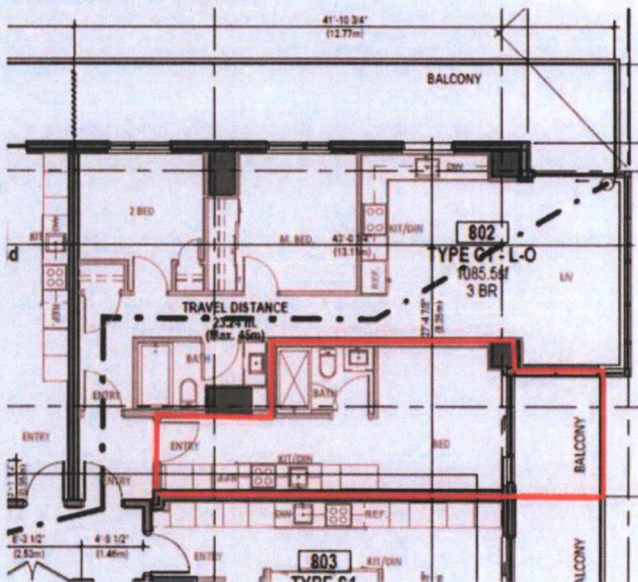
On July 12, 2021, Council gave first reading to *Bylaw Nos. 5132, 5131, and 5136, 2021* and referred the bylaws to Public Hearing.

Additional Information:

At the July 12, 2021 Regular Council meeting, Council requested the following additional information:

1. Clarify the layout and location of the proposed lock-off units:

The units are located on levels 7-29 in the SE corner of the building. Each lock-off unit has its own kitchen, bathroom, and balcony. The proposed lock-off units are 29 square metres (312 sq. ft.) in size, in compliance with the Zoning Bylaw requirement. The layout of the proposed lock-off unit is outlined in red below.



2. Why are all of the proposed trees deciduous?

The proposed trees are predominantly native deciduous species appropriate for shade tolerance and upland drier conditions adjacent to the rain garden and are smaller in height to accommodate restrictions under the BC Hydro transmission lines on Como Lake Avenue. Coniferous trees are also not proposed in order to maintain good visibility between the

sidewalk and plaza areas (i.e. CPTED), keeping tree canopies above the line of sight for pedestrians, and allowing for good visibility into the ground level CRU's.

3. Is there an end of trip facility?

An end of trip facility will be provided as per the recently adopted City Wide Parking Review requirements.

4. Node/Landmark Site

The site is identified as a Major Node and Landmark in the BLNP.

Major Node

The proposed rain gardens/plaza, landscaping, seating and hardscaped surfaces comply with a number of the guidelines for a Major Node, including:

- Provides elements that promote pedestrian interest;
- Exceeds 45 sq. m. (484 sq. ft.) in area;
- Has active building frontage fronting the rain gardens/plaza; and
- Provides pedestrian oriented lighting.

Landmark Site

There are a number of ways that proposed developments can meet the guidelines for Landmark sites. The proposed building and rain gardens/plaza comply with a number of the guidelines for a Landmark site in the BLNP, including:

- Provides a unique public space in the form of a plaza and rain gardens with educational signage about stormwater management and watersheds;
- Small pedestrian bridges span the rain gardens;
- A sculpted architectural screen is proposed at the base of the building;
- Improved street presence with active frontages (CRU's and patios) and public space; and
- Accent lighting is proposed along the seat walls, pedestrian bridges and in the landscaping to help animate the space at night.

ITEM #3 – PROJ 19-021 – BYLAW NO. 5140, 2021

Application to amend *City of Coquitlam Zoning Bylaw No. 3000, 1996* to rezone the properties at 631 and 633 Smith Avenue and 708, 712 and 716 Dogwood Street, from RT-1 Infill Residential to RM-3 Multi-Storey Medium Density Apartment Residential – *Bylaw No. 5140, 2021*.

Recommendation:

That Council give second and third readings to *City of Coquitlam Zoning Amendment Bylaw No. 5140, 2021*.

First Reading:

On July 12, 2021, Council gave first reading to *Bylaw No. 5140, 2021* and referred the bylaw to Public Hearing.

Additional Information:

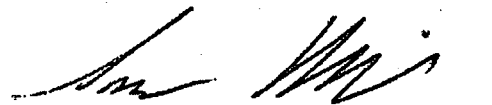
At the July 12, 2021 Regular Council meeting, Council requested the following additional information:

1. Identify construction timeline for the development of this Dogwood Street rental building in comparison to the Elmwood Street building:

Marcon, the applicant, has noted their intent to apply to the CMHC for the Rental Financing and that the woodframe building is intended for an advanced process towards building permit:

"We are applying to CMHC under their Rental Construction Financing Initiative program for our Dogwood project, which provides favorable financing to encourage the construction of rental apartment projects across Canada. The program has become quite competitive, with a requirement to have project under construction within six months from approval. To meet this requirement, we've continued to develop the design drawings for this project in order to submit a Building Permit application and start construction as soon as possible."

Staff has been supportive of this approach where it is connected to a housing agreement to protect these rental and below market rental units.



Andrew Merrill, MCIP, RPP

AM/ce/cb

Clerks Dept

From: The Birminghams [REDACTED]
Sent: July 26, 2021 7:23 AM
To: Clerks Dept
Subject: PROJ 19-072

☒ Copies to Mayor & Council
☐ Tabled Item for Council Meeting
☐ Correspondence Item for Council Meeting
☒ For Information Only
☐ For Response Only
☒ Copies to GMPD, DDS, P3FM, FC

Follow Up Flag: Follow up
Flag Status: Flagged

Re: Application for an Amendment to the Zoning Bylaw - 816 Westwood Street

After careful consideration being the direct neighbouring property, we cannot find any advantages to the existing neighbourhood from this proposal. This property has not been large enough to subdivide in the past and with good reason. We would like to know why these rules are no longer the same.

Recently a home was built at 2989 Como Lake Avenue, that is grossly oversized for the lot. Like this variance proposal, it is a 3 storey home that does not have sufficient parking for the three tenant families that are living in it. At the time this property was going through the zoning process, the owner approached us about what he was planning for the property. He said it was too small to accommodate a dwelling for his family as it was zoned at the time of purchase. A variance was needed to add another level, and he was imploring his new neighbours to accept his proposal to the city. Without much resistance, the proposal was accepted, the house was built, suites were installed, and tenants moved in. All those neighbours, at that point lost their privacy of their backyards. I have even had the tenant in the top floor tell me how watches our dog play in our backyard, and how his dog 'talks' to mine from their window. This monstrous eyesore was immediately put up for sale, and has had a realty sign out front now for most of its existence. Had I known then what I know now, I would've been advocating against that project like I am now with this one.

Now, this new development proposal comes along, and as crazy as it sounds, this property owner has the exact same story and approach. I really would like to take this family at their word, but I can't help but think of the old saying "Once bitten, twice shy".

Parking:

The lot is not large enough to support two 3 story homes. Depending on the number of families/individuals that will live in these homes, they will not be able to accommodate proper parking which may have both homes parking vehicles in the alley. That will simply create even more congestion, and will be unsafe for all of the other neighbours.

Privacy:

Our largest concern is that two, 3 story dwellings will take away all of the privacy of the surrounding neighbours. It top floor will have direct view of all adjacent properties. Unfortunately, the precedent for a 3 story dwelling has already been set at 2989 Como Lake Avenue.

We have lived in a home that had a three story building beside it, and really didn't like it. At that point, we had small children, and every time we took them into our backyard to play, the neighbours would come out on their decks to watch and then the inevitable ensuing conversation. We were their entertainment, and what could we do about it without being rude? That was a big factor in us selling and moving from that property, and after 17 years of relative privacy at our current home, we may be faced with that problem once again.

Mature Trees:

The new owner is proposing the removal of the mature Cypress tree in our front yard, removal of the Maple tree in our back yard.

We are in agreement that they can be trimmed at the new owners expense. The maple tree in our back yard is a mature tree, and provides the only shade throughout our yard.

Considering how close the structure would be to the property line, have the mature trees on my adjacent property and the root systems been factored into this variance proposal?

In a year or two one when of the trees dies due to this building be too close what will be the recourse?

The City Planning Department:

We have been in touch with Tom Hawkins from the city. We can't say we were very impressed that all of our discussions were then directly discussed/repeated with the developing home owner. That home owner has in turn approached us on several occasions at our home looking to discuss the removal of several of our trees, and persuade us to accept his development proposal.

During those conversations Mr. Hawkins advised us that his department would be recommending that this proposal be approved. Mr. Hawkins had implied that the development would be similar to the existing homes in the neighbourhood. However, at no time did he mention that the proposal included a 3 story floor plan. Had he told us that during the conversation, I am sure our call would have been a lot shorter. We were under the impression that this was still in the stages of discovery. If it is not, why are we wasting time attending meetings, writing letters, meeting with the developing home owner and arborists. To be honest we thought this was an open discussion, not that it had already been decided. We did not appreciate his one sided attitude suggesting that we agree with all of the concessions we needed to make, and in doing so, the city would look more favourably towards our property, if at some point we were to think about future development.

As a citizen of the City of Coquitlam for two decades, I am disappointed in how my city is handling this. To the point that it now has me considering my options. If this variance proposal is accepted, will I now have to move to regain that level of privacy because the city does not have my best interests in mind?

Jon & Candice Birmingham
814 Westwood Street, Coquitlam
[REDACTED]

Elmwood

603 & 609 Clarke Rd.

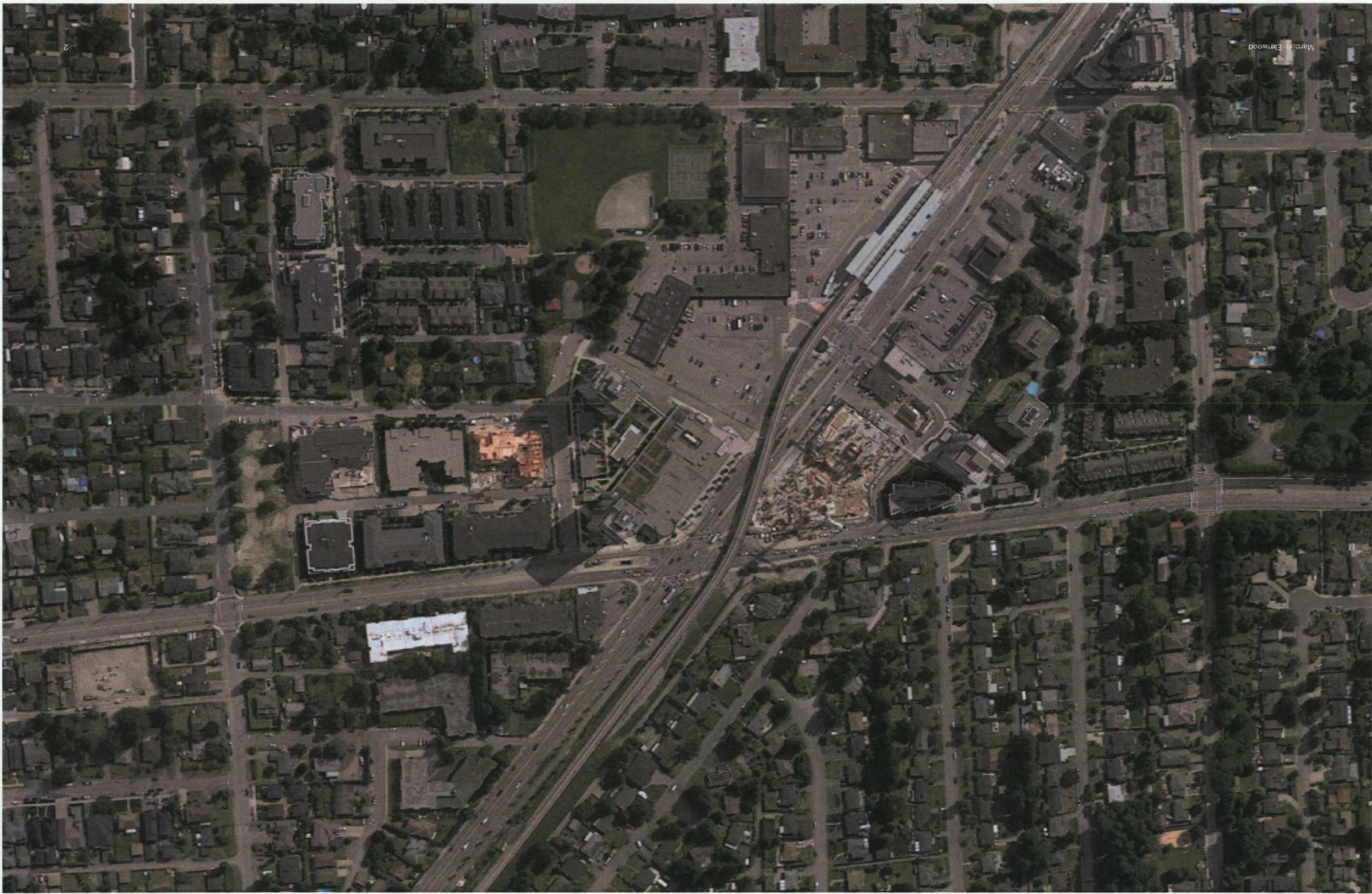
606 & 612 Elmwood St.

585 Como Lake Ave.


26 July, 2021

MARCON
Building for life





Marcelo Elmwood



Elmwood

603 & 609 Clarke Rd.

606 & 612 Elmwood St.

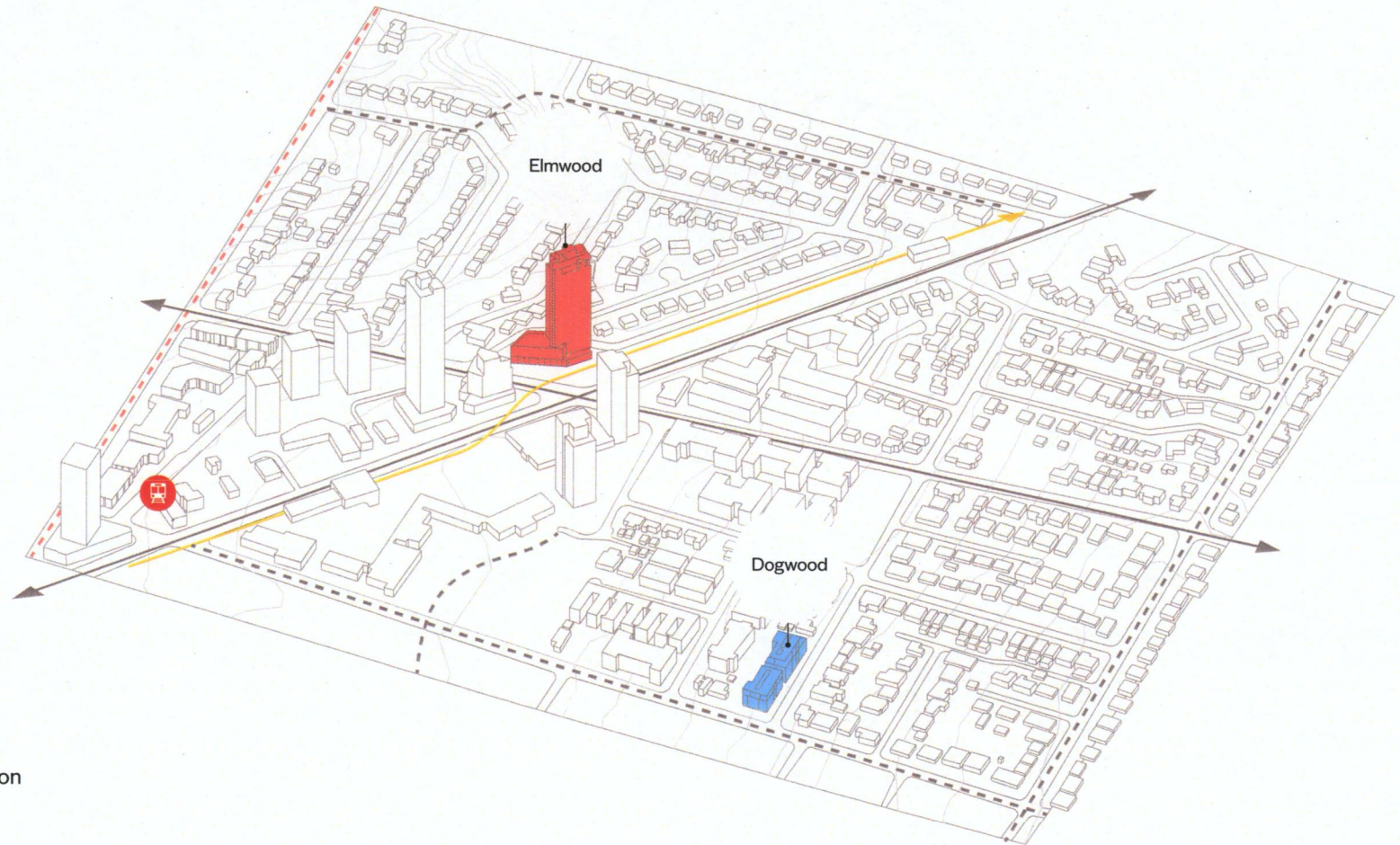
585 Como Lake Ave.


Net Site Area: 37,110 sq ft.


Land Use: Transit Village Commercial

Zone: C-7

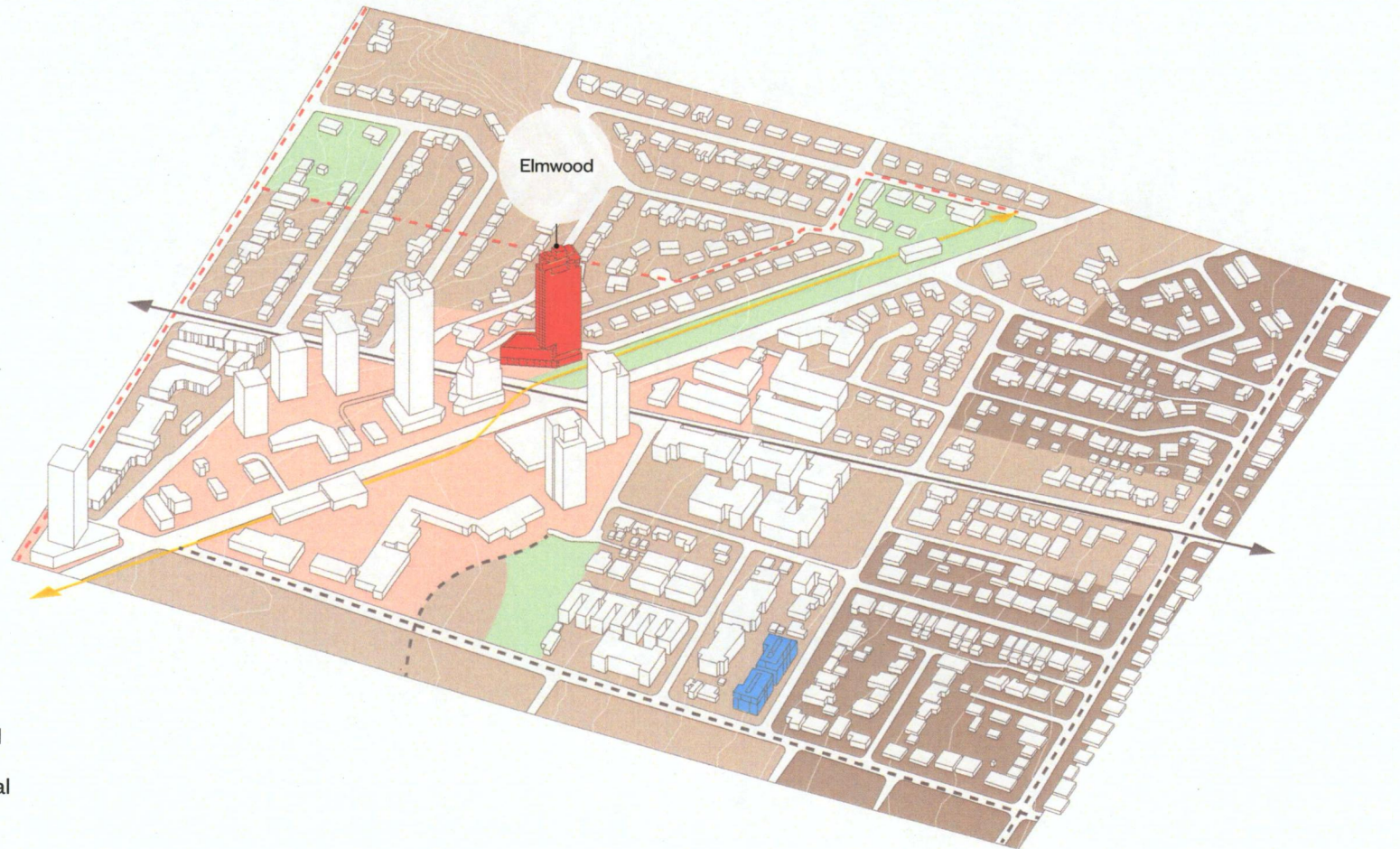
Site Context



 Burquitlam Skytrain Station

 Millennium Line

Planning Context



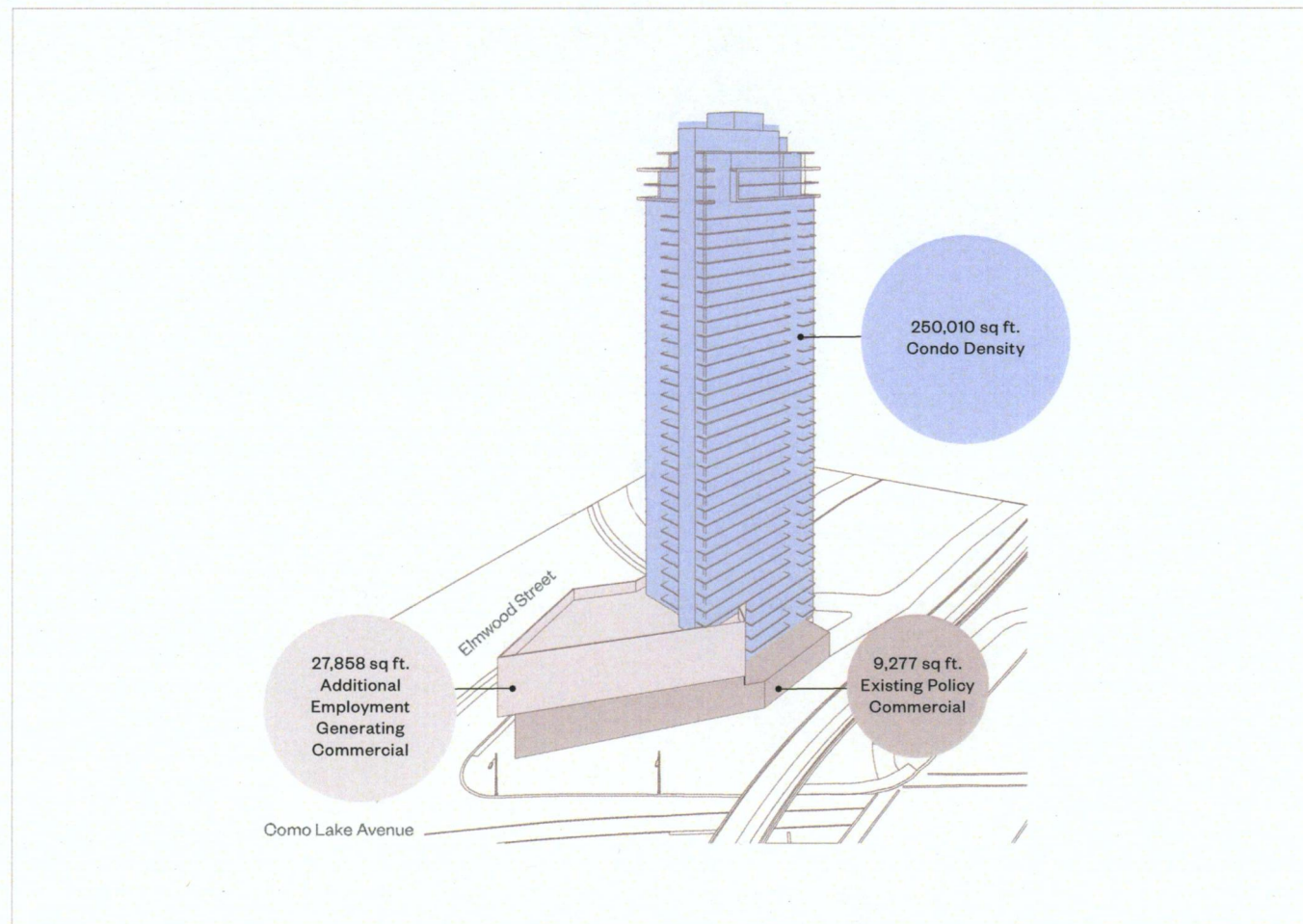
Land-use Designation

- Transit Village Commercial
- Medium Density Residential
- Millennium Line

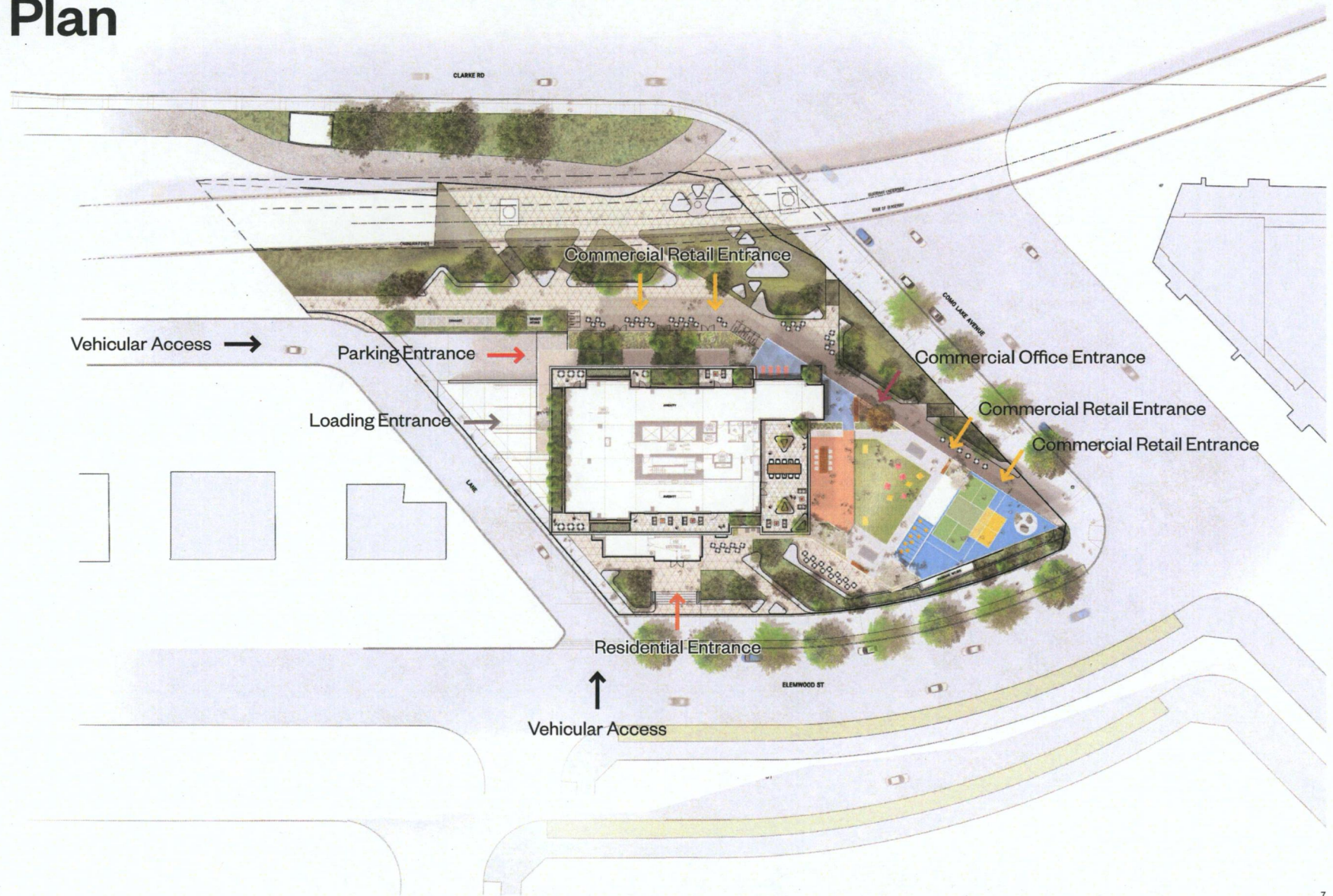
Building Program

Unit Mix

Studio	63
1 Bedroom	136
2 Bedroom	97
3 Bedroom	14
3 Bedroom – Lock Off	23
Total Units	333



Site Plan



Loading and Access



Retail at Grade



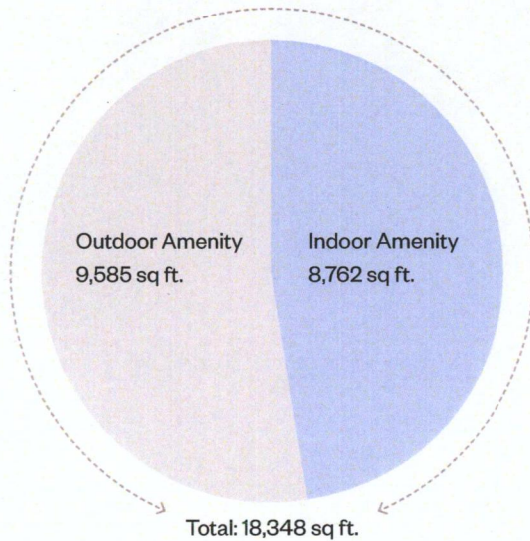
Office Podium



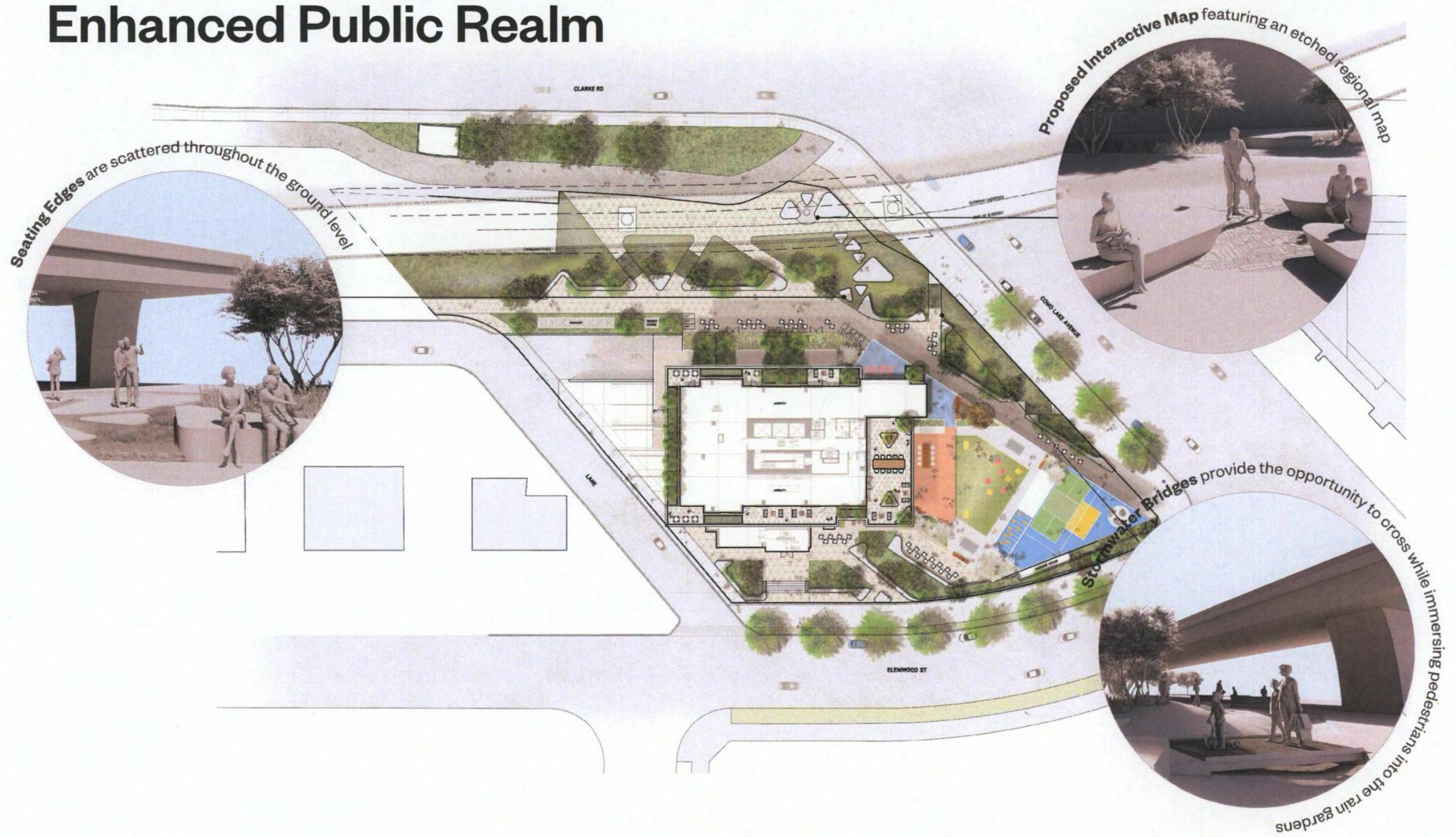
Design Excellence



Amenity Program



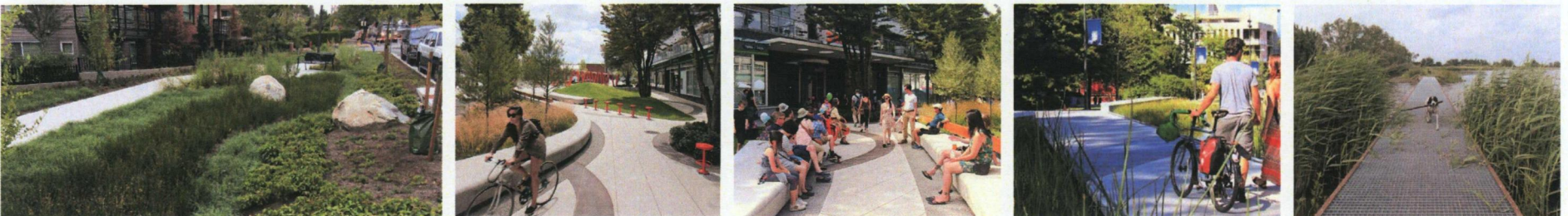
Enhanced Public Realm



Clarke and Como Plaza



Placemaking at a Pedestrian Scale



Precedents

Opportunities Created

More Rental Units

Additional Rental housing including more below market and accessible units than current policy framework.

Delivered 50% Faster than Condo

Rental housing created in a wood frame form at a lower cost, with larger average unit sizes and lower rents than typical concrete rental units. Also constructed 50% faster than an average condo tower.

Not Reliant on Condo Pre-Sale Market

Separating the rental units from the condos allows them to be built without reliance on pre-sale market conditions, and can be better managed as a stand-alone rental building in the long run.

More Commercial

Additional 27,000 sq ft. of employment generating commercial provides four times the City requirement.

Neighbourhood Architectural and Public Realm Enhancement

Tower design builds on Architectural excellence established in the Burquitlam Station node. New plaza at Clarke and Como delivers placemaking at a major City intersection, benefiting building residents and employees as well as the wider community. Ground plane design creates significant pedestrian scale enhancements.

Strong Amenity Program

Substantial residential lobby, along with level 6 and 38 roof top amenities, provide oversized indoor and outdoor spaces with high-quality finishing.

Thank You

Nic Paoletta
Vice President, Development

T 604 530 5646
M 604 309 2299
W marcon.ca

Vancouver Office
1560 – 666 Burrard Street
Vancouver, BC
V6C 2X8

Corporate Office
5645 – 199th Street
Langley, BC
V3A 1H9

MARCON
Building for life

Clerks Dept

From: Stephen Chan [REDACTED]
Sent: Friday, July 23, 2021 7:41 AM
To: Clerks Dept
Subject: PROJ 20-086

Follow Up Flag: Follow up
Flag Status: Completed

Categories: Public Hearing

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

To: Jay Gilbert or To Whom it may Concern

Hi, My name is Stephen Chan and I live in the building 608 Como Lake ave Unit 411. I am writing with my disapproval of placing a "transit village" as laid out in the package that I received. There are two reasons that I disapprove of this project.

The first reason that I disapprove would be a logical one, in that it would concern me why you would be placing a bus loop at a major intersection that leads into not one but two major highways. The amount of traffic that this will cause leading to both the Barnet Highway and the Gagliardi raises some major concerns for me. I would be horrendous in my opinion to have traffic backed up all the way down north road/Clarke road and all the way down Como lake.

The second reason for me that makes no sense is. Why would you force pedestrians to cross an intersection in order to get to the Skytrain station? Most of the People Who take the bus are trying to get onto or off of the skytrain. Taking the Skytrain to Burnaby, Newwest or Downtown is essentially why the skytrain exists. By moving the Transit station across Clarke road into the location of 603/609, you are now increasing the foot traffic across a major intersection to get to the skytrain. People will start to run across the intersection to catch the skytrain when pressed for time. I fear for the safety of pedestrians because of this. Moving the transit village further away from the location that 90% of people are going to doesn't make sense.

While I understand the need for improvements to the area, I think it would be a tremendous mistake placing the transit village at the intersection of Como Lake and Clarke Road Due to the impedance of traffic at a major arterial intersection and the amount of increased foot traffic through that area. This will cause backed up traffic and increased vehicular accidents to both cars and people.

Thank you for your time
Stephen Chan
[REDACTED]

Dogwood

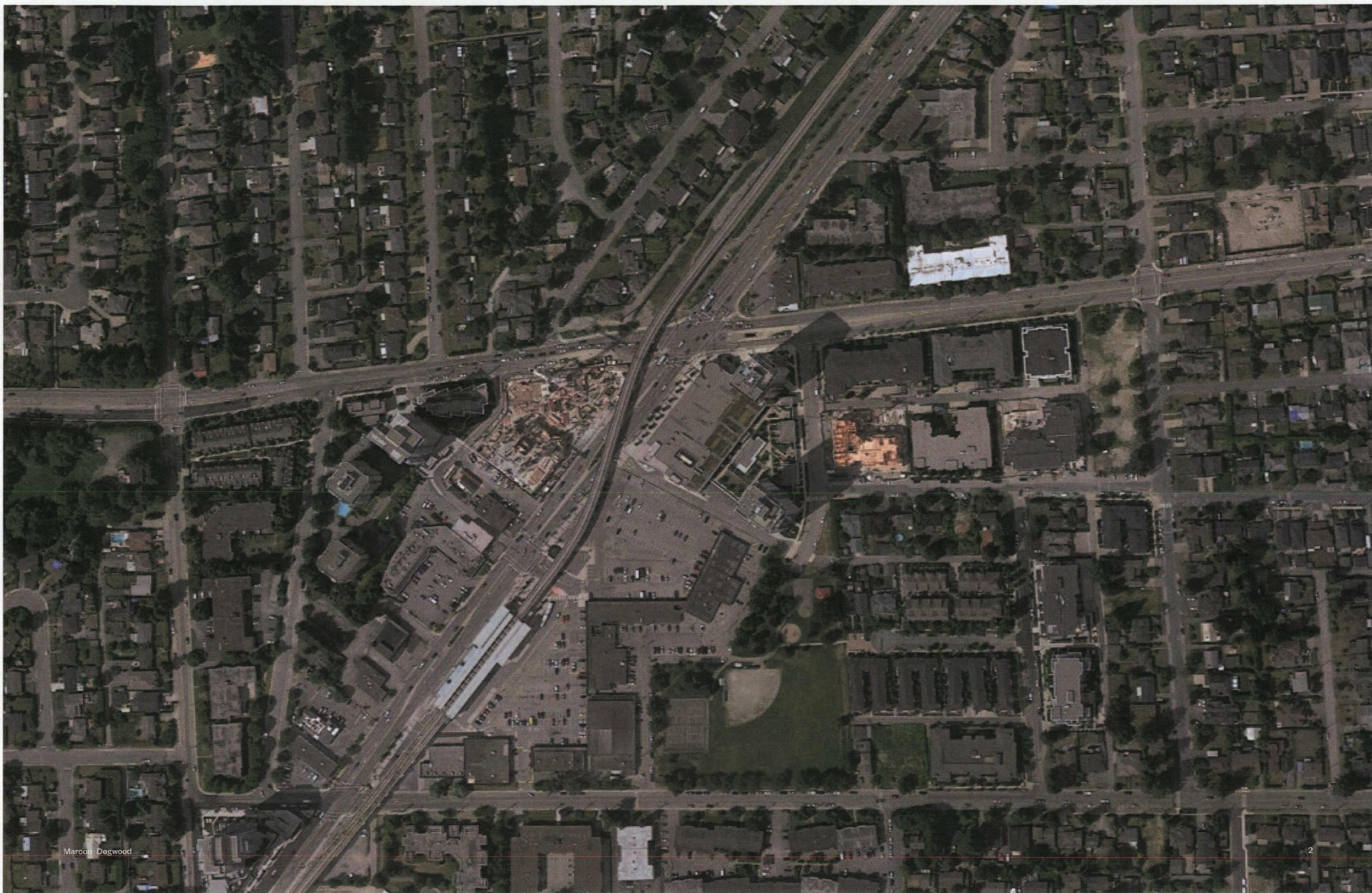
708 / 710, 712 & 716 Dogwood St.

631 & 633 Smith Ave.

26 July, 2021

MARCON
Building for life







Dogwood

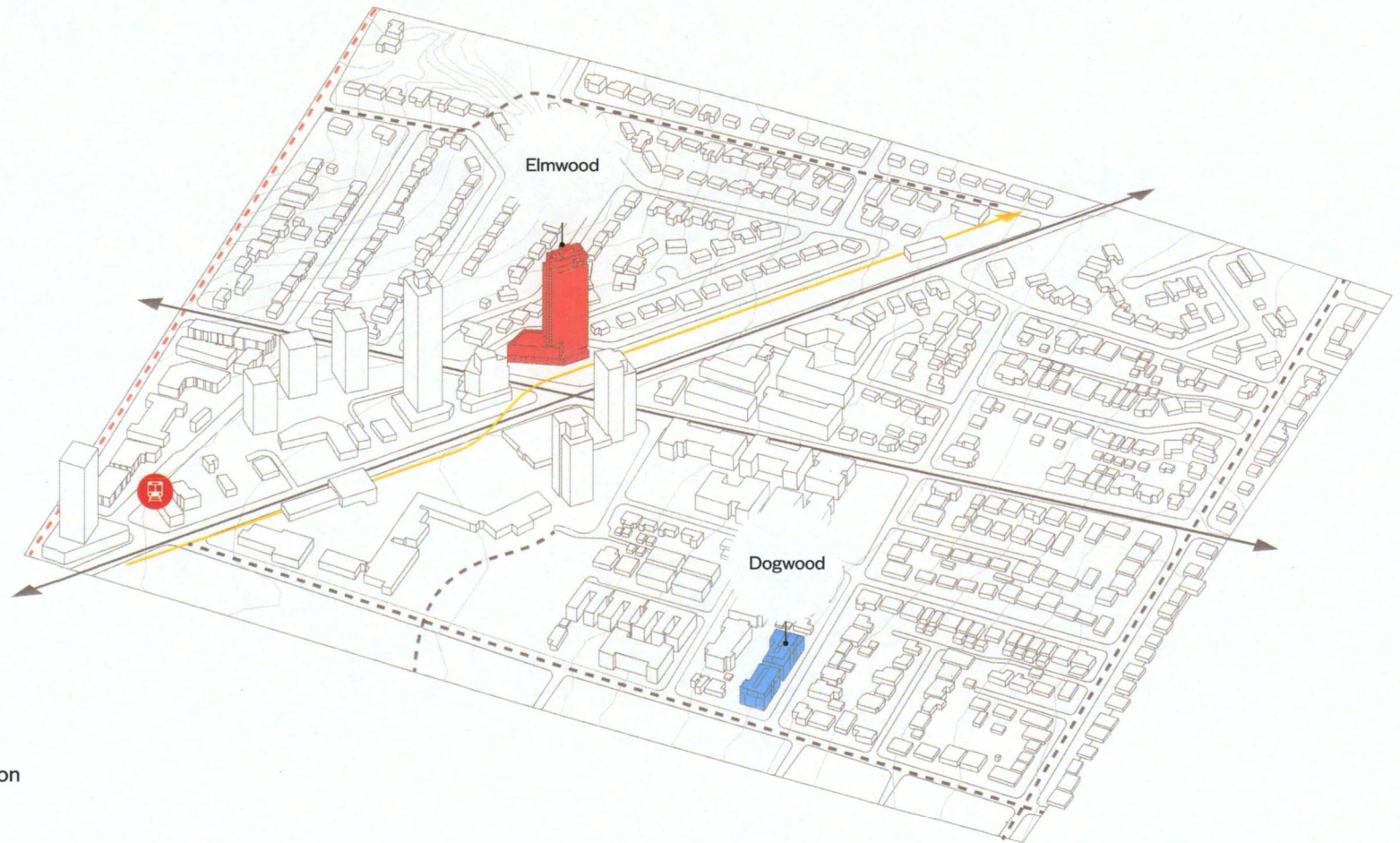
708/710, 712 & 716 Dogwood St.
631 & 633 Smith Ave.


Site Area: 40,128 sq ft.

Land Use: Medium Density Apartment

Zone: RM-3

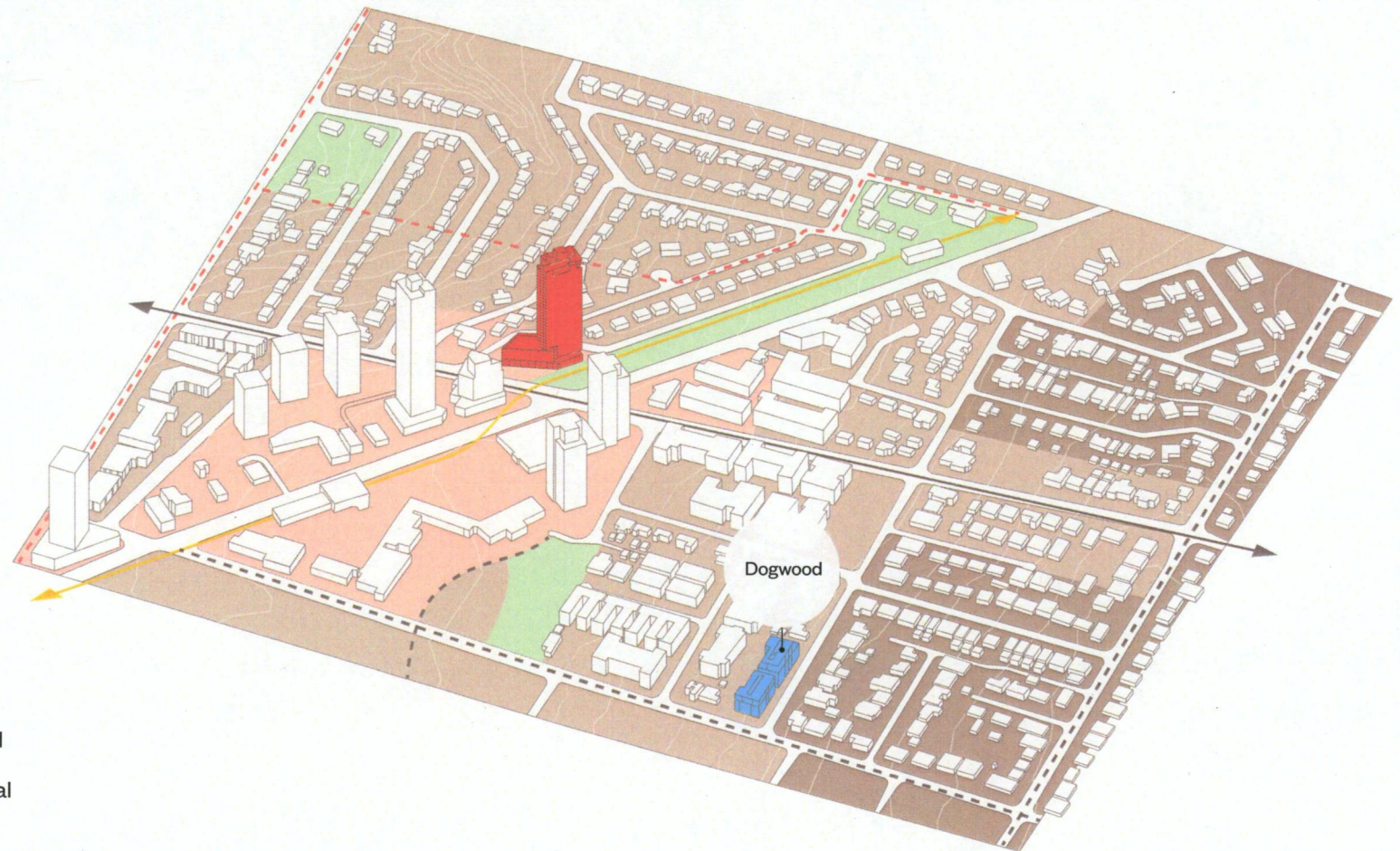
Site Context



 Burquitlam Skytrain Station

 Millennium Line

Planning Context



Land-use Designation

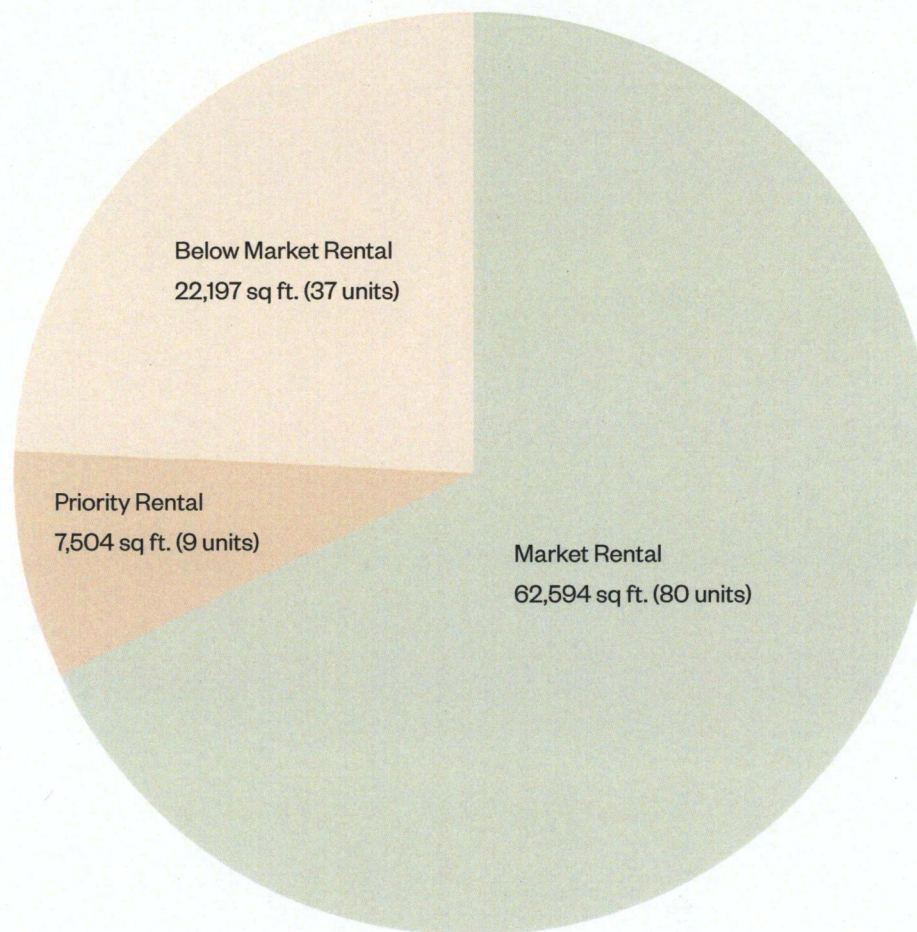
- Transit Village Commercial
- Medium Density Residential
- Millennium Line

Building Program

24% of Dogwood density is allocated to Below Market Rates.

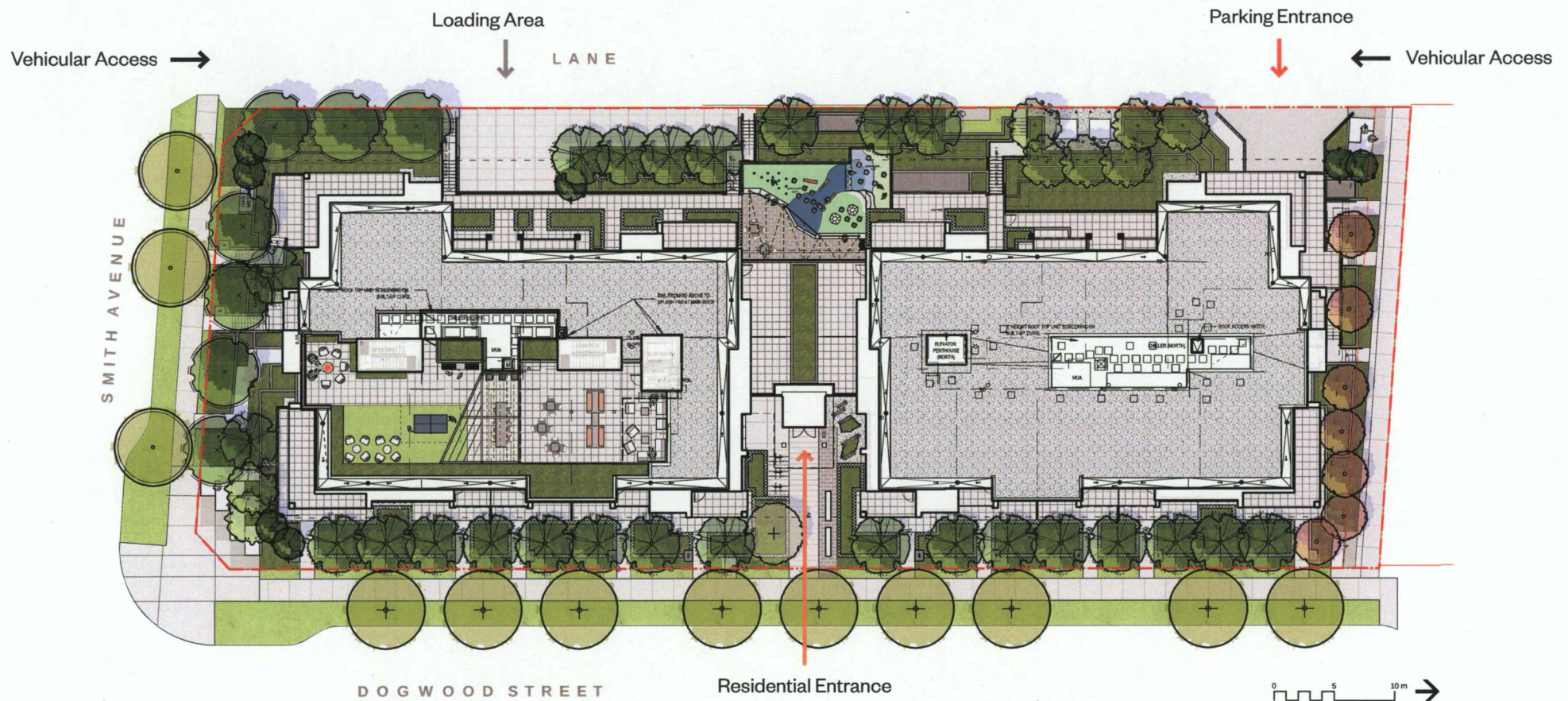
Purpose-Built Rental:

Studio	4
1 Bedroom	86
2 Bedroom	32
3 Bedroom	4
Total Units	126



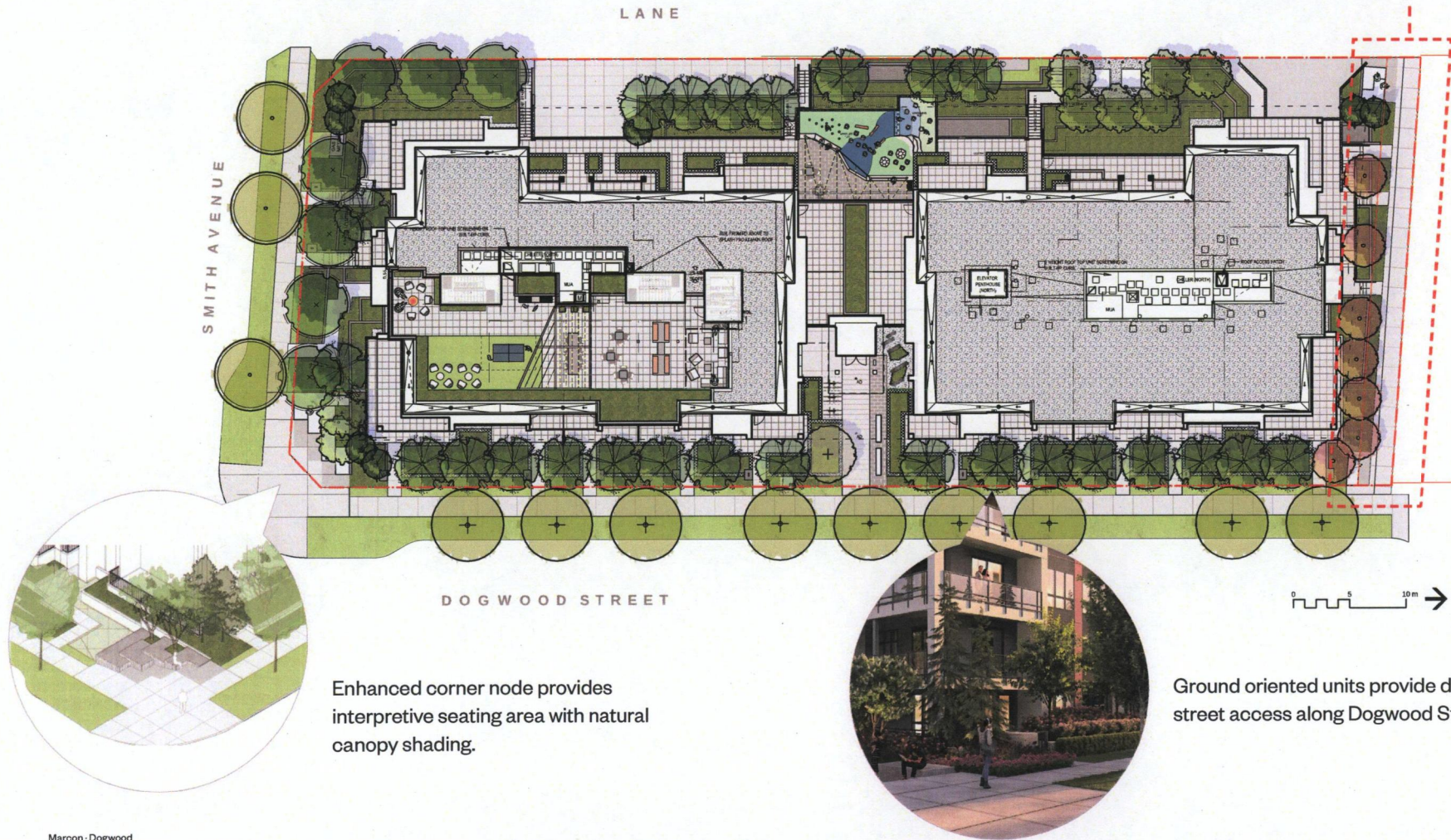
Total Units: 126

Site Plan



Landscape Approach

Thoughtfully designed connector node establishes new Multi-use Pathway running the full length of the site.



Enhanced corner node provides interpretive seating area with natural canopy shading.

Ground oriented units provide direct street access along Dogwood St.

Design Inspiration



Regan West







Maroon-Dogwood

Amenities



Ground Floor Outdoor and Indoor Amenity



Roof Top Amenity

Opportunities Created

More Rental Units

Additional Rental housing including more below market and accessible units than current policy framework.

Delivered 50% Faster than Condo

Rental housing created in a wood frame form at a lower cost, with larger average unit sizes and lower rents than typical concrete rental units. Also constructed 50% faster than an average condo tower.

Not Reliant on Condo Pre-Sale Market

Separating the rental units from the condos allows them to be built without reliance on pre-sale market conditions, and can be better managed as a stand-alone rental building in the long run.

More Commercial

Additional 27,000 sq ft. of employment generating commercial provides four times the City requirement.

Neighbourhood Architectural and Public Realm Enhancement

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Corporate Office
5645 – 199th Street
Langley, BC
V3A 1H9

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Building for life

Clerks Dept

From: shaun applebaum [REDACTED]
Sent: Wednesday, July 21, 2021 5:59 AM
To: Clerks Dept
Subject: PROJ 19-021

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Public Hearing

Hello,

I oppose the amendment to the Zoning bylaw which is scheduled on July 26th, 2021.

This is unacceptable. The property value will decrease in my area and will become too crowded. There is not enough parking and amenities for this type of density.

I am a resident of this area; it is already becoming too crowded in this area.

Sincerely,
Shaun Applebaum
638 Regan 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, DSEM,
P3, Fm, FC

Clerks Dept

From: Anna Khlopotina [REDACTED]
Sent: Thursday, July 22, 2021 4:42 PM
To: Clerks Dept
Subject: PROJ 19-021

Hello,

I would like to express my concern regarding the application for an amendment to the zoning bylaw for 631, 633 Smith Avenue and 708, 712, 716 Dogwood street. I would like to oppose the proposed development of 2 rental apartment buildings. It would make more sense to build townhouses there.

Thank you!

Sincerely,

Anna Khlopotina.

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

- ☒ Copies to Mayor & Council
- ☐ Tabled Item for Council Meeting
- ☐ Correspondence Item for Council Meeting

Public Hearing - July 26, 2021
Item 3 - 631 and 633 Smith Avenue and
708, 712 and 716 Dogwood Street

☒ For Information Only

PROJ 19-21

☐ For Response Only

~~Application for an Amendment to the Zoning Bylaw~~

☒ Copies to 631, 633 Smith Avenue and 708, 712, 716 Dogwood Street

GMPO, DOS, P3, (M, R)

Public Hearing: July 26, 7:00pm

The application seeks approval from Coquitlam Council to transfer several high density "credits" that are zoned for properties 585 Como Lake Avenue, 603, 609 Clark Road, and 606, 612 Elmwood Street to the subject properties on Dogwood Street. The proposed development would be 2 medium density (6 storeys) apartment rental blocks, predominantly with 1 bedroom units. Presently the Dogwood Street properties are zoned for single houses, duplexes, 4-plexes, i.e. town homes.

I/we, the undersigned oppose the above application for the following reasons:

- The demographics will change from family oriented to predominantly single people or young couples
- There are already many apartment towers (several over 50 storey high, rental and/or ownership) that cater to single/double occupancy but none to families with young children.
- Traffic in the neighbourhood will increase substantially. Dogwood Street and the back lane between Dogwood and Breslay Streets are bound to become even more noisy and dangerous than they already are, especially affecting children and seniors. Traffic on Breslay Street is already congested with parked cars and traffic.
- 50 to 100 meters to the north of the proposed development site are already townhouses. Thus, in accordance with the present zoning bylaw it makes a lot of sense to continue to build these along Dogwood Street and at the proposed development site.
- Braemar Court on the south side of Smith Street has low income renting. A new development of these apartments should continue at market and low income renting could be fulfilled by new developments at the same location.
- It is unacceptable that the developer plans to shift market rental units from existing buildings and/or proposed/future developments to the proposed site on Dogwood Street. This underhanded move makes his other developments more attractive to potential buyers while it makes the value of existing properties and future developments in the Dogwood Street vicinity less attractive, thus resulting in diminished value.

Name (printed): SILVIA WESSEL

Address:

809-711 Breslay St, Coquitlam, B.C.
V3J 0G7

Signature:

Silvia Wessel

Date:

23 July 2021

Application for an Amendment to the Zoning Bylaw

631, 633 Smith Avenue and 708, 712, 716 Dogwood Street

Public Hearing: July 26, 7:00pm

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- Braemar Court on the east side of Smith Street has low income renting. A new development of these apartments should continue to cater to rental by low income families and individuals.
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Name (printed): Linda Miller

Address: 711 Breslay St. #101, Coquitlam V3J0G7

Signature: Linda Miller Date: July 21, 2021

PROJ 19-21

**Application for an Amendment to the Zoning Bylaw
631, 633 Smith Avenue and 708, 712, 716 Dogwood Street**

Public Hearing: July 26, 7:00pm

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Name (printed): Jasmine Tsing Lee

Address: Unit 710 - 711 Breslay Street

Signature: Jasmine Lee Date: July 20, 2021

PROJ 19-21

**Application for an Amendment to the Zoning Bylaw
631, 633 Smith Avenue and 708, 712, 716 Dogwood Street**

Public Hearing: July 26, 7:00pm

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Name (printed): Dan Beezer

Address: 708-711 Breslay St.

Signature: 

Date: 2021/07/20

PROJ 19-21

**Application for an Amendment to the Zoning Bylaw
631, 633 Smith Avenue and 708, 712, 716 Dogwood Street**

Public Hearing: July 26, 7:00pm

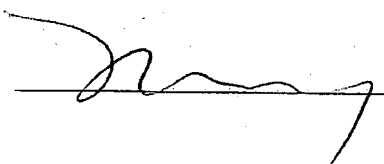
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Name (printed): Merrilee Wong

Address: #803-711 Breslay Coquitlam, BC

Signature:  Date: July 20, 2021

PROJ 19-21

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631, 633 Smith Avenue and 708, 712, 716 Dogwood Street**

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Name (printed): ZENAIDA CASTRO-TRILLO

Address: 808-711 BRESLAY STREET, COQUITLAM, BC V3J0G7

Signature: Zaidastwillo Date: July 19, 2021

PROJ 19-21

**Application for an Amendment to the Zoning Bylaw
631, 633 Smith Avenue and 708, 712, 716 Dogwood Street**

Public Hearing: July 26, 7:00pm

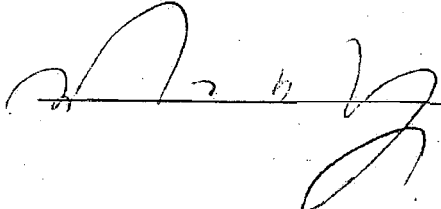
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Name (printed): MAN NEZ HO

Address: #709-711 BRESLAY ST. COQUITLAM

Signature:  Date: July 20, 2021

PROJ 19-21

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Name (printed): AMIN ABJALLA

Address: #309 - 711 BRESLAY ST COQ BC

Signature: _____

Date: July 21 / 21

PROJ 19-21

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631, 633 Smith Avenue and 708, 712, 716 Dogwood Street**

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Name (printed): Amina Abdulla

Address: #608 711 Breslay St. Coquitlam B.C V3J 4A5

Signature: A Abdulla Date: July 21st. 2001

PROJ 19-21

**Application for an Amendment to the Zoning Bylaw
631, 633 Smith Avenue and 708, 712, 716 Dogwood Street**

Public Hearing: July 26, 7:00pm

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Name (printed): Ekin Nebentoglu

Address: 706-711 Breslay St, Coquitlam, BC

Signature: 

Date: July 20, 2021

PROJ 19-21

**Application for an Amendment to the Zoning Bylaw
631, 633 Smith Avenue and 708, 712, 716 Dogwood Street**

Public Hearing: July 26, 7:00pm

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Name (printed): Kyme Wegrich

Address: 503-711 Breslay St.

Signature: K. Wegrich Date: July 21st, 2021

PROJ 19-21

**Application for an Amendment to the Zoning Bylaw
631, 633 Smith Avenue and 708, 712, 716 Dogwood Street**

Public Hearing: July 26, 7:00pm

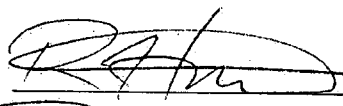
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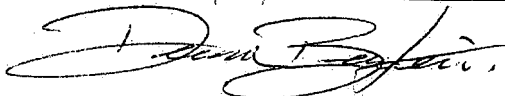
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Name (printed): Rob HUTCHESON & Danna BERTUCCI

Address: 205-711 BRESCAY ST, Coquitlam V3J 0G7

Signature: 

Date: July 21st 2021



PROJ 19-21

**Application for an Amendment to the Zoning Bylaw
631, 633 Smith Avenue and 708, 712, 716 Dogwood Street**

Public Hearing: July 26, 7:00pm

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Name (printed): Ki Dai

Address: 209-~~711~~ 711 Breslay St. V3J 0G7

Signature:  Date: July 21, 2021

PROJ 19-21

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Name (printed): KING KO KWAN

Address: 302, 711 BRESLAY ST., COQUITLAM, B.C.

Signature: _____

Date: JULY 20 2021

PROJ 19-21

**Application for an Amendment to the Zoning Bylaw
631, 633 Smith Avenue and 708, 712, 716 Dogwood Street**

Public Hearing: July 26, 7:00pm

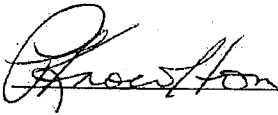
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Name (printed): Peter Knowlton

Address: 303 - 711 BRESLAY STREET, COQUITLAM BC

Signature:  Date: July 21, 2021

PROJ 19-21

**Application for an Amendment to the Zoning Bylaw
631, 633 Smith Avenue and 708, 712, 716 Dogwood Street**

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Name (printed): GARY BRATT

Address: #307 711 Breslay Street

Signature: [Signature] Date: July 20, 2021

PROJ 19-21

**Application for an Amendment to the Zoning Bylaw
631, 633 Smith Avenue and 708, 712, 716 Dogwood Street**

Public Hearing: July 26, 7:00pm

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Name (printed): DON IWANAKA

Address: 312- 711 BRESLAY ST

Signature: Iwanaka

Date: July 20/21

PROJ 19-21

**Application for an Amendment to the Zoning Bylaw
631, 633 Smith Avenue and 708, 712, 716 Dogwood Street**

Public Hearing: July 26, 7:00pm

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Name (printed): Linda Gomm

Address: 502-711 Breslay St.
Coquitlam, B.C. V3J 0G7

Signature:  Date: 21 July 2021

PROJ 19-21

**Application for an Amendment to the Zoning Bylaw
631, 633 Smith Avenue and 708, 712, 716 Dogwood Street**

Public Hearing: July 26, 7:00pm

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Name (printed): David Gomm

Address: 502 711 Breslay Coquitlam V3J0G7

Signature: T D Gomm Date: 21 July 2021

PROJ 19-21

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Name (printed): MARISA OBALLA

Address: 505- 711 BRESLAY ST. COQUITLAM

Signature: M. Oballa Date: July 20/21

PROJ 19-21

**Application for an Amendment to the Zoning Bylaw
631, 633 Smith Avenue and 708, 712, 716 Dogwood Street**

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Name (printed): Chi-Lun Hsu

Address: 509-711 Breslay St.

Signature: Joey Hsu

Date: July 21, 2021

PROJ 19-21

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Name (printed): Jungyoon Kim

Address: #513 - 711 Breslay street

Signature:  Date: July 20, 2021

PROJ 19-21

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Name (printed):

Healy Wong

Address:

711 BRESLAY STREET, COO (UNIT 607)

Signature:

Healy Wong

Date:

July 20, 2021

PROJ 19-21

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631, 633 Smith Avenue and 708, 712, 716 Dogwood Street**

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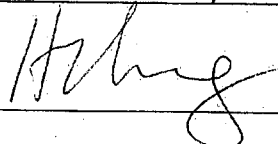
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Name (printed): Duck Hyun Chung

Address: 610-711 Breslay St. Coquitlam

Signature:  Date: July 21, 2021

PROJ 19-21

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Name (printed): BRENDA WONG

Address: #612-711 BRESLAY ST.

Signature: Brenda Wong Date: July 20/21

PROJ 19-21

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Name (printed): HICK M. WONG

Address: #612-711 Breslay St.

Signature: Nick Wong

Date: July 20/21

PROJ 19-21

**Application for an Amendment to the Zoning Bylaw
631, 633 Smith Avenue and 708, 712, 716 Dogwood Street**

Public Hearing: July 26, 7:00pm

The application seeks approval from Coquitlam Council to transfer several high density "credits" that are zoned for properties 585 Como Lake Avenue, 603, 609 Clark Road, and 606, 612 Elmwood Street to the subject properties on Dogwood Street. The proposed development would be 2 medium density (6 storeys) apartment rental blocks, predominantly with 1 bedroom units. Presently the Dogwood Street properties are zoned for single houses, duplexes, 4-plexes, i.e. town homes.

I/we, the undersigned oppose the above application for the following reasons:

- The demographics will change from family oriented to predominantly single people or young couples
- There are already many apartment towers (several over 50 storey high, rental and/or ownership) that cater to single/double occupancy but none to families with young children.
- Traffic in the neighbourhood will increase substantially. Dogwood Street and the back lane between Dogwood and Breslay Streets are bound to become even more noisy and dangerous than they already are, especially affecting children and seniors. Traffic on Breslay Street is already congested with parked cars and traffic.
- 50 to 100 meters to the west of the proposed development site are already townhouses. Thus, in accordance with the present zoning bylaw it makes a lot of sense to continue to build these along Dogwood Street and at the proposed development site.
- Braemar Court on the east side of Smith Street has low income renting. A new development of these apartments should continue to cater to rental units for low income families and individuals.
- It is unacceptable that the developer plans to shift market rental units from existing buildings and/or proposed/future developments to the proposed site on Dogwood Street. This underhanded move makes his other developments more attractive to potential buyers while it makes the value of existing properties and future developments in the Dogwood Street vicinity less attractive, thus resulting in diminished value.

Name (printed): Tsung Y. Lin

Address: 211-711 Breslay St, Coquitlam BC V3J 6A7

Signature: [Signature]

Date: July 20, 2021

- ☒ Copies to Mayor & Council
- ☐ Tabled Item for Council Meeting
- ☐ Correspondence Item for Council Meeting
- ☒ For Information Only
- ☐ For Response Only
- ☒ Copies to GMPO, DO, DZ, M, FE

PROJ 19-21

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Name (printed): Pey-Rong Chiang

Address: 311-311 Breslay St, Coquitlam BC V3J0G7

Signature: Pey-Rong Chiang Date: July 20, 2021

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Name (printed): Sangmin Son

Address: #202 711 Breslay St - Coquitlam, BC V3J 0G7

Signature: _____



Date: _____

July 20, 2021

PROJ 19-21

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631, 633 Smith Avenue and 708, 712, 716 Dogwood Street**

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Name (printed): MICHAEL PARK

Address: #807-011 BRESLAY ST. COQUITLAM

Signature: Michael Park Date: JULY 23 / 2022

Clerks Dept

From: Dorothy Tsui [REDACTED]
Sent: July 23, 2021 5:40 PM
To: Clerks Dept
Subject: Proj 19-21
Attachments: image0.jpeg; ATT00001.txt

Follow Up Flag: Follow up
Flag Status: Flagged

Please see

- ☒ Copies to Mayor & Council
- ☐ Tabled Item for Council Meeting
- ☐ Correspondence Item for Council Meeting
- ☒ For Information Only
- ☐ For Response Only
- ☒ Copies to GMPD, DDS, P3FM, FC

PROJ 19-21

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Public Hearing: July 26, 7:00pm

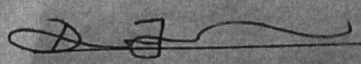
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Name (printed): Dorothy Pui Huen Tsui

Address: #106-711 Breslay St, Coquitlam, BC
V3J 0G7

Signature: 

Date: July 21, 2021

Clerks Dept

From: NICK WONG [REDACTED]
Sent: July 25, 2021 1:03 PM
To: Clerks Dept
Subject: PROJ 19-021

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 GMPD, DDS, P3FM, FC

Dear Sir/Madam:

My wife and I are joint owners of a 6th floor condo facing the proposed rezoning. When we bought in 2018, we were prepared to accept townhomes next to us. Now you are expecting us to stare at the side of a building with only back alley setbacks between us.

We can already see a few problems that need to be addressed, such as noise reverberation, loss of natural light, reflection of unwanted light, loss of natural air flow to condo windows, garbage collecting at ground level from air flow.

Since the proposed changes could impact our lifestyle and wallet, we are against rezoning. Our views will not change for any future attempts to rezone to allow a tall building.

Respectfully submitted,

Brenda Wong

Nick Wong

612-711 Breslay St.

Clerks Dept

From: Silvia Wessel [REDACTED]
Sent: July 25, 2021 9:46 PM
To: Clerks Dept
Cc: Silvia Coquitlam
Subject: PROJ 19-021
Attachments: 25 July 2021 PROJ 19-021.pdf; ATT00001.txt

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Mayor and City Councillors,
Please find attached my letter of response for PROJ 19-021.

Regards,
Silvia Wessel

- ☒ Copies to Mayor & Council
- ☐ Tabled Item for Council Meeting
- ☐ Correspondence Item for Council Meeting
- ☒ For Information Only
- ☐ For Response Only
- ☒ Copies to GMDD, DDS, P3FM, FC

Dr. Silvia Wessel
809-711 Breslay Street
Coquitlam, B.C.
V3J 0G7

25 July 2021

To the Coquitlam
Mayor and City Councillors

Re: PROJ 19-021

Application for an Amendment to the Zoning Bylaw 631, 633 Smith Avenue and
708, 712, 716 Dogwood Street

Dear Mayor and Councillors,

I am writing to you to **strongly oppose** the above re-zoning application, transfer of density credits, and the development of a 6-storey purpose-built apartment building. Presently, the Dogwood Street properties are zoned for single houses, duplexes, 4-plexes, i.e. town homes. The re-zoning and proposed development will have a profound impact on all residents in the 2 Breslay Street apartment buildings that face Dogwood Street.

When I purchased my apartment in 2016, I invested in a high-end 7-storey boutique style concrete apartment building called Novella. I was told by the developer and a council member that the land to the east of Novella was zoned for town houses, duplexes, 4-plexes and that no apartment blocks of similar height would be allowed behind the lane towards the east.

Re-zoning Dogwood Street for 6-storey apartment buildings that will be at eye-level with Novella is unacceptable. Moreover, equally concerning is that the developer (Marcon) proposed to transfer high density credits to build a high density rental building at the site adjacent to existing high-end apartment buildings. I believe the city has a responsibility to protect the investments of its citizens; the proposed development will without doubt make the Breslay Street apartments less desirable thereby diminishing the value of our homes.

The proposed 6-storey apartment building will have a considerable impact on the quality of life of the Novella residents, as it will increase noise levels and reduce privacy significantly. But most of all, the east facing apartments will be robbed of direct sunlight. Especially in the winter months the residents will have very low daylight in their homes. This can pose many health risks; scientific studies report an increase in mental problems, such as depression and anxiety, even suicidal

thoughts were listed. It also mentions sleeping problems due to fatigue and exhaustion caused by low daylight exposure.

At the north-west corner of Dogwood Street and Regan Avenue are already existing newer townhomes. Thus, in accordance with the present zoning bylaw it makes more sense to continue to build town homes or low density apartments (RM2) along the west side of Dogwood Street and at the proposed development site. Furthermore, the Burquitlam-Lougheed Neighbourhood Plan shows future town home sites to the east side of Dogwood Street, as well small scale housing is proposed on the south site of Smith Avenue between Dogwood and Fairview Streets. Further to the south, apartment buildings on Foster Avenue have already 2 and 3 storey buildings integrated with multi-level apartments and towers. A similar approach would be viable for the proposed Dogwood Street site. Building townhomes or possibly 2-3 storey housing would transition perfectly from the 6 and 7-storey apartment buildings on Breslay Street to the future town home sites east of Dogwood Street.

We all know that rental homes are needed city-wide. But there are already many housing projects under construction that cater to rental needs. As an example, the towers being developed adjacent to the YMCA site is already entirely designated to at-market and below-market rental with 100 below-market units in a 308 unit rental building. In addition, the planned companion Concert Properties will result in over 1000 new rental homes. Furthermore, the older Braemar Court apartments on the east side of Smith Avenue at Marshall Street are presently for rental and I believe that all new development at these sites would continue to cater to rental units for families and individuals including those with low income.

In reviewing the developer's (Marcon) plans for the proposed 6-storey apartment building, it occurred to me that the 20% below-market value units are reduced in square footage by about 20%, so their true value is essentially identical to at-market units. The term below-market value is entirely misleading and misused.

In summary, I **strongly oppose** the proposed re-zoning, transfer of high density credits, and development of the 6-storey purpose-built apartment rental building based on the rationale outlined above. I trust that you, as the Mayor and as Councillors, will protect the interest of all Coquitlam citizens and will reconsider the proposed re-zoning and development application.

Sincerely,

Olivia Wessel

Clerks Dept

From: David Gomm [REDACTED]
Sent: July 26, 2021 9:44 AM
To: Clerks Dept
Subject: PROJ 20-086

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
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Dear Sir and or Madam,

I write this because I do not believe this project is the best fit for the neighborhood. This should be townhomes to best serve the families that would like to raise their children close to public transportation with a small space to play outside.

I live across the lane at 711 Breslay. We have a similar height building with 65 units, 11 three bedroom, 21 two bedroom and 33 one bedroom units this makes for a better mix usage then the proposed buildings.

This proposed development would supply the same type of housing that all the towers that are being built and proposed will supply in the thousands in the immediate area. Small cramped units with no space for children.

This type of development will increase the traffic on Dogwood and in the lane between Dogwood and Breslay. This will make the walkway to the North of our building much more dangerous for pedestrians when they need to enter or cross the lane. This lane is well used by children and adults for recreational purposes.

With this being all rental, I thought the plan was to spread rental and low income units throughout the area not concentrate them in one building. This concentration and small one bedroom units will create a congested area.

If this type of development proceeds it should be a three story building not six. This would reduce the amount of units and impact on the area and provide a transition from the six story buildings to the West and the houses on the East side of Dogwood.

Our Burquitlam area is very fast growing with no small green spaces to allow the residents a chance to rest in a space with a few trees and benches. These small spaces should be part of a community plan when the developers are encouraged to place thousands of small units in a small area. There should be small public green spaces in every square block.

David Gomm
#502 711 Breslay St. Coquitlam V3J 0G7
[REDACTED]