

**PUBLIC HEARING
Monday, October 18, 2021**

A Public Hearing convened on Monday, October 18, 2021 at 7:02 p.m. in the Council Chambers, City Hall, 3000 Guildford Way, Coquitlam, B.C. with the following persons present:

Council Members Present: Mayor Richard Stewart
Councillor Brent Asmundson
Councillor Craig Hodge
Councillor Steve Kim
Councillor Trish Mandewo
Councillor Dennis Marsden
Councillor Teri Towner
Councillor Chris Wilson

Staff Present: Peter Steblin, City Manager
Raul Allueva, Deputy City Manager
Jaime Boan, General Manager Engineering and Public Works
Don Luymes, General Manager Planning and Development
Andrew Merrill, Director Development Services
Genevieve Bucher, Director Community Planning
Robert Cooke, Development Servicing Engineer Manager
Jeff Denney, Planner 3
Stephanie Holland, Planner 2
Kerry Thomson, Planner 2
Kim Davelaar, Development Facilitator
Stephanie Lam, Legislative Services Manager
Rachel Cormack, Legislative Services Coordinator

REPORT OF DIRECTOR DEVELOPMENT SERVICES

The Director Development Services submitted a written brief to the Public Hearing dated October 13, 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, October 7, 2021 and Thursday, October 14, 2021.

OPENING REMARKS

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

ITEM #1

Reference: PROJ 119-006

Bylaw Nos. 5146 and 5133, 2021

Addresses: 3646, 3648, 3650, 3654, 3674, 3680 Victoria Drive, 4189 Cedar Drive, an Unaddressed Parcel ("O" Cedar Drive) and a Portion of an Unconstructed Road Allowance

The intent of Bylaw No. 5146, 2021 is to amend *Citywide Official Community Plan Bylaw No. 3479, 2001* to replace a designated future Collector Street and conceptual future Local Street portions as outlined in black on the map marked Schedule 'A' to Bylaw No. 5146, 2021 with a new conceptual Local Street network through the subject site.

The intent of Bylaw No. 5133, 2021 is to amend *City of Coquitlam Zoning Bylaw No. 3000, 1996* to rezone the subject properties as outlined in black on the map marked Schedule 'A' to Bylaw No. 5133, 2021 from RS-2 One-Family Suburban Residential to RT-2 Townhouse Residential and P-5 Special Park.

In association with the application, a road cancellation application is also in process to close an unconstructed portion of David Avenue and a portion of unconstructed lane and consolidate them with the development site.

If approved, the application would facilitate the development of 148 townhouse units (43 three-bedroom units and 105 four-bedroom units) in 41 buildings in Phase 1, and two remainder lots with future townhouse development potential.

The Planner 2 provided an overview of the following:

- Zoning and Land Use Designation
- Proposal
- Recommendation

The Applicants, Brandon Hohenwarter (Polygon Development), Ryan Wionzek (Ekistics Architecture), Mark Blackwood (Ekistics Architecture) and Robert Barnes (P+A Landscape Architecture), provided an on-screen presentation entitled "Partington Creek".

In response to a question from Council, Mr. Hohenwarter stated that the garages would be large enough to accommodate garbage cans.

Himali Kuwabara, 3640 Victoria Drive, Coquitlam, appeared before Council to enquire as to how when construction of the project would begin.

Carolyn Cowe, 1452 Marguerite Street, Coquitlam, appeared before Council to express her appreciation for the project and the increased density in the neighbourhood.

Taryn Aragon, 3993 Creston Close, Coquitlam, appeared before Council to express her appreciation for the project and the increased density and amenities in the neighbourhood.

Lorne Martinuik, 4163 Cedar Drive, appeared before Council to express his concern regarding the impact of the project on the road network.

The General Manager Engineering and Public Works provided an overview of the updated transportation network that would accommodate the new development of the neighbourhood.

The Director Development Services provided an overview of the plans to re-adjust the paths of certain pre-existing roadways as part of the application.

Discussion continued relative to the clarification as to what land use designation is being planned for specific lots.

Jayson Chabot, appeared before Council to express his concern regarding the project's ability to allow future residents to 'age-in-place' with certain accessibility features.

Ms. Hohenwarter noted that none of the units have bedrooms that are accessible without stairs.

The Chair called for additional speakers. There was no response and no further representations to this item.

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

1. Email from Brian Lennan, Port Coquitlam, received on September 30, 2021;
2. Email from Brian Lennan, Port Coquitlam, received on October 5, 2021;
3. Email from Ken Helm, Coquitlam, received on October 15, 2021;
4. Email from Al and Pam Goessaert, 4155 Cedar Drive, Coquitlam, received on October 15, 2021;
5. Email from Anthony Mancini, 3632 Victoria Drive, Coquitlam, received on October 17, 2021;
6. Email from Bill and Sande Sauter, 4233 Cedar Drive, Coquitlam, received on October 18, 2021;

The Chair declared the Public Hearing regarding Item #1 closed at this time (7:42 p.m.).

ITEM #2

Reference: PROJ 19-083

Bylaw No. 5147, 2021

Addresses: 719, 720, 722, 723, 727, 728, 730 Seaton Avenue and 710, 712, 720 Robinson Street

The intent of Bylaw No. 5147, 2021 is to amend *City of Coquitlam Zoning Bylaw No. 3000, 1996* to rezone the subject properties as outlined in black on the map marked Schedule 'A' to Bylaw No. 5147, 2021 from RS-3 One Family Residential and RT-1 Infill Residential to CD-28 Comprehensive Development Zone – 28. In association with the rezoning application, a road cancellation application is also in process to close, purchase and subsequently consolidate a portion of Seaton Avenue that extends from Robinson Street and the west lane.

If approved, the application would facilitate the development of a townhouse development with 92 units of which 30 have associated accessory lock-off units (5 one-bedroom and dens, 14 two-bedroom, 5 two-bedroom and dens, 30 two-bedroom and lock-offs, and 38 three-bedroom and dens).

The Planner 2 provided an overview of the following:

- Zoning & Land Use Designation
- Proposal
- Recommendation

The Applicants, Lyle Richards and Andrew Cook (Formwerks), provided Council with an on-screen presentation entitled "712 Robinson Street" with slides titled as follows:

- Formwerks Projects
- Context Photos
- Site Plan
- Typical Unit Plans
- Lifecycle
- Site Selections
- Amenity Plans
- Streetscape Render
- Streetscapes
- Landscape Siteplans
- Thank You

Discussion ensued relative to the following:

- Clarification that the applicant has another project underway in the same neighbourhood and appreciation for the upkeep of the site
- The desire for the applicants to ensure that construction debris is appropriately managed

Brenda Aarstad, 712 Guiltner Street, Coquitlam, appeared before Council to express her interest in the process of land assemblies in the neighbourhood.

The Chair called for additional speakers. There was no response and no further representations to this item.

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

1. Email from Charlene Liao, Regan Avenue, Coquitlam, received on October 9, 2021;
2. Email from James Baird, 2305 – 657 Whiting Way, Coquitlam, received on October 12, 2021;
3. Email from Giovanni Gunawan, received on October 18, 2021;

The Chair declared the Public Hearing regarding Item #2 closed at this time (7:59 p.m.).

ITEM #3

Reference: PROJ 21-021

Bylaw No. 5144, 2021

Addresses: 618, 622, 626 Claremont Street and 631, 633 Gardena Drive

The intent of Bylaw No. 5144, 2021 is to amend *City of Coquitlam Zoning Bylaw No. 3000, 1996* to rezone the subject properties as outlined in black on the map marked Schedule 'A' to Bylaw No. 5144, 2021 from RS-1 One-Family Residential to CD-27 Comprehensive Development Zone – 27. In association with the rezoning application, a road cancellation application is also in process for a portion of the Gardena Drive cul-de-sac fronting the subject property which is to be consolidated into the development site.

If approved, the application would facilitate the development of a 29-storey residential condo tower with 246 units (46 one-bedrooms, 73 one-bedroom and dens, 54 two-bedrooms, 50 two-bedroom and dens, and 23 three-bedrooms) and a six-storey woodframe rental building with 89 market rental units (5 studio, 10 one-bedroom, 37 one-bedroom and dens, 24 two-bedroom, 7 two-bedroom and dens, and 6 three-bedroom) and 14 below-market rental units (5 one-bedroom and dens, 5 two-bedroom, and 4 two-bedroom and dens) for a total of 349 units.

The Planner 3 provided an overview of the following:

- Zoning & Land Use Designation
- Proposal
- Recommendation

The Applicants, Cameron Thorn (Strand Development) and Clement Pun (IBI Group), provided Council with an on-screen presentation entitled "Claremont Street and Gardena Drive" with slides titled as follows:

- Aerial Map
- Burquitlam – Oakdale Land Use Diagrams
- Context Diagram
- Lot Consolidation Diagram
- Grading Diagram
- Illustrated Site Plan
- Form Development
- Design Excellence
- Tower Unit Mix
- Mid-Rise Unit Mix
- Tower Amenity Program
- Mid-Rise Amenity Program
- Thank You

Discussion ensued relative to the following:

- Clarification as to the placement of the rental units within the project
- Clarification as to the breakdown of the units and which unit-types are accessible
- The offered transportation amenity offers

Rick Rupp, 659 Nicola Avenue, Coquitlam, appeared before Council to express concerns regarding the lack of parking and amenities in the area surrounding the development.

The General Manager Engineering and Public Works noted the site's proximity to a SkyTrain station and the future YMCA facility. He further noted that staff continue to assess parking requirements in neighbourhoods to address changing needs.

In response to a question from Council, the Planner 3 noted the methods that construction management companies undertake to reduce construction worker parking within neighbourhoods.

Discussion continued relative to the potential solutions the City could provide for construction parking during development.

Jennifer Vadeboncoeur, 599 Nicola Avenue, Coquitlam, appeared before Council to request clarification as to the procedure of a Public Hearing and the process of an application receiving 'four readings' from Council. She further expressed her opinion that road networks should be secured prior to development. The General Manager Planning and Development noted that road networks evolve as development occurs.

Discussion continued relative to the understanding that Council does it's best to consider the desires of the neighbourhood, as well as planning practices, when large development begins to renew an area.

The Director Development Services provided an overview of the City's Good Neighbour Agreements to minimize construction and development impacts on the surrounding area.

The Chair called for additional speakers. There was no response and no further representations to this item.

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

1. Email from Roberto and Judith Paccagnan, 640 Gardena Drive, Coquitlam, received on October 13, 2021;

The Chair declared the Public Hearing regarding Item #3 closed at this time (8:40 p.m.).

ITEM #4

Reference: PROJ 18-038

Bylaw No. 5104, 2021

Addresses: 559, 563, 569 Alderson Avenue, 228, 238, 268, 270, 272, 280 Dunlop Street, 540, 544, 550, 560, 564 Sunset Avenue, and 280, 270, 265, 273, 275, 279, 285 Euclid Court and Portion of Road

The intent of Bylaw No. 5104, 2021 is to amend the *City of Coquitlam Zoning Bylaw No. 3000, 1996* to rezone the subject properties as outlined in black on the map marked Schedule 'A' to Bylaw No. 5104, 2021 from RS-1 One-Family Residential, RT-1 Infill Residential and RS-4 One-Family Compact Residential to RM-3 Multi-Storey Medium Density Apartment Residential. In association with the rezoning application, a road cancellation application is also in process for Euclid Court and a neighbouring lane to be consolidated as part of the development site.

If approved, the application would facilitate the development of 422 apartment units (37 one-bedroom, 74 one-bedroom and dens, 243 two-bedroom, 4 two-bedroom and dens, 48 three-bedroom, and 16 three-bedroom and dens) in four buildings over a shared parkade.

The Planner 2 provided an overview of the following:

- Zoning & Land Use Designation
- Proposal
- Recommendation

The Planner 2 provided a correction to the first reading report for this application. She noted that a typographical error on page 6 of the report under the Site Access, Parking and Circulation header, there is a reference to a road dedication area of 213 square meters, which should have read 3,325 square meters of road dedication.

Councillor Mandewo left the meeting at this time (8:43 p.m.).

Discussion ensued relative to whether staff raise the need for childcare amenity during the preliminary application process.

Councillor Mandewo returned to the meeting at this time (8:45 p.m.).

The Applicant, Dan Giordano (Ledingham McAllister Properties) provided Council with an on-screen presentation with slides titled as follows:

- Introduction
- Project Rendering
- Site Plan & Outdoor Amenities
- Indoor Amenities
- Solar Study
- Investigating Opportunities (for childcare)
- Questions?

Discussion continued relative to the following:

- Appreciation for the applicant's dedication to explore childcare opportunities as part of a future neighbouring development
- The need for childcare amenities as density increases in neighbourhoods
- The logistics of the study rooms amenity proposed for the site
- Clarification as to the proposed sound mitigation on the site
- Clarification as to the proposed landscaping in the outdoor amenity spaces
- The desire for the applicant to disclose to future residents regarding noise levels
- Clarification regarding the sound mitigation structure the applicant has constructed between the project and the neighbouring highway
- The ventilation equipment proposed for the units within the project and the cooling and heating capabilities of the designs

Ken Williams, 638 Alderson Avenue, Coquitlam, appeared before Council to express his concerns regarding the increased development in the Oakdale Neighbourhood. He further noted that his is part of a resident-led land assembly and requested that staff be directed to work with their representative to move their application forward.

Heather Reagh, 638 Alderson Avenue, Coquitlam, appeared before Council to request that staff be directed to work with the resident-led land assembly.

The Director Development Services provided an overview of staff's previous discussion with the resident-led land assembly along Alderson Avenue.

Michael Tsuchiya, 655 Girard Avenue, Coquitlam, appeared before Council to express appreciation for Council's consideration of the resident's speaking to this item.

In response to a question from Council, the Director Development Services provided an overview of the proposed road network in the Oakdale Neighbourhood.

Discussion continued relative to the desire for Planning staff to provide information regarding the future road network within development applications to ease traffic concerns from residents.

Councillor Kim left the meeting at this time (9:32 p.m.).

Baldish Sandhu, 284 Hart Street, Coquitlam, appeared before Council to express her frustration that the resident-led land assembly that she is part of is having difficulties moving forward.

Councillor Kim returned to the meeting at this time (9:34 p.m.).

The Chair called for additional speakers. There was no response and no further representations to this item.

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

1. Email from Moonir Bharmal, 622 Alderson Avenue, Coquitlam, received on October 17, 2021;
2. Email from Suping Fan, 621 Godwin Court, Coquitlam, received on October 17, 2021;
3. Email from Heather Reagh, 638 Alderson Avenue, Coquitlam, received on October 18, 2021;

The Chair declared the Public Hearing regarding Item #4 closed at this time (9:35 p.m.).

ITEM #5

Reference: PROJ 21-096

Bylaw No. 5150, 2021

Text Amendment: Development and Building Application Support Program Initiative

The intent of Bylaw No. 5150, 2021 is to amend *City of Coquitlam Zoning Bylaw No. 3000, 1996* in order to improve single-family and Housing Choices infill developments. The amendments address the following regulations:

- Exempt the floor area used to store enclosed garbage and recycling carts from the site's overall maximum floor area;
- Exempt the floor area within an underground parking structure from the site's overall maximum floor area for triplex, fourplex and multiplex residential uses;
- Increase the maximum height of buildings with flatter roof designs from 7.3 metres (24 feet) to 9.5 metres (31.2 feet) for duplex, triplex, fourplex and multiplex residential principal buildings;
- Simplify the height definition for all zones by applying the vertical distance from the defined average building grade;
- Require an indoor storage area for duplex, triplex, fourplex and multiplex residential uses; and
- Housekeeping amendments, which include the following:
 - Add the RT-3 Multiplex Residential zone to existing regulations that currently apply to single-family and RT-1 Infill Residential projects, to ensure these multiplex projects will have a better fit within an existing neighbourhood. The proposed amendment would add the RT-3 zone/multiplex residential use to:
 - The siting limitations for heating and cooling equipment; and
 - The minimum off-street parking space size regulations;
 - Ensure the consistent use of defined terms references throughout the bylaw by:
 - Referencing floor area in the Density definition; and
 - Referencing natural grade in the Average Building Grade definition; and
 - Ensure coordination between the Citywide Official Community Plan and the Zoning Bylaw, to provide clarity for applicants by:
 - Referencing the Baycrest Low Density Residential land use designation in the Partington Creek Neighbourhood Plan (PCNP), as the Baycrest area currently permits garden cottage, carriage house, triplex residential and fourplex residential uses, and this reference was not added to the Zoning Bylaw when the corresponding zone section in the PCNP was last updated.

If approved, the application would facilitate the update to the *Zoning Bylaw* to improve single-family and Housing Choices infill developments.

The Development Facilitator provided an overview of the following:

- Proposal
- Recommendation

The Chairperson called for speakers. There was no response and no representations as well as no submissions received for this item.

The Chair declared the Public Hearing regarding Item #5 closed at this time (9:40 p.m.).

CLOSURE OF PUBLIC HEARING

The Chair declared the Public Hearing closed at 9:40 p.m. on Monday, October 18, 2021.

MINUTES CERTIFIED CORRECT

CHAIR

I hereby certify that I have recorded the Minutes of the Public Hearing held on Monday, October 18, 2021 as instructed, subject to amendment and adoption.


Rachel Cormack
Legislative Services Coordinator

PLANNING AND DEVELOPMENT DEPARTMENT
BRIEF TO PUBLIC HEARING, MONDAY OCTOBER 18, 2021

ITEM #1 – PROJ 19-006 – BYLAW NOS. 5146, 2021 and 5133, 2021

Application to amend *City of Coquitlam Citywide Official Community Plan Bylaw No. 3479, 2001* to amend the Street Network by realigning and reclassifying a collector road to local road; and application to amend *City of Coquitlam Zoning Bylaw No. 3000, 1996* to rezone the properties at 3646, 3648, 3650, 3654, 3674, 3680 Victoria Drive, 4189 Cedar Drive, and an unaddressed parcel ("O" Cedar Drive), from RS-2 One-Family Suburban Residential to RT-2 Townhouse Residential and P-5 Special Park – *Bylaw Nos. 5146, 2021 and 5133, 2021*.

Recommendation:

That Council give second and third readings to *City of Coquitlam Citywide Official Community Plan Amendment Bylaw No. 5146, 2021* and *City of Coquitlam Zoning Amendment Bylaw No. 5133, 2021*.

First Reading:

On September 20, 2021, Council gave first reading to *Bylaw Nos. 5146, 2021 and 5133, 2021* and referred the bylaws to Public Hearing.

Additional Information:

At the September 20, 2021 Regular Council meeting, Council requested the following additional information:

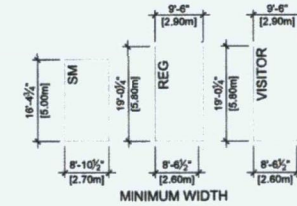
1. How are visitor parking needs being met throughout the development site?
 - The development proposal is exceeding the visitor parking requirement of 30 stalls and is providing 34 visitor stalls plus the four public stalls near the future Knoll Park.
 - The applicant originally proposed nine public on-street parking pockets along Road A, however, upon further evaluation the applicant was able to find an opportunity for four additional parking spaces along Road A for a total of 13 on-street parking spaces, as shown in Attachment 1. The public on-street parking at this location will generally serve the Polygon development site only as there are no other major destinations nearby.
 - In addition to the Zoning Bylaw requirement of two parking spaces per unit located in their garage there are 90 extra parking spaces (28 regular spaces and 62 small car spaces) available to 45 units on the driveway aprons in front of the garages. This additional driveway apron space effectively adds resident and visitor parking to the site.
2. What are the child care needs from this development proposal?
 - The City is currently preparing its first Child Care Strategy which is intended to be presented to Council for consideration by the end of 2021. The strategy will help to define the City's role in fostering the provision of child care and will include a needs assessment, and actions to increase the supply of child care spaces through the development application process.
 - The development proposal includes 148 townhouses in the current Development Permit application. There is potential for an additional 119 townhouse units in a future Development Permit phase on Lot 2.
 - As an interim step prior to the finalization of the Child Care Strategy, staff used 2016 Census demographic data for Burke Mountain to prepare a rough estimate of anticipated child care demand for both phases. It is estimated that there will be 101 children aged 0-12 within the development. Based on Northeast Coquitlam's current child care access rates of 22.2 spaces per 100 children, and the City's draft target child care access rate of 26 spaces per 100 children, it is estimated that both phases would require approximately 22-26 child care spaces.

- While the applicant is not currently proposing to include child care space within their development site, the applicant has indicated that they would explore the opportunity for including child care in future development applications, once the Child Care Strategy is in place.

Attachment:

1. Updated Parking Plan for Road A (Doc# 4217890)

Updated Proposed Parking Plan for Road A



ATTACHMENT 1

EKISTICS
Architecture

1825 Main Street
Vancouver, BC
Canada, V6T 3C1

T. 604 876-6060
F. 604 876-6060
www.ekistics.com



POLYGON

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PROJECT
**PARTINGTON CREEK
ASSEMBLY**

3645-2800 VICTORIA DRIVE
COQUITLAM, BC

DRAWING TITLE
**SITE PLAN
STAR CREEK**

DRAWING NO.

A1.01

SITE PLAN - STAR CREEK
Scale: 1/8" = 1'-0"

ITEM #2 – PROJ 19-083 – BYLAW NO. 5147, 2021

Application to amend *City of Coquitlam Zoning Bylaw No. 3000, 1996* to rezone the properties at 719, 720, 722, 723, 727, 728, 730 Seaton Avenue and 710, 712, 720 Robinson Street, from RS-3 One-Family Residential and RT-1 Infill Residential to CD-28 Comprehensive Development Zone - 28 – *Bylaw No. 5147, 2021*.

Recommendation:

That Council give second and third readings to *City of Coquitlam Zoning Amendment Bylaw No. 5147, 2021*.

First Reading:

On September 27, 2021, Council gave first reading to *Bylaw No. 5147, 2021* and referred the bylaw to Public Hearing.

Additional Information:

At the September 27, 2021 Regular Council meeting, Council requested the following additional information:

1. How are lock-off units intended to function in the subject development, and how they have been implemented in other communities?
 - Lock-off units or similar “flex” suites are permitted, or have been permitted, in several jurisdictions in British Columbia, including Burnaby, Squamish, Gibsons, Cumberland, Vancouver, City of North Vancouver, Surrey and Richmond.
 - Although Burnaby is commonly cited as the first jurisdiction in North America to permit lock-off suites in apartment buildings (since 2002 at the UniverCity neighbourhood), the majority of local examples have been developed in Vancouver in conjunction with townhousing.
 - In Coquitlam, there have been two other developments with lock-off units: “The Robinsons” by Formwerks (707 Robinson Street, 34 total dwelling units, eight of which contain lock-off units; Building Permit issued in June 2021) and “Oakdale” by Marcon (585 Como Lake Avenue and 606, 612 Elmwood Avenue, 333 total dwelling units, 23 of which contain lock-off units; Third Reading granted in July 2021).
 - When lock-off units were introduced to the Zoning Bylaw as part of the Housing Affordability Strategy implementation, a consultant was contracted to complete a policy scan and make recommendations in respect to lock-off units. See Attachment 1 – Excerpt from the Urban Systems Report dated October 2017. Based on that policy scan, the consultant noted (p. 35): “As housing transitions to higher density forms, lock-off units provide some of the same benefits that secondary suites offer in single family dwellings, such as helping homeowners with their mortgages and allowing a dwelling unit to serve the changing needs of a family over time.”
 - The applicant indicates that accessory rental suite potential and unit versatility (for multi-generational living or life cycle adaptability, for example) have been key factors in the proposal and development of lock-off units regionally, and a deciding factor for some buyers of their existing lock-off projects in Coquitlam and the City of North Vancouver.
 - The applicant also suggests that versatility could appeal to buyers on other grounds – for example, the option to live “expansively” within the whole dwelling unit for people up-sizing or down-sizing from other dwelling types, or to use the lock-off unit for a guest suite, a private home office/studio/workshop, or an au pair/nanny suite.
 - As they have done for their other projects, the applicant plans to survey residents at the time of occupancy to further understand their intent for the lock-off units.

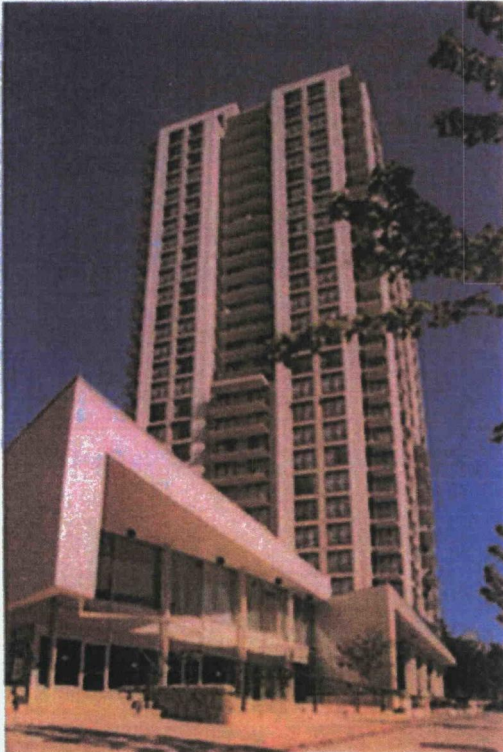
**PLANNING AND DEVELOPMENT DEPARTMENT
BRIEF TO PUBLIC HEARING, MONDAY OCTOBER 18, 2021**

Page 4

Attachment:

1. Excerpt from the Urban Systems Report dated October 2017 (Doc# 2761249)

REPORT



Zoning Bylaw and OCP Changes, Including Specific Bylaw Amendments

October 2017

This report is prepared for the sole use of The City of Coquitlam. No representations of any kind are made by Urban Systems Ltd. or its employees to any party with whom Urban Systems Ltd. does not have a contract. Copyright 2017.

HAS #1.2.5 (B) LOCK-OFF UNITS

BACKGROUND

HAS Direction	Encourage development/building designs with a variety of innovative unit types, such as lock-off units, subject to detailed design review.
Current Zoning Bylaw	The Zoning Bylaw does not currently allow for lock-off units. Secondary suites are restricted to single family dwellings and must be below some part of the principal dwelling.
Recommendations	- Define lock-off unit in Zoning Bylaw - Allow as an accessory use in all relevant zones, RM-4, RM-5, RM-6, C-4, and C-7, in Schedule 'O' areas - Ensure that the lock off units cannot be stratified off and sold - Require additional parking of 0.5 spaces per lock-off unit
Rationale for Change	As housing transitions to higher density forms, lock-off units provide some of the same benefits that secondary suites offer in single family dwellings, such as helping homeowners with their mortgages and allowing a dwelling unit to serve the changing needs of a family over time.
Additional Comments	- Though outside the scope of this section, there is the potential to consider permitting either lock-off units or secondary suites within areas zoned for townhouses or low-density multi-family such as RM-1. - Comparable communities: - Presently, lock-off units are allowed in Vancouver, Burnaby, and North Vancouver. - The definition for lock-off unit is based on the City of Burnaby's Zoning Bylaw.

PROPOSED ZONING BYLAW CHANGES

- In section 201 Definitions, after the definition of LIQUOR STORE, insert the following definition of Lock-off Unit:

"LOCK-OFF UNIT means an accessory *dwelling unit* contained within a strata-titled *dwelling unit* in an *apartment* that:

- is not less than 29 m² and not more than 35 percent of the gross floor area of the dwelling unit in which it is located;
- is not a separate *strata lot*;
- contains a secondary kitchen area with a range or microwave oven and built-in cooktop, refrigerator, sink, counter, cabinets and venting; at least one closet, and a bathroom with a toilet, sink, and bathtub or shower;

- d. is wired for independent telecommunications connection prior to occupancy and remains so;
 - e. is separated by a locking access door from the main *dwelling unit* and can be connected directly to the main *dwelling unit* by opening the access door; and
 - f. has a separate lockable entrance door providing direct access to the exterior of the main *dwelling unit*."
2. In Part 5 General Regulations, Section 508 Accessory Uses, add the following to the end of the section:

"(5) Lock-off Units

A *lock-off unit* is permitted only where it complies with all of the following:

- (a) only one *lock-off unit* is permitted in an *apartment dwelling unit*;
- (b) the *lock-off unit* is not subject to *subdivision* under the provision of either the *Land Title Act* or the *Strata Property Act*; and
- (c) the additional amount of off street parking for *lock-off units* must be located on-site."

3. In Part 7 Off-Street Parking and Loading, Section 706 – Number of Required Off-Street Parking Spaces, replace the text in sub-sections (1)(b) and (c) as shown in bold regarding lock off units with the following:

" (b) *Apartment use, Townhouse use*

1 space per *studio dwelling unit* and one-bedroom *dwelling unit*

1.5 spaces per *dwelling unit* with two or more bedrooms

Plus 0.20 spaces per *dwelling unit* designated for visitors

Except:

Apartment use, Townhouse use located within the Evergreen Line Core and Shoulder station areas, as defined by Schedule "O" of this Bylaw

1 space per *studio dwelling unit* and one-bedroom *dwelling unit*

1.35 spaces per *dwelling unit* with two or more bedrooms

Plus 0.50 spaces per *dwelling unit* that contains a *lock-off unit*

(c) *Dwelling units in non market housing developments*

Plus 0.20 spaces per *dwelling unit* designated for visitors

1 space per *dwelling unit*

Plus 0.20 spaces per *dwelling unit* designated for visitors

Except:

Dwelling units in non market housing developments located within the Evergreen Line Core and Shoulder Station areas, as defined by Schedule "O" of this Bylaw

0.75 spaces per *dwelling unit*

Plus 0.50 spaces per *dwelling unit* that contains a *lock-off unit*

Plus 0.20 spaces per *dwelling unit* designated for visitors"

4. In the RM-4 Multi-Storey High Density Apartment Residential Zone, in section 1206 (2) Permitted use, under the list of 'Accessory uses, limited to:' add the following:

"(g) *Lock-off units*, as limited under Section 508 (5)."

5. In the RM-4 Multi-Storey High Density Apartment Residential Zone, in section 1206 (9) Location of Uses, add the following:

"A *lock-off unit use* is only permitted within the Evergreen Line Core and Shoulder Station areas as identified in Schedule "O". "

6. In the RM-5 Multi-Storey High Density Apartment Residential Zone, in section 1207 (2) Permitted use, under the list of 'Accessory uses, limited to:' add the following:

"(i) *Lock-off units*, as limited under Section 508(5)."

7. In the RM-5 Multi-Storey High Density Apartment Residential Zone, in section 1207 (9) Location of Uses, add the following:

"(c) A *lock-off unit use* is only permitted within the Evergreen Line Core and Shoulder Station areas as identified in Schedule "O". "

8. In the RM-6 Multi-Storey High Density Apartment Residential Zone, in section 1208 (2) Permitted use, under the list of 'Accessory uses, limited to:' add the following:

"(i) Lock-off units, as limited under Section 508(5)."

9. In the RM-6 Multi-Storey High Density Apartment Residential Zone, in section 1208 (9) Location of Uses, add the following:

"(c) A lock-off unit use is only permitted within the Evergreen Line Core and Shoulder Station areas as identified in Schedule "O"."

10. In the C-4 City Centre Commercial Zone, in section 1504 (2) Permitted use, add the following:

"Lock-off units, as accessory to an Apartment use, and as limited under Section 508 (5)."

11. In the C-4 City Centre Commercial Zone, in section 1504 (9) Location of Uses, add the following:

"(h) A lock-off unit use is only permitted within the Evergreen Line Core and Shoulder Station areas as identified in Schedule "O"."

12. In the C-5 Community Commercial Zone, in section 1505 (2) Permitted use, add the following:

"Lock-off units, as accessory to an apartment use and as limited under Section 508 (5)."

13. In the C-5 Community Commercial Zone, in section 1505 (9) Location of Uses, add the following:

"A lock-off unit use is only permitted within the Evergreen Line Core and Shoulder Station areas as identified in Schedule "O"."

14. In the C-7 Transit Village Commercial Zone, in section 1507 (2) Permitted use, add the following:

"Lock-off units, as accessory to an apartment use and as limited under Section 508 (5)."

15. In the C-7 Transit Village Commercial Zone, in section 1507 (9) Location of Uses, add the following:

"(f) A lock-off unit use is only permitted within the Evergreen Line Core and Shoulder Station areas as identified in Schedule "O"."

ITEM #3 – PROJ 21-021 – BYLAW NO. 5144, 2021

Application to amend *City of Coquitlam Zoning Bylaw No. 3000, 1996* to rezone the properties at 618, 622, 626 Claremont Street and 631, 633 Gardena Street, from RS-1 One-Family Residential to CD-27 Comprehensive Development Zone - 27 – *Bylaw No. 5144, 2021*.

Recommendation:

That Council give second and third readings to *City of Coquitlam Zoning Amendment Bylaw No. 5144, 2021*.

First Reading:

On September 27, 2021, Council gave first reading to *Bylaw No. 5144, 2021* and referred the bylaw to Public Hearing.

Additional Information:

At the September 27, 2021 Regular Council meeting, Council requested the following additional information:

1. **Some of the rental units with dens are smaller than the rental units without dens. Clarify the unit sizes.**

The applicant has clarified that the unit sizes as noted in the First Reading Report to Council, and also shown below in Tables 1 and 2 below are correct.

Table 1:

Market Rental Unit Size

One-bedroom	49 sq. m / 528 sq. ft.
One-bedroom + den	47 sq. m / 505 sq. ft.

Table 2:

Below-market Rental Unit Size

Two-bedroom	60 sq. m / 650 sq. ft.
Two-bedroom + den	56 sq. m / 601 sq. ft.

The unit sizes noted in the First Reading Report are average unit sizes for each specific unit type.

The one-bedroom market rental units are slightly larger than the one-bedroom plus den units due to half of the one-bedroom units being designed as accessible, which makes them larger.

The two-bedroom below-market rental units are located on inside corners of the rental building, which creates a larger living/dining area, and, they also have a second full size bathroom whereas the two-bedroom plus den units have one bathroom.

ITEM #4 – PROJ 18-038 – BYLAW NO. 5104, 2021

Application to amend *City of Coquitlam Zoning Bylaw No. 3000, 1996* to rezone the properties at 559, 563, 569 Alderson Avenue, 228, 238, 268, 270, 272, 280 Dunlop Street, 540, 544, 550, 560, 564 Sunset Avenue, 280, 270, 265, 273, 275, 279, 285 Euclid Court and portion of road, from RS-1 One-Family Residential, RT-1 Infill Residential and RS-4 One-Family Compact Residential to RM-3 Multi-Storey Medium Density Apartment Residential – *Bylaw No. 5104, 2021*.

Recommendation:

That Council give second and third readings to *City of Coquitlam Zoning Amendment Bylaw No. 5104, 2021*.

First Reading:

On September 27, 2021, Council gave first reading to *Bylaw No. 5104, 2021* and referred the bylaw to Public Hearing.

Additional Information:

At the September 27, 2021 Regular Council meeting, Council requested the following additional information:

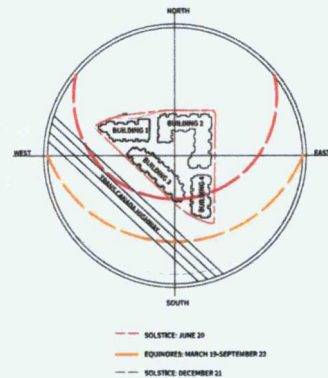
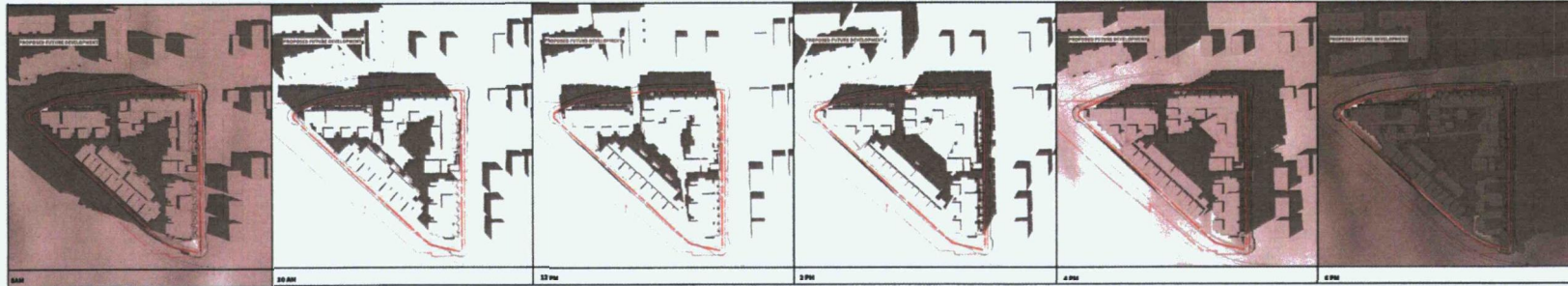
1. What are the child care needs from this development proposal?
 - The City is currently preparing its first Child Care Strategy which is intended to be presented to Council for consideration by the end of 2021. The strategy will help to define the City's role in fostering the provision of child care and will include a needs assessment, and actions to increase the supply of child care spaces through the development application process.
 - The development proposal includes 422 apartment units in the current Development application. There is potential for an additional 327 apartment units in the adjacent Development Application "Sienna PROJ 18-037".
 - As an interim step prior to the finalization of the Child Care Strategy, staff used 2016 Census demographic data for Burquitlam-Lougheed to prepare a rough estimate of anticipated child care demand for the proposed development. It is estimated there will be 218 children aged 0-12 within these two developments (123 in Sierra and 95 in Sienna). Based on the Burquitlam-Lougheed area's current child care access rate of 17.7 spaces and the City's draft target child care access rate of 26 spaces per 100 children, it is estimated that these two proposed developments would require approximately 38-57 child care spaces (21-32 for Sierra and 17-25 for Sienna).
 - The applicant has indicated that they would explore the opportunity for including child care in the subject site or their adjoining development application "Sienna PROJ 18-038", however, there may be limited opportunity to achieve child care at the subject site due to how advanced the applicant is in the project design.
 - Assembly Child Care is a permitted accessory use in the RM-3 Zone, therefore, if the applicant is able to include child care in the proposed development, the requested RM-3 Zone would be able to accommodate it.
2. What are the shadowing impacts on the outdoor amenity space and the quality of outdoor spaces provided in consideration of the lessons learned through the COVID-19 pandemic?
 - The shadow studies are available in Attachment 1. The applicant proposal mitigates some shadowing impacts by stepping back the fifth and sixth floors on the north side of Building 3 to reduce the amount of shadow being cast into the courtyard.
 - The zones with the most active uses such as the children's play area, the outdoor kitchen and the outdoor lounge are located in the portion of the courtyard that receives the most sunlight.

- Through the building design review process, the applicant adjusted their site design to shrink back the ends from the L-shaped Building 2 and to maintain a minimum of 6 m (20 ft.) separation at the corner pinch-points between buildings.
 - All units have access to private outdoor space such as balconies or at-grade patios. Balcony sizes range from 48 ft² (4.5 m²) in units along street frontages to approximately 600 ft² (55.7 m²) where the buildings have been stepped back on upper levels.
 - Of the 2,122 sq. m common amenity space provided, approximately 72%, or 1,520 sq. m is provided as outdoor amenity space.
3. The noise mitigation measures that are proposed to be applied within the development.
- Official Community Plan (OCP) Policy 2.3.2 and the Development Permit Guidelines Section 2.1.2 of the OCP require noise mitigation measures for sites that front onto Highway No. 1, the SkyTrain line, and rail lines. As the subject site fronts onto Highway No. 1, with the SkyTrain line and the BNSF Rail yard located just south of the highway, noise mitigation measures will be required for the proposed development.
 - The applicant will engage an acoustical consultant between third and fourth readings to confirm via letter that the proposed development complies with industry best practices for appropriate indoor decibel ratings and that the noise mitigation measures can be incorporated without impacting the building design. Types of noise mitigation measures could include building cladding, insulation and sound-dampening wall assemblies. These measures will be verified through the building permit process.
 - A noise attenuation wall exists along the full length of the subject site between the future Alderson Avenue and Highway No. 1.
4. Clarification regarding the timing is for construction of the Alderson Avenue extension.
- There is no defined timeline for the construction of Alderson Avenue. However, the applicant is in regular contact with MOTI and continues to actively attempt to acquire these lands.
 - There is potential that all four buildings within the subject development application "Sierra PROJ 18-038" and all four buildings within the "Sienna PROJ 18-037" (a total of eight buildings in two projects) are able to be constructed and occupied before the seven BCTFA parcels are acquired, dedicated to the City and constructed as road.
 - To ensure the applicant continues these discussions, the applicant has offered to enter into a development and phasing covenant, a no separate transfer covenant for the "Sienna PROJ 18-037" lands, and provide securities for the acquisition of the BC Transportation and Finance Authority (BCTFA) lands plus the cost of construction.
 - Once the BCTFA lands are acquired, the applicant has committed to completing construction of the Alderson extension within one year of those lands being acquired.

Attachments:

1. Shadow Studies (Doc# 4214707)
2. Excerpts of OCP Policy 2.3.2 SkyTrain Guideway Integration Policies and DP Guideline 2.1.2 b) Minimize Noise Impacts (Doc# 4218778)

MARCH 19TH



JUNE 20TH



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REVISION:	
NO.	DATE

ISSUE:	
DATE	DESCRIPTION
2018-04-07	ISSUED FOR RZ & DP
2018-04-07	RE-AMENDED FOR RZ & DP
2018-04-07	RE-AMENDED FOR RZ & DP
2018-04-07	RE-AMENDED FOR RZ & DP
2018-04-07	RE-AMENDED FOR RZ & DP



CICCOZZI
ARCHITECTURE

15TH FLOOR
1095 WEST PENDER STREET
VANCOUVER, B.C.
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TEL: (604) 687-4741

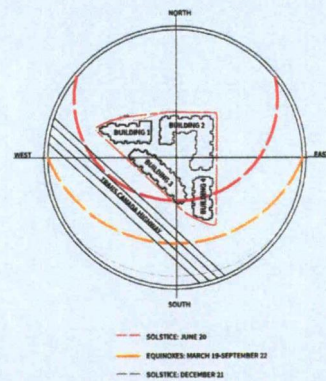
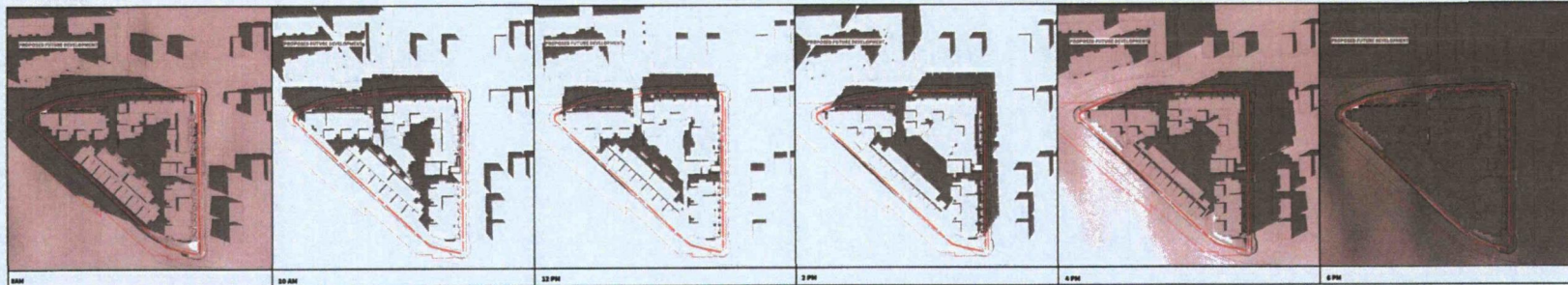
LEDINGHAM McALLISTER
Building BC since 1905



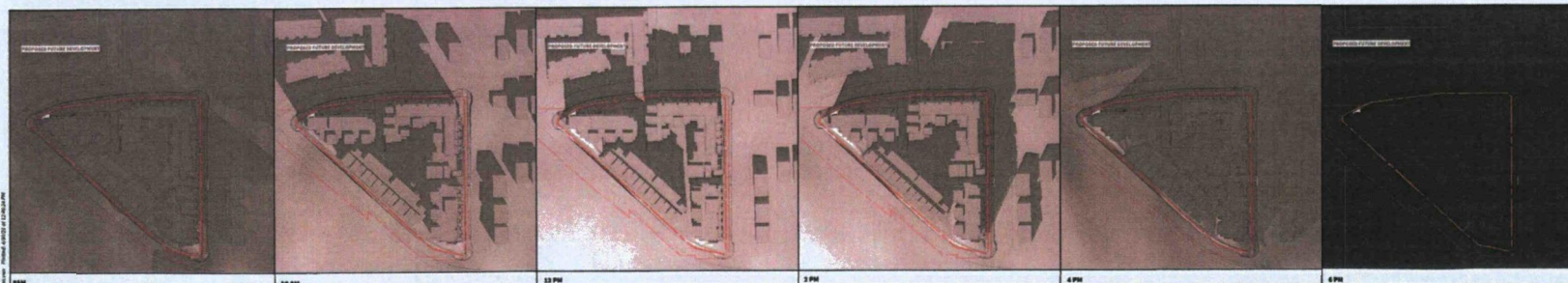
PROJECT	SIERRA
LOCATION	SUNSET AVE & DUNLOP STREET COQUITLAM, BC
DATE	2018
DESIGNED BY	NTS
PROJECT NO.	808
SHEET TITLE	SHADOW STUDY

REVISION NO.	SHEET NO.
-	A0.03

SEPTEMBER 22ND



DECEMBER 21ST



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REVISIONS:	
NO.	DESCRIPTION

DATE	DESCRIPTION
2018-10-07	ISSUED FOR RZ & DP
2019-08-07	RE-ISSUED FOR RZ & DP
2020-08-04	RE-ISSUED FOR RZ & DP
2020-10-18	RE-ISSUED FOR RZ & DP
2021-04-05	RE-ISSUED FOR RZ & DP



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LEDINGHAM McALLISTER
Building BC since 1905

PROJECT:	
SIERRA	
SUNSET AVE & DUNLOP STREET COQUITLAM, BC	

DESIGN:	TA	CHECKED BY:	
SCALE:	1/8" = 1'-0"	PROJECT NO.:	808
SHEET TITLE: SHADOW STUDY			

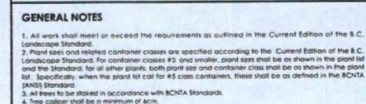
REVISION NO.:		SHEET NO.:	A0.04
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Drawn by:	RSS
Checked by:	PK
Date:	April 30th, 2021
Scale:	1:300

Project No.:
18061

L-1.0



PRELIMINARY PLANT LIST				
TRIS SYMBOL	QNT	BOTANICAL NAME	COMMON NAME	SEE/ SPACING
	15	<i>Acacia greggii</i>	Peppercorn Acacia	5cm col. \$6.5
	30	<i>Alseodaphne confusa</i>	Pacific rosebayberry	5cm col. \$6.5
	112	<i>Cornus kousa</i> 'Stralight'	Kousa Dogwood (Pale pink)	4cm col. \$6.5
	7x	<i>Magnolia kobus</i> 'Butterfly'	Yellow Kobus Magnolia	5cm col. \$6.5
	18	<i>Magnolia soulangiana</i>	Saucer Magnolia	4cm col. \$6.5
	6	<i>Quercus robur</i>	Red Oak	4cm col. \$6.5
	54	Steel trees listed here appear in the Standards of City of Cuyahoga		

DRAWING KEY

-  New Property Line
-  Old Property Line/ Legal Lines
-  Setback
-  Poroscape Outline
-  C/P Concrete, Broadform finish with saw cut pattern to City of Vancouver Standards
-  Interlocking Paving Stones, Colour: Natural
Size: 4" x 8" x 3.15", 4" x 8" x 3.15"
-  Hydroresisting Stone, Laid on Random
Size: 12" x 24" x 7"
-  Wood Decking
-  Granite Stone Feature Wall
-  Shrub + Ground Cover Planting
-  Soil Down
-  Artificial Turf
-  Poured in Place Rubber Safety Surface
-  Wood Bench
-  4" x 1" Metal Fence + Gate
-  H/L Universal Base Layers System by Adventur Base Rocks and Rocks On embank. Refer to S.D. 100
-  Outdoor Seating Seat
-  Lounge Furniture and Wood Tables

Embankment Slide by Kompan or Similar. Refer to L3.1.

Multi Springer by Kompan or Similar. Refer to L3.1.

Irrigation Stub out Location for design irrigation system. All landscape is to be irrigated.

LIGHTING LEGEND

 Wall Mount/Step Lights - MP Lighting L-36
Finish: Mattle clear anodized Or similar.
Refer to L3.1

 Canopy Mount Pendant Lights- MP lighting
Finish: Mattle clear anodized Or similar.
Refer to L3.1

 Wall Mount lights - MP lighting L-41
Finish: Mattle clear anodized Or similar.
Refer to L3.1

DRAWING LIST

1.0	Overall Landscape Plan	1:300
1.1	Enneaged Landscape Plan	1:100
1.2	Enneaged Landscape Plan	1:100
1.3	Enneaged Landscape Plan	1:100
1.4	Enneaged Landscape Plan	1:100
1.5	Enneaged Landscape Plan	1:100
1.6	Soil Depth Plan	1:300
1.7	Wind Heights Over 12m	1:300
1.8	Scops of Change	1:300
2.1	Landscape Sections	1:50
2.2	Landscape Sections	1:50
2.3	Landscape Sections	1:50
3.1	Landscape Product Cutaway	475
	Landscape Product Cutaway	475

REFERENCE IMAGES

Bridge crossing the stream winds through the wooded forest.

Slide for the young is one of the many amenities.

Picnic tables and benches are placed in the wooded forest.

Basketball court is one of the many amenities.



2.3.2 SkyTrain Guideway Integration Policies

The SkyTrain guideway is a significant piece of transportation infrastructure and developments proposed at sites adjacent to the guideway require an appropriate design response. The elevated guideway also provides opportunities to enhance street-level public space in the neighbourhood.



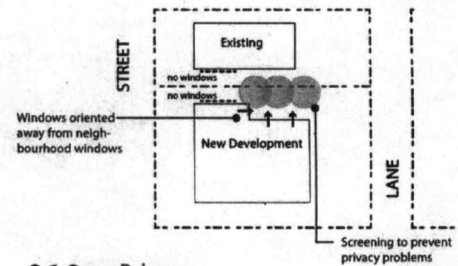
Policies:

- a) Encourage the improvement of public space under the guideway in a way that integrates with the North Road, Clarke Road and Pinetree Way enhancements, animating this space and improving natural surveillance. This space should contribute to a positive pedestrian experience with appropriate lighting and clear sightlines to the street.
- b) New commercial uses fronting the guideway should be designed to create active edges that are highly integrated with areas under the guideway and visible from the adjacent street. This should be a seamless and complementary connection.
- c) Development fronting the SkyTrain guideway should follow best practice guidelines and incorporate measures to mitigate noise impacts. These measures may include:
 - i. **Sensitive site and building design:** placing noise sensitive rooms away from noise sources; locating hallways, stairwells and utility areas closer to noise sources; and using single-loaded building design;
 - ii. **Improving building construction:** triple-glazed windows; additional wall insulation; locating vents and ducts away from noise sources; alternative ventilation systems; sound dampening or absorptive walls and cladding materials; and concrete construction; and
 - iii. **Noise buffers:** solid glazed balconies; fences; sound absorptive landscaping; and water features.

2.1.2 VIEWS, LIGHT AND NOISE

a) Privacy

- Reduce visual intrusion to residential units in the design, including consideration of unit orientation, window placement, screening, and landscaping. Use screening materials that allow views and sunlight to penetrate, especially when close to the sidewalk.



2.1.2 a Privacy

b) Minimize Noise Impacts

- Development fronting the SkyTrain guideway, Canadian Pacific Railway tracks, and/or any Provincial Highway, should follow best practice guidelines and incorporate measures to mitigate noise impacts, including:
 - **Sensitive site and building design:** placing noise sensitive rooms away from noise sources; locating hallways, stairwells and utility areas closer to noise sources; and using single-loaded building design;
 - **Improving building construction:** triple-glazed windows; additional wall insulation; locating vents and ducts away from noise sources; alternative ventilation systems; sound dampening or absorbing walls and cladding materials; and concrete construction; and
 - **Noise buffers:** solid glazed balconies; fences; sound absorptive landscaping; and water features.



2.1.2 b Building near SkyTrain

c) Roof Treatments

- Design roof tops to hide mechanical elements and other roof-top service elements in a manner that addresses noise and visual impacts.
- Consider roof top design that incorporates visual interest such as landscaping, vegetation, active areas and uses, as well as attention to stormwater management.



2.1.2 c Building tops considered

ITEM #5 – PROJ 21-096 – BYLAW NO. 5150, 2021

Application to amend *City of Coquitlam Zoning Bylaw No. 3000, 1996* in order to implement development regulatory improvements for single-family and Housing Choices infill developments – *Bylaw No. 5150, 2021*.

Recommendation:

That Council give second, third, and fourth and final readings to *City of Coquitlam Zoning Amendment Bylaw No. 5150, 2021*.

First Reading:

On September 20, 2021, Council gave first reading to *Bylaw No. 5150, 2021* and referred the bylaw to Public Hearing.

Additional Information:

At the September 20, 2021 Regular Council meeting, Council requested the following additional information:

1. How does Coquitlam's maximum height regulations, and proposed bylaw amendment, compare with other cities in the Lower Mainland?

A quick scan of the following cities has revealed that there is a range of maximum heights permitted throughout the Lower Mainland. Height is measured from an average finished grade which is comparable to the City of Coquitlam's, unless otherwise noted. Please see the table on the following page.

PLANNING AND DEVELOPMENT DEPARTMENT
BRIEF TO PUBLIC HEARING, MONDAY OCTOBER 18, 2021

Page 9

City	Flatter Roof (less than a 3:12 slope)	Pitched Roof (3:12 or greater)	Notes
City of Coquitlam	Existing: 7.3 m (24 ft.) Proposed: 9.5 m (31.2 ft.)	11.0 m (36 ft.)	
White Rock	7.7 m (25.2 ft.)	7.7 m (25.2 ft.)	
Surrey	9.0 m (29.5 ft.)	9.0 m (29.5 ft.)	Pitched roof height measured to the average between the eaves and the roof ridge. The peak will be higher than 9.0 m (29.5 ft.)
New Westminster	10.67 m (35.0 ft.)	10.67 m (35.0 ft.)	
City of Vancouver	10.7 m (35.1 ft.), or 2.5 storeys	10.7 m (35.1 ft.), or 2.5 storeys	
Langley Township	9.0 m (29.5 ft.), or 2.5 storeys	9.0 m (29.5 ft.), or 2.5 storeys	Pitched roof height measured to the average between the eaves and the roof ridge. The peak will be higher than 9.0 m (29.5 ft.)
City of North Vancouver	8.0 m (26.2 ft.) to where walls meet the trusses. Max. roof ridge height of 10.1m (33.1 ft.)	8.0 m (26.2 ft.) to where walls meet the trusses. Max. roof ridge height of 10.1m (33.1 ft.)	Height measured from a "referenced grade" which is calculated from the corners of the property and adjusted to the front grade by applying a 40% factor to the difference between the front and rear elevations of the property. Ultimately, the calculated height may be similar to Coquitlam's proposed heights.
City of Richmond	12.0 m (39.4 ft.), or 3 storeys	12.0 m (39.4 ft.), or 3 storeys	


 Andrew Merrill, MCIP, RPP

AM/ce



PARTINGTON CREEK

Coquitlam, BC

PROJECT INTRODUCTION



EKISTICS

P+A Landscape Architecture
Site Planning

















Partington Creek| Coquitlam, BC
Project Introduction



Clerks Dept

To: Holland, Stephanie
Subject: RE: Polygon building between Cedar Drive and Victoria Drive

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

From: a a [REDACTED]
Sent: Thursday, September 30, 2021 1:25 PM
To: Mayor & Council <mayor_council@coquitlam.ca>
Cc: westb@portcoquitlam.ca
Subject: Polygon building between Cedar Drive and Victoria Drive

Dear Mayor and Council

☒ Copies to: Mayor & Council
☐ Tabled Item for Council Meeting
☐ Correspondence Item for Council Meeting
☐ For Information Only
☐ For Response Only
☒ Copies to a a c BCS B3 B4

I am writing to express my concern about Polygon's proposed massive townhome development in the area between Cedar Drive and Victoria Drive. As a resident of Port Coquitlam who lives in the Mars - Victoria Drive area, we in this area strongly object to this development. We do not need more walls of townhomes along this nicely forested area. The new townhomes you allowed at the triangular junction of Victoria Drive and Victoria has made an ugly high wall on the side of sloped terrain near the DeBoville Slough. Walking the Slough trails one faces a massive wall of these new buildings instead of forest land. You plan on mowing down more forest to construct more unneeded townhomes along two nice country style roads away from congested traffic. If anything, we need regular, smaller single family homes (1500 to 1700 square feet) not to be jammed into massive complexes.

Before any housing is to be built in the proposed area, we demand that the Fremont Connector be built to remove and prevent more traffic from entering Cedar Drive through Port Coquitlam. THIS WAS SUPPOSED TO HAVE BEEN DONE BEFORE ANY DEVELOPMENT ON BURKE MOUNTAIN TOOK PLACE! We went to town hall meetings 7 to 8 years ago and it was agreed that the Connector would be built. What has been done NOT A DAM THING. A letter to the Tri-City News Editor from another Port Coquitlam resident who lives in this area also expressed her concern about this situation. Coquitlam gets the development money and Port Coquitlam gets the traffic. Just look at Cedar Drive and Coast Meridian today.

The Coquitlam Mayor and Port Coquitlam Mayor (Brad West) need to sit down and hammer this situation out before further development is considered. I will be bringing this up further in the Tri-City News.

Thank you
Brian Lennan

Sent from my iPad

Clerks Dept

From: Holland, Stephanie
Sent: Wednesday, October 06, 2021 9:36 AM
To: Clerks Dept
Subject: FW: Forward to Stephanie in planning as well. Polygon Development

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Public Hearing

Good morning Clerks.

You may wish to include this in the Public Hearing package for PROJ 19-006.

Thanks,

Stephanie Holland
x3978

☒ Copies to Mayor & Council
☐ Tabled Item for Council Meeting
☐ Correspondence Item for Council Meeting
☒ For Information Only
☐ For Response Only
☒ Copies to Council and DOB P3+K

From: Bemister, Christina <CBemister@coquitlam.ca>
Sent: October 6, 2021 9:29 AM
To: Holland, Stephanie <SHolland@coquitlam.ca>
Subject: FW: Forward to Stephanie in planning as well. Polygon Development

FYI

From: Brent, Anita <ABrent@coquitlam.ca>
Sent: Wednesday, October 6, 2021 8:26 AM
To: Council <Council@coquitlam.ca>
Cc: Steblin, Peter <PSteblin@coquitlam.ca>; Allueva, Raul <RAllueva@coquitlam.ca>; Stuart, Graham <GStuart@coquitlam.ca>; Luymes, Don <DLuymes@coquitlam.ca>; Bemister, Christina <CBemister@coquitlam.ca>; Gilbert, Jay <JGilbert@coquitlam.ca>
Subject: FW: Forward to Stephanie in planning as well. Polygon Development

FOR YOUR INFORMATION

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

From: a a [REDACTED]
Sent: Tuesday, October 5, 2021 4:25 PM
To: Mayor & Council <mayor_council@coquitlam.ca>
Cc: editor@tricitynews.com
Subject: Forward to Stephanie in planning as well. Polygon Development

Dear All

In regards to my recent letters to you regarding the proposed Polygon Townhouse development on Victoria/Cedar Drive, I would like to pass on the following comments my son made to me on his visit from Burnaby. He is 34 and is not able to afford a home so is renting a 3 level townhome in Burnaby. The rent is ridiculous. Anyway, he is tired of the cramped quarters and three levels so he is continuously having to climb stairs. I showed him the pictures of Polygon's planned buildings and he was not very impressed. The design is pretty much identical to all the other townhomes built in Coquitlam. Same uninspired design and colours. No variety and it looks like 3 levels and stair cases to climb. How is this going to help people that have a hard time using stairs or keeping little kids from falling down the stairs. He would like to leave the townhouse he is in and move into a smaller single family home (one or two level only) with a reasonable yard. Unfortunately he can't move because there are few if any new single family homes being built. They are not being built because Coquitlam and some other towns refuse to turn down these development applications and change of zoning applications. If you decided to not accept change of zoning applications there wouldn't be the constant push on Council. You need to put a stop to this.

This continuing push for densification is being applied to the wrong type of properties. Densification should be restricted to the city core areas with more towers etc. If you are wondering why there is more cranky behaviour out there, have a pandemic and confine People's personal space. Cramming people in small spaces very close to other people is not healthy mentally. It's not rocket science.

Brian Lennan
Port Coquitlam

Sent from my iPad

Clerks Dept

From: ken@harmonyproperties.ca
Sent: Friday, October 15, 2021 10:21 AM
To: Clerks Dept
Subject: Subject: Public Hearing October 18 - Item 1 - 3646, 3648, 3650, 3654, 3674, 3680 Victoria Drive, 4189 Cedar Drive, an Unaddressed Parcel ("0" Cedar Drive) and a Portion of an Unconstructed Road Allowance).

Follow Up Flag: Follow up
Flag Status: Flagged

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 CM/DCM/GMPO/DPS/P/K/K

From: Ken Helm,
1303 Forest Walk, Coquitlam
3564 Baycrest Avenue, Coquitlam – 717227 BC Ltd
3620 Victoria Avenue, Coquitlam -717227 BC Ltd
3623 & 3630 David Avenue, Coquitlam – 753749 BC Ltd

To Mayor and Councilors,

As a long time resident and owner of properties in the Burke Mountain area, especially our properties adjacent to the above properties being brought forward to Public Hearing by Polygon Homes I wish to confirm my support and appreciation for both the City's financial commitment to this area and Polygon Homes for initiating this application. The Partington Creek NCP concluded two processes over a 7-8 year span to finally confirm this area for development, and another 4-5 years to initiate the major infrastructure required for housing to begin to assist in easing the housing shortages for our residents. Unfortunately I will not be able to attend the Public Hearing though I would like this email to state my support and appreciation of this application.

Thank you Mayor and Councilors for all your diligent and mostly thankless vocation of serving us your residents, including the City's support to move the Partington Creek neighbourhoods forward.

Ken Helm



Ken Helm, President
HARMONY PROPERTIES LTD.
Phone: 604.765.1875

www.HarmonyProperties.ca

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☒ Copies to Mayor & Council
☐ Tabled Item for Council Meeting
☐ Correspondence Item for Council Meeting
☒ For Information Only
☐ For Response Only
es to CM/DCM/GMPD/DOO/PZs/
FM/FC

Clerks Dept

From: Pam Goessaert [REDACTED]
Sent: Friday, October 15, 2021 1:25 PM
To: Holland, Stephanie; Clerks Dept
Cc: Lorne Martinuik; Sande Sauter; [REDACTED]
Subject: Public Hearing October 18 - Item 1

Follow Up Flag: Follow up
Flag Status: Flagged

In our opinion this OCP proposal is already "approved" and has been for several years. A Public Hearing is merely a formality.

1. We are aware that Public Notices are mailed to owners and occupants of surrounding properties (within 100 metres of the land that is the subject of the application). Given that the proposed OCP exponentially affects our property, slicing it diagonally in half, it would seem appropriate for the city to notify us even if we are outside that 100 meters. We brought up this point in May 2020. The fact that we did not get notification is a display of bad manners and arrogance on the part of the City of Coquitlam.
2. There is no mention of a north south road/culvert crossing Partington Creek from Upper Victoria to Cedar Drive in this proposal. Why? What are the impacts of crossing Partington Creek?
Positive/negative?
3. Who will maintain the culvert crossing over Partington Creek to Polygon townhouse development? Polygon strata or the city? We maintain our property access across Partington Creek at 4155 Cedar Drive, as does every other residence on the north side of the creek.
4. If there can be one creek crossing to Polygon properties, why not more crossings to satisfy road access and redundancy? The sanitary gravity main on the east side of Fremont Park will have to culvert Partington Creek. If this work is already in the plans, why not put a road there as well?
5. Why is the north/south proposed conceptual road local, not connector? Will future residents (267 townhouses on over 30 acres) traffic, curb side parking needs not require a wider road? Or will this be a future consideration when Phase 2 and 3 are complete?
6. East/west road from Polygon properties to Victoria Drive should be maintained as the current OCP outlines: <https://www.coquitlam.ca/DocumentCenter/View/970/Schedule-E---Street-Network-PDF>
7. This proposal implies that the intent is to change road designations from "collector" to "local". The fact that these roads are not actually on the current OCP seems a misrepresentation. Any objection we might have to the proposed road through our property, whether it be local or collector, is mute. These roads have already been outlined on the Cedar Drive Upgrade Project documentation for quite some time, long before this public hearing was determined. It appears to already be a done deal. Public input does not apply.
8. We put forth our views in the Spring of 2020. Andrew Yu was the city contact. Several emails and phone calls were exchanged. We had concerns about how a proposed road slicing our property diagonally in half would impact land value. This concern was never addressed and Andrew is no longer with the city. The current contact, Stephanie Holland, did not have record of our earlier concerns. If not for an email on a different matter, she would still be unaware. While we appreciate her acknowledgement, this is another example of how our opinion did not matter - correspondence was easily misplaced or not shared with relevant departments.

Our official opinion is that the city will do whatever it wants regardless of public input. This Public Hearing should actually be a Public Information meeting, the city dictating changes to the OCP rather than engaging in muted public input on a plan that is already signed, sealed and delivered.

Al and Pam Goessaert
4155 Cedar Drive
Coquitlam, B.C.
V3E 3H7

Clerks Dept

From: Boom Boom [REDACTED]
Sent: Sunday, Oct 17, 2021
To: Clerks Dept
Subject: PROJ 19-006

Anthony Mancini
3632 Victoria drive

I wanted to reach out to convey my support for this proposal. I'm a resident of the neighbourhood and I feel the addition of new townhousing as proposed by Polygon will provide much needed development which is in line with the City's plans for the area. I believe this project will be beneficial for Coquitlam and will support our growing population as well as services and amenities to come in the greater neighbourhood. I hope this spurs more development in Partington Creek.

Thanks,
Anthony

Sent from my boom boom's iPhone4

- ☒ Copies to Mayor & Council
- ☐ Tabled Item for Council Meeting
- ☐ Correspondence Item for Council Meeting
- ☒ For Information Only
- ☐ For Response Only _____
- ☒ Copies To *en DCR GMP DRS PS PC KC*

Clerks Dept

From: Sande Sauter [REDACTED]
Sent: Monday, October 18, 2021 8:24 AM
To: Holland, Stephanie; Clerks Dept
Subject: PROJ 19-006

In response to the changes to the planned development on Victoria Drive and Cedar Drive and

1. We live at 4233 Cedar Drive and this proposed development connects to our property.

I'm restating that we're concerned about an invasion of our privacy.

Considering that the application is to effectively expand the number of people moving into the area, what will be done to create a barrier between the development and our property - to ensure that access is NOT available for the public to walk along the top of our hill and leave their waste - doggie poobags, garbage etc?

2. I noticed that Knoll Park isn't listed on this particular map. I'm assuming that the proposal for this park is still in place. The park is adjacent to our property. What will be done to create a barrier between the park and our property?

2. The P-5 designation: Is that not another name for the riparian setback? I was told a few years ago by a BC Assessment person that riparian setbacks aren't written in stone - that they can be "adjusted" depending on what kind of construction contracts are in place. My question is: How much monetary & development power does Polygon have over the city and will the P-5 end up smaller or non-existent when it comes down to the actual building of the area?

3. Why are there still Collector Streets/Local Street designations on the properties that the City/Polygon doesn't own, and that the property owner's concerns aren't being listened to when they have already stated that it'll devalue their property and are opposed this plan?

Bill Sauter & Sande Sauter (Martinuik)
4233 Cedar Drive
Coquitlam B.C.
V3E 3H7

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☒ Tabled Item for Council Meeting

☒ Correspondence Item for Council Meeting

☒ For Information Only

☒ For Response Only

☒ Copies To Chairman Gordon D'Sa

Item 1

Clerks Dept

From: Randy Ellis <randy@mediawks.com>
Sent: Monday, October 18, 2021 5:38 PM
To: Clerks Dept
Subject: RE: City of Coquitlam - Public Hearing - Monday, October 18, 2021 Confirmation
Attachments: Questions for October 18th 2021 City of Coquitlam Meeting.docx

Hi,

I thought this meeting would be similar to the last Zoom meeting I was on with the city where you could send questions while you were on the Zoom call.

I just saw this had to be email by noon today so I'm sure this is probably too late but I'll send it anyway.

Cheers...

Randy Ellis
President
MediaWorks
Total Packaging Solutions

t: 604.250.6395 | e: randy@mediawks.com | w: mediawks.com
930 - 3025 Lougheed Hwy | Coquitlam, BC | V3B 6S2 | Canada

From: City Clerk <no-reply@zoom.us>
Sent: October 18, 2021 4:25 PM
To: Randy Ellis <randy@mediawks.com>
Subject: City of Coquitlam - Public Hearing - Monday, October 18, 2021 Confirmation

Item for Council Meeting
Confidence Item for Council Meeting
Information Only
Response Only
Chairman PD 1003 P3 R/F

zoom

October 18, 2021. You can find information about this webinar below.

10:07:00 PM Pacific Time (US and Canada)

000

Questions for October 18th 2021 City of Coquitlam Meeting

- If approved, when would Phase I of the development start? What are the proposed planned dates for Phase 2 and/or 3?
- Will Polygon be clearing the entire property all at the same time or in Phases as the proposals are approved?
- Will there be restriction on the Days & Hours during the ongoing construction on the property to mitigate the noise and disruption to the neighbourhood?
- Will Polygon be installing some type of fencing and/or Trees along the existing adjacent properties to allow some privacy or security from people or animals entering adjacent properties.
- Page 2/13 (9C) - What's a Road Closure process?
- Page 4/13 - Slope downward in a northeast to southwest direction of 174ft...Where is this on the Map on page 22 Attachment 7
- How will Polygon deal with the site ground height variations between existing adjacent neighbour properties that run along the borders of the proposed site.
- Can the proposed new Local Street running North and South on the property and joining up with Cedar Drive be reduced to a "Lane Way" to encourage residence to use Victoria Drive as their exit from their residence to help reduce the use of Cedar Drive. With the potential of 148 units and up to two cars per unit it could result in up to 296 additional cars that could potentially end up using Cedar Drive from time to time.
- Page 5/13 & 11/13 – In place of the removed Collector Street portion... If the Local Street to Cedar Drive is approved, it will download a lot of traffic onto the old portion of Cedar Drive. Any cars that travel to the west on Cedar Drive will encounter a narrow roadway that is not in the best of shape. I know through your studies you stated the Cedar Drive roadway is safe to drive on however the reality is quite different speaking from a person who has lived on Cedar Drive for over 30 years and travels regularly along Cedar Drive. It's not Safe!
- How will the developer deal with the impact of the High Density Development on the Natural Habitat of Bears, Deer, Fish, Beavers & Birds that frequent or live on the current property.
- Page 7/13 - What is the normal City setback? Why is there a request for Setbacks of only 1M from the property lines? You would think with 33 acres of property available on the site there should be no need to reduce the Property Setbacks
- Page 10/13 – How will the proposed development for Sanitary and Storm water services be financed due to the insufficient funds.

Randy Ellis - 4215 Cedar Drive, Coquitlam BC

712 ROBINSON STREET

COQUITLAM, BC



FORMWERKS
BOUTIQUE PROPERTIES

- Established in the art of architecture
- Timeless value
- Homes built with an enduring stamp of integrity

FORMWORKS

BOUTIQUE PROPERTIES



Tudor House
Vancouver, BC
Homes: 15
Completed 2019

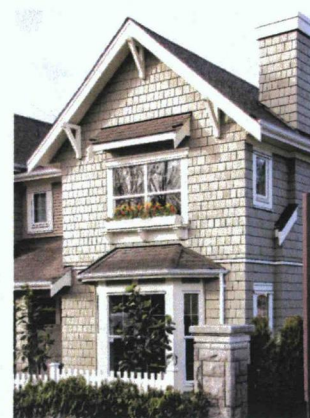
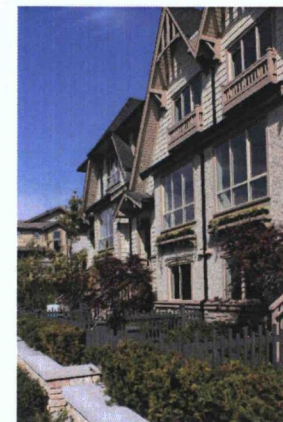
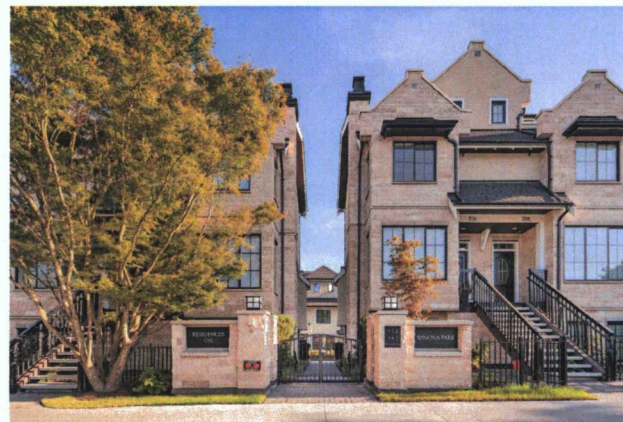
The Robinsons
Coquitlam, BC
Homes: 34
Lock-Off Units: 8
Under Construction



Toppen Ridge
North Vancouver, BC
Homes: 24
Lock-Off Units: 13
Under Construction



Residences on Winona Park
Vancouver, BC
Homes: 19
Completed 2017



FORMWERKS
ARCHITECTURAL

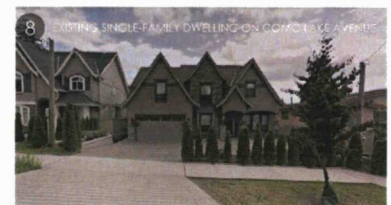
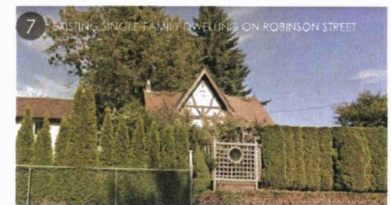
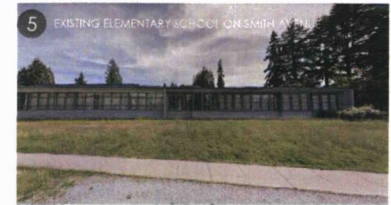
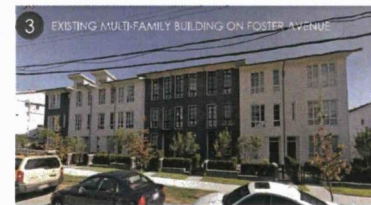
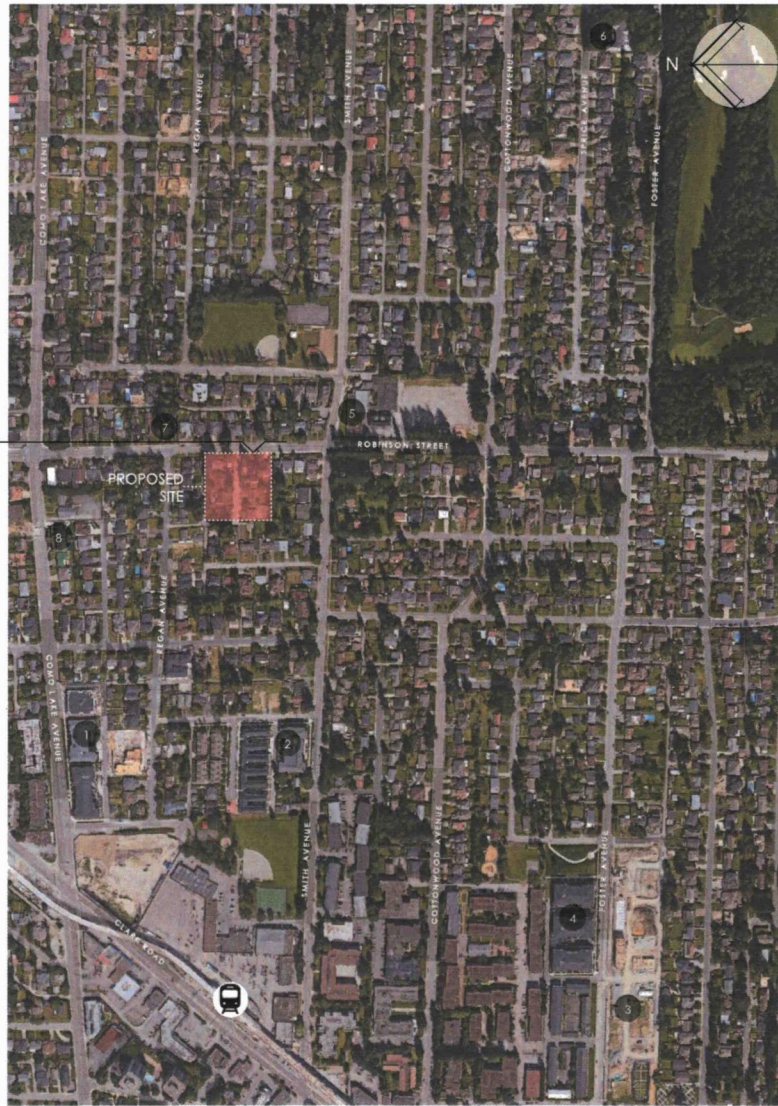
1425 WEST 8TH AVE., VANCOUVER, BC V6L 1T6
Tel: 603.2016 Phone: 603.5441

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FORMWERKS
BOUTIQUE PROPERTIES

712 ROBINSON
STREET,
COQUITLAM, BC

FORMWERKS PROJECTS



FORMWERKS
ARCHITECTURAL

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BOUTIQUE PROPERTIES

712 ROBINSON
STREET,
COQUITLAM, BC

1021 West 10th Ave., Vancouver, BC V6H 1G6
Tel: 604.276.1111 Fax: 604.276.1112

CONTEXT PHOTOS

PROJECT DATA

DATA

ZONING	CD (BASED ON RM-2)
PRINCIPLE USE	TOWNHOUSES
LOT AREA	86,063 SF
LOT COVERAGE	49%
# OF BUILDINGS	8
# OF STOREYS	3

NUMBER OF RESIDENTIAL UNITS

ONE-BEDROOM UNITS	5
TWO-BEDROOM UNITS	19
TWO-BEDROOM UNITS w/ LOCKOFFS	30
THREE-BEDROOM UNITS	38
TOTAL NUMBER OF UNITS	92

PARKING

RESIDENT SPACES	REQ'D	PROPOSED
2+BR (1.25/UNIT)	0	
1BR (0.85/UNIT)	0	
LOCK-OFF (0.5/UNIT)	0	
TOTAL RESIDENT SPACES	0	149
TOTAL VISITOR SPACES (0.15/DWELLING UNIT)	0	18
ACCESSIBLE (2 STALLS FOR 76-125 STALLS)	2	2
STANDARD (0.7 OF STALLS)	0	146
SMALL CAR (0.3 OF STALLS)	0	19
TOTAL SPACES	2	167
(EV SPACES 1/DWELLING UNIT)	0	(0)

BICYCLE PARKING

RESIDENT SPACES (1.25/UNIT)	0	115
VISITOR SPACES	6	6 (On Site)

TOTAL BUILDING AREA

111,073 SF

TOTAL SITE AREA

86,063 SF

TOTAL DENSITY

1.29

LEGEND

TYPE A

2 BEDROOM + I/O TOWNHOUSE

TYPE B1

3 BEDROOM + DEN TOWNHOUSE

TYPE B2

2 BEDROOM + I/O TOWNHOUSE

TYPE C

2 BEDROOM TOWNHOUSE

TYPE D1/D2

3 BEDROOM + DEN STACKED

TYPE D3

2 BEDROOM + DEN STACKED

TYPE E1/E2

3 BEDROOM + D TH INT ST

TYPE E3

2 BEDROOM + D TH STACK

TYPE F

2 BEDROOM + I/O TOWNHOUSE

TYPE G

2 BEDROOM GARDEN SUITE

TYPE H

1 BEDROOM GARDEN SUITE

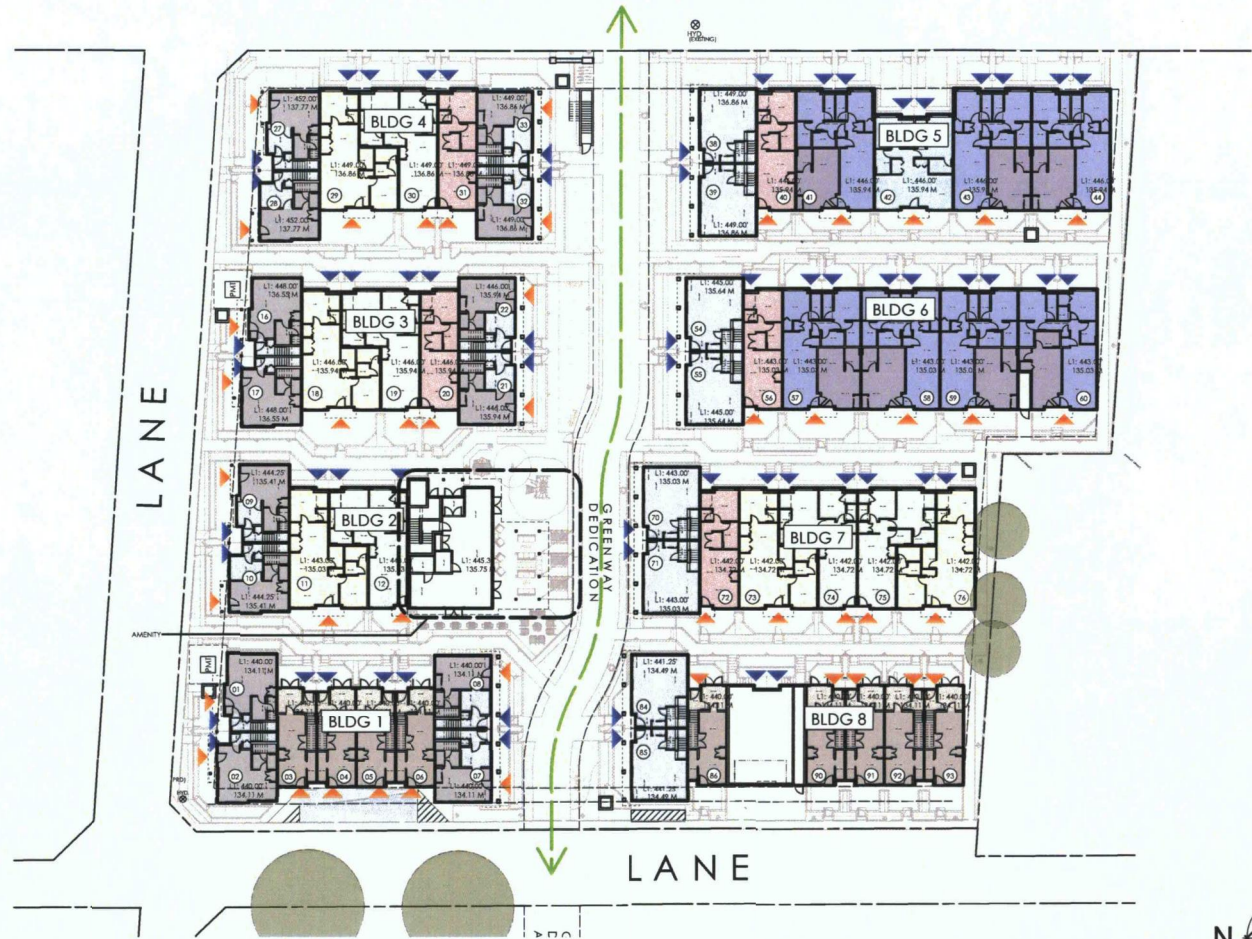
TYPE I

2 BEDROOM

TYPE K

JR 2 BEDROOM

ROBINSON STREET



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ARCHITECTURAL

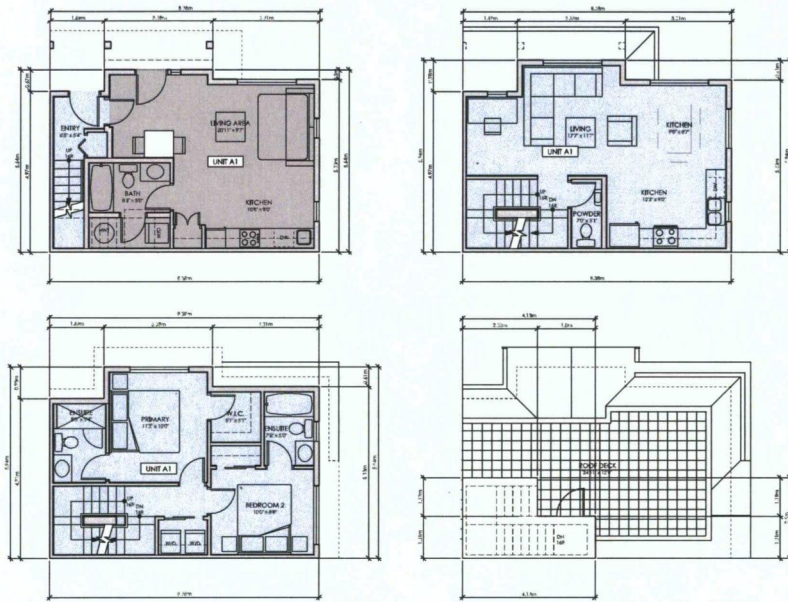
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FORMWERKS
BOUTIQUE PROPERTIES

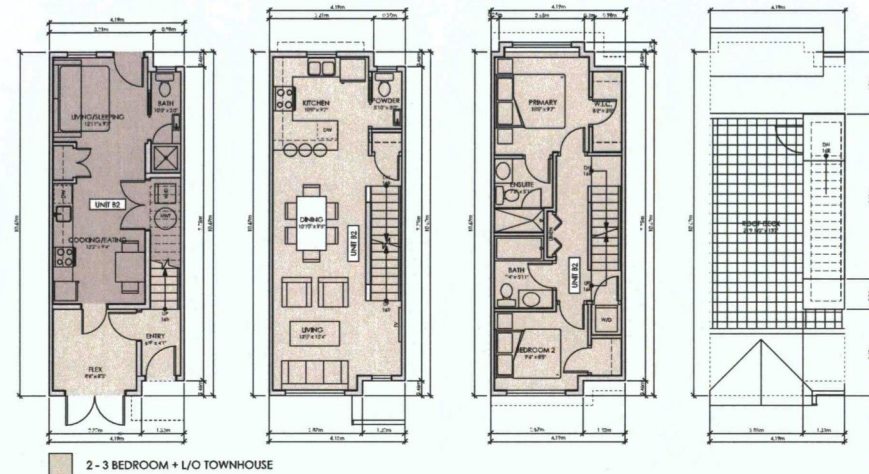
712 ROBINSON
STREET,
COQUITLAM, BC

SITE PLAN

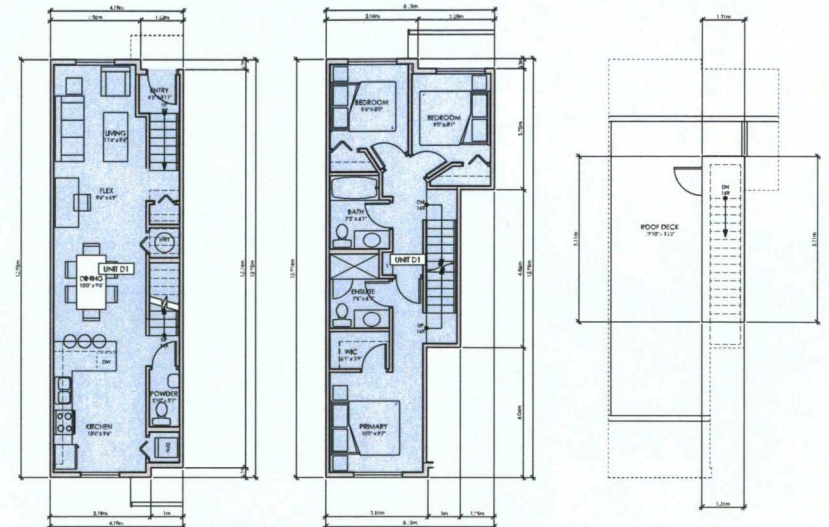
1125 West 8th Ave., Vancouver, BC V6H 1N5
Tel: 604 278-1141 Fax: 604 278-1141



2 BEDROOM + L/O TOWNHOUSE



2 - 3 BEDROOM + L/O TOWNHOUSE



3 BEDROOM + DEN STACKED



2 BEDROOM GARDEN SUITE

1 BEDROOM GARDEN SUITE

FORMWERKS
ARCHITECTURAL

712 ROBINSON STREET

FORMWERKS
OUTLINE PROPERTIES

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STREET,
COQUITLAM, BC

TYPICAL UNIT PLANS

1629 West 4th Ave., Vancouver, BC V6L 1A1
Box 485, 2019 Property 485-1611

HOW WILL YOUR SPACE CHANGE WITH YOUR

LIFECYCLE

HOME OFFICE

A FULLY FUNCTIONING SPACE
FOR A HOME OFFICE

RENTAL SUITE

A SPACE TO HELP WITH
YOUR MORTGAGE PAYMENTS

FAMILY SUITE

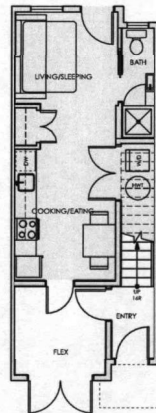
A FLEXIBLE SPACE TO ACCOMMODATE
DIFFERENT KINDS OF FAMILIES:
- NEWCOMERS TO CANADA
- MULTI-GENERATIONAL FAMILIES
- SINGLE PARENT FAMILIES

GUESTS / IN-LAW SUITE

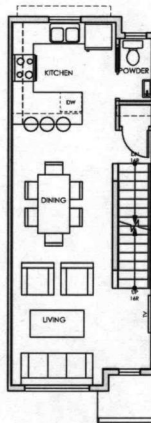
A PRIVATE SPACE FOR
WHEN VISITORS COME TO STAY

ART STUDIO

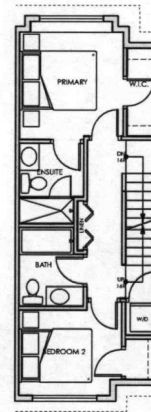
FULLY FUNCTIONING SPACE
FOR VARIOUS ARTISTIC NEEDS



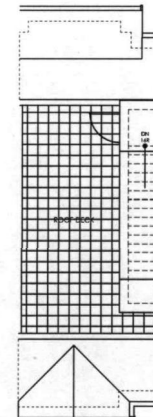
LEVEL 1 (LOCK-OFF)



LEVEL 2



LEVEL 3



ROOF

DOWNSIZE / PIED-A-TERRE

HELPING YOUR CHILDREN
GET INTO THE MARKET

TEENS / SPLIT TIME CHILDREN ROOM

ADDITIONAL SELF-CONTAINED
BEDROOM WHEN NEEDED

AU PAIR SUITE

A SEPARATE SPACE FOR
A NANNY OR AU PAIR

STUDENT ROOM

A PRIVATE SPACE FOR YOUR
RETURNING COLLEGE STUDENT

FAMILY ROOM

EXTRA FLEXIBLE AREA
FOR FAMILY ACTIVITIES,
PLAY SPACE, MEDIA ROOM

FORMWERKS
ARCHITECTURAL

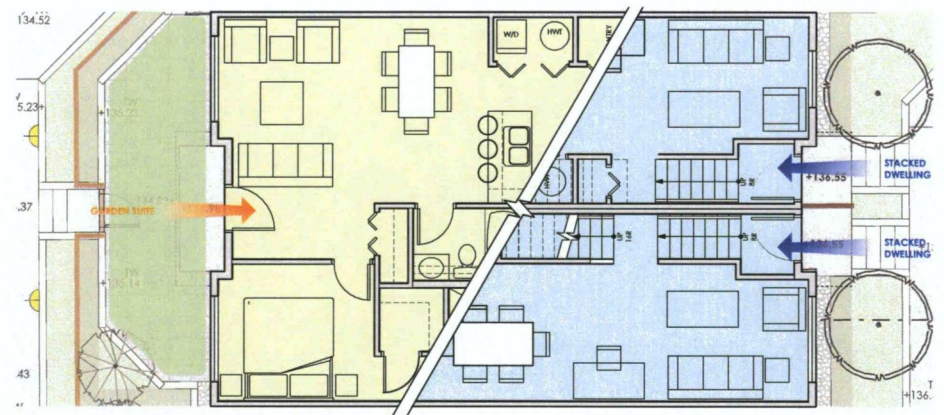
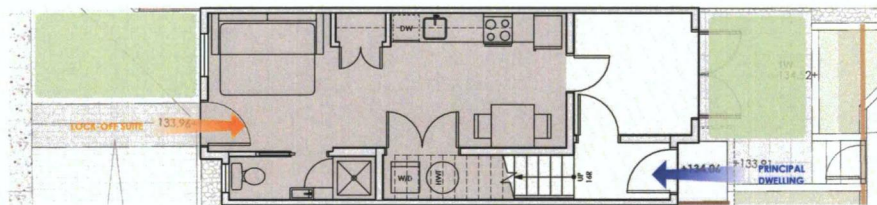
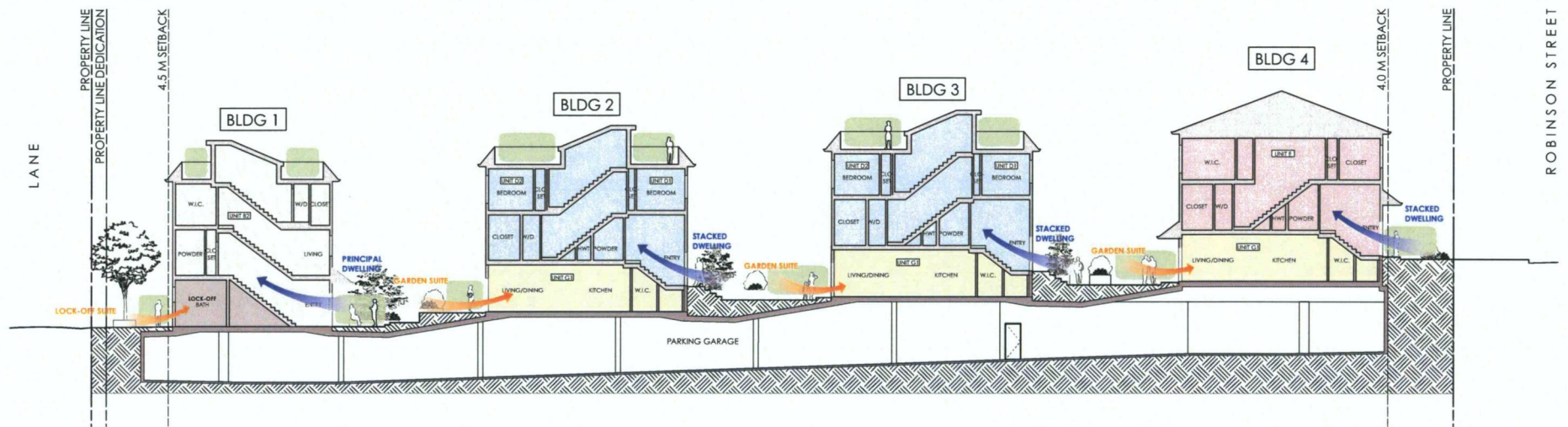
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FORMWERKS
BOUTIQUE PROPERTIES

712 ROBINSON
STREET,
COQUITLAM, BC

LIFECYCLE

1420 West 5th Ave., Vancouver, BC V6H 1W6
Tel: 604 270-1111 Fax: 604 270-1111



FORMWERKS
ARCHITECTURAL

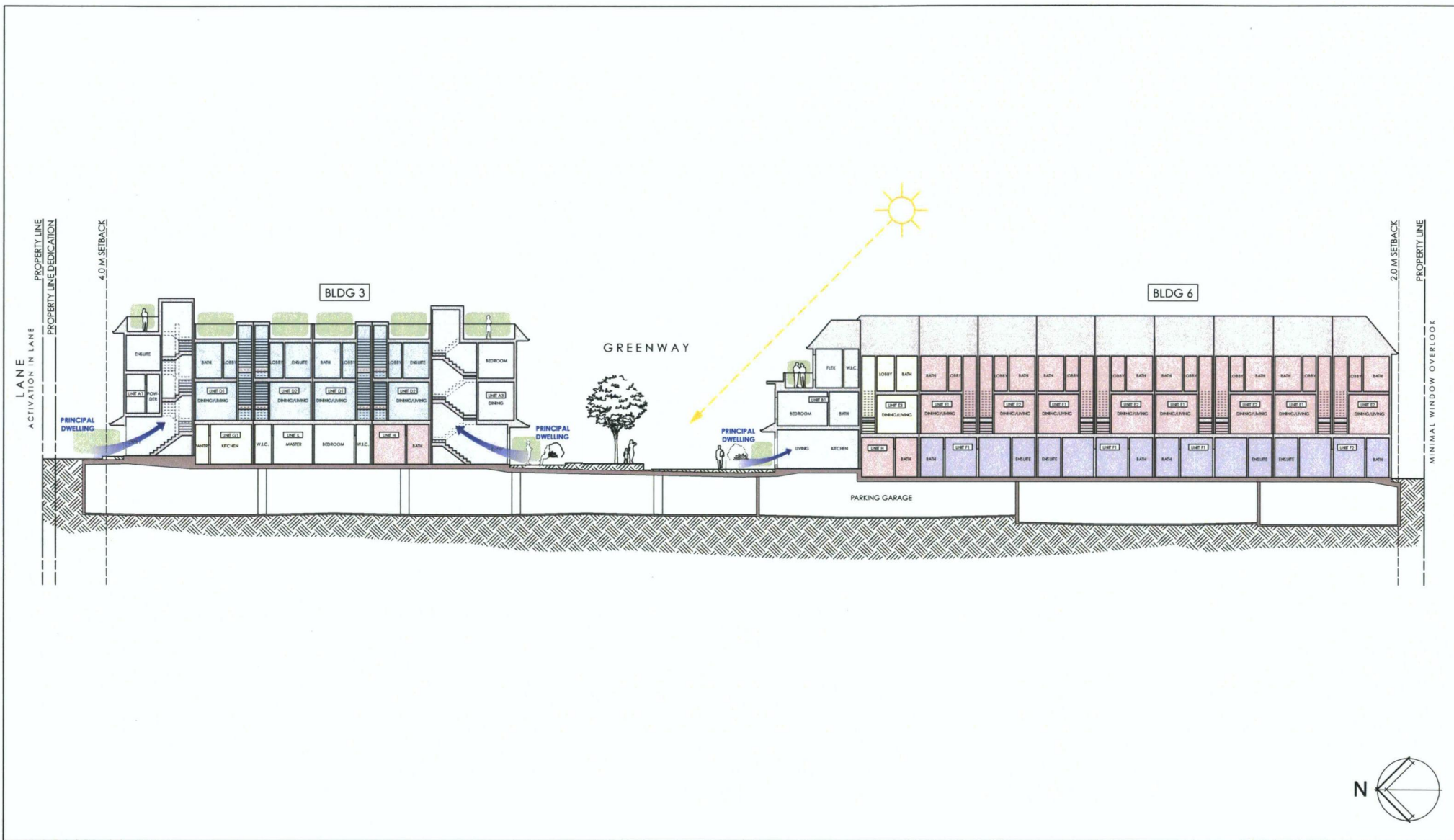
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FORMWERKS
ROUTAGE PROPERTIES

712 ROBINSON
STREET,
COQUITLAM, BC

SITE SECTIONS

1425 West 5th Ave., Vancouver, BC V6L 1N6
Ph: 468-2076 Fax: 468-1441



FORMWERKS
ARCHITECTURAL

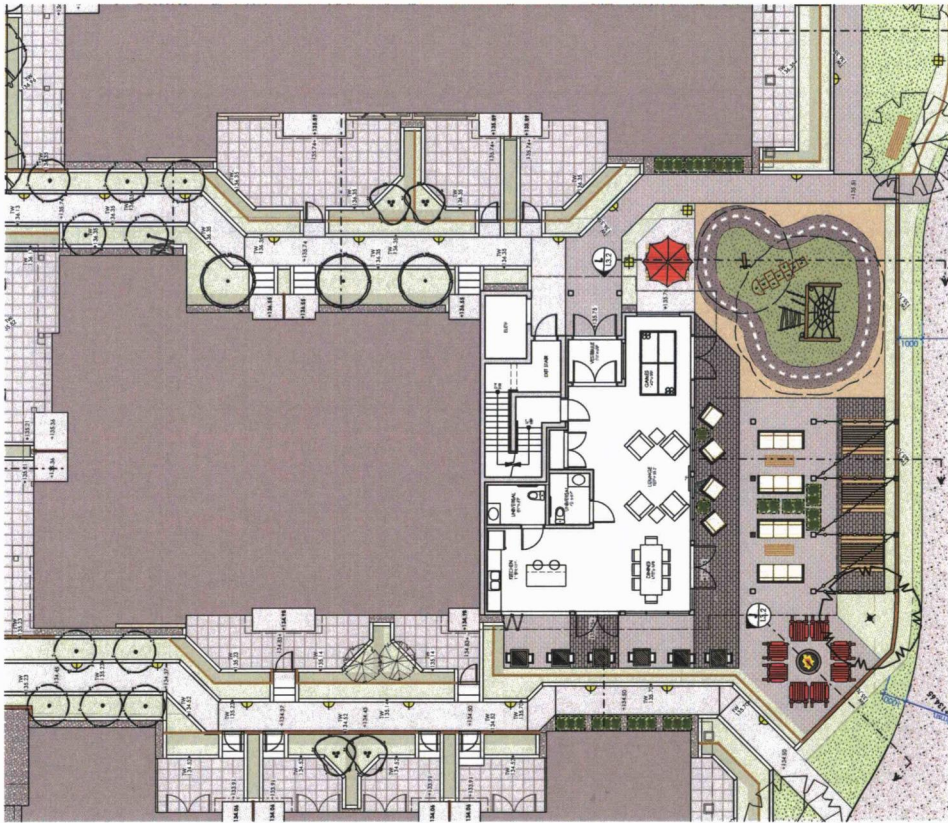
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FORMWERKS
ROUTINE PROPERTIES

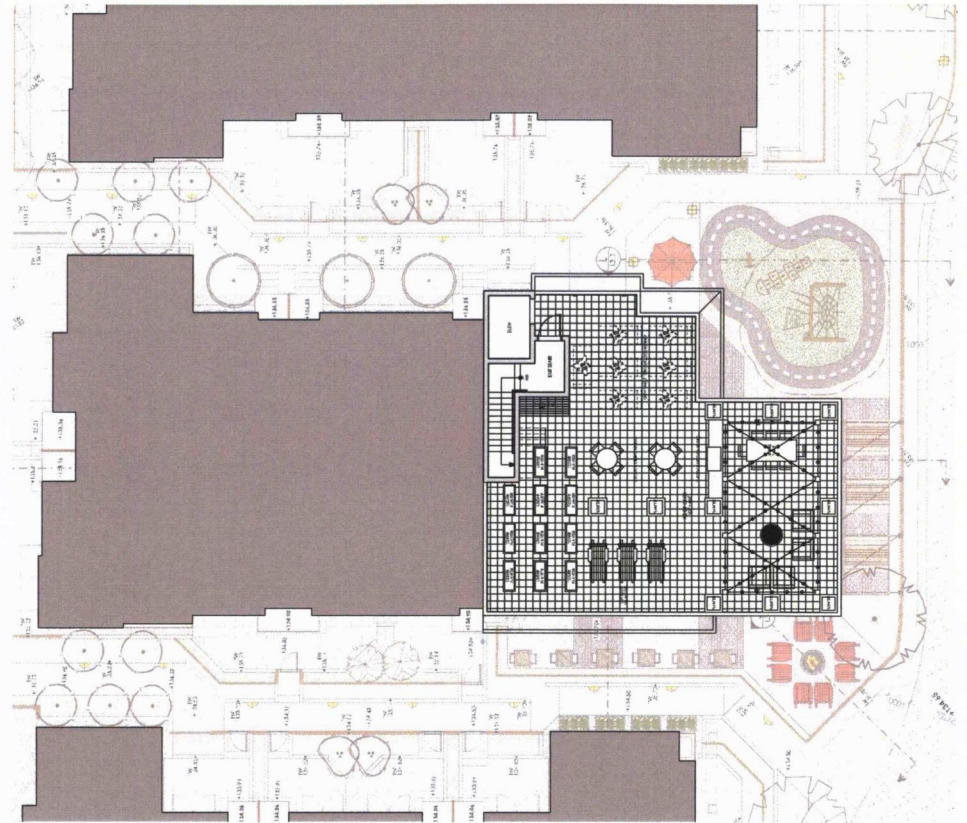
712 ROBINSON
STREET,
COQUITLAM, BC

SITE SECTIONS

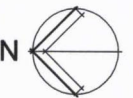
1421 West 5th Ave., Vancouver, BC V6L 1H5
Tel: 603-274-1111 Fax: 603-274-1111



LEVEL 1 PLAN
AMENITY - EXTERIOR



LEVEL 2 PLAN
AMENITY - EXTERIOR



FORMWERKS
ARCHITECTURAL

712 ROBINSON STREET

FORMWERKS
BOUTIQUE PROPERTIES

712 ROBINSON
STREET,
COQUITLAM, BC

AMENITY PLANS

1000 WEST 10TH AVENUE, VANCOUVER, BC V6H 1G1
TEL: 604.278.2070 FAX: 604.278.2071



FORMWERKS
ARCHITECTURAL

712 ROBINSON STREET

STREETSCAPE RENDER

FORMWERKS
BOUTIQUE PROPERTIES

712 ROBINSON
STREET,
COQUITLAM, BC

1420 West 81st Ave., Vancouver, BC, V6P 1P6
Tel: 604.207.1111 Fax: 604.207.1111



ROBINSON ST. STREETSCAPE



FORMWERKS
ARCHITECTURAL

712 ROBINSON STREET

FORMWERKS
ARCHITECTURAL

712 ROBINSON
STREET,
COQUITLAM, BC

STREETSCAPES

1425 West 5th Ave., Vancouver, BC V6L 1H1
Tel: 481-2714 Fax: 481-2714



FORMWERKS
ARCHITECTURAL

712 ROBINSON STREET

FORMWERKS
BOUTIQUE PROPERTIES

712 ROBINSON
STREET,
COQUITLAM, BC

STREETSCAPES

1425 West 57th Ave., MONROVIA, BC V4L 1N5
Fax: 603-2714 Phone: 603-1441



FORMWERKS
ARCHITECTURAL

712 ROBINSON STREET

FORMWERKS
BOUTIQUE PROPERTIES

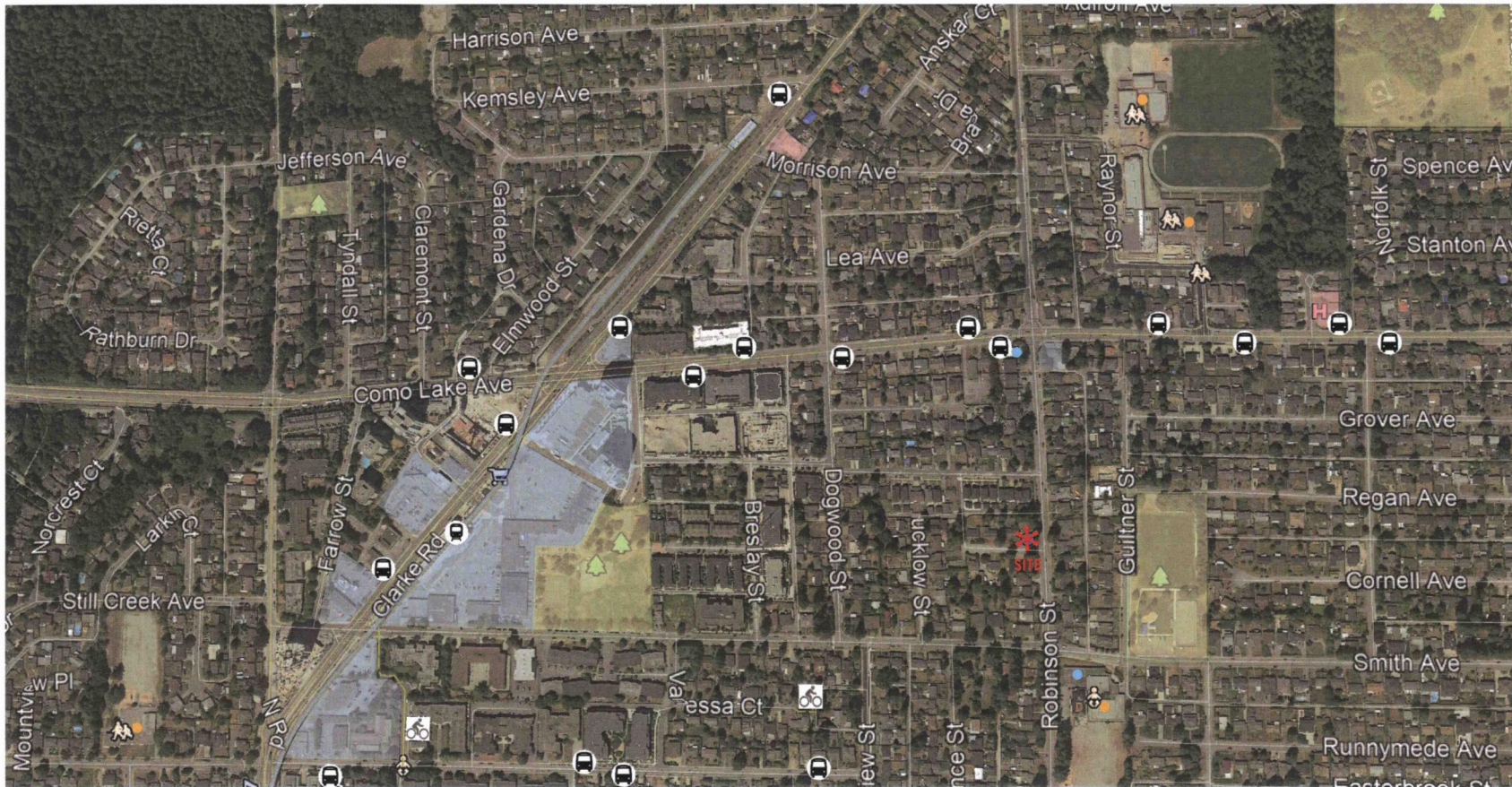
712 ROBINSON
STREET,
COQUITLAM, BC

LANDSCAPE SITEPLANS

1425 West 5th Ave., Vancouver, BC V6L 1N5
Tel: 603-2716 Fax: 603-2716

THANK YOU





- LEGEND**
- ROADS
 - HIGHWAY
 - SKY TRAIN ROUTE
 - BIKE ROUTES
 - BUS ROUTES
 - SKY TRAIN
 - SEA BUS FERRY STATION
 - HARBOUR
 - SHOPPING
 - HOSPITALS
 - PARKS
 - PROPOSED SITE
 - SCHOOLS
 - SENIOR'S CENTRE
 - COMMUNITY CENTRE/
SWIMMING POOLS

FORMWERKS
ARCHITECTURAL

712 ROBINSON STREET

FORMWERKS
BOUTIQUE PROPERTIES

712 ROBINSON
STREET,
COQUITLAM, BC

CONTEXT ANALYSIS

1425 West 81st Ave., Vancouver, BC V6P 1N5
Tel: 604 271-1111 Fax: 604 271-1111



FORMWERKS
BOUTIQUE PROPERTIES

712 ROBINS ON
STREET,
COQUITLAM, BC

AERIAL

DECEMBER - 10:00 AM



MARCH/SEPTEMBER - 10:00 AM



JUNE - 10:00 AM



DECEMBER - 12:00 PM



MARCH/SEPTEMBER - 12:00 PM



JUNE - 12:00 PM



DECEMBER - 3:00 PM



MARCH/SEPTEMBER - 3:00 PM



JUNE - 3:00 PM



FORMWERKS
ARCHITECTURAL

1425 West 5th Ave., Vancouver, BC V6L 1R6
Tel: 604 278-1111 Fax: 604 278-1111

712 ROBINSON STREET

FORMWERKS
BOUTIQUE PROPERTIES

712 ROBINSON
STREET,
COQUITLAM, BC

SHADOW ANALYSIS

ROBINSON STREET

LEGEND

TYPE A

2 BEDROOM + L/O TOWNHOUSE

TYPE B1

3 BEDROOM + DEN TOWNHOUSE

TYPE B2

2 BEDROOM + L/O TOWNHOUSE

TYPE C

2 BEDROOM TOWNHOUSE

TYPE D1/D2

3 BEDROOM + DEN STACKED

TYPE D3

2 BEDROOM + DEN STACKED

TYPE E1/E2

3 BEDROOM + D TH INT ST

TYPE E3

2 BEDROOM + D TH STACK

TYPE F

2 BEDROOM + L/O TOWNHOUSE

TYPE G

2 BEDROOM GARDEN SUITE

TYPE H

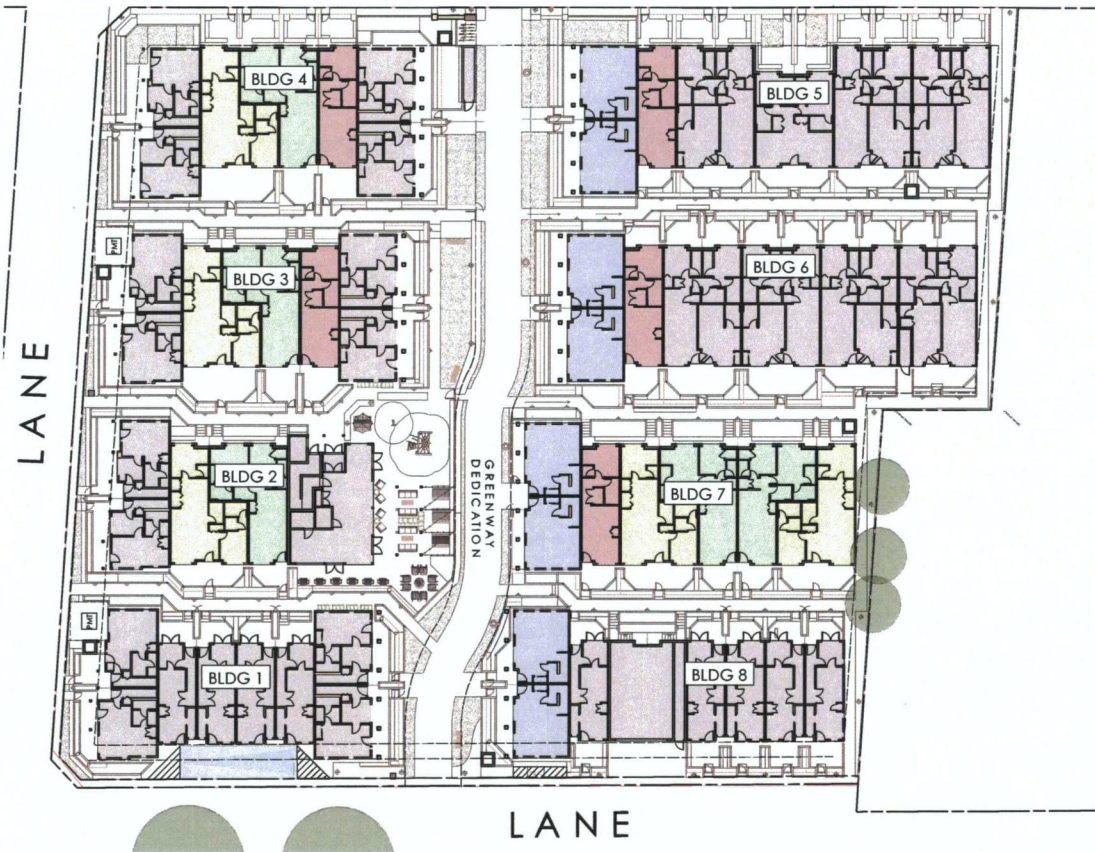
1 BEDROOM GARDEN SUITE

TYPE I

2 BEDROOM

TYPE K

JR 2 BEDROOM



LANE

LEVEL 1



FORMWERKS
ARCHITECTURAL

712 ROBINSON STREET

FORMWERKS
BOUTIQUE PROPERTIES

712 ROBINSON
STREET,
COQUITLAM, BC

BUILDING PLANS

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ROBINSON STREET

LEGEND

TYPE A

2 BEDROOM + L/O TOWNHOUSE

TYPE B1

3 BEDROOM + DEN TOWNHOUSE

TYPE B2

2 BEDROOM + L/O TOWNHOUSE

TYPE C

2 BEDROOM TOWNHOUSE

TYPE D1/D2

3 BEDROOM + DEN STACKED

TYPE D3

2 BEDROOM + DEN STACKED

TYPE E1/E2

3 BEDROOM + D TH INT ST

TYPE E3

2 BEDROOM + D TH STACK

TYPE F

2 BEDROOM + L/O TOWNHOUSE

TYPE G

2 BEDROOM GARDEN SUITE

TYPE H

1 BEDROOM GARDEN SUITE

TYPE I

2 BEDROOM

TYPE K

JR 2 BEDROOM



LANE

LEVEL 2



FORMWERKS
ARCHITECTURAL

712 ROBINSON STREET

FORMWERKS
ROUTED PROPERTIES

712 ROBINSON
STREET,
COQUITLAM, BC

BUILDING PLANS

1425 West 5th Ave., Vancouver, BC V6L 1N3
Tel: 604.273.1111 Fax: 604.273.1111

ROBINSON STREET

LEGEND

TYPE A

2 BEDROOM + L/O TOWNHOUSE

TYPE B1

3 BEDROOM + DEN TOWNHOUSE

TYPE B2

2 BEDROOM + L/O TOWNHOUSE

TYPE C

2 BEDROOM TOWNHOUSE

TYPE D1/D2

3 BEDROOM + DEN STACKED

TYPE D3

2 BEDROOM + DEN STACKED

TYPE E1/E2

3 BEDROOM + D TH INT ST

TYPE E3

2 BEDROOM + D TH STACK

TYPE F

2 BEDROOM + L/O TOWNHOUSE

TYPE G

2 BEDROOM GARDEN SUITE

TYPE H

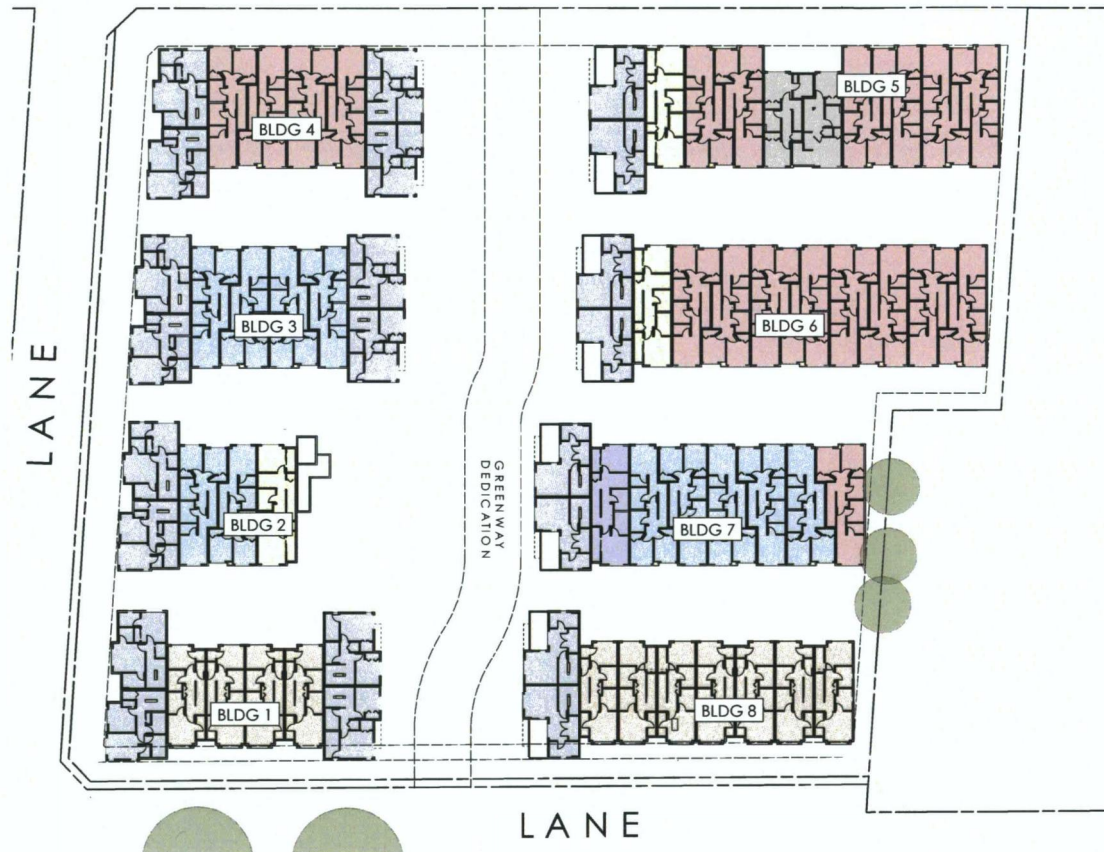
1 BEDROOM GARDEN SUITE

TYPE I

2 BEDROOM

TYPE K

JR 2 BEDROOM



LANE

LEVEL 3



FORMWERKS
ARCHITECTURAL

712 ROBINSON STREET

FORMWERKS
BOUTIQUE PROPERTIES

712 ROBINSON
STREET,
COQUITLAM, BC

BUILDING PLANS

1425 West 5th Ave - Vancouver, BC V6L 1N1
Tel: 604.275.7676 Phone: 604.544.1141

ROBINSON STREET

LEGEND

TYPE A

2 BEDROOM + L/O TOWNHOUSE

TYPE B1

3 BEDROOM + DEN TOWNHOUSE

TYPE B2

2 BEDROOM + L/O TOWNHOUSE

TYPE C

2 BEDROOM TOWNHOUSE

TYPE D1/D2

3 BEDROOM + DEN STACKED

TYPE D3

2 BEDROOM + DEN STACKED

TYPE E1/E2

3 BEDROOM + D TH INT ST

TYPE E3

2 BEDROOM + D TH STACK

TYPE F

2 BEDROOM + L/O TOWNHOUSE

TYPE G

2 BEDROOM GARDEN SUITE

TYPE H

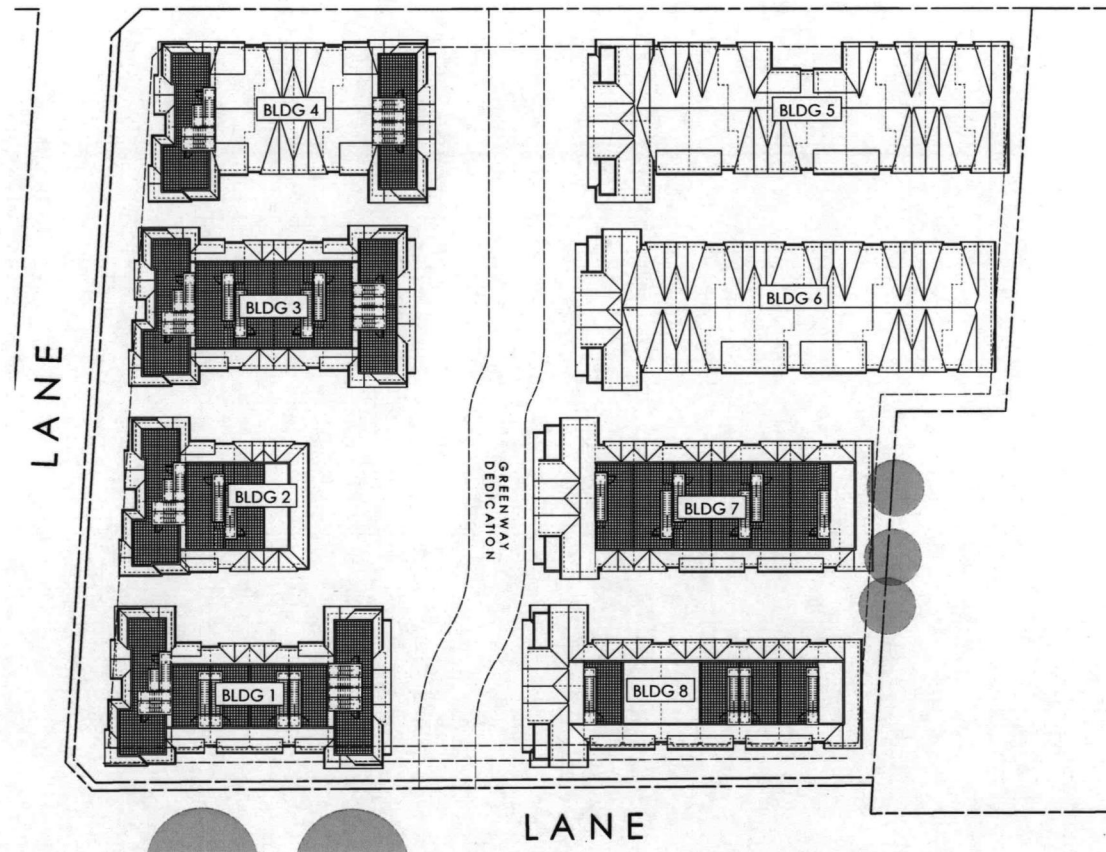
1 BEDROOM GARDEN SUITE

TYPE I

2 BEDROOM

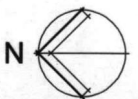
TYPE K

JR 2 BEDROOM



LANE

ROOF PLAN



FORMWERKS
ARCHITECTURAL

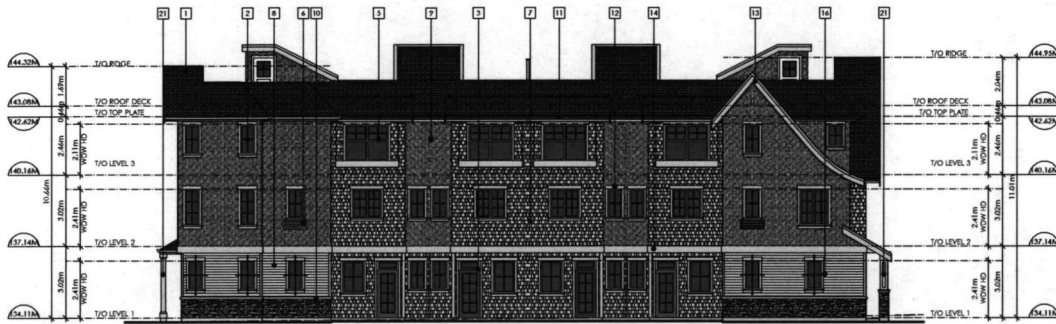
712 ROBINSON STREET

FORMWERKS
BOUTIQUE PROPERTIES

712 ROBINSON
STREET,
COQUITLAM, BC

BUILDING PLANS

1425 West 5th Ave., Vancouver, BC V6H 1R6
Tel: 604-278-1111 Fax: 604-278-1111



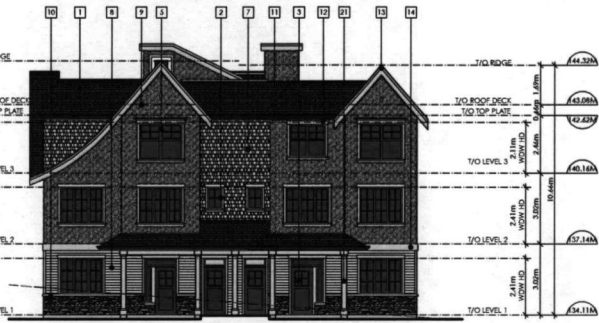
LANE ELEVATION (WEST)
BUILDING 1



GREENWAY ELEVATION (SOUTH)
BUILDING 1

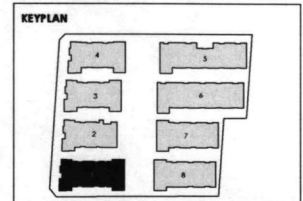


COURTYARD ELEVATION (EAST)
BUILDING 1



LANE ELEVATION (NORTH)
BUILDING 1

FINISH SCHEDULE			
1 ASPHALT SHINGLES	7 FIBRE CEMENT SHINGLES	15 PAINTED 2X12 BARGE BOARD WITH 1X4 TRIM	19 VERTICAL WOOD SLAT PRIVACY SCREEN
2 DOUBLE PANED SEALED EXIT VINYL WINDOWS	8 FIBRE CEMENT LAP SIDING	16 PAINTED 2X12 BELLY BOARD	20 PAINTED CONCRETE
3 INSULATED PANEL DOOR	9 STUCCO SIDING	17 PAINTED WOOD BRACKETS	21 PAINTED WOOD COLUMNS
4 PAINTED METAL PANEL ROLL UP GARAGE DOOR	10 LEDGESTONE VENEER	18 METAL WINDOW BARS	22 STONE FENCE AT FRONT DRIVE
5 DOUBLE PANED SEALED EXIT VINYL SLIDERS	11 PREFINISHED METAL FASCIA GUTTER	19 PAINTED WOOD RAILING	23 FIBRE CEMENT PANEL
6 WOOD PLANT SHELF	12 PAINTED WOOD TRIM	20 GLASS RAILING	24 STEEL PANEL DOOR



FORMWERKS
ARCHITECTURAL

712 ROBINSON STREET

FORMWERKS
REALTY PROPERTIES

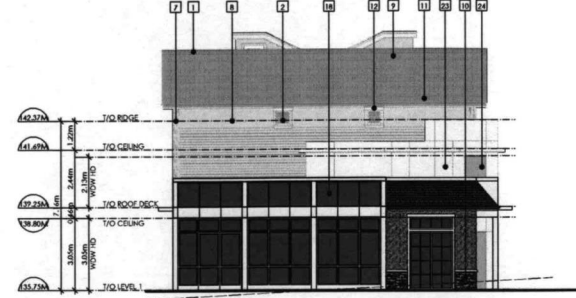
712 ROBINSON
STREET,
COQUITLAM, BC

BUILDING 1 ELEVATIONS

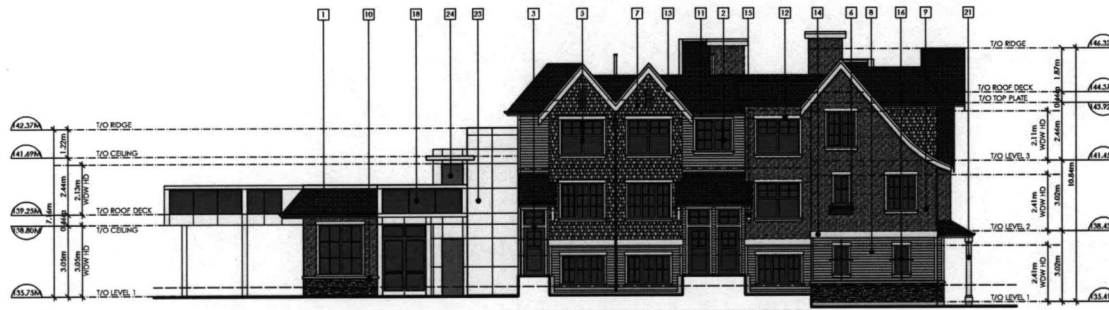
1420 WEST 101 AVE. - VICTORIA, BC V8M 1P6
TEL: 250-383-7114 FAX: 250-383-7114



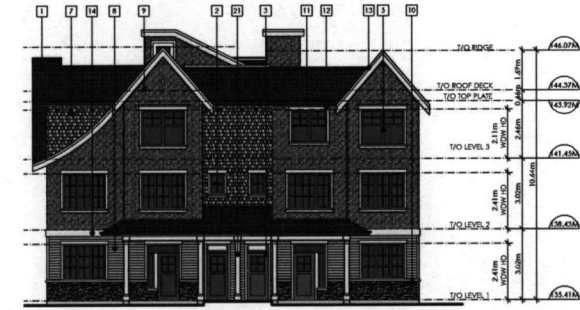
COURTYARD ELEVATION (WEST)
BUILDING 2



GREENWAY ELEVATION (SOUTH)
BUILDING 2

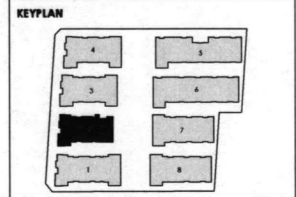


COURTYARD ELEVATION (EAST)
BUILDING 2



LANE ELEVATION (NORTH)
BUILDING 2

FINISH SCHEDULE			
11 ASPHALT SHINGLES	27 FIBRE CEMENT SHINGLES	33 PAINTED 2X12 BARGE BOARD WITH 1X6 TRIM	39 VERTICAL WOOD SLAT PRIVACY SCREEN
12 DOUBLE PANED SEALED UNIT VINYL WINDOWS	28 FIBRE CEMENT LAP SIDING	34 PAINTED 2X12 BELLY BOARD	40 PAINTED CONCRETE
13 INSULATED PANEL DOOR	29 STUCCO SIDING	35 PAINTED WOOD BRACKETS	41 PAINTED WOOD COLUMNS
14 PAINTED METAL PANEL ROLL UP GARAGE DOOR	30 LEDGESTONE VENEER	36 METAL WINDOW BARS	42 STONE FENCE AT FRONT ENTRY
15 DOUBLE PANED SEALED UNIT VINYL SLIDERS	31 PREFINISHED METAL FAUCIA GUTTER	37 PAINTED WOOD RAILING	43 FIBRE CEMENT PANEL
16 WOOD PLANT SHELF	32 PAINTED WOOD TRIM	38 GLASS RAILING	44 STEEL PANEL DOOR



FORMWERKS
ARCHITECTURAL

712 ROBINSON STREET

FORMWERKS
BOUTIQUE PROPERTIES

712 ROBINSON
STREET,
COQUITLAM, BC

BUILDING 2 ELEVATIONS

1425 West 39th Ave., Vancouver, BC V6L 1N2
Tel: 604.275.1111 Fax: 604.275.1111



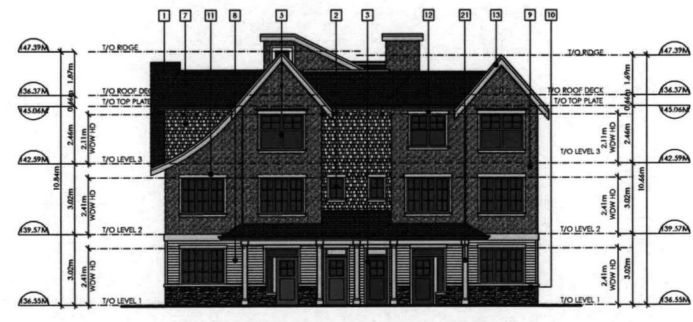
COURTYARD ELEVATION (WEST)
BUILDING 3



GREENWAY ELEVATION (SOUTH)
BUILDING 3

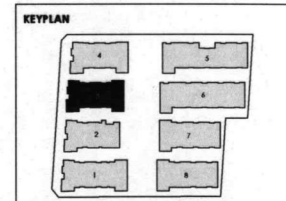


COURTYARD ELEVATION (EAST)
BUILDING 3



LANE ELEVATION (NORTH)
BUILDING 3

FINISH SCHEDULE			
1 ASPHALT SHINGLES	17 FIBRE CEMENT SHINGLES	19 PAINTED 2X12 BARGE BOARD WITH 1X4 TRIM	23 VERTICAL WOOD SLAT PRIVACY SCREEN
2 DOUBLE PANED SEALED UNIT VINYL WINDOWS	18 FIBRE CEMENT LAP SIDING	20 PAINTED 2X12 BELLY BOARD	24 PAINTED CONCRETE
3 INSULATED PANEL DOOR	19 STUCCO SIDING	21 PAINTED WOOD BRACKETS	25 PAINTED WOOD COLUMNS
4 PAINTED METAL PANEL ROLL UP GARAGE DOOR	20 LEDGESTONE VENEER	22 METAL WINDOW BARS	26 STONE FENCE AT FRONT ENTRY
5 DOUBLE PANED SEALED UNIT VINYL SLIDERS	21 PREFINISHED METAL FASCIA GUTTER	23 PAINTED WOOD BALING	27 FIBRE CEMENT PANEL
6 WOOD PLANT SHELF	22 PAINTED WOOD TRIM	24 GLASS BALING	28 STEEL PANEL DOOR



FORMWORKS
ARCHITECTURAL

712 ROBINSON STREET

FORMWORKS
BOUTIQUE PROPERTIES

712 ROBINSON
STREET,
COQUITLAM, BC

BUILDING 3 ELEVATIONS

1425 West 4th Ave., Vancouver, BC V6L 1K5
Tel: 481-2774 Fax: 481-3441



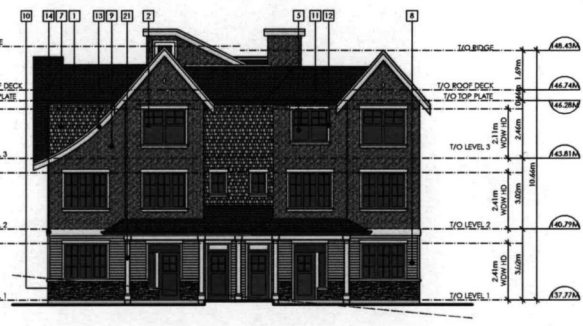
COURTYARD ELEVATION (WEST)
BUILDING 4



GREENWAY ELEVATION (SOUTH)
BUILDING 4

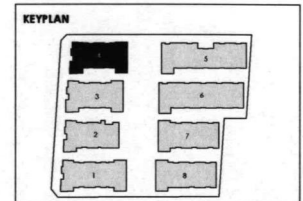


STREET ELEVATION (EAST)
BUILDING 4



LANE ELEVATION (NORTH)
BUILDING 4

FINISH SCHEDULE			
1 ASPHALT SHINGLES	7 FIBRE CEMENT SHINGLES	13 PAINTED 2X12 BARGE BOARD WITH 1X4 TRIM	19 VERTICAL WOOD SLAT PRIVACY SCREEN
2 DOUBLE PANED SEALED UNIT VINYL WINDOWS	8 FIBRE CEMENT LAP SIDING	14 PAINTED 2X12 BELLY BOARD	20 PAINTED CONCRETE
3 INSULATED PANEL DOOR	9 STUCCO SIDING	15 PAINTED WOOD BRACKETS	21 PAINTED WOOD COLUMNS
4 PAINTED METAL PANEL ROLL UP GARAGE DOOR	10 LEDGESTONE VINYL	16 METAL WINDOW BARS	22 STONE FENCE AT FRONT ENTRY
5 DOUBLE PANED SEALED UNIT VINYL SLIDERS	11 PREFINISHED METAL FASCIA GUTTER	17 PAINTED WOOD RAILING	23 FIBRE CEMENT PANEL
6 WOOD PLANT SHELF	12 PAINTED WOOD TRIM	18 GLASS RAILING	24 STEEL PANEL DOOR



FORMWERKS
ARCHITECTURAL

712 ROBINSON STREET

FORMWERKS
BOUTIQUE PROPERTIES

712 ROBINSON
STREET,
COQUITLAM, BC

BUILDING 4 ELEVATIONS

1425 West 8th Ave., Vancouver, BC V6H 1N6
Tel: 463-2774 Fax: 463-2774



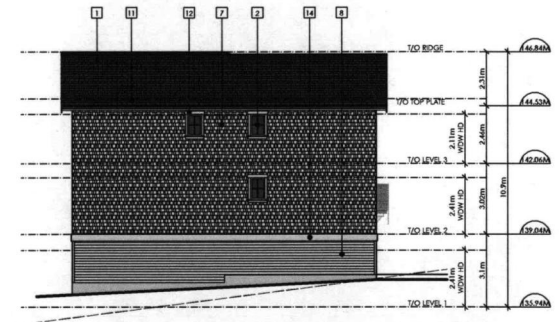
COURTYARD ELEVATION (WEST)
BUILDING 5



GREENWAY ELEVATION (NORTH)
BUILDING 5

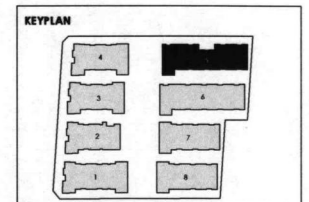


STREET ELEVATION (EAST)
BUILDING 5



SIDE ELEVATION (SOUTH)
BUILDING 5

FINISH SCHEDULE			
11 ASPHALT SHINGLES	17 FIBRE CEMENT SHINGLES	19 PAINTED 2X12 BARGE BOARD WITH 1X4 TRIM	23 VERTICAL WOOD SLAT PRIVACY SCREEN
21 DOUBLE PANED SEALED UNIT VINYL WINDOWS	41 FIBRE CEMENT LAP SIDING	14 PAINTED 2X12 BELLY BOARD	24 PAINTED CONCRETE
13 INSULATED PANEL DOOR	12 STUCCO SIDING	15 PAINTED WOOD BRACKETS	25 PAINTED WOOD COLUMNS
17 PAINTED METAL PANEL ROLL UP GARAGE DOOR	10 LEDGESTONE VENEER	16 METAL WINDOW BARS	26 STONE FENCE AT FRONT ENTRY
18 DOUBLE PANED SEALED UNIT VINYL SLIDERS	11 PREFINISHED METAL FASCIA GUTTER	17 PAINTED WOOD BALING	27 FIBRE CEMENT PANEL
14 WOOD PLANT SHELF	18 PAINTED WOOD TRIM	18 GLASS RAILING	28 STEEL PANEL DOOR



FORMWERKS
ARCHITECTURAL

712 ROBINSON STREET

FORMWERKS
BOUTIQUE PROPERTIES

712 ROBINSON
STREET,
COQUITLAM, BC

BUILDING 5 ELEVATIONS

1425 WEST 5TH AVE., VICTORIA, BC V8M 1Y6
TEL: 250-383-0774 FAX: 250-383-1441



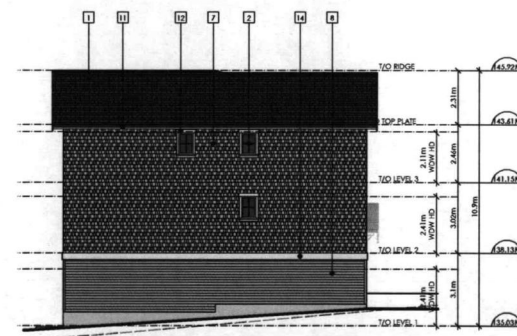
COURTYARD ELEVATION (WEST)
BUILDING 6



GREENWAY ELEVATION (NORTH)
BUILDING 6

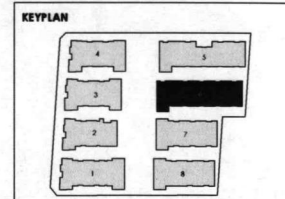


COURTYARD ELEVATION (EAST)
BUILDING 6



SIDE ELEVATION (SOUTH)
BUILDING 6

FINISH SCHEDULE			
1 ASPHALT SHINGLES	7 FIBRE CEMENT SHINGLES	13 PAINTED 2X12 BARGE BOARD WITH 1X4 TRIM	19 VERTICAL WOOD SLAT PRIVACY SCREEN
2 DOUBLE PANED SEALED UNIT VINYL WINDOWS	8 FIBRE CEMENT LAP SIDING	14 PAINTED 2X12 BELLY BOARD	20 PAINTED CONCRETE
3 INSULATED PANEL DOOR	9 STUCCO SIDING	15 PAINTED WOOD BRACKETS	21 PAINTED WOOD COLUMNS
4 PAINTED METAL PANEL ROLL UP GARAGE DOOR	10 LIDGESTONE VENEER	16 METAL WINDOW BARS	22 STONE FENCE AT FRONT ENTRY
5 DOUBLE PANED SEALED UNIT VINYL SLIDERS	11 PREFINISHED METAL FASCIA GUTTER	17 PAINTED WOOD RAILING	23 FIBRE CEMENT PANEL
6 WOOD PLANT SHELF	12 PAINTED WOOD TRIM	18 GLASS RAILING	24 STEEL PANEL DOOR



FORMWERKS
ARCHITECTURAL

712 ROBINSON STREET

FORMWERKS
BOUTIQUE PROPERTIES

712 ROBINSON
STREET,
COQUITLAM, BC

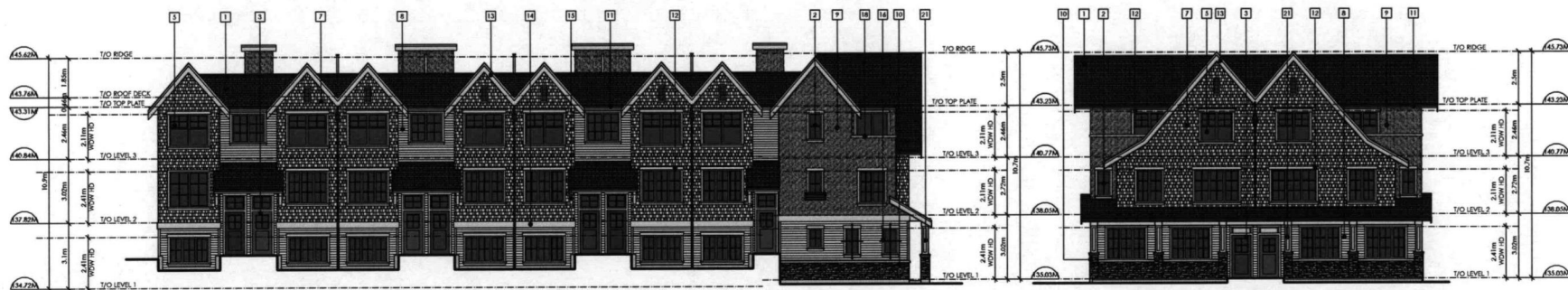
BUILDING 6 ELEVATIONS

1420 West 5th Ave. Vancouver, BC V6L 1N5
Tel: 604-275-1111 Fax: 604-275-1111



FRONT ELEVATION (WEST)
BUILDING 7

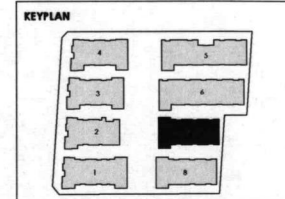
SIDE ELEVATION (SOUTH)
BUILDING 7



REAR ELEVATION (EAST)
BUILDING 7

SIDE ELEVATION (NORTH)
BUILDING 7

FINISH SCHEDULE			
11 ASPHALT SHINGLES	22 FIBRE CEMENT SHINGLES	33 PAINTED 2X12 BARGE BOARD WITH 1X6 TRIM	44 VERTICAL WOOD SLAT PRIVACY SCREEN
12 DOUBLE PANED SEALED UNIT VINYL WINDOWS	23 FIBRE CEMENT LAP SIDING	34 PAINTED 2X12 BELLY BOARD	45 PAINTED CONCRETE
13 INSULATED PANEL DOOR	24 STUCCO SIDING	35 PAINTED WOOD BRACKETS	46 PAINTED WOOD COLUMNS
14 PAINTED METAL PANEL ROLL UP GARAGE DOOR	25 LEDGESTONE VENEER	36 METAL WINDOW BARS	47 STONE FENCE AT FRONT ENTRY
15 DOUBLE PANED SEALED UNIT VINYL SLIDERS	26 PREFINISHED METAL FASCIA GUTTER	37 PAINTED WOOD BAILING	48 FIBRE CEMENT PANEL
16 WOOD PLANT SHELF	27 PAINTED WOOD TRIM	38 GLASS RAILING	49 STEEL PANEL DOOR



FORMWERKS
ARCHITECTURAL

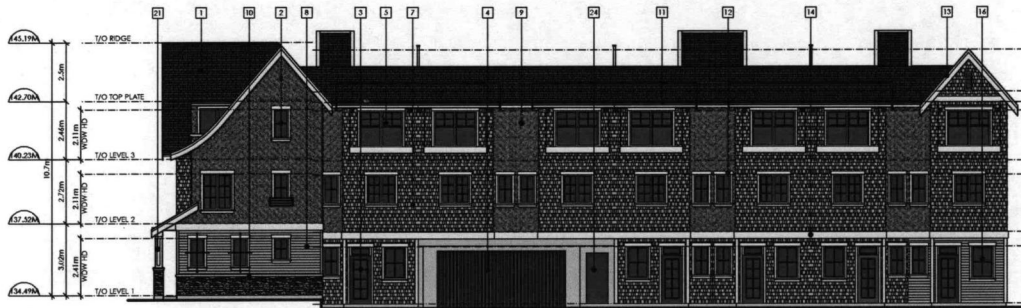
712 ROBINSON STREET

FORMWERKS
BOUTIQUE PROPERTIES

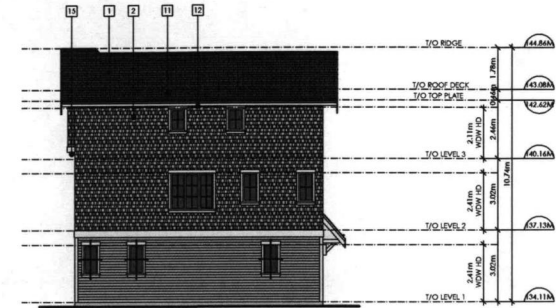
712 ROBINSON
STREET,
COQUITLAM, BC

BUILDING 7 ELEVATIONS

1425 West 5th Ave., Vancouver, BC V6L 1K5
Tel: 604-271-1111 Fax: 604-271-1111



FRONT ELEVATION (WEST)
BUILDING 8



SIDE ELEVATION (SOUTH)
BUILDING 8

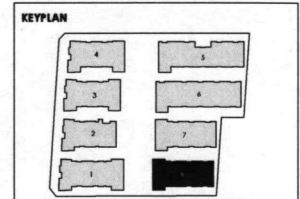


REAR ELEVATION (EAST)
BUILDING 8



SIDE ELEVATION (NORTH)
BUILDING 8

FINISH SCHEDULE			
11 ASPHALT SHINGLES	22 FIBRE CEMENT SHINGLES	33 PAINTED 2X12 BARGE BOARD WITH 1X4 TRIM	44 VERTICAL WOOD SLAT PRIVACY SCREEN
21 DOUBLE PANED SEALED UNIT VINYL WINDOWS	31 FIBRE CEMENT LAP SIDING	41 PAINTED 2X12 BELLY BOARD	51 PAINTED CONCRETE
31 INSULATED PANEL DOOR	41 STUCCO SIDING	51 PAINTED WOOD BRACKETS	61 PAINTED WOOD COLUMNS
41 PAINTED METAL PANEL ROLL UP GARAGE DOOR	51 LEDGESTONE VENEER	61 METAL WINDOW BARS	71 STONE FENCE AT FRONT ENTRY
51 DOUBLE PANED SEALED UNIT VINYL SLOERS	61 PREFINISHED METAL FAUCIA GUTTER	71 PAINTED WOOD RAILING	81 FIBRE CEMENT PANEL
61 WOOD PLANT SHELF	71 PAINTED WOOD TRIM	81 GLASS RAILING	91 STEEL PANEL DOOR



FORMWERKS
ARCHITECTURAL

712 ROBINSON STREET

FORMWERKS
BOUTIQUE PROPERTIES

712 ROBINSON
STREET,
COQUITLAM, BC

BUILDING 8 ELEVATIONS

1420 West 10th Ave., Vancouver, BC V6H 1K6
Tel: 604-271-1111 Fax: 604-271-1111



FIBREGLASS ROOF SHINGLES
MAN: PABCO ROOFING
COLOUR: PEWTER GRAY

GUTTERS
COLOUR: BLACK

STUCCO
MAN: BENJAMIN MOORE
COLOUR: WHITE DOWN
NUMBER: OC-131

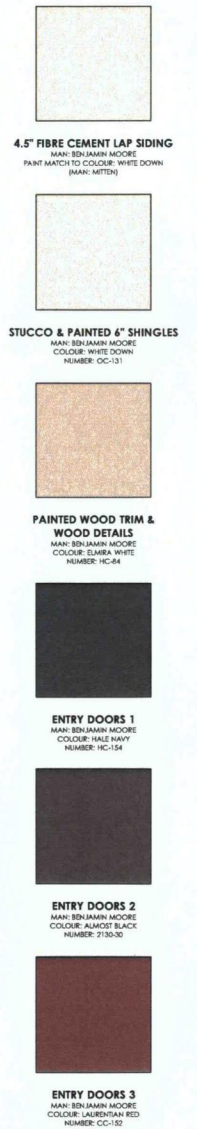
ALUMINIUM DOWNSPOUT
COLOUR: BLACK

VINYL WINDOWS
COLOUR: WHITE

6" SHINGLES
MAN: BENJAMIN MOORE
COLOUR: WHITE DOWN
NUMBER: OC-131

4.5" FIBRE CEMENT LAP SIDING
MAN: BENJAMIN MOORE
PAINT MATCH TO COLOUR: WHITE DOWN
(MAN: MITTEN)

ENTRY DOORS 3
MAN: BENJAMIN MOORE
COLOUR: LAURENTIAN RED
NUMBER: CC-152



FIBREGLASS ROOF SHINGLES
MAN: PABCO ROOFING
COLOUR: PEWTER GRAY

GUTTER
COLOUR: BLACK

6" SHINGLES
MAN: BENJAMIN MOORE
COLOUR: WHITE DOWN
NUMBER: OC-131

STUCCO
MAN: BENJAMIN MOORE
COLOUR: WHITE DOWN
NUMBER: OC-131

FIBRE CEMENT BOARD
MAN: BENJAMIN MOORE
COLOUR: ELIMBA WHITE
NUMBER: HC-84

4.5" FIBRE CEMENT LAP SIDING
MAN: BENJAMIN MOORE
PAINT MATCH TO COLOUR: WHITE DOWN
(MAN: MITTEN)

ENTRY DOORS 1
MAN: BENJAMIN MOORE
COLOUR: HALF NAVY
NUMBER: HC-154



FORMWERKS
ARCHITECTURAL

712 ROBINSON STREET

FORMWERKS
BOUTIQUE PROPERTIES

712 ROBINSON
STREET,
COQUITLAM, BC

COLOUR SCHEME A

1423 West 5th Ave. - Vancouver, BC V6L 1Y6
Tel: 604.275.1111 Phone: 604.275.1441



FIBREGLASS ROOF SHINGLES
MAN: PARCO ROOFING
COLOUR: PEWTER GRAY

GUTTERS
COLOUR: BLACK

STUCCO
MAN: BENJAMIN MOORE
COLOUR: OCTOBER MIST
NUMBER: CC-550

PAINTED WOOD TRIM
MAN: BENJAMIN MOORE
COLOUR: WHITE DOWN
NUMBER: CC-131

ALUMINUM DOWNSPOUT
COLOUR: BLACK

6" SHINGLES
MAN: BENJAMIN MOORE
COLOUR: OCTOBER MIST
NUMBER: CC-550

PAINTED WOOD TRIM
MAN: BENJAMIN MOORE
COLOUR: WHITE DOWN
NUMBER: CC-131

4.5" FIBRE CEMENT LAP SIDING
MAN: BENJAMIN MOORE
PAINT MATCH TO COLOUR: OCTOBER MIST
(MAN: MITTEN)

ENTRY DOORS 1
MAN: BENJAMIN MOORE
COLOUR: HALE NAVY
NUMBER: HC-154



FIBREGLASS ROOF SHINGLES
MAN: PARCO ROOFING
COLOUR: PEWTER GRAY

GUTTERS
COLOUR: BLACK

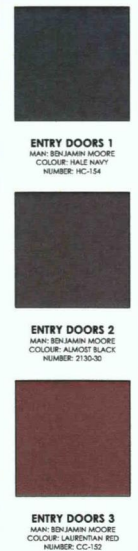
6" SHINGLES
MAN: BENJAMIN MOORE
COLOUR: OCTOBER MIST
NUMBER: CC-550

STUCCO
MAN: BENJAMIN MOORE
COLOUR: OCTOBER MIST
NUMBER: CC-550

VINYL WINDOWS
COLOUR: WHITE

4.5" LAP SIDING
MAN: BENJAMIN MOORE
PAINT MATCH TO COLOUR: OCTOBER MIST
(MAN: MITTEN)

ENTRY DOORS 2
MAN: BENJAMIN MOORE
COLOUR: ALMOST BLACK
NUMBER: 2130-30



FORMWERKS
ARCHITECTURAL

712 ROBINSON STREET

FORMWERKS
PROPERTY PROPERTIES

712 ROBINSON
STREET,
COQUITLAM, BC

COLOUR SCHEME B

1420 West 39th Ave. - Vancouver, BC V6V 1N6
Tel: 604.271.6111 Fax: 604.271.6111



FRONT ELEVATION
BUILDING 8

LAMINATED FIBREGLASS SHINGLES
MAN: PARCO
COLOUR: PEWTER GRAY

GUTTER
COLOUR: BLACK

VINYL WINDOWS
COLOUR: WHITE

4.5" FIBRE CEMENT LAP SIDING
MAN: BENJAMIN MOORE
PAINT TO MATCH COLOUR: BONE BLACK
(MAN: MITTEN)

PAINTED WOOD TRIM
MAN: BENJAMIN MOORE
COLOUR: WHITE DOWN
NUMBER: CC-131

STUCCO
MAN: BENJAMIN MOORE
COLOUR: BONE BLACK
NUMBER: CW-715

ENTRY DOORS 3
MAN: BENJAMIN MOORE
COLOUR: LAURENTIAN RED
NUMBER: CC-152

PAINTED WOOD TRIM
MAN: BENJAMIN MOORE
COLOUR: WHITE DOWN
NUMBER: CC-131

FIBERGLASS ROOF SHINGLES
MAN: PARCO ROOFING
COLOUR: PEWTER GRAY

GUTTERS
COLOUR: BLACK

STUCCO
MAN: BENJAMIN MOORE
COLOUR: BONE BLACK
NUMBER: CW-715

6" FIBRE CEMENT SHINGLES
MAN: BENJAMIN MOORE
COLOUR: BONE BLACK
NUMBER: CW-715

VINYL WINDOWS
COLOUR: WHITE

ALUMINUM DOWNSPOUT
COLOUR: BLACK

4.5" FIBRE CEMENT LAP SIDING
MAN: BENJAMIN MOORE
PAINT TO MATCH COLOUR: BONE BLACK
(MAN: MITTEN)

QUAIL GREY WEATHER LEDGE
MAN: CULTURED STONE

ENTRY DOORS 2
MAN: BENJAMIN MOORE
COLOUR: ALMOST BLACK
NUMBER: 7130-30



SIDE ELEVATION
BUILDING 8



4.5" FIBRE CEMENT LAP SIDING
MAN: BENJAMIN MOORE
PAINT TO MATCH COLOUR: BONE BLACK
(MAN: MITTEN)



STUCCO & PAINTED 6" SHINGLES
MAN: BENJAMIN MOORE
COLOUR: BONE BLACK
NUMBER: CW-715



PAINTED WOOD TRIM &
WOOD DETAILS
MAN: BENJAMIN MOORE
COLOUR: WHITE DOWN
NUMBER: CC-131



ENTRY DOORS 1
MAN: BENJAMIN MOORE
COLOUR: ALMOST BLACK
NUMBER: HC-154



ENTRY DOORS 2
MAN: BENJAMIN MOORE
COLOUR: ALMOST BLACK
NUMBER: 7130-30



ENTRY DOORS 3
MAN: BENJAMIN MOORE
COLOUR: LAURENTIAN RED
NUMBER: CC-152



REAR ELEVATION
BUILDING 8

LAMINATED FIBREGLASS SHINGLES
MAN: PARCO
COLOUR: ANTIQUE BLACK

GUTTER
COLOUR: BLACK

4.5" FIBRE CEMENT LAP SIDING
MAN: BENJAMIN MOORE
PAINT TO MATCH COLOUR: BONE BLACK
(MAN: MITTEN)

STUCCO
MAN: BENJAMIN MOORE
COLOUR: BONE BLACK
NUMBER: CW-715

VINYL WINDOWS
COLOUR: WHITE

ENTRY DOORS 2
MAN: BENJAMIN MOORE
COLOUR: ALMOST BLACK
NUMBER: 7130-30

PAINTED BELLY BOARD TRIM
MAN: BENJAMIN MOORE
COLOUR: WHITE DOWN
NUMBER: CC-131

FIBERGLASS ROOF SHINGLES
MAN: PARCO ROOFING
COLOUR: ANTIQUE BLACK

GUTTERS
MAN: GUTTER
COLOUR: PREFINISHED SABLE
NUMBER: 547

STUCCO
MAN: BENJAMIN MOORE
COLOUR: BONE BLACK
NUMBER: CW-715

6" FIBRE CEMENT SHINGLES
MAN: BENJAMIN MOORE
COLOUR: BONE BLACK
NUMBER: CW-715

4.5" FIBRE CEMENT LAP SIDING
MAN: BENJAMIN MOORE
PAINT TO MATCH COLOUR: BONE BLACK
(MAN: MITTEN)

ENTRY DOORS 3
MAN: BENJAMIN MOORE
COLOUR: LAURENTIAN RED
NUMBER: CC-152



SIDE ELEVATION
BUILDING 8

FORMWERKS
ARCHITECTURAL

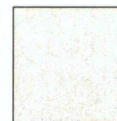
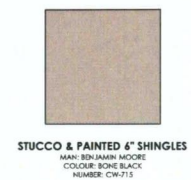
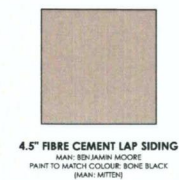
712 ROBINSON STREET

FORMWERKS
BOUTIQUE PROPERTIES

712 ROBINSON
STREET,
COQUITLAM, BC

COLOUR SCHEME C

1425 West 5th Ave., Vancouver, BC V6J 1N5
Tel: 604 2716 Phone: 604 3441



FORMWERKS
ARCHITECTURAL

712 West 5th Ave. Vancouver, BC V6J 1T6
Tel: 604-222-5555 Fax: 604-222-5555

712 ROBINSON STREET

FORMWERKS
BOUTIQUE PROPERTIES

712 ROBINSON
STREET,
COQUITLAM, BC

COLOUR SCHEME AMENITY

Clerks Dept

From: Charlene Liao [REDACTED]
Sent: Saturday, October 09, 2021 5:34 PM
To: Clerks Dept
Subject: Re PROJ 19-093

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Public Hearing

☒ Support Mayor & Council
☐ Tabled Item for Council Meeting
☐ Correspondence Item for Council Meeting
☒ Information Only
☐ For Response Only
☒ Copies to [REDACTED]

To whom it may concern

I am a resident in Regan Ave. What I concern is the project provides enough parking spots. This project comes with 92 units which including 30 two-bedroom and lock-offs, that means it will bring more then 100 vehicles to this area. I am worry about high parking demands may cause disputes within our community. It has already happened in other areas in great Vancouver and I don't want to see it happens in our community. In fact, once a while I have problems to locate the garbage cans in the front door for garbage collection, since it was full parking.

Thank you!

Charlene Liao

Clerks Dept

From: James Baird [REDACTED]
Sent: Tuesday, October 12, 2021 3:36 PM
To: Clerks Dept
Subject: PROJ 19-083

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Public Hearing

☒ Copiest: Mayor & Council
☐ Tabled Item for Council Meeting
☐ Correspondence Item for Council Meeting
☐ Information Only
☐ For Response Only
☒ Copies to: [Handwritten signatures]

Dear Mayor and Council,

I am writing in support of PROJ 19-083 – Application for an Amendment to the Zoning Bylaw – 719, 720, 722, 723, 727, 728, 730 Seaton Avenue and 710, 712, 720 Robinson Street which is scheduled for Public Hearing on Monday, October 18, 2021 at 7:00pm. As a resident of Coquitlam, I believe the proposal fits well within the direction provided in the Burquitlam/Lougheed Neighbourhood Plan. I appreciate that the project is comprised of a variety of housing types, sizes and tenures, including rental housing stock in the form of lock-off suites. The proposal places a high degree of consideration on design aesthetic which results in a architectural style that responds appropriately to the surrounding neighbourhood. The closing of Seaton Avenue to provide a portion of city-wide greenway will also enhance the sense of community and the prioritization of human interaction. I strongly support this form of townhousing within the BLNP and hope to see more such proposals come forward.

Thank you for the opportunity to provide comment.

Sincerely,
James Baird
2305-657 Whiting Way, Coquitlam BC

Clerks Dept

From: Giovanni Gunawan [REDACTED]
Sent: Monday, October 18, 2021 10:26 AM
To: Clerks Dept
Subject: October 18 Public Hearing - Support for Formwerks proposal on Robinson St

Dear Mayor and Council,

I am writing in support for the proposal on Robinson Street by Formwerks.

Formwerks' proposal is attractive and a contemporary imagination of ground oriented family housing. These townhouses are an important middle ground for those who have outgrown apartment living or those who would like to downsize but cannot imagine themselves in apartment suites. These homes are much needed and quite rarely proposed in this neighbourhood.

The proposal conforms with City policies and staff seems supportive of the applicant and their efforts to create a better street frontage. As someone who grew up in the area, this is a huge plus and great to see new development which improves the public realm.

Looking forward to seeing this proposal approved at Public Hearing tonight.

Thank you,
Giovanni Gunawan

☒ Copies to Mayor & Council
☒ Tabled Item for Council Meeting
☒ Correspondence Item for Council Meeting
☒ For Information Only
☒ For Response Only _____
Y. [Signature] PD DOS B. R. R.

Item 3 -
APPLICANT
PRESENTATION

CLAREMONT STREET & GARDENA DRIVE

618, 622, 626 Claremont Street,
631, 633 Gardena Drive

October 18, 2021
Public Hearing



Defining the cities of tomorrow
ibigroup.com



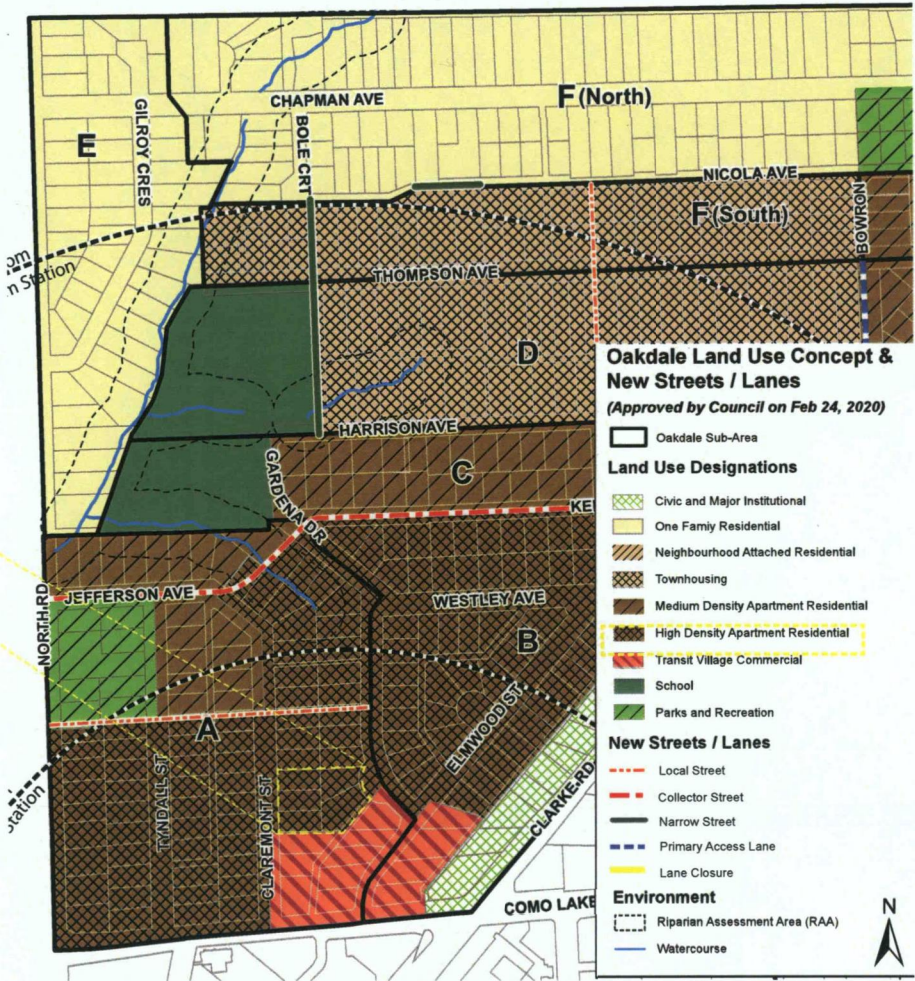
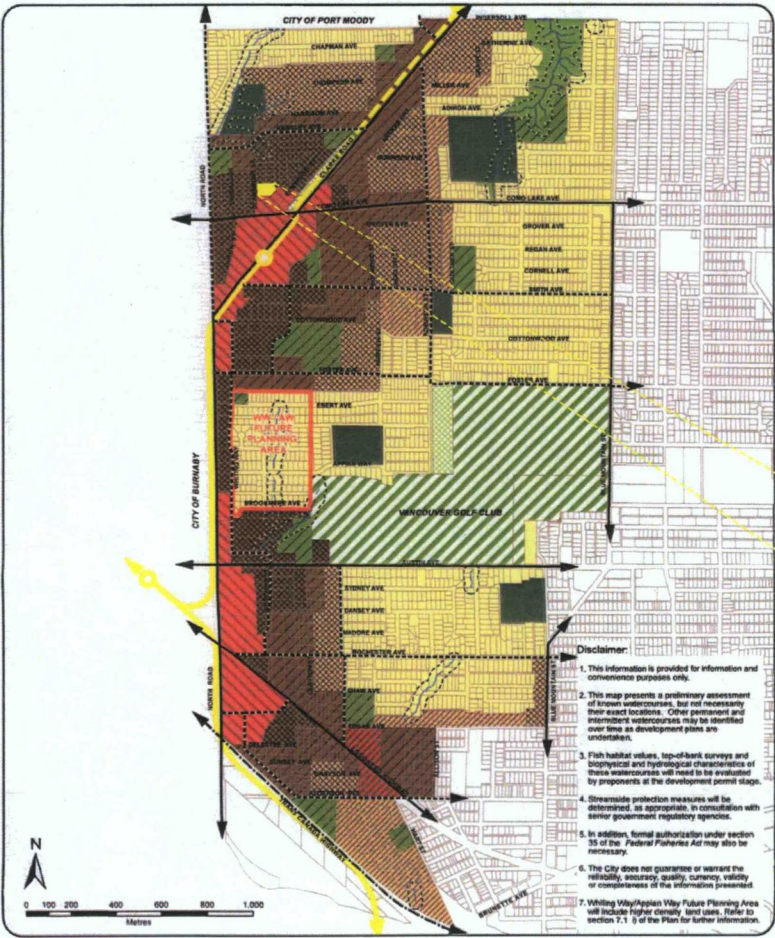
ENVIRONMENTAL TECHNOLOGIES



AERIAL MAP



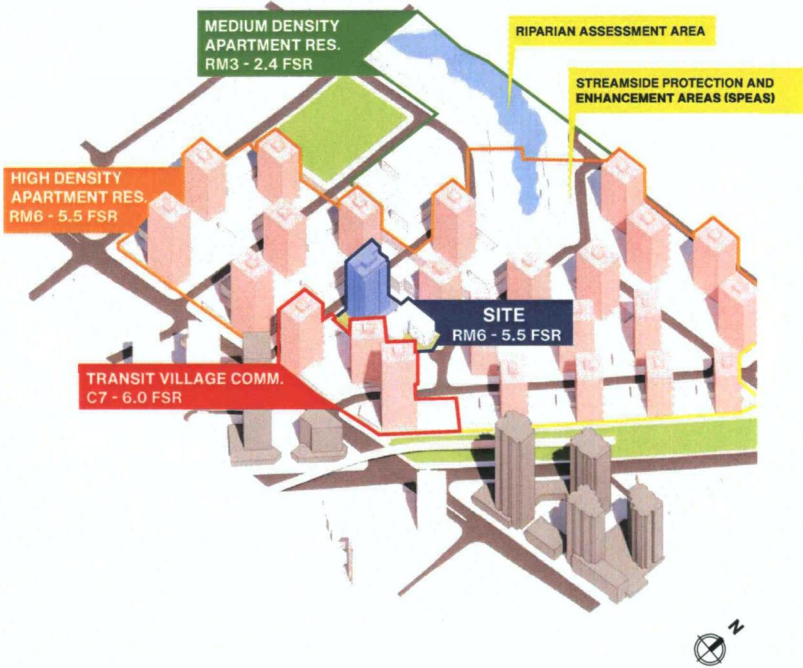
BURQUITLAM - OAKDALE LAND USE DIAGRAMS



CONTEXT DIAGRAM



SITE DEVELOPMENT WITH CURRENT CONTEXT

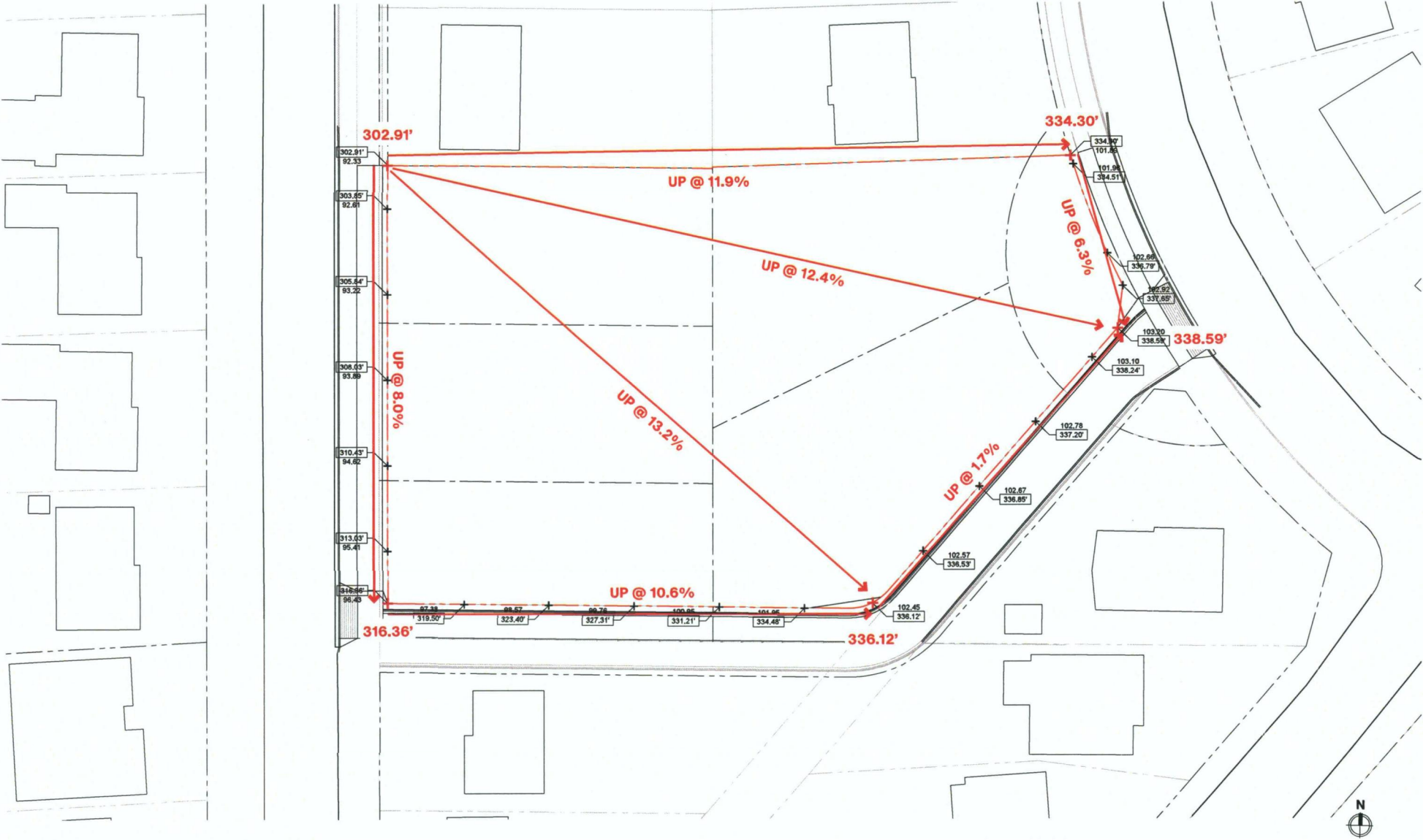


SITE DEVELOPMENT WITH FUTURE CONTEXT

LOT CONSOLIDATION DIAGRAM



GRADING DIAGRAM



ILLUSTRATED SITE PLAN



FORM OF DEVELOPMENT



DESIGN EXCELLENCE



West Elevation



North Elevation



South Elevation



East Elevation

TOWER UNIT MIX

Market Ownership Unit Mix

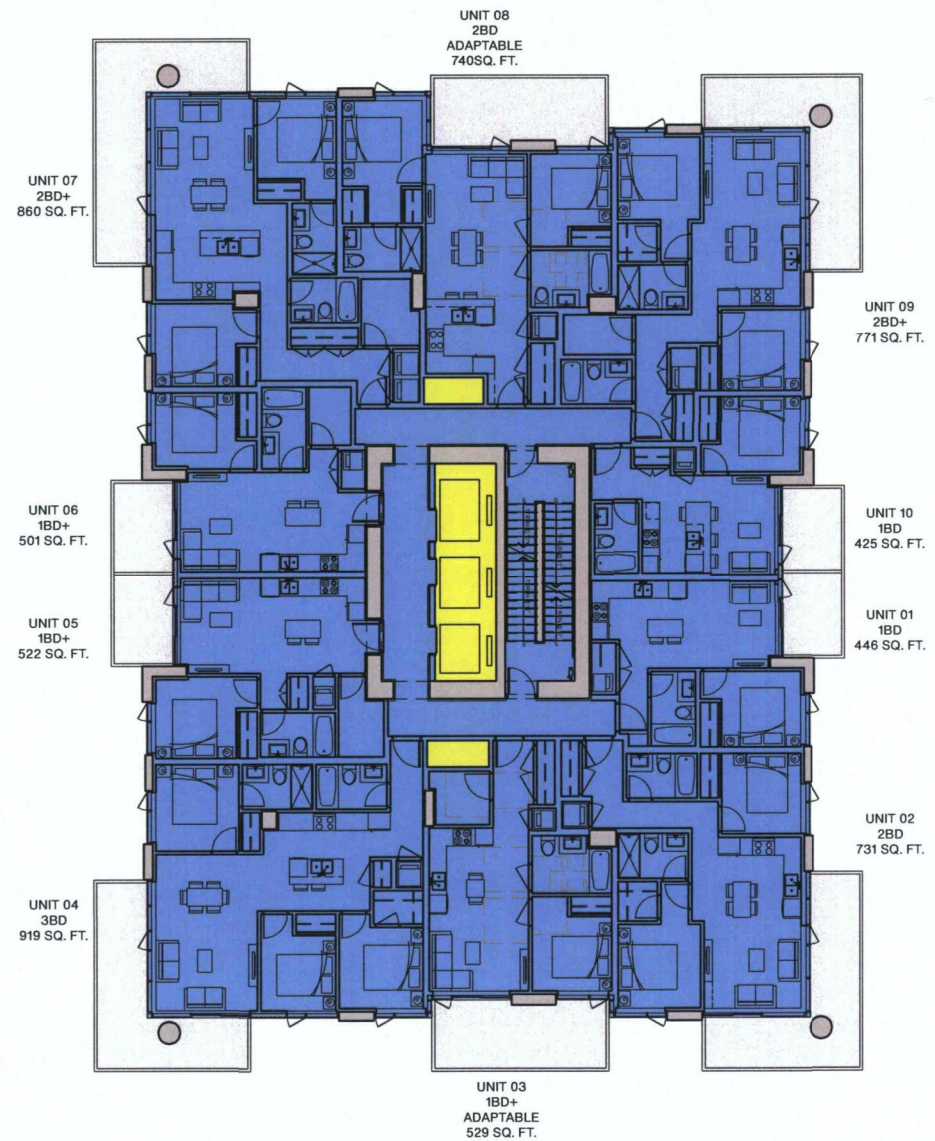
1 Bedroom:	46	(19%)
1 Bedroom + Den:	73	(30%)
2 Bedroom:	54	(22%)
2 Bedroom + Den:	50	(20%)
3 Bedroom:	23	(9%)
Total:	246	(100%)

Family Units

51% of market ownership units are proposed to be family units (units having two or more bedrooms).

Adaptable Units

49 adaptable condo units are proposed for the tower.



MID-RISE UNIT MIX

Market Rental Unit Mix

Studio:	5	(6%)
1 Bedroom:	10	(11%)
1 Bedroom + Den:	37	(42%)
2 Bedroom:	24	(27%)
2 Bedroom + Den:	7	(8%)
3 Bedroom:	6	(7%)
Total:	89	(100%)

Below-Market Rental Unit Mix

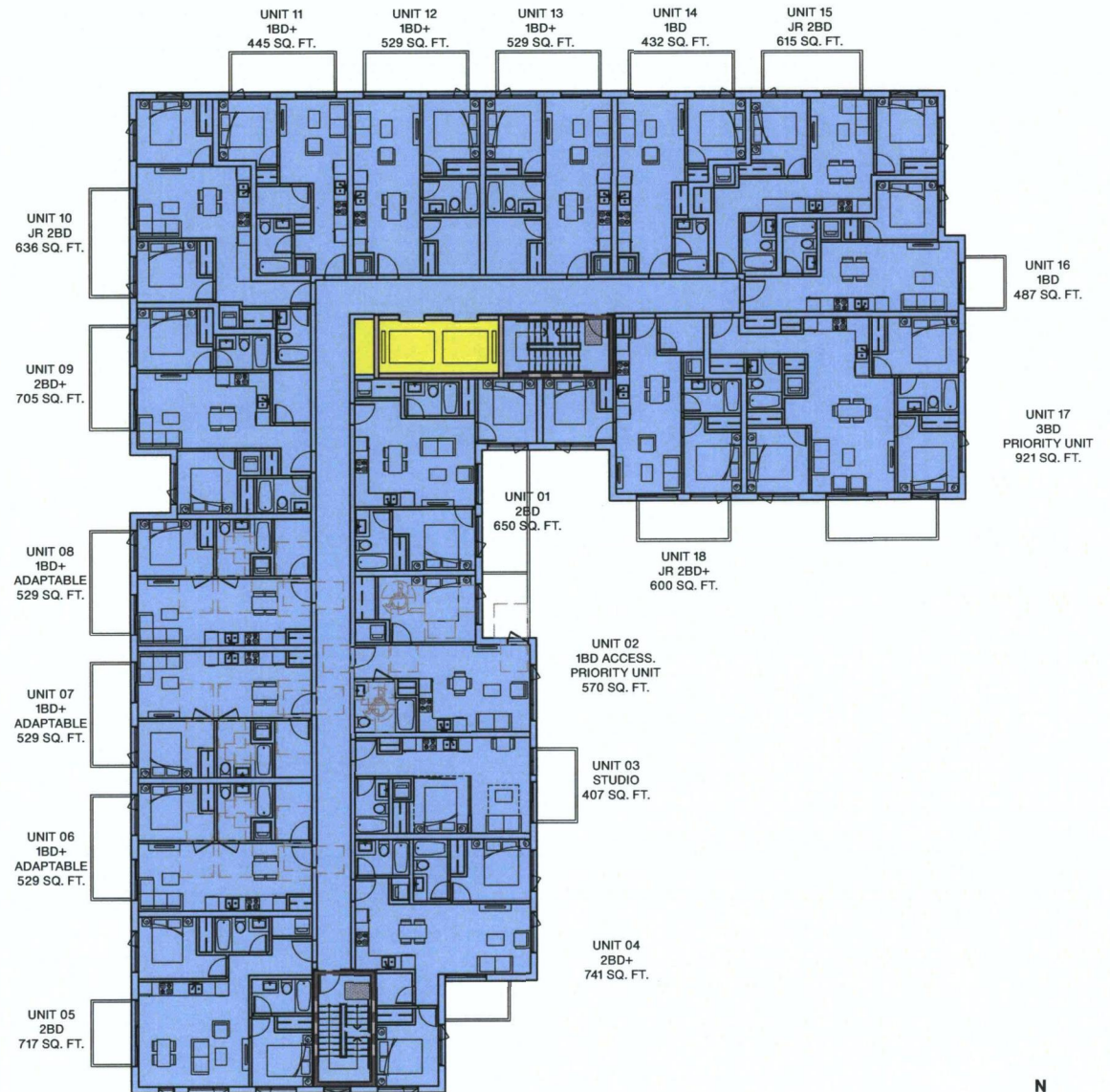
1 Bedroom + Den:	5	(36%)
2 Bedroom:	5	(36%)
2 Bedroom + Den:	4	(29%)
Total:	14	(100%)

Priority Unit Types

Six three-plus bedroom rental units and five accessible rental units are proposed as the priority units.

Adaptable Units

18 of the rental units are proposed to be adaptable.



TOWER AMENITY PROGRAM

Market Condominium Amenity

Indoor Amenity	390	SQ. M.	(4,199	SQ. FT.)
Outdoor Amenity	874	SQ. M.	(9,405	SQ. FT.)
Total	1,264	SQ. M.	(13,604	SQ. FT.)

Indoor Amenity

Located on levels 3, 4 and 29 in the condo tower. Programming consists of:

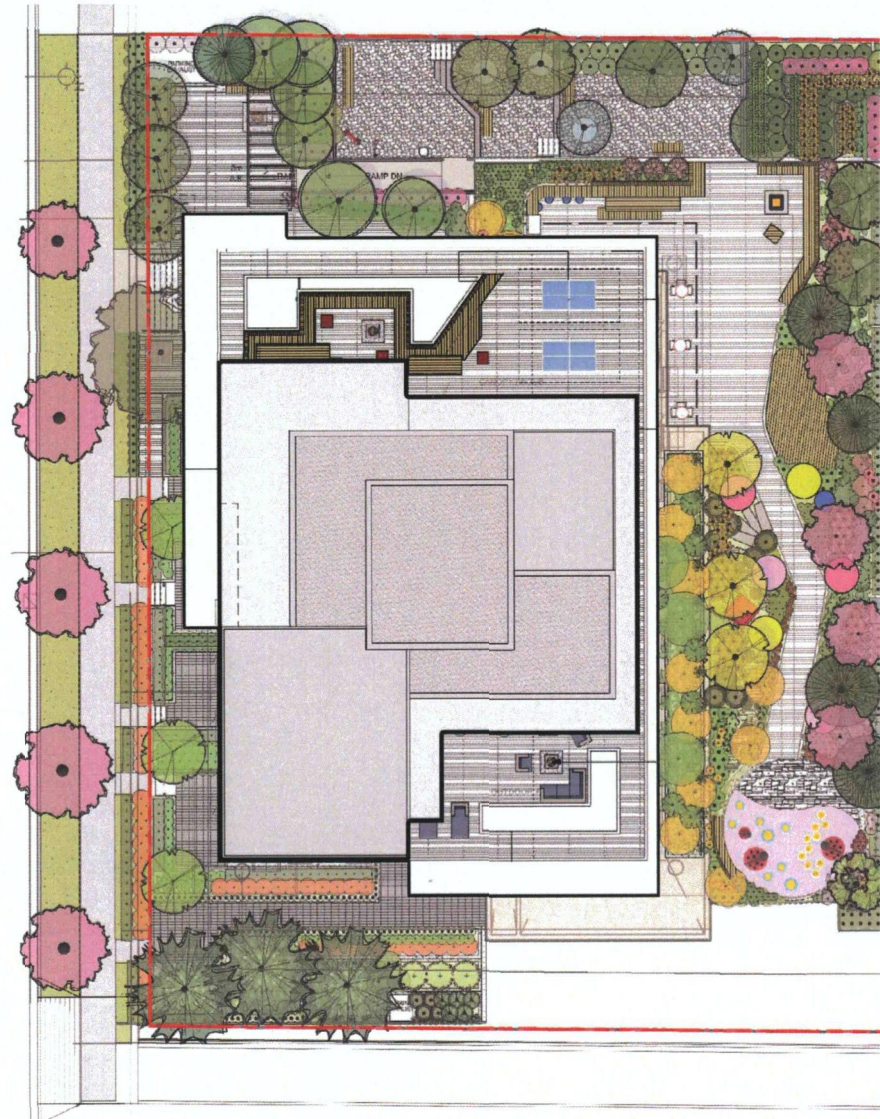
Bike repair room, fitness space, co-working space, and a sky lounge on the top floor with a kitchen, social lounge, meeting space, and wellness area focused around self-care and sensory experience.

Outdoor Amenity

Proposed outdoor amenity space consists of:

Sensory garden, outdoor kitchen/BBQ, seating, dog run area, yoga space, sky lounge deck and ping pong tables.

Precedents Images



MID-RISE AMENITY PROGRAM

Rental Amenity

Indoor Amenity	258	SQ. M.	(2,772	SQ. FT.)
Outdoor Amenity	266	SQ. M.	(2,860	SQ. FT.)
Total	524	SQ. M.	(5,632	SQ. FT.)

Indoor Amenity

Indoor amenity spaces are located on level 1 and P1 in the mid-rise rental building. Programming consists of:
Guest suite, bike repair room, multi-purpose room and fitness space.

Outdoor Amenity

Proposed outdoor amenity space for the mid-rise rental building consists of:
Children's play area, ping pong table, seating, and outdoor kitchen.

Precedents Images



THANK YOU



ADDITIONAL INFORMATION

SHADOW ANALYSIS

SPRING EQUINOX | MARCH 21

As shown in the shadow analysis, the only public spaces that will be partially shadowed by the subjected site is the Oakdale Park, during Spring/Fall Equinoxes at 10 AM.

Nevertheless, as other sites in this neighborhood have also been designated for High-density Apartment Residential Development under the Burquitlam-Oakdale New Land Use, the shadow from the developments south and southeast to the Oakdale Park will be dominant and out shadow the subjected site during this time.



10:00 AM



12:00 PM



2:00 PM



4:00 PM

 Oakdale Park

SHADOW ANALYSIS

SUMMER SOLSTICE | JUNE 21

As shown in the shadow analysis, the only public spaces that will be partially shadowed by the subjected site is the Oakdale Park, during Spring/Fall Equinoxes at 10 AM.

Nevertheless, as other sites in this neighborhood have also been designated for High-density Apartment Residential Development under the Burquitlam-Oakdale New Land Use, the shadow from the developments south and southeast to the Oakdale Park will be dominant and out shadow the subjected site during this time.



SHADOW ANALYSIS

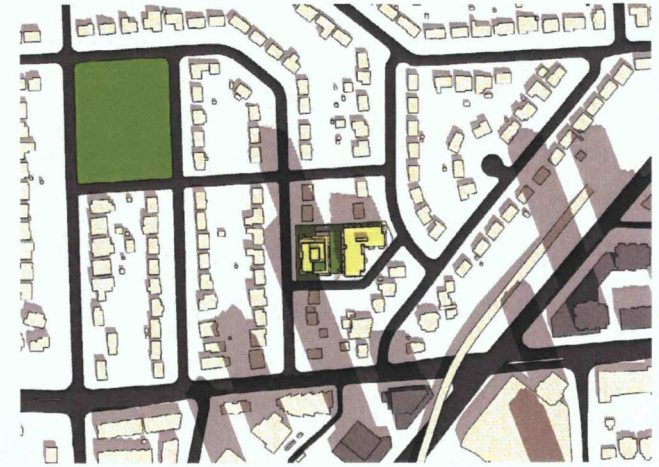
FALL EQUINOX | SEPTEMBER 21

As shown in the shadow analysis, the only public spaces that will be partially shadowed by the subjected site is the Oakdale Park, during Spring/Fall Equinoxes at 10 AM.

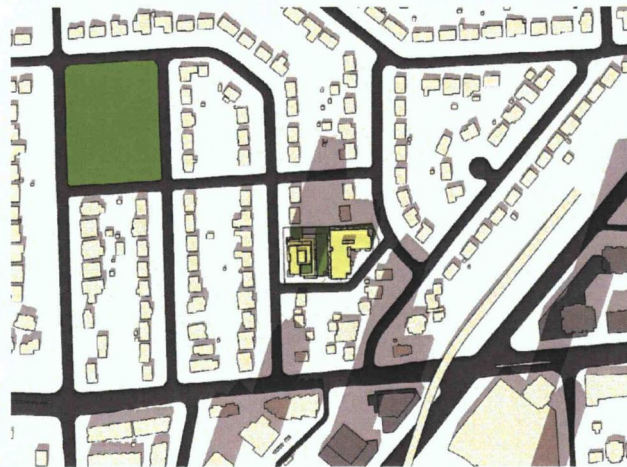
Nevertheless, as other sites in this neighborhood have also been designated for High-density Apartment Residential Development under the Burquitlam-Oakdale New Land Use, the shadow from the developments south and southeast to the Oakdale Park will be dominant and out shadow the subjected site during this time.



10:00 AM



12:00 PM



2:00 PM



4:00 PM

 Oakdale Park

Clerks Dept

From: Robert [REDACTED]
Sent: Wednesday, October 13, 2021 12:56 PM
To: Clerks Dept
Subject: Proj 21-021
Attachments: IMG_20211013_0002.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Public Hearing

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☐ Correspondence Item for Council Meeting
☐ Information Only
☐ For Response Only
☒ Copies to _____

Sent from Mail for Windows

clerks@coquitlamfrom: ROBERTO & JUDITH
PACCAGNAN

640 GARDENA DRIVE, COQUITLAM

While we are not opposed to the project, we have some major concerns about trades parking on the street, especially Gardena and Elmwood. It has been our experience that cars and trucks park on both sides of Gardena, especially at the Elmwood intersection, often very close to the stop sign. It is a very tight corner turning either onto Gardena or onto Elmwood. We believe this will get worse with the new construction. A big concern is they do not leave enough room for emergency vehicles, garbage trucks and snow plows etc.

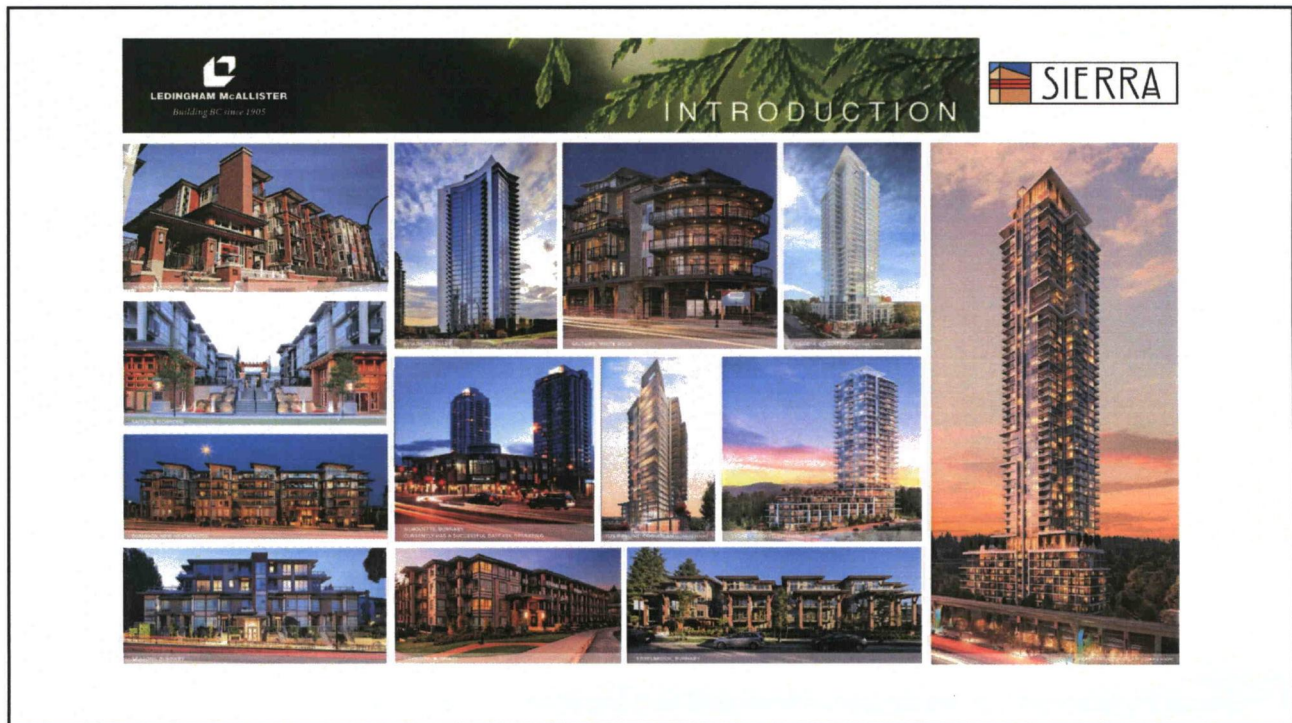
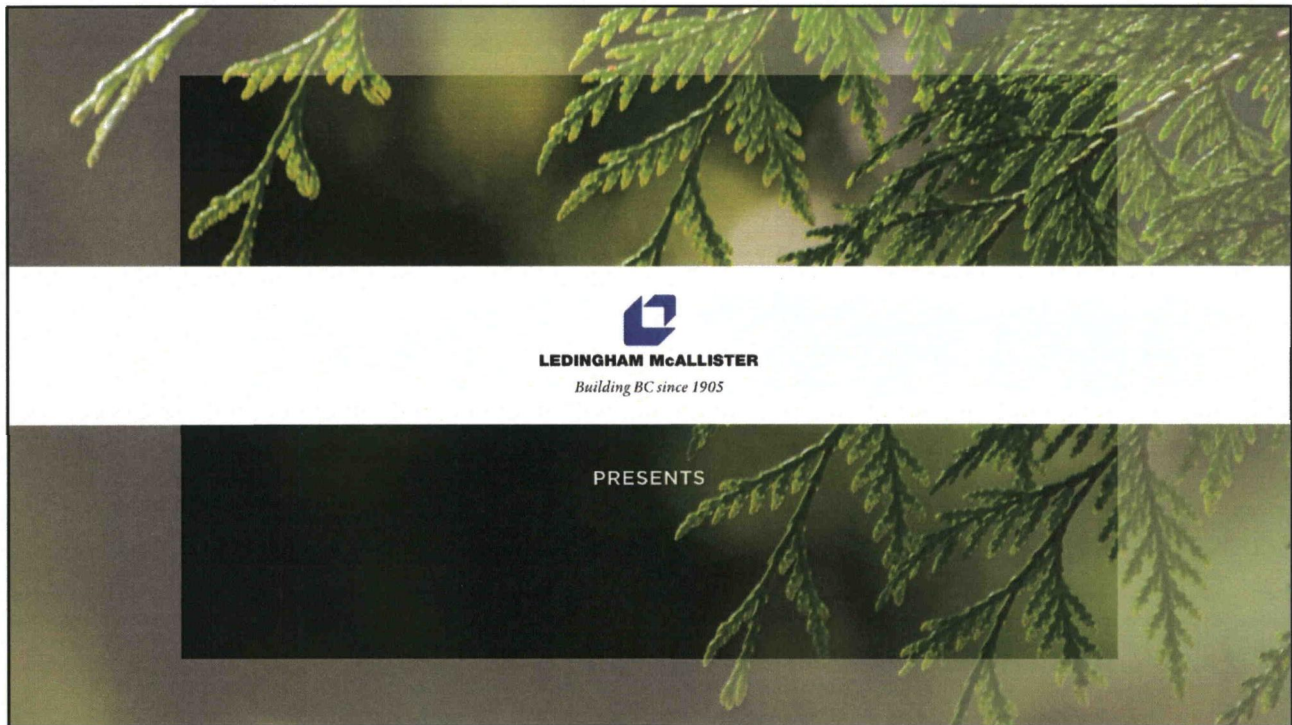
In addition we do not have sidewalk and walking on these streets is like an obstacle course dodging in between cars.

Perhaps residential permit parking should be implemented, at least from 7:00 AM to 3:00 PM.

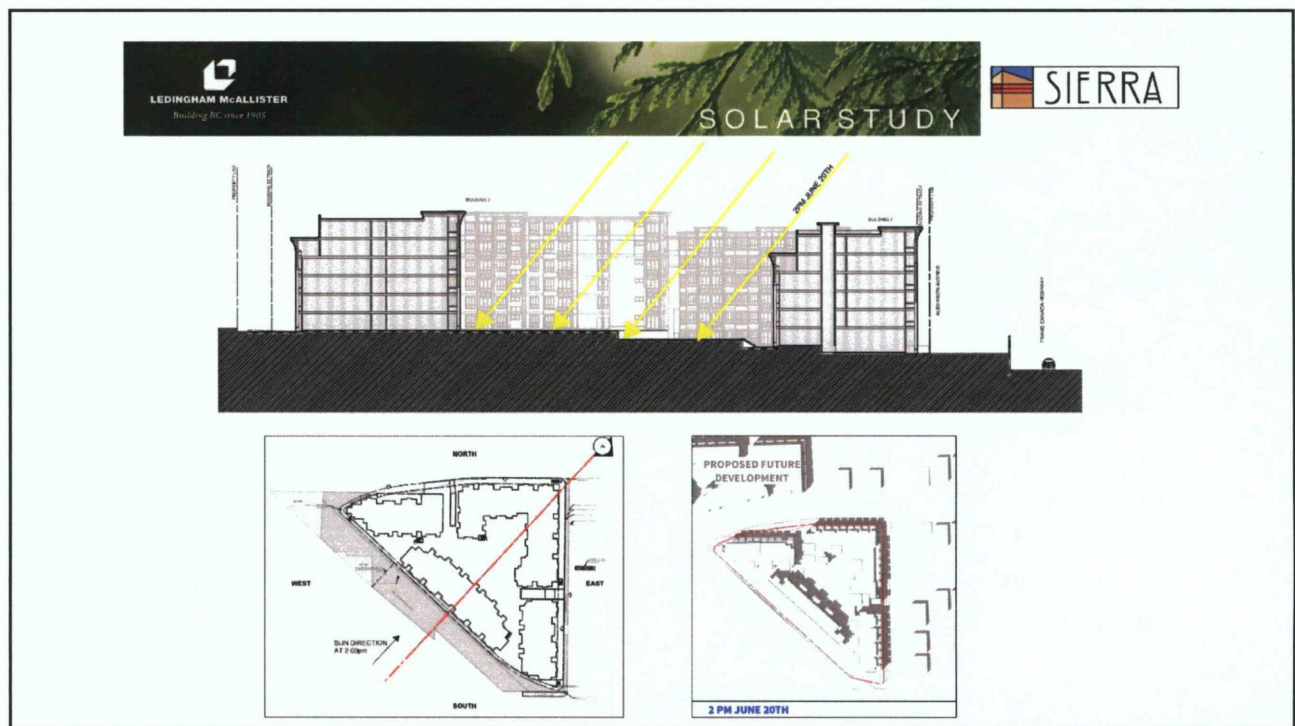
We believe that before you authorize construction

you should address these issues.

ROBERTO & JUDITH









LEDINGHAM McALLISTER
Building BC since 1905

INVESTIGATING
OPPORTUNITIES



SIERRA



SIERRA
(PULIN PROPOSED DEVELOPMENT)



SIERRA





LEDINGHAM McALLISTER
Building BC since 1905

QUESTIONS?



SIERRA

Clerks Dept

From: Moonir Bharmal [REDACTED]
Sent: Sunday, October 17, 2021 4:30 PM
To: Clerks Dept
Cc: Hugh MacLeod; development@mogulrg.com
Subject: Public Hearing will be held on Monday, October 18, 2021 at 7:00 p.m.

Hello

RE:

Item 4 559, 563, 569 Alderson Avenue, 228, 238, 268, 270, 272, 280 Dunlop Street, 540, 544, 550, 560, 564 Sunset Avenue, and 280, 270, 265, 273, 275, 279, 285 Euclid Court and Portion of Road

I would like to make a proposition that while the Council is considering above rezoning application they should also include the parcel of land bordering Alderson, Hart and Godwin Court (see map below). In my view and about 30 - 40 residences in this parcel of land believe that this will save time, effort and expenses to the City of Coquitlam and hence savings for all tax payers in Coquitlam.

Our Real Estate representative Mogul Realty Group have approached the city for rezoning this parcel to multi residential density and were told by the city staff that they would not proceed with this application from the residents but they would if it was a " Developer Led" application. This response doesn't make sense because for a developer to come on board they would need to know before hand what they are going to be investing in and the return they can expect on their multi million dollar investment.

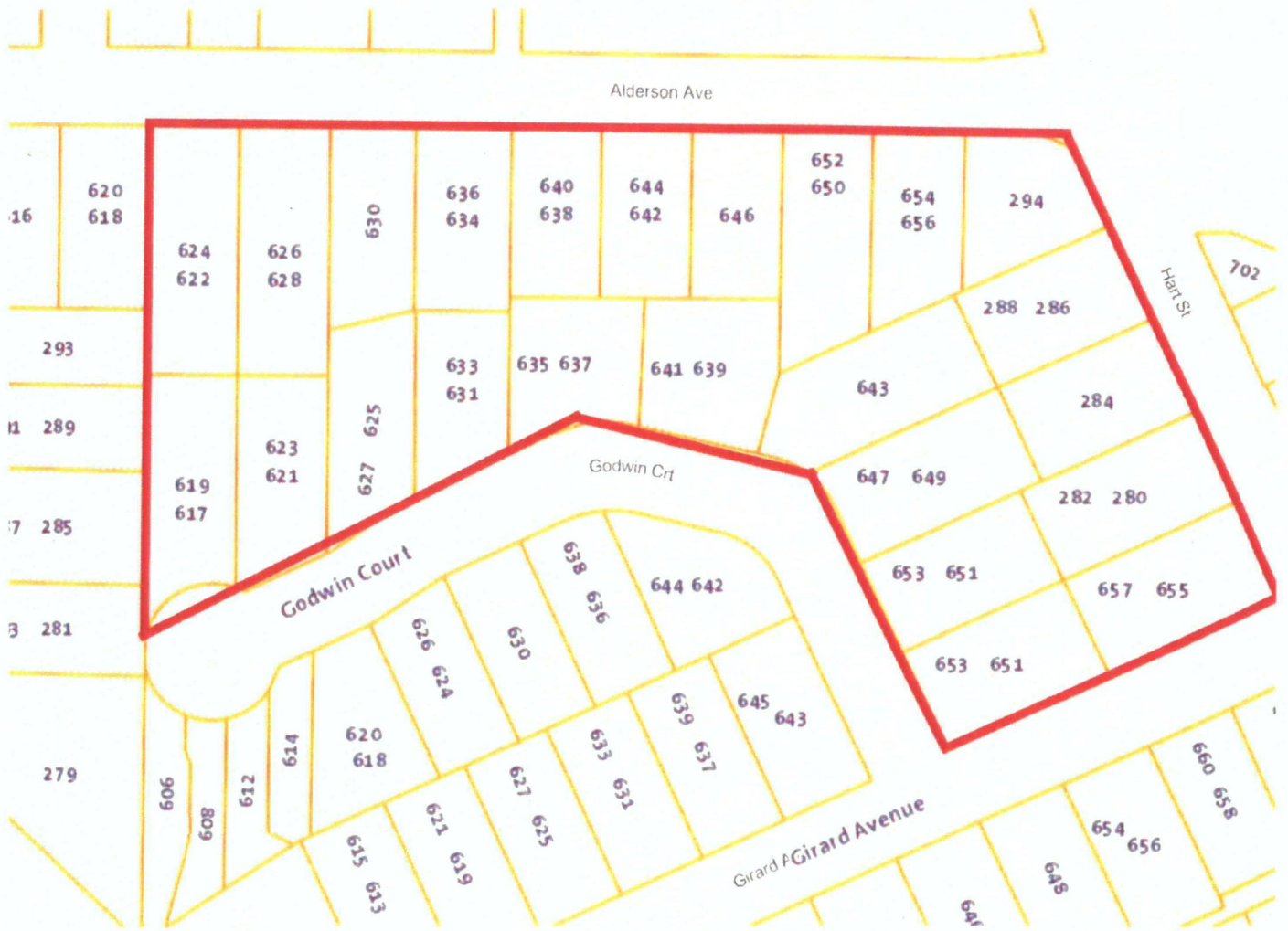
I believe all the residences in our area in question, are also concerned that while there is so much re-development coming up around our area we would have to live with the negative consequences that heavy equipment, traffic congestions, road blocks, etc will bring to the area hence this request to Council to rezone our parcel at the same time with Item 4 on the agenda so all work would be done around the same time frame.

I request our elected members of the City Council to consider this as it would be in the best interest of all since our city & the lower mainland need more affordable housing and would also bring in more tax revenues.

Thank you

Moonir Bharmal
622 Alderson 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: CR DCM GRPD DOS PSM KC



Clerks Dept

From: caroleen fan [REDACTED]
Sent: Sunday, October 17, 2021 6:45 PM
To: Clerks Dept
Subject: Item 4: 559, 563, 569 Alderson Avenue, 228, 238, 268, 270, 272, 280 Dunlop Street, 540, 544, 550, 560, 564 Sunset Avenue, and 280, 270, 265, 273, 275, 279, 285 Euclid Court and Portion of Road

Hello,

I would like to make a preposition that while the Council is considering above rezoning application they should also include the parcel of land bordering Alderson, Hart and Godwin Court (see map below). In my view and about 30 - 40 residences in this parcel of land believe that this will save time, effort and expenses to the City of Coquitlam and hence savings for all tax payers in Coquitlam.

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I believe all the residences in our area in question, are also concerned that while there is so much re-development coming up around our area we would have to live with the negative consequences that heavy equipment, traffic congestions, road blocks, etc will bring to the area hence this request to Council to rezone our parcel at the same time with Item 4 on the agenda so all work would be done around the same time frame.

I request our elected members of the City Council to consider this as it would be in the best interest of all since our city & the lower mainland need more affordable housing and would also bring in more tax revenues.

Thank you

Suping Fan

621 Godwin Court
Coquitlam BC

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: caroleen fan P3 005 PM KL

Clerks Dept

From: Heather Reagh [REDACTED]
Sent: Monday, October 18, 2021 10:25 AM
To: Clerks Dept
Subject: Public Hearing Monday October 18th 2021 - Item number 4

Please provide the email below to Coquitlam Council members as a submission for tonight's Public Hearing, Item#4

My name is Heather Reagh. I am a resident at 638 Alderson Avenue in Coquitlam. I am hoping to speak at tonight's Public Hearing but I may not be able to. Therefore I am making a written submission regarding Item #4. I am speaking/writing on behalf of a specific group of local resident homeowners who live within a "stone's throw" of the area in question (bordered by Dunlop, Alderson and Delestre) that is requesting rezoning. We live in the area bordered by Alderson, Hart, Gerard and Godwin Court. We have the following issues and concerns regarding this application:

1. As local residents we will be completely negatively impacted by the the potential new development in terms of noise, pollution, construction, increased traffic and increased density. We are already preparing for high density development that has been approved on Alderson Avenue and several other applications that are moving forward. This is made more frustrating by the fact that we approached City Staff previously through our representatives with Mogul Realty and asked to work with the City towards rezoning our area. We were advised that City Staff were not interested in working with a Resident's group, but would be open to a "Developer Led" application. Essentially we are being asked to bear the burden of this, and other, rezoning and development, while we are being denied the same opportunity to move forward with our own plans.
2. Why have City Staff advised that they will only work with "Developer Led" applications? We are an organized group. We have consensus. And we have representation from Mogul to assist both the homeowners as well as City Staff. As homeowners I feel that we deserve equal, if not better treatment, than Developers. It is simply not good enough for City Staff to say they are too busy to sit down with us to begin the process of rezoning.
3. The area defined in Item#4 is mere blocks from us. Whatever process the City has to go through to consider rezoning this area.....wouldn't it be relatively easy to include a section of land that is so close, in the rezoning process for Item#4?
4. If we had rezoning in place, we have Developers who will work with us and with the City. City Staff have left us stranded between a "rock and a hard place". We can't move forward with rezoning because City Staff refuse to work with us and are requiring a "Developer Led" application. We can't get an agreement with a Developer because we don't have the rezoning in place.
5. There is development going on all around us in the Lower Lougheed neighbourhood. If this continues, and we are denied the ability to move forward with a rezoning application, when it comes our time to make the request, all of the new residents in our area could vote us down and we will never get the rezoning we are looking for.

We are respectfully asking Council to direct staff to simply meet with us, through our representatives with Mogul, and begin the rezoning application process. We deserve the same opportunity for moving forward that

our neighbours and the Developers are enjoying. Particularly since we are living daily with all of the issues that are generated by the many development projects and applications going on all around us.

Thank you,
Heather Reagh
638 Alderson Avenue, Coquitlam

Sent from my iPad

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