

A Regular Council Meeting for the City of Coquitlam convened in the Council Chambers of City Hall, 3000 Guildford Way, Coquitlam, BC on Monday, October 26, 2020 at 7:03 p.m. All members of Council were present. Members of staff present were the City Manager, Deputy City Manager, General Manager Parks, Recreation, Culture and Facilities, General Manager Engineering and Public Works, General Manager Finance, Lands and Police, General Manager Planning and Development, Director Development Services, Director Public Works, Manager Community Planning, Manager Utility Programs, Manager Corporate Communications, Park Planning and Design Manager, Building Permits Manager – Inspections, Planner 3, Planner 2, Business Services and Licensing Manager and Legislative Services Clerk.

CALL TO ORDER

RESOLUTION TO APPOINT THE BUSINESS SERVICES AND LICENSING MANAGER AS THE RECORDING SECRETARY

OB-1 Resolution to Appoint the Business Services and Licensing Manager as the Recording Secretary

MOVED BY COUNCILLOR MARSDEN
AND SECONDED

- 418 That the Business Services and Licensing Manager be appointed as the Recording Secretary for the purpose of this meeting.

CARRIED UNANIMOUSLY

ADOPTION OF MINUTES

1. Minutes of the Regular Council Meeting held on Monday, October 19, 2020

MOVED BY COUNCILLOR TOWNER
AND SECONDED

- 419 That the Minutes of the Regular Council Meeting held on Monday, October 19, 2020 be approved.

CARRIED UNANIMOUSLY

COMMITTEE MINUTES AND RECOMMENDATIONS

2. Minutes of the Universal Access-Ability Advisory Committee Meeting held on Tuesday, September 15, 2020

MOVED BY COUNCILLOR MANDEWO
AND SECONDED

420 That the Minutes of the Universal Access-Ability Advisory Committee Meeting held on Tuesday, September 15, 2020 be received.

CARRIED UNANIMOUSLY

BYLAWS FOR FINAL ADOPTION

3. Report of the City Clerk – Fourth and Final Reading of Business Licence Amendment Bylaw (Temporary Late Fee Waiver) No. 5075, 2020

MOVED BY COUNCILLOR ASMUNDSON
AND SECONDED

421 That Council give fourth and final reading to *Business Licence Amendment Bylaw (Temporary Late Fee Waiver) No. 5075, 2020*.

CARRIED UNANIMOUSLY

REPORTS OF STAFF

PLANNING AND DEVELOPMENT

4. Report of the Director Development Services – Development Variance Permit Authorization 20 102894 DV to Reduce Geotechnical Slope Setbacks at 840 Wyvern Avenue – Jian Wang (PROJ 20-007)

The Mayor called for speakers from the audience with respect to this item.

Discussion ensued relative to the following:

- Clarification regarding the subdivision of 905 Sheriff Street including the size and shape of the resulting lots
- Clarification regarding the size of the building envelope should the proposed variances be granted

The Director Development Services provided information relating to the relationship between the proposed variances and the size of the building envelope.

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

1. Email from Dave and Susan Morrison, 829 Miller Avenue, received October 17, 2020.

There were no further public representations to this item.

Council agreed to conduct the public input portion for Item 5 at this time.

5. Report of the Director Development Services – Development Variance Permit Authorization at 567 Emerson Street – Concert Properties (PROJ 20-077)

The Mayor called for speakers from the audience with respect to this item.

Erika Bell, Concert Properties, 9th Floor, 1190 Hornby Street, Vancouver appeared before Council to indicate that she was available to answer questions regarding the proposed variance.

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

1. Email from Daniel Ha, 621 Langside Avenue, received October 13, 2020.

There were no further public representations to this item.

Council agreed to return to Item 4 at this time.

4. Report of the Director Development Services – Development Variance Permit Authorization 20 102894 DV to Reduce Geotechnical Slope Setbacks at 840 Wyvern Avenue – Jian Wang (PROJ 20-007) – continued

Discussion ensued relative to the following:

- Clarification regarding the size of house that could be built on this lot without the proposed variances
- The desire for information relating to the size of proposed houses to be included in future reports to Council
- Concerns regarding the long-term slope stability of this site
- Clarification regarding the land located to the east of the subject property
- The subdivision process and whether the lots could have been drawn in such a way as to allow for more buildable space on this lot
- The understanding that a house can be built on the lot without the need for

variances

- Concerns regarding the size of the proposed house and the possible inclusion of multiple secondary suites
- The impact that the sanitary sewer Statutory Right-of-Way (SRW) has on the building envelope
- The need for the proposed variances and whether the proposed development could be redesigned to meet existing setback requirements
- The role of staff in the development variance permit application process
- The factors that Council may consider when determining whether or not to approve a variance

The Director Development Services provided further information relating to the relationship between the proposed variance and the size of the building envelope, the rezoning and subsequent subdivision of 905 Sheriff Street, the role of staff in the Development Variance Permit application process, and the factors that Council may consider when determining whether or not to grant a variance.

MOVED BY COUNCILLOR ASMUNDSON
AND SECONDED

- 422 That Council approve the signing and sealing of Development Variance Permit 20 102894 DV and that the Mayor and City Clerk be authorized to execute this Permit on behalf of the City of Coquitlam.

DEFEATED UNANIMOUSLY

5. Report of the Director Development Services – Development Variance Permit Authorization at 567 Emerson Street – Concert Properties (PROJ 20-077) – continued

Discussion ensued relative to the following:

- The desire for staff to work with the applicant in order to increase the number of shared parking stalls
- Concerns regarding the impact that the proposed variances may have on parking and traffic in the neighbourhood
- The understanding that other in-progress development projects may request variances to take advantage of the City's new parking requirements
- Clarification regarding the Transportation Demand Management (TDM) measures in place for the proposed development
- The relationship between densification and the use of street parking and options available to reduce the use of street parking by residents and visitors
- The impact that free street parking has on the sale of parking stalls in strata buildings

The Planner 2 provided information relating to the impact that the proposed variance will have on parking requirements for the proposed development.

The Deputy City Manager provided information relating to the City's new parking requirements, the phased development of this site, and how the proposed variances will impact the parking requirements for the proposed development.

The Director Development Services provided further information relating to the parking requirements for the proposed development and options available to reduce the use of street parking by residents and visitors.

The General Manager Engineering and Public Works provided information relating to the impact that the proposed variances may have on traffic and parking in the neighbourhood. He provided further information relating to the factors that influence the use of residential and visitor parking and options available to reduce the use of street parking by residents and visitors.

Councillor Marsden left the meeting at this time (7:57 p.m.) and returned at 7:59 p.m.

Discussion ensued relative to the following:

- The desire for information relating to the number of Comprehensive Development zones with unique parking requirements
- Clarification regarding the proposed payment-in-lieu for TDM measures and how this figure was determined
- Clarification regarding the TDM measures implemented as a part of the original development project
- Concerns regarding the proposed reduction of parking and whether the applicant will be providing a community benefit as a result of the reduction
- Concerns regarding making changes to the proposed project at this point in the development process
- Support for the proposed variances
- The understanding that public consultation was conducted regarding the Citywide Parking Review Update – Phase 1 updates
- The understanding that the proposed variances are to bring the parking requirements for the proposed development in line with the City's new parking standards
- The impact that changing City policy may have on in-progress development projects

The Planner 2 provided information relating to the payment-in-lieu for TDM measures and stated that there was no discussion with the applicant regarding the provision of a community benefit.

The General Manager Engineering and Public Works provided information relating to the Transportation Demand Management Strategy and the price of a residential parking stall.

The Director Development Services provided information relating to the number of Comprehensive Development zones with unique parking requirements.

The General Manager Planning and Development stated that staff could liaise with the applicant regarding the provision of a potential community benefit if directed by Council to do so. He provided information relating to the parking needs of this area of the City, the complexity of this development project, and the recent changes to the City's parking requirements.

MOVED BY COUNCILLOR MARSDEN
AND SECONDED

- 423 That Council approve the signing and sealing of Development Variance Permit No. 20 112559 DV and that the Mayor and City Clerk be authorized to execute this Permit on behalf of the City of Coquitlam.

CARRIED UNANIMOUSLY

Councillor Towner left the meeting at this time (8:15 p.m.).

- 6. Report of the Director Development Services – Fourth and Final Reading of Citywide Official Community Plan Amendment Bylaw No. 5013, 2019 and Zoning Amendment Bylaw No. 5014, 2019 to Facilitate the Creation of Two Townhouse Parcels and a Large Remainder Parcel at 3640 Sheffield Avenue – Wesbild (PROJ 17-006)**

MOVED BY COUNCILLOR ASMUNDSON
AND SECONDED

- 424 That Council:
1. Give fourth and final reading to *City of Coquitlam Citywide Official Community Plan Amendment Bylaw No. 5013, 2019*; and
 2. Give fourth and final reading to *City of Coquitlam Zoning Amendment Bylaw No. 5014, 2019*.

CARRIED UNANIMOUSLY

7. Report of the General Manager Planning and Development – Proposed City Centre Area Plan Citywide Official Community Plan Amendment Bylaw No. 5037, 2020 and Zoning Amendment Bylaw No. 5038, 2020 (PROJ 18-151)

Councillor Towner returned to the meeting at this time (8:17 p.m.).

The General Manager Planning and Development provided introductory comments regarding the development of the proposed City Centre Area Plan (CCAP) and the next steps for the potential adoption of this plan. He concluded by expressing appreciation for the work that staff have done to develop this plan.

Discussion ensued relative to the following:

- Concerns regarding the impact that the COVID-19 pandemic may have on the Public Hearing process
- Clarification regarding the date of the Public Hearing that the CCAP will be considered at should Council refer it to Public Hearing
- The timing and extent of the consultation that has been conducted during the development of the proposed CCAP
- Clarification regarding the proposed B-2 Urban Business Enterprise zone
- Clarification regarding the changes to the draft plan relating to pedestrian/bike crossings
- Clarification regarding, and the desire for more information relating to, the proposed updates to the Development Permit Guidelines
- The options available for members of the public to provide feedback regarding the proposed CCAP

The General Manager Planning and Development provided information relating to the proposed additional notification of the Public Hearing and the process of adding new zones to the Zoning Bylaw.

The Business Services and Licensing Manager provided information relating to the date of the Public Hearing.

The Planner 3 provided further information relating to the public consultation undertaken during the development of the proposed CCAP, the proposed B-2 Urban Business Enterprise zone, the proposed updates to the Development Permit Guidelines, and the future implementation of the City Centre Streetscape Guidelines.

The General Manager Engineering and Public Works provided information relating to the refinements to the transportation policies relating to pedestrian/bike crossings.

MOVED BY COUNCILLOR KIM
AND SECONDED

425 That Council:

1. Give first reading to *City of Coquitlam Citywide Official Community Plan Amendment Bylaw No. 5037, 2020* to amend the City Centre Area Plan;
2. In accordance with the *Local Government Act*, consider *Bylaw No. 5037, 2020*, in conjunction with both the *City of Coquitlam 2020 Five-Year Financial Plan Bylaw No. 5024, 2019*, and the *Regional Solid Waste Management Plan*;
3. Give first reading to *City of Coquitlam Zoning Amendment Bylaw No. 5038, 2020*;
4. Refer *Bylaw No. 5037, 2020* and *Bylaw No. 5038, 2020* to Public Hearing; and
5. Having given consideration to the requirements of Section 3.5.3.3 of *City of Coquitlam Development Procedures Bylaw No. 4068, 2009*, direct staff to conduct additional notification prior to the Public Hearing as outlined in the report of the General Manager Planning and Development dated October 20, 2020 and entitled "Proposed City Centre Area Plan Citywide Official Community Plan Amendment Bylaw No. 5037, 2020, and Zoning Amendment Bylaw No. 5038, 2020 (PROJ 18-151)".

CARRIED UNANIMOUSLY

8. Report of the General Manager Planning and Development – Energy Step Code – Industry Stakeholder Consultation and Policy Implementation

The General Manager Planning and Development provided introductory comments and stated that staff will report back in the new year with a proposed policy relating to Energy Step Code requirements for new building permit applications.

MOVED BY COUNCILLOR MARSDEN
AND SECONDED

426 That Council:

1. Direct staff to inform the Energy Step Code Council of the City's intention to consult with industry stakeholders in regard to Energy Step Code implementation; and,
2. Subsequent to the above consultation, that staff report back in T1 of 2021 with a proposed policy for Energy Step Code requirements for new building permit applications for Council's consideration.

CARRIED UNANIMOUSLY

PARKS, RECREATION, CULTURE AND FACILITIES

9. Report of the General Manager Parks, Recreation, Culture and Facilities – Coquitlam Crunch Trail Expansion

MOVED BY COUNCILLOR ASMUNDSON
AND SECONDED

427 That Council:

1. Direct staff to initiate public engagement and planning for Phase 3 Crunch Trail Improvements as outlined in the Coquitlam Crunch Trail and Expansion Plan (2018-2023); and
2. Authorize the transfer of \$2 million from the Blue Mountain Park Master Plan project and \$500,000 from the Community Enhancement Blitz to fund the design and construction of Phase 3 Coquitlam Crunch Trail Improvements.

MOTION DIVIDED

Discussion ensued relative to the following:

- Support for the proposed Phase 3 Crunch Trail Improvements
- The belief that these improvements may address some of the parking and traffic issues in this area
- The proposed transfer of funds from the Blue Mountain Park Master Plan project and concerns regarding the impact that this may have on that project
- Clarification regarding the status of the Blue Mountain Park Master Plan project and the proposed phasing of that project
- The understanding that the Coquitlam Crunch and Blue Mountain Park attract different users and the desire to ensure that the needs of the community are met
- The desire to ensure that there will be sufficient funds to complete the Blue Mountain Park Master Plan project
- Clarification regarding the proposed transfer of funds from the Community Enhancement Blitz
- Whether noise mitigation measures will be implemented as a part of the Phase 3 expansion
- Appreciation for the work that staff have done to respond to residents' concerns relating to the Coquitlam Crunch
- The understanding that the use of the Coquitlam Crunch peaks in the spring and summer months and the desire for increased parking monitoring and enforcement efforts at that time
- The proposed route of the Phase 3 expansion and the possibility of mitigating potential noise issues by retaining a tree buffer between the trail and neighbouring houses
- The access and egress to the proposed south trail

- Clarification regarding the number of additional parking spaces proposed

The General Manager Parks, Recreation, Culture and Facilities provided information relating to how staff determined the proposed source of funding for the Phase 3 improvements, the status of the Blue Mountain Park Master Plan project, the funding of future phases of this project, and the proposed Phase 3 expansion of the Coquitlam Crunch.

Councillor Towner left the meeting at this point in time (9:06 p.m.) and returned at 9:08 p.m.

- Clarification regarding the public engagement and planning for the Phase 3 expansion
- The desire for the public engagement results to include information relating to the respondent's use of the Coquitlam Crunch
- The consultation conducted as a part of the development of the Coquitlam Crunch Trail and Expansion Plan 2018 – 2023

The General Manager Parks, Recreation, Culture and Facilities provided information relating to the proposed public engagement for the Phase 3 expansion.

The Park Planning and Design Manager provided information relating to the development of the Coquitlam Crunch Trail and Expansion Plan 2018 – 2023.

MOVED BY COUNCILLOR ASMUNDSON
AND SECONDED

- 428 That Council direct staff to initiate public engagement and planning for Phase 3 Crunch Trail Improvements as outlined in the Coquitlam Crunch Trail and Expansion Plan (2018-2023); and

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR ASMUNDSON
AND SECONDED

- 429 That Council authorize the transfer of \$2 million from the Blue Mountain Park Master Plan project and \$500,000 from the Community Enhancement Blitz to fund the design and construction of Phase 3 Coquitlam Crunch Trail Improvements.

CARRIED

Councillor Zarrillo registered opposition.

ENGINEERING AND PUBLIC WORKS

10. Report of the General Manager Engineering and Public Works – Climate Adaptation Strategic Plan

Discussion ensued relative to the following:

- The impact that more frequent and extreme weather events may have on the sewer/drainage system
- Whether there is a regional effort to address issues relating to wildfire preparedness
- The scope of the proposed expansion of the use of civic facilities for clean air shelters and whether it will include the use of civic facilities to protect vulnerable communities from extreme weather events
- Appreciation for the inclusion of the initiative relating to the tree canopy
- The impact of climate change on food security

The General Manager Engineering and Public Works stated that the City is aware of, and acting to mitigate, the impacts that weather events may have on sewer/drainage systems and provided information relating to potential future regional dialogue that can be had regarding wildfire preparedness.

The City Manager provided further information regarding opportunities for regional dialogue relating to wildfire preparedness.

The Deputy City Manager provided information relating to the scope of the proposed expansion of the use of civic facilities for clean air shelters.

MOVED BY COUNCILLOR ASMUNDSON
AND SECONDED

430 That Council:

1. Adopt the final report of the Climate Adaptation Strategic Plan, dated October 2020; and
2. Endorse staff initiating implementation of the initiatives identified for 2021.

CARRIED UNANIMOUSLY

11. Report of the General Manager Engineering and Public Works – Snow and Ice Response Plan and Snow and Ice Response Policy Update

Discussion ensued relative to the following:

- Whether the proposed policy should include guidance on how to prioritize vehicle and equipment repairs during snow and ice response events

- How information relating to this policy will be shared with the public during snowfall events
- The desire for greater clarity relating to the terminology used within the policy
- Clarification regarding the responsibility for clearing the sidewalks surrounding SkyTrain stations
- The use of the CoquitlamConnect app to communicate snow and ice response measures to the public
- The funding of the snow and ice response measures
- The desire to ensure that snow clearing efforts do not impede the use of accessible parking spaces or ramps
- The restrictions on street parking that are implemented in certain areas of the City during snowfall events
- The understanding that landlords with secondary suites must provide tenants with an off-street parking stall and the desire to ensure that this is clearly communicated to the public
- The desire to promote the City's Snow Angel program

The General Manager Engineering and Public Works provided information relating to how staff determine the priority of vehicle and equipment repairs in snow and ice response events, how information relating to the policy will be made public, the responsibility for snow removal in areas surrounding SkyTrain stations, and the funding of the snow and ice response measures.

The Manager Corporate Communications provided further information relating to how staff will communicate the City's snow and ice response measures to the public, including the use of the CoquitlamConnect app and the new Notify Me subscription service.

The Director Public Works provided information relating to how the winter parking restrictions have been communicated to, and received by, the public.

MOVED BY COUNCILLOR MARSDEN
AND SECONDED

431 That Council approve the Snow and Ice Response Policy, which replaces the previous Ice Patrol Policy.

CARRIED UNANIMOUSLY

REPORTS OF COUNCILLORS

**12. Metro Vancouver Board in Brief (October 2, 2020) – Metro Vancouver Board
Representatives Available to Respond to Questions**

In response to a question from a member of Council, a member of the Metro Vancouver Board provided information relating to Widgeon Marsh Regional Park.

In response to questions from members of Council, the General Manager Engineering and Public Works provided information relating to the work that public works staff are doing along Quarry Road.

MOVED BY COUNCILLOR MANDEWO
AND SECONDED

432 That Council receive for information the Metro Vancouver Board in Brief.

CARRIED UNANIMOUSLY

OTHER BUSINESS

NEXT MEETING DATE – November 2, 2020

ADJOURNMENT

MOVED BY COUNCILLOR TOWNER
AND SECONDED

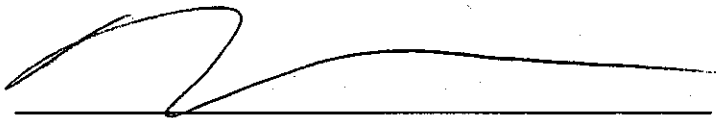
433 That the Regular Council Meeting adjourn – 9:38 p.m.

CARRIED UNANIMOUSLY

MINUTES CERTIFIED CORRECT

CHAIR

I hereby certify that I have recorded the Minutes of the
Regular Council Meeting held Monday, October 26, 2020
as instructed, subject to amendment and adoption.



Kate Nasato
Legislative Services Clerk

DVD - 840 WYVERN AVE
Hem 4

Cormack, Rachel

From: Dave Morrison <[REDACTED]>
Sent: Saturday, October 17, 2020 11:40 AM
To: Clerks Dept
Cc: 'Sue Morrison' <[REDACTED]>
Subject: 20 102894 DV - 840 Wyvern
Attachments: 20 102894 DV 840 Wyvern.pdf; 20201017103448.pdf

Follow Up Flag: Follow up
Flag Status: Completed

Attention: City Clerks Office
Reference: Development Variance Permit Application 20 102894DV – 840 Wyvern Avenue

Mayor and Council

We disagree with this proposed variance to the Citys Zoning Bylaw:

- Reduction of the minimum required setback from the crest of slope from 15.0 meters to 6.0 meters adjacent to a slope of an angle of 32 degrees.
- Reduction of the minimum required building setback from a crest of slope from 8.0 meters to 6.0 meters adjacent to a slope of an angle of 29 degrees.

Dave & Susan Morrison
829 Miller Avenue
Coquitlam, BC
V5C3W2

Email: [REDACTED]

- ☒ Copies to Mayor & Council
- ☐ Tabled Item for Council Meeting
- ☐ Correspondence Item for Council Meeting
- ☒ For Information Only
- ☐ For Response Only _____
- ☒ Copies To GLP, PDS, P3, FILE MARK, FILE C33

City of Coquitlam

3000 Guildford Way
Coquitlam, BC

October 17, 2020

Attention: City Clerks Office

Reference: Development Variance Permit Application 20 102894DV – 840 Wyvern Avenue

Mayor and Council

I **disagree** with this proposed variance to the City's Zoning Bylaw:

- Reduction of the minimum required setback from the crest of slope from **15.0** meters to **6.0** meters adjacent to a slope of an angle of 32 degrees.
- Reduction of the minimum required building setback from a crest of slope from **8.0** meters to **6.0** meters adjacent to a slope of an angle of 29 degrees

If this was an existing home that was built under previous setback bylaws.

And the City had "increased" the minimum setback to 15 meters after an existing home was built.

And the owner wanted to put on an addition. Or if the house was damaged by a fire and the current setback bylaw would not allow them to rebuild. Or with the current setback bylaw resulted in the building envelope being unbuildable on an existing lot. Then I can see merits in a variance.

BUT!! This is a new development. One piece of property subdivided into 4 lots. And the subdivision plan SHOULD have taken into consideration the ravine setbacks. When the developer purchased the property. The developer would have factored into the purchase price the reduced foot print and value of the property because of the ravine setback for 840 Wyvern.

If this variance is granted on a brand-new development and subdivision then you might as well forget the geotechnical building setback from the top of the ravine bank bylaw all together. If there was ever a circumstance that a geotechnical building setback from the top of the ravine bank variance not be granted **this is it**. The lot was CREATED with the current geotechnical building setbacks from the top of the ravine bank in place. 840 Wyvern has a buildable house footprint. **A house can be built with the current setbacks.**

The application would facilitate construction of a "single family" home. The key words are "single family home". I believe 840 Wyvern is wanting to reduce the ravine setback so they can build a **larger home** with a **full basement suite and option for nanny suite in-law suite or bachelor with separate entrance!** Just like the other 3 new homes at 828, 832 and 836 Wyvern. (See listing on MLA below)

836 Wyvern is being marketed as having 6 bedroom, 828 Wyvern has 7 bedroom. Around the corner at 808 Miller Avenue. 8 bedroom with 9 baths. **These are not "single family" homes.**

The problem I have with all these "single family homes" with basement suites, nanny suites, in-law suites or bachelors with separate entrances is **PARKING**. Yes they will have double garages that can provide a few parking spots. But for sure there will be significant additional demands for street parking. And Wyvern with the cul-de-sac and all the double driveway entrances provide very little street parking.

I believe 828, 832 and 836 Wyvern, with their 6 and 7 bedroom homes with full basement suites and option for nanny suite or bachelor suite with separate entrance have already over extended the available street parking on Wyvern

As the evolution of the Tesla and other electric cars becoming more and more viable and affordable there will be increased demand for charging stations. By allowing all the higher density and by not providing enough parking spots. Where are the people in the basement suites, nanny suites, in-law suites or bachelors with separate entrances going to charge their vehicles? Going to install charging station on the sidewalks?

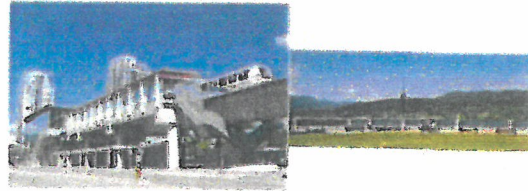
LARGER HOMES. The City allows a patio to extend into the setback by 4 feet. These "LARGER" multifamily houses being built on Wyvern all have **covered decks** that extend 4 feet into the setback. And with them being covered and part of the house it effectively reduces the physical setback to the rear property line. In my opinion far too close to the existing single family properties / homes they back onto. See pictures below.



In Summary

- This is a brand-new subdivision and this development should have already factored in geotechnical building setbacks from the top of the ravine bank when the lots were created.
- The current property with the current setback is buildable. They have a house design that fits the current lot with the current setbacks.
- The real estate value of 840 Wyvern will have already factored in the reduced building envelope due to setbacks. Developer looking for a bump in value by building a LARGER home.
- They are not building SINGLE FAMILY HOMES!!! These are multifamily dwellings with 6 & 7 bedrooms with basement suites, nanny suites, in-law suites or bachelors with separate entrances.
- I believe if building setback from the top of the ravine bank is approved it will result in a much large home. And along with the larger home will come basement suites, nanny suites, in-law suites or bachelors with separate entrances that will create even **MORE DEMAND** for **STREET PARKING**.

Regards,
Dave Morrison
829 Miller Avenue



11. *Chlorophyll a* and *Chlorophyll b* content of the leaves was determined by the method of Arnon and Whistler (1940).

Another OUTSTANDING home built by Pragati Construction. Stunning MODERN FARMHOUSE design & incredible quality are intertwined to create this extraordinary 6 bed 3 bath home situated on a quiet cul-de-sac street. This home offers the latest in finishing's top-quality, kitchen+spice kitchen, open and airy over-height ceilings, gas fireplace, luxury spa bath rooms and covered patio off the main floor. Upstairs, experience the stunning master bedroom with walk-in closet and ensuite. All bd rms are generous sized, w/ vaulted ceilings. Enjoy Radiant heating, A/C & smart tv as an option for all living & dining areas. Fabulous area amenities, mins to schools, parks & Burquitlam Skytrain, grocers and much more. ESTIMATED COMPLETION EARLY 2021. Call today for a private viewing: (249)929345.



2. $\frac{1}{2}$ 3. $\frac{1}{2}$

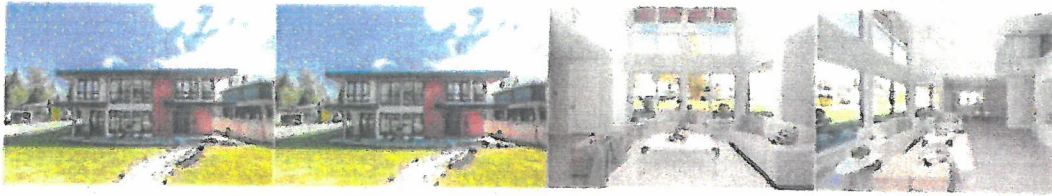
WEST COQUITLAM LUXURY HOME where Contemporary style is perfectly aligned with a Craftsman feel. Located on a private West Coquitlam corner property boasting a total living area of 4,526 sq. ft., this family home comfortably delivers it all with a touch of elegance. Enjoy grand 20' ceilings in the foyer, a spacious great room leading to a dream kitchen with an oversized island and an intimate dining area, BONUS - bedroom & full bath on main floor. Upper floor features 3 large bedrooms ALL with ensuite W/C closets including a dream master suite and a full library/study area. Lower level features 2 bedrooms, 2 full baths, a Resident's Retreat, A/C, spike kitchen, built-in appliances, designer finishes throughout and more. Info package available upon request. 124723360.

50%

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C-40
☎
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Right around the corner on Miller Avenue

808 MILLER AVENUE



\$2,290,000

808 MILLER AVENUE
Coquitlam, British Columbia V3J4K3
MLS® Number: R2454369



Featured

Description

Fabulous brand new home in the heart of West Coquitlam. This 6576 sqft luxurious house come with 6 bedrooms and 9 bathrooms, situated on a 7844 sqft corner lot with lane access. Main floor features 18' high ceiling living room, gourmet kitchen with high-end's appliances and walk kitchen; 5 ensuite bedrooms upstairs; well designed basement with large recreation room/ media room/wine room, steam room, 3 car garage, 2 car legal entrance, etc. Radiant heat, A/C, HRV and much more, 2-5-10 warranty. Walking distance to schools, shopping, park and skytrain. open house 3-5pm at Sat. Sept 12 (24254324)

Cormack, Rachel

From: Daniel Ha [REDACTED]
Sent: Tuesday, October 13, 2020 8:29 PM
To: Clerks Dept
Subject: PROJ20-077 - 567 Emerson Street

Follow Up Flag: Follow up
Flag Status: Completed

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

Dear Council,

☒ Copies To BMPP, DUS, P3, FIVE WORKERS
FIVE CDM

RE: Variance Permit Application - PROJ20-077 - 567 Emerson Street

I am concerned about this bylaw variance application and strongly oppose it as currently conceived.

I have lived in this area for almost 11 years and have serious concerns about the vehicle density along side streets surrounding Burquitlam Plaza and soon to be YMCA and adjacent residential buildings. There are already too many vehicles in the area, and I strongly believe that if this variance is granted, it will increase traffic into both Breslay St. and Langside Avenue where I live. Residents and visitors of those buildings will look to my streets (Langside Ave. and Breslay Street) for parking when free parking in front of their building has dried up.

Just because you reduce the number of parking stalls does not mean that people will stop driving their cars; this is not happening anytime soon. While I am aware of studies claiming the oversupply of parking stalls, I have not to come to the same conclusions. Studies like these are often biased or generate results that are incomplete or misunderstood.

From my own direct experience living here for 11 years, I can tell you that the streets in the area are full to capacity in the late afternoon and evenings when everyone is home. We often see cars circling the block looking for free street parking. This has made it very unsafe for our children, who like playing within the neighborhood, but are always in danger from the many cars that rush through the area. I encourage you to spend more time here to see it for yourself.

In addition, the busy streets make for very noisy early mornings and late nights. We regularly hear the sounds of car alarms chirps and sirens as early as 6:00am, and late into the evening such as 1:30am on some nights, even later on weekends.

This variance will just compound the problem. The developers of these buildings continue to ignore how their requests for fewer parking stalls negatively effect the mental and emotional well-being of many residents.

I know many of you have already made up your minds. But let me request that you institute a parking permit system for residents of specific streets (e.g. Langside Ave. and/or Breslay Street). This will help alleviate the problem as the area grows. The short-term parking limits only work during the day, and do nothing for our streets at night or in the early morning. This needs to change soon.

Sincerely,
Daniel Ha
621 Langside Avenue

Coquitlam, BC

