

CORRESPONDENCE TABLE

Type of Consultation PH/DVP/TUP/s475, ETC		PH – Yasmine Sabet – Item 1		
ADDRESS(ES)		963 and 973 Edgar Avenue <i>PROJ 20-020</i> Bylaw No. 5337, 2023 (RZ)		
CONSULTATION PERIOD		Oct 3 - 16		
Label		Public Hearing – 2023/10/16 Item 1 – 963 and 973 Edgar Avenue Submission # 1.1		
Correspondence #	Correspondent	Date Received	Address/ City of Residence	Processed by (your initials)
1.				

Type of Consultation PH/DVP/TUP/s475, ETC		PH – Tiffany Khuu– Item 2		
ADDRESS(ES)		3333 Caliente Place <i>PROJ 21-128</i> Bylaw No. 5336, 2023 (RZ) Bylaw No. 5335, 2023 (OCP)		
CONSULTATION PERIOD		Oct 3 – 16		
Label		Public Hearing – 2023/10/16 Item 2 – 3333 Caliente Place Submission # 2.1		
Correspondence #	Correspondent	Date Received	Address/ City of Residence	Processed by (your initials)
1.	Naqib Azad	October 14, 2023	317 – 540 Rochester Avenue, Coquitlam	EM
2.	Aaron Marvyn	October 15, 2023	3088 Firestone Place, Coquitlam	EM
3.	Val Karpinsky	October 16, 2023	1467 El Camino Drive, Coquitlam	EM

CORRESPONDENCE TABLE

Type of Consultation PH/DVP/TUP/s475, ETC		PH – Kerry Thompson – Item 3		
ADDRESS(ES)		700, 702, 704 Delestre Avenue <i>PROJ 22-137</i> Bylaw No. 5340, 2023 (RZ)		
CONSULTATION PERIOD		Oct 3 - 16		
Label		Public Hearing – 2023/10/16 Item 3 – 700, 702, 704 Delestre Avenue Submission # 3.1		
Correspondence #	Correspondent	Date Received	Address/ City of Residence	Processed by (your initials)
1.				
2.				

Type of Consultation PH/DVP/TUP/s475, ETC		PH – Chris Wilcott– Item 4		
ADDRESS(ES)		269, 273 Dunlop Street, 580, 590, 600/602, 606 Grayson Avenue, 272, 276 Guilby Avenue, and 574, 576, 578, 600, 610, 616, and 618 Sunset Avenue <i>PROJ 23-064</i> Bylaw No. 5343, 2023 (RZ) Bylaw No. 5344, 2023 (HDC)		
CONSULTATION PERIOD		Oct 3 - 16		
Label		Public Hearing – 2023/10/16 Item 4 – Dunlop/Grayson/Guilby/Sunset Submission # 4.1		
Correspondence #	Correspondent	Date Received	Address/ City of Residence	Processed by (your initials)
1.				
2.				

Coquitlam

Item 1	Address: 963 and 973 Edgar Avenue
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The intent of **Bylaw No. 5337, 2023** 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. 5337, 2023* from RT-1 Infill Residential to RT-3 Multiplex Residential – *Zoning Amendment Bylaw No. 5337, 2023*.

If approved, the application would facilitate the development of a six-unit multiplex in two buildings.

Item 2	Address: 3333 Caliente Place
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The intent of **Bylaw No. 5335, 2023** is to amend *Citywide Official Community Plan Bylaw No. 3479, 2001* to amend the land use designations of portions of the subject property as outlined in black on the map marked “Schedule ‘A’ to *Bylaw No. 5335, 2023*” from One-Family Residential to Compact One-Family and Open Space – *Citywide Official Community Plan Amendment Bylaw No. 5335, 2023*.

The intent of **Bylaw No. 5336, 2023** is to amend *City of Coquitlam Zoning Bylaw No. 3000, 1996* to rezone the subject property as outlined in black on the map marked “Schedule ‘A’ to *Bylaw No. 5336, 2023*” from RS-2 One-Family Suburban Residential to RS-4 One-Family Compact Residential and P-5 Special Park – *Zoning Amendment Bylaw No. 5336, 2023*.

If approved, the application would facilitate the creation of 40 single-family residential lots, three lots for environmental and watercourse protection, and three lots for future parkland.

From: [REDACTED]
To: [Clerks Dept](#)
Subject: 3333 Caliente Place - Project 2 1- 128
Date: Sunday, October 15, 2023 6:02:40 PM
Attachments: [Support Letter .docx \(1\).pdf](#)

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Preview attachment Support Letter .docx.pdf
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22 KB



14 October, 2023

Mayor and Council
c/o City Clerks Office
3000 Guildford Way
Coquitlam, BC V3B 7N2

RE: 3333 Caliente Place (PROJ 21-128):

To Mayor and Council:

I, Naqib Azad, am a resident of Coquitlam BC and am writing in support of this application. The proposal will bring much needed housing to this area and will match the existing surrounding single-family subdivision look and feel.

I look forward to seeing this development come to life and 39 new single-family homes being built.

Sincerely,

Naqib Azad

317-540 Rochester Avenue, Coquitlam, BC, V3K 2V1

From: [REDACTED]
To: [Clerks Dept](#)
Subject: 3333 Caliente Place - Project 2 1-128
Date: Sunday, October 15, 2023 4:26:28 PM
Attachments: [Support Letter-02.pdf](#)

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October 15, 2023

Mayor and Council
c/o City Clerks Office
3000 Guildford Way
Coquitlam, BC V3B 7N2

RE: 3333 Caliente Place (PROJ 21-128):

To Mayor and Council:

I, Aaron Mervyn, am a resident of Coquitlam BC and am writing in support of this application. I've read through the Staff Report from September 15, 2023 and believe the proposal will be a great benefit to the neighborhood by adding to the amount of parkland in the area while also providing an extension of the Coquitlam River trail network. I also support the fact that there will be land given to the city for environmental protection.

The project will also be adding new housing to the area which is critically needed!

Sincerely,

Aaron Mervyn

3088 Firestone Place,

Coquitlam, B.C.

V3E 3E1

A. Mervyn

Proposed Development 3333 Caliente Place (PROJ 21-128)

Val Karpinsky

1467 El Camino Drive

Coquitlam



October 16, 2023

There is tremendous pressure for cities to increase available housing stock for an increasing population.

Coquitlam Council's challenges in considering approval of the proposed 3333 Caliente Place development are to ensure that nearby residents still find their neighborhoods livable during the site development/ construction stage and to ensure that new housing developments are livable for the new occupants and their adjacent neighbours.

Coquitlam City Council recently received the results of the Coquitlam 2023 Community Satisfaction Survey. Overall community satisfaction remains extremely high, however a concerning survey result is that more respondents perceived that their quality of life had worsened (29%), than the number of residents who perceived that their quality of life had improved (22%).

Growth/development (26%) and traffic/traffic congestion (10%) were two of the major factors cited by respondents who perceived quality of life had worsened, along with crime/community safety/policing (16%), and economy /cost of living (15%).

DENSITY

Growth/development and density is a key issue.

Therefore, why is the 3333 Caliente Place development being considered for more density and smaller lot sizes than its adjacent neighbourhood? Increased density will lead to parking and traffic problems.

This is a significant parcel of land which can accommodate houses with similar zoning to the adjacent neighbourhood.

Projects with the objective of increased density should be developed in areas of Coquitlam which are designed for higher density with street infrastructure to support that density.

The existing section of El Camino Drive is unlike many other streets in established Coquitlam neighbourhoods. It is a narrow street with on-street parking on both sides of the street. Only one vehicle at a time can normally be driven on El Camino. Drivers often are forced to 'dodge in and out' to allow other vehicles to pass before resuming their travel. There is often 'competition' for on-street parking which has led to tension and occasional conflicts between neighbours.

The proposed project's increased 'local' streets will lead into 'collector' streets which are not well designed to facilitate smooth traffic flow.

The proposed higher density at will result in even more traffic and parking problems than the existing El Camino Drive experience and will affect the livability of the new neighbourhood.

Zoning in the proposed project should be consistent with the zoning of the established adjacent neighbourhood.

PROJECT APPROVAL PROCESS

I have resided on El Camino Drive for 24 years and never seen or visited the 3333 Caliente Place site as it is private property surrounded by an unsightly high concrete wall.

Normally a resident living close to a proposed development would be able consider the proposal and provide meaningful input from having viewed the site and/or having physically visited the site.

a) Coquitlam council should require a series of open on-site visits for nearby residents, to be quickly scheduled, publicized, and conducted on the current proposed project site. City staff should be available to explain proposed project features such as the new linear park, the Hockaday Creek footbridge and connections to the walking trails.

b) Coquitlam City Council should provide its citizens with the opportunity to submit further input after these on- site visits before proceeding with further consideration of this project.

TRAFFIC MANAGEMENT DURING THE PROJECT

There is significant development in the immediate area of 3333 Caliente Place, including:

a new subdivision is currently in the construction phase at the north side of Robson and El Camino Drive, and

the imminent GVRD Coquitlam Water Main Project will severely affect traffic and livability in the Pipeline Road corridor for 3 years.

The concurrent development and construction at 3333 Caliente Place will create livability issues such as traffic congestion, safety, and noise in our neighbourhood.

All construction traffic should be required to enter 3333 Caliente Place through El Casa and Pipeline. Construction vehicles must not use Robson and El Camino Drive as the point of entry as this will be heavily impacted by the combination of the new subdivision already under construction and by Metro Vancouver's Coquitlam Water Main project.

A temporary traffic light should be installed at the corner of Pipeline Road and El Casa to allow coherent traffic flow and safety for residents and construction workers.

There will be an increase in the number and size/weight of vehicles turning north onto Pipeline Road from David Avenue. The advanced green traffic light at this intersection should be enabled 24 hours daily to allow vehicles to navigate this turn without having to await gaps in westbound oncoming traffic. Currently the advanced green traffic signal is only operational sporadically. Safety is at risk at this intersection at the best of times due to poor design of David Avenue as an arterial street.

TRAFFIC MANAGEMENT AFTER COMPLETION OF THE PROJECT

The dimensions of the lots to be developed for the proposed 3333 Caliente Place project are smaller than those of the adjacent streets. They will reduce the availability of on and off-street parking. Some houses will also likely contain suites which will also add to the parking requirements.

Additionally, 7 of the proposed lots (1, 14, 17, 20, 21, 22, 23) will be encumbered by the BC Hydro Right of Way. “Lots 14, 21, and 22 require permission from BC Hydro to have driveway access within ROW”. Also, 6 lots, (19, 20, 36, 37, 38, 39) will be on irregular shaped lots. How will these factors regarding 12 of the proposed 40 lots in the development affect on and off-street parking?

The Brief from City staff state that there “... is no planned trailhead or designated parking at this location. The trail systems in Coquitlam generally do not have dedicated off-street parking lots as the system is designed to be accessed from multiple points of entry.”

The proposed new linear park, Hockaday Creek bridge and connections to Coquitlam River walking trails will likely attract visitors from outside the immediate area who will drive to the site and will require parking.

Many neighbours adjacent to the project site are extremely concerned about the number of vehicles that will require on and off-street parking. We are concerned about the likelihood of spillover parking onto our streets and the congestion that will occur on the streets in the project area.

City staff should provide an explanation of the on and off-street parking capacities in the proposed development before Council proceeds with further consideration of the project. Potentially a separate off-street parking area should be created for multiple vehicles at the 3333 Caliente project site.

ADVISORY COMMITTEE

Once the project is approved, nearby residents will be significantly impacted during the site development and construction phases.

An advisory committee should be established with membership to include the project representative, Coquitlam City Building department staff and several residents living adjacent and close to the project site.

The committee will meet regularly and receive information regarding current and upcoming project activities. The committee will provide a conduit for residents to bring forward concerns about the effects of the site development and construction phases. The committee can also assist with informing other nearby residents about the project activities.

CONCLUSION

The proposed 3333 Caliente Place project has positive features such as an increase in the supply of housing in Coquitlam and the growth of connected parks and trails.

Many of my neighbours and I are not opposed to a carefully planned and executed development which improves our community.

I urge Council to consult further with nearby residents before proceeding with further consideration of this project.to ensure that the project provides a livable new housing environment while enabling us to maximize livability in our neighbourhood during and after development and construction phases.

Thank you for considering my input,

Val Karpinsky

Item 3 Addresses: 700, 702, 704 Delestre

The intent of **Bylaw No. 5340, 2023** 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. 5340, 2023* from RS-1 One-Family Residential and RT-1 Infill Residential to RM-3 Multi-Storey Medium Density Apartment Residential – *Zoning Amendment Bylaw No. 5340, 2023*.

If approved, the application would facilitate the construction of a six-storey apartment building with 92 dwelling units.

Coquitlam

Item 4 **Addresses: 269, 273 Dunlop Street, 580, 590, 600/602, 606 Grayson Avenue, 272, 276 Guilby Avenue, and 574, 576, 578, 600, 610, 616, and 618 Sunset Avenue**

The intent of **Bylaw No. 5343, 2023** is to amend *City of Coquitlam Zoning Bylaw No. 3000, 1996* to rezone portions of the subject properties as outlined in black on the maps marked “Schedule ‘A’ to Bylaw No. 5343, 2023” from RS-1 One-Family Residential, RS-3 One Family Residential, RS-4 One-Family Compact Residential, and RT-1 Infill Residential to RM-3 Multi-Storey Medium Density Apartment Residential – *Zoning Amendment Bylaw No. 5343, 2023*.

In association with the application, a road cancellation application is also in process to close and sell the north portion of a cul-de-sac at the western extent of Grayson Avenue located adjacent to 576 and 578 Sunset Avenue and consolidate it into the development site – *Highway Dedication Cancellation Bylaw No. 5344, 2023*.

If approved, the application would facilitate the development of four six-storey apartment buildings with a total of 332 units.

Item 4