

RFO 25-012



FOR SALE

Burke Mountain Townhouse Site: 3596 Innes Court

Coquitlam.ca/Bids

Coquitlam

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Request For Offer (RFO) 25-012

RFO 25-012 - Land Sale: Townhouse Development Site at 3596 Innes Court

DATE OF ISSUE: Thursday September 19, 2025

Offers will be received at:

**City of Coquitlam
C/O Reception Desk – Main Floor
3000 Guildford Way, Coquitlam B.C. V3B 7N2**

**Closing Date and Time: Thursday, November 6, 2025
2:00 p.m. Pacific Standard Time**

Civic Address of Site: 3596 Innes Court, Coquitlam, BC

**Legal Description of Site: Lot 4 Sections 17 and 18 Township 40 District Lot 8248
Group 1 New Westminster District Plan EPP116738**

The City of Coquitlam (the “City”) is now soliciting offers for the **purchase of a +/- 3.60 acre zoned and serviced townhouse development site located at 3596 Innes Court in Coquitlam, BC**, with the intent that construction of townhomes commences as soon as possible. The site is located in the Partington Creek Neighbourhood on Burke Mountain and zoned RT-2 *Townhouse Residential*.

In order to participate in the bid process, offers must be submitted in a clearly marked sealed envelope, include the required deposit and be physically received at the above referenced address (City Hall) no later than the stipulated closing date and time, (as determined by the clock on the wall above the City’s main floor reception desk). All offers received on or before the stipulated time will be date and time stamped.

The documentation package for this RFO is available from the City's website (below). Any changes to the RFO will be issued by means of written addenda that will form part of this RFO and will be posted on the City's website. Offerors are required to check for updated information and addenda issued before the closing date posted on the City's website.

City website link: www.coquitlam.ca/bids

All inquiries are to be directed in writing by email only, quoting “**25-012 RFO - Land Sale: Townhouse Development Site at 3596 Innes Crt**” to: landsales@coquitlam.ca

1. Introduction

1.1 Summary, Salient Facts, and Important Information

The purpose of this RFO process is to sell a zoned and serviced townhouse development site at 3596 Innes Court, Coquitlam BC (the “**Site**”) owned by the City of Coquitlam (the “**City**”), located in the Partington Creek Neighbourhood on Burke Mountain. The City will select the offeror(s) based on the highest purchase price for the Site and that meet the requirements set out in this RFO. For more information on submitting an offer, **please review Section 3.**

The Site is described as follows:

- **Civic Address: 3596 Innes Court, Coquitlam BC**

Legal Description: Lot 4 Sections 17 and 18 Township 40 District Lot 8248 Group 1 New Westminster District Plan EPP116738

Parcel Identifier: 031-869-173

Site Size: +/- 3.60 Acres (+/- 1.46 Hectares) Lot 4 as shown on New Westminister District Plan EPP116738, a copy of which is included as **Appendix A – Subdivision Plan EPP116738**

Amenity Cost Charges (“ACC”): The City has paid a Community Amenity Contribution (“CAC”) based on the maximum allowable density in the RT-2 zone (1.1 FAR). As per ‘Schedule ‘D’ - Credits for Community Amenity Contributions and Density Bonus’ to the *Amenity Cost Charges Bylaw No. 5432, 2025*, a full credit to the amount of ACCs payable will apply so long as the gross floor area described in the resulting building permit application does not exceed 1.1 FAR. The current *Amenity Cost Charges Bylaw* and its schedules can be [found here](#). Prospective offerors are advised that availability of ACC credits is subject to the *Amenity Cost Charges Bylaw* as may be amended from time to time. While there is no bylaw amendment process at this time, any future amendments to the bylaw may impact the availability or application of such credits. **Applicants are responsible for completing their own due diligence on this matter.**

Construction Timing & Option to Purchase: The Site is being sold with the purpose of having townhouses constructed as soon as possible after the completion date. As such, a successful offeror will be held to the development schedule as indicated within the Option to Purchase (Schedule “B”) to the form of Purchase and Sale Agreement included as **Appendix B – Form of Purchase and Sale Agreement.**

Should a successful offeror not comply with the development timeline requirements set out in the Option to Purchase for the Site, the City will have the right to purchase the Site back at ninety percent (90%) of the original purchase price (a 10% discount from the original purchase price). As such, potential offerors should only respond to this RFO if they intend to develop the Site in accordance with the City's prescribed development schedule.

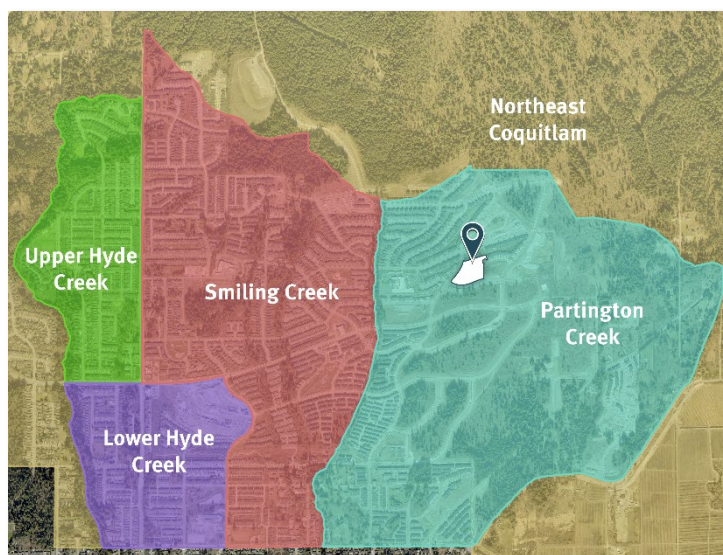
Timeline for RFO	
Thursday, September 19, 2025	Released to public.
Thursday, October 30 , 2025, 2:00 pm	Deadline for RFO inquiries
Thursday, November 6, 2025, 2:00 pm	Deadline for submission of offer with payment of 15% Deposit
Thursday, November 13, 2025, 5:00 pm	Deadline for notifying successful/unsuccessful offerors
Thursday, May 7, 2026, 5:00 pm	Latest completion date (execution of documents and payment of balance of purchase price)
Please read the development timeline in Section 3 of the Option to Purchase (Schedule “B” to the Purchase and Sale Agreement included within Appendix B - Form of Purchase and Sale Agreement)	

1.2 Area Context

Neighbourhood Context

The Site is located in the central portion of the Partington Creek Neighborhood Plan (“PCNP”) area, within the larger Northeast Coquitlam Area Plan (“NCAP”), commonly known as “Burke Mountain”. The PCNP is one of five approved neighbourhood plans prepared to date for the NCAP area. The Partington Creek Neighbourhood is about 240 hectares (595 acres) in size and located east of the Smiling Creek Neighbourhood.

Demographics (Source: Statistics Canada – 2021 Census)



The City estimates that the current population across Burke Mountain is over 15,000, with an expected build-out population of 50,000+. The current residents on Burke Mountain are generally characterized as a younger, affluent community with a median household income of \$126,000/annum and average age of 36 years, which compares to the City of Coquitlam at \$92,000/annum and 41 years, respectively. The community largely works within the Professional Services sector (60%), with the majority identifying with Sales and Service and Business and Finance. As with a younger demographic, the household composition is typically a bit higher, with an average of 3.2 persons per household, compared to Coquitlam at 2.6.

The Site is surrounded by lands at various stages of planning and development. To the west are multiple built out Single Family developments and the recently completed Coast Salish Elementary School. To the north is a large Townhouse development with over 100 units currently under-construction. The east of the site lies a planned future park, and further east features undeveloped lands with approved plans to construct an additional 120 Townhouse units. Lastly, the lands to the south are undeveloped and are under various stages of planning and/or development.



The Site is located within proximity to the future master planned Burke Mountain Village and Burke Mountain Community Centre (BMCC) and Burke Village Park (see Illustrative rendering below). At full build-out the Village is expected to include to over 5,000 residents and 120,000 square feet of commercial space. For additional information on Burke Mountain Village, please refer to the project website: www.burkevillage.ca



Artistic rendering of the BMCC for illustrative purposes only.

Overview of Site

The site is bounded by Mitchell Street to the west, Brownlee Avenue to the south, an active single family subdivision to the north, and a future +/- 2.0-acre park to the east. The Site is approximately 3.60 Acres (+/- 1.46 Hectares) sloping primarily from northwest to southeast. A topographical sketch with the recently constructed street elevations and AutoCAD file has been attached to **Appendix C – Topographical Survey**. A copy of the current Posting Plan is included as **Appendix D – Posting Plan EPP141426**. A Phase 1 Environmental Site Assessment can be found in **Appendix F**.

The Site is zoned *RT-2 Townhouse Residential* and a link to the City's RT-2 Townhouse Residential zoning bylaw, Official Community Plan (OCP) as well as the final approval for Proj 21-157 the Development Application for the rezoning and subdivision for the site has been provided in the Useful Links section on page 16.

1.3 Title and Charges

A copy of the title and the registered charges for the Site is provided as **Appendix E – Title and Charges**. It is important to fully review and understand all encumbrances and charges registered on title prior to making an offer. Of note is a 3.0 meter wide Statutory Right-of-Way (SRW) that is required for servicing City-owned property located directly to the north (as part of a future land sale offering). The SRW is positioned off Innes Court and extends northward to the property line. **(See Appendix H)**. In addition, there is an east west Easement running along the northern property line that overlaps a portion of the SRW. This east west Easement is intended to facilitate access for the maintenance, repair, and construction purposes, of the upland retaining wall and utilities in perpetuity. **(Appendix I)**. A Temporary License Agreement **(Appendix J)** will be in favour of the City, as owner of the property located directly to the north, for access to complete construction of the on-site servicing works. This will be temporary and on a one-time basis until the applicable site services works are completed, at which time the License Agreement will be terminated. This may occur before the land sale transaction completes.

2. Site Servicing Requirements

The following table outlines current status of services for the Site. All remaining servicing work will be the responsibility of the successful offeror. Consultation with City Engineering staff is required for the design and construction of onsite servicing. This information is provided for reference purposes only. It is up to each offeror to complete their own investigations and due diligence with respect to services and servicing requirements prior to the submission of an offer to the City. As-built and utility design drawings (if available) will be provided as an addendum in support of tabled servicing works to the Site indicated in the following table:

3596 Innes Court	
Utility/Service	Description
Municipal Water	200 mm, (approx. 30 m east of Mitchell St and Brownlee Ave intersection) as per Appendix G – Brownlee Avenue Record Drawings
Sanitary Service	200 mm (southeast corner of property along Brownlee Ave), as per Appendix G – Brownlee Avenue Record Drawings
Storm Service	375 mm (southeast corner of property adjacent to Sanitary connection), as per Appendix G – Brownlee Avenue Record Drawings
Hydro	As per Appendix K – Utility Permit Drawings provided by BC Hydro
Telus	As per Appendix K – Utility Permit Drawings provided by Telus
Shaw	As per Appendix K – Utility Permit Drawings provided by Shaw
Fortis BC	As per Appendix K – Utility Permit Drawings provided by Fortis BC

The successful offeror will be required to complete development/building permit applications, complete all onsite servicing and tie-in to the services provided (as noted in the table above) and pay all development fees, permit fees, connection fees, and other fees where applicable prior to commencement of construction. In addition, the successful offeror will be required to comply with all applicable bylaws during the course of development/construction. A link to Schedule “D” of the Fees and Charges Bylaw No. 5090, 2020 has been provided under the Useful Links section on page 16. This outlines the Building Bylaw fees and charges applicable for 2025 and subject to change. Based on the completion date for the purchase of the Site, the successful offeror will need to confirm fees associated with their application and development timelines.

In addition, a link to the City's Building Bylaw No. 3598, 2003, as amended, as well as a link to the City's Development Permit Guidelines as indicated under the Useful Links section on page 16.

3. Responding to this RFO

To respond to this RFO, offerors must follow the instructions outlined in Section 3.2. Before responding to this RFO, and in accordance with Section 3.2, each offeror should ensure that it has reviewed the contents of this RFO with its legal and financial advisors, including all appendices and addenda. Non-compliance with the instructions and requirements of this RFO may be cause for rejection of the offer.

3.1 Selection of Successful Offeror

Despite the City releasing this RFO, prospective offerors acknowledge that the City reserves the right to not accept any of the offers received. In particular, and notwithstanding anything contained herein, the City reserves the right to reject any or all offers or to accept any offer

received in response to this RFO, should it be in the best interests of the City to do so, even if such offer does not comply with the terms and conditions set out in this RFO. The City reserves the right to waive any irregularities in any offer.

Offers will be evaluated based on a complete submission package, purchase price, and any other elements the City considers to be in its best interest. Should the same purchase price offer be received from multiple offerors for the Site and the City, in its sole discretion, is prepared to accept that purchase price, the Site will be sold to the offeror whose offer bears the earliest time and date stamp, provided that the offer is complete and all other factors considered by the City, at its discretion, are equal.

Sealed offers will be opened by City of Coquitlam after the stipulated closing time and date of 2:00 p.m. Pacific Standard Time, Thursday November 6, 2025.

The City will contact offerors by no later than 5:00 p.m. Pacific Standard Time, Thursday November 13, 2025 to inform them of the status of their offer and will communicate the City's acceptance of a successful offer by signing and delivering an offeror's submitted Offer Form to such successful offeror with the Purchase and Sale Agreement attached for execution by such successful offeror. A successful offeror will have **five business days** to sign and return the Purchase and Sale Agreement to the City.

3.2 Requirements

This Section defines the instructions and general requirements for submission of an offer by offerors. Offerors are required to carefully review and read the entire RFO and to closely follow the instructions and requirements accordingly. Each offeror shall ensure that it has reviewed with its legal and financial advisors the contents of this RFO, including all Appendices and addenda, prior to submitting an offer. Any failure of the successful offeror to comply with the terms of this RFO, including the requirement of the successful offeror to deliver an executed Purchase and Sale Agreement within the time limits prescribed above, may result in the cancellation of this RFO, at the City's election, in which case the non-refundable Deposit will be forfeited to the City. Non-compliance with the instructions and requirements of this RFO may be cause for rejection of the offer.

The Site will be purchased from the City under the following, but not limited to, terms and conditions:

- Offerors are required to submit an offer in accordance with instructions in Section 3.3.
- The Site is not to be purchased for holding or speculative purposes and is to be developed in accordance with the prescribed schedule detailed within the Option to Purchase (Schedule "B" to the Purchase and Sale Agreement included within **Appendix B - Form of Purchase and Sale Agreement**);
- Failure to secure a building permit, and/or commence and continuously proceed with construction within the prescribed time frames may result in the City exercising its right to exercise the Option and purchase the Site back from the purchaser at ninety percent (90%) of the original purchase price;

- The successful offeror may not assign its offer or any rights in respect of the same, except in accordance with Section 3.10;
- The completion date for the purchase of the Site shall be no later than 5:00 pm, Thursday, May 7, 2026;
- The required deposit of **15% of the proposed purchase price** (the “**Deposit**”) must accompany the Offer Form as described in Section 3.4. Deposits will be dealt with in accordance with Section 3.4;
- The successful offeror will execute the City's form of legal documentation included in the Appendices. The successful offeror shall execute and deliver the Purchase and Sale Agreement no later than the date that is **five business days** after the date that the successful offeror receives from the City the Purchase and Sale Agreement with the successful offeror's particulars inserted. The City will not accept any amendments or revisions to the Purchase and Sale Agreement or any other legal documentation.
- Offerors acknowledge and will adhere to the terms and conditions of all covenants, easements, statutory right-of-ways, and other charges registered on title; and
- Finder's fees and/or real estate commissions for the sale of the Site will not be paid by the City. Offers received by the City will be assumed to be net of any and all finder's fees and/or real estate commissions due and payable to any third parties with no responsibility placed on the City for paying any fees or commissions whatsoever.

3.3 Closing Time, Date & Location

Sealed offers submitted in response to this RFO must be physically received by the City at the address below **no later than 2:00 p.m. Pacific Standard Time, Thursday November 6, 2025** (as determined by the clock on the wall above the City's main floor reception desk). Offers received on or before the stipulated closing time and date will be time and date stamped. Offers received after this stipulated closing time and date will be determined to not have been received and will be returned to the offeror unopened.

Offers must be delivered to the following physical location:

CITY OF COQUITLAM
C/O Reception Desk – Main Floor
3000 Guildford Way, Coquitlam B.C. V3B 7N2

Office hours are 8:00 a.m. to 5:00 p.m. Monday to Friday, excluding statutory holidays

Submitting an Offer

In order to submit an offer in response to this RFO, offerors must submit all of the following which must be complete, clear, consistent, well organized and legible:

- One (1) hard copy of the RFO Offer Form (included as **Schedule A**);
- A certified cheque or bank draft in the required deposit amount of 15% of the total offer price, made out to the "City of Coquitlam"; and
- Copies of all addenda (if any) provided by the City as further described in Section 3.8.

Offers containing the above items must be in a sealed envelope clearly labeled with the following: offeror's name(s), offeror's company name, or offeror's representative, as applicable, and must be clearly titled: "**25-012 RFO - Land Sale: Townhouse development Site at 3596 Innes Court, Coquitlam, BC**". Offers must be submitted in accordance with the instructions set out herein by the closing date and time indicated in the RFO.

Only one (1) offer per offeror may be submitted to the City for consideration.

3.4 Deposit

A Deposit from the successful offeror will be immediately deposited into the City's bank account upon acceptance of the offer and is non-refundable. Such Deposit will be credited to the purchase price without interest on the completion date.

Deposits from unsuccessful offers will be returned upon the City's acceptance of the successful offer.

If the City elects to end the RFO process, in accordance with Section 3.16, before the closing date of the RFO process then Deposits will be returned to offerors.

Any failure of the successful offeror to comply with the terms of this RFO, including the requirement of the successful offeror to deliver an executed Purchase and Sale Agreement within the time limits prescribed above, may result in the cancellation of this RFO, at the City's election, in which case the successful offer's Deposit will be forfeited to the City.

3.5 Offers Delivered by Fax, Email or Other Delivery Method

As only offers in hand-delivered, sealed envelopes will be considered, any offers submitted by an alternate method will not be accepted and will be deemed not to have been received.

3.6 Withdrawal of Offers

Offers once submitted may not be withdrawn.

3.7 Inquiries

It is each offeror's responsibility to ensure that it seeks clarification on any matter relating to this RFO before submitting an offer.

All inquiries are to be directed in writing by email only, quoting "**25-012 RFO - Land Sale: Townhouse Development Site at 3596 Innes Crt**" to: landsales@coquitlam.ca.

The deadline to submit requests for clarification is 2:00 p.m. Pacific Standard Time, Thursday October 30, 2025. If deemed to be material to the sale of the Site, enquiries and responses will be recorded as addenda on the City's website link at:

<https://www.coquitlam.ca/Bids.aspx>

3.8 Addenda

Any changes to the RFO will be issued by means of written (digital) addenda that will form part of this RFO and will be posted on the City's website.

It is each offeror's sole responsibility to frequently check the City's website for addenda provided by the City.

The City takes no responsibility for offerors who do not check the City's website for recorded addenda. Additional information provided by way of addendum, such as consultant reports, design drawings and supporting documentation, is provided for reference and information purposes only. It is the responsibility of the offerors to make an independent assessment of the accuracy and completeness of any and all information provided as part of this RFO.

3.9 Valid Authority

All offers must be dated and signed by the offeror. Any corporate or other non-individual offeror must ensure that the offer is signed by its authorized signatory or signatories.

3.10 Assignment

An offeror may not assign its offer or any rights in respect of the same to any other party without the prior written consent of the City, which consent may be unreasonably withheld for any reason at the City's sole discretion. An assignment or purported assignment without the City's prior written consent may, at the City's sole discretion, invalidate the offeror's offer.

Notwithstanding the foregoing the successful offer, on written notice to the City, may assign the Purchase and Sale Agreement to an affiliate, as that term is defined in the *Business Corporations Act*, of the successful offeror or to a partnership or limited partnership if the successful offeror (or an affiliate of the successful offeror) is a partner.

3.11 Public Information

Offerors submitting sealed offers are advised that the information contained in the offer will be considered public.

3.12 Property Access

Offerors are responsible for visiting the Site in order to familiarize themselves with the conditions of the Site and surrounding area.

3.13 Acceptance by Offeror of RFO Terms & Conditions

In submitting an offer and all of the items required pursuant to Section 3.3 above, each offeror agrees to the terms and conditions contained in this RFO, including all addenda recorded by the City during the RFO.

3.14 Codes, Regulations, Standards, Permits & Approvals

The offeror shall comply with all laws and regulations of authorities having jurisdiction. The offeror shall obtain, at its expense, copies of all applicable codes, regulations and standards of all authorities having jurisdiction with respect to development of the Site.

3.15 Responsibility of Offerors

Offerors are responsible for informing themselves as to the contents of this RFO. Offerors are responsible for ensuring that they have obtained and considered all information necessary to understand the requirements of the RFO and submission of their offers.

The City makes no representation or warranty as to the completeness or accuracy of any reference material made available to offerors in the RFO and will not be responsible for any loss, damage or expense incurred by offerors as a result of any inaccuracy or incompleteness in this RFO, or as a result of the offerors' misunderstanding or misinterpreting the terms and conditions of the RFO.

It is the responsibility of the offerors to make an independent assessment of the accuracy and completeness of any and all information provided as part of this RFO.

3.16 No Obligation to Select or Proceed

The City may, in its sole discretion, elect to end this RFO process at any time and for any reason, including after a successful offeror has been selected and notified. The City reserves the right to reject any or all offers.

3.17 City's Contractual Obligation

The submission of any offer, participation in this RFO by an offeror, or selection of a successful offeror shall not create any legal obligation on the part of the City in connection with this transaction until the Purchase and Sale Agreement has been executed and delivered by the City and the successful offeror.

3.18 No Claims against the City

The offeror acknowledges that the City is a public body required by law to act in the public interest. While the City has every intention of conducting the sale process in a fair and impartial manner, in no event does the City owe to any offeror: (a) a contract or tort law duty of care, fairness, impartiality or procedural fairness in the sale process; or (b) a contract or tort law duty to preserve the integrity of the sale process.

By participating in this RFO, offerors acknowledge and agree that the City and its officials, employees, agents and consultants will not be liable to any offeror for any claims, direct or

indirect, whether for costs, expenses, losses or damages, or loss of anticipated profits, or for any other matter whatsoever, incurred by the offeror in preparing and submitting an offer, or participating in negotiations leading to the agreement of purchase and sale, or any other activity related to or arising from this RFO including the City's acceptance of an irregular or non-compliant offer and each offeror hereby releases the City and its officials, employees, agents and consultants in respect of the above. The preparation and submission of an offer in response to this RFO is voluntary and any costs associated with such preparation and submission is solely incurred by the offeror submitting the offer.

3.19 Canadian Currency

All monetary references in an offer must be to Canadian currency. Offers submitted are to be exclusive of all taxes.

3.20 Taxes

In addition to payment of the purchase price, the successful offeror will also be responsible for payment of property transfer tax, goods and services tax, and their pro rata share of property taxes, utilities, and other charges applicable to the Site.

3.21 Legal Action

The City may, in its absolute discretion, reject an offer submitted by the offeror if the offeror, or any officer or director of a corporate offeror, or a representative of a non-individual offeror is, or has been engaged, in legal action against the City and/or its elected officials and/or appointed officers and employees or any of them in relation to:

- any other contract or services; or
- any matter arising from the City's exercise of its powers, duties or functions under the *Local Government Act*, the *Community Charter* or any other enactment,
- within the five (5) years prior to the closing date of this RFO.

For purpose of this section, the word "legal action" includes, without limitation, mediation, arbitration, or hearing before an administrative tribunal or lawsuit filed in any court.

Without limiting the City's sole discretion, in determining whether or not to reject an offer pursuant to this clause, the City will consider such factors as whether the legal action is likely to affect the offeror's ability to work with the City and its employees, agents, other consultants, contractors and representatives or any of them and whether the City's past experience with the offeror in this matter that resulted in the legal action indicates that the City is likely to incur increased staff and legal costs or either of them in the administration of this contract if it is awarded to the offeror.

3.22 Indemnification

Each offeror will indemnify and save harmless the City, its employees and agents, from and against all claims, demands, losses, damages, costs and expenses made against or incurred,

suffered or sustained by the City at any time or times, (either before or after the expiration or sooner termination of this agreement) where the same or any of them are based upon or arise out of or from anything done or omitted to be done by an offeror or by any servant, employee, officer, director or sub-contractor of an offeror.

**Useful Links & List of Documentation attached as Appendices,
Forming part of Request For Offers No. 25-012 dated September 19, 2025**

SCHEDULE

A: RFO Offer Form

APPENDICES

- A. Subdivision Plan EPP116738**
- B. Form of Purchase and Sale Agreement (*including Form of Option to Purchase*)**
- C. Topographical Survey**
- D. Posting Plan EPP141426**
- E. Title and Charges**
- F. Phase 1 Environmental Site Assessment**
- G. Brownlee Avenue Record Drawings**
- H. Statutory Right of Way and Section 219 Covenant (Utilities)**
- I. Easement and Section 219 Covenant (Access and Works Easement)**
- J. Licence Agreement**
- K. Third-Party Utility Permit Drawings**

USEFUL LINKS

- **Link to Final Approval of Proj 21-157**
 - https://coquitlam.ca.granicus.com/MetaViewer.php?view_id=2&clip_id=2359&meta_id=62114
- **Link to Final Adoption of Amenity Cost Charges Bylaw No. 5432, 2025**
 - https://coquitlam.ca.granicus.com/MetaViewer.php?view_id=2&clip_id=2951&meta_id=84178
- **Link to Burke Mountain Village**
 - [Project website: www.burkevillage.ca](http://www.burkevillage.ca)
 - <https://www.coquitlam.ca/422/Burke-Mountain-Village>
- **Link to Building Bylaw No. 3598, 2003**
 - <https://publicdocs.coquitlam.ca/coquitlamdoc/getdocIF.asp?doc=2634426>

- **Link to City's Fees and Charges (2024) Bylaw No. 5421, 2024 (See, in particular, Schedule "D")**
 - <https://publicdocs.coquitlam.ca/coquitlamdoc/getdocIF.asp?doc=5562306>
- **Link to Zoning Bylaw (Part 12 contains RT-2 Zoning Bylaw)**
 - <https://www.coquitlam.ca/562/Zoning-Bylaw>
- **Link to Citywide Official Community Plan**
 - <https://www.coquitlam.ca/616/Citywide-Official-Community-Plan>
 - <https://www.coquitlam.ca/474/Partington-Creek-Neighbourhood-Plan>