



Addendum No. 2

City of Coquitlam

RFO No. 25-012

Land Sale: Townhouse Development Site at 3596 Innes Court

Issue Date: October 17, 2025

Total Page Count: 2

Offerors shall note the following additions to the RFO documents:

QUESTIONS

Q1. Are there any environmental concerns with this property? Gully, creek or ditch that was filled in?

A1. The City has provided a Phase 1 Environmental Report in Appendix F.

Portions of 3596 Innes Court previously had water quality/sediment pond on site, which was decommissioned in July 2021. The confirmation letter for the Mitchell Pond decommissioning has been included as Appendix L for reference.

Q2. Can we make any amendments to the Purchase and Sale Agreement?

A2. Amendments to the Purchase and Sale Agreement will not be accepted. For Further details on the requirements for submitting an offer, please refer to Section 3.3, "Submitting an Offer", in the RFO Document.

Q3. What is the License Agreement and License area shown as hatched on the site, also is there any other setbacks or srow's in the site which would mean net developable would be much less than the gross area?

A3. The City has issued a Revised Appendix C – Topographic Survey which shows the Easement and SRW plans that are on the property. As stated in Addendum No.1, once the Easement plan is registered at the Land Titles Office, an Addendum will be released to replace Appendix E – Title and Charges and Appendix B – Form of Purchase and Sale Agreement.

For any impacts to the net developable area due to any SRW's or Easements on Title, applicants are responsible for completing their own due diligence on this matter, including reviewing the applicable zoning bylaw and other policies, regulations and/or guidelines that inform the development of the site.

Q4. Please clarify which fees will need to be paid with this site? Most specifically City DCC fees, Translink DCC, Metro Van DD fees, school site acquisition, etc?

A4. The City has paid the Community Amenity Contribution ("CAC") based on the maximum allowable density in the RT-2 zone (1.1 FAR) as described on page 4 of

the RFO. If Applicants have questions regarding specific municipal fee's and/or charges please contact Planning and Development at devinfo@coquitlam.ca.

End of Addendum No. 2

Offerors take into account the content of this Addendum, which forms part of the RFO, in the preparation and submission of an offer, and must include a copy of this Addendum in a submitted offer in accordance with the RFO instructions.

Upon signing the Offer Form, Offerors acknowledge having read and understood all addenda that are issued and posted on the City's website and are deemed to have received and considered the information in the addenda prior to submitting an offer.

Issued by:

Chris Overes

Senior Procurement Specialist

bid@coquitlam.ca