

**Public Hearing June 22, 2026,
Item 1 - 3665, 3669, 3673, 3675,
3685, 3695 and 3696 Victoria
Drive, 1350 and 1353 Edwards
Street and a Portion of Edwards
Street Paddington Properties
(PROJ 21-091, 23-011 and 23-031)
Submissions**

CORRESPONDENCE TABLE

Type of Consultation PH/DVP/TUP/s475, ETC		Public Hearing – 3665, 3669, 3673, 3675, 3685, 3695 and 3696 Victoria Drive, 1350 and 1353 Edwards Street, and a Portion of Edwards Street – Item 1		
ADDRESS(ES)		3665, 3669, 3673, 3675, 3685, 3695 and 3696 Victoria Drive, 1350 and 1353 Edwards Street, and a Portion of Edwards Street PROJ 23-031; 23-011; 21-091 Bylaw Nos. 5497, 2026; 5523, 2026; 5548, 2026; and 5549, 2026		
CONSULTATION PERIOD		June 11 – 22		
Label		Public Hearing – 2026/06/22 Item 1 – 3665, 3669, 3673, 3675, 3685, 3695 and 3696 Victoria Drive, 1350 and 1353 Edwards Street, and a Portion of Edwards Street Submission 1.2		
Correspondence #	Correspondent	Date Received	Address/ City of Residence	Processed by (your initials)
Submissions received after 12:00 p.m. on Wednesday, June 17, 2026				
1.	Vanessa Bland	June 18, 2026	N/A	AV
2.	The Burke Mountain Independent Property Owners Coalition	June 19, 2026	Edwards Street and Cedar Drive, Coquitlam	AV

Information on this form is collected for the purposes of administering the Public Hearing process. Staff are reminded that names, addresses and other contact information is considered personal information and should be handled in accordance with the Freedom of Information and Protection of Privacy Act. If you have questions regarding this form or the use of the information on the form please speak with the Legislative Services Division.

Vukovic, Andreea

From: Vanessa Bland **Personal Email Address**
Sent: Thursday, June 18, 2026 2:22 PM
To: Yet, Maggie; Maloney, David
Cc: Clerks Dept; Stewart, Richard; Asmundson, Brent; Djonlic, Matt; Hodge, Craig; Kim, Steve; Mandewo, Trish; Mazzarolo, Robert; Marsden, Dennis; Towner, Teri
Subject: 3710 Victoria Drive – Request for Clarification Regarding Future Park, Trail and Public Access Planning
Categories: Public Hearing, Andreea

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. If you have any questions or concerns please contact ICT Support.

Dear Planning Staff,

I am the trustee of the Estate of Robert Bland, owner of [REDACTED] Victoria Drive and recently received the Notice of Public Hearing regarding PROJ 23-011, PROJ 23-031 and PROJ 21-091.

After reviewing the notice, accompanying maps, and planning materials relating to the surrounding area, I have significant concerns regarding the potential impact of these proposals on [REDACTED] Victoria Drive.

While [REDACTED] Victoria Drive is not identified as one of the subject properties, the proposed changes appear to establish a continuous park, wildlife corridor, and active transportation network immediately adjacent to my property. More importantly, planning materials that I have reviewed identify the approximate location of a proposed streamside trail and public access right-of-way traversing [REDACTED] Victoria Drive.

As a property owner, I am concerned that these proposals create substantial uncertainty regarding the future use, development potential, and value of my property.

Specifically, I would appreciate clarification on the following:

1. Does the City currently contemplate any future park acquisition, park dedication, trail dedication, greenway dedication, public access right-of-way, or other public use corridor affecting [REDACTED] Victoria Drive?
2. Is [REDACTED] Victoria Drive identified within any current or future planning documents as forming part of the Partington Creek wildlife corridor, greenway network, park system, trail network, or active transportation network?
3. Does the City intend to pursue the proposed streamside trail and public access right-of-way shown on planning materials relating to [REDACTED] Victoria Drive?

4. Would dedication of a trail corridor, public access right-of-way, environmental corridor, parkland, or other public use area be required as a condition of future subdivision or development approval for [REDACTED] Victoria Drive?
5. If such a corridor is contemplated, what compensation, acquisition, or dedication process would the City expect to apply?
6. Has the City undertaken any analysis regarding the impact that these proposals may have on neighbouring property values and future development potential, including [REDACTED] Victoria Drive?

These concerns are not merely theoretical. [REDACTED] Victoria Drive was previously the subject of a significant purchase and sale transaction. During the purchaser's due diligence process, concerns were raised regarding the proposed streamside trail, public access right-of-way, future park planning, environmental constraints, and the uncertainty surrounding the ultimate development potential of the property.

Ultimately, the purchaser did not complete the transaction as a result of these concerns. As such, the planning uncertainty surrounding these matters has already had a direct and material impact on the marketability and value of the property.

Given that history, I am particularly concerned that the proposed amendments currently before Council may further reinforce or expand expectations regarding future public access, trail connections, parkland, environmental corridors, or other encumbrances affecting [REDACTED] Victoria Drive.

I would therefore appreciate clear written confirmation of the City's intentions regarding the property, including whether any future acquisition, dedication, restriction, encumbrance, trail corridor, public access right-of-way, or other public use requirement is contemplated.

I would also appreciate receiving any relevant reports, studies, staff reports, environmental assessments, park plans, transportation plans, greenway plans, trail plans, or other planning documents that address the future vision for [REDACTED] Victoria Drive and the surrounding area.

Thank you for your assistance. I look forward to your response.

Sincerely,

Vanessa Bland, on behalf of the Estate of Robert Bland
Owner, [REDACTED] Victoria Drive

Vukovic, Andreea

From: James Hou **Personal Email Address**
Sent: Friday, June 19, 2026 8:44 AM
To: Clerks Dept
Subject: Public Hearing - PROJECT 23-011;PROJECT 23-031; and PROJECT 21-091
Attachments: Written Submission Opposing Proposed Bylaw Nos. 5497, 2026; 5523, 2026; 5548, 2026; and 5549, 2026 .pdf

Categories: Public Hearing

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Please find Joint Resident Landowner Block from the attached PDF document.

Thank you!

ATTENTION: Legislative Services Division, 2nd Floor, City Hall (3000 Guildford Way, Coquitlam, BC, V3B 7N2) **EMAIL:** clerks@coquitlam.ca **DATE:** June 19, 2026

RE: Written Submission Opposing Proposed Bylaw Nos. 5497, 2026; 5523, 2026; 5548, 2026; and 5549, 2026 (Public Hearing: June 22, 2026)

Target Sites: PROJ 23-011, PROJ 23-031, and PROJ 21-091 (Edwards Street & Victoria Drive Corridor)

To His Worship Mayor Richard Stewart and Members of Coquitlam City Council,

This formal submission is jointly filed on behalf of the independent, non-developer residential property owners along Edwards Street and Cedar Drive (specifically encompassing the properties immediately adjacent to, and economically impacted by the proposed developments, including **House Number** Edwards St, **House Number** Edwards St, and the surrounding land blocks). We write to register our **STRONGEST OPPOSITION** to the current wording and structural layout of Bylaw Nos. 5497, 5523, 5548, and 5549, unless specific amendments are legally bindingly introduced to protect independent local homeowners from severe, disproportionate financial loss, loss of marketability, and structural isolation.

While we fully support the City's broader long-term objectives regarding orderly urban development, public park expansion, and the protection of wildlife corridors along Partington Creek, we object to the reality that the financial burden of these public goods is being externalized entirely onto independent, private citizens, while corporate developers are granted lucrative, custom-tailored regulatory accommodations.

Specifically, our opposition and corresponding demands for Council's consideration are rooted in the following fundamental fairness and planning principles:

1. The Fundamental Fairness Concerns and Procedural Justice

The proposed amendments facilitate the development of approximately 404 townhouse units across three prominent corporate sites while simultaneously redesignating adjacent privately owned lands to "Park and Recreation," expanding environmental protection areas, increasing development setbacks, and modifying the existing road network. Meanwhile, these sweeping changes will drastically reduce the development potential, baseline land value, and future planning flexibility of the affected independent property owners who originally acquired their lands in total reliance on the City's previously adopted, high-density townhouse planning framework.

This raises a fundamental fairness and procedural justice concern: Should private landowners be required to absorb substantial economic losses arising from planning changes that support broader development objectives (such as the development of 404 townhouse units) within the same planning area? The proposed amendments appear to preserve or enhance development opportunities within designated development areas while concentrating a disproportionate share of the resulting economic impacts on neighbouring private landowners.

2. Erosion of Established Development Rights and Reliance on the City's Planning Framework

Under the proposed OCP amendments for PROJ 21-091, substantial portions of land surrounding Partington Creek are being abruptly shifted from "Townhouse Residential" and "Rural" into "Park and Recreation" and "P-5 Special Park" designations to form wildlife setbacks and enlarge Knoll Park. For corporate developers who own multi-acre holdings, this loss of land is seamlessly offset by the City's permission to densify their remaining land or absorb closed public road networks (such as the southern portion of Edwards Street) directly into their private market townhouse grids.

However, independent, non-developer residential owners have no such luxury. Property owners who relied upon the City's previously adopted planning framework and consistently paid corresponding property taxes based on that anticipated multi-family potential are now facing a regulatory wipeout of private land value. By blanketing these surrounding blocks under severe greenway and park buffer mandates, the City is stripping away the future development potential of these independent lots without providing any legal mechanism for compensation, rendering these properties permanently undevelopable or economically subservient to neighboring corporate parcels.

3. Severe Impairment of Marketability, Liquidity, and Financing Utility

The proposed redesignation from residential development lands to Park and Recreation represents a substantial economic impact that extends far beyond conventional land valuation metrics. Lands designated for townhouse development typically attract a broad range of potential purchasers, investors, builders, and development interests due to their anticipated residential expansion potential.

However, under the proposed bylaw amendments, those lands redesignated to Park and Recreation and expanded environmental protection areas will experience a dramatically reduced pool of potential market interest. As a result, the affected property owners suffer not only a reduction in development potential and market value, but also a significant loss of marketability and liquidity. In practical terms, properties that were previously attractive to a wide range of residential developers and investors will become difficult to market, difficult to finance through traditional banking systems, and significantly

more challenging to sell at the existing fair market value. Council must evaluate not only the direct reduction in land value, but also the total loss of investment utility and disposition opportunities experienced by these long-term local residents.

4. **Disruption of Local Road Networks, Economic Isolation, and Unfair Burden**

The proposed street network modifications outlined in 'Schedule B' and 'Schedule C'—including the deletion of parts of Edwards Street south of Victoria Drive—have been tailored to maximize the contiguous land parcels and profit margins of the corporate applicants. However, these changes will severely alter local traffic flow, eliminate established access points, and threaten to permanently isolate or "landlock" the future assembly potential of remaining independent lots.

Conclusion & Formal Remedy Sought:

Lower Mainland municipal planning precedents clearly demonstrate that urban growth must not occur through the systematic devaluation and financial impairment of independent holdings to the exclusive benefit of corporate developers.

We respectfully urge Council to **DEFER** or **AMEND** Bylaw Nos. 5497, 5523, 5548, and 5549. We request that Council instruct staff to insert an explicit **Special Development Overlay Policy** into the Partington Creek Neighborhood Plan that expressly provides:

- **Gross Density Retention & Overlay Zoning:**

The Partington Creek Neighbourhood Plan should expressly provide that the affected property owners retain the ability to transfer, cluster, or otherwise preserve the development density associated with their pre-amendment gross site area.

- **Mandatory Acquisition and Land Exchange Policies:**

The City should provide Mandatory Mitigation Framework for Severely Impacted Properties where the proposed redesignation materially reduces the development potential, marketability, financing utility, or economic viability of a private property, Council should direct staff to establish a formal mitigation framework that evaluates:

- Acquisition opportunities;
- Land exchange opportunities;
- Density transfer mechanisms;
- Development rights preservation measures; and
- Other equitable compensation or mitigation tools.

No affected property should be left without a reasonable pathway to preserve the economic utility of its land.

- **Access, Servicing, and Development Viability Protection:**

Council should ensure that no independent property is rendered economically isolated, access-constrained, or development-impaired as a result of the proposed road closures, environmental setbacks, park expansions, or associated planning changes.

Prior to approval, staff should identify and implement measures necessary to preserve reasonable future access, servicing opportunities, and development viability for all affected properties.

We thank Council for its attention to this critical issue of community fairness, equity, and due process. We intend to appear in person and via the registered Speaker's List at the Public Hearing on June 22, 2026, to expand upon these points.

Respectfully submitted,

The Burke Mountain Independent Property Owners Coalition

Representing Resident Landowners of Edwards Street & Cedar Drive Corridor
Coquitlam, British Columbia

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ATTENTION: Legislative Services Division, 2nd Floor, City Hall (3000 Guildford Way, Coquitlam, BC, V3B 7N2) **EMAIL:** clerks@coquitlam.ca **DATE:** June 18, 2026

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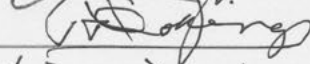
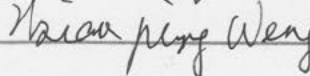
The Burke Mountain Independent Property Owners Coalition
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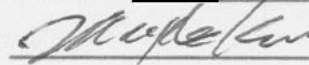
JOINT RESIDENT LANDOWNER SIGNATURE BLOCK:

By signing below, we, the resident property owners of Edwards Street and Cedar Drive, formally submit our collective opposition to Bylaw Nos. 5497, 5523, 5548, and 5549 under the unified framework detailed in this document.

Property Address: House Number Cedar Drive Coquitlam Printed Name: Ken Helm HARMONY
Signature:  Date: JUNE 16th PRESIDENT PROPERTIES
2026

Property Address: House Number Cedar Drive Coquitlam Printed Name: Glen Kump & Kari Kump
Signature:  Date: JUNE 16/2026

Property Address: House Number Edwards Street Coquitlam
Printed Name: James Hou & Daphne Lin Signature:  Date: June 16/2026
Printed Name: Francisco Jr. Cokeng Signature:  Date: June 18, 2026
Printed Name: Hsiao Ping Weng Signature:  Date: June 18/2026

Property Address: House Number Edwards Street Coquitlam Printed Name: Maple Kuo
Signature:  Date: June 18, 2026