



June 30, 2023

Via E-Mail to [sherrellb@portcoquitlam.ca](mailto:sherrellb@portcoquitlam.ca) and Mail

**H.Y. ENGINEERING FILE: 174762**  
**PORT COQUITLAM PROJECT: SUB00169**

**City of Port Coquitlam**

Planning Department

#200 – 2564 Shaughnessy Street

Port Coquitlam, BC V3C 3G4

Attention: Mr. Bryan Sherrell, Planner 3

Dear Bryan,

**RE: PROPOSED SINGLE-FAMILY SUBDIVISION LOCATED AT 1160 VICTORIA DRIVE, PORT COQUITLAM, BC**

We are pleased to provide you with the following information and comments regarding the Public Information Meeting that was held on June 8, 2023, at the Hyde Creek Recreation Centre. A total of 91 invitations were mailed to the neighbours on Wednesday, May 24, 2023. The Public Information Meeting was attended by fifty-two (52) neighbours. Fifteen (15) comment sheets were completed at the Public Information Meeting, and four (4) comment submissions were made by email.

The following outlines the concerns that were raised and our responses to address each of the items.

**Access from Victoria Drive / Traffic and Safety**

The main concern raised by most of the neighbours is regarding the existing traffic and safety conditions of the area. The residents feel that the increase in traffic from the proposed development will worsen the existing conditions. Some residents expressed that the proposed road within the development should be a thru-road with an entrance and exit from Victoria Drive as well as Lynwood Avenue, while others suggested that access to the proposed development be from Victoria Drive only (with a signalized intersection or pedestrian crosswalk). Some also suggested implementing traffic calming measures such as signage, speedbumps, signalization on Apel Drive and Lynwood Avenue, crosswalks on Lynwood Avenue and Victoria Drive on either side of the development, and sidewalk improvements on Lynwood Avenue.

A few neighbours asked about the ultimate right-of-way for the proposed road and lane. The proposed right-of-way of 15.0m is consistent with the City's standards and the widths of Wedgewood Street to the east and Plymouth Crescent to the west, and has been designed to accommodate maintenance and emergency vehicles (including the 6.0m proposed lane).

### **Secondary Sites and Parking**

Some neighbours expressed concerns about parking for the secondary suites. To address this concern, each home will provide on-site parking in the garage for the suite with an exit door for access to the suite from the side of the home, which complies with the City's bylaw. There will also be two (2) parking spaces provided for the principal residence; one (1) in the garage, and one (1) in the driveway. We believe that the proposed road will also be able to accommodate parking on both sides for a total of approximately fifteen (15) cars. The combination of on-site parking and potential off-site street parking along the proposed road will provide ample space to accommodate parking without impacting the surrounding area(s).

### **Hydrology and Drainage**

Some neighbours on Wedgewood Street expressed concerns about groundwater and seepage on their properties as well as Lynwood Avenue. With regards to Stormwater Management and Drainage, although natural features such as watercourses, riparian areas and landscaped areas help with stormwater management and drainage, the City requires each development to provide adequate servicing to ensure that stormwater flows from the development can be adequately managed, captured and directed to the City's infrastructure and not impact the neighbouring lots. As such, the proposed development will provide a City storm main in the proposed road with adequate capacity to manage the stormwater flows resulting from the development. Each lot will also be required to capture stormwater independently and direct it to the City's infrastructure. Additionally, the new watercourse alignment will also provide a new and larger drainage pipe (Fish Passable Culvert) that will directly connect the realigned watercourse to Watkins Creek to the south. This new drainage pipe will be 750mm in diameter, significantly larger than the existing 450mm diameter pipe.

With regards to groundwater and seepage, the Geotechnical and Hazard Assessment Report prepared by Cornerstone Geo-Structural Engineering states that no water table or groundwater seepage was observed up to a 1.8m depth of investigation. However, groundwater and seepage were encountered at depths ranging between 2.1m and 2.7m. The Report also provides recommendations for ensuring that groundwater seepage does not negatively impact neighbouring properties. Should excavation occur into layers conducive to seepage, the Report suggests that potential seepage can be collected through perimeter drains and discharged into the City's storm system. The Report also provides recommendations for a more permeable soil composition surrounding the perimeter drains to ensure that any seepage is adequately absorbed and captured by the drains. The Report also provides recommendations for the

watercourse realignment channel, including low permeability fill material to ensure that no seepage occurs through the berms. Furthermore, the Report notes that the proposed measures and recommendations will enable the proper handling of the surface water flows, as well as groundwater seepage, preventing the occurrence of displacement and negative impacts on neighbouring properties. The project Geotechnical Consultant has also confirmed that no additional groundwater flows will be generated through the development.

We believe the recommendations and improvements noted above will adequately address and improve the existing drainage conditions.

### **Land Use and Privacy**

Some of the neighbours on Wedgewood Street expressed concerns regarding the proposed lot sizes and privacy.

With regards to the lot sizes, the proposed zone and subdivision layout have been prepared with consideration of the neighbouring properties to keep them as consistent as possible with the surrounding properties, while minimizing the variances required given the significant constraints imposed by the on-site watercourse and riparian area dedication. The riparian area dedication, and the City's standards for the proposed road to access the development have resulted in a very limited developable area on either side of the road.

Due to these constraints, particularly to the lot depths, meeting the minimum lot area requirement of the RS-1 zone of the surrounding properties would require the widths of the proposed lots to be 18m-20m or more, resulting in the lots and proposed homes being more out of character with the surrounding properties. Therefore, we believe that the RS-2 zone is more appropriate for this development to ensure that the proposed lots and homes maintain the character of the surrounding properties. Furthermore, there are also other RS-2 zoned properties in the surrounding area.

In addition to the above, the proposed development will respect the character of the existing homes in the neighbourhood. The proposed homes will be similar to the heights of the adjacent homes, adhering to the height and setback requirements of the zoning bylaw. To preserve privacy of the neighbouring properties on Wedgewood Street, upper floor decks are not proposed on the adjacent homes, and a 6.0 ft privacy fence would also be installed along the eastern property line along with privacy landscaping to maintain privacy. A few neighbours appreciated the addition of the privacy fencing and landscaping.

### **Tree Removal and Replacement**

Some of the neighbours on Wedgewood Street have expressed the desire to retain trees located at the rear of their properties. Further to the Tree Evaluation Report prepared by Stickledback Environmental, no trees on neighbouring properties are proposed to be removed for the development.

Please review the above and attached, and if you have any questions, or if you require additional information, please do not hesitate to contact the undersigned.

Sincerely,

**H.Y. ENGINEERING LTD.**



Fahad Abrahani, RPP, MCIP, CPT  
Planner Manager

FXA/nb  
Attachments

cc: RBD Victoria Homes Inc.  
Attn: Mr. Glenn Richardson (via e-mail to gprich7@gmail.com)

..\174762 Letter Public Information Meeting Summary



## SIGN IN 1162 VICTORIA DR. PUBLIC INFO

First Name	Last Name	Address	Phone	Email
	Houghton ✓	Plymouth CR		
	Kenner	Plymouth CR		
	SHANNON	3 Plymouth CR		
	MAHARISHI	VICTORIA DR.		
	Hall	Lynwood Ave		
	Webb	Wedgewood Ave		
	Mowat	Lynwood Ave		
	Kendrick	Alderwood		
	L'Hernault	Lynwood Ave		
	Solino	Alderwood Ave		
	Ratich	Lynwood Ave		
	Lee	Lynwood Ave		
	LARSON	ALDERWOOD		
	PREVILLE	Lynwood Ave		
	Pagnette	LYNWOOD AVE		
		Wedgewood St		
		Wedgewood St		
	HIGGINS	5 LYNWOOD		
	Burrows	Wedgewood St		
	✓	✓		
	Preville	Lynwood Ave		
		Wedgewood		
	Jenkins	Lynwood Ave.		
	DUALEY	LYNWOOD AVE		
	Egan	2 WEDGEWOOD ST		
	ANDERSON	VICTORIA DR		
	ROGERS	7 AMBLESIDE CLOSE		
	Neighbour	Wedgewood St		

[illegible][illegible]



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**H.Y. ENGINEERING FILE:** 174762

**MUNICIPAL PROJECT:** SUB00169

**PROPOSED REZONING AND 26-LOT SUBDIVISION LOCATED AT 1160 VICTORIA DRIVE, PORT COQUITLAM, BC**

I/We [redacted] Neighbor live at [redacted] Wedgewood St

I/We have reviewed the proposed plans for the above referenced projects and:

☐ We support the project as presented.

☒ We would support the project if:

Portage laurel and 1.8m ht fence behind our property.

☐ We do not support the project because:

Signed:

[redacted signature]

Date:

June 8/23



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MUNICIPAL PROJECT: SUB00169

PROPOSED REZONING AND 26-LOT SUBDIVISION LOCATED AT 1160 VICTORIA DRIVE, PORT COQUITLAM, BC

I/We The Arsenault's live at [REDACTED] Lynwood Ave

I/We have reviewed the proposed plans for the above referenced projects and:

☐ We support the project as presented.

☒ We would support the project if:

If the entrance/exit was positioned onto Victoria drive.

☒ We do not support the project because:

We understand that development will happen, but we do not support the entrance/exit funnelling ~~onto~~ onto Lynwood. Consideration must be made to have the entrance/exit onto Victoria. In 20 yrs Port has had no streets funnel to Victoria but Coquitlam since 2006 has had 5+ streets to more coming. An entrance/exit on Victoria would allow for more safety plans (lights/crosswalk to be added to assist in access to the bus stop/park, etc

Signed:

Date:

June 8/23

\* See Attached Sheet.

Arsenault's

Lynwood Ave

June 6, 2023

~~WFS~~ email: [REDACTED]

1. Why not a cul-de-sac that dead ends at the South end of the property with access from Victoria Drive? (Since 2003 Port Coquitlam has not built/opened a street on to Victoria Drive between Coast Meridian Road and Cedar Drive. The City of Coquitlam has built/opened many roads on to Victoria Drive in this same time period (see attached). When the 'original' houses were built in our neighbourhood none were designed with suites. This development is proposing 25 new homes all with suites which amounts to up to 50 new families living along this one street. Where is everyone going to park? Why can the street not open on to Victoria Drive – Coquitlam has provided multiple access points to Victoria Drive to 100's if not 1000's of homes in the past 20 years. The current property has access from Victoria Drive why not keep it that way?)
2. What will the proposed intersection between the new street and Lynwood look like? How will people not obeying a stop sign be handled (see comment below re. safety at corner of existing intersection of Wedgewood Street and Lynwood Ave.)
3. **Other Concerns**
  - Quality of life (i.e access/use of street, parking, traffic (people already use Wedgewood St. as a cut through from Apel Drive – intersection at corner of Wedgewood St. and Lynwood Ave. is dangerous)
  - Will change character of neighbourhood i.e suites
  - Diverting water course – what affects will this have on existing homes along Lynwood Ave., Plymouth Crescent and Wedgewood Street.? Clearly large amounts of ground water on property just go look along Lynwood Ave.. Has a geotechnical survey been completed? What is the suggested scope of the water course diversion?
4. What type of legacy will be left by the developer? Any frontage improvements? Amenity space?
5. The proposed East/West portion of the new road (at North end of property named lane on drawings) will only be 6m wide. Has the fire department been contacted for comment re. access? Fire department access routes are required to be a min. of 6m wide – does this mean the 6 houses facing that portion of the new road will not be able to park on the street in front of their houses?

I would love a response to these questions.





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PROPOSED REZONING AND 26-LOT SUBDIVISION LOCATED AT 1160 VICTORIA DRIVE, PORT COQUITLAM, BC

I/We [redacted] Jenkins live at [redacted] Lynwood Ave.

I/We have reviewed the proposed plans for the above referenced projects and:

☐ We support the project as presented.

☒ We would support the project if:

The access was directed to Victoria Drive - where the property resides currently. Access should exit to connect w/ Holtby - a crosswalk and access to Victoria Park added.

☒ We do not support the project because:

This will add an incredible amount of traffic to roads already busy - unnecessarily diverting cars through residential

Signed:

Date:

[redacted]

June 8, 2023



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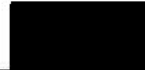
**PROPOSED REZONING AND 26-LOT SUBDIVISION LOCATED AT 1160 VICTORIA DRIVE, PORT COQUITLAM, BC**

I/We



*Braun*

live at



*Lynnwood Ave*

I/We have reviewed the proposed plans for the above referenced projects and:

☐

We support the project as presented.

☐

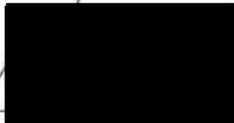
We would support the project if:

☒

We do not support the project because:

*Nothing positive for the neighborhood.  
Traffic will triple; speeders on Lynnwood*

Signed:



Date:

*June 8, 2023*





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MUNICIPAL PROJECT: SUB00169

PROPOSED REZONING AND 26-LOT SUBDIVISION LOCATED AT 1160 VICTORIA DRIVE, PORT COQUITLAM, BC

I/We [REDACTED] Hall live at [REDACTED] Lynwood Ave

I/We have reviewed the proposed plans for the above referenced projects and:

☐ We support the project as presented.

☐ We would support the project if:

☒ We do not support the project because:

because of the traffic to Lynwood.  
The street is not equipped for all that  
extra traffic. Plus the home all with  
suites.

Signed:

[REDACTED]

Date:

June 8 '23



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PROPOSED REZONING AND 26-LOT SUBDIVISION LOCATED AT 1160 VICTORIA DRIVE, PORT COQUITLAM, BC

I/We  Webb live at  Lynwood Ave.

I/We have reviewed the proposed plans for the above referenced projects and:

☐ We support the project as presented.

☐ We would support the project if:

The entrance is novel to Victoria

☒ We do not support the project because:

The amount of traffic that will be added to Lynwood will negatively impact our residences. Lynwood is not properly equipped to handle the amount of vehicles that will be driving on Lynwood.

Signed:

Date:



June 8/23



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MUNICIPAL PROJECT: SUB00169

PROPOSED REZONING AND 26-LOT SUBDIVISION LOCATED AT 1160 VICTORIA DRIVE, PORT COQUITLAM, BC

I/We [Redacted] Gliniski live at [Redacted] Lynwood Ave  
Twesog

I/We have reviewed the proposed plans for the above referenced projects and:

☐ We support the project as presented.

☒ We would support the project if:

Traffic were to enter and exit on Victoria Dr.  
Lynwood Ave is now too busy with many  
cars speeding in both directions

☐ We do not support the project because:

Signed:

Date:

[Redacted Signature]

June 8, 2023  
June 8, 2023



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H.Y. ENGINEERING FILE: 174762

MUNICIPAL PROJECT: SUB00169

PROPOSED REZONING AND 26-LOT SUBDIVISION LOCATED AT 1160 VICTORIA DRIVE, PORT COQUITLAM, BC

I/We THE HIGGINS live at [REDACTED] LYNWOOD AVE.

I/We have reviewed the proposed plans for the above referenced projects and:

☐ We support the project as presented.

☒ We would support the project if:

EXIT ONTO VICTORIA

☒ We do not support the project because:

TRAFFIC ON LYNWOOD WILL  
TRIPLE

Signed: [REDACTED]

Date:

JUNE 08/23



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H.Y. ENGINEERING FILE: 174762

MUNICIPAL PROJECT: SUB00169

PROPOSED REZONING AND 26-LOT SUBDIVISION LOCATED AT 1160 VICTORIA DRIVE, PORT COQUITLAM, BC

I/We [REDACTED] L'Heureux + [REDACTED] Mowat live at [REDACTED] Lynwood Ave

I/We have reviewed the proposed plans for the above referenced projects and:

☐ We support the project as presented.

☐ We would support the project if:

☒ We do not support the project because:

Loss of privacy ~~on~~ in backyards of Wedgewood St properties.  
Significant increase in traffic along Lynwood/Wedgewood because  
of a lack of an ~~open~~ access from Victoria Dr.  
Unclear plans to guarantee that waterway won't just be buried  
during construction.

Signed:

Date:

[REDACTED]

June 8<sup>th</sup>, 2023

June 8, 2023



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MUNICIPAL PROJECT: SUB00169

PROPOSED REZONING AND 26-LOT SUBDIVISION LOCATED AT 1160 VICTORIA DRIVE, PORT COQUITLAM, BC

I/We  ROBERTSON live at  AMBLESIDE Cn, Port Coq

I/We have reviewed the proposed plans for the above referenced projects and:

☐ We support the project as presented.

☐ We would support the project if:

☒ We do not support the project because:

THE TRAFFIC ON LYNNWOOD WOULD NOT ALLOW US  
TO PROCEED TO OUR HOUSE ~~WITHOUT~~ EITHER ON  
WEDGEWOOD OR LYNNWOOD. PUT ROAD THRU TO  
VICTORIA

Signed:



Date:

June 8/23



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MUNICIPAL PROJECT: SUB00169

PROPOSED REZONING AND 26-LOT SUBDIVISION LOCATED AT 1160 VICTORIA DRIVE, PORT COQUITLAM, BC

I/We Lee family live at [REDACTED] Lynwood ave.

I/We have reviewed the proposed plans for the above referenced projects and:

☐ We support the project as presented.

☐ We would support the project if:

☒ We do not support the project because:

of the increase in traffic that will inevitably happen on Lynwood  
ave. ~~the~~ Having only one access point on Lynwood will create a  
safety hazard, congestion and destruction of wild life.

Signed:

[REDACTED]

Date:

June 8, 2023





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MUNICIPAL PROJECT: SUB00169

PROPOSED REZONING AND 26-LOT SUBDIVISION LOCATED AT 1160 VICTORIA DRIVE, PORT COQUITLAM, BC

I/We [REDACTED] Hensrud live at [REDACTED] Wedgewood St.

I/We have reviewed the proposed plans for the above referenced projects and:

☐ We support the project as presented.

☐ We would support the project if:

☒ We do not support the project because:

The added traffic on Lynwood and Wedgewood is a major concern. If the City thinks these streets can handle the traffic, then surely Victoria drive could handle it instead. It is a safety concern and would take away the ability of children to play street hockey, bike, etc.  
*Move the opening to Victoria !!!*

Signed:

Date:

[REDACTED]

June 8, 2023



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PROPOSED REZONING AND 26-LOT SUBDIVISION LOCATED AT 1160 VICTORIA DRIVE, PORT COQUITLAM, BC

I/We  Sinclair live at  Lynwood Ave

I/We have reviewed the proposed plans for the above referenced projects and:

☐ We support the project as presented.

☐ We would support the project if:

☒ We do not support the project because:

traffic/parking concerns are not addressed.  
Most people will not park in garage and will  
park on the street. There is limited street  
parking due to proximity of houses, leading  
to more cars on Lynwood. Outlet needs to be on  
Victoria!!!

Signed:



Date:

June 8, 2023

To protect Lynwood and  
residential  
surrounding areas.



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PROPOSED REZONING AND 26-LOT SUBDIVISION LOCATED AT 1160 VICTORIA DRIVE, PORT COQUITLAM, BC

I/We  Hensrud live at  Wedgewood St

I/We have reviewed the proposed plans for the above referenced projects and:

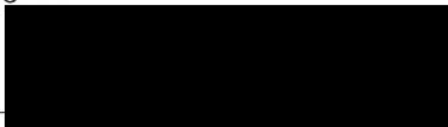
☐ We support the project as presented.

☐ We would support the project if:

☐ We do not support the project because:

Please ensure protection fencing prior to construction around the tree that is designated to be saved on lot 23!

Signed:



Date:

June 8 2023



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PROPOSED REZONING AND 26-LOT SUBDIVISION LOCATED AT 1160 VICTORIA DRIVE, PORT COQUITLAM, BC

I/We  ROGERS live at  AMBLESIDE CLOSE

I/We have reviewed the proposed plans for the above referenced projects and:

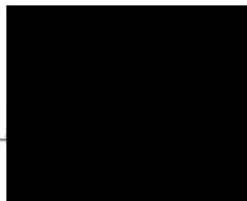
☐ We support the project as presented.

☒ We would support the project if:

There was an exit (vehicle) onto Victoria. That part of Victoria is a safety concern currently and an exit onto Victoria would reduce impact of traffic on family neighbourhood streets as well as managing safety concerns at Victoria Park crossing

☐ We do not support the project because:

Signed:



Date:

Jun 8 2023

## Fahad Abrahani

---

**From:** [REDACTED] Abrahani  
**Sent:** June 29, 2023 2:10 PM  
**To:** [REDACTED] westb@portcoquitlam.ca; darlings@portcoquitlam.ca; petriwp@portcoquitlam.ca; mccurrachn@portcoquitlam.ca; pennerd@portcoquitlam.ca; pollockg@portcoquitlam.ca; washingtond@portcoquitlam.ca; littlej@portcoquitlam.ca; planning@portcoquitlam.ca  
**Subject:** Re: CONCERNS – proposed develop at 1160 Victoria Drive  
**Attachments:** 1160 Victoria Dr - Geotech Report (assembled)- DSigned-GC 20220815.pdf

Hi [REDACTED]

Thank you very much for your email and comments. By way of this email, we trust that your comments have been received by the City and we will continue working them on the comments provided by the neighbours. However, please find our responses and additional information below.

1. With regards to groundwater and seepage, the project Geotechnical Report (copy attached) speaks to these items and the depths at which these were found. The Geotechnical Report notes that should excavation occur into layers conducive to seepage, the potential seepage can be collected through perimeter drains and discharged into the storm system. The Report also provides recommendations for permeable soil composition surrounding the drains (where such soil composition may not currently exist) to ensure that seepage can be adequately captured by the drains and not dispersed into neighbouring properties. The Geotechnical Report also provides recommendations for the watercourse realignment and construction, including low permeability fill material to ensure that no seepage occurs through the ditch berms, which may currently be contributing to the seepage and ponding in the low-lying areas of the site. The Report notes that the proposed drainage measures will enable the proper handling of the surface water flows as well as water collected from groundwater seepage, preventing the occurrence of negative effects of the surrounding properties. The Geotechnical Consultant has also confirmed that no additional groundwater flows will be generated as a result of the development. The Geotechnical Consultant will also be required to be present during construction work to ensure that the work is being installed as per their recommendations.

The City requires each development to provide adequate servicing to ensure that stormwater flows from the development can be adequately managed, captured and directed to the City's infrastructure and not impact the neighbouring lots. As such, the proposed development will provide a City storm main in the proposed road with adequate capacity to manage the stormwater flows resulting from the development. Each lot will also be required to capture stormwater independently through rear yard swales and lawn basins and direct it to the City's infrastructure. Additionally, the new watercourse alignment will provide a new and larger drainage pipe (Fish Passable Culvert) that will directly connect the realigned and regraded watercourse

to Watkins Creek to the south. This new drainage pipe will be 750mm in diameter, significantly larger than the existing 450mm diameter pipe.

We believe that the combination of the Geotechnical Recommendations with the new storm main in the proposed road and the surface and sub-surface stormwater mitigation measures, will improve the existing drainage conditions. We will work with the City to install any additional features as required to ensure that surface and sub-surface water is adequately managed and does not impact the neighbouring properties.

2. We will continue to work with the City as we seek further direction on the road network for the development.
3. The proposed zone and subdivision layout have been prepared with consideration of the neighbouring properties to keep them as consistent as possible with the surrounding properties, while minimizing the variances required given the retention of the watercourse and riparian area protection, as well as the proposed road per the City's standards. In order to meet the minimum area requirements of the RS-1 zone, the proposed lots would require widths of approximately 18m to 21m, which would be significantly wider and more out of character with the surrounding neighbourhood. Additionally, the heights of the proposed houses will be in accordance of the zoning bylaw and the lots will match the existing grades at the rear property line. There are also no second storey decks or patios proposed to ensure the privacy of the adjacent homes on Wedgewood Street is maintained.

If you have any other questions, please do not hesitate to ask.

Fahad Abrahani, RPP, MCIP, CPT

Planning Manager



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**From:** [REDACTED] Hensrud [REDACTED]  
**Sent:** Saturday, June 17, 2023 9:45 PM  
**To:** Fahad Abrahani <f.abrahani@hyengineering.com>; westb@portcoquitlam.ca <westb@portcoquitlam.ca>; darlings@portcoquitlam.ca <darlings@portcoquitlam.ca>; petriwp@portcoquitlam.ca <petriwp@portcoquitlam.ca>; mcurrachn@portcoquitlam.ca <mcurrachn@portcoquitlam.ca>; pennerd@portcoquitlam.ca <pennerd@portcoquitlam.ca>; pollockg@portcoquitlam.ca <pollockg@portcoquitlam.ca>; washingtond@portcoquitlam.ca <washingtond@portcoquitlam.ca>; littlej@portcoquitlam.ca <littlej@portcoquitlam.ca>; planning@portcoquitlam.ca <planning@portcoquitlam.ca>  
**Subject:** CONCERNS – proposed develop at 1160 Victoria Drive

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**External Email:** Be aware of any links or attachments.

Hello,

After attending the public information session about the proposed development at 1160 Victoria Drive on Thursday, June 8<sup>th</sup>, we would like to express the following concerns and ensure they are heard by the developer, City staff and Council.

We, [REDACTED] Hensrud & [REDACTED] Punchak of [REDACTED] Wedgewood Street, **DO NOT support** this development as presented.

We do not support the development because:

1. We did not receive detailed plans for how the developer plans to deal with the groundwater issues on the property. There are unmarked ponds and streams on the East side of the property that the developer has not acknowledged nor provided any guidance for how they will mitigate damage caused from developing these areas.

As a property that backs directly onto the new development, we are extremely concerned new construction could create a shift in the water table and increase runoff into neighbouring properties. If water displacement occurs, existing foundations never subjected to that amount of hydrostatic pressure could give way and cause our basements to leak when the ground is saturated.

The City and developer need a plan to prevent increased runoff to the existing properties, beyond just the usual perimeter drainage near to the foundations of the proposed new properties. There is standing water/ponds on the East border of the property, we are concerned where this water will pool and run once development has started. Land surveys need to be completed to assess the water table on all areas of the property especially nearest to the existing houses. The land surveys need to be shared with existing neighbours to the proposed development. Who would be liable if damage occurs on the neighbouring properties – the City or the developer? We need assurance that the development won't cause any negative impact or increased waterflow to the drainage of the existing properties.

2. We have safety concerns about the increase in traffic flowing onto Lynnwood and Wedgewood St. With the proposed 26 homes and an additional 26 secondary suites, there will likely be over 100 additional cars, resulting in a drastic increase to local traffic and further parking and congestion issues in the area. This creates a safety risk to pedestrians and other drivers – including the many children who play in the area.

During the meeting it was mentioned that one of the reasons the City's preference to not have the road open on to Victoria drive was because Victoria drive is a "corridor" and that it is at capacity. Where does the City think all of the new cars will



3. We do not believe the proposed development matches the character of the existing neighbourhood. The developer has proposed adding houses that are significantly larger than the existing neighbors, on lot sizes that are much smaller than those that exist on either side of the lot. The development should be restricted in the number of houses it can have on the lot, with enough front / back/ side spacing to match the existing neighborhood. The houses should not be permitted to be taller than the existing neighbors as this is invasive in the privacy to the existing neighbours and ruins the character of the neighbourhood.

1. There was assurance about the integrity of the plans to deal with the groundwater issues on the proposed developed. We need the developer to guarantee that the development won't cause any negative impacts to the drainage and water table on existing properties. Further, it should be in writing that the developer will be liable for any damage to existing properties that may occur because of the development.

3. The density of the proposed development matched the existing established neighborhood – where new houses needed to have:

- 4

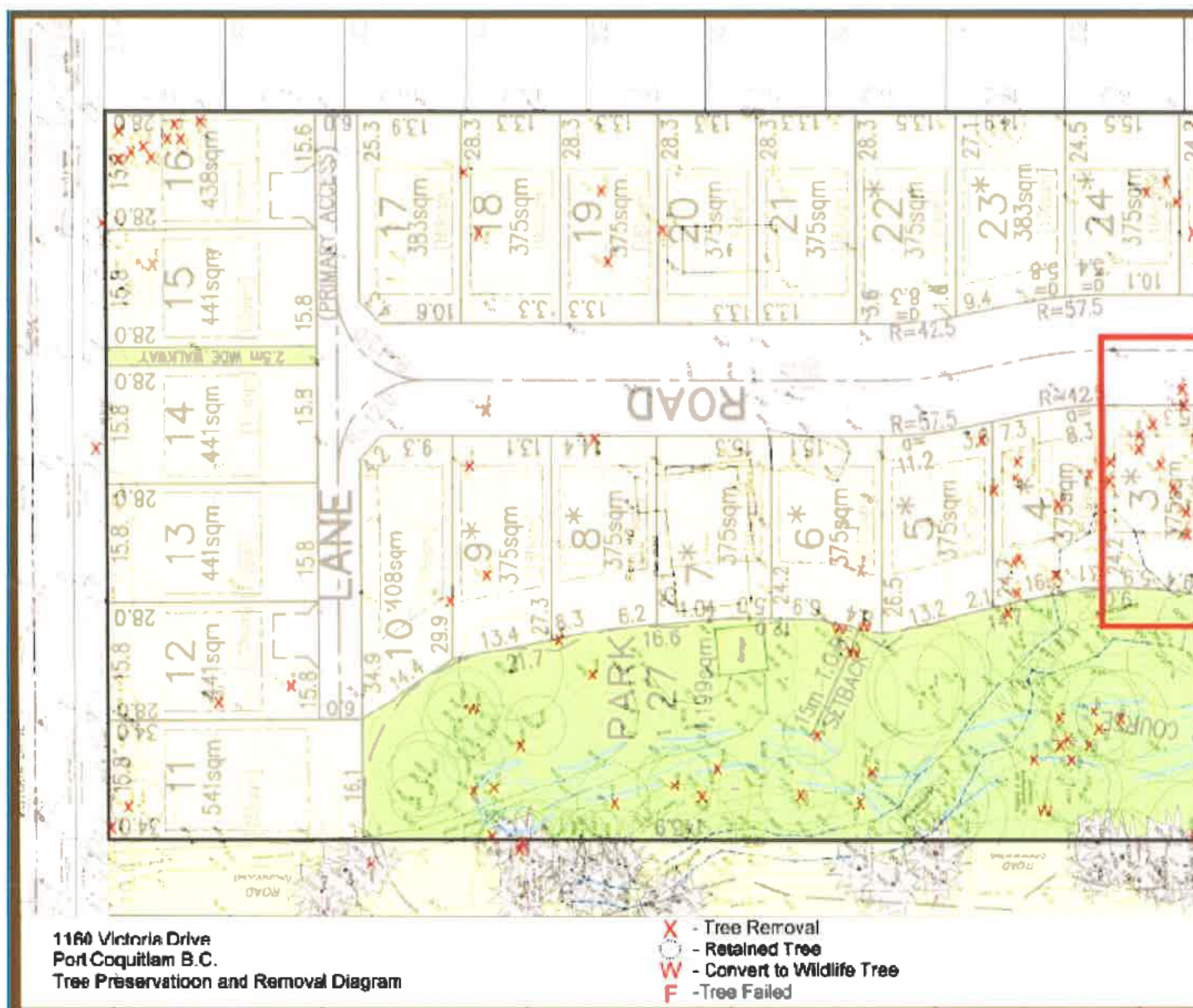
## Fahad Abrahani

**From:** Fahad Abrahani  
**Sent:** June 15, 2023 5:28 PM  
**To:** [REDACTED]  
**Cc:** 'Jennifer Little'; 'Bryan Sherrell'  
**Subject:** Re: Development Proposal Lynwood/Wedgewood

Hi [REDACTED],

Are you referring to the trees in the red box on the image below? The project Arborist has recommended these trees to be removed due to various factors, including conflict with the proposed road, building footprint, or condition.

Feel free to let me know if you have any other questions.



**Fahad Abrahani, RPP, MCIP, CPT**

Planning Manager



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**From:** [REDACTED]  
**Sent:** Wednesday, June 14, 2023 6:14 PM  
**To:** Fahad Abrahani <[f.abrahani@hyengineering.com](mailto:f.abrahani@hyengineering.com)>  
**Cc:** 'Jennifer Little' <[littlej@portcoquitlam.ca](mailto:littlej@portcoquitlam.ca)>; 'Bryan Sherrell' <[sherrellb@portcoquitlam.ca](mailto:sherrellb@portcoquitlam.ca)>  
**Subject:** RE: Development Proposal Lynwood/Wedgewood

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Hi Fahad, thank you for your prompt and reassuring response! Although I'm a little concerned about the comment about underground streams based on our own experience and the history of the area before development, I think I take your point that the plans will at least divert current rainfall from the property surface into the city system through the middle drain, so would alleviate the current drainage issues.

I do have one more question: will the current stand of Cottonwood trees in the south west corner remain? (I hope so, but understand development exigencies.)

Regards,  
[REDACTED]

**From:** Fahad Abrahani <f.abrahani@hyengineering.com>

**Sent:** Wednesday, June 14, 2023 5:33 PM

**To:** [REDACTED]

**Cc:** Jennifer Little <littlej@portcoquitlam.ca>; Bryan Sherrell <sherrellb@portcoquitlam.ca>

**Subject:** Re: Development Proposal Lynwood/Wedgewood

Hi [REDACTED]

Thank you very much for your email and wishing you a speedy recovery. Please see responses to your questions below in red.

1. There is a 4 foot difference between the development property's [REDACTED] border and my yard. I have a retaining wall and a line of cedar trees at the back of my yard. Can you tell me the plan for landscaping and if there will be any major changes such as elevation changes for the back yards of the eastern lots of the property, in particular those lots in the middle of that eastern property line?

The development proposes privacy landscaping as well as a 6 ft privacy fence along the eastern property line. Please see the attached Landscape Plan. The new lots will also meet the existing grades along the eastern property line at the rear.

3. I understand that most of the drainage discussion is with regards to the western stream re-routing, and that drainage plans are to direct other stream flows to the centre street of the development. There is a significant flow of water from various underground streams that run from the development property and through the backing properties on Wedgewood Street. Will the drainage plans address those eastern border outflows? Per discussions you have had with other Wedgewood St property owners, it sounds like much of that drainage will be taken into the main system in the centre of the property and thus no longer flow through our properties. Is that correct?

The City requires each development to provide adequate servicing to ensure that stormwater flows from the development can be adequately managed, captured and directed to the City's infrastructure and not impact the neighbouring lots. As such, the proposed development will provide a City storm main in the proposed road with adequate capacity to manage the stormwater flows resulting from the development. Each lot will also be required to capture stormwater independently through rear yard swales and lawn basins and direct it to the City's infrastructure. It has also been confirmed by the project's Environmental Consultant that the composition of materials below the ground surface is not conducive to underground streams. The project's Geotechnical Consultant has also provided recommendations for foundation drainage and soil composition to improve permeability and capture and subsurface water.

4. Additionally, the new watercourse alignment will also provide a new and larger drainage pipe (Fish Passable Culvert) that will directly connect the realigned watercourse to Watkins Creek to the south. This new drainage pipe will be 750mm in diameter, significantly larger than the existing 450mm diameter pipe. We believe that this, combined with the new storm main in the proposed road and the combination of surface and sub-surface stormwater mitigation measures, will improve the existing drainage conditions.

The project team was available at the Public Information Meeting to answer technical questions similar to the above that were asked by several of the neighbours on Wedgewood Street. However, we would be happy to coordinate a virtual meeting with the project team to answer any additional questions that you and your neighbours may have, as we understand that not everyone may be able to attend an in-person meeting.

Please feel free to let me know if you have any other questions.

Sincerely,

**Fahad Abrahani, RPP, MCIP, CPT**  
Planning Manager



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**From:** [REDACTED]  
**Sent:** Saturday, June 10, 2023 7:28 PM  
**To:** Fahad Abrahani <[f.abrahani@hyengineering.com](mailto:f.abrahani@hyengineering.com)>  
**Subject:** Development Proposal Lynwood/Wedgewood

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Hi Fahad, I live at [REDACTED] Wedgewood St. Our property backs on to the proposed development. I was unable to attend the information session on June 8<sup>th</sup> (I was recovering from a medical procedure). While generally supportive of the new development, I share the common concerns regarding on-street parking and traffic volumes. However I have a couple of specific concerns with other aspects:

1. There is a 4 foot difference between the development property's [REDACTED] border and my yard. I have a retaining wall and a line of cedar trees at the back of my yard. Can you tell me the plan for landscaping and if there will be any major changes such as elevation changes for the back yards of the eastern lots of the property, in particular those lots in the middle of that eastern property line?
2. I understand that most of the drainage discussion is with regards to the western stream re-routing, and that drainage plans are to direct other stream flows to the centre street of the development. There is a significant flow of water from various underground streams that run from the development property and through the backing properties on Wedgewood Street. Will the drainage plans address those eastern border outflows? Per discussions you have had with other Wedgewood St property owners, it sounds like much of that drainage will be taken into the main system in the centre of the property and thus no longer flow through our properties. Is that correct?

Would you, or somebody representative of the development, be prepared to meet with us in person, and walk us through the specific changes that would affect our particular concerns? (I am sure my immediate neighbours would also be interested in attending such a meeting, which would cut down on having to address us all individually.)



Regards,

[REDACTED]

## Fahad Abrahani

---

**From:** Fahad Abrahani  
**Sent:** June 14, 2023 4:43 PM  
**To:** [REDACTED]  
**Cc:** Jennifer Little; Bryan Sherrell  
**Subject:** Re: 1160 Victoria Drive

Hi [REDACTED]

Thank you for your email. A transportation impact study has not specifically been required by the City as yet. However, we will continue working with the City as we seek further direction on the road network for the development. Feel free to let me know if you have any other questions.

Sincerely,

**Fahad Abrahani, RPP, MCIP, CPT**  
Planning Manager



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**From:** [REDACTED]  
**Sent:** Monday, June 12, 2023 8:58 PM  
**To:** Fahad Abrahani <[f.abrahani@hyengineering.com](mailto:f.abrahani@hyengineering.com)>  
**Subject:** 1160 Victoria Drive

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Hi Fahad,

Was HYE required by Port Coquitlam to include a transportation impact study as part of the development application?

If so, could you share the results of this study?



Thanks,

[REDACTED]

[REDACTED] Pilfold

[REDACTED] Wedgewood Street

Sent from [Mail](#) for Windows

## Fahad Abrahani

---

**From:** Fahad Abrahani  
**Sent:** June 14, 2023 4:41 PM  
**To:** [REDACTED]  
**Cc:** westb@portcoquitlam.ca; darlings@portcoquitlam.ca; petriwp@portcoquitlam.ca; mcurrachn@portcoquitlam.ca; pennerd@portcoquitlam.ca; pollockg@portcoquitlam.ca; washingtond@portcoquitlam.ca; littlej@portcoquitlam.ca; planning@portcoquitlam.ca <planning@portcoquitlam.ca>; Bryan Sherrell  
**Subject:** Re: We DO NOT SUPPORT the proposed development at 1160 Victoria Drive

Hi [REDACTED]

Thank you for attending the Public Information Meeting and for providing your comments. We trust that staff have received your comments and we will continue to work with the City as we seek further direction on the road network.

Sincerely,

**Fahad Abrahani, RPP, MCIP, CPT**  
Planning Manager



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**From:** [REDACTED]  
**Sent:** Saturday, June 10, 2023 12:42 PM  
**To:** Fahad Abrahani <[f.abrahani@hyengineering.com](mailto:f.abrahani@hyengineering.com)>  
**Cc:** westb@portcoquitlam.ca <[westb@portcoquitlam.ca](mailto:westb@portcoquitlam.ca)>; darlings@portcoquitlam.ca <[darlings@portcoquitlam.ca](mailto:darlings@portcoquitlam.ca)>; petriwp@portcoquitlam.ca <[petriwp@portcoquitlam.ca](mailto:petriwp@portcoquitlam.ca)>; mcurrachn@portcoquitlam.ca <[mcurrachn@portcoquitlam.ca](mailto:mcurrachn@portcoquitlam.ca)>; pennerd@portcoquitlam.ca <[pennerd@portcoquitlam.ca](mailto:pennerd@portcoquitlam.ca)>; pollockg@portcoquitlam.ca <[pollockg@portcoquitlam.ca](mailto:pollockg@portcoquitlam.ca)>; washingtond@portcoquitlam.ca <[washingtond@portcoquitlam.ca](mailto:washingtond@portcoquitlam.ca)>; littlej@portcoquitlam.ca <[littlej@portcoquitlam.ca](mailto:littlej@portcoquitlam.ca)>; planning@portcoquitlam.ca <[planning@portcoquitlam.ca](mailto:planning@portcoquitlam.ca)>  
**Subject:** We DO NOT SUPPORT the proposed development at 1160 Victoria Drive

**External Email:** Be aware of any links or attachments.

**External Email:** Be aware of any links or attachments.

Hello

Thank you for hosting the Public Information session on Thursday June 8<sup>th</sup>.

I thought it was very helpful that Ms. Little was able to attend the meeting and pass along information on behalf of the city.

I did not take the comment sheet that was passed out at the meeting – Will my email response serve the same purpose?

We [REDACTED] Town & [REDACTED] Paquette live at [REDACTED] Lynwood Avenue and we **DO NOT** support this project as it is presented.

**We do not support it because:**

- You are proposing 26 homes and each will have the potential for a secondary suite. If every home has two cars and every secondary suite has two cars, that is 104 cars in the development.
  - 104 additional cars driving on Lynwood and Wedgewood dramatically increases traffic and creates a safety hazard that doesn't currently exist.
  - You indicated that there will be two off street parking spots for each home and one off street parking spot for each suite, That takes care of 78 cars, but it leaves 26 cars looking for a place to park and you indicated that there would only be room for POSSIBLY 14 street parking spots in the development.
    - Where are the remaining 12 cars going to park?
    - Where are guests going to park?
    - The answer is that they will park on Lynwood and make Lynwood much more congested.
  - 104 additional cars coming and going via Lynwood along with a dozen or more cars parked on Lynwood creates a safety risk for residents, pedestrians and drivers.

**We would support the project if:**

- We would support it if the project exited onto Victoria Drive instead of Lynwood Avenue.

We have heard that Port Coquitlam would prefer that the proposed development not exit onto Victoria Drive as Victoria Drive is an arterial route. A resident at the meeting pointed out that Coquitlam has recently created a number of new streets that exit onto Victoria Drive. Ms. Little stated that Victoria Drive is a shared road (Coquitlam and Port Coquitlam) and that the two municipalities work together on it's use.

Perhaps Port Coquitlam and the developer could work with Coquitlam to show them that, like so Many Coquitlam developments, the proposal to redevelop 1160 Victoria Drive needs to exit onto Victoria Drive.

Regards,

██████ Town & ██████ Paquette