

Dog run, gardening plots planned next to new Coquitlam mid-rise

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1 / 5 The rezoning bid by Allaire Properties Inc. for 700, 702 and 704 Delestre Ave. will go before Coquitlam city council tonight, Monday, Sept. 25, for first reading. | Allaire Properties

Plans to build a mid-rise in a southern Coquitlam neighbourhood are including urban agricultural plots and a dog run for future residents.

The rezoning bid by Allaire Properties Inc. for 700, 702 and 704 Delestre Ave. will go before

Coquitlam city council tonight, Monday, Sept. 25, for first reading.

Another hearing will be held on Oct. 16 for the public to comment on the proposal on behalf of landowners Silvana and Vincenzo Letteri, David and Maureen Fletcher, and Jerzy and Janina Wilczynski.

According to a report from Chris McBeath, Coquitlam's acting director of development services, the owners are applying to the municipality to build a six-storey apartment block with 92 units of which 10 per cent will have three bedrooms — meeting the city's requirement.

Under the plan, the three single-family home lots would be consolidated for the structure, over a parkade, on a 0.75-acre site at the end of the cul-de-sac that's close to the Lougheed SkyTrain station.

But because of the 10-foot north-south slope, McBeath wrote in his report to council, the building would have five storeys at the northern elevation while there would be six storeys from the southern side.

The neighbourhood is already poised to grow, with four active development projects underway including:

- a medium-density apartment building with 87 units and a child care centre (pre-council stage)
- a medium density apartment building with 61 rental units (third reading stage)
- a six-unit multiplex (third reading stage)
- a mixed-used development with 658 units in three buildings (pre-council stage)

If approved following the public hearing, there would be 42 new trees planted at grade, as well as an outdoor area for future residents with a barbecue cooking station, a playground, gardening plots, and a dog run in the western setback.

In addition, the developer plans to install 117 bike parking spots below grade.

Council's approval would translate for the city:

- \$2 million in development cost charges
- \$336,000 in community amenity contributions (including \$56,000 for the Child Care Reserve Fund)
- \$1,800 for the Transportation Demand Monitoring Fund