

Marcon affairs 'density transfers' amid 38-storey tower, rental circuitous in Coquitlam

A accessible audition for Marcon's Elmwood and Dogwood projects in Coquitlam is appointed for Monday, July 26.

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A 38-storey belfry proposed for one of Coquitlam's busiest intersections will go out for animaldiversion abutting week. On Monday (July 26), burghal board is appointed to apprehend from the accessible about affairs to assemble the high-rise at the northwest bend of Como Basin Access and Clarke Road. The development is actuality planned by Marcon, the aforementioned aggregation that congenital the 49-storey belfry beyond the street, alleged 567 Clarke Como. Marcon is additionally proposing to body Coquitlam Central, a new 4,000-home and retail community east of the Coquitlam Axial alteration hub.

If accustomed by board afterward Monday's accessible hearing, the Marcon Elmwood activity — amid at 585 Como Basin Ave., 603 and 609 Clarke Rd., and 606 and 612 Elmwood St. — would accept 333 address units additional four levels for commercial.

Located in the Oakdale neighbourhood and 740 anxiety from the Burquitlam SkyTrain station, on acreage currently endemic by the city, Kulwinder Kaur Sanghera and Marcon, the proposed development would see the two absolute houses broken bottomward for:

- studio, one-bedroom, one-bedroom additional den, two-bedroom and two-bedroom additional den suites
- 37 three-bedroom condos, of which 23 suites would accept a lock-off unit
- 63 adjustable bazaar condos

As well, Marcon is planning a absolute of 18,000 sq. ft. in accepted advantage amplitude additional a rain garden.

Coun. Steve Kim said he'd like to see Marcon accommodate "something unique" at the bend of Como Lake/Clarke accustomed its aperture location.

If approved, the burghal would accretion \$4.3 actor in development amount charges, \$6.8 actor body benefit fees and \$260,000 in autonomous association advantage contributions. As well, the city would accumulation from the auction of the proposed lane cease and surplus property.

Raul Allueva, Coquitlam's agent burghal manager, said the BC Hydro manual curve on the backdrop will stay.

RENTAL SWAP

Last week, board absolutely gave aboriginal account to the OCP and zoning changes for Marcon Elmwood as able-bodied as aboriginal zoning account for a abutting activity — about three blocks away, abaft the YMCA that's now beneath architecture — alleged Marcon Dogwood, which will additionally go to accessible audition on July 26.

For that angle — amid at 631 and 633 Artisan Ave. and 708, 712 and 716 Dogwood St. — Marcon affairs a "density transfer" from Marcon Elmwood to the new six-storey architecture that will accept 126 rental units:

- four flat suites
- 86 one-bedroom units
- 32 two-bedroom units
- four three-bedroom units

Of the rentals, 25 suites would be adjustable while 37 units are appointed as below-market and would be run by a non-profit apartment provider, wrote Andrew Merrill, Coquitlam's administrator of development services.

If the plan proceeds, Marcon Dogwood would accomplish about \$1.3 actor in development amount accuse additional \$235,000 in association advantage contributions for the city.

Transferring densities to addition acknowledged bindle isn't new for Coquitlam, Merrill said, citation antecedent examples for the YMCA as able-bodied as Marcon's 567 Clarke Como.

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