

VENTANA COMMUNITY NOTICE

1090 LOUGHEED HIGHWAY – COQUITLAM, BC
(FORMERLY BARNES WHEATON PONTIAC BUICK GMC)

JULY 2011

OVERVIEW

This notice is intended to provide the public with general information about commercial construction taking place on a parcel of land in Coquitlam, BC.

The property is bordered by Lougheed Highway to the north, King Edward St. to the east, a small stream and Ikea to the west and McDonald's and Home Outfitters to the south.

The Edgar Development Corp. is converting the former Barnes Wheaton Pontiac Buick GMC car dealership into commercial retail space.

The commercial retail units will be built by Ventana Construction Corporation, a Burnaby, BC-based company with more than two decades of construction experience in the Lower Mainland.

PROJECT DETAILS

Project duration

Site preparation began in May 2011 and construction began in June. Project completion is scheduled for January 2012.

Construction hours

Site operations will adhere to the City of Coquitlam Bylaw No. 1233, 1982. Construction will take place between 7:00 a.m. and 10:00 p.m., Monday to Saturday.



The 1090 Lougheed Highway development site. The site border is indicated in red, and the stream to the west in blue. The slip road follows the east property boundary, and will allow access to both of the businesses south of the construction site.



Traffic flow

Site access for construction vehicles will be from a temporary slip road beside the new King Edward overpass.

Construction vehicles will travel eastbound along Lougheed, turning south onto the slip road and then into the site.

Construction vehicles will be unloaded and loaded on the site itself.

Vehicles exiting the site will turn south on to the temporary slip road beside the new King Edward overpass and head west on Woolridge St.

Flaggers will be used to direct traffic during periods of increased construction activity.

The temporary slip road alongside the new King Edward overpass will remain open to the public to provide access from Lougheed to Woolridge for the duration of the project.

Parking

All construction and sub-trade vehicles will be parked on the site.

Fencing and security

Ventana has erected modular fencing and gates around the pedestrian-accessible borders of the site for security and site management. A security company will be patrolling the site after hours and on weekends.

Pedestrian traffic

Pedestrian traffic along Lougheed Highway **will not** be impacted by the project. Pedestrian traffic along King Edward Street **will** be impacted, in particular by vehicles entering and exiting the construction site. Please obey all posted signage and watch for construction vehicles between 7:00 a.m. and 10:00 p.m., Monday to Saturday.

Environmental impact

Ventana is committed to minimizing the environmental impact of construction for all of its projects. There will be sediment control measures in place at this site, including a silt fence along the west, north and east property lines, and sediment filtering for all water leaving the site through the storm sewer system.

We will also protect the stream on the west side of the site and the drainage ditches on the north side of the property by erecting a fence to keep construction activities away from the riparian setback area.

HAVE QUESTIONS?

Construction

Ventana would be happy to answer any questions you may have about construction on this project. You can contact either Ian Poettcker, Ventana Project Manager, or Preston Boomars, Ventana Site Superintendent.

Ian Poettcker
Project Manager
604.291.9000
ipoettcker@ventanaconstruction.com

Preston Boomars
Site Superintendent
604.628.6425
pboomars@ventanaconstruction.com

Development

Questions about development at this site:

Peter Edgar
Edgar Development Corp.
604.689.2566
peter@edgardevelopment.com

Other questions

Other questions about this project:

City of Coquitlam
604.927.3000
Coquitlam.ca