



FOR IMMEDIATE RELEASE

## **The Beedie Group to Develop an Innovative and Sustainable Riverfront and Multi-Cultural Neighbourhood in Coquitlam**

**Development is Significant to Revitalizing S.W. Coquitlam and was Unanimously Approved, Strongly Endorsed by Coquitlam City Council**

**COQUITLAM, British Columbia—November 12, 2008**—The Beedie Group, a Burnaby-based developer with more than 50 years of successful developments in the province, is pleased to announce that Coquitlam City Council unanimously approved and strongly endorsed the development of the Village at Fraser Mills, on November 3, 2008. Mayor Wilson and members of City Council acknowledged the overwhelming community support, historical significance and economic benefit this new residential, commercial and industrial development will bring to the City as well as the region.

The Village at Fraser Mills is a riverfront and multi-cultural community that reunites residents of Coquitlam with the City's riverfront. The development was designed to honour the site's history and respect the role Fraser Mills played as an area of early settlement. The Village at Fraser Mills is rooted in environmentally-friendly principles to result in a complete and dynamic neighbourhood. City Council's endorsement is the culmination of nearly three years of collaborative planning, design and community consultation by the Beedie Group and its project team.

"This is a monumental day for the Beedie Group; we are thrilled to be developing one of the most innovative and sustainable residential, commercial and industrial projects in the province," said Ryan Beedie, president of The Beedie Group. "The Village at Fraser Mills will provide residents with a place to live, work and play along the Fraser River. This is a legacy project and something former Fraser Mills' residents, current Coquitlam residents and future ones will all be proud of for generations to come."

In 2004, the Beedie Group purchased the 89 acre riverfront site in Coquitlam and learned of the site's past as well as its important place in Coquitlam's history. Beginning in 2005, Beedie enlisted the help of various consultants to assist them in creating the vision and official community plan for the Village at Fraser Mills. The project team was comprised of multi-disciplinary consultants, including project managers Brook + Associates, Hotson Bakker Boniface Haden Architects, and Perry + Associates Landscape Architects.

"On a project of this size and nature there are many components that needed to be integrated with each other," said Dave Gormley, Beedie's director of development. "Our team of

consultants worked together to blend these elements into an innovative and sustainable development that the community and City Council strongly endorsed. We would like to thank the City of Coquitlam and acknowledge our project team, who was instrumental in leading our three year design, planning and public consultation efforts.”

Gary Pooni, president of Brook + Associates, added, “The Village at Fraser Mills will be one of the largest master plans underway in the province, with a 20-year build-out. The fact that it combines almost one million square feet of industrial and commercial space, retail Main Street, public pier, and riverfront park will make Fraser Mills a special home for almost 8,000 people.”

On Oct. 20, 2008, the Fraser Mills Neighbourhood Plan policy and CD-1 zone bylaws were given first reading and 10 days later moved to Public Hearing on Oct. 30, 2008. Second, third and fourth readings of the bylaws, including Council’s unanimous approval, occurred on Nov. 1, 2008.

The Village at Fraser Mills will provide residents with high-quality employment opportunities. Between 1,500 and 1,600 jobs in various industries are anticipated. Affordable rental and home ownership opportunities will be available as there is approximately 4 million square feet of residential buildings including 3,700 apartment and townhouse units. Up to 275,000 square feet has been set aside for regional and neighbourhood serving retail, and there will be an employment centre accommodating a minimum of 587,000 square feet of multi-storey office and light industrial buildings.

Approximately 16 acres of publicly accessible space have been designated on the site including a 5 acre riverfront park, tennis and basketball courts, riverside linear park with trails, boardwalks and view decks, off-leash dog areas, environmental interpretation and habitat areas as well as an urban plaza and pier on the Fraser River.

“The Village at Fraser Mills has nearly a half a mile of publicly accessible waterfront,” said Alan Boniface, principal at Hotson Bakker Boniface Haden Architects. “The development has been designed as an urban neighbourhood that reflects the historic past of the area.”

The development also includes approximately 75,000 square feet of amenity space including a 37,500 square foot recreational centre for neighbourhood residents, semi-private amenity spaces integrated into residential buildings, public washrooms and a 2,500 square foot space for the City accessible to all Coquitlam residents. A public school land use designation has been located next to the riverfront park to accommodate an elementary school facility, and 1.1 acres have been designated for a post-secondary education institutional use.

A silver equivalent standard for homes with Leadership in Energy and Environmental Design (LEED) will be applied to residential and commercial buildings. Built Green BC is a residential construction standard for townhouses and mid-rise homes that will be used. Some proposed features for residential buildings include low flow kitchen and bathroom fixtures and appliances that use 30 per cent less water. A district energy system with a central energy centre will provide residential and commercial buildings with their heating and hot water needs.

The Village at Fraser Mills has been designed to reduce greenhouse gas (GHGs) emissions to levels consistent with the International Panel on Climate Change as well as Provincial targets. Multi-family buildings will emit at least 10 to 60 per cent less GHGs by the time the neighbourhood is fully constructed. While, the neighbourhood’s varied transportation choices will help reduce GHGs further; up to 40 per cent or more.

In 2009, the Beedie Group and its project team plan to submit development permit applications. Phase 1 construction would begin following these approvals. To learn more, go to [www.villageatfrasermills.com](http://www.villageatfrasermills.com).

### **About the Beedie Group**

The Beedie Group is headquartered in Burnaby, B.C. and specializes in the design, construction and management of industrial buildings in Greater Vancouver. Since its incorporation in 1954, the company has grown to be a market leader in “build to suit” development and are the largest Landlord of industrial space in British Columbia. The Beedie Group currently has development projects underway in Delta, Richmond, Coquitlam, Port Coquitlam, Surrey and Langley. On average, the company completes 10 to 12 buildings per year ranging in sizes from 20,000 to 400,000 square feet. For more information, please visit [www.beediigroup.ca](http://www.beediigroup.ca).

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