

**PUBLIC HEARING  
Monday, March 15, 2021**

A Public Hearing convened on Monday, March 15, 2021 at 7:05 p.m. in the Council Chambers, City Hall, 3000 Guildford Way, Coquitlam, B.C. with the following persons present:

**Council Members Present:** Mayor Richard Stewart  
Councillor Brent Asmundson  
Councillor Craig Hodge  
Councillor Steve Kim  
Councillor Trish Mandewo  
Councillor Dennis Marsden  
Councillor Teri Towner  
Councillor Chris Wilson  
Councillor Bonita Zarrillo

**Staff Present:** Peter Steblin, City Manager  
Raul Allueva, Deputy City Manager  
Jaime Boan, General Manager Engineering and Public Works  
Don Luymes, General Manager Parks, Recreation, Culture and Facilities  
Jim McIntyre, General Manager Planning and Development  
Andrew Merrill, Director Development Services  
Robert Cooke, Development Servicing Engineer Manager  
Natasha Lock, Planner 2  
Carman Yeung, Planner 2  
Edison Ting, Planner 1  
Stephanie Lam, Legislative Services Manager  
Misty Temple, Legislative Services Clerk  
Kate Nasato, Legislative Services Clerk

**REPORT OF DIRECTOR DEVELOPMENT SERVICES**

The Director Development Services submitted a written brief to the Public Hearing dated March 4, 2021, a copy of which is attached to and forms a part of these minutes.

**ADVERTISING OF PUBLIC HEARING**

The Public Hearing was advertised in the Tri-City News on the following dates: Thursday, March 4, 2021 and Thursday, March 11, 2021.

**OPENING REMARKS**

The Chair provided opening remarks in which he set out the Public Hearing process.

**ITEM #1**      **Reference: PROJ 19-056**  
**Bylaw Nos. 5067 and 5068, 2021**  
**Address: 3489 Baycrest Avenue**

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The intent of **Bylaw No. 5067, 2021** is to amend *City of Coquitlam Citywide Official Community Plan Bylaw No. 3479, 2001* to revise the land use designation of a portion of the subject property outlined in black on the map marked Schedule "A" to Bylaw No. 5067, 2021 from Open Space to Townhousing.

The intent of **Bylaw No. 5068, 2021** is to amend *City of Coquitlam Zoning Bylaw No. 3000, 1996* to rezone the property outlined in black on the map marked Schedule 'A' to Bylaw No. 5068, 2021 from RS-2 One-Family Suburban Residential to RT-2 Townhouse Residential.

If approved, the application would facilitate the construction of 24 townhouse units.

The Director-Development Services provided an overview of the following:

- Zoning and Land Use Designation
- Proposal
- Recommendation

James Howard, Woodbridge Homes, 200 – 1450 Creekside Drive, Vancouver appeared before Council to provide an onscreen presentation entitled "3489 Baycrest Avenue" with slides titled as follows:

- Overview
- 1. History of Land
- 2. Previous Projects
- Woodbridge Homes Foundation
- Thank You

In response to a question from Council, James Howard provided information relating to the impact of the BC Hydro Right-of-Way on the proposed development.

Jacynth Lheureux, 60 Richmond Street, New Westminster, appeared before Council to seek clarification regarding the proposed extension of Baycrest Avenue and Gislason Avenue.

James Howard, Woodbridge Homes, 200 – 1450 Creekside Drive, Vancouver appeared again before Council to provide information relating to the proposed extension of Baycrest Avenue and Gislason Avenue.

The Development Servicing Engineer Manager provided further information relating to the proposed extension of Baycrest Avenue and Gislason Avenue.

The following submissions were received, are attached to, and form a part of these minutes:

1. Presentation by Woodbridge Homes Ltd, 200 – 1450 Creekside Drive, Vancouver, received March 10, 2021.

There were no further representations to this item.

**ITEM #2**

**Reference: PROJ 19-074**

**Bylaw No. 5009, 2020**

**Address: 597, 599, 601 and 603 Dansey Avenue**

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The intent of **Bylaw No. 5009, 2020** is to amend *City of Coquitlam Zoning Bylaw No. 3000, 1996* to rezone the subject properties outlined in black on the map marked Schedule 'A' to Bylaw No. 5009, 2020 from RS-1 One-Family Residential to RM-3 Multi-Storey Medium Density Apartment Residential.

If approved, the application would facilitate the development of a six-storey apartment building containing 128 market condominium units.

The Planner 2 provided an overview of the following:

- Zoning and Land Use Designation
- Proposal
- Recommendation

Rob Bottos, 112 – 1177 Howie Avenue, appeared before Council to express concern regarding the changes to the proposed project since it was considered at the July 6, 2020 Public Hearing. They stated the need for more affordable housing in the City and enquired as to why the project no longer proposes to include affordable housing units.

Jay Lin, Vice President Development, Belford Properties, 540 – 1177 West Pender Street, Vancouver, appeared before Council to provide information relating to the applicant's decision to no longer participate in BC Housing's Affordable Home Ownership Program and the intended pricing of the proposed units.

Rob Bottos, 112 – 1177, Howie Avenue, appeared again before Council to state the impact that COVID-19 has had on the need for affordable housing in the region and to express the desire for affordable housing units to be included in the proposed development.

Discussion ensued relative to the importance of Council approaching each development application with an open mind.

There were no further representations to this item.

Councillor Marsden declared a potential conflict of interest with respect to the following item as he currently has a business interest that relates to this matter and left the meeting at this time (7:39 p.m.).

**ITEM #3**      **Reference: PROJ 20-122**  
**Bylaw Nos. 5099 and 5100, 2021**  
**Zoning Bylaw Text Amendments**

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The intent of **Bylaw No. 5099, 2021** is to amend frequently varied regulations in *City of Coquitlam Zoning Bylaw No. 3000, 1996* in order to minimize these variance requests, reduce the overly prescriptive nature of these regulations, and modernize parts of the bylaw. The proposed text amendments include, but are not limited to, the following:

- Increasing the maximum permitted height in the RT-2 Townhouse Residential zone from 2-storeys to 3-storeys;
- Increasing the maximum permitted building length in all Apartment Residential zones (excluding RT-2 Townhouse Residential and RT-3 Multiplex Residential) from 55 metres to 65 metres;
- Removing uppermost storey step-back requirements and increasing the maximum permitted lot coverage to 55% in the RM-3 Multi-Family Medium Density Apartment Residential zone; and
- Reducing the setback requirements from a street or a lane in the RM-4, RM-5, and RM-6 Multi-Storey High Density Apartment Residential zones from 4.5 metres to 3.0 metres.

The intent of **Bylaw No. 5100, 2021** is to amend *City of Coquitlam Zoning Bylaw No. 3000, 1996* in order to improve the clarity and intent of the bylaw. The proposed text amendments include, but are not limited to, the following:

- Revising and/or clarifying definitions;
- Revisions to permit all multi-family zones to determine lot area before accounting for road dedication for the purpose of calculating density;
- Updating Section 509 Multi-Family Apartment and Commercial Recycling Area Requirements to include requirements for waste collection in townhouse and rowhouse developments;
- Clarifying Sections 514 Siting Exceptions and 516 Landscape Screens, Fences and Retaining Walls;
- Updating the A-3 Agricultural and Resource zone to align it with the Agricultural Land Reserve Use Regulation;

- Clarifying the conditions of use that apply under the RT-1 Infill Residential zone;
- Updating the Apartment Residential zones in order to allow for a gross floor area exclusion of two square metres per accessible dwelling unit; and
- Updating Schedule "H" Northeast Coquitlam Landscaping Area to follow the neighbourhood plan boundaries.

If adopted, the above Bylaws will improve the clarity, functioning, and consistency of the City's Zoning Bylaw.

The Planner 2 provided an overview of the following:

- Background
- Zoning Amendment Bylaw No. 5099, 2021 – Amendments to Frequently Varied Regulations
- Zoning Amendment Bylaw No. 5100, 2021 – Housekeeping Amendments
- Recommendation

Discussion ensued relative to the following:

- Appreciation for the work that staff have done to improve City processes
- The desire for more time for Council to consider the proposed text amendments
- The Public Hearing process

The Deputy City Manager provided information relating to the options that Council has to allow for more time to consider the proposed text amendments.

The General Manager Planning and Development provided information relating to the Public Hearing process.

Discussion continued relative to the following:

- Clarification regarding the proposed text amendments
- Potential next steps that Council can take regarding the proposed text amendments
- Whether delaying the proposed text amendments would impact in-stream development applications

The Legislative Services Manager confirmed that no new information regarding the proposed text amendments was provided at the Public Hearing.

There were no further representations to this item.

Councillor Marsden returned to the meeting at this time (7:58 p.m.).

**ITEM #4**      **Reference: PROJ 20-135**  
**20 119427 TU**  
**Address: 1150 The High Street**

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The City has received an application for a Temporary Use Permit (TUP) for the property located at **1150 The High Street**. The applicant is requesting a TUP to permit a temporary retail garden centre. This TUP would expire on November 30, 2021.

In response to a question from a member of Council, the Planner 1 provided information relating to the proposed use of a generator on this site.

Discussion ensued relative to the following:

- Concerns regarding the impact that the proposed use of a generator may have on the environment
- The understanding that this is a temporary application and clarification regarding the proposed paved sidewalk entry extension

The General Manager Engineering and Public Works provided information relating to the proposed paved sidewalk entry extension.

Carola Alder, 200 – 2414 St Johns Street, Port Moody, appeared before Council to provide an overview of the proposed temporary use permit. In response to a questions from members of Council, they provided information relating to the paving of the sidewalk entry and the proposed use of a generator on this site.

Discussion continued relative to the following:

- The noise of the proposed generator and concerns regarding the impact that it may have on the surrounding area
- Whether any sound mitigation measures will be in place

In response to a question from a member of Council, Carola Alder, 200 – 2414 St Johns Street, Port Moody, provided information regarding the hours of operation for the proposed temporary retail garden centre.

Discussion ensued relative to the following:

- Clarification regarding the consultation conducted as a part of the Temporary Use Permit process
- The use of generators by food trucks and other temporary vendors in the City
- The size and proposed use of the generator

In response to a question from a member of Council, Carola Alder, 200 – 2414 St Johns Street, Port Moody, provided information regarding the size

and proposed of the generator. In response to a question from a member of Council, they also provided information regarding the power source for the proposed security measures.

Discussion ensued relative to clarifying the length of the proposed Temporary Use Permit.

In response to a question from a member of Council, the Director Development Services provided further information relating to the proposed paved sidewalk entry extension.

Discussion ensued relative to the proposed surfacing materials to be used to pave the sidewalk.

The General Manager Engineering and Public Works stated that the applicant could use gravel as a surfacing material for the sidewalk entry extension.

Marjan Zamani, 2980 Atlantic Avenue, appeared before Council to express concerns regarding the noise of the proposed generator and concerns regarding the impact that it may have on the surrounding area. They also enquired as to whether the proposed temporary retail garden centre would attract pests, and when the proposed centre would open.

The Director Development Services noted that the proposed temporary retail garden centre will need to comply with *Noise Regulation Bylaw No. 1233, 1982*.

The Planner 1 provided information relating to the next steps of this application.

Carola Alder, 200 – 2414 St Johns Street, Port Moody, appeared before Council to provide information relating to the types of plants that the proposed temporary retail garden centre intends to sell, noting that they would not attract any more pests than a typical garden centre. They stated that the applicant hopes to have the proposed garden centre established by the end of March. In response to a question from a member of Council, they also stated that the proposed temporary garden centre would not carry manure or other odoriferous materials.

In response to a question from a member of Council, the Planner 1 provided information relating to feedback received from the public regarding the proposed application.

In response to a question from a member of Council, the Legislative Services Manager provided information relating to the public consultation undertaken

as a part of this application.

Rob Bottos, 112 – 1177 Howie Avenue, appeared before Council to express support for the proposed garden centre, noting that it would be a good use of the current site and would create local business.

The following submissions were received, are attached to, and form a part of these minutes:

1. Comment Sheet from Ching Kwan, 2955 Atlantic Avenue, received March 2, 2021;
2. Comment Sheet from Kwong Ming Chan, 1808 – 1155 The High Street, received March 3, 2021;
3. Comment Sheet from Mandy Chan, 1809 – 1155 The High Street, received March 3, 2021;
4. Comment Sheet from Hai Zhou, 2101 – 2968 Glen Drive, received March 5, 2021;
5. Comment Sheet from Ruby (Rong) Nie, 2101 – 2968 Glen Drive, received March 5, 2021;
6. Comment Sheet from Wenjie Xiong, 806 – 2975 Atlantic Avenue, received March 8, 2021;
7. Comment Sheet from Xiao Zhang, 809 – 2975 Atlantic Avenue, received March 8, 2021;
8. Comment Sheet from Wei Gao, 2968 Glen Drive, received March 10, 2021; and
9. Letter from Carola Alder, Senior Planner, CityState Consulting Group, 2414 St Johns St, Port Moody, received March 13, 2021.

There were no further representations to this item.



**CLOSURE OF PUBLIC HEARING**

The Chair declared the Public Hearing closed at 8:37 p.m. on Monday, March 15, 2021.

MINUTES CERTIFIED CORRECT

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CHAIR

I hereby certify that I have recorded the  
Minutes of the Public Hearing held on  
Monday, March 15, 2021 as instructed,  
subject to amendment and adoption.



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Kate Nasato  
Legislative Services Clerk

**PLANNING AND DEVELOPMENT DEPARTMENT**  
**BRIEF TO PUBLIC HEARING, MONDAY MARCH 15, 2021**

**ITEM #1 – PROJ 19-056 – BYLAW NOS. 5067, 2021 and 5068, 2021**

Application to amend *City of Coquitlam Citywide Official Community Plan Bylaw No. 3479, 2001* to revise the land use designation of the property at 3489 Baycrest Avenue, from Townhousing and Open Space to Townhousing; and to amend *City of Coquitlam Zoning Bylaw No. 3000, 1996* to rezone the property at 3489 Baycrest Avenue, from RS-2 One-Family Suburban Residential to RT-2 Townhouse Residential – *Bylaw Nos. 5067, 2021 and 5068, 2021*.

**Recommendation:**

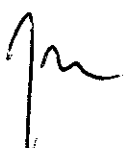
That Council give second and third readings to *City of Coquitlam Citywide Official Community Plan Amendment Bylaw No. 5067, 2021* and *City of Coquitlam Zoning Amendment Bylaw No. 5068, 2021*.

**First Reading:**

On February 22, 2021, Council gave first reading to *Bylaw Nos. 5067, 2021 and 5068, 2021* and referred the bylaws to Public Hearing.

**Additional Information:**

At the February 22, 2021 Regular Council meeting, no additional information pertaining to *Bylaw Nos. 5067, 2021 and 5068, 2021* was requested by Council.

A handwritten signature in black ink, located in the bottom right corner of the page. The signature is stylized and appears to be a first name followed by a last name.

**ITEM #2 – PROJ 19-074 – BYLAW NO. 5009, 2020**

Application to amend *City of Coquitlam Zoning Bylaw No. 3000, 1996* to rezone the properties at 597, 599, 601 and 603 Dansey Avenue, from RS-1 One-Family Residential to RM-3 Multi-Storey Medium Density Apartment Residential – *Bylaw No. 5009, 2020*.

**Recommendation:**

That Council give second and third readings to *City of Coquitlam Zoning Amendment Bylaw No. 5009, 2020*.

**First Reading:**

On June 1, 2020, Council gave first reading to *Bylaw No. 5009, 2020* and referred the bylaw to Public Hearing.

On July 6, 2020, this item was considered at the Public Hearing and *Bylaw No. 5009, 2020* was subsequently granted second and third readings by Council at that time.

On February 22, 2021, given new information regarding the development proposal, Council rescinded second and third readings of *Bylaw No. 5009, 2020* and referred the bylaw to a new Public Hearing.

**Additional Information:**

At the February 22, 2021 Regular Council meeting, no additional information pertaining to *Bylaw No. 5009, 2020* was requested by Council.

**ITEM #3 – PROJ 20-122 – BYLAW NOS. 5099, 2021 and 5100, 2021**

Application to amend *City of Coquitlam Zoning Bylaw No. 3000, 1996* in order to implement development regulatory improvements and housekeeping text amendments – *Bylaw Nos. 5099, 2021 and 5100, 2021*.

**Recommendation:**

That Council give second, third, and fourth and final readings to *City of Coquitlam Zoning Amendment Bylaw Nos. 5099, 2021 and 5100, 2021*.

**First Reading:**

On February 8, 2021, Council gave first reading to *Bylaw Nos. 5099, 2021 and 5100, 2021* and referred the bylaws to Public Hearing.

**Additional Information:**

At the February 8, 2021 Regular Council meeting, no additional information pertaining to *Bylaw Nos. 5099, 2021 and 5100, 2021* was requested by Council.

  
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Andrew Merrill, MCIP, RPP

AM/ce



# 3489 Baycrest Ave

Baycrest West Public Hearing – PROJ 19-056  
03/15/2021

1

## Overview

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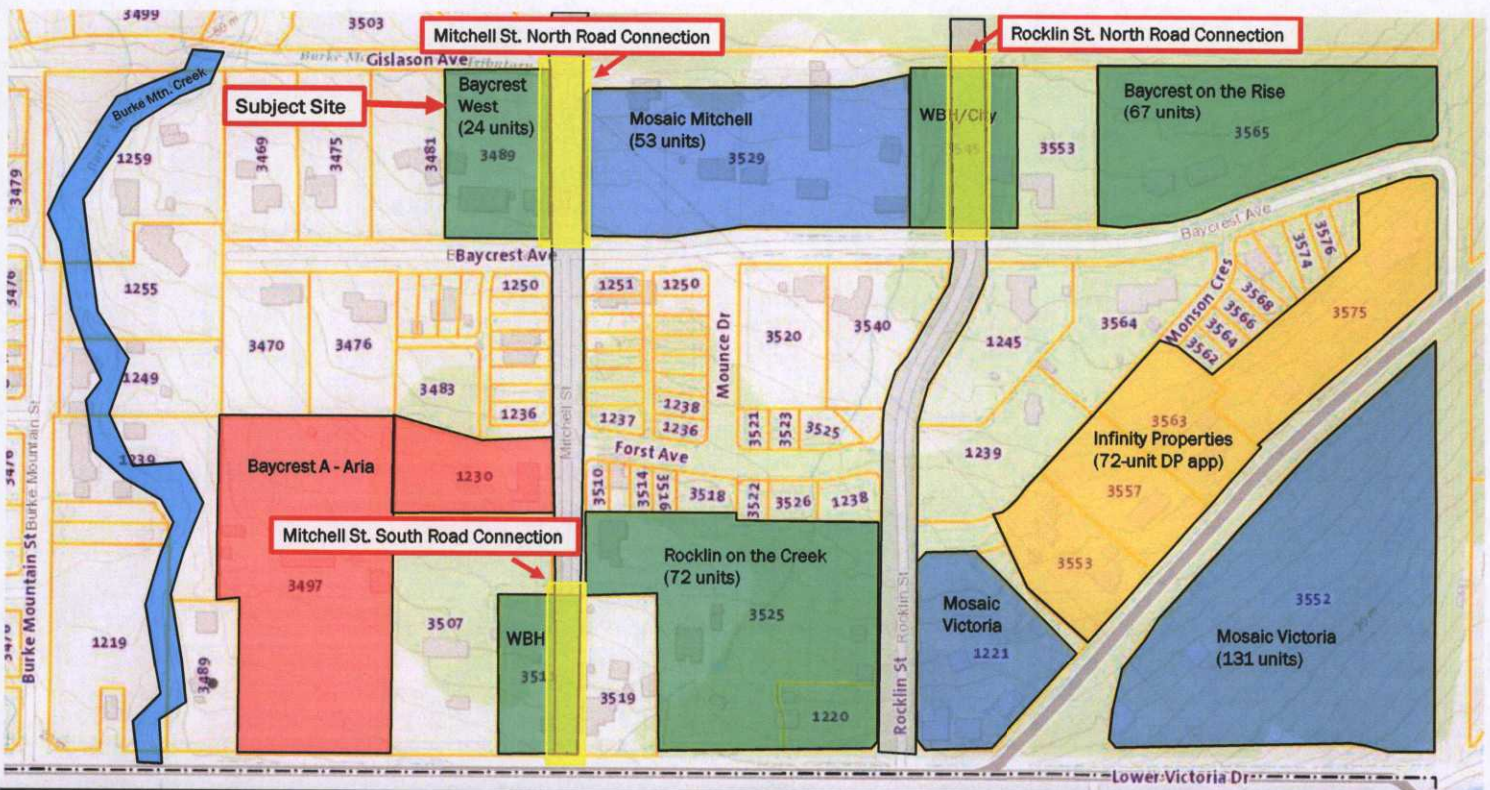
1. History of Land
2. Previous Projects

2



# 1. History of Land

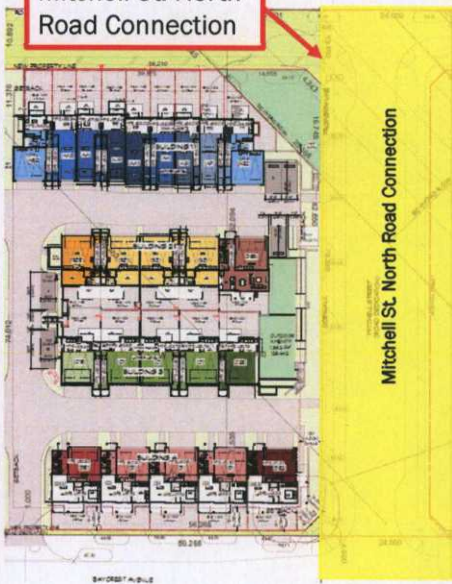
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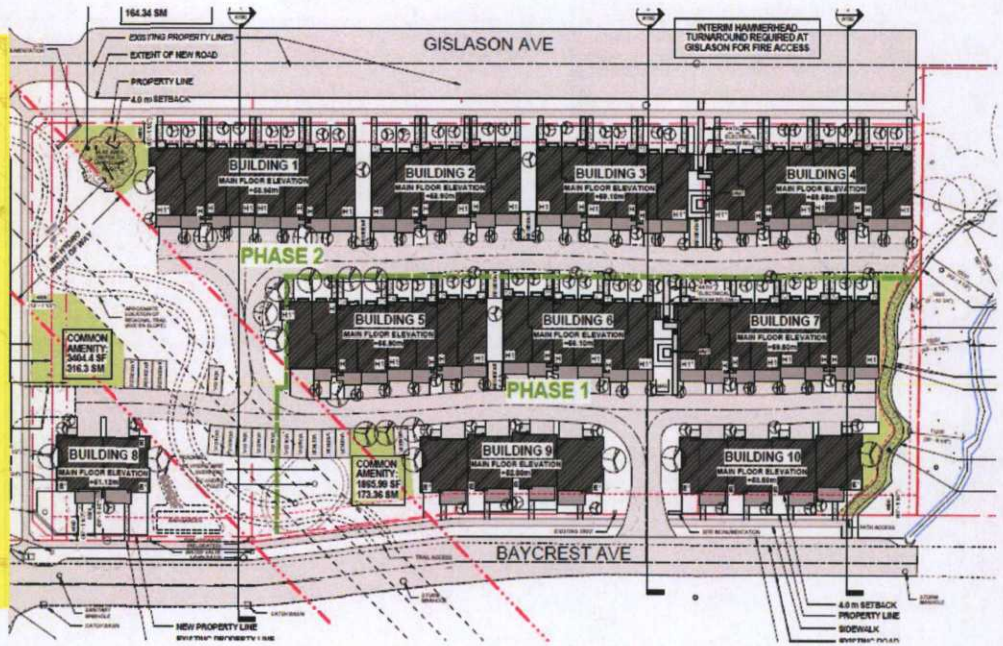
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# Mitchell St. North Road Connection

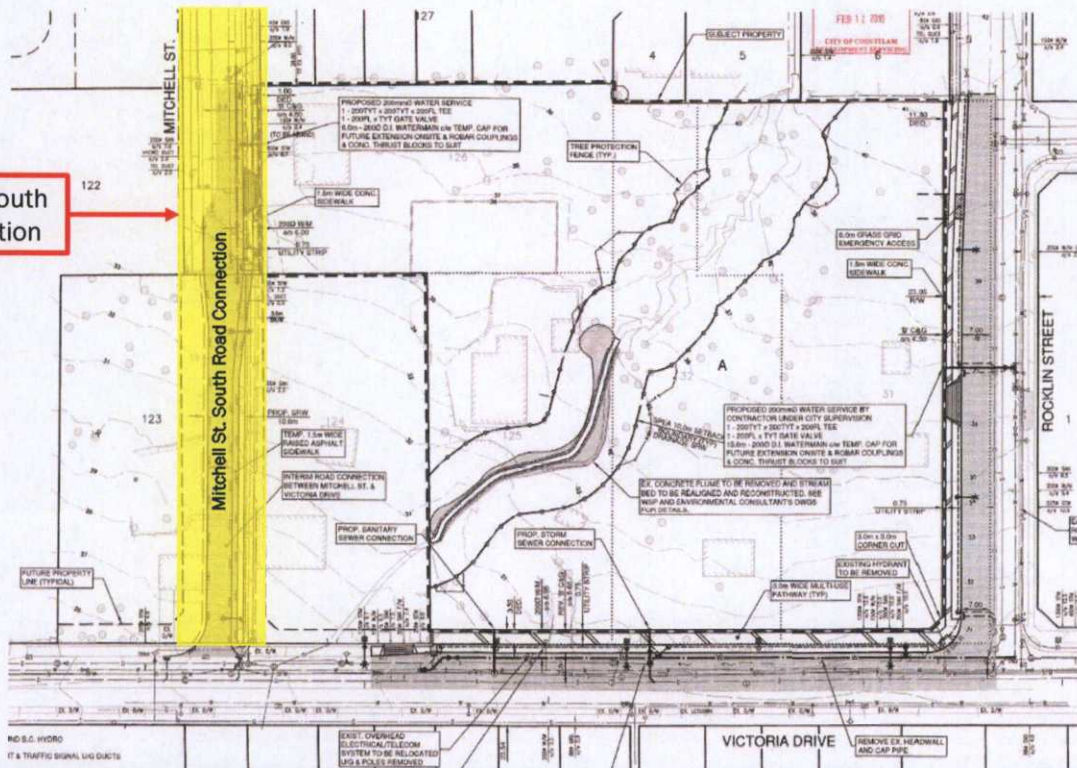


Mitchell St. North Road Connection



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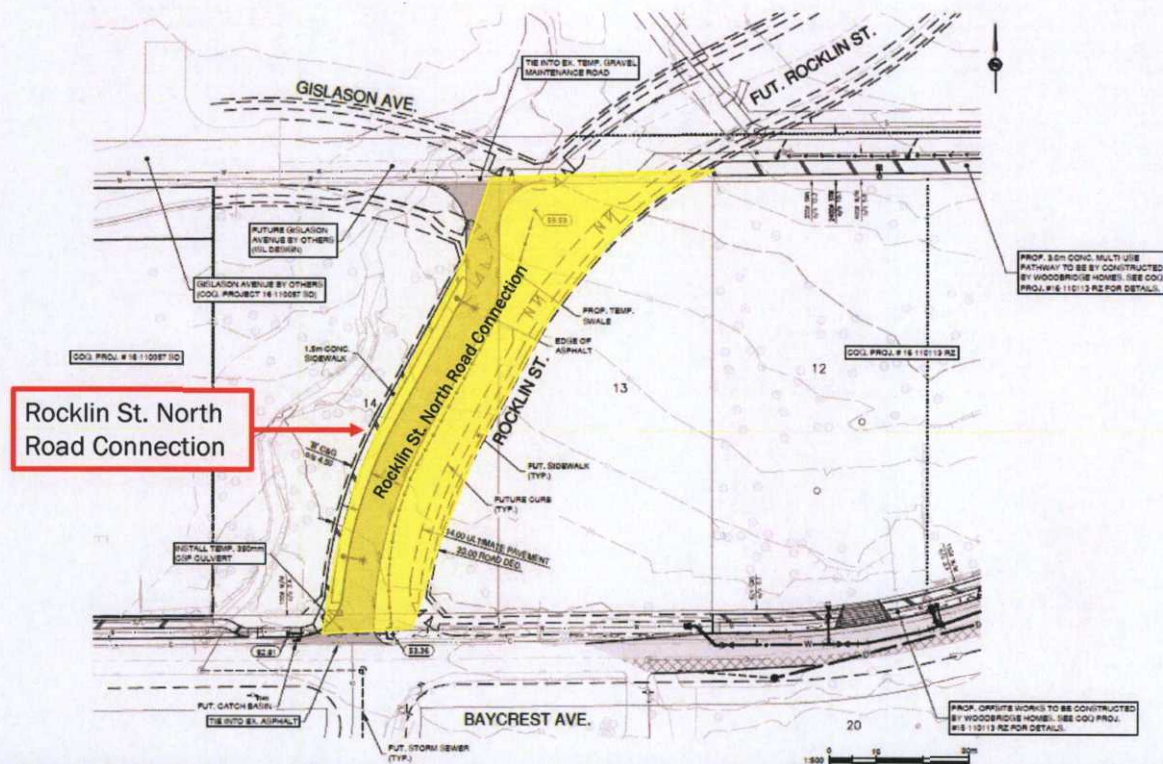
# Mitchell St. South Road Connection



Mitchell St. South Road Connection

6





## 2. Previous Projects







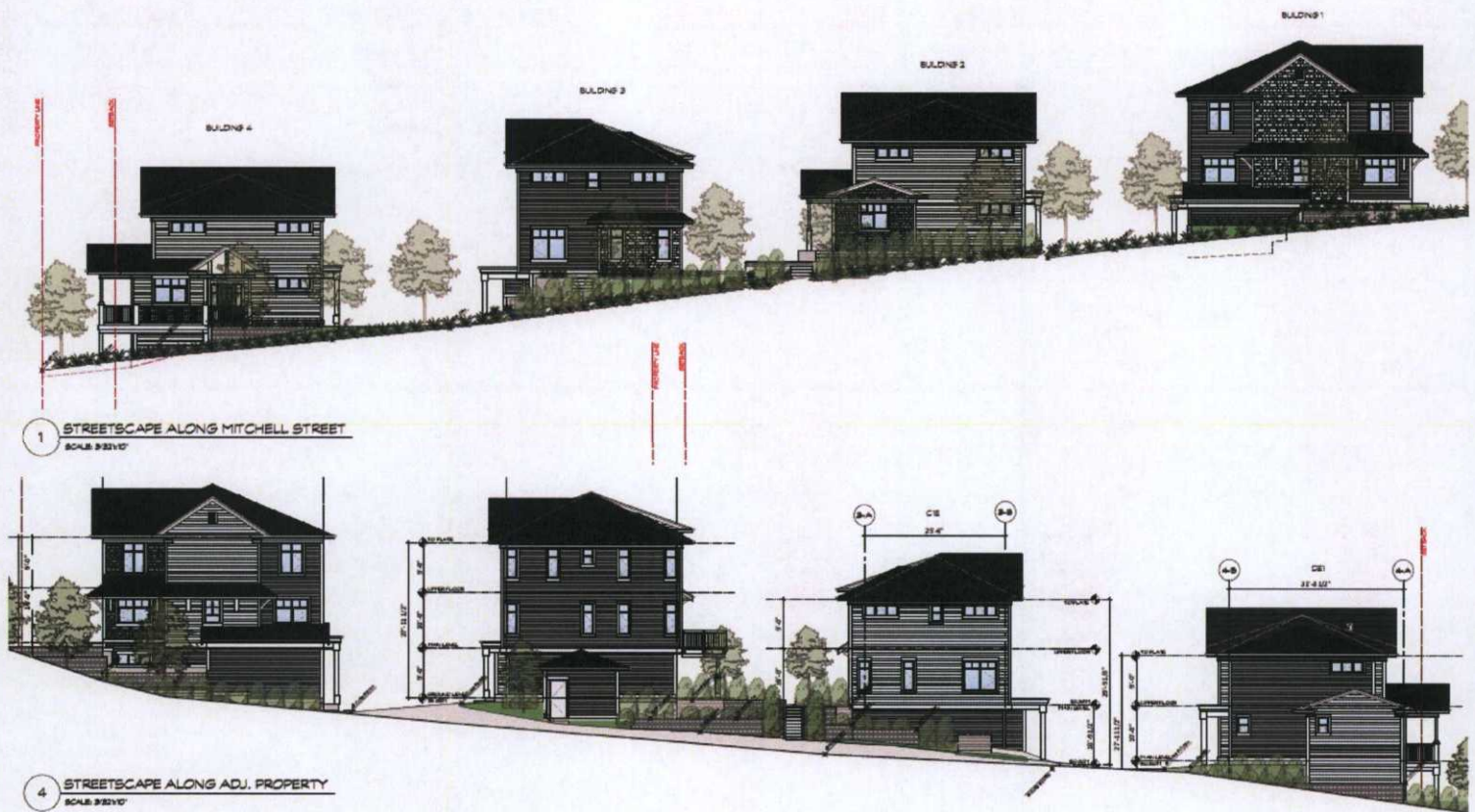


3 BUILDING 1 - NORTH ELEVATION  
SCALE 1/8"=1'-0"



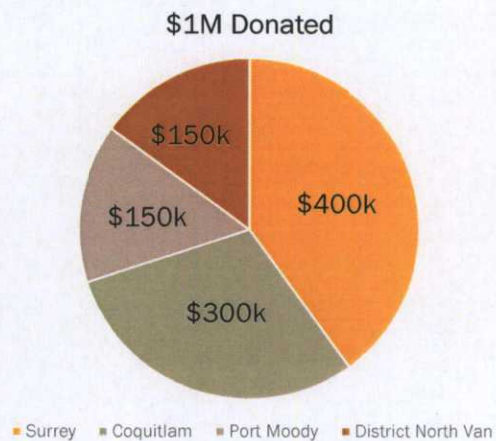
3 BUILDING 4 - SOUTH ELEVATION  
SCALE 1/8"=1'-0"





# Woodbridge Homes Foundation

Established in 2020



- Eagle Ridge Hospital - \$12,500
- Lions Gate Hospital Foundation - \$11,000
- Port Moody Firefighters Foundation - \$5,000
- The Vancouver Sun Children's Fund - \$5,000
- Harvest Project - \$15,000
- Backpack Buddies - \$3,000





Thank You

Temporary, -----  
Comment Sheet

## 1150 High Street

The City has received an application for a Temporary Use Permit (TUP) for the property located at 1150 High Street. The applicant is requesting a TUP to permit a temporary retail garden centre. This TUP would expire on November 30, 2021.

Please provide your comments on the proposed Application.

Name and Address (Required): Address: 2955 Atlantic Ave  
Name: Ching Kwan

- good economic stimulus for the City. Especially as there aren't many garden centres in Coquitlam, this helps allows residents in the tri-cities to shop local
- ~~frustrate~~ Safety for pedestrians. On Baldwin St and Atlantic Ave. The existing two crosswalks are difficult for vehicles to spot pedestrians
- suggestion for the Garden Centre to have their own parking lot or use Coquitlam Centre parking off Baldwin. It's difficult to find parking (especially the free 2hr parallel parking spots) currently as is possible traffic congestion. Many turn right or left into apartment complex and during peak hours

Personal information contained in your response is collected under the authority of the provincial Local Government Act and the City's Development Procedures Bylaw and will only be used for the purposes of evaluating this proposed development. Please note that your response (including your name, address and statements) will be treated as public information and will be made available on request. Questions about the collection of your personal information may be referred to the Information, Privacy and Administrative Services Manager, City Hall, 3000 Guildford Way, Coquitlam, BC, 604-927-3011.

there is a vehicle line-up.

helps support the City introduced CCAP  
to build a Coquitlam downtown, vibrant  
area



- ☒ Copies to Mayor & Council
- ☐ Tabled Item for Council Meeting
- ☐ Correspondence Item for Council Meeting
- ☒ For Information Only
- ☐ For Response Only
- ☒ Copies to CAMPBELL, DEON (3)

Blak, RW (8)

Personal information contained in your response is collected under the authority of the provincial *Local Government Act* and the City's *Development Procedures Bylaw* and will only be used for the purposes of evaluating this proposed development. Please note that your response (including your name, address and statements) will be treated as public information and will be made available on request. Questions about the collection of your personal information may be referred to the Information, Privacy and Administrative Services Manager, City Hall, 3000 Guildford Way, Coquitlam, BC, 604-927-3011.

# Temporary Use Permit Comment Sheet

**1150 High Street**

The City has received an application for a Temporary Use Permit (TUP) for the property located at 1150 High Street. The applicant is requesting a TUP to permit a temporary retail garden centre. This TUP would expire on November 30, 2021.

**Please provide your comments on the proposed Application.**

Name and Address (Required):

#1808-1155 THE HIGH ST  
V3B 7W4 KWONG MING CHAN

Good for the neighborhood

- ☒ Copies to Mayor & Council
- ☐ Tabled Item for Council Meeting
- ☐ Correspondence Item for Council Meeting
- ☒ For Information Only
- ☐ For Response Only
- ☐ Copies to WUPD, DSS, DSEM, Plan 3,  
Pub, R.C

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# Temporary Use Permit Comment Sheet

**1150 High Street**

The City has received an application for a Temporary Use Permit (TUP) for the property located at 1150 High Street. The applicant is requesting a TUP to permit a temporary retail garden centre. This TUP would expire on November 30, 2021.

Please provide your comments on the proposed Application.

Name and Address (Required): #1809-1155 THE HIGH ST  
V3B 7W4

Good idea. Good for the neighborhood

MANDY CHAN

☒ Copies to Mayor & Council

☐ Tabled Item for Council Meeting

☐ Correspondence Item for Council Meeting

☒ For Information Only

☐ For Response Only

☒ Copies to CMPD, IDS, DEON, PLANNING  
Rel M. Tel Cg

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- ☒ Copies to Mayor & Council  
☐ Tabled Item  
☒ Correspondence Item for Council Meeting  
☐ For Information Only  
☐ For Response Only  
☒ Copies to Supervisor

**Coquitlam**

Public Hearing - March 15, 2021  
 Item 4 - Temporary Use Permit  
 Application - 1150 The High Street

## Temporary Use Permit Comment Sheet

**1150 High Street**

*Reh Toly*

The City has received an application for a Temporary Use Permit (TUP) for the property located at 1150 High Street. The applicant is requesting a TUP to permit a temporary retail garden centre. This TUP would expire on November 30, 2021.

Please provide your comments on the proposed Application.

Name and Address (Required):

*Hai Zhou*

*2101 # 2968 Glen drive, Coquitlam, B.C.*

*I opposed to TUP in building at 1150 High Street with following reasons:*

*1. Some residents developed an allergy to pollen.*

*Retail garden centre will be a high risk to the health of these residents.*

*2. Retail garden Centre will be noisy because more people will go there for shopping.*

*3- Retail garden Centre will be risky place and unsafe place to residents because of Covid-19 virus transmission.*

Personal information contained in your response is collected under the authority of the provincial Local Government Act and the City's Development Procedures Bylaw and will only be used for the purposes of evaluating this proposed development. Please note that your response (including your name, address and statements) will be treated as public information and will be made available on request. Questions about the collection of your personal information may be referred to the Information, Privacy and Administrative Services Manager, City Hall, 3000 Guildford Way, Coquitlam, BC, 604-927-3011.

File #: 08-3010-06/20 119423 PROJ/1 Doc #: 3994380 v1

Temporary  
Comment Sheet

1150 High Street

The City has received an application for a Temporary Use Permit (TUP) for the property located at 1150 High Street. The applicant is requesting a TUP to permit a temporary retail garden centre. This TUP would expire on November 30, 2021.

Please provide your comments on the proposed Application.

Name and Address (Required): Ruby (Rong) Nie 2101-1968 Glen Drive, Coquitlam

I don't agree to permit a TUP because it will be noisy and unsafe during this pandemic.

- ☒ Copies to Mayor & Council  
☐ Tabled Item for Council Meeting  
☐ Correspondence Item for Council Meeting  
☒ For Information Only  
☐ For Response Only  
☒ Copies to AMPD, DDS, JSEM, PWS,

Ed M. Ferguson

Personal information contained in your response is collected under the authority of the provincial *Local Government Act* and the City's *Development Procedures Bylaw* and will only be used for the purposes of evaluating this proposed development. Please note that your response (including your name, address and statements) will be treated as public information and will be made available on request. Questions about the collection of your personal information may be referred to the Information, Privacy and Administrative Services Manager, City Hall, 3000 Guildford Way, Coquitlam, BC, 604-927-3011.

File # DR 4010 06/20/13 0421 PRO/13 Doc # 1004 0001

**Coquitlam**

City of Coquitlam

## Temporary Use Permit Comment Sheet

**1150 High Street**

The City has received an application for a Temporary Use Permit (TUP) for the property located at 1150 High Street. The applicant is requesting a TUP to permit a temporary retail garden centre. This TUP would expire on November 30, 2021.

Please provide your comments on the proposed Application.

Name and Address (Required): Wangjie Xiong 806-2921 Atlantic Av Coquitlam

I don't agree TUP for retail garden centre with the following reasons: 1 - it will be noisy and unsafe during pandemic COVID-19; 2 - public/visitor parking will be unavailable to residents' friends; 3 - some residents are allergic to pollen, flower and plants.

☒ Copies to Mayor & Council

☐ Tabled Item for Council Meeting

☐ Correspondence Item for Council Meeting

☒ For Information Only

☐ For Response Only

☐ Copies to CMPO, DSD, DEEN, PWS, Kelly, Kim

Personal information contained in your response is collected under the authority of the provincial Local Government Act and the City's Development Procedures Bylaw and will only be used for the purposes of evaluating this proposed development. Please note that your response (including your name, address and statements) will be treated as public information and will be made available on request. Questions about the collection of your personal information may be referred to the Information, Privacy and Administrative Services Manager, City Hall, 3000 Guildford Way, Coquitlam, BC, 604-927-3011.

File # 08 3010 06/2011073/PA/2011 Doc # 3954380 v1

# Temporary Use Comm

Public Hearing - March 15, 2021  
Item 4 - Temporary Use Permit  
Application - 1150 The High Street

1150 High Street

The City has received an application for a Temporary Use Permit (TUP) for the property located at 1150 High Street. The applicant is requesting a TUP to permit a temporary retail garden centre. This TUP would expire on November 30, 2021.

Please provide your comments on the proposed Application.

Name and Address (Required): Xiao Zhang 809-2971 Alton Ave Coquitlam

I don't agree TUP for retail garden centre with the following  
reasons: 1- it will be noisy and unsafe during pandemic  
COVID-19; 2- public/visitors parking will be unavailable  
to residents' friends; 3- some residents are allergic to  
pollen, flowers and plants.

☒ Copies to Mayor & Council

☐ Tabled Item for Council Meeting

☐ Correspondence Item for Council Meeting

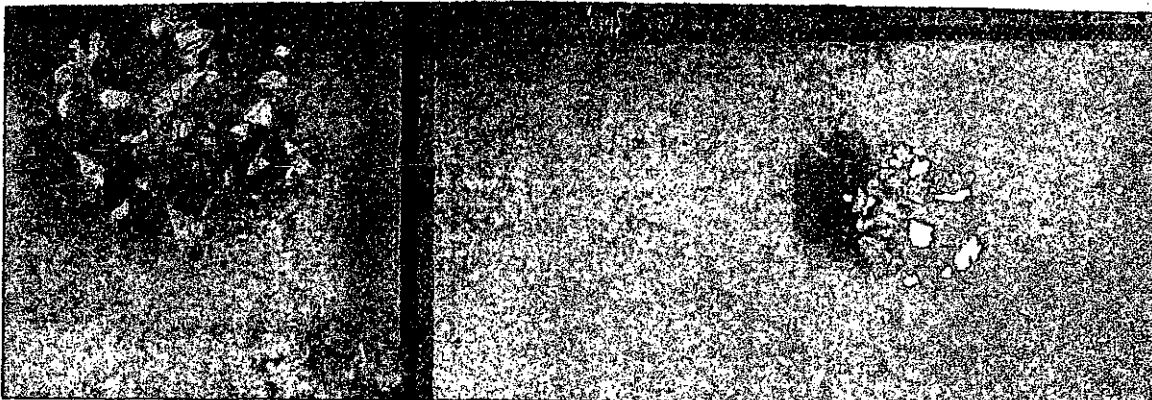
☐ For Information Only

☐ For Response Only

☒ Copies to AMANDA KAM PHU  
Perm. DEC

Personal information contained in your response is collected under the authority of the provincial *Local Government Act* and the City's *Development Procedures Bylaw* and will only be used for the purposes of evaluating this proposed development. Please note that your response (including your name, address and statements) will be treated as public information and will be made available on request. Questions about the collection of your personal information may be referred to the Information, Privacy and Administrative Services Manager, City Hall, 3000 Guildford Way, Coquitlam, BC, 604-927-3011.

File #: 08-3010-06/20 119623 PROJ/1 Doc #: 9994380 v1



Coquitlam

City of Coquitlam

# Temporary Use Permit Comment Sheet

1150 High Street

The City has received an application for a Temporary Use Permit (TUP) for the property located at 1150 High Street. The applicant is requesting a TUP to permit a temporary retail garden centre. This TUP would expire on November 30, 2021.

Please provide your comments on the proposed Application.

Name and Address (Required): \_\_\_\_\_

Wei Gao 2968 Glen Dr Coquitlam

Hi. I don't think it's a good idea, because it might cause pollen allergy and traffic jam.

- ☒ Copies to Mayor & Council
- ☐ Tabled Item for Council Meeting
- ☐ Correspondence Item for Council Meeting
- ☒ For Information Only
- ☐ For Response Only
- ☒ Copies to GMPP, DSS, JSEM, Phyllis, Terry, Tracy

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**Nasato, Kate**

Public Hearing – March 15, 2021  
Item 4 - Temporary Use Permit  
Application – 1150 The High Street

**From:** Silva, Liz  
**Sent:** Monday, March 15, 2021 7:00 AM  
**To:** Council  
**Cc:** Steblin, Peter; Allueva, Raul; Gilbert, Jay; Stuart, Graham; Clerks Dept  
**Subject:** FW: 1150 The High Street: Temporary Use Permit, Item 4  
**Attachments:** 1150 The High - Item 4 - Letter to Council.pdf

FOR YOUR INFORMATION.

**From:** Carola Alder [REDACTED]  
**Sent:** Saturday, March 13, 2021 7:53 AM  
**To:** Mayor & Council <mayor\_council@coquitlam.ca>  
**Subject:** 1150 The High Street: Temporary Use Permit, Item 4

**Greetings Mayor and Council,**

In anticipation of our Temporary Use Permit application (Public Hearing Item 4) moving forward for your consideration on Monday evening, please find attached our letter which highlights the following important points:

- Background of Urban Roots owners/operators, Canadian Valley Growers;
- A summary of our public outreach; and
- Our request to waive one of the conditions outlined in the staff report to construct a sidewalk at the southwest corner of the property.

I welcome your questions and comments in response to this email, or feel free to call me direct: 778-242-8221

Respectfully,  
Carola

Carola Alder  
CityState Consulting Group Ltd.  
M: [REDACTED]

- ☒ Copies to Mayor & Council
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- ☒ Copies to AMPO, DSD, SEN, Perm 3,  
Reh. Telg



**Disclaimer.** Development applications and municipal planning processes are complex. Bylaws and regulations vary greatly between cities. Official Community Plans use vague words like "encourage." Each application is subject to interpretation by individual government employees, public perceptions and unexpected changes in Council direction. Past approvals increase the probability of, but do not guarantee, similar approvals in the future. Senior staff in most cities see the development approval process as a negotiation with the applicant and an opportunity to influence an owner's contributions to the community. In that context, CityState's creative team recommends great solutions and maintains a superb track record, however, CityState never guarantees that applications will be approved as presented. Our team is 100% committed to advancing every project and providing high quality information to help clients make strategic decisions along the way.

Mayor and Council  
City of Coquitlam  
3000 Guildford Way  
Coquitlam, BC, V3B 7N2

March 12, 2021

sent by email: [mayor\\_council@coquitlam.ca](mailto:mayor_council@coquitlam.ca)

Dear Mayor and Council,

**RE: Public Outreach Results – Temporary Use Permit Urban Roots Garden Market at 1150 The High Street**

## Background

Urban Roots is a retail garden market planning to operate in municipalities throughout Metro Vancouver. Canadian Valley Growers, the owner-operators of Urban Roots, have been supplying major garden centers in the region for over 40 years. Their intention is to serve as a COVID-friendly, direct-to-consumer retailer in the heart of Coquitlam Centre under a lease agreement.

This application presents a unique opportunity for Coquitlam Council to beautify an important intersection in Coquitlam Centre, support a proposal serving the thousands of garden enthusiasts who call Coquitlam home, and bring more economic activity to the area.

The property at 1150 The High St. has been underutilized for decades, despite its obvious potential. The seasonal garden center we propose as part of our Temporary Use Permit application will bring vitality and much-needed commercial activity to the area. Surrounding businesses and residents will benefit from a beautified landscape and walk-to services at Coquitlam's newest retail garden center!

## Public Outreach

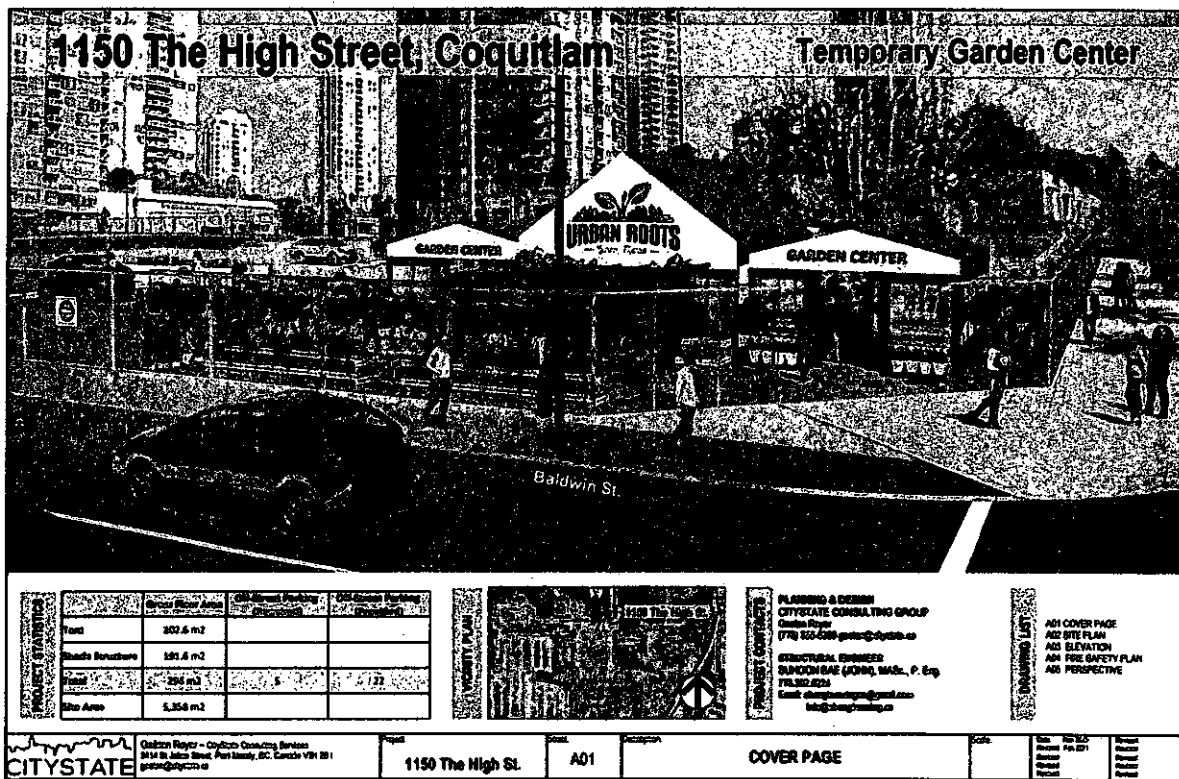
Door-to-door public outreach was conducted along the blocks immediately surrounding the subject property on March 11th. Flyers were distributed, including a site rendering, brief description of the project, and contact information for our Planning firm.

By all accounts, feedback was overwhelmingly positive. The prospect of a revitalized Coquitlam Centre commercial space is warmly anticipated by neighbours. Below is a brief synopsis of the verbal comments we have received:

- Residents and business owners look forward to increased economic activity in the neighbourhood;
- This is viewed as a big improvement over the lot's current utilization; and
- Residents and local workers look forward to visiting the garden center.

## Site Access

Lastly, we request that Council waive one of the conditions included in the staff report. This condition requires the creation of a sidewalk along a portion Baldwin Street starting near the southwest property line. To provide some context, a pedestrian entrance/exit at the southwest corner of the site will be accessed via the sidewalk along Northern Avenue and adjacent crosswalks. The absence of a sidewalk further north along Baldwin Street precludes the possibility of pedestrian access along this site boundary. In fact, providing one may inadvertently guide pedestrians toward a portion of the site that is explicitly marked "No Entry." We also ask that Council consider the significant cost associated with the installation of a concrete sidewalk that would have to be absorbed by a small seasonal business. This new sidewalk should be built as part of the re-development of the site and designed for its ultimate permanent use.



In closing, we ask that Council support our Temporary Use Permit application on Monday night.

Sincerely,

Carola Alder,  
Senior Planner, CityState Consulting Group