

A Regular Council Meeting for the City of Coquitlam convened in the Council Chambers of City Hall, 3000 Guildford Way, Coquitlam, BC on Monday, November 1, 2021 at 7:06 p.m. All members of Council were present save Councillor Hodge. Members of staff present were the City Manager, Deputy City Manager, General Manager Engineering and Public Works, General Manager Finance, Lands and Police, General Manager Parks, Recreation, Culture and Facilities, General Manager Planning and Development, Director Development Services, Director Community Planning, Development Facilitator, Director Intergovernmental Relations and Legislative Services and Committee Clerk.

CALL TO ORDER

The Mayor, on behalf of Council, acknowledged All Saints Day, All Hallows Day, and Halloween.

ADOPTION OF MINUTES

1. Minutes of the Regular Council Meeting held on Monday, October 25, 2021

MOVED BY COUNCILLOR TOWNER
AND SECONDED

448 That the Minutes of the Regular Council Meeting held on Monday, October 25, 2021 be approved.

CARRIED UNANIMOUSLY

COMMITTEE MINUTES AND RECOMMENDATIONS

2. Minutes of the Universal Access-Ability Advisory Committee Meeting held on Tuesday, September 21, 2021

MOVED BY COUNCILLOR KIM
AND SECONDED

449 That the Minutes of the Universal Access-Ability Advisory Committee Meeting held on Tuesday, September 21, 2021 be received for information.

CARRIED UNANIMOUSLY

REPORTS OF STAFF

PLANNING AND DEVELOPMENT

3. **Report of the Director Development Services – Temporary Use Permit Applications for Rotating Temporary Cold/Wet Weather Emergency Shelters at 1636 Regan Avenue (Calvary Baptist Church), 2601 Spuraway Avenue (Coquitlam Alliance Church), 1160 Lansdowne Drive (Eagle Ridge Bible Fellowship), and 825 St Laurence Street (St. Laurence Anglican Church) and Cold/Wet Weather Mat Program Housing Agreement Repeal Bylaw No. 5169, 2021– (PROJ 21-141, 21-142, 21-144 and 21-149)**

The Mayor noted that it is important that speakers ensure that they are familiar with the facts of the proposal and program parameters and that comments are thus relevant to the factual realities of the subject matter.

The Director Community Planning provided introductory comments to the report and noted the following:

- The knowledge that the program has operated successfully for several years previously
- The outline of the program's planned manner of operation including services provided and the supervision of participants at church sites
- The awareness that although a temporary use permit would be in place for 3 years, it is anticipated that either a limited program or no program at all may operate this winter due to the current lack of a service provider to operate the program this year.
- The knowledge that the Tri-Cities Homelessness and Housing Task Group has been seeking and continues to work to find a new operator for the program

Recess and Reconvene

Council recessed in order to resolve a technical issue at this time (7:17 p.m.) and reconvened at (7:25 p.m.).

The Director Community Planning reiterated their introductory comments to the report in case, due to technical challenges, any Zoom participants had missed them.

In response to a question from Council, the Director Community Planning provided a further overview of the parameters of the program's operation which are included in the temporary use permit including:

- The stipulation that the residents in the program will be kept inside the church buildings overnight and will be accompanied if they go outside of a church for any reason
- The knowledge that the program operates for 30 days at a time per location before rotating to the next church location

Ann Kumpula, 809 Prospect Street, appeared before Council to enquire as to the potential for a more permanent solution for homelessness in the Tri-Cities. Although she expressed support for the operation of the shelter program for the coming Winter season, she requested that council and all stakeholders seek an alternative long-term solution at the conclusion of March, 2022.

Discussion continued relative to the following:

- The understanding that permanent shelter facilities have been faced with challenges including being at capacity since going into operation
- The desire for continued assistance and funding from the province and more permanent solutions to tackle the problem of homelessness

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

1. Email from Ella Vinitzky, received October 8, 2021;
2. Email from Moe, Mariner Way, received October 8, 2021;
3. Email from Paul Choudhury, 1188 Creekside Drive Coquitlam, received October 18, 2021;
4. Email from Natalie Corea, received October 19, 2021;
5. Email from Gary Gatherwood, received October 19, 2021
6. 2021;
7. Email from Dave and Laurie McDonald, 1167 Creekside Drive, received October 19, 2021;
8. Email from Alborz Heydaryan, 1648 Cornell Avenue, Coquitlam received October 19, 2021;
9. Email from Bev Quist, 1169 Creekside Drive, received October 20, 2021;
10. Email from Matthew Byer, 118-1180 Lansdowne Drive, received October 22, 2021;
11. Email from Collin Tisshaw 2683 Eagleridge Drive, received October 22, 2021;
12. Email from Gowri Atkinson, 2690 Burnside Drive, received October 25, 2021;
13. Email from Jeanette McLean, 2690 Eagleridge Drive, received October 26,
14. Email from Dicken and Ming Li, 1685 Cornell Avenue, Coquitlam, received October 30, 2021;
15. Email from Cecilia and Peter Stocker, Burnside Place, received November 1, 2021; and
16. Email from Christina Pereira, received November 1, 2021.

There were no further representations to this item.

Discussion continued relative to the following:

- The belief that fear is bred due to a lack of understanding of the proposed program
- That in previous years the program operated without problems to the surrounding areas

- The knowledge that there is not currently a similar shelter in operation
- The belief that the correlation that many have drawn between incidents of criminal activity in neighbourhoods and the Cold/Wet Weather Emergency Shelter program are unfounded due to the previously discussed operating parameters when residents are on-site
- The belief that although they may have no fixed address, that homeless residents are still residents of the City
- Appreciation for the churches' leadership
- The desire to find a more permanent solution for lack of housing in the Lower Mainland
- The desire for any potential service providers for the program to reach out to the City if they have the capacity to serve the community
- The fact that some of those in opposition to the operation of the homeless shelter in the churches have not been aware of its prior operation due to its lack of negative impact to the surrounding communities
- The ability of a cold/ wet weather program to help make lasting change by removing barriers and giving participants the ability to get services they need and connect with those that can help them
- The acknowledgement of the service and role that the faith community and volunteers provide to the wider community

MOVED BY COUNCILLOR MARSDEN
AND SECONDED

450 That Council:

1. Approve the signing and sealing of Temporary Use Permit Nos. 21 117247 TU, 21 117255 TU, 21 117269 TU, and 21 117516 TU, and that the Mayor and City Clerk be authorized to execute these Permits on behalf of the City of Coquitlam;
2. Give first, second and third readings to *Cold/Wet Weather Mat Program Housing Agreement Repeal Bylaw No. 5169, 2021*; and
3. Direct that, until termination of the Housing Agreements with *Cold/Wet Weather Mat Program Housing Agreement Repeal Bylaw No. 5169, 2021*, in the event of any inconsistency between the terms of the Temporary Use Permits and the terms of the Housing Agreements, the terms of the Temporary Use Permits will prevail.

CARRIED UNANIMOUSLY

4. **Report of the Director Development Services – Notice of Permit Delegation of Authority – Development Procedures Bylaw Amendment – Bylaw No.5152, 2021 Development Application Process Review (DAPR) Initiative (PROJ 21-097)**

The Development Facilitator provided introductory comments to the report.

Council thanked staff for their hard work on this impactful project.

MOVED BY COUNCILLOR ASMUNDSON
AND SECONDED

- 451 That Council give first, second, and third readings to *Development Procedures Amendment Bylaw No. 5152, 2021*.

CARRIED UNANIMOUSLY

5. Report of the Director Development Services – Third Reading Extension of Zoning Amendment Bylaw No. 5011, 2019 at 675 North Road and 668 Whiting Way – Townline (PROJ 19-018)

Discussion ensued relative to the following:

- The concern about the number of times that a third reading can be extended and the possibility that time-consuming applications are being rushed forward followed by long delays that also delay other applications
- The knowledge that the time between third and fourth readings requires a lot of conditions to be met in order for a project to move forward
- The believe that the number of this type of extensions coming through recently may be due to the fact that the industry is working at capacity
- The desire for an improvement of the process
- The knowledge that there is a fee in place for development reading extensions
- The desire to examine the fee structure in relation to extensions
- The acknowledgement that the developer's actions to prioritise their rental development was a positive choice in spite of contributing to the need for a third reading extension

MOVED BY COUNCILLOR MANDEWO
AND SECONDED

- 452 That Council extend Third Reading of City of Coquitlam Zoning Amendment Bylaw No. 5011, 2019 for an additional twelve-month period to October 28, 2022.

CARRIED UNANIMOUSLY

CITY MANAGER

6. **Report of the Director Intergovernmental Relations and Legislative Services – Election Administration and Procedures Bylaw No. 5069, 2021 and Bylaw Notice Enforcement Amendment Bylaw No. 5071, 2021**

MOVED BY COUNCILLOR MANDEWO
AND SECONDED

453 That Council:

1. Give first, second and third readings to *Election Administration and Procedures Bylaw No. 5069, 2021*; and
2. Give first, second and third readings to *Bylaw Notice Enforcement Amendment Bylaw No. 5071, 2021*.

CARRIED UNANIMOUSLY

OTHER BUSINESS

NEXT MEETING DATE – NOVEMBER 15, 2021
--

ADJOURNMENT

MOVED BY COUNCILLOR WILSON
AND SECONDED

454 That the Regular Council Meeting adjourn – 8:00 p.m.

CARRIED UNANIMOUSLY

MINUTES CERTIFIED CORRECT

CHAIR

I hereby certify that I have recorded the Minutes of the
Regular Council Meeting held Monday, November 1, 2021
as instructed, subject to amendment and adoption.



Adam Shroff
Committee Clerk

Shroff, Adam

From: Lock, Natasha
Sent: October 8, 2021 12:38 PM
To: 'Ella Vinitsky'
Cc: Clerks Dept
Subject: RE: 1160 Eagleridge Dr Coquitlam

- ☒ Copies to Mayor & Council
- ☐ Tabled Item for Council Meeting
- ☐ Correspondence Item for Council Meeting
- ☒ For Information Only
- ☐ For Response Only
- ☒ Copies To: *GMPD, Dr Dev Ser, Des Ser Eng Man, Planner 3, File Manager, File Copy*

Good afternoon Ms. Vinitsky,

Thank you for your email and your feedback regarding the proposed temporary use permit for the rotating cold wet weather emergency shelter at 1160 Lansdowne Drive.

If you live within a 100 metre radius of 1160 Lansdowne Drive, you will also receive a letter notifying you of the proposal and how to provide input. Either way, you can provide your input to Council when the item goes forward for Council consideration on November 1st. Our Clerks Department will be in touch to provide you with further information on how to participate and provide your input.

Kind regards,

Natasha Lock, RPP, MCIP | Development Planner
CITY OF COQUITLAM

Planning & Development Department | Development Services
3000 Guildford Way, Coquitlam BC V3B 7N2
T: 604.927.3984 | F: 604.927.3405
nlock@coquitlam.ca

From: Ella Vinitsky
Sent: Friday, October 8, 2021 11:49 AM
To: Lock, Natasha
Subject: 1160 Eagleridge Dr Coquitlam

Hello Natasha,

I am reaching out with some comments regarding the development application by Eagle Ridge Bible Fellowship on 1160 Lansdowne Dr (PROJ 21-144) 21 117269TU

As you are most likely aware it's an application by a local church to operate an overnight homeless shelter on it's premises.

Unfortunately myself and majority of my neighbours are strongly opposed to it and ready to fight against this application.

This church located on a quiet street within a walking distance to 3 schools, 3 playgrounds and 4 daycares. This not a good place for a homeless shelter!

As a former employee of Union Gospel Mission I very much understand the importance of having homeless shelters. That said, proposal to bringing homeless people by bus to a church located in a family oriented neighbourhood from other places, sounds like a bad idea.

I would like to bring to your attention

this is not the first time Eagle Ridge Bible Fellowship is attempting to run a homeless shelter and have done so before with very poor results.

In the application it clearly states that the residents of the homeless shelter would not be permitted outside during shelter hours but our experience showed it is not the case. In previous years church volunteers were unable to control the shelter residents and majority of them got outside at night. The residents of the homeless shelter were standing in the church parking all night long swearing, smoking marijuana and drinking alcohol. My neighbours and I would like to have our voices heard regarding this matter and we would like to preserve the safety of our streets for ourselves and for our children.

Please let me know when we can voice our opinion on this matter in front of the Coquitlam city hall council.

Best regards,
Vinitsky Ella

[REDACTED]

Shroff, Adam

From:
Sent:
To:
Cc:
Subject:

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

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

Hi Moe,

Thank you for your email and feedback.

I have CC'd the File Manager, Natasha Lock, for her reference.

Note, the Temporary Use Permit (TUP) for temporary emergency shelter will be going to Council on November 1 and will be an opportunity for you to provide input.

*✓ Copies to GMIP, Dr. Dev, Dev, Eng, Man
Planner 3, File Manager, File (of)*

You can contact Natasha directly should you have further questions (NLock@coquitlam.ca).

Thanks,

Justin Jay | Planning Assistant 1

CITY OF COQUITLAM

Planning & Development Department | Development Services

3000 Guildford Way, Coquitlam BC V3B 7N2

jjay@coquitlam.ca

Information provided is restricted to department files and information in Development Planning only. Further information may be available from other departments. No representation is given as to the accuracy or completeness of any information provided.

The information transmitted is intended only for the person or entity to which it is addressed and may contain confidential and/or privileged material. Any review, transmission, dissemination or other use of, or taking any action in reliance upon, this information by persons or entities other than the intended recipient is prohibited. If you received this in error, please contact the sender and delete the material from any computer.

Please consider the environment before printing this email.

From: Jo Jordan

Sent: Friday, October 08, 2021 11:46 AM

To: Development Information

Subject: Development spurway 2601

Hi iam living 3 blocks down from the location and totally against the project due to the fact it will become a hun for drug addict and homeless area our neighborhood has been kept clean let's keep it that way .

Thanks .Moe

Mariner way

Shroff, Adam

**TUP – November 1, 2021
1160 Lansdowne Drive**

From: Flock, Ian
Sent: October 19, 2021 8:13 AM
To: [REDACTED]
Cc: Lock, Natasha; Development Information
Subject: RE: Temporary use permit for overnight shelter at Eagle Ridge Bible Fellowship

Good Morning Peter,

Thank you for your email and feedback.

I have CC'd the File Manager, Natasha Lock, for her reference.

Note, the Temporary Use Permit (TUP) for temporary emergency shelter will be going to Council on November 1 and will be an opportunity for you to provide input.

You can contact Natasha directly should you have further questions (NLock@coquitlam.ca).

Thanks,

Ian Flock MCRP | Planning Assistant 1
Development Planning | City of Coquitlam
iflock@coquitlam.com

Information provided is restricted to department files and information in Development Planning only. Further information may be available from other departments. No representation is given as to the accuracy or completeness of any information provided.

The information transmitted is intended only for the person or entity to which it is addressed and may contain confidential and/or privileged material. Any review, transmission, dissemination or other use of, or taking any action in reliance upon, this information by persons or entities other than the intended recipient is prohibited. If you received this in error, please contact the sender and delete the material from any computer.

From: Paul Choudhury
Sent: Monday, October 18, 2021 9:01 PM
To: Development Information
Subject: Temporary use permit for overnight shelter at Eagle Ridge Bible Fellowship

I'd like to express my support for this permit application. I live at 1188 Creekside Drive, just around the corner from the Church. Though I'm not a parishioner of this Church my family and I have been fortunate to be invited to help out serving meals since 2012. This has been a very rewarding experience for myself and my daughters and is a small way to help give back a bit to our community.

Paul Choudhury
1188 Creekside Dr
Coquitlam
V3E1A4

☒ Copies to Mayor & Council
☐ Tabled Item for Council Meeting
☐ Correspondence Item for Council Meeting
☒ For Information Only
☐ For Response Only
☒ Copies To: GMPD, Dir Dev Ser, Dir Ser Eng Mng
Planner 3, File Manager, File Copy

Shroff, Adam

From: [REDACTED]
Sent: [REDACTED]
To: [REDACTED]
Cc: [REDACTED] Mayor & Council
Subject: [REDACTED]

- ☐ Tabled Item for Council Meeting
- ☐ Correspondence Item for Council Meeting
- ☒ For Information Only
- ☐ For Response Only

Good morning,

Thank you for your email and feedback.

I have CC'd the File Manager, Natasha Lock, for her reference.

Note, the Temporary Use Permit (TUP) for temporary emergency shelter will be going to Council on November 1 and will be an opportunity for you to provide input.

✓ Copies To: GMPP, Dir Dev S, Dev Ser Eng Man,
Planner 3, File Manager, File Copy

You can contact Natasha directly should you have further questions (NLock@coquitlam.ca).

Thanks,

Ian Flock MCRP | Planning Assistant 1
Development Planning | City of Coquitlam iflock@coquitlam.com

Information provided is restricted to department files and information in Development Planning only. Further information may be available from other departments. No representation is given as to the accuracy or completeness of any information provided.

The information transmitted is intended only for the person or entity to which it is addressed and may contain confidential and/or privileged material. Any review, transmission, dissemination or other use of, or taking any action in reliance upon, this information by persons or entities other than the intended recipient is prohibited. If you received this in error, please contact the sender and delete the material from any computer.

-----Original Message-----

From: Natalie Corea [REDACTED]
Sent: Tuesday, October 19, 2021 7:18 PM
To: Development Information <devinfo@coquitlam.ca>
Subject: Development

Good evening ,

This email is in regards to the proposed development at 825 St Laurence St Coquitlam. I am writing to inform you that I am opposed to the temporary permit application in my neighbourhood.

Thank you
Natalie Corea

Clerks Dept

TUP - November 1, 2021
825 St Laurence Street

From: Gary Catherwood [REDACTED]
Sent: October 19, 2021 4:12 PM
To: Clerks Dept
Subject: TUP-PROJ 21 149 St Laurence Street.

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: DVP/TUP

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

Sirs

Copies to GMPD, Dir. Dev. Sr., Dir. Eng. Mo.
Planner 3, File Manager, File copy

Please record me as supporting the above referenced Application

I live just a few doors from the St Laurence Church at 825 St Laurence Street

Gary Catherwood
1878 Masset Court
Coquitlam, BC V3J 7P1
[REDACTED]
[REDACTED]

Clerks Dept

**TUP – November 1, 2021
1160 Lansdowne Drive**

From: [REDACTED]
Sent: [REDACTED]
To: [REDACTED]
Subject: [REDACTED]

Follow Up Flag: [REDACTED]
Flag Status: [REDACTED]
Categories: [REDACTED]

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

From: [REDACTED]

Sent: Tuesday, October 19, 2021 12:52 PM

To: clecks@coquitlam.ca

Cc: Stewart, Richard <RStewart@coquitlam.ca>; Asmundson, Brent <BAsmundson@coquitlam.ca>; Hodge, Craig <CHodge@coquitlam.ca>; Kim, Steve <SKim@coquitlam.ca>; Mandewo, Trish <TMandewo@coquitlam.ca>; Marsden, Dennis <DMarsden@coquitlam.ca>; Towner, Teri <TTowner@coquitlam.ca>; Wilson, Chris <CWilson@coquitlam.ca>

Subject: TUP - PROJ21-144 - Homeless shelter on Lansdowne and Eagleridge

☒ Copies To *GMP, Dir Devs, Dev Sec Eng Man,
Planner 3, File Manager, File Copy*

We recommend that this application be voted on by the residences of the area. Say within a square mile.

We do not want this shelter in our neighbourhood as we are already having trouble with petty theft, people going through our garbage, pungent smell of marijuana, litter of high schoolers, vaping retailer in Lansdowne mall and lack of policing.

Dave and Laurie McDonald
1167 Creekside Drive

Clerks Dept

From: Alborz Heydaryan [REDACTED]
Sent: October 19, 2021 4:08 PM
To: Clerks Dept
Subject: TUP - Proj 21-141 - 1636 Regan Ave: Feedback

Follow Up Flag: Follow up
Flag Status: Flagged
Categories: DVP/TUP

☒ Council
☐ Tabled Item for Council Meeting
☐ Correspondence Item for Council Meeting
☒ For Information Only
☐ For Response Only

Dear Stephanie Lam,

☒ Copies To: GMPD, Dir. De. S., Deputy Eng. M.,
Planner 3, File Manager, File Copy

I am a resident at 1648 Cornell Ave (just behind the church's parking lot) and I wanted to express my 100% support for this project. I think it's fantastic that you are taking proactive measures to ensure the safety of the vulnerable members of our community.

My only concern is that the project might not be long enough. 31 days is too short. it's already getting cold outside and very uncomfortable. Why not make this a 90 day thing or maybe even longer. as long as temperatures drop below a certain degree at night, this project should continue. With global climate change, unexpected weather events are becoming more and more frequent. Might be a good idea to build in some flexibility into this proposal so that in an even of an unexpected cold weather front, you can setup something very quickly without public hearings and such.

Best,
Alborz Heydaryan

Clerks Dept

TUP - November 1, 2021
1160 Lansdowne Drive

From: Bev [REDACTED]
Sent: October 20, 2021 9:12 AM
To: Clerks Dept
Subject: TUP - PROK 21-144

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: DVP/TUP

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

Dear Council,

☒ Copies To GMPP, Dir Dev Sec, Dev Sec Eng Man
Planner 3, File Manager, File Copy

I am writing to you to express my comments on the proposed Temporary Use Permit - PROJ 21-144 - 1160 Lansdowne Drive (Eagle Ridge Bible Fellowship).

My family (including two young children) moved to this neighborhood around seven months ago. We selected this area because it was quiet, clean, safe, close to good schools, proximal to creeks, parks and greenspace, and appeared to have pleasant neighbors. We would not have moved here if we knew that there was going to be an overnight shelter for homeless people around the corner from us. Busing people in from other parts of the city means that there will be more homeless people in our area. While many of them will be quiet, law abiding citizens, there will be a component that will suffer from drug and alcohol addiction. These people will be unpredictable and could be potentially unsafe. This is not something that I want my kids exposed to.

For these reasons, we are strongly opposed to approving the permit for temporary use at 1160 Lansdowne Drive.

Thank you for considering these comments

Bev Quist
1169 Creekside Dr
[REDACTED]

Clerks Dept**TUP - November 1, 2021
1160 Lansdowne Drive**

From: Matthew Byer [REDACTED]
Sent: October 22, 2021 5:37 PM
To: Clerks Dept
Subject: TUP - PROJ 21-144

Follow Up Flag: Follow up
Flag Status: Completed

Categories: DVP/TUP

☒ Copies to Mayor & Council

☐ Item for Council Meeting

☐ Correspondence Item for Council Meeting

☒ For Information Only

☐ For Response Only

Attn: City Clerk's Office

☒ Copies To *GMPP, Dir Dev Sr, Dev Sr Emu Man,
Planner 3, File Manager, File Copy*

On October 22, 2021, I received a letter regarding allowing the operation of a temporary cold wet weather emergency shelter program for people who are homeless during the fall and winter months (October/November - March) for a period of three years (expiring November 1, 2024) at 1160 Lansdowne Drive (Eagle Ridge Bible Fellowship).

During the last occasion several years ago when the temporary cold wet weather emergency shelter program was at 1160 Lansdowne Drive the end result for those of us who live at 1170, 1180, and 1190 Lansdowne Drive was the following:

- An increase in strangers trespassing on 1170, 1180, and 1190 Lansdowne Drive;
- An increase in the number of cars broken into at 1170, 1180, and 1190 Lansdowne Drive;
- An increase in strangers attempting to gain access to the buildings at 1170, 1180, and 1190 Lansdowne Drive;
- Reports of strangers attempting to gain access to individual apartments at 1170, 1180, and 1190 Lansdowne Drive;
- Residents at 1170, 1180, and 1190 Lansdowne Drive not feeling safe where they lived particularly the young children and elderly who live here; and
- Garbage and recycling bins emptied and thrown on the ground.

Many of these were reported to the police, but after little or no response residents became despondent and gave up.

What is particularly troubling about this proposal is that it would be for 3 years which would mean if these problems reoccur we will simply be told there is nothing that anyone can do and have to wait until 2024 before it might end and that is provided this isn't renewed.

As well, this proposal ignores the fact that we have a school which young children attend within a block of 1160 Lansdowne Drive. Has request for comments been sent to those who run that school or the parents who send their children to that school to find out their thought on this proposal? If not you have failed your due diligence.

To be honest I expect City Council to ignore these concerns and simply rubber stamp this proposal with no changes. However, in the faint hope that they might listen I ask that if this is approved it should only be for one year (ending November 2022) that way if the problems I've detailed above reoccur the residents of 1170, 1180, and 1190 Lansdowne Drive do not have to endure 3 full years of them.

Best Regards,

Matthew Byer

[REDACTED]

Address: 118-1180 Lansdowne Drive, Coquitlam, BC V3E 1J7

Get [Outlook for iOS](#)

Clerks Dept

TUP - November 1, 2021
1160 Lansdowne Drive

From: Colin [REDACTED]
Sent: October 22, 2021 2:08 PM
To: Clerks Dept
Subject: Proj 21-144 1160 Eagleridge Drive Wet Weather Program.

Categories: DVP/TUP

As a close neighbour of The Eagle Ridge Bible Fellowship church, I want to strongly support this program for another winter season.

As a past member of the Homelessness Task Force, and a pleased supporter of the permanent shelter on Christmas Way, I feel it is critical to once again have community resources available to our most vulnerable citizens.

Our past experience with the wet weather program has been positive, and so I wish the project well, and trust the Council members will also support this initiative.

Colin Tisshaw 2683 Eagleridge Drive

☒ Copies to Mayor & Council

☐ Item for Council Meeting

☐ Correspondence Item for Council Meeting

☒ For Information Only

☐ Response Only

☒ T-GMPD, Dir Dev Sr, Dir Sr Eng Man,
Planner 3, File Manager, File Copy

Clerks Dept

From: Gowri Atkinson [REDACTED]
Sent: October 25, 2021 11:54 AM
To: Clerks Dept
Subject: TUP - PROJ 21 -144

Categories: DVP/TUP

Gowri Atkinson & Family
2690 Burnside Place
Coquitlam,
BC V3E 1A2

25th October, 2021

Dear Council Members/To Whom It May Concern,

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

☒ Copies To: *GMPD, Dr. Dev. Sr., Dr. V. Ser. Eggman,
Planner 3, File Manager, File Copy*

It is very commendable that the church wants to help the homeless but the residents in the area need to feel safe and be safe.

I would like to ask Council why the permit is called TEMPORARY USE PERMIT when the permit is being renewed since 2007 (15 years)? When is this going to stop? It is perhaps more appropriate to call it PERMANENT SEASONAL PERMIT.

I consider it a cheap solution to house the homeless in the churches indefinitely. Obviously more shelters are needed.

My neighbourhood is being devalued. I have noticed a significant increase in crimes in recent years. There are more 'break ins' into homes and cars so much so that I am looking into security cameras for my home. Are the 30 homeless persons being supervised/monitored from 8.00 p.m. until 8.00 a.m. while at the church? How will they be stopped from wandering around the neighbourhood?

Used drug needles have been found outside the church within the church grounds - is this considered to be normal? The shelter was being operated I quote 'from 2007-2020 - without incident'. Are used needles that may be infected a threat to the young children in the Daycare considered to be acceptable?

As a council member would you be comfortable living in a neighbourhood with the homeless next door?

Please respond to my questions.

Thank you.

Yours Sincerely,
Gowri Atkinson

Clerks Dept

TUP - November 1, 2021
1160 Lansdowne Drive

From: Jeanette McLean [REDACTED]
Sent: October 26, 2021 5:17 AM
To: Clerks Dept
Subject: TUP-PROJ 21-144

Dear Coquitlam Council,

This email is written to express wholehearted support for the Temporary Use Permit, Proj 21-144, at Eagle Ridge Bible Fellowship on 1160 Lansdowne Drive.

My family and I have lived across the street from this church since 2005, at 2690 Eagleridge Drive.

This application mentions that the program has run without incident from 2007 to 2020. I would have to agree with that. I must confess I did not even know that that this program has been running for that long. I have never even seen any sign of its operation, let alone been affected in any way.

This emergency shelter seems to be a very simple, yet effective way, to support unhoused people in need of weather protection. It is the least we can and must do for our fellow citizens.

Thank you for taking the time to consider this point of view.

Jeanette McLean

Owner and resident at 2690 Eagleridge Drive,
Coquitlam, BC
V3E 1S4

☒ Copies to Mayor & Council

☐ Tabled Item for Council Meeting

☐ Correspondence Item for Council Meeting

☒ For Information Only

☐ For Response Only

☒ Copies To: GMPD, Dir Dev Sr, Dev Sr Eng Man,
Planner 3, File Manager, File copy

Clerks Dept

From: Dicken Li [REDACTED]
Sent: October 30, 2021 8:10 PM
To: Clerks Dept
Subject: TUP-PROJ 21-141

Categories: DVP/TUP

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

Hello,

✓ Copies to: GMPP, Dir Per S, Dev Sec Eng Man
Planner 3, File Manager, File Copy

We have received your email and would like to provide our input to this TUP.

We bought a house in this area because we trust that here is quiet and safe. By allowing the homeless to stay here, we don't think this is good for the community. We have children and seniors at home. We are worried about their safety and also we are worried about our property.

We do not support this application.

Thank you,
Dicken and Ming
Owners of 1685 Cornell Ave, Coquitlam

Clerks Dept

TUP – November 1, 2021
1160 Lansdowne Drive

From: Peter Stocker [REDACTED]
Sent: November 1, 2021 12:00 PM
To: Clerks Dept
Subject: TUP-PROJ 21-144

Categories: DVP/TUP

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

Dear Ms. Stephanie Lam

I am writing to you regarding the above temporary use permit. I have lived at Burnside Place for more than 20 years and I am concerned that this temporary shelter is still running at the Eagle Bible Fellowship Church. Originally when it started it was supposed to run for just about 5 years or so until the city of Coquitlam could build more permanent facilities to help the homeless during the winter months. I am surprised that this has continued for more than 10 years! I don't call that temporary!, it seems to have turn into a permanent solution for the city. I am opposed to having that facility in my neighbourhood. I have had a break in an enter at my home in 2012 and numerous car theft at my place. Also homeless people walk walk into the neighbourhood and do drug deals on Eagleridge drive and Burnside place. Also there are homeless people ocassionally sleeping on the Church outside premises. Please reconsider and do not renew the permit.

Thanks

Cecilia and Peter Stocker

Sent from Mail for Windows

Handwritten: ✓ Copies To: GMPD, Dir Dev, Sr. Dev, Ser, Eng, Man. Planner's, File Manager, File Copy

Clerks Dept

From: Cristina Pereira [REDACTED]
Sent: November 1, 2021 9:39 AM
To: Clerks Dept
Cc: [REDACTED]
Subject: Agenda Item 3 - Letter of support

Importance: High

Categories: DVP/TUP

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

Dear Mayor and Council

*✓ Copies to: GMPP, Dir Dev Sr, Dev Ser Eng Mgr,
Planner 3, File Manager, File Copy*

We are writing today in support of the approval of Agenda Item 3 - TEMPORARY USE PERMIT APPLICATIONS FOR ROTATING TEMPORARY COLD/WET WEATHER EMERGENCY SHELTERS for those churches who have graciously offered to host our homeless community members from December 1, 2021, thru March 31, 2022.

As you know, with the support of the city of Coquitlam, The Tri-Cities Homelessness and Housing Task Group embarked upon the process of sourcing locations and service providers to serve our homeless community members during the upcoming winter season. As the entire lower mainland continues to suffer the effects of the pandemic, our search went far and wide. We are grateful to the four churches – Calvary Baptist, Coquitlam Alliance, Eagle Ridge Bible Fellowship, and St Laurence Anglican - who came forward and offered their venues for the next three years.

The participation of the churches is contingent on finding a service provider to work along with their volunteers. We have consulted with five service providers thus far, none of which have the capacity to take on any additional locations. While we will continue to work to source a service provider, time and available organizations are running short.

Please do not let this deter you from approving these TUP's. In the event we are not successful in securing a Service Provider for this year, we will continue to seek a service provider for the 2022/2023 winter season. Having these TUP's in place would allow us to focus our efforts completely on the task of finding a service provider as we are assured locations for next season.

We kindly ask for your continued support by approving the TUP's in front you this evening.

Thank you for your time and your service to our community.

Warm Regards,

Cristina Pereira

Cristina Pereira (she/her/hers)
Chair - Tri-Cities Homelessness & Housing Task Group
Community Branch Manager – Pinetree Community Branch*
Vancity Credit Union
20 – 2991 Lougheed Hwy, Coquitlam, BC V3B 6J6
Phone: 604.877.7180 Fax: 604.877.7918
Please note my work week is Monday to Friday

*The Pinetree Community branch is located on unceded territory of the Kwikwetlem First Nation.

If you do not want to receive emails about our products and services please visit vancity.com/OptOut