

A Regular Council Meeting for the City of Coquitlam convened in the Council Chambers of City Hall, 3000 Guildford Way, Coquitlam, BC on Monday, July 5, 2021 at 7:11 p.m. All members of Council were present. Members of staff present were the City Manager, Deputy City Manager, Fire Chief, General Manager Engineering and Public Works, General Manager Corporate Services, General Manager Parks, Recreation, Culture and Facilities, General Manager Finance, Lands and Police, General Manager Planning and Development, Director Legal and Bylaw Services, Director Development Services, Planner 1, Director Intergovernmental Relations and Legislative Services, and Committee Clerk.

CALL TO ORDER

On behalf of Council, the Mayor recognized the 210th anniversary of Venezuela's independence, and the 80th birthday of John Kim, Councillor Kim's father.

ADOPTION OF MINUTES

Recess and Reconvene

The Council recessed in order to resolve a technical issue at this time (7:16 p.m.) and reconvened at 7:20 p.m.

1. Minutes of the Public Hearing held on Monday, June 28, 2021

MOVED BY COUNCILLOR MARSDEN
AND SECONDED

300 That the Minutes of the Public Hearing held on Monday, June 28, 2021 be approved.

CARRIED

Councillors Wilson and Zarrillo registered opposition.

2. Minutes of the Regular Council Meeting held on Monday, June 28, 2021

MOVED BY COUNCILLOR ASMUNDSON
AND SECONDED

301 That the Minutes of the Regular Council Meeting held on Monday, June 28, 2021 be approved.

CARRIED

Councillors Wilson and Zarrillo registered opposition.

REPORTS OF STAFF

PLANNING AND DEVELOPMENT

**3. Report of the Director Development Services – Development Variance Permit
Authorization to Reduce the Minimum Front Lot Line Setback at 1035 Lougheed Highway
– BFA Studio Architects (PROJ 21-043)**

Shane Doyle (applicant), 808 – 609 Granville Street, Vancouver, appeared before Council to provide an overview of his application and the variance requested to allow for a reduction in the minimum front lot line setback to facilitate the construction of a car wash to be located closer to Lougheed Highway. He referred to slides contained in the on-screen presentation entitled “Express Auto Wash – A Sustainable Asset to the Community”.

In response to questions from members of Council, Mr. Doyle and the Director Development Services provided information relative to the following:

- Clarification that a development permit application would come forward for Council’s consideration in the future
- The proposed hours of operation for the car wash
- Noise from the vacuum stations
- Measures intended to beautify the site and mitigate the car wash’s noise and light impact on neighbouring residents

Eric de Santis (applicant team), 122 – 2227 St. Johns Street, Port Moody, appeared before Council to provide information relative to the acoustic study undertaken by the applicant and to highlight their conclusion that there will be no significant noise increase during the daytime and no net increase in noise during the early morning period.

Julian Cheung (applicant team), 300 – 4940 Canada Way, Burnaby, appeared before Council and noted that he was available to take any questions related to traffic.

Ayaaz Esmail (applicant team), 1223 East Pender, Vancouver, appeared before Council and noted that he was available to take any questions related to the operation of the car wash.

Robbert Intveld, 110 – 990 Adair Avenue, Coquitlam, appeared before Council in relation to the DVP application. He noted that he is the President of the Strata Council for the residences at 976 and 990 Adair Avenue and advised that residents have reached out to him expressing concerns regarding the proposed car wash. He noted the following comments:

- Support for the variance to move the building closer to Lougheed Highway
- Concerns relative to the car wash hours of operation
- Concerns regarding vehicle access and egress via San Daniele Lane for the residents of 960 and 962 Adair Avenue

- The desire that the City undertake snow and ice control on San Daniele Lane during the winter months
- The desire that the applicant honour their commitments to planting mature trees to minimize light and noise pollution from the car wash as well as not adding to the traffic congestion on San Danielle Lane.

Richard Walker, 307 – 976 Adair Avenue, appeared before Council and noted the following:

- Support for the variance as well as concerns relative to noise from the car wash
- Concerns regarding the hours of operation and the desire that the facility not open at 6:00 a.m.
- The desire that the applicant behave in a manner that is consistent with the City's Good Neighbour policy
- Observations related to traffic safety and congestion concerns on San Daniele Lane
- The desire for acoustic barriers to mitigate noise from the vacuums and the tunnel exit, and the desire that landscaping be large and mature.

Kyle Wiwchar, 308 - 976 Adair Avenue, Coquitlam, appeared before Council to request a sound wall between the car wash and the adjacent residential buildings, and communicated his belief that the applicant presented incorrect information pertaining to decibel limits at the public consultation meeting.

In response to a question from a member of Council, staff confirmed that the City does not plan to further widen Lougheed Highway in the subject area.

Councillor Kim left the meeting at this time (8:21 p.m.).

Helen Besharat (applicant team), 600 – 355 Burrard Street, Vancouver, appeared before Council to provide details related to the applicant's intent, and efforts taken, to be sensitive to the adjacent neighbours through building height, landscaping and the proposed setback reduction.

Councillor Kim returned to the meeting at this time (8:23 p.m.).

Ayaaz Esmail appeared again before Council to provide information related to Express Car Wash's work in the community.

Kyle Wiwchar appeared again before Council to ask whether the requested variance would have an impact on the access / egress to the site. The Director Development Services provided information regarding the location of the entrance / exit.

Richard Walker appeared again before Council to comment on the location of the entrance / exit to the site.

Tegan Smith (applicant team), 3540 Ayr Avenue, North Vancouver, appeared before Council to provide information pertaining to feedback received during the public consultation and offered concluding comments related to the application.

Robbert Intveld appeared again before Council and raised concerns regarding the applicant's public notification process.

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

- E-mail from Lorne Davis, 976 Adair Avenue, Coquitlam, dated June 28, 2021
- E-mail from Maria Matsubara, 976 Adair Avenue, Coquitlam, dated June 29, 2021
- E-mail from Dan Davies, 990 Adair Avenue, Coquitlam, dated July 5, 2021
- E-mail from Richard and Brenda Wilson, 976 Adair Avenue, Coquitlam date July 5, 2021

There were no further representations to this item.

Discussion ensued relative to the following:

- Clarification that the City's Noise Bylaw does not specify a decibel limit
- The desire that the applicant undertake sound testing
- The understanding that issues related to form and character would be addressed in the future through the Development Permit application process
- The desire that the proposed car wash have the least possible impact on the neighbours
- The understanding that the benefits to the community of the requested variance are a reduction in disturbance to the neighbours from sound and light
- The desire that the car wash open later in the morning than 6:00 a.m. to minimize its disturbance to the neighbours
- The desire that the applicant use mature trees in landscaping the property

MOVED BY COUNCILLOR KIM
AND SECONDED

- 302 That Council approve the signing and sealing of Development Variance Permit No. 21 106524 DV and that the Mayor and City Clerk be authorized to execute this Permit on behalf of the City of Coquitlam.

CARRIED UNANIMOUSLY

Councillor Zarrillo declared a potential conflict of interest with respect to the following item as she has a family member who lives in the area, and she left the meeting at this time (8:42 p.m.).

4. Report of the Director Development Services – Temporary Use Permit Renewal Authorization to Permit the Operation of a Private High School at 3000 Christmas Way – BC Christian Academy Independent School (PROJ 21-032)

Ian Jarvie, (applicant), 3000 Christmas Way, Coquitlam, appeared before Council to provide an overview of his application to renew the Temporary Use Permit to facilitate the continued operation of a private high school at 3000 Christmas Way.

In response to a question from a member of Council, staff confirmed that they and the nearby businesses considered the Temporary Use Permit application to be a positive. They also confirmed that there had been no complaints or concerns raised in relation to the school, its students and the relationship with the neighbourhood.

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

- E-mail from Thomas Spraggs, 202 – 1030 Westwood Street, Coquitlam, dated June 16, 2021
- Letter from Linda Kiilerich, 100 – 3001 Gordon Avenue, Coquitlam, dated June 15, 2021

There were no further representations to this item.

MOVED BY COUNCILLOR ASMUNDSON
AND SECONDED

- 303 That Council:
1. Approve a three-year renewal to Temporary Use Permit 18 107069 TU (3000 Christmas Way); and
 2. Authorize the Mayor and City Clerk to execute the renewal on behalf of the City of Coquitlam.

CARRIED UNANIMOUSLY

Councillor Zarrillo returned to the meeting at this time (8:57 p.m.).

5. Report of the Director Development Services – City of Coquitlam Zoning Amendment Bylaw No. 5141, 2021 and Development Variance Permit at 816 Westwood Street – Sutharsan Jeyarasa (PROJ 19-072)

MOVED BY COUNCILLOR MARSDEN
AND SECONDED

- 304 That Council:
1. Give first reading to *City of Coquitlam Zoning Amendment Bylaw No. 5141, 2021*;
 2. Refer *Bylaw No. 5141, 2021* to Public Hearing;

3. Acknowledge that the applicant has requested a variance to *Zoning Bylaw No. 3000, 1996*, as described in this report as follows:
 - a. In Subsection 1004 (4)(a) in Part 10 One-Family Residential Zones, to reduce the minimum lot area from 375 m² (4,036.5 sq. ft.) to 373.4 m² (4,019.3 sq. ft.); and
 - b. In Subsection 1004 (4)(b) in Part 10 One-Family Residential Zones, to reduce the minimum lot width from 12.5 m (41 ft.) to 10.04 m (32.95 ft.); and
4. Instruct staff to complete the following items prior to Council's consideration of fourth and final reading, should Council grant second and third readings to the Bylaw:
 - a. Submission of a subdivision plan to the satisfaction of the Approving Officer;
 - b. Ensure that all engineering requirements and issues including restrictive covenants, dedications and rights-of-way where necessary, are addressed to the satisfaction of the General Manager Engineering and Public Works; and
 - c. Such other Land Title Office registrable agreements as may be required by the City.

CARRIED UNANIMOUSLY

6. Report of the Director Development Services – Conservation Permit 21-107254 CP – 1340 Olmsted Street

MOVED BY COUNCILLOR ASMUNDSON
AND SECONDED

- 305 That Council authorize the issuance of Conservation Permit 21-107254 CP, with conditions (Attachment 1) to Mosaic Homes (Mosaic), for the property at 1340 Olmsted Street.

CARRIED UNANIMOUSLY

DEPUTY CITY MANAGER

7. Report of the Fire Chief and Director Legal and Bylaw Enforcement – 995 Cherrybrook Place – Remedial Action Requirement

Mayor Stewart left the meeting at this time (9:02 p.m.) and Councillor Towner assumed the Chair.

Discussion ensued relative to the importance of public safety and related considerations leading to the proposed remedial action requirement.

MOVED BY COUNCILLOR MARSDEN
AND SECONDED

- 306 That Council:
1. Declare the residential building with attached garage and accessory structure (the "Building") at 995 Cherrybrook Place, Coquitlam, B.C. (the "Property") to be in and to

create an unsafe and hazardous condition within the meaning of section 73 of the *Community Charter*;

2. Declare the Building and the Property to be nuisances and so dilapidated and unclean as to be offensive to the community, all within the meaning of section 74 of the *Community Charter*;
3. Impose on the registered owner Tammy Lee-Anna Price, also known as Tammy Moricz, the remedial action requirements in respect of the Building and Property and items on the Property in the form of the order attached as Attachment #1 to the report of the Fire Chief and Director Legal and Bylaw Enforcement dated June 23, 2021 and entitled “995 Cherrybrook Place – Remedial Action Requirement” (the “Order”); and
4. Direct that if the Owner has not complied with the Order within the specified timeframes, the City by its employees, contractors or others, may enter onto the Property without further notice to the Owner and perform the specified work, with the costs to be recovered from the Owner as a debt.

CARRIED UNANIMOUSLY

REPORTS OF COUNCILLORS

8. Metro Vancouver Board in Brief (June 25, 2021)

Mayor Stewart returned to the meeting at this time (9:04 p.m.) and resumed the Chair.

Discussion ensued relative to the following:

- Metro Vancouver’s plan to focus on various industry clusters for economic growth
- The desire that staff are involved in this initiative
- The desire that the education industry be included and that consideration be given to environmental protection during the process

Councillor Hodge undertook to forward Metro Vancouver’s report on Regional Economic Prosperity industry clusters to members of Council.

MOVED BY COUNCILLOR HODGE
AND SECONDED

307 That Council receive for information the Metro Vancouver Board in Brief.

CARRIED UNANIMOUSLY

OTHER BUSINESS

NEXT MEETING DATE – July 12, 2021

ADJOURNMENT

MOVED BY COUNCILLOR ASMUNDSON
AND SECONDED

308 That the Regular Council Meeting adjourn – 9:10 p.m.

CARRIED UNANIMOUSLY

MINUTES CERTIFIED CORRECT

CHAIR

I hereby certify that I have recorded the Minutes of the
Regular Council Meeting held Monday, July 5, 2021
as instructed, subject to amendment and adoption.


Julie Hunter
Committee Clerk

Clerks Dept

From: Prodmanca Davis [REDACTED]
Sent: Monday, June 28, 2021 10:31 AM
To: Clerks Dept
Subject: proposed car wash at 1035 Lougheed Highway

Follow Up Flag: Follow up
Flag Status: Completed

Categories: BOVs & OTHER Consultations

To Whom it May Concern

As you know I sent you an email below about the proposed car wash with the misunderstanding that it was not a done deal. Unfortunately it is going ahead as planned but they are asking for a variance to set back the car wash closer to Lougheed HWY. Because the car wash is going ahead I am certainly NOT opposed to the variance set back as it would be beneficial to our properties at 976 Adair Ave. I understand it goes before council on July 5 and I do NOT against it.

Thank your for your time

Lorne Davis
976 Adair Ave
Coquitlam, BC
[REDACTED]

Sent from Mail for Windows 10

- ☒ Copies to Mayor & Council
- ☐ Tabled Item for Council Meeting
- ☐ Correspondence Item for Council Meeting
- ☒ For Information Only
- ☐ For Response Only _____
- ☒ Copies to Group, D.D.S., P3, PM, FL

1035
LOUGHEED

Clerks Dept

From: Lexa Properties [REDACTED]
Sent: Tuesday, June 29, 2021 6:08 PM
To: Clerks Dept
Cc: Edward Matsubara
Subject: PROJ 21-043

Categories: BOVs & OTHER Consultations

Hello,

The City has received an application for the car wash. As owners at 976 Adair Ave, we have a number of concerns as this will be built so close to the condo we own. What we'd like to see, in order to have a good relationship with residents of the area is as follows:

- build closer to Loughheed Hwy
- more and mature landscaping between the business and the residential
- operating hours to be 9am-9pm. Having it later is just ridiculous. How do you expect those of us who have to work early get a good night's sleep is the business is open until 10pm

Thanks for listening to our concern as a residential property tax paying owner.

Most sincerely,
Maria Matsubara

- ☒ Copies to Mayor & Council
- ☐ Tabled Item for Council Meeting
- ☐ Correspondence Item for Council Meeting
- ☒ For Information Only
- ☐ For Response Only _____
- ☒ Copies to GM, PD, DD, AB, FM, FC

Clerks Dept

From: Dan Davies [REDACTED]
Sent: Monday, July 05, 2021 8:11 AM
To: Clerks Dept
Subject: Doc# 4106476.v1

Categories: BOVs & OTHER Consultations

- ☒ Copies to Mayor & Council
- ☐ Tabled Item for Council Meeting
- ☐ Correspondence Item for Council Meeting
- ☒ For Information Only
- ☐ For Response Only
- ☒ Copies to Campo, DOS, PB, FM, FC

To whom it may concern,

File 08-3060-20/21 106524 DV/1
Doc # 4106476.v1

Development Variance Permit Application PROJ 21-043 1035 Lougheed Hwy

After much confusion and very minimal and late communication I would like to provide my input as a resident of 990 Adair Ave. in Coquitlam to the variance request as part of the above mentioned document and file numbers for 1035 Lougheed Hwy. in Coquitlam.

I would like to state that I do not agree with the zoning allowance for this property and believe that City Council and Community Development has not provided adequate review and consultation for this project or a clear high level view of the impacts this decisions will have on the Immediate surrounding area.

Understanding that the zoning for the mentioned address allows for a car wash and these discussions are not for whether to allow it or not, I am in favour of allowing the variance to reduce the minimum front lot line set back to have the car wash building moved closer to Lougheed Hwy and further away from 976/990 Adair Ave.

Thank you,
D. Davies
990 Adair Ave.

Sent from my iPhone

Clerks Dept

From: Richard W [REDACTED]
Sent: Monday, July 05, 2021 10:36 AM
To: Clerks Dept
Cc: Khuu, Tiffany
Subject: DVP-PROJ 21-043

Categories: BOVs & OTHER Consultations

- ☒ Copies to Mayor & Council
- ☐ Tabled Item for Council Meeting
- ☐ Correspondence Item for Council Meeting
- ☒ For Information Only
- ☐ For Response Only
- ☒ Copies to GMPP, DDO, P3, M, FC

Re: Car Wash at 1035 Lougheed Hwy.

We were planning to attend the meeting by video but are unable to do so.

We are okay with the proposed variance, as it seems to be the best option to address our and our neighbours concerns.

We would like to see during 'The Development Permit' process our concerns address more completely

1. Reduce Hours of Operation, from their proposed 6.00am to 10.00pm, to 7.00am Monday to Friday and 8.00am on weekends and close at 9.00pm (or earlier)
2. Lighting design that prevents the lights shining on the building
3. Additional design elements be required to reduce noise, such as acoustic barriers at tunnel exit and around vacuums, we believe there are several places where this should be improved, based on the plans we have seen.
4. Traffic safety and signage, around the entrance, it is opposite our entrance and right beside the Recycle Depot and on the corner at the west end of San Daniele Lane
5. Landscaping is large and mature, as they promised in their video meeting with the owner on June 17

Thank you for your time and attention to addressing our concerns

Richard and Brenda Wilson

976 Adair Ave, Coquitlam

Cormack, Rachel

From: Cormack, Rachel
Sent: Monday, July 05, 2021 1:42 PM
To: 'Richard W'
Subject: RE: Proposed Car Wash Development on Loughheed Hwy opposite Ikea

Good afternoon,

Thank you for your submission which will be circulated to Council and staff for their information.

Please note, written submissions, including your name and address, provided in response to this consultation will become part of the public record which includes the submissions being made available for public inspection at Coquitlam City Hall and on our website at www.coquitlam.ca. If you require more information regarding this process please call me at the number listed below.

Kind regards,
 Rachel

Rachel Cormack | Legislative Services Clerk
 City of Coquitlam | City Clerk's Office
 E: rcormack@coquitlam.ca | T: 604.927.3007

- ☒ Copies to Mayor & Council
- ☐ Tabled Item for Council Meeting
- ☐ Correspondence Item for Council Meeting
- ☒ For Information Only
- ☐ For Response Only _____
- ☒ Copies to Mr PP, DDS, PB, FM, FL

From: Khuu, Tiffany <TKhuu@coquitlam.ca>
Sent: Wednesday, June 23, 2021 12:30 PM
To: [REDACTED]
Cc: McBeath, Chris <CMcBeath@coquitlam.ca>; Bemister, Christina <CBemister@coquitlam.ca>
Subject: RE: Proposed Car Wash Development on Loughheed Hwy opposite Ikea

Dear Mr. and Mrs. Wilson,

Thank you for your email dated June 19, 2021 in response to the information session regarding the proposed car wash at 1035 Loughheed Highway.

Staff appreciate your input on the proposed variance. The variance proposal will be brought forth for Council's consideration on July 5, 2021, and notices have been sent to properties within a 50 metre radius of the subject property. You have the opportunity to attend Council virtually to speak about the variance, and to do so you can sign up with the Clerk's office ahead of time. Registration to speak is open and instructions on how to do so are available here: <https://www.coquitlam.ca/725/Public-Notices>.

You may also forward your email or other written comments to clerks@coquitlam.ca if you would like to provide written feedback that would be added to the formal Development Variance Permit proposal package for consideration at the July 5, 2021 Council Meeting. Alternatively, I can forward your email below to our City Clerk's office for inclusion into the formal package if you wish. Written submissions provided in response to the Development Variance Permit consultation, including names and addresses, will become part of the public record which includes the submissions being made available for public inspection and on our website at

www.coquitlam.ca/agendas. If you require more information regarding this process, please call the City Clerk's Office at 604-927-3010.

The Development Permit which considers the form and character of the proposed car wash will be brought to Council at a later date, depending on the outcome of the variance proposal on July 5. Staff will be working with the applicant in the meantime so that the operations and design of the proposed car wash will reduce as much light and noise disturbance to residents as possible. Staff will also review opportunities to improve road safety including where San Daniele Lane turns a corner and at the car wash exit.

Please let me know if you have further questions.

Sincerely,

Tiffany Khuu
Planning Technician 2
Planning and Development Department | City of Coquitlam
tkhuu@coquitlam.ca

City Hall is open but many staff are working remotely. Please check both coquitlam.ca and the [Development Applications webpage](#) regularly for the City's updates regarding the novel coronavirus (COVID-19).

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: Richard W [REDACTED]
Sent: Saturday, June 19, 2021 1:31 PM
To: Khuu, Tiffany <TKhuu@coquitlam.ca>; Stewart, Richard <RStewart@coquitlam.ca>; Mayor & Council <mayor_council@coquitlam.ca>
Cc: Lau, Pat <PLau@coquitlam.ca>; Bemister, Christina <CBemister@coquitlam.ca>
Subject: Re: Proposed Car Wash Development on Lougheed Hwy opposite Ikea

Dear Mayor Stewart, Council and Ms Khuu

We attended a video meeting with the developers last Thursday evening.

To specifically address the variance they are asking for, we are okay with it, as it appears to at least address some concerns.

While we do still have some concerns about the proposed car wash, which we understand is a approved use of the site, we are hopeful that council will through the design and business licence process ensure that the nearby residents are impact as little as possible:

- 1) Hours of operation, they did say they will be not operating 24hr, but 6.00am to 10.00pm. Can they be required to open later at 8.00am, especially on weekends?
- 2) Light, can the design be done in a way to not cause the lights to shine on our building?
- 3) Noise, part of the variance is intended to help resolve this (moving the building and added landscaping), can additional design elements be required such as acoustic barriers?
- 4) Traffic, we were informed that the location of the entrance/exit is governed by city regulation, can appropriate signage be added at the corner of San Daniela Lane to warn of dangerous corner and at the exit of the car wash to watch for traffic in all directions?

We do believe that if this meeting and the one onsite they are doing today had happened 2 or 3 months ago a lot of unnecessary stress, worry and anger for the residents could have been significantly reduced.

Thank you for your time and attention to this issue.

Richard and Brenda Wilson

On Mon, May 3, 2021 at 4:33 PM Khuu, Tiffany <TKhuu@coquitlam.ca> wrote:

Dear Mr. and Mrs. Wilson,

Thank you for your email dated April 28, 2021 documenting your concerns.

Staff are reviewing these concerns and will advise the applicant of the concerns raised, for the applicant to address how they may be able to mitigate the impact of their development proposal on the neighbourhood.

Staff will continue working with the applicant throughout the review process to minimize disturbance to neighbouring properties and residents.

Development Application signs will be installed on the property soon. As this application was assigned to me on April 15, 2021, I am still completing an initial review of the proposed application to ensure that correct information is included on the Development Application signs.

Staff have determined that the applicant is proposing a variance through a Development Variance Permit (DVP) to the front lot line setback (along Lougheed Highway) to move the proposed carwash building closer towards Lougheed Hwy by approximately 3.7m. At this initial stage, the setback variance is the only variance that staff is aware of.

There will be an opportunity for the public to provide their input before the Development Variance Permit is brought forward for Council's consideration and notices will be mailed ahead of the Council meeting date (once scheduled) to properties within a 50 metre radius of the subject property. The public will have the opportunity to attend Council virtually to speak about the variance, but you will be required to sign up with the Clerk's office ahead of time.

Please let me know if you have any further questions.

Sincerely,

Tiffany Khuu

Planning Technician 2

Planning and Development Department | City of Coquitlam

tkhuu@coquitlam.ca

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Please consider the environment before printing this email.

From: Richard W <[REDACTED]>
Sent: Wednesday, April 28, 2021 12:41 PM
To: Stewart, Richard <RStewart@coquitlam.ca>; Mayor & Council <mayor_council@coquitlam.ca>; Khuu, Tiffany <TKhuu@coquitlam.ca>
Subject: Proposed Car Wash Development on Lougheed Hwy opposite Ikea

Dear Mayor Stewart, Council and Ms Khuu

We live at 976 Adair Ave and have been notified by our Strata Council that a car wash is being proposed at the site of the now demolished Boston Pizza.

We are concerned that this will have a significant negative impact on the residents in the area.

Our primary concern is the issue with San Daniela Lane. This is a small narrow roadway which currently has issues with traffic safety, and this is with several of the businesses closed. There are times cars are backed onto the lane with 2 of the current business, Dairy Queen and the Return-it Depot, more traffic will make it very difficult to get out of our parking area. The corner at the east end of the lane is very tight and there are many near misses.

There is a short section of San Daniela Lane that goes north to Adair and has a significant slope. Our concern here is in winter that the water dripping off cars will freeze and make the slope unpassable, effectively stopping residents and customers of other businesses from coming and going. Currently even a small snow fall makes it impassable and iced up.

While we are not on the side of the building overlooking the car wash we do support our neighbours and friends concerns with noise and light that will be a problem. Hopefully the city and council can ensure that appropriate design and noise abatement will be included in the buildings and vacuum areas. Also hours of operation are restricted to allow residents to enjoy their homes and balconies.

We are surprised that no notification has been sent to us by the developer and no signs are up on the property. This type of notification and signage has been typical in other places.

Thank you for your attention to this important matter.

Richard and Brenda Wilson

TUP-3000
CHRISTMAS WAY

From: Thomas L. Spraggs [mailto:tl@spraggslaw.com]
Sent: June 16, 2021 9:09 AM
To: Wayne Tullis <wt@tullislaw.com>
Subject: RE: Renewal of TUP 3000 Christmas Way Coquitlam

Hi Wayne,

We support the British Columbia Christian Academy's continued use of 3000 Christmas Way. Please let me know if you need anything else.

Kind regards,

Thomas Spraggs (he/him)
Lawyer & Arbitrator

[REDACTED]
[REDACTED]
[REDACTED]

202-1030 Westwood St | Coquitlam, BC V3C 4E4
spraggslaw.com

This message is intended only for the use of the individual or entity to which it is addressed and contains information that is privileged, confidential and e disclosure. If the reader of this message is not the intended recipient or an employee or agent responsible for delivering the message to the intended recipient, please notify the sender immediately by telephone and delete the original message. We do not accept service by email or facsimile.

TUP-3000
CHRISTMAS WAY



June 15, 2021

To: Coquitlam City Council

Re: Continued Temporary Use Application at 3000 Christmas Way

Dear Council,

I am writing on behalf of MedRay Imaging and 3001 Gordon Holding Inc to endorse the continuation of the temporary use application being presented to Council by the British Columbia Christian Academy.

As 72% owner of Gordon Professional Centre, located at 3001 Gordon Ave, Coquitlam, we are grateful for the school as our neighbour at 3000 Christmas Way.

If you require any clarification or have additional questions, please do not hesitate to contact me.

Regards,

A handwritten signature in dark ink, consisting of a series of loops and a long horizontal stroke extending to the right.

Linda Kiilerich

Operations Lead

[REDACTED]
[REDACTED]