

**Public Hearing March 30, 2026,**  
**Item 1 – Development Application**  
at 2660 Barnet Highway –  
PC Urban (PROJ 25-060)  
Submissions

## CORRESPONDENCE TABLE

<b>Type of Consultation PH/DVP/TUP/s475, ETC</b>		Public Hearing – 2660 Barnet Highway – Item 1		
<b>ADDRESS(ES)</b>		2660 Barnet Highway PROJ 25-060 Bylaw No. 5494, 2026		
<b>CONSULTATION PERIOD</b>		March 19 - 30		
<b>Label</b>		Public Hearing – 2026/03/30 Item 1 – 2660 Barnet Highway Submission 1. 3		
Correspondence #	Correspondent	Date Received	Address/ City of Residence	Processed by (your initials)
1.	Fred Soofi	March 25, 2026	Port Moody	AV
2.	Jennifer McKinnon – Tri-Cities Chamber of Commerce	March 26, 2026	N/A	AV
3.	Nicole Parsons	March 27, 2026	N/A	AV

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**CORRESPONDENCE TABLE**

**Item #1**

March 30, 2026– Public Hearing

**LIST OF SPEAKERS**

**2660 Barnet Highway**

	<u>Name</u>	<u>Participation Method</u>	<u>Address and Telephone Number</u>
1.	Andrew Peterson	In-Person	1090 West Georgia Street, Vancouver Personal Phone Number [REDACTED]
2.	Steve Forrest	In-Person	880-1090 West Georgia Street, Vancouver Personal Phone Number [REDACTED]
3.	Chad Meyers	In-Person	[REDACTED] -2660 Barnet Highway, Coquitlam Personal Phone Number [REDACTED]

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**Vukovic, Andreea**

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**From:** Fred Soofi [Personal Email Address]  
**Sent:** Wednesday, March 25, 2026 11:11 PM  
**To:** Clerks Dept  
**Cc:** [Personal Email Address]  
**Subject:** Subject: Public Hearing - PROJ 25-060  
**Attachments:** Public Hearing - PROJ 25-060.docx

**Categories:** Andreea

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RE: Notice of Public Hearing to Consider an Amendment to the Zoning Bylaw-2660 Barnet Highway

Dear Honourable Mayor and Council:

My name is Fred Soofi, a resident of Port Moody and former owner of Pasta Polo Restaurant in Coquitlam. I have purchased unit [Unit Name]-2660 Barnet Highway, one of the first buyers before the construction had begun. My plan was to start a unique project in that building, which in a short description was a stone ground flour mill (has a higher nutritional value than hammer mill flour) to produce organic flour and then make different pastries, baked goods and bread, and also distribute the organic flour to supermarkets, bakeries, etc. and sell to the public and other users, and have a small 30 seat coffee shop. At the time I purchased the unit, I was not aware that the zoning would not allow me to do that. I am supporting the re-zoning of 2660 Barnet Highway so that I can establish this business plan, which will create 10-15 jobs and also, being so unique a business, can bring people from other municipalities to Coquitlam.

Sincerely,

Fred Soofi

[Personal Phone Number]

Tri-Cities Chamber of Commerce  
March 24, 2026

Mayor and Council,  
City of Coquitlam

Re: Support for Rezoning – PC Urban Development on Barnet Highway

Dear Mayor and Members of Council,

On behalf of the Tri-Cities Chamber of Commerce and our diverse membership of local businesses and organizations, we are pleased to express our strong support for the proposed rezoning of the PC Urban development on Barnet Highway. This application represents a thoughtful and practical step toward better aligning the site's zoning with the City's Official Community Plan. It creates an opportunity to enable a broader range of business uses that better serve the evolving needs of the City Centre, while maintaining a responsible and balanced approach to site functionality.

We understand there may be some misunderstanding regarding the intent of this application, particularly as it relates to parking. To be clear, this proposal does not seek any parking variances, nor does it introduce uses that exceed or conflict with the parking currently provided on site. All proposed uses are intended to align fully within the existing parking capacity, with parking allocations secured through the strata plan.

It is also important to note that all current business owners within the development have reviewed and approved the proposed rezoning and regulating land dedication. This reflects a unified commitment from the existing business community to see the site evolve in a way that strengthens its long-term viability.

In response to community considerations, the proposal has proactively removed potential nuisance uses from the zoning framework. This adjustment better aligns the development with the surrounding area and reinforces its suitability as a vibrant, business-supportive environment. Increased activity and occupancy will not only support existing businesses but also help address concerns associated with underutilized commercial spaces.

Finally, we note that the Business Enterprise zoning, adopted in 2020, has yet to be utilized to our knowledge. We see this as an opportunity for collaboration and would welcome the chance to work with City staff and Council to help refine zoning approaches that better reflect current market realities and business needs.

Supporting this rezoning is a pro-business, pro-community decision that will enhance economic vitality, improve site utilization, and better align policy with practical outcomes on the ground.

We respectfully encourage the Council to support this application.

Sincerely,

Jennifer McKinnon  
On behalf of your Tri-Cities Chamber of Commerce



**Vukovic, Andreea**

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**From:** Nicole Parsons: **Personal Email Address**  
**Sent:** Friday, March 27, 2026 3:48 PM  
**To:** Clerks Dept  
**Subject:** Public Hearing - PROJ 25-060  
**Attachments:** PROJ 25-060.pdf  
  
**Categories:** Andreea

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Attn Legislative Services Division

Attached is our formal response to the proposed changes to the zoning for 2660 Barnet Hwy, Coquitlam.

See below for an image of the parking currently available.

Aside from the allocated spots for each unit on this property (approximately 3-5 per unit) there is only street parking, which is already busy.



**Thank you,**

**Nicole Parsons  
Owner  
Windsor Plywood Coquitlam  
604-941-1768**



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Attn Legislative Services Division,

RE: Public Hearing – PROJ 25-060

In response to the public hearing regarding the amendment to zoning at 2660 Barnet Hwy, we would like to express our concern about the available parking in the area for the anticipated increase in traffic to this address. Currently, parking is already limited due to the presence of existing businesses, and this issue may worsen with changes to the current zoning for this large development.

The property was originally zoned and built for industrial purposes, and if retail or commercial kitchen operations were intended, these developments should have included plans for additional parking to accommodate such businesses. As a local family business, we appreciate opportunities for increased exposure and growth. However, we believe that the area is not designed to support the demand for more parking, which could negatively impact both new and existing businesses.

We urge the planning committee to carefully consider these concerns and explore solutions to ensure adequate parking is available before approving the zoning amendment.

Thank you for your consideration,

Nicole Parsons

Owner

Rob Grant

Owner

2700 Barnet Hwy #105, Coquitlam, BC V3B 1B8 | 604-941-1768

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