

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 26, 2021 at 9:39 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 Finance, Lands and Police, General Manager Planning and Development, Director Development Services, Director Bylaw Enforcements and Legal Services, Director Community Planning, Director Strategic and Capital Projects, Manager Recreation, Culture and Facility Planning, Business Services and Licences Manager, Development Servicing Engineer Manager, Utility Planning Manager, Planner 3, Planner 2, Planner 2, Planner 2, Planner 1, Director Intergovernmental Relations and Legislative Services, Legislative Services Manager, and Legislative Services Clerk.

CALL TO ORDER

The Mayor, on behalf of Council, acknowledged the passing of Roger Loubert and remembered his contributions to the community as well as his passion for Maillardville and its cultural heritage.

ADOPTION OF MINUTES

1. Minutes of the Public Hearing held on Monday, July 12, 2021

MOVED BY COUNCILLOR MARSDEN
AND SECONDED

333 That the Minutes of the Public Hearing held on Monday, July 12, 2021 be approved.

CARRIED

Councillors Wilson and Zarrillo registered opposition.

2. Minutes of the Regular Council Meeting held on Monday, July 12, 2021

MOVED BY COUNCILLOR MARSDEN
AND SECONDED

334 That the Minutes of the Regular Council Meeting held on Monday, July 12, 2021 be approved.

CARRIED

Councillors Wilson and Zarrillo registered opposition.

COMMITTEE MINUTES AND RECOMMENDATIONS

3. Minutes of the Economic Development Advisory Committee Meeting held on Wednesday, May 26, 2021

MOVED BY COUNCILLOR KIM
AND SECONDED

335 That the Minutes of the Economic Development Advisory Committee Meeting held on Wednesday, May 26, 2021 be received.

CARRIED UNANIMOUSLY

4. Minutes of the Culture Services Advisory Committee Meeting held on Thursday, June 10, 2021

MOVED BY COUNCILLOR MANDEWO
AND SECONDED

336 That the Minutes of the Culture Services Advisory Committee Meeting held on Thursday, June 10, 2021, be received.

CARRIED UNANIMOUSLY

CONSIDERATION OF THE AGENDA ITEMS FROM THE PUBLIC HEARING HELD JULY 26, 2021

5. City of Coquitlam Zoning Amendment Bylaw No. 5141, 2021 – 816 Westwood Street

The Director Development Services provided clarification on the height restrictions for the lot and that there is no room for a third floor as part of the requested zoning.

Discussion ensued relative to concern that the application will require a height variance.

In response to a question from Council, the General Manager Planning and Development noted that Council could refer the application back to staff for further review.

Discussion continued relative to the following:

- The need to have a more strategic look at the neighbourhood and how re-development will be managed to accommodate floodplain levels
- Clarification regarding the potential usages for the two meters construction height that cannot be habitable

The Director Development Services noted that based on the zoning requirement tests that City Planners put applications through, this application would probably not qualify for a height variance.

Discussion continued relative to the following:

- Whether the applicants are aware that their application will most likely not support the construction of 3-storey homes
- Concern that the neighbourhood will eventually go under review and whether the applicant would be better served to wait until such time
- Whether future variances on this site by the application could go to the Board of Variance

The Deputy City Manager noted that staff cannot deny an applicant the right to apply for the Board of Variance and that the Board rules by hardship.

Discussion continued relative to the following:

- The function and mandate of the Board of Variance
- The consideration of whether the application should move forward or be referred back to staff for more information on the structure of the proposed homes and discussion with the applicant
- The understanding that the applicant would prefer a three-storey home on the subject property
- The belief that the neighbourhood needs to have a review on how it will re-develop in the future
- The potential for height variances in the neighbourhood to be controlled by a text amendment for the Official Community Plan

MOVED BY COUNCILLOR HODGE
AND SECONDED

337 That Council give second and third readings to *City of Coquitlam Zoning Amendment Bylaw No. 5141, 2021*.

CARRIED UNANIMOUSLY

6. City of Coquitlam Zoning Amendment Bylaw Nos. 5132, 5131, and 5136, 2021 – 585 Como Lake Avenue, 603 and 609 Clarke Road and 606 and 612 Elmwood Street

Discussion ensued relative to the following:

- The appreciation for staff for the information provided at the Public Hearing regarding the density transfer
- The desire for re-zonings to be the way neighbourhoods develop rather than transferring portions of one development to another to overcome guidelines
- The concern that relocation of affordable and accessible housing from new

developments to other areas undermines the mission of affordable housing serving residents in areas that are lacking

- The desire for Council to have multiple opportunities to review a project, so that decisions on re-zoning do not happen alongside decisions of tenure and development styles

In response to a question from Council, The Director Development Services clarified that the re-zoning bylaw is dependent on the housing agreement and the development would not advance before one is secured.

Discussion continued relative to the following:

- The concern that the application is complex and that there is potential for obfuscation of the details of the project as a result
- The belief that the application achieves Council's desire for increased rental units and does so in a highly efficient manner
- The appreciation for the work the applicant undertook to complete public consultation for the project online due to COVID-19
- Appreciation for the inclusion of commercial space as part of a development next to the SkyTrain line
- Appreciation for the amenities that the proposed application would bring to the neighbourhood

MOVED BY COUNCILLOR ASMUNDSON
AND SECONDED

- 338 That Council give second and third readings to *City of Coquitlam Citywide Official Community Plan Amendment Bylaw No. 5132, 2021* and *City of Coquitlam Zoning Amendment Bylaw Nos. 5131, 2021 (CD-26 Zone)* and *5136, 2021 (P-1 Zone)*.

CARRIED

Councillor Zarrillo registered opposition.

7. City of Coquitlam Zoning Amendment Bylaw No. 5140, 2021 – 631 and 633 Smith Avenue and 708, 712 and 716 Dogwood Street

Discussion ensued relative to the following:

- Appreciation for the work staff undertook to establish the mixed amount of rental units
- The concern that the application was difficult to understand for residents
- The need for more rental units in the City
- The understanding that wood-framed buildings can be constructed more quickly and that this aids in expediting the supply of below-market housing

In response to a question from Council, the Planner 2 clarified that the motion before Council was only to approve the Zoning Amendment Bylaw to develop two buildings on the site with similar massing as one building.

Discussion continued relative to the following:

- The rejection of the idea that purpose-built rental housing and below-market housing brings undesirable individuals to an area
- The appreciation for creative solutions in order to open the door to increased affordability in wood-frame rental buildings
- The desire for applicants to provide a presentation of their overview as part of the first reading process
- The Public Hearing process as part of the re-development process

MOVED BY COUNCILLOR MARSDEN
AND SECONDED

339 That Council give second and third readings to *City of Coquitlam Zoning Amendment Bylaw No. 5140, 2021*.

CARRIED UNANIMOUSLY

REPORTS OF STAFF

DEPUTY CITY MANAGER

8. Report of the Deputy City Manager and Fire Chief – Wildfire Protection in Metro Vancouver Watersheds and Adjacent Urban Communities

Discussion ensued relative to the desire to add to the letter to Metro Vancouver the topics of fuel management, selective logging and maintenance of access roads into the watershed to lower the risk of wildfires.

MOVED BY COUNCILLOR MANDEWO
AND SECONDED

340 That Council authorize the Mayor to send a letter to Metro Vancouver on behalf of Council raising concerns in relation to growing wildfire risks in watersheds and requesting the Chair of Metro Vancouver Board of Directors to set up a Task Force comprised of representatives from Metro Vancouver, the BC Wildfire Service and municipalities adjacent to the watersheds to support wildfire preparedness.

CARRIED UNANIMOUSLY

9. Report of the Director Legal and Bylaw Enforcement – Fourth and Final Reading of Business Licence Amendment Bylaw (Street Vending and Special Event Administration) No. 5122, 2021

In response to a question from Council, the Business Services and Licenses Manger noted that busking was not included as part of the bylaw amendments.

MOVED BY COUNCILLOR KIM
AND SECONDED

341 That Council give fourth and final reading to *Business Licence Amendment Bylaw (Street Vending and Special Event Administration) No. 5122, 2021*.

CARRIED UNANIMOUSLY

PLANNING AND DEVELOPMENT

10. Report of the Director Development Services – Fourth and Final Readings of Zoning Amendment Bylaw No. 5050, 2020 and Highway Dedication Cancellation Bylaw No. 5051, 2020 and Authorization of Development Permit at 909, 913, 917, 921, 925, 927 Grant Street – Anthem Grant Developments Ltd. (PROJ 19-028)

Councillor Kim left the meeting at this time (10:59 p.m.).

MOVED BY COUNCILLOR ASMUNDSOM
AND SECONDED

342 That Council:

1. Give fourth and final reading to *City of Coquitlam Zoning Amendment Bylaw No. 5050, 2020*;
2. Give fourth and final reading to *City of Coquitlam Highway Dedication Cancellation Bylaw No. 5051, 2020*; and
3. Approve the signing and sealing of Development Permit No. 19 106240 DP and authorize the Mayor and City Clerk to execute this Permit on behalf of the City of Coquitlam.

CARRIED UNANIMOUSLY

11. Report of the Director Development Services – Fourth and Final Reading of Zoning Amendment Bylaw No. 5044, 2021 at 1334 Charland Avenue – Lamme Zarei (PROJ 19-077)

Councillor Kim returned to the meeting at this time (11:01 p.m.).

MOVED BY COUNCILLOR WILSON
AND SECONDED

343 That Council give fourth and final reading to *City of Coquitlam Zoning Amendment Bylaw No. 5044, 2021*.

CARRIED

Councillor Marsden registered opposition.

12. Report of the Director Development Services – Fourth and Final Reading of Zoning – Amendment Bylaw No. 5056, 2020, Housing Agreement Bylaw No. 5057, 2021 and Development Permit Authorization at 3100 Ozada Avenue – Pinetree Court by Affordable Housing Societies (PROJ 20-022)

In response to a question from Council, the Director Development Services noted that there is currently no federal funding for this project.

Discussion continued relative to the following:

- The potential for the development of a policy to require funding from partners prior to fourth and final reading
- The desire for the City to continue to review and renew the housing stock in the City

MOVED BY COUNCILLOR MARSDEN
AND SECONDED

344 That Council:

1. Give fourth and final reading to *City of Coquitlam Zoning Amendment Bylaw No. 5056, 2020*;
2. Give fourth and final reading to *City of Coquitlam Housing Agreement Bylaw No. 5057, 2021*;
3. Authorize a maximum capital contribution of \$3,300,000 from the Affordable Housing Reserve Fund (AHRF) to assist in the development of 164 non-market rental units; and

4. Approve the signing of Development Permit No. 20 104509 DP and the Mayor and City Clerk be authorized to execute this Permit on behalf of the City of Coquitlam.

CARRIED UNANIMOUSLY

13. Report of the Director Development Services – Development Permit Authorization for a Multi-Storey Industrial Building at 11 King Edward Street – WesGroup / Pacific Reach Industrial Centre Ltd. (PROJ 20-034)

Discussion ensued relative to the desire to ensure that applicants continue maintenance of their properties while going through the re-development process.

MOVED BY COUNCILLOR ASMUNDSON
AND SECONDED

- 345 That Council approve the signing and sealing of Development Permit No. 20 105906 DP and authorize the Mayor and City Clerk to execute this Permit on behalf of the City of Coquitlam.

CARRIED UNANIMOUSLY

14. Report of the Director Development Services – Development Permit Authorization for a Proposed 76-Unit Townhouse Development at 1340 Olmsted Street – Mosaic Riley Park North Holdings Ltd. (PROJ 20-033)

Discussion ensued relative to the following:

- Clarification as to the size of the tandem parking stalls
- Clarification as to the storage of garbage cans within the garage
- Clarification regarding the application process and the understanding that the Parks, Recreation, Culture and Facilities Department reviews playground designs
- Clarification as to the potential placement of the electric parking stalls

MOVED BY COUNCILLOR MARSDEN
AND SECONDED

- 346 That Council approve the signing and sealing of Development Permit No. 20 105873 DP and authorize the Mayor and City Clerk to execute this Permit on behalf of the City of Coquitlam.

CARRIED UNANIMOUSLY

15. Report of the Director Development Services – Development Permit Authorization for a Proposed 112 Unit Townhouse Development at 1310 Mitchell Street – Townline Mitchell Street 2.0 Holdings Ltd. – (PROJ 19-039)

Discussion ensued relative to the desire to ensure that lots that are planned to be re-developed continue to be maintained.

The Planner 2 noted that staff had discussed the issue of overgrown plants on the subject site with the applicant and it has been dealt with and stated that the File Managers who work with applications on Burke Mountain have started to develop standard language to ensure that applicants maintain their properties.

Discussion continued relative to the following:

- Clarification regarding the proposed pool as part of the amenities of the project
- Concern regarding the potential damages to the properties further down Burke Mountain if the pool were to fail
- Concern that a pool is a high end amenity and could potentially cause an increase in prices to the surrounding area

MOVED BY COUNCILLOR TOWNER
AND SECONDED

- 347 That Council approve the signing and sealing of Development Permit No. 19 108611 DP and that the Mayor and City Clerk be authorized to execute this Permit on behalf of the City of Coquitlam.

CARRIED UNANIMOUSLY

16. Report of the Director Development Services – Citywide Official Community Plan Amendment Bylaw No. 5078, 2021 and Zoning Amendment Bylaw No. 5079, 2021 at 100 Woolridge Street – Mercedes Benz Car Dealership and Service Facility (PROJ 19-047)

MOVED BY COUNCILLOR MANDEWO
AND SECONDED

- 348 That Council:
1. Give first reading to *City of Coquitlam Citywide Official Community Plan Amendment Bylaw No. 5078, 2021*;
 2. In accordance with the *Local Government Act*, consider *Bylaw No. 5078, 2021*, in conjunction with *City of Coquitlam 2021 Five Year Financial Plan Bylaw No. 5086, 2020* and the *Regional Solid Waste Management Plan*;
 3. Give first reading to *City of Coquitlam Zoning Amendment Bylaw No. 5079, 2021*;
 4. Refer *Bylaws No. 5078 and 5079, 2021* to Public Hearing;

5. Authorize staff to prepare Development Permit No. 19 110469 DP generally in accordance with the attached drawings (Attachment 7), should Council grant second and third readings to the Bylaw;
6. Acknowledge that the applicant has requested variances to the Zoning Bylaw, as described in this report as follows:
 - a. In Subsection 706 (2), Part 7, for required number of commercial parking spaces is to be varied from 146 spaces to 104 spaces; and
 - b. In Subsection 516 (5) in Part 5, for individual retaining walls is to be varied from a maximum of 1.2 metres (m) (3.94 feet (ft.)) to 2.05 m (6.73 ft.) for the retaining walls proposed along the west and south property boundaries; and
7. 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. Ensure that all engineering requirements are addressed to the satisfaction of the General Manager Engineering and Public Works;
 - b. Resolution of all urban design issues to the satisfaction of the Director Development Services; and
 - c. Finalize, execute and deliver to the City, the following agreements in Land Title Office registrable form:
 - i. Section 219 restrictive covenant to ensure the subject site and parking provided is developed in accordance with the finalized Transportation Review Memo from Bunt and Associates;
 - ii. Section 219 restrictive covenant to ensure the trees are to be retained in accordance with the finalized Arborist report;
 - iii. Statutory Right-of-Way and Restrictive Covenant for Public Access over the corner plaza located in the northeast corner; and
 - iv. Such other Land Title Office registrable agreements as may be required by the City.

CARRIED UNANIMOUSLY

17. Report of the Director Development Services – Citywide Official Community Plan Amendment Bylaw No. 5142, 2021 for the Oakdale Transportation Network Update – City of Coquitlam (PROJ 21-040)

MOVED BY COUNCILLOR ASMUNDSON
AND SECONDED

349 That Council:

1. Give first reading to *City of Coquitlam Citywide Official Community Plan Amendment Bylaw No. 5142, 2021*;
2. In accordance with the Local Government Act, consider *Bylaw No. 5142, 2021*, in conjunction with *City of Coquitlam 2021 Five Year Financial Plan Bylaw No. 5086, 2020* and the Regional Solid Waste Management Plan; and

3. Refer *Bylaw No. 5142, 2021* to Public Hearing.

CARRIED UNANIMOUSLY

18. Report of the General Manager Planning and Development – 2021 Eligible School Sites Proposal - School District No. 43

Councillor Towner left the meeting at this time (11:28 p.m.).

Discussion ensued relative to the belief that there is more density in the neighbourhood than was originally planned and the associated capacity needs for new schools.

In response to a question from Council, the Deputy City Manager noted that School District No. 43 is aware of the Oakdale Neighbourhood Plan and the potential school capacity requirements.

Councillor Towner returned to the meeting at this time (11:30 p.m.).

The Director Community Planning noted that enrollment is currently in decline in the neighbourhood and the understanding that some capacity will be served by existing schools.

MOVED BY COUNCILLOR MANDEWO
AND SECONDED

340 That Council:

1. Accept the 2021 Eligible School Sites Proposal submitted by School District No. 43; and
2. Direct staff to relay the City's concern about the estimated land cost for the Fraser Mills school site set out in the report of the General Manager Planning and Development dated July 12, 2021.

CARRIED UNANIMOUSLY

PARKS, RECREATION, CULTURE AND FACILITIES

19. Report of the General Manager Parks, Recreation, Culture and Facilities – Town Centre Park Lake Loop Improvements Final Design

In response to a question from Council, the Tiina stated that the forest walk was placed in Phase 2 to prioritize safety lighting at the new bathroom site and to ensure that proper studies on accessibility and environmental conservation are completed for the forest walk.

Discussion ensued relative to the potential to transplant the mature evergreen trees along Pipeline Road into a different part of the park.

The Tiina noted that the transplantation of the trees is cost prohibitive but that staff are in discussion with Metro Vancouver on planting.

Discussion continued relative to the following:

- The desire to ensure that new lighting installations do not disturb the animals are part of the park's ecosystem
- The understanding that the failed sod as a result of the heat dome would eventually be replaced
- The understanding that some lakeside trails cannot be paved due to ground conditions and the impacts that has on accessibility

The Tiina provided an overview on the considerations staff have been considering to provide the best accessible pathways as possible throughout the park.

Discussion continued relative to the accessibility concerns at Como Lake Park.

Councillor Zarrillo departed from the meeting at this time (11:39 p.m.).

MOVED BY COUNCILLOR MARSDEN
AND SECONDED

341 That Council:

1. Approve the final design for the Garden Walk and Urban Walk improvements at Town Centre Park (TCP); and
2. Authorize staff to proceed to procurement of the project within the approved capital budget.

CARRIED UNANIMOUSLY

Recess and Reconvene

The Committee recessed at this time – 11:41 p.m. to 11:46 p.m.

ENGINEERING AND PUBLIC WORKS

20. Report of the Acting General Manager Engineering and Public Works – Maple Creek Integrated Watershed Management Plan (IWMP)

In response to a question from Council, the Utility Planning Manager provided information regarding the diversion channel as referenced in the report.

MOVED BY COUNCILLOR KIM
AND SECONDED

- 342 That Council adopt the final report of the Maple Creek Integrated Watershed Management Plan (IWMP) dated July, 2021.

CARRIED UNANIMOUSLY

CITY MANAGER

21. **Report of the Director Intergovernmental Relations and Legislative Services – Fourth and Final Reading of 2021 Fees & Charges Amendment Bylaw No. 5139, 2021**

MOVED BY COUNCILLOR TOWNER
AND SECONDED

- 343 That Council give fourth and final reading to *2021 Fees & Charges Amendment Bylaw No. 5139, 2021*.

CARRIED UNANIMOUSLY

OTHER BUSINESS

NEXT MEETING DATE – September 7, 2021

ADJOURNMENT

MOVED BY COUNCILLOR MARSDEN
AND SECONDED

344 That the Regular Council Meeting adjourn – 11:51 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 26, 2021
as instructed, subject to amendment and adoption.



Rachel Cormack
Legislative Services Clerk