

COUNCIL-IN-COMMITTEE MEETING
Monday, January 11, 2021

A Regular Meeting of the Council-in-Committee convened on Monday, January 11, 2021 at 2:05 p.m. in the Council Chambers of City Hall, 3000 Guildford Way, Coquitlam, BC with the following persons present:

COMMITTEE MEMBERS: Mayor Richard Stewart
Councillor Brent Asmundson
Councillor Craig Hodge
Councillor Steve Kim
Councillor Trish Mandewo
Councillor Dennis Marsden
Councillor Teri Towner
Councillor Chris Wilson
Councillor Bonita Zarrillo

ALSO PRESENT: Beth Van Gaalen
Jason Krause
James Tecson

STAFF: Peter Steblin, City Manager
Raul Allueva, Deputy City Manager
Jim Ogloff, Fire Chief
Keith Bramhill, Superintendent RCMP
Andrew Martin, Inspector RCMP
Nikki Caulfield, General Manager Corporate Services
Jaime Boan, General Manager Engineering and Public Works
Michelle Hunt, General Manager Finance, Lands and Police
Don Luymes, General Manager Parks, Recreation, Culture and Facilities
Jim McIntyre, General Manager Planning and Development
Andrew Merrill, Director Development Services
Genevieve Bucher, Manager Community Planning
Dragana Mitic, Manager Transportation
Rhonda Anderson, Revenue Services Manager
Zoe Mlcoch, Business Services Manager
Kathy Ho, Senior Transportation Planning Engineer
Demian Rueter, Planner 3
Natasha Lock, Planner 2
Stephanie Lam, Legislative Services Manager
Kate Nasato, Legislative Services Clerk

Councillor Wilson, as per the Acting Mayor schedule, assumed the role of Chair.

CALL TO ORDER

PRESENTATIONS

1. Verbal Report of the General Manager Finance, Lands and Police – Introduction of Superintendent Keith Bramhill, Officer-in-Charge, Coquitlam RCMP Detachment

The Director Legal and Bylaw Enforcement provided introductory comments and introduced the new Officer-in-Charge, Coquitlam RCMP Detachment.

The Officer-in-Charge, Coquitlam RCMP Detachment, appeared before the Committee to express enthusiasm for his new position and to provide information relating to his work experience and leadership objectives.

The Mayor, on behalf of Council, welcomed the new Officer-in-Charge, Coquitlam RCMP Detachment, to the City.

Discussion ensued relative to the role of the RCMP in the community.

ADOPTION OF MINUTES

2. Minutes of the Council-in-Committee Meeting held on Monday, December 14, 2020

The Legislative Services Manager provided information relating to a proposed amendment to page 3 of the Minutes to replace the words “The importance of a fence or other means of safely containing the younger children’s play area” with the following “The desire for a fence around the younger children’s play area”.

The Minutes of the Council-in-Committee Meeting held on Monday, December 14, 2020 were approved as amended.

DELEGATIONS

3. James Tecson and Beth Van Gaalen – Neighbourhood Traffic Challenges due to Karley Trail and the Potential to Relocate Access

Beth Van Gaalen, Jason Krause, and James Tecson appeared before the Committee at this time to request that the Crystal Falls trail access from Karley Crescent be closed, barricaded, and relocated to another location. The delegation provided an overview of the issues relating to the existing access, including but not limited to, the impact that it has on traffic and parking in the neighbourhood, the amount of litter left by visitors to Chrystal Falls, and members of the public trespassing on private lands. They provided

further information relating to the discussions that they have had with the City regarding parking and traffic issues.

In response to a question from the delegation, the Deputy City Manager provided information relating to the following:

- Access to the City-owned land in this area
- The options that the City can take to address the issues raised by the delegation

Discussion ensued relative to the following:

- The desire for staff to work with the landowners in Karley Crescent to mitigate the impacts that this access point has on the neighbourhood
- The belief that the parking and traffic issues in this neighbourhood have been getting worse
- The City signage and garbage cans in the area
- The understanding that residents can install no trespassing signage and barricades on their own properties
- The belief that the use of this trail has increased as a result of the COVID-19 pandemic and whether funding from the Community Support and Recovery Plan could be used to address these issues
- The desire for the City to use its social media channels to inform residents regarding the respectful use of this trail
- Whether the property owners have reached out to third-party websites to request that their entries on Crystal Falls indicate that access to this trail crosses private property

The Chair, on behalf of the Committee, thanked the delegation for their presentation.

REPORTS OF STAFF

PLANNING AND DEVELOPMENT

4. Report of the Director Development Services – Proposed Development Regulatory Improvements and Housekeeping Amendments (PROJ 20-122)

Councillor Kim left the meeting at this time (2:44 p.m.) and returned at 2:46 p.m.

The Director Development Services provided introductory comments regarding the City's Development Application Process Review and gave an overview of the proposed development regulatory improvements and housekeeping amendments.

Councillor Towner left the meeting at this time (2:47 p.m.) and returned at 2:48 p.m.

The Planner 2 provided an onscreen presentation entitled “Development Regulatory Improvements” with slides titled as follows:

- Background
- Proposal 1 – DV Assessment Criteria
- Proposal 2 – Amendments to Frequently Varied Zoning Bylaw Regulations
- Proposal 3 – Housekeeping Amendments
- Proposal 4 – Letters of Assurance
- Next Steps

Discussion ensued relative to the following:

- Clarification regarding the proposed amendments to the frequently varied Zoning Bylaw regulations
- Clarification regarding the proposed amendment to allow for a gross floor area exclusion for accessible dwelling units
- Appreciation for the work that staff have done to improve City processes and support for the changes proposed in the report
- The issue of housing affordability and the City’s efforts to address this issue
- The process improvements that the Development Services division is currently undertaking in order to increase efficiency
- The understanding that the proposed amendments to the frequently varied Zoning Bylaw regulations are intended to reduce the number of development variance requests
- Clarification regarding the proposed policy relating to Letters of Assurance
- The criteria that staff use to establish when a development project is complete

The Committee received the report of the Director Development Services dated January 4, 2021 and entitled “Proposed Development Regulatory Improvements and Housekeeping Amendments (PROJ 20-122)” for information.

5. Report of the General Manager Planning and Development – Proposed Interim Approach to Infill Subdivision Applications within the Ranch Park Neighbourhood

The General Manager Planning and Development provided introductory comments regarding the history of subdivision applications in the Ranch Park neighbourhood, the role of the City’s Approving Officer, and the next steps that staff will take to develop evaluation criteria for infill subdivision applications within this area, noting that future changes may be proposed under the Southwest Housing Review.

Discussion ensued relative to the following:

- Support for the proposed interim approach
- The desire to ensure that the evaluation criteria will be flexible

The Committee received the report of the General Manager Planning and Development

dated January 4, 2021 and entitled “Proposed Interim Approach to Infill Subdivision Applications within the Ranch Park Neighbourhood” for information.

ENGINEERING AND PUBLIC WORKS

6. Report of the General Manager Engineering and Public Works – City-Wide Parking Review – Phase 2B Transportation Demand Management, Payment-in-Lieu and Bike Parking Requirements in the Evergreen Line Core and Shoulder Station Areas – Update

The General Manager Engineering and Public Works provided introductory comments regarding Phase 2B of the City-Wide Parking Review and provided an overview of the changes proposed to the City’s parking requirements.

The Manager Transportation provided an onscreen presentation entitled “City-Wide Parking Review Phase 2B – TDM, PIL, and Bike Parking Review” with slides titled as follows:

- City-Wide Parking Overview
- TDM and PIL Programs
- Current TDM Program
- TDM Review Summary
- TOD Transportation Plan
- TDM Recommendation
- TDM Recommendation – Residential Example (300 unit building)
- TDM Recommendation – Commercial Example (2,000 sqm)
- TDM Measures – Options
- TDM Recommendations
- Current PIL Program
- PIL Review Summary
- PIL Program Value
- PIL Program Recommendation Parking Stall Value
- PIL Recommendation
- PIL Recommendations
- Current Bike Parking Program
- Bike Parking Review Summary
- Next Steps

Discussion ensued relative to the following:

- Clarification regarding the proposed changes to the Payment in Lieu (PIL) program in the Evergreen Line Core and Shoulder Station Areas
- The impacts of COVID-19 on transit ridership, car sharing and vehicle ownership
- The studies and modeling conducted prior to COVID-19 and whether this data will be helpful in predicting future parking needs

Councillor Asmundson left the meeting at this time (3:56 p.m.) and returned at 3:58 p.m.

- The understanding that the City recently revised its residential parking requirements and concerns regarding the proposed changes to the Transportation Demand Management (TDM) program relating to residential development
- The understanding that the proposed changes to the TDM program will be monitored and that this program will continue to adapt to the parking and transportation needs of the City
- The development of off-street parking in the City
- The understanding that the City sets minimum parking requirements but that developers can choose to include more parking in their projects
- Clarification regarding the proposed PIL program parking stall valuation
- The importance of consulting with the development community regarding proposed changes to parking requirements
- The long term goal of reducing car ownership and usage in the City
- Concerns regarding the pace at which the City is proposing to reduce parking requirements
- The relationship between parking requirements and the rates of car ownership
- Clarification regarding proposed mandatory TDM measures
- Concerns regarding the uptake of the current PIL program and the proposed changes to this program
- Clarification regarding the difference between Phases 1 and 3 of the City-Wide Parking Review
- Whether Crime Prevention Through Environmental Design principles are considered when determining the location and design of short-term bike parking
- Whether enforcement measures will be included as a part of the City's TDM monitoring efforts

Councillor Kim left the meeting at this time (4:28 p.m.) and returned at 4:30 p.m.

- The desire for information relating to the relationship between parking requirements and the housing affordability
- The desire to ensure that the proposed parking reductions does not impact the availability and development of accessible parking
- The relationship between zoning and parking requirements
- The need to balance current parking needs and long-term sustainability needs
- The use of funds from the PIL fund
- Clarification regarding how the changes proposed under the City-Wide Parking Review will support economic vitality
- Car ownership trends in younger generations
- Bike parking and storage needs in residential development
- Support for the mandatory TDM measures
- Clarification regarding the proposed requirement to provide travel information packages for residents and employees

The Committee received the report of the General Manager Engineering and Public Works dated January 5, 2021 and entitled “City-Wide Parking Review – Phase 2B Transportation Demand Management, Payment-in-Lieu, and Bike Parking Requirements in the Evergreen Line Core and Shoulder Station Areas - Update” for information.

FINANCE, LANDS AND POLICE

7. Report of the General Manager Finance, Lands and Police – Property Tax Prepayment Plan Update

The General Manager Finance, Lands and Police provided introductory comments regarding the proposed changes to the Property Tax Prepayment Plan.

Discussion ensued relative to the following:

- Clarification regarding changes to the provincial Home Owner Grant application process
- The understanding that some residents have a property tax prepayment plan established through their banks instead of using the City’s program
- The desire to increase public awareness of this program

The Committee received the report of the General Manager Finance, Lands and Police dated January 4, 2021 and entitled “Property Tax Prepayment Plan Update” for information.

OTHER BUSINESS

NEXT MEETING DATE – January 25, 2021

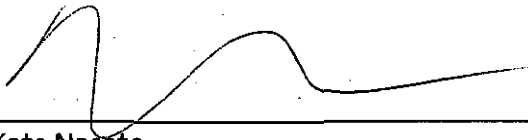
ADJOURNMENT

The meeting adjourned at 5:06 p.m.

MINUTES CERTIFIED CORRECT

CHAIR

I hereby certify that I have recorded the Minutes of the
Council-in-Committee Meeting held Monday, January 11,
2021 as instructed, subject to amendment and adoption.

A handwritten signature in black ink, appearing to read 'Kate Nasato', written over a horizontal line.

Kate Nasato
Legislative Services Clerk