

COUNCIL-IN-COMMITTEE MEETING
Monday, February 10, 2020

A Regular Meeting of the Council-in-Committee convened on Monday, February 10, 2020 at 2:02 p.m. in the Council Committee Room of City Hall, 3000 Guildford Way, Coquitlam, BC with the following persons present:

COMMITTEE MEMBERS: Mayor Richard Stewart (arrived at 2:03 p.m.).
Councillor Brent Asmundson
Councillor Craig Hodge
Councillor Steve Kim
Councillor Trish Mandewo
Councillor Dennis Marsden
Councillor Teri Towner
Councillor Chris Wilson
Councillor Bonita Zarrillo

OTHERS PRESENT: Richard G. Tennant
Mercedes Flores
Glen Murray, Froggers Creek Tree Consultants Ltd.

STAFF: Peter Steblin, City Manager
Raul Allueva, Deputy City Manager
Jim Ogloff, Fire Chief
Jozsef Dioszeghy, General Manager Engineering and Public Works
Michelle Hunt, General Manager Finance, Technology and Police Services
Don Luymes, General Manager Civic Lands and Facilities
Jim McIntyre, General Manager Planning and Development
Donnie Rosa, General Manager Parks, Recreation and Culture Services
Scott Groves, Director Strategic and Capital Projects
Andrew Merrill, Director Development Services
Tiina Mack, Manager Recreation and Culture Facility Planning
Curtis Scott, Manager Development City Lands
Dragana Mitic, Manager Transportation
Kathleen Vincent, Manager Corporate Communications
Mark Zaborniak, Manager Design and Construction
Pat Lau, Planner 3
Chris McBeath, Planner 3
Darlene Cheveldeaw, Planning Technician 3
Sean O'Melinn, Legislative Services Manager
Rachel Cormack, Legislative Services Clerk

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

CALL TO ORDER

The Legislative Services Manager noted that one additional business item had been identified for discussion and it was accepted under Other Business.

Mayor Stewart arrived to the meeting at this time (2:03 p.m.).

ADOPTION OF MINUTES

1. Minutes of the Council-in-Committee Meeting held on Monday, February 3, 2020

The Minutes of the Council-in-Committee Meeting held on Monday, February 3, 2020 were approved.

DELEGATIONS

2. Richard G. Tennant, 1032 Delestre Avenue – Health, Safety and Frontage Works Issues

Mr. Tennant, Ms. Flores and Mr. Murraray appeared before the Committee to discuss their concerns relative to frontage works and utility connections required by the City of Coquitlam to ensure safety on the subject property. Mr. Tennant stated his desire for the City to resolve tree removal and the frontage works issues on the subject property so he can receive the required building permits.

Discussion ensued relative to the understanding that the subject property is currently under review for a subdivision application.

The General Manager Planning and Development provided an overview of the City of Coquitlam's frontage works program.

In response to a question from the Committee, Mr. Tennant provided an overview of his concerns regarding the location of the water line on the subject property. He further noted his desire for the City to remove the trees on the property.

Ms. Flores provided an overview of the process the re-development application has taken.

The Manager Design and Construction provided an overview of the City's tree removal standard, the temporary frontage works already install by the City for the subject property, and the history of the current water connection located on the property.

Discussion continued relative to the following:

- The understanding that a neighbouring lot was subdivided by developers

- The understanding that the re-development process is complicated for homeowners to undertake without professional assistance
- The potential to defer the payment for frontage works until the subdivided lot is sold
- The understanding that the City cannot force a property owner to accept a heritage designation

In response to a question from the Committee, the General Manager Planning and Development provided an overview of the heritage house registry and the utilization of heritage revitalization agreements.

Discussion continued relative to the following:

- The understanding that developers are required to cover the cost of development
- The understanding that City policies are developed in the interest of the community rather than individual homeowners
- That the Preliminary Layout Approval has been granted for the subject property

The General Manager Planning and Development noted the potential for the application to go through the City's issue resolution process.

Discussion continued relative to the possibility of the Planning and Development Department and the delegate discussing the issue via the issue resolution process.

Councillor Towner left the meeting at this time (2:56 p.m.).

REPORTS OF STAFF

PARKS, RECREATION AND CULTURE SERVICES

3. Report of the General Manager Parks, Recreation and Culture Services – Northeast Community Recreation Centre Progress Update (Introductory Comments by General Manager Parks, Recreation and Culture Services / Presentation by Manager Recreation and Culture Facilities Planning)

The General Manager Parks, Recreation and Culture Services provided an overview of the work staff have undertaken to prepare for the development of the Northeast Recreation Centre.

Councillor Towner returned to the meeting at this time (2:58 p.m.).

The Manager Recreation and Culture Facilities Planning provided the Committee with a presentation entitled "Northeast Community Centre Update" with slides titled as follows:

- Purpose

- Presentation Content
 - 1. Background
 - Northeast Coquitlam
 - 2. Project Name
 - 3. Survey Results
 - Survey Participants – Gender
 - Survey Participants – Age Range
 - Household Character – Age of Children
 - Ethnic/Cultural Origin
 - Facilities and Amenities currently used – RECREATION
 - Facilities and Amenities currently used – CULTURE
 - Facilities and Amenities currently used – LIBRARIES
 - Reasons for not currently using any Culture Facilities
 - Amenity Use Likelihood
 - Household Characteristics – Organized Sport Participants
 - Survey Results in Potential Ideas for Centre Design
 - Survey Results in Potential Ideas for Centre Design (cont'd)
 - 4. Expanded Engagement
 - 5. Site and Fit
 - 6. Innovative Ideas
 - Edmonds Community Centre
 - The Shipyards
 - Hollyburn Country Club
 - Clayton Community Centre
 - Aaniin Community Centre
 - Greenwood Park
 - The Pavilion
 - Reyhovot Community Centre
 - Brunco Town Hall & Community Ctr
 - Towada Community Centre
 - STREETMEKKA
 - Turanga Library
 - 7. Timeline/Next Steps
 - Timeline
 - Discussion

Discussion ensued relative to the following:

- The desire for future naming conventions to utilize the term 'community centre' and the potential for the facility to have a unique name
- The desire to ensure that the facility is multi-use
- The desire to set appropriate expectations throughout the consultation period
- The pros and cons of locating various amenities within the proposed community centre

Councillor Kim left the meeting at this time (3:28 p.m.).

Discussion continued relative to the following:

- The desire to ensure that safety is at the forefront of the design process

Councillor Kim returned to the meeting at this time (3:29 p.m.).

- Appreciation for the data analysis within the report
- Appreciation for the work staff undertook to review a broad scope of facility designs
- The desire for the project to be completed within a reasonable time frame
- The potential composition of the commercial complex on the subject site and the desire to allow for a complete community
- The potential scope and process of future public consultation processes for the proposed development
- The potential for the facility to be net zero in regard to energy usage
- The potential layout of the site to accommodate the slope and the desire to preserve views from the mountain-side

In response to a question from the Committee, the Manager Recreation and Culture Facilities Planning provided an overview of the reasoning behind further community consultation and clarification regarding the proposed development timeline.

Councillor Wilson left the meeting at this time (3:52 p.m.).

Discussion continued relative to the following:

- The desire to ensure that City provided amenities are distributed evenly across the City to ensure easily accessible centres for residents

Councillor Wilson returned to the meeting at this time (3:54 p.m.).

- The desire to ensure that the location of the proposed facility helps inform its design and function
- Clarification relative to the targeted engagement level expected from mailed surveys
- The desire for further data analysis of community centre usage throughout the city

Mayor Stewart left the meeting at this time (4:27 p.m.).

- The composition of the Sports Advisory Committee membership
- Potential engagement strategies for non-homeowners in Northeast Coquitlam

The Committee received the report of the General Manager Parks, Recreation and Culture Services dated January 30, 2020 and entitled “Northeast Community Recreation Centre Progress Update” for information.

CIVIC LANDS AND FACILITIES

4. Report of the General Manager Civic Lands and Facilities – Capital Construction Projects Update – February 2020 (Presentation by General Manager Civic Lands and Facilities)

Mayor Stewart returned to the meeting at this time (4:31 p.m.).

The Committee agreed to defer this item to the February 24, 2020 Council-in-Committee Meeting.

OTHER BUSINESS

OB-1 Notice of Motion Process

A member of the Committee stated his desire to potentially bring a resolution to the Lower Mainland Local Government Association (LMLGA) and Union of British Columbia Municipalities (UBCM) to request framework legislation for Community Amenity Contributions. He further request feedback from the Committee regarding the process of reviewing policy-based resolutions prior to them being submitted to LMLGA and UBCM.

Discussion ensued relative to the following:

- The desire for Council and staff discuss and agree on resolutions prior to them being brought to LMLGA and UBCM
- The potential for Council to discuss the proposed notice of motion at a Council Meeting
- Clarification regarding the scope of the conversation
- The desire to hold a portion of the conversation to a Closed Council Meeting

NEXT MEETING DATE – February 24, 2020

ADJOURNMENT

The meeting adjourned at 4:48 p.m.

MINUTES CERTIFIED CORRECT

CHAIR

I hereby certify that I have recorded the Minutes of the Council-in-Committee Meeting held Monday, February 10, 2020 as instructed, subject to amendment and adoption.



Rachel Cormack
Legislative Services Clerk