

A Regular Council Meeting for the City of Coquitlam convened in the Council Chambers of City Hall, 3000 Guildford Way, Coquitlam, BC on Monday, February 22, 2021 at 8:43 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 Parks, Recreation, Culture and Facilities, General Manager Planning and Development, Director Strategic and Capital Projects, Director Development Services, Manager Community Planning, Development Servicing Engineering Manager, Planner 2, City Clerk and Legislative Services Clerk.

CALL TO ORDER

The Mayor, on behalf of Council, recognized Black History Month and noted that the Coquitlam Heritage Society has an online exhibit entitled "We've Been Here All Along – Uncovering BC's Black History Online Exhibit".

ADOPTION OF MINUTES

1. Minutes of the Regular Council Meeting held on Monday, February 8, 2021

A member of the Council expressed the desire for the Minutes to indicate whether Council members attend meetings virtually or in person.

MOVED BY COUNCILLOR ASMUNDSON
AND SECONDED

063 That the Minutes of the Regular Council Meeting held on Monday, February 8, 2021 be approved.

CARRIED

Councillor Zarrillo registered opposition.

COMMITTEE MINUTES AND RECOMMENDATIONS

2. Minutes of the Sustainability and Environmental Advisory Committee Meeting held on Tuesday, November 24, 2020

MOVED BY COUNCILLOR ASMUNDSON
AND SECONDED

064 That the Minutes of the Sustainability and Environmental Advisory Committee Meeting held on Tuesday, November 24, 2020 be received.

CARRIED UNANIMOUSLY

3. Minutes of the Coquitlam River Watershed Roundtable Core Committee Meeting held on Wednesday, January 13, 2021

MOVED BY COUNCILLOR KIM
AND SECONDED

- 065 That the Minutes of the Coquitlam River Watershed Roundtable Core Committee Meeting held on Wednesday, January 13, 2021 be received.

CARRIED UNANIMOUSLY

CONSIDERATION OF THE AGENDA ITEM FROM THE PUBLIC HEARING HELD FEBRUARY 22, 2021

4. City of Coquitlam Zoning Amendment Bylaw No. 5044, 2021 – 1334 Charland Avenue

Discussion ensued relative to the following:

- Concerns regarding the size and layout of the proposed project and the belief that it does not suit the area
- The implementation of the Housing Choices Review updates and the pros and cons of rezoning properties
- The belief that multiplex developments should consist of attached dwellings
- The understanding that the existing zoning of the property allows for a fourplex development
- Support for the preservation of the existing house
- Support for the proposed development
- The anticipated population growth of the Metro Vancouver region and the associated need to increase density in the City
- The need for affordable housing in the City
- Concerns regarding the stratification of the proposed development
- The need to sustainably and gently densify single-family neighbourhoods
- The understanding that the design and layout of the proposed development is constrained by the shape of the lot and its proximity to the Como Creek Ravine
- Support for the gentle densification of the Southwest Coquitlam area

MOVED BY COUNCILLOR WILSON
AND SECONDED

- 066 That Council give second and third readings to *City of Coquitlam Zoning Amendment Bylaw No. 5044, 2021*.

CARRIED

Councillors Asmundson, Mandewo, and Marsden registered opposition.

Discussion ensued relative to the following:

- Appreciation for the residents who participated in the Public Hearing process
- The understanding that Council makes decisions based on what is best for the community

REPORTS OF STAFF

PLANNING AND DEVELOPMENT

5. Report of the Director Development Services – Zoning Amendment Bylaw No. 5009, 2020, at 597, 599, 601 and 603 Dansey Avenue – Belford Properties (PROJ 19-074)

In response to questions from members of Council, the Director Development Services provided information relating to the following:

- Clarification regarding the changes to the proposed project since it was considered at the July 6, 2020 Public Hearing
- Clarification regarding the operation of the Affordable Home Ownership Program
- The factors that staff consider when determining if a project should be referred back to Public Hearing

Discussion ensued relative to appreciation that this project will be coming back for a second Public Hearing.

MOVED BY COUNCILLOR TOWNER
AND SECONDED

067 That Council:

1. Rescind second and third readings of *City of Coquitlam Zoning Amendment Bylaw No. 5009, 2020*;
2. Refer *Bylaw No. 5009, 2020* to a new Public Hearing in light of new information being provided for Council's consideration;
3. Authorize staff to prepare Development Permit No. 19 115734 DP generally in accordance with the attached drawings (Attachment 4) should Council grant second and third readings to the Bylaw;
4. Acknowledge that the applicant has requested variances to *Zoning Bylaw No. 3000, 1996*, as described in this report as follows:
 - a. In Subsection 1205 (6)(c) in Part 12, RM-3 Multi-Storey Medium Density Apartment Residential zone, the maximum Lot Coverage is increased from 45% to 57%;
 - b. In Subsection 1205 (8)(a) in Part 12, RM-3 Multi-Storey Medium Density Apartment Residential zone, the minimum setback along the Clayton Street frontage is reduced from 4.0 metres (m) (13 feet (ft.)) to 2.0 m (6.6 ft.); and
 - c. In Subsection 1205 (11)(a) in Part 12, RM-3 Multi-Storey Medium Density Apartment Residential zone, the maximum building length is increased

from 55 m (180.5 ft.) to 62 m (203.4 ft.).

5. 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;
 - c. Resolution of all urban design issues to the satisfaction of the Director Development Services; and
 - d. Finalize, execute and deliver to the City the following agreements in Land Title Office registrable form:
 - i. Such other Land Title Office registrable agreements as may be required by the City.

CARRIED UNANIMOUSLY

6. Report of the Director Development Services – Citywide Official Community Plan Amendment Bylaw No. 5067, 2021 and Zoning Amendment Bylaw No. 5068, 2021 at 3489 Baycrest Avenue – Woodbridge Developments (PROJ 19-056)

Discussion ensued relative to the following:

- Support for the unit-mix of the proposed development
- Clarification regarding the proposed amendment to the *Official Community Plan*
- The height variances requested in the proposed project and the understanding that the City is in the process of amending the *Zoning Bylaw* to change height requirements in the RT-2 Townhouse Residential zone

The Director Development Services provided information relating to the BC Hydro Right-of-Way and the proposed amendment to the *Official Community Plan*.

MOVED BY COUNCILLOR KIM
AND SECONDED

068 That Council:

1. Give first reading to *City of Coquitlam Citywide Official Community Plan Amendment Bylaw No. 5067, 2021*;
2. In accordance with the Local Government Act, consider *Bylaw No. 5067, 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. 5068, 2021*;
4. Refer *Bylaw Nos. 5067, 2021 and 5068, 2021* to Public Hearing;
5. Authorize staff to prepare Development Permit No. 19 111956 DP generally in accordance with the attached drawings (Attachment 7), should Council grant

second and third readings to the Bylaws;

6. Acknowledge that the applicant has requested a variance to *Zoning Bylaw No. 3000, 1996*, as described in this report as follows:
 - a. In Subsection 1201 (10) (a) (i), in Part 12, RT-2 Townhouse Residential zone, the townhouse use building height is increased from two storeys to:
 - i. three storeys on the north and west elevations for Building #2; and
 - ii. three storeys on the west elevation for Building #3;
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. 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;
 - c. Resolution of all urban design issues to the satisfaction of the Director Development Services; and
 - d. Finalize, execute and deliver to the City, the following agreements in Land Title Office registrable form:
 - i. Owner-maintained statutory right-of-way and Section 219 Covenant in favour of the City with respect to a shared vehicular/pedestrian access over the internal north-south driveway to allow for future access to the adjacent property to the west (3481 Baycrest Avenue); and
 - ii. Such other Land Title Office registrable agreements as may be required by the City.

CARRIED UNANIMOUSLY

7. Report of the Director Development Services – Fourth and Final Reading of Zoning Amendment Bylaw No. 5015, 2019, Housing Agreement Bylaw No. 5095, 2021, and Authorization of Development Permit No. 19 104286 DP at 533 Cottonwood Avenue “Anthem” (PROJ 19-008)

Discussion ensued relative to the following:

- Whether any public art will be included in the proposed development
- The desire to revisit the City's policies relating to public art

The Director Development Service provided information relating to the City's policies relating to public art.

MOVED BY COUNCILLOR ASMUNDSON
AND SECONDED

069 That Council:

1. Give fourth and final reading to *City of Coquitlam Zoning Amendment Bylaw No. 5015, 2019*;
2. Give fourth and final reading to *City of Coquitlam Housing Agreement Bylaw No. 5095, 2021*; and
3. Approve the signing and sealing of Development Permit No. 19 104286 DP and that the Mayor and City Clerk be authorized to execute this Permit on behalf of the City of Coquitlam.

CARRIED UNANIMOUSLY

8. Report of the General Manager Planning and Development – Tri-Cities Food Council Terms of Reference 2020-2022

Discussion ensued relative to the following:

- Concerns regarding the proposed Membership and Composition requirements in the Terms of Reference
- The desire for more information relating to the governance model of the Tri-Cities Food Council
- The desire for the Tri-Cities Food Council to develop a central database of resources for residents in need
- Clarification regarding the relationship between the Tri-Cities Food Council and the City

The Council representatives to the Tri-Cities Food Council provided information relating to the following:

- The Tri-Cities Food Council's goals of inclusiveness, diversity and non-discrimination
- The process of developing the proposed Terms of Reference
- The proposed development of the Tri-Cities and Village of Anmore Food Security Assessment and Action Plan

The Manager Community Planning provided information relating to governance model of the Tri-Cities Food Council.

The General Manager Planning and Development undertook to liaise with the Food Council and staff representatives on this group regarding the governance model and proposed action plan.

MOVED BY COUNCILLOR ASMUNDSON
AND SECONDED

- 070 That Council endorse the Tri-Cities Food Council Terms of Reference 2020-2022, as per Attachment 1 of the report of the General Manager Planning and Development dated February 12, 2021 and entitled "Tri-Cities Food Council Terms of Reference 2020-2022."

MOTION DEFERRED

Discussion ensued relative to the following:

- Whether this item should be referred back to staff or deferred to the next Council meeting
- The number of external agencies that contributed to the development of the proposed Terms of Reference
- The history of the Tri-Cities Food Council and its similarities to other Tri-Cities task forces

MOVED BY COUNCILLOR ASMUNDSON
AND SECONDED

- 071 That Item 8 be deferred to the March 1, 2021 Regular Council Meeting.

CARRIED

Councilor Wilson registered opposition.

PARKS, RECREATION, CULTURE AND FACILITIES

9. Report of the General Manager Parks, Recreation, Culture and Facilities – Town Centre Firehall Training Structure Replacement Final Design and Budget

The General Manager Parks, Recreation, Culture and Facilities provided introductory comments regarding the proposed firehall training structure replacement, the need to replace the existing structure, changes to the estimated budget for this project, and the addition of electric vehicle ready charging stations to the final design. He proposed adding the words "from the Casino Municipal Reserve and \$75,000 from the Carbon Offset Reserve." to the end of part two of the staff recommendation.

In response to questions from members of Council, the Fire Chief provided information relating to the practicalities of the self-supported crane prop and the decision to not pursue the inclusion of this prop in the final design.

MOVED BY COUNCILLOR MARSDEN
AND SECONDED

072 That Council:

1. Approve the final detail design for the Town Centre Firehall Training Structure Replacement; and
2. Authorize staff to proceed to procurement and construction with a project budget of \$2.1 million from the Casino Municipal Reserve and \$75,000 from the Carbon Offset Reserve.

CARRIED UNANIMOUSLY

REPORTS OF COUNCILLORS

**10. Metro Vancouver Board in Brief (January 29, 2021) – Metro Vancouver Board
Representatives Available to Respond to Questions**

MOVED BY COUNCILLOR HODGE
AND SECONDED

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

CARRIED UNANIMOUSLY

OTHER BUSINESS

NEXT MEETING DATE – March 1, 2021

ADJOURNMENT

The Mayor, on behalf of Council, recognized the 10th anniversary of the earthquake in Christchurch New Zealand.

Discussion ensued relative to the following:

- The advances in seismic safety measures since this event
- The long-term impacts of natural disasters on mental health and vulnerable members of the community

MOVED BY COUNCILLOR TOWNER
AND SECONDED

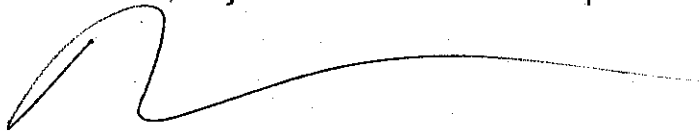
074 That the Regular Council Meeting adjourn – 10:18 p.m.

CARRIED UNANIMOUSLY

MINUTES CERTIFIED CORRECT

CHAIR

I hereby certify that I have recorded the Minutes of the
Regular Council Meeting held Monday, February 22, 2021
as instructed, subject to amendment and adoption.



Kate Nasato
Legislative Services Clerk