

Regular Council Meeting for the City of Coquitlam convened in the Council Chambers of City Hall, 3000 Guildford Way, Coquitlam, BC on Monday, March 15, 2021 at 8:51 p.m. All members of Council were present. Members of staff present were the City Manager, Deputy City Manager, 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 Development Services, Manager Community Planning, Development Services Engineering Manager, Planner 2, Planner 1, Director Intergovernmental Relations and Legislative Services, and Legislative Services Clerk.

CALL TO ORDER

ADOPTION OF MINUTES

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

MOVED BY COUNCILLOR TOWNER
AND SECONDED

- 112 That the Minutes of the Regular Council Meeting held on Monday, March 8, 2021 be approved.

CARRIED

Councillor Zarrillo registered opposition.

COMMITTEE MINUTES AND RECOMMENDATIONS

2. Minutes of the Tri-Cities Homelessness and Housing Task Group held on Friday, January 8, 2021

MOVED BY COUNCILLOR TOWNER
AND SECONDED

- 113 That the Minutes of the Tri-Cities Homelessness and Housing Task Group held on Friday, January 8, 2021 be received.

CARRIED UNANIMOUSLY

3. Minutes of the Culture Services Advisory Committee held on Thursday, February 11, 2021

MOVED BY COUNCILLOR MANDEWO
AND SECONDED

- 114 That the Minutes of Culture Services Advisory Committee Meeting held on Thursday, February 11, 2021 be received.

CARRIED UNANIMOUSLY

3.3 Review and Approve Draft 2021 Work Plan

MOVED BY COUNCILLOR MANDEWO
AND SECONDED

- 115 That Council approve the 2021 Culture Services Advisory Committee Work Plan.

CARRIED UNANIMOUSLY

4. Minutes of the Multiculturalism Advisory Committee Meeting held on Wednesday, February 17, 2021

MOVED BY COUNCILLOR ASMUNDSON
AND SECONDED

- 116 That the Minutes of the Multiculturalism Advisory Committee Meeting held on Wednesday, February 17, 2021 be received.

CARRIED UNANIMOUSLY

4.3 Review and Approve Draft 2021 Work Plan

MOVED BY COUNCILLOR ASMUNDSON
AND SECONDED

- 117 That Council approve the 2021 Multiculturalism Advisory Committee Work Plan.

CARRIED UNANIMOUSLY

CONSIDERATION OF THE AGENDA ITEMS FROM THE PUBLIC HEARING HELD MARCH 15, 2021

5. City of Coquitlam Citywide Official Community Plan Amendment Bylaw No. 5067, 2021, and City of Coquitlam Zoning Amendment Bylaw No. 5068, 2021 – 3489 Baycrest Avenue

Discussion ensued relative to the following:

- Discomfort with the information provided at the Public Hearing regarding the proposed contributions to the Woodbridge Homes Foundation
- Whether a member of Council can abstain from a vote
- Other instances where voluntary contributions may be provided

The Deputy City Manager and the Director Intergovernmental Relations and Legislative Services provided information relating to options that members of Council have with respect to voting on a matter.

Discussion continued relative to the following:

- The belief that the information regarding the proposed contributions to the Woodbridge Homes Foundation was communicated awkwardly at the Public Hearing
- Appreciation for the applicant's contributions to charity

MOVED BY COUNCILLOR MARSDEN
AND SECONDED

- 118 That Council give second and third readings to *City of Coquitlam Citywide Official Community Plan Amendment Bylaw No. 5067, 2021* and *City of Coquitlam Zoning Amendment Bylaw No. 5068, 2021*.

CARRIED

Councillor Mandewo registered opposition.

6. City of Coquitlam Zoning Bylaw No. 5009, 2020 – 587, 599, 601, and 603 Dansey Avenue

Discussion ensued relative to the following:

- Support for the proposed development
- The desire for the units in the proposed development to be made larger
- Disappointment that the proposed development will not contain affordable housing units
- The desire for staff to liaise with BC Housing regarding the Affordable Home Ownership Program
- The changes to the proposed project since it was considered at the July 6, 2020 Public Hearing and the importance of Council approaching each development application with an open mind

MOVED BY COUNCILLOR MARSDEN
AND SECONDED

- 119 That Council give second and third readings to *City of Coquitlam Zoning Amendment Bylaw No. 5009, 2020*.

CARRIED UNANIMOUSLY

Councillor Marsden declared a potential conflict of interest with respect to the following item as he currently has a business interest that relates to elements of this matter and left the meeting at this time (9:12 p.m.).

7. City of Coquitlam Zoning Amendment Bylaw Nos. 5099, 2021 and 5100, 2021 - Development Regulatory Improvements and Housekeeping Amendments

Discussion ensued relative to the following:

- The desire to defer fourth and final reading of the proposed text amendment bylaws to a future date
- Clarification regarding the staff recommendation for this item
- The impacts that delaying the proposed text amendments may have on in-stream development applications and the work of staff
- How staff determined which frequently varied regulations would be amended
- The understanding that the proposed development regulatory improvements and housekeeping amendments were presented to members of Council at the January 11, 2021 Council-in-Committee Meeting

The City Clerk provided information relating to the staff recommendation for this item and indicated that the motion could be divided.

The Director Development Services provided information relating to the in-stream development applications that could take advantage of the proposed text amendments and noted that they can proceed with variance requests if the proposed amendments to frequently varied regulations are not approved at this time. He provided further information relating to the proposed development regulatory improvements and housekeeping amendments.

MOVED BY COUNCILLOR ASMUNDSON
AND SECONDED

- 120 That Council give second, third, and fourth and final readings to *City of Coquitlam Zoning Amendment Bylaw Nos. 5099, 2021 and 5100, 2021*.

MOTION DIVIDED

MOVED BY COUNCILLOR ASMUNDSON
AND SECONDED

- 121 That Council give second and third readings to *City of Coquitlam Zoning Amendment Bylaw Nos. 5099, 2021 and 5100, 2021.*

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR ASMUNDSON
AND SECONDED

- 122 That Council give fourth and final reading to *City of Coquitlam Zoning Amendment Bylaw Nos. 5099, 2021 and 5100, 2021.*

CARRIED

Councillor Zarrillo registered opposition.

Councillor Marsden returned to the meeting at this time (9:23 p.m.).

Discussion ensued relative to the belief that the Council meeting experience is different for those participating remotely.

BYLAWS FOR FINAL ADOPTION

- 8. Report of the Director Intergovernmental Relations and Legislative Services – Fourth and Final Reading of City of Coquitlam Property Tax Prepayment Bylaw No. 5108, 2021**

MOVED BY COUNCILLOR TOWNER
AND SECONDED

- 123 That Council give fourth and final reading to *City of Coquitlam Property Tax Prepayment Bylaw No. 5108, 2021.*

CARRIED UNANIMOUSLY

9. Report of the Director Intergovernmental Relations and Legislative Services – Fourth and Final Reading of City of Coquitlam Subdivision and Development Servicing Amendment Bylaw No. 5098, 2021

MOVED BY COUNCILLOR KIM
AND SECONDED

- 124 That Council give fourth and final reading to *City of Coquitlam Subdivision and Development Servicing Amendment Bylaw No. 5098, 2021*.

CARRIED UNANIMOUSLY

REPORTS OF STAFF

PLANNING AND DEVELOPMENT

10. Report of the Director Development Services – Temporary Use Permit (TUP) at 1150 The High Street – CityState Consulting Group (PROJ 20-135)

Discussion ensued relative to the following:

- Support for the proposed temporary retail garden centre
- The benefits of locating a temporary retail garden centre on this site
- Concerns regarding the proposed use of a generator to provide power for the business
- Whether the applicant would consider displaying public art on the fencing surrounding the centre
- Alternative generator options that could be used to provide power to this site
- Whether the City can regulate the use and noise of generators
- The impact of COVID-19 on residents and the concern that the noise of the generator may impact those who are working from home

The General Manager Planning and Development noted that staff can liaise with the applicant regarding the potential use of alternative generator options to provide power to this site.

The Director Development Services provided information relating to the type and scale of the generator that the applicant proposes to use.

Discussion continued relative to the following:

- The length of the proposed Temporary Use Permit
- The ambient noise of the Town Centre area and possible sound mitigation measures that could be put in place if issues regarding the noise of the generator arise
- The proposed surfacing materials to be used to pave the sidewalk

- The differences between the Temporary Use Permit process and the Public Hearing process and the desire for clarification regarding the changes that can be made to a proposed project throughout the consultation and approval processes

Staff provided information relating to the differences between the Temporary Use Permit process and the Public Hearing process.

The General Manager Engineering and Public Works provided information relating to the proposed surfacing materials to be used to pave the sidewalk.

The Deputy City Manager provided information relating to the changes that can be made to a proposed project throughout the consultation and approval processes.

MOVED BY COUNCILLOR HODGE
AND SECONDED

- 125 That Council approve the signing and sealing of Temporary Use Permit No. 20 119427 TU and that the Mayor and City Clerk be authorized 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. 5091, 2020 and Highway Dedication Cancellation Bylaw No. 5092, 2020 at 3561 Gislason Avenue to Facilitate the Creation of One Townhouse Residential Lot and One Remainder Lot – City of Coquitlam (PROJ 20-073)**

MOVED BY COUNCILLOR MANDEWO
AND SECONDED

- 126 That Council:
1. Give fourth and final reading to *City of Coquitlam Zoning Amendment Bylaw No. 5091, 2020*; and
 2. Give fourth and final reading to *City of Coquitlam Highway Dedication Cancellation Bylaw No. 5092, 2020*.

CARRIED UNANIMOUSLY

- 12. Report of the Director Development Services – Citywide Official Community Plan Amendment Bylaw No. 5093, 2021 and Zoning Amendment Bylaw No. 5094, 2021 at 3420 and 3428 Queenston Avenue – Ankenman Marchand Architects (PROJ 19-096)**

The Director Development Services noted that Attachment 3 of the staff report contains an error. A corrected version of the map was presented to Council and will be made a part of the Public Hearing Agenda.

In response to a question from a member of Council, the Director Intergovernmental Relations and Legislative Services provided information relating to the public notification process for Public Hearings and the content of the consultation materials.

Discussion ensued relative to the following:

- The desire for members of Council to receive the public consultation letters sent as a part of the Public Hearing notification process
- Clarification regarding the accessibility of the proposed units
- Support for the proposed unit mix
- Support for the proposed child care centre and the role of the City in facilitating the development and provision of child care
- The desire for information relating to the floor plans for the proposed development
- Clarification regarding the proposed location for waste and recycling collection

The Director Development Services noted that staff will provide the floor plans in the Public Hearing Brief.

MOVED BY COUNCILLOR MARSDEN
AND SECONDED

127 That Council:

1. Give first reading to *City of Coquitlam Citywide Official Community Plan Amendment Bylaw No. 5093, 2021*;
2. In accordance with the *Local Government Act*, consider *Bylaw No. 5093, 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. 5094, 2021*;
4. Refer *Bylaws No. 5093, 2021* and *5094, 2021* to Public Hearing;
5. Authorize staff to prepare Development Permit No. 19 122526 DP generally in accordance with the attached drawings (Attachment 6), should Council grant second and third readings to the Bylaws;
6. 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 Bylaws:
 - 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. An easement and Section 219 Restrictive Covenant for shared access of the drive aisle and loading spaces between the townhouse residential lot and assembly child care lot;
- ii. Section 219 Restrictive Covenant prohibiting occupancy until a post-clearing and post-construction report from a Qualified Environmental Professional (QEP) is received that evaluates the trees along the new forest edge for safety prior to occupancy; and
- iii. Such other Land Title Office registrable agreements as may be required by the City.

CARRIED UNANIMOUSLY

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

MOVED BY COUNCILLOR KIM
AND SECONDED

- 128 That Council endorse the revised Tri-Cities Food Council (TCFC) Terms of Reference 2020-2022, as per Attachment 1 of the report of the General Manager Planning and Development dated March 8, 2021 and entitled “Tri-Cities Food Council - Revised Terms of Reference 2020-2022”.

CARRIED

Councillor Marsden registered opposition.

OTHER BUSINESS

NEXT MEETING DATE – April 12, 2021

ADJOURNMENT

A member of Council acknowledged that March 26, 2021 is World Purple Day, a day to raise awareness about epilepsy. He provided information relating to his experiences with epilepsy and the associated childhood bullying he faced due to his condition. He concluded by expressing the hope that increasing epilepsy awareness and education will lead to more acceptance and accommodation across society at large.

MOVED BY COUNCILLOR ASMUNDSON
AND SECONDED

129 That the Regular Council Meeting adjourn – 10:09 p.m.

CARRIED UNANIMOUSLY

MINUTES CERTIFIED CORRECT

CHAIR

I hereby certify that I have recorded the Minutes of the
Regular Council Meeting held Monday, March 15, 2021
as instructed, subject to amendment and adoption.



Kate Nasato
Legislative Services Clerk