

A Regular Council Meeting for the City of Coquitlam convened in the Council Chambers of City Hall, 3000 Guildford Way, Coquitlam, BC on Monday, March 30, 2020 at 7:03 p.m. All members of Council were present. Members of staff present were the City Manager, Deputy City Manager, Superintendent RCMP, General Manager Engineering and Public Works, General Manager Finance, Technology and Police Services, General Manager Civic Lands and Facilities, General Manager Parks, Recreation and Culture Services, Director Legal and Bylaw Enforcement, Director Development Services, Manager Corporate Planning, Manager Building Permits – Inspections, Social Planner, Planner 2, City Clerk, Legislative Services Manager and Legislative Services Clerk.

CALL TO ORDER

The Mayor, on behalf of Council, provided opening remarks regarding the COVID-19 pandemic. He expressed appreciation for the dedication and commitment of healthcare workers, and acknowledged and thanked those who work in essential services. He recognized the work that the community is doing by practicing social distancing and stressed the importance of continuing this practice and following the orders of the Provincial Health Officer. He concluded by thanking the provincial government for their collective, non-partisan, efforts to address this crisis.

ADOPTION OF MINUTES

1. Minutes of the Regular Council Meeting held on Monday, March 9, 2020

MOVED BY COUNCILLOR ASMUNDSON
AND SECONDED

- 114 That the Minutes of the Regular Council Meeting held on Monday, March 9, 2020 be approved.

CARRIED UNANIMOUSLY

The Mayor provided information relating to how the Council meeting will proceed with regard to facilitation of Council member participation electronically.

REPORTS OF STAFF

CITY MANAGER

2. Report of the Deputy City Manager – Covid-19 Pandemic Response

The Deputy City Manager provided information relating to the City's response to the COVID-19 pandemic. He stated that staff have brought forward two recommendations to

address the emerging impacts of this crisis on the community and provided information relating to the proposal to waive the City's penalty for late utility payments.

Discussion ensued relative to the following:

- Support for waiving the penalty for late utility payments
- The belief that utility bill payment is necessary to qualify for the Province's current property tax deferral process and the desire to communicate this information to the public
- The understanding that the Province is working to address the financial impacts of COVID-19

MOVED BY COUNCILLOR MARSDEN
AND SECONDED

115 That Council waive the 5% penalty for late utility payments until September 30, 2020.

CARRIED UNANIMOUSLY

The Deputy City Manager provided information relating to the proposed extension of hours of construction.

Discussion ensued relative to the following:

- The impact that COVID-19 has had on residents
- The negative impacts that extending the hours of construction may have on residents and essential workers
- The pros and cons of extending the hours of construction
- The need for increased housing in the City and the number of rental housing units that are currently in development
- The belief that extending the hours of construction will facilitate increased social distancing at construction sites
- The enforcement of the extended hours of construction
- The understanding that some work that takes place at construction sites is quiet and the desire for this work to be saved for the extended hours period in order to mitigate the impact that construction noise has on the community
- The desire for the development community to ensure the safety of their workers during this crisis and to communicate to their workers that they can refuse unsafe working conditions
- Clarification regarding whether quiet construction work is currently already permitted outside of the hours of construction and whether there is a need to amend the bylaw
- The understanding that the construction industry has been deemed essential
- The practicalities of construction work and the understanding that even quiet work can be disruptive to neighbours

The Deputy City Manager provided information relating to the enforcement of the extended hours and the discussions that staff have had with members of the development community to mitigate the impact that the extended construction hours may have on the community. He provided clarification regarding whether quiet construction is permitted outside the hours of construction and the need to adjust enforcement of the current bylaw.

MOVED BY COUNCILLOR TOWNER
AND SECONDED

- 116 That, until further notice, Council direct staff to not enforce the Noise Bylaw to allow the extension of construction hours until 9pm, Monday to Friday, and until 8pm on Saturday, provided that the orders of the Provincial Health Officer are observed in relation to COVID-19 and that all efforts are made to minimize the impact of noise from construction activities undertaken during the extra hours (8-9pm Monday to Friday; and 6-8pm Saturday).

CARRIED

Councillors Asmundson and Zarrillo registered opposition.

MOVED BY COUNCILLOR ASMUNDSON
AND SECONDED

- 117 That Council receive the report of the Deputy City Manager dated March 26, 2020 and entitled "Covid-19 Pandemic Response" for information.

CARRIED UNANIMOUSLY

3. Report of the City Clerk – Council Procedure Amendment Bylaw No. 5042, 2020 to Enable Electronic Participation at Council Meetings

Mayor Stewart provided information relating to the Ministerial Order that currently permits electronic participation by members of Council at Council meetings without amendments to *Council Procedure Bylaw No. 4042, 2009*.

Discussion ensued relative to the following:

- The understanding that staff have identified the need for a more complete review of *Council Procedure Bylaw No. 4042, 2009* and whether the proposed amendments to the bylaw can wait until the completion of this review
- The need for the proposed amendments given the powers granted under the Ministerial Order

- The desire for staff to complete the review of *Council Procedure Bylaw No. 4042, 2009* before the summer
- The importance of Council members attending meetings in person
- The pros and cons of permitting electronic Council meeting participation
- Support for the proposed amendments and for electronic participation in Council meetings
- The understanding that the Ministerial Order is not permanent and the flexibility that the proposed amendments will provide
- The desire to treat the proposed amendments as a pilot project and to review electronic participation in Council meetings at a future date
- Best practices with respect to electronic participation in Council Meetings
- The desire for a review of the technology that is used to facilitate electronic participation in Council meetings
- The positive attendance record of City of Coquitlam Council members
- Appreciation for the work that staff have done to facilitate electronic participation in Council meetings

The City Clerk provided information relating to the need for the proposed amendments given the uncertainty regarding the duration of the Ministerial Order and the impact that COVID-19 related social distancing restrictions may have on Council meetings in the future. He provided further information relating to the review that staff conducted of the procedure bylaws of municipalities that already permit electronic participation in Council meetings and the flexibility of the proposed amendments to the City's bylaw. He undertook to complete the review of *Council Procedure Bylaw No. 4042, 2009* before the summer and to ensure that Council has the opportunity to provide feedback and input regarding electronic Council meeting participation at that time.

MOVED BY COUNCILLOR ZARRILLO
AND SECONDED

118 That Council:

1. Give first, second and third readings to *Council Procedure Amendment Bylaw No. 5042, 2020*;
2. Direct staff to provide notice, pursuant to sections 94 and 124 of the *Community Charter*, of the City's intention to amend the existing Council Procedure Bylaw; and
3. Direct staff to report back on any public comments or feedback received with respect to the proposed amendments when the Bylaw is brought back for consideration of final adoption.

CARRIED UNANIMOUSLY

Councillor Towner declared a potential conflict of interest with respect to this item as she is a ride-hailing driver and left the meeting at this time (8:15 p.m.)

4. Report of the Manager Corporate Planning and the Director Legal and Bylaw Enforcement – Transportation Network Services (Ride-Hailing) Intermunicipal Business Licence Bylaw No. 5036, 2020

Discussion ensued relative to the desire to consider whether the payment structure proposed in this report can be applied to short-term rentals.

MOVED BY COUNCILLOR ASMUNDSON
AND SECONDED

119 That Council give fourth and final reading to Transportation Network Services (Ride-Hailing) Intermunicipal Business Licence Bylaw No. 5036, 2020.

CARRIED UNANIMOUSLY

Councillor Towner returned to the meeting at this time (8:17 p.m.).

PLANNING AND DEVELOPMENT

5. Report of the Director Development Services – Temporary Protection Order (Heritage) for the Beaubieu House located at 1125 Cartier Avenue (20 104662 DM)

Councillor Kim left the meeting at this time (8:17 p.m.) and returned at (8:20 p.m.).

Discussion ensued relative to the following:

- The historical importance of the Beaubieu House and the desire to retain this structure
- The options available to develop this site and retain the existing structure
- The pros and cons of using a Temporary Protection Order to protect the heritage value of the site
- The challenges that landowners face when developing their properties
- The balance between private property rights and community interests such as heritage preservation
- The development of the Heritage Management Strategy and options available to incentivize the preservation of heritage properties
- The belief that the Temporary Protection Order will provide staff time to liaise with the property owner regarding their development options

The Director Development Services provided information relating to discussions that staff have had with the current owner of the property, and with potential purchasers, regarding possible options to develop this site while preserving the existing structure.

MOVED BY COUNCILLOR ASMUNDSON
AND SECONDED

120 That Council:

1. Declare that the real property situated at 1125 Cartier Avenue and legally described as Parcel Identifier: 009-396-179, Lot 3 District Lot 46 Group 1 New Westminster District Plan 10968 (the "Property") is or may be heritage property;
2. Hereby order that the Property is subject to a temporary protection order under section 606 of the *Local Government Act* up to and including May 29, 2020 being 60 days from the date of this Resolution; and
3. Confirm that no alterations to the Property are permitted during the term of the temporary protection order unless the owner first applies for and receives a heritage alteration permit under Section 617 of the *Local Government Act*.

CARRIED

Councillor Zarrillo registered opposition.

6. Report of the Director Development Services – Housing Agreement Bylaw No. 4974, 2020, Affordable Housing Reserve Fund Request and Development Permit (19 106260 DP) for 132 Non-market Rental Units for a Portion of 2905 Glen Drive – Community Land Trust (PROJ 19-029)

Discussion ensued relative to the following:

- Support for the proposed development and appreciation for the work that staff and the developer have done to bring this project forward
- Concerns regarding the proposed phased development of the required visitor parking stalls
- The desire for Transportation Demand Management (TDM) measures to be in place between phases one and two of this development
- Clarification regarding the proposed timeline for each phase of this development
- The need for a variety of housing choices within the City and support for the types of housing being offered within the proposed development
- The desire to ensure the longevity of the proposed development
- The desire to extend the prohibited period of short-term rentals to 60 days
- Whether it will be possible to give Coquitlam residents priority placement in the proposed development
- Clarification regarding the proposed management and operational model of the proposed development
- Clarification regarding the costs of the proposed development
- The challenges associated with cooperative housing

The Planner 2 provided information relating to the proposed phasing of the development and the anticipated length of time between the construction of phase one and the provision of the required visitor parking stalls. She undertook to liaise with the developer regarding potential TDM measures.

The Director Development Services provided information relating to the factors that influenced the decision to phase the development of the required parking, the measures that can be introduced to ensure that the site has adequate parking in between development phases and the costs and funding of the proposed development. He also undertook to liaise with the applicant and BC Housing regarding the prohibited period of short-term rentals and the possibility of granting Coquitlam residents priority placement.

The Social Planner provided information relating to the factors that may have influenced the cost of the proposed development and the proposed management and operational model of the non-market rental building.

The Director Development Services provided further information relating to the proposed management and operational model of the proposed development.

MOVED BY COUNCILLOR MARSDEN
AND SECONDED

121 That Council:

1. Give first, second and third readings to *City of Coquitlam Housing Agreement Bylaw No. 4974, 2020*;
2. Support in principle a maximum capital contribution of \$3,300,000 from the Affordable Housing Reserve Fund (AHRF) to assist in the development of 132 non-market rental units to be owned and operated by Community Land Trust/Hoy Creek Housing Co-op Limited Partnership;
3. Indicate support in principle of the proposed 6-storey non-market purpose built rental apartment development for a portion of 2905 Glen Drive, containing 132 residential units with 84 parking stalls in an underground parkade and 9 parking stalls within a future development on site;
4. Instruct staff to prepare Development Permit No. 19 106260 DP generally in accordance with the attached drawings (Attachments 5 and 6), should Council grant first, second and third readings to the Housing Agreement Bylaw;
5. Indicate support in principle of the requested Zoning Bylaw variances described in this report as follows:
 - a. In Subsection 1206(8)(a) in Part 12 RM-4 Multi-Storey High Density Apartment Residential, the minimum setback along an interior side lot line is reduced from 6.0 metres (m) (19.6 feet (ft.)) to 1.0 metre (3.3 ft.);
 - b. In Subsection 1206(10) in Part 12 RM-4 Multi-Storey High Density Apartment Residential, the minimum height is reduced from 8 storeys to 6 storeys;

- c. In Subsection 1206(11) in Part 12 RM-4 Multi-Storey High Density Apartment Residential, the maximum building length is increased from 55 m to 69 m;
 - d. In Subsection 1206(13)(a) in Part 12 RM-4 Multi-Storey High Density Apartment Residential, the minimum common amenity area be reduced from 5 square metres (m²) (53.8 square feet (sq. ft.))/unit to 4.2 m² (45.2 sq. ft.)/ unit;
 - e. In Subsection 705(2)(d) in Part 7 Off-street Parking and Loading, the number of small car stalls are increased from a maximum of 30% to 32%;
 - f. In Subsection 706(1)(c), in Part 7 Off-street Parking and Loading, the number of parking stalls be reduced from 126 to 93 stalls;
 - g. In Subsection 713(b) in Part 7 Off-Street and Loading, to allow a parking reduction through Transportation Demand Management (TDM) measures to increase from a maximum of 5% to 15%;
 - h. In Subsection 714(1)(a) in Part 7 Off-street Parking and Loading, the number of parking stalls with an energized outlet for electrical vehicle charging be reduced from 80 to 20 stalls.
6. Instruct staff to complete the following items prior to Council's consideration of final approval of Development Permit No. 19 106260 DP, should Council grant first, second and third readings to the Housing Agreement Bylaw:
- a. Satisfy the TDM measures and Traffic Impact Assessment (TIA) comments 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;
 - c. Finalization, execution and delivery to the City, the following agreements in Land Title Office registrable form:
 - i. Section 219 Restrictive Covenant to require 9 visitor parking stalls be provided within the future development in Zone 2 and that the stalls be made available for visitors of the proposed development in Zone 1;
 - ii. Statutory Right-of-Way and Section 219 Restrictive Covenant for a 2.2 m (7.2 ft.) wide area along the Glen Drive frontage to accommodate future road widening;
 - iii. Section 219 Restrictive Covenant to ensure the subject site is developed in accordance with the building design and landscaping drawings attached to this report (Attachments 5 and 6); and
 - iv. Such other Land Title Office registrable agreements as may be required by the City.

CARRIED UNANIMOUSLY

7. Report of the General Manager Planning and Development – UBCM Poverty Reduction Grant Application – Amended Resolution

MOVED BY COUNCILLOR ZARRILLO
AND SECONDED

- 122 That Council supports the City of Port Moody as the primary applicant to apply for, receive and manage the UBCM Poverty Reduction Grant funds on its behalf for the development of the Tri-Cities and Village of Anmore Food Security Assessment and Action Plan.

CARRIED UNANIMOUSLY

REPORTS OF COUNCILLORS

8. Metro Vancouver Board in Brief (February 28, 2020) – Metro Vancouver Board Representatives Available to Respond to Questions

Discussion ensued relative to the following:

- Whether Metro Vancouver has the ability to defer the payment of fees and levies owed or collected by member municipalities
- Metro Vancouver's response to the COVID-19 crisis
- The impact that this response may have on member municipalities
- Concerns regarding the cancellation of Metro Vancouver Committee meetings

Metro Vancouver Board Representatives provided information regarding the Metro Vancouver response to the COVID-19 crisis, the understanding that their current projects will proceed as planned, and the services that will be maintained.

MOVED BY COUNCILLOR HODGE
AND SECONDED

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

CARRIED UNANIMOUSLY

OTHER BUSINESS

The Mayor, on behalf of Council, recognized the upcoming departure of Jozsef Dioszeghy, General Manager Engineering and Public Works. He recognized the importance of civil engineering in society and thanked Mr. Dioszeghy for his years of service to the community.

The General Manager Engineering and Public Works thanked Mayor and Council and staff for their support during his time with the City.

NEXT MEETING DATE – April 6, 2020

ADJOURNMENT

MOVED BY COUNCILLOR TOWNER
AND SECONDED


124 That the Regular Council Meeting adjourn – 9:22 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 30, 2020 as instructed, subject to amendment and adoption.



Kate Nasato
Legislative Services Clerk