

**COUNCIL-IN-COMMITTEE MEETING**

**Monday, April 6, 2020**

A Regular Meeting of the Council-in-Committee convened on Monday, April 6, 2020 at 2:10 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

**STAFF:** Peter Steblin, City Manager  
Raul Allueva, Deputy City Manager  
Annette Fellner, Officer in Charge Coquitlam RCMP  
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  
Andrew Merrill, Director Development Services  
Genevieve Bucher, Manager Community Planning  
Darryl Lal, Manager Police Services Operations  
Chris McBeath, Planner 3  
James Taylor, Planner 2  
Kerry Thompson, Planner 1  
Sean O'Melinn, Legislative Services Manager

**CALL TO ORDER**

**ADOPTION OF MINUTES**

**1. Minutes of the Council-in-Committee Meeting held on Monday, March 9, 2020**

The Minutes of the Council-in-Committee Meeting held on Monday, March 9, 2020 were approved.

**REPORTS OF STAFF**

**PLANNING AND DEVELOPMENT**

**2. Report of the General Manager Planning and Development – City Centre Area Plan – Phase 2 Consultation Feedback**

The General Manager Planning and Development provided introductory comments relative to the City Centre Area Plan (CCAP) – Phase 2 Consultation Feedback. He highlighted the consultation process to date and set out timelines for the next steps.

The Planner 2 provided an on-screen presentation entitled “City Centre Phase 2 Consultation” and referred to slides titled as follows:

- CCAP Update Process
- Draft City Centre Area Plan (CCAP)
- Consultation Purpose and Approach
- Phase 2 Consultation
- Virtual Reality Simulation
- Survey
- Survey Results
- Summary of Feedback
- Feedback Theme – Growth and Development
- Feedback Theme – Transportation
- Feedback Theme – Parks and Open Spaces
- Peer Review Feedback
- Parks, Recreation and Culture Vision for City Centre
- Refinements
- Next Steps

Discussion ensued relative to the following:

- Concern regarding the impact of densification on traffic volume in the City Centre area and the desire to address the impact
- Climate change and the desire that measures such as district energy and higher efficiency standards for commercial buildings be considered
- The Parks, Recreation and Culture Departments vision for City Centre
- The desire that cultural facilities be included in the CCAP
- The desire for cutting edge, innovative building design for the area
- The desire for an opportunity for Council to provide input on the CCAP
- The need for improved road capacity and traffic management measures
- The desire for pedestrian infrastructure to create a walkable, interconnected downtown
- The need to create connected pedestrian walkways across, and adjacent to, the major arterial routes
- The desire to explore opportunities to create a culture and entertainment hub

with restaurants, theatre and cultural facilities

- The belief that there is an opportunity to develop a master plan by working with the various developers at this early stage
- The understanding that there has been interest expressed by certain developers to include residential and mixed use developments in lands beyond the focus area
- The desire to include the guiding principles in the final draft CCAP
- The desire for a virtual reality tour that will include the vision for the entertainment district
- The desire for a document that outlines the design guidelines, streetscape guidelines, plans for walkability and street frontages
- The desire for ways to connect to Coquitlam Centre and to grade separate pedestrians from traffic at specific locations
- The desire to review goods movement and truck traffic through the Pinetree Way corridor
- The desire for detailed information related to traffic volume and the road capacity on the major arterials
- The desire to articulate the plan for the City-owned land in the four corners area
- Port Coquitlam's densification plans for the properties adjacent to the City Centre area and the importance of working with Port Coquitlam to ensure continuity and connectivity
- Appreciation for the peer review of the draft CCAP
- The desire for a unifying 'big vision' for the CCAP
- The desire to include parks, open space and nature as well as businesses and employment in the CCAP
- The desire to improve the communication of the CCAP's core vision and values through graphics, photos and illustrations
- The public's demand for communities in which they can live and work in the same area
- The suggestion that planning could focus on creating a liveable, walkable community before focusing on density
- The desire to enhance the environmental perspective of the CCAP
- The desire for additional resiliency planning
- The suggestion that the CCAP could include a car-free zone, a communal commissary kitchen, weather coverings for outdoor gathering places and an all-ages entertainment zone
- Potential means by which the City could attract businesses to the area
- The importance of demonstrating clarity and transparency in the consultation process
- How the issue of resident, commercial and visitor parking could be managed
- The importance of planning for grade school and post secondary capacity to meet the future demands of the growing population
- Population projections and the resulting demand for public services and amenities
- The understanding that the CCAP is a 30 year plan and could be adjusted by future Councils over time

- The desire to protect the service commercial businesses in the area
- The desire for information and planning relative to the potential impacts of a possible future expansion of Douglas College
- The need to disperse traffic through a finer grain road network
- Timing of the redevelopment of Coquitlam Centre Mall
- The understanding that the public consultation to date indicates strong support for the CCAPs direction
- Integration of the Parks, Recreation and Culture Master Plan with the CCAP update
- The value placed by Council and staff on the input provided by the public

The General Manager Planning and Development provided concluding comments and highlighted the following next steps:

- The importance of communicating the policy direction in the CCAP to developers as early as is feasible
- A future joint presentation from Planning and Development and Parks, Recreation and Culture Services and an accompanying working session for Council
- Work to be undertaken on enhancements and refinements to the CCAP
- The future timing of a staff report relative to traffic and transportation

The Committee received the report of the General Manager Planning and Development dated March 30, 2020 and entitled “City Centre Area Plan – Phase 2 Consultation Feedback” for information.

**3. Report of the General Manager Planning and Development – Commercial Zones Review – Summary of Proposed Improvements and Public Consultation Round 2**

The Director Development Services provided introductory comments relative to the Commercial Zones Review highlighting the need to update and modernize the City’s commercial zones.

Mayor Stewart left the meeting at this time (3:37 p.m.) and Councillor Asmundson assumed the Chair.

The Planner 3 and the Planner 1 provided an on-screen presentation entitled “Commercial Zones Review Summary of Proposed Improvements and Public Consultation Round 2” and referred to slides entitled as follows:

- CS-2 Limited Commercial Zone
- Agenda
- Progress to Date
- Consultation Summary

Mayor Stewart returned to the meeting at this time (3:39 p.m.) and resumed the Chair.

- Flexibility / Modernization / Consolidation / Streamlining

- Flexibility
- Permitted Use Categories
- Flexible Language
- Expand Permitted Uses
- Consolidation
- Consolidate Zones
- Consolidation
- Modernization
- New Low-rise Zone
- Modernization
- Streamlining
- Next Steps
- Comments or Questions?

Discussion ensued relative to the following:

- Support for streamlining and adding flexibility to the commercial zones regulations
- Whether consideration could be given to 6 storey mixed use buildings with commercial on the ground floor and residential above
- The importance of larger setbacks in facilitating outdoor patio uses and encouraging pedestrian oriented, store front commerce
- The desire to discourage curbside parking in areas that can be activated with outdoor patios and store fronts and to facilitate walkability and vibrancy in these areas
- The desire to attract a variety of businesses and specific ones that contribute to the City's vision for commercial areas
- The notion of having specific types of business locate in the same area and how this could be achieved by using a land use guiding tool rather than the Zoning Bylaw
- The desire for creativity early in the planning process by collaborating with developers on the master plans for each development site
- The stakeholder consultation process
- The challenge of pre-designing commercial spaces for specific tenancies without the ability to control which businesses move in
- Whether the proposed changes would resolve the need for some Temporary Use Permits
- The desire to retain the medical zone in keeping with the city's health and wellness personality

The Committee received the report of the General Manager Planning and Development dated March 18, 2020 and entitled "Commercial Zones Review – Summary of Proposed Improvements and Public Consultation Round 2" for information.

**FINANCE, TECHNOLOGY AND POLICE SERVICES**

**4. Report of the Officer-in-Charge Coquitlam RCMP Detachment – RCMP 2019 Year in Review (City of Coquitlam)**

The General Manager Finance, Technology and Police Services provided introductory comments relative to the RCMP 2019 Year in Review highlighting the following:

- The understanding that circumstances have changed since the report was completed and operational changes have taken place
- The year in review and monthly update recently published in the newspaper
- The high level of resident satisfaction with the RCMP police services as indicated in the City's citizen survey and the understanding that the crime rate in Coquitlam is the lowest it has been in ten years

On behalf of Council, the Mayor thanked the uniformed members and civilian employees of the RCMP Coquitlam detachment for their work during the COVID-19 pandemic.

The Officer-in-Charge Coquitlam RCMP provided an on-screen presentation entitled "RCMP 2019 Year in Review: City of Coquitlam" and referred to slides titled as follows:

- City of Coquitlam: Person Crimes for T3-2019
- City of Coquitlam: Property Crimes for T3-2019
- City of Coquitlam: Mental Health Calls for Service for T3-2019
- City of Coquitlam: Violation Tickets for T3-2019
- Common UCRU Activities in 2019
- UCRU Police Activity Files in 2019
- 2019 T-3: Selected Community Events Hosted by Staff, Members, and Volunteers
- 2019 Year in Review City of Coquitlam
- City of Coquitlam: Crime Rate
- City of Coquitlam: Calls for Service
- City of Coquitlam: Person Offences
- City of Coquitlam: Property Crimes
- City of Coquitlam: Violation Tickets
- City of Coquitlam: Mental Health Related Calls for Service
- Questions?

Discussion ensued relative to the following:

- The existence of mental health calls that may not be logged as such
- Concern regarding hospital wait times for mental health calls and the belief that wait times in the Fraser Health region have not improved
- The impact of the current COVID-19 crisis on mental health calls
- Concern relative to tying up police resources and the desire for changes to the process relative to mental health calls
- Speeding and the success of enforcement
- The desire to publicize on social media the success of RCMP enforcement efforts

- The desire to streamline the reporting of crime and online reporting
- Concern that some people report crimes on social media rather than calling the police
- The belief that the community receives excellent services from the RCMP
- Traffic enforcement and police visibility
- Data-based policing and the resulting success in targeting police resources
- Statistics related to shoplifting
- Concern regarding the increase in domestic violence since the COVID-19 pandemic and the desire to support those affected
- The understanding that Tri-Cities Transitions Society is available to help people affected by domestic abuse

The Committee received the report of the Officer-in-Charge (OIC) Coquitlam RCMP Detachment dated March 26, 2020 and entitled "RCMP 2019 Year in Review (City of Coquitlam)" for information.

The Officer-in-Charge Coquitlam RCMP provided information pertaining to the RCMP's response to the COVID-19 crisis including:

- Enforcement of the federal Quarantine Act and social distancing

Councillor Wilson left the meeting at this time (5:17 p.m.).

- Increased patrols by the Youth Unit
- Increased patrols to protect businesses and crime reduction efforts
- Increased messaging to the public regarding COVID-19 related fraud

On behalf of Council, the Mayor thanked the RCMP and all first responders for their work to keep people safe during the COVID-19 pandemic.

#### **OTHER BUSINESS**

**NEXT MEETING DATE – April 20, 2020**

**ADJOURNMENT**

The meeting adjourned at 5:22 p.m.

MINUTES CERTIFIED CORRECT

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CHAIR

I hereby certify that I have recorded the Minutes of the  
Council-in-Committee Meeting held Monday, April 6, 2020  
as instructed, subject to amendment and adoption.



Julie Hunter  
Committee Clerk