

Regular Council Meeting for the City of Coquitlam convened in the Council Chambers of City Hall, 3000 Guildford Way, Coquitlam, BC on Monday, April 12, 2021 at 10:08 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 Planning and Development, Director Legal and Bylaw Enforcement, Director Development Services, Manager Community Planning, Manager Community Recreation and Culture Services, Manager Corporate Communications, Development Services Engineering Manager, Community Social Development Manager, Planner 2, Director Intergovernmental Relations and Legislative Services, Legislative Services Manager, and Legislative Services Clerk.

CALL TO ORDER

The Mayor, on behalf of Council, recognized the recent passing of Freedom of the City recipient Jean Lambert. He acknowledged the many contributions Mr. Lambert made to the City and the community of Maillardville and he expressed condolences to the Lambert family.

ADOPTION OF MINUTES

1. Minutes of Public Hearing held on Monday, March 15, 2021

MOVED BY COUNCILLOR MANDEWO
AND SECONDED

134 That the Minutes of the Public Hearing held on Monday, March 15, 2021 be approved.

CARRIED

Councillor Zarrillo registered opposition.

2. Minutes of the Regular Council Meeting held on Monday, March 15, 2021

MOVED BY COUNCILLOR MARSDEN
AND SECONDED

135 That the Minutes of the Regular Council Meeting held on Monday, March 15, 2021 be approved.

CARRIED

Councillor Zarrillo registered opposition.

COMMITTEE MINUTES AND RECOMMENDATIONS

3. Minutes of the Sports and Recreation Advisory Committee Meeting held on Wednesday, February 10, 2021

MOVED BY COUNCILLOR HODGE
AND SECONDED

- 136 That the Minutes of the Sports and Recreation Advisory Committee Meeting held on Wednesday, February 10, 2021 be received.

CARRIED UNANIMOUSLY

3.5 Review and Approve Draft 2021 Work Plan

MOVED BY COUNCILLOR HODGE
AND SECONDED

- 137 That Council approve the 2021 Sports and Recreation Advisory Committee Work Plan.

CARRIED UNANIMOUSLY

4. Minutes of the Sustainability and Environmental Advisory Committee Meeting held on Tuesday, February 23, 2021

MOVED BY COUNCILLOR TOWNER
AND SECONDED

- 138 That the Minutes of the Sustainability and Environmental Advisory Committee Meeting held on Tuesday, February 23, 2021 be received.

CARRIED UNANIMOUSLY

4.3 Review and Approve Draft 2021 Work Plan

MOVED BY COUNCILLOR TOWNER
AND SECONDED

- 139 That Council approve the 2021 Sustainability and Environmental Advisory Committee Work Plan.

CARRIED UNANIMOUSLY

5. Minutes of the Tri-Cities Homelessness and Housing Task Group Meeting held on Friday, March 5, 2021

MOVED BY COUNCILLOR TOWNER
AND SECONDED

- 140 That the Minutes of the Tri-Cities Homelessness and Housing Task Group Meeting held on Friday, March 5, 2021 be received.

CARRIED UNANIMOUSLY

6. Minutes of the Coquitlam River Watershed Roundtable Core Committee Meeting held on Wednesday, March 10, 2021

MOVED BY COUNCILLOR KIM
AND SECONDED

- 141 That the Minutes of the Coquitlam River Watershed Roundtable Core Committee Meeting held on Wednesday, March 10, 2021 be received.

CARRIED UNANIMOUSLY

CONSIDERATION OF THE AGENDA ITEMS FROM THE PUBLIC HEARING HELD APRIL 12, 2021

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 (10:14 p.m.).

7. City of Coquitlam Citywide Official Community Plan Amendment Bylaw No. 5064, 2021 and City of Coquitlam Zoning Amendment Bylaw No. 5065, 2021 – 3421 and 3431 Queenston Avenue

Discussion ensued relative to the desire to divide the staff recommendation.

MOVED BY COUNCILLOR ZARRILLO
AND SECONDED

- 142 That Council give second and third readings to *City of Coquitlam Citywide Official Community Plan Amendment Bylaw No. 5064, 2021*.

CARRIED UNANIMOUSLY

Discussion ensued relative to the following:

- The desire that Council delay voting on the Zoning Amendment Bylaw until staff have reported back with requested information pertaining to the Streamside

Protection and Enhancement Area

- The understanding that there are a number of items to be completed before staff would put the Bylaw forward for fourth reading
- The Bylaw reading process

MOVED BY COUNCILLOR ASMUNDSON
AND SECONDED

- 143 That Council give second and third readings to *City of Coquitlam Zoning Amendment Bylaw No. 5065, 2021*.

CARRIED

Councillor Zarrillo registered opposition.

Councillor Marsden returned to the meeting at this time (10:27 p.m.).

8. City of Coquitlam Citywide Official Community Plan Amendment Bylaw No. 5093, 2021 and City of Coquitlam Zoning Bylaw No. 5094, 2021 – 3420 and 3428 Queenston Avenue

Discussion ensued relative to the following:

- Population projections for the Smiling Creek neighbourhood
- The impact of secondary suites on density
- The desire that infrastructure and services, including schools and childcare, be in place to serve the growing population on Burke Mountain
- Societal and economic changes that have occurred since the beginning of planning for the Burke Mountain community and how the City's plans have evolved accordingly
- The demand for family housing and affordable housing
- Support for the proposed childcare and housing types in the application
- The desire for complete neighbourhoods with a variety of demographics and housing types
- The benefits to the community of the proposed development

Recess and Reconvene

Due to a technical issue, the meeting recessed at 10:45 p.m. and reconvened in the Council Chambers of City Hall, 3000 Guildford Way, Coquitlam, BC at 10:49 p.m. All members of Council were present save Mayor Stewart. Members of staff present were the City Manager, Deputy City Manager, Fire Chief, General Manager Engineering and Public Works, General Manager Planning and Development, Director Legal and Bylaw Enforcement, Director Development Services, Director Strategic and Capital Projects, Manager Community Planning, Manager Parks Planning and Forestry, Manager Community Recreation and Culture Services, Manager Corporate Communications, Development Services Engineering Manager, Community Social Development Manager, Planner 2, Planner 2, Director Intergovernmental Relations and Legislative Services, Project Manager, and Legislative Services Clerk.

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

**CONSIDERATION OF THE AGENDA ITEMS FROM THE PUBLIC HEARING HELD APRIL 12, 2021
(continued)**

8. City of Coquitlam Citywide Official Community Plan Amendment Bylaw No. 5093, 2021 and City of Coquitlam Zoning Bylaw No. 5094, 2021 – 3420 and 3428 Queenston Avenue (continued)

Discussion continued relative to the following:

- The need for transit service, childcare, and affordable housing in the Burke Mountain area
- The desire to include fibre optic cable in the development
- Concerns regarding the proposed use of a Comprehensive Development Zone
- The suggestion that the City could facilitate the construction of a day care on its own land on Burke Mountain
- Appreciation for the feedback received from the public at that evening's Public Hearing
- The meaning of 'affordable'
- Concerns related to traffic
- The desire to mitigate the noise from the parking garage gate
- Support for the proposed frontage improvements
- The desire to resolve street naming concerns, particularly Corba Street, before the street network expands

MOVED BY COUNCILLOR ASMUNDSON
AND SECONDED

- 144 That Council give second and third readings to *City of Coquitlam Citywide Official Community Plan Amendment Bylaw No. 5093, 2021* and *City of Coquitlam Zoning Amendment Bylaw No. 5094, 2021*.

MOTION DIVIDED

MOVED BY COUNCILLOR ASMUNDSON
AND SECONDED

- 145 That Council give second and third readings to *City of Coquitlam Citywide Official Community Plan Amendment Bylaw No. 5093, 2021*.

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR ASMUNDSON
AND SECONDED

- 146 That Council give second and third readings to *City of Coquitlam Zoning Amendment Bylaw No. 5094, 2021*.

CARRIED UNANIMOUSLY

REPORTS OF STAFF

PLANNING AND DEVELOPMENT

9. **Report of the Director Development Services – Fourth and Final Reading of Citywide Official Community Plan Amendment Bylaw No. 4843, 2019 and Zoning Amendment Bylaw No. 5020, 2019 and Development Permit Authorization for 1990 Como Lake Avenue – Mallen Gowing Berzins Architecture Inc. (PROJ 17-002)**

MOVED BY COUNCILLOR HODGE
AND SECONDED

- 147 That Council:
1. Give fourth and final reading to *City of Coquitlam Citywide Official Community Plan Amendment Bylaw No. 4843, 2019*;
 2. Give fourth and final reading to *City of Coquitlam Zoning Amendment Bylaw No. 5020, 2019*; and
 3. Approve the signing and sealing of Development Permit No. 17 137544 DP and that the Mayor and City Clerk be authorized to execute this Permit on behalf of the City of Coquitlam.

CARRIED UNANIMOUSLY

10. **Report of the Director Development Services – Fourth and Final Reading of Zoning Amendment Bylaw No. 5009, 2020 and Development Permit Authorization at 597, 599, 601 and 603 Dansey Avenue – Belford Properties (PROJ 19-074)**

MOVED BY COUNCILLOR MARSDEN
AND SECONDED

- 148 That Council:
1. Give fourth and final reading to *City of Coquitlam Zoning Amendment Bylaw No. 5009, 2020*; and

2. Approve the signing and sealing of Development Permit No. 19 115734 DP 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. 4962, 2019 to Facilitate a Nine-Lot Single Family Subdivision at 3564 Baycrest Avenue – 0717227 BC Ltd. (PROJ 19-001)**

MOVED BY COUNCILLOR MARSDEN
AND SECONDED

- 149 That Council give fourth and final reading to *City of Coquitlam Zoning Amendment Bylaw No. 4962, 2019*.

CARRIED UNANIMOUSLY

12. **Report of the Director Development Services – Development Permit Authorization for a Proposed 91 Unit Townhouse Development at 1331 Olmsted Street – Mosaic Riley Park South Holdings Ltd. (PROJ 20-032)**

MOVED BY COUNCILLOR ASMUNDSON
AND SECONDED

- 150 That Council:
 1. Approve the signing and sealing of Development Permit No. 20 105846 DP and that the Mayor and City Clerk be authorized to execute this Permit on behalf of the City of Coquitlam; and
 2. Authorize staff to finalize and update the alignment of the Statutory Right of Way for a pedestrian trail through the site.

CARRIED UNANIMOUSLY

13. **Report of the General Manager Planning and Development – Union of BC Municipalities (UBCM) COVID-19 Restart Funding for Local Governments: Strengthening Community Services 2021 Grant Application**

The General Manager Planning and Development provided introductory comments relative to the report.

Discussion ensued relative to the following:

- The benefits of the Tri-Cities Homelessness and Housing Task Group's "Story from the Streets" program to spread public awareness of homelessness
- The desire to assist small businesses in Coquitlam

- The opportunity to open up the training to other interested stakeholder groups
- The desire to avoid over-burdening staff with the managing of the contract
- Opportunities for business and community outreach

MOVED BY COUNCILLOR MARSDEN
AND SECONDED

- 151 That Council support a grant application under the UBCM COVID-19 Restart Funding for Local Governments, Strengthening Community Services 2021 Program to provide training to City staff and temporary, flow-through funding to non-profit partners as set out in the report of the General Manager Planning and Development, dated April 6, 2021 on this subject.

CARRIED UNANIMOUSLY

PARKS, RECREATION, CULTURE AND FACILITIES

14. Report of the Fire Chief and the General Manager Parks, Recreation, Culture and Facilities – Union of BC Municipalities FireSmart Economic Recovery Fund Grant Application

Councillor Zarrillo left the meeting at this time (11:22 p.m.).

In response to a question from a member of Council, the Fire Chief confirmed that the proposed positions are temporary ones.

MOVED BY COUNCILLOR ASMUNDSON
AND SECONDED

- 152 That Council support a grant application to the Union of BC Municipalities (UBCM) FireSmart Economic Recovery Fund to build wildfire resiliency within our region while assisting local communities recover from the economic impacts of the COVID-19 pandemic.

CARRIED UNANIMOUSLY

15. Report of the General Manager Parks, Recreation, Culture and Facilities – Sheffield Park Detailed Design

The Manager Community Recreation and Culture Services provided introductory comments relative to the report.

MOVED BY COUNCILLOR ASMUNDSON
AND SECONDED

153 That Council:

1. Approve the detailed design for Sheffield Park; and
2. Authorize staff to proceed to procurement of the project within the approved capital budget, including a \$286,000 developer contribution made for Sheffield Park and held in the Community Benefits Park Reserve.

CARRIED UNANIMOUSLY

DEPUTY CITY MANAGER

16. Report of the Director Legal and Bylaw Enforcement – Joint Administration of Bylaw Enforcement Notice Adjudication – Pitt Meadows

MOVED BY COUNCILLOR MARSDEN
AND SECONDED

154 That Council give first, second and third readings to *Joint Administration of Bylaw Notice Dispute Adjudication Processes Amendment Bylaw (Pitt Meadows) No. 5118, 2021*.

CARRIED UNANIMOUSLY

REPORTS OF COUNCILLORS

17. Metro Vancouver Board in Brief (March 26, 2021)

MOVED BY COUNCILLOR MARSDEN
AND SECONDED

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

CARRIED UNANIMOUSLY

OTHER BUSINESS

NEXT MEETING DATE – April 19, 2021

ADJOURNMENT

MOVED BY COUNCILLOR TOWNER
AND SECONDED

156 That the Regular Council Meeting adjourn – 11:28 p.m.

CARRIED UNANIMOUSLY

MINUTES CERTIFIED CORRECT

CHAIR

I hereby certify that I have recorded the Minutes of the
Regular Council Meeting held Monday, April 12, 2021
as instructed, subject to amendment and adoption.



Julie Hunter
Committee Clerk