

A Regular Council Meeting for the City of Coquitlam convened in the Council Chambers of City Hall, 3000 Guildford Way, Coquitlam, BC on Monday, May 10, 2021 at 7:50 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, Acting General Manager Parks, Recreation, Culture and Facilities, General Manager Finance, Lands and Police, General Manager Planning and Development, Director Development Services, Development Servicing Engineering Manager, Environmental Services Coordinator, Planner 3, Planner 2, Planner 2, Director Intergovernmental Relations and Legislative Services, Legislative Services Manager, Legislative Services Clerk and Legislative Services Clerk.

CALL TO ORDER

The Mayor, on behalf of Council, recognized the end of Mental Health Week and the beginning of National Nurses Week. He also recognized the upcoming end of the month of Ramadan.

The Legislative Services Manager noted that one additional business item had been identified for discussion and it was accepted under Other Business.

ADOPTION OF MINUTES

1. Minutes of the Regular Council Meeting held on Monday, April 26, 2021

MOVED BY COUNCILLOR HODGE
AND SECONDED

194 That the Minutes of the Regular Council Meeting held on Monday, April 26, 2021 be approved.

CARRIED UNANIMOUSLY

COMMITTEE MINUTES AND RECOMMENDATIONS

2. Minutes of the Tri-Cities Child Care Task Force Meeting held on Wednesday, January 20, 2021

MOVED BY COUNCILLOR WILSON
AND SECONDED

195 That the Minutes of the Tri-Cities Child Care Task Force Meeting held on Wednesday, January 20, 2021 be received.

CARRIED UNANIMOUSLY

3. Minutes of the Tri-Cities Child Care Task Force Meeting held on Wednesday, March 17, 2021

MOVED BY COUNCILLOR WILSON
AND SECONDED

196 That the Minutes of the Tri-Cities Child Care Task Force Meeting held on Wednesday, March 17, 2021 be received.

CARRIED UNANIMOUSLY

4. Minutes of the Multiculturalism Advisory Committee Meeting held on Wednesday, April 21, 2021

Discussion ensued relative to recognizing the Day of Action Against Anti-Asian Racism.

MOVED BY COUNCILLOR ASMUNDSON
AND SECONDED

197 That the Minutes of the Multiculturalism Advisory Committee Meeting held on Wednesday, April 21, 2021 be received.

CARRIED UNANIMOUSLY

CONSIDERATION OF THE AGENDA ITEMS FROM THE PUBLIC HEARING HELD MAY 10, 2021

5. City of Coquitlam Zoning Amendment Bylaw No. 5119, 2021 – 1400 Austin Avenue

The Legislative Services Manager noted that Councillor Kim was absent for this item at the Public Hearing, and reported that there were no public speakers or submissions to this item. The Mayor provided an oral report of Council's Public Hearing discussion regarding this item for his benefit.

Discussion ensued relative to the following:

- Concerns relating to the lack of parking and the possible resulting negative impact on the neighbourhood
- The Corridor Development Strategy and the desire to explore other possible land use options for this site
- The desire for Electric Vehicle charging infrastructure to be included in these types of developments in the future
- The size of the proposed units and concerns regarding the adequacy of the proposed parking
- The observation that the floor plans indicate that there is a potential to convert the basements into secondary suites

- The belief that the proposed development is not appropriate for this site
- The desire for this item to be referred back to staff in order for them to work with the applicant to bring forward a revised proposal

Following discussion, the Deputy City Manager clarified that the Public Hearing for this item has concluded, and provided information relating to potential next steps should Council refer this item back to staff or defeat this bylaw.

In response to a question from a member of Council, the Deputy City Manager and the General Manager Planning and Development referred to the *Local Government Act* provisions regarding which alterations may be considered to the proposed bylaw following the conclusion of the Public Hearing.

Discussion ensued relative to the impacts of Council rejecting this bylaw and the desire to encourage Housing Choices development.

MOVED BY COUNCILLOR WILSON
AND SECONDED

198 That item 5 be referred back to staff.

CARRIED UNANIMOUSLY

6. City of Coquitlam Citywide Official Community Plan Amendment Bylaw No. 5107, 2021 and City of Coquitlam Zoning Bylaw No. 5072, 2021 – Riparian Areas Protection Regulation

MOVED BY COUNCILLOR MARSDEN
AND SECONDED

199 That Council give second, third, and fourth and final readings to *City of Coquitlam Citywide Official Community Plan Amendment Bylaw No. 5107, 2021* and *City of Coquitlam Zoning Amendment Bylaw No. 5072, 2021*.

CARRIED UNANIMOUSLY

BYLAWS FOR FINAL ADOPTION

7. Report of the Director Intergovernmental Relations and Legislative Services – Fourth and Final Reading of 2021 Annual Tax Rates Bylaw No. 5123, 2021

MOVED BY COUNCILLOR ASMUNDSON
AND SECONDED

200 That Council give fourth and final reading to *2021 Annual Tax Rates Bylaw No. 5123, 2021.*

CARRIED UNANIMOUSLY

8. Report of the Director Intergovernmental Relations and Legislative Services – Fourth and Final Reading of Food Sector Grease Interceptor Bylaw Amendments

MOVED BY COUNCILLOR TOWNER
AND SECONDED

201 That Council:

1. Give fourth and final reading to *Sewer and Drainage Amendment Bylaw No. 5101, 2021;*
2. Give fourth and final reading to *Bylaw Notice Enforcement Amendment Bylaw No. 5102, 2021;* and
3. Give fourth and final reading to *Bylaw Notice Enforcement Amendment Bylaw No. 5103, 2021.*

CARRIED UNANIMOUSLY

REPORTS OF STAFF

PLANNING AND DEVELOPMENT

9. Report of the Director Development Services – Zoning Amendment Bylaw No. 5127, 2021, at 209 Lebleu Street – Porte Homes (PROJ 19-057)

Discussion ensued relative to the following:

- The desire to consult with Kwikwetlem First Nation regarding the naming of the new streets proposed in this development
- The desire to revisit the City's Street Naming Policy
- Concerns regarding the GHG emissions of the proposed fire pit

The Director Development Services provided information relating to the City's Street Naming Policy and the policies that the City has relating to fire pits.

Councillor Mandewo left the meeting at this time (8:19 p.m.) and returned at 8:20 p.m.

Discussion continued relative to the proposed employment living units and the desire for more information relating to the existing employment living units in the City.

In response to questions from members of Council the Director Development Services and the Planner 2 provided information relating to the proposed employment living units and the potential for retail in these units. The Director Development Services undertook to work with the Economic Development division to provide information regarding existing employment living units in the City.

Discussion continued relative to the following:

- Support for the proposed frontage works and changes to the road network

Councillor Mandewo assumed the role of the chair at this time (8:28 p.m.).

- Support for the proposed unit mix
- Clarification regarding the proposed road dedications
- Concerns regarding the narrowness of the proposed streets
- Whether street parking will be facilitated on these internal roads

The Planner 2 provided information relating to the City's street standards and street parking options.

Discussion continued relative to the following:

- The desire for staff presentations at first reading
- The desire for information relating to the current residents of this site
- Whether there is an opportunity for affordable housing units in the proposed development
- The vision for this area in as set out in the Maillardville Neighbourhood Plan
- The proposed use of the C-5 Community Commercial zone

The Planner 2 provided information relating to the proposed use of the C-5 Community Commercial zone.

The General Manager Planning and Development and the Director Development Services provided information relating to the Maillardville Neighbourhood Plan.

MOVED BY COUNCILLOR KIM
AND SECONDED

202 That Council:

1. Give first reading to *City of Coquitlam Zoning Amendment Bylaw No. 5127, 2021*;
2. Refer *Bylaw No. 5127, 2021* to Public Hearing;

3. Authorize staff to prepare Development Permit No. 19 112166 DP, generally in accordance with the attached drawings (Attachment 6), should Council grant second and third readings to the Bylaw; and
4. 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. Finalization, execution and delivery to the City any other Land Title Office registrable agreements as may be required by the City.

CARRIED UNANIMOUSLY

10. Report of the Director Development Services – Housing Agreement Bylaw No. 5057, 2021 and Affordable Housing Reserve Fund Request for Proposed 164 Non-Market Rental Units at 3100 Ozada Avenue – Pinetree Court by Affordable Housing Societies (PROJ 20-022)

MOVED BY COUNCILLOR ZARRILLO
AND SECONDED

203 That Council:

1. Give first, second and third readings to *City of Coquitlam Housing Agreement Bylaw No. 5057, 2021*; and
2. Support in principle a maximum capital contribution of \$3.3 million from the Affordable Housing Reserve Fund (AHRF) to assist in the development of 164 non-market rental units to be owned and operated by Affordable Housing Societies (AHS).

CARRIED UNANIMOUSLY

11. Report of the Director Intergovernmental Relations and Legislative Services – 2021 UBCM Community Excellence Awards

Discussion ensued relative to appreciation for the work of staff and support for the proposed application to the 2021 UBCM Community Excellence Awards.

MOVED BY COUNCILLOR MARSDEN
AND SECONDED

- 204 That Council endorse the City of Coquitlam’s application to the 2021 UBCM Community Excellence Awards, as outlined in the report of the Director Intergovernmental Relations and Legislative Services, dated May 4, 2021 and entitled “2021 UBCM Community Excellence Awards”.

CARRIED UNANIMOUSLY

REPORTS OF COUNCILLORS

12. **Metro Vancouver Board in Brief (April 30, 2021) – Metro Vancouver Board Representatives Available to Respond to Questions**

MOVED BY COUNCILLOR HODGE
AND SECONDED

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

CARRIED UNANIMOUSLY

OTHER BUSINESS

- OB-1 Report of the Acting General Manager Parks, Recreation, Culture and Facilities – Centennial Artificial Turf Field Procurement**

The Deputy City Manager provided introductory comments regarding the Centennial Artificial Turf Field project.

Discussion ensued relative to the following:

- Appreciation for the work that staff have done on this project
- The rising cost of construction materials
- The belief that this will be an important amenity to the community

MOVED BY COUNCILLOR ASMUNDSON
AND SECONDED

- 206 That Council authorize staff to fund an additional \$750,000 for the construction of the Centennial Artificial Turf Field from the Land Sales Reserve Fund and award the contract for construction of this sports field.

CARRIED UNANIMOUSLY

NEXT MEETING DATE – May 17, 2021

ADJOURNMENT

MOVED BY COUNCILLOR HODGE
AND SECONDED

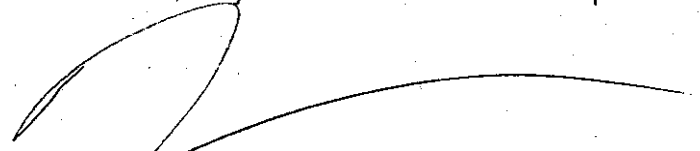
207 That the Regular Council Meeting adjourn – 8:54 p.m.

CARRIED UNANIMOUSLY

MINUTES CERTIFIED CORRECT

CHAIR

I hereby certify that I have recorded the Minutes of the
Regular Council Meeting held Monday, May 10, 2021
as instructed, subject to amendment and adoption.



Kate Nasato
Legislative Services Clerk