

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 17, 2021 at 7:08 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 Corporate Services, General Manager Finance, Lands and Police, General Manager Planning and Development, Director Development Services, Manager Community Planning, Business Services Manager, Building Permits Manager – Inspections, Planner 2, Planner 2, Director Intergovernmental Relations and Legislative Services, and Committee Clerk.

CALL TO ORDER

On behalf of Council, the Mayor recognized the following observances and encouraged the respect and acceptance of all:

- Shavuot
- International Day Against Homophobia, Transphobia and Biphobia
- The conclusion of Ramadan
- Asian Heritage Month
- Black History Month
- Missing and Murdered Indigenous Women and Girls

PRESENTATIONS

1. Raegan Stewart and Amy Reid, Tri Cities Early Childhood Development Committee – Child Care Working Group – COVID-19 Impact Update and Invitation to the Online Annual Recognition Event

Ms. Stewart and Ms. Reid presented an update from the Childcare Working Group relative to the impact of COVID-19 on childcare in the region. They referred to slides contained in their on-screen presentation entitled “Tri-Cities Early Childhood Development Committee – Child Care Working Group – Recognizing May as Child Care Month”.

Discussion ensued relative to the following:

- The desire to include data on informal childcare providers
- The understanding that better childcare has a beneficial impact on the economy
- The demand for school-age childcare
- Concern related to the closure of many childcare facilities during the pandemic and the desire for data comparing pre-COVID childcare spaces to data taken during the pandemic
- The understanding that work on the City’s draft Child Care Strategy is underway and it was anticipated that it would be presented to Council in the near future
- Appreciation for the work undertaken by the Tri-Cities Early Childhood Development Committee Child Care Working Group
- The impact of child care facility closures on waiting lists and the understanding

- that parents are slowly beginning to utilize childcare
- The demand for child care for children younger than school age
 - The impact of the pandemic on the staffing of child care facilities
 - The changing nature of work and how it may impact the need for child care
 - The demand for child care outside of traditional Monday-Friday 6:00 a.m. – 6:00 p.m. hours
 - The role of municipal government as it relates to child care

On behalf of Council, the Mayor thanked Ms. Stewart and Ms. Reid for their presentation and their important work in the community.

ADOPTION OF MINUTES

2. Minutes of the Public Hearing held on Monday, May 10, 2021

MOVED BY COUNCILLOR MARSDEN
AND SECONDED

211 That the Minutes of the Public Hearing held on Monday, May 10, 2021 be approved.

CARRIED

Councillor Zarrillo registered opposition.

3. Minutes of the Regular Council Meeting held on Monday, May 10, 2021

MOVED BY COUNCILLOR MARSDEN
AND SECONDED

212 That the Minutes of the Regular Council Meeting held on Monday, May 10, 2021 be approved.

CARRIED

Councillors Wilson and Zarrillo registered opposition.

COMMITTEE MINUTES AND RECOMMENDATIONS

4. Minutes of the Town Hall held on Thursday, April 29, 2021

MOVED BY COUNCILLOR MARSDEN
AND SECONDED

213 That the Minutes of the Town Hall held on Thursday, April 29, 2021 be received.

CARRIED

Councillor Zarrillo registered opposition.

Mayor Stewart left the meeting at this time (7:39 p.m.) and, as per the Acting Mayor schedule, Councillor Zarrillo assumed the Chair.

REPORTS OF STAFF

PLANNING AND DEVELOPMENT

5. Report of the Director Development Services – Authorization of Development Permit Amendment at 1033 Austin Avenue – Beedie Living (PROJ 20-120)

Discussion ensued relative to the following:

- The concern that a change had been made to the proposed number and types of units following the application being considered at a Public Hearing
- The understanding that an increase in the number of units would result in increased density and potentially traffic/parking concerns even though the massing of the development has not increased
- The distinction between a bedroom and a den
- The separate demands for family residential units and for one bedroom plus den units
- The recognition that the market is changing and that projects could change to adjust to the market
- The desire that there is an increase in amenities within the development associated with the additional units
- The belief that the site is better suited for family housing given the proximity of a school and other amenities
- The efforts of staff to caution developers against presenting changed information to Council following consideration of their application at a Public Hearing
- Support for the family units in the east tower as well as the non-market rental component of the application

MOVED BY COUNCILLOR ASMUNDSON
AND SECONDED

- 214 That Council approve the signing and sealing of Development Permit Amendment 20 117920 AM, including a requested variance to the Zoning Bylaw as described in this report and set out on Page 4 of 5 of the subject Development Permit Amendment as follows:
1. In Subsection 706 in Part 7 Off-Street Parking and Loading, the directive that the minimum parking requirements be calculated “for each *building* type or *use*” is amended to enable 34 parking spaces to be shared among residential and commercial visitors;
- and authorize the Mayor and City Clerk to execute this Permit on behalf of the City of Coquitlam.

CARRIED

Councillor Zarrillo registered opposition.

6. Report of the Director Development Services – Fourth and Final Reading of Zoning Amendment Bylaw No. 4876, 2018 at 837 Lougheed Highway and 218 Blue Mountain Street – Centred Developments (PROJ 16-009)

Discussion ensued relative to the following:

- Management of development projects and the desire that the City's Good Neighbour Policy be observed and measures be taken to minimize the disruption to the local area during the concurrent construction of this and the neighbouring development across the street
- Concern regarding the busy nature of the intersection adjacent to the subject site
- Safety concerns related to truck traffic on Blue Mountain Street and Roderick Avenue and the desire that traffic be managed efficiently during construction
- The potential to make the existing parking in the commercial building temporarily available to construction workers to alleviate congestion on the surface streets

MOVED BY COUNCILLOR MARSDEN
AND SECONDED

- 215 That Council:
1. Give fourth and final reading to *City of Coquitlam Zoning Amendment Bylaw No. 4876, 2018*; and
 2. Approve the signing and sealing of Development Permit No. 16 102948 DP and authorize the Mayor and City Clerk to execute this Permit on behalf of the City of Coquitlam.

CARRIED UNANIMOUSLY

7. Report of the Director Development Services – Housing Agreement Bylaw No. 5128, 2021 at 715 and 717 Como Lake Avenue – Trio Adera Developments Ltd. (PROJ 19-101)

MOVED BY COUNCILLOR MARSDEN
AND SECONDED

- 216 That Council give first, second, and third readings to *City of Coquitlam Housing Agreement Bylaw No. 5128, 2021*.

CARRIED UNANIMOUSLY

8. Report of the General Manager Planning and Development – Energy Step Code – Policy for Building Permit Application Requirements in Coquitlam

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

MOVED BY COUNCILLOR MANDEWO
AND SECONDED

- 217 That Council:

1. Endorse the attached Building Permits Division policy (Attachment 1) and approve its implementation requiring new building permit applications to conform with Energy Step Code requirements as set out in that policy; and,
2. Direct staff to implement the second phase of Energy Step Code requirements as shown in the attached table entitled "Energy Step Code – Known and Anticipated Coquitlam Timelines" in December of 2022 should British Columbia Building Code requirements be delayed (Attachment 2).

CARRIED UNANIMOUSLY

9. Report of the General Manager Planning and Development – Updated: Developer Delegations – Proposed Policy and Procedure

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

MOVED BY COUNCILLOR ASMUNDSON
AND SECONDED

- 218 That Council endorse the updated proposed Policy and Procedure as attached to the report of the General Manager Planning and Development dated May 10, 2021 and entitled "Updated: Developer Delegations – Proposed Policy and Procedure".

CARRIED UNANIMOUSLY

OTHER BUSINESS

NEXT MEETING DATE – May 31, 2021

MOVED BY COUNCILLOR ASMUNDSON
AND SECONDED

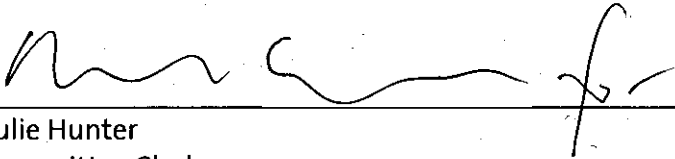
219 That the Regular Council Meeting adjourn – 8:21 p.m.

CARRIED UNANIMOUSLY

MINUTES CERTIFIED CORRECT

CHAIR

I hereby certify that I have recorded the Minutes of the
Regular Council Meeting held Monday, May 17, 2021
as instructed, subject to amendment and adoption.



Julie Hunter
Committee Clerk