

A Regular Council Meeting for the City of Coquitlam convened in the Council Chambers of City Hall, 3000 Guildford Way, Coquitlam, BC on Monday, June 1, 2020 at 7:30 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 Finance, Technology and Police Services, General Manager Civic Lands and Facilities, General Manager Planning and Development, General Manager Parks, Recreation and Culture Services, Director Development Services, Manager Building Permits – Approvals, Manager Corporate Communications, Planner 2, City Clerk and Legislative Services Clerk.

CALL TO ORDER

Mayor Stewart, on behalf of Council, acknowledged the start of National Indigenous History Month and Pride Month.

Recess and Reconvene

Due to a technical issue, the meeting recessed at 7:33 p.m. and reconvened in the Council Chambers of City Hall, 3000 Guildford Way, Coquitlam, BC at 7:37 p.m. All members of Council were present.

A member of Council spoke to the social unrest currently taking place in the United States and Canada in response to the recent police killing of George Floyd in Minneapolis and the systemic racism that it exemplified. She acknowledged the discomfort that many people feel when talking about racism and inequality and spoke to the importance of anti-racism initiatives and other inclusionary efforts. She provided information relating to the different stages of the cultural difference continuum and encouraged people to identify the stage that they currently find themselves. She encouraged everyone to support people of colour during these difficult times, and to educate themselves, and others, on the issues of racism and inequality in Canada.

ADOPTION OF MINUTES

1. Minutes of the Regular Council Meeting held on Monday, May 25, 2020

MOVED BY COUNCILLOR ASMUNDSON
AND SECONDED

210 That the Minutes of the Regular Council Meeting held on Monday, May 25, 2020 be approved.

CARRIED UNANIMOUSLY

CONSIDERATION OF THE AGENDA ITEMS FROM THE PUBLIC HEARING HELD JUNE 1, 2020

2. City of Coquitlam Zoning Amendment Bylaw No. 5034, 2020 – 3423 Victoria Drive

MOVED BY COUNCILLOR MARSDEN
AND SECONDED

- 211 That Council give second and third readings to *City of Coquitlam Zoning Amendment Bylaw No. 5034, 2020*.

CARRIED UNANIMOUSLY

3. City of Coquitlam Zoning Amendment Bylaw No. 5040, 2020 – 3553, 3557 and 3563 Victoria Drive

MOVED BY COUNCILLOR ASMUNDSON
AND SECONDED

- 212 That Council give second and third readings to *City of Coquitlam Zoning Amendment Bylaw No. 5040, 2020*.

CARRIED UNANIMOUSLY

BYLAWS FOR FINAL ADOPTION

Councillor Marsden declared a potential conflict of interest with respect to this item as he currently has a business interest that relates to this matter and left the meeting at this time (7:48 p.m.).

4. Report of the City Clerk – Fourth and Final Reading of City of Coquitlam Subdivision and Development Servicing Amendment Bylaw No. 5049, 2020

Discussion ensued relative to the desire for more information relating to the nature of the conflict of interest that Councillor Marsden has with respect to this item.

Mayor Stewart provided information relating to the legislative requirements regarding the declaration of conflicts of interest as set out in the *Community Charter*.

The City Clerk noted that the Minutes of the Regular Council Meeting held on Monday, May 25, 2020 record Councillor Marsden's declaration of a potential conflict of interest with respect to this item, and the general rationale provided at that time, as per the requirements of the *Community Charter*.

Discussion ensued relative to *City of Coquitlam Subdivision and Development Servicing Amendment Bylaw No. 5049, 2020* and the distinction between a member of Council voting to amend the bylaw versus voting on a matter to which the bylaw applies.

MOVED BY COUNCILLOR ASMUNDSON
AND SECONDED

- 213 That Council give fourth and final reading to *City of Coquitlam Subdivision and Development Servicing Amendment Bylaw No. 5049, 2020*.

CARRIED

Councillor Zarrillo registered opposition.

Councillor Marsden returned to the meeting at this time (8:00 p.m.).

5. **Report of the City Clerk – Fourth and Final Reading of City of Coquitlam Street and Traffic Amendment Bylaw No. 5039, 2020**

MOVED BY COUNCILLOR MARSDEN
AND SECONDED

- 214 That Council give fourth and final reading to *City of Coquitlam Street and Traffic Amendment Bylaw No. 5039, 2020*.

CARRIED UNANIMOUSLY

REPORTS OF STAFF

PLANNING AND DEVELOPMENT

6. **Report of the Director Development Services – Fourth and Final Reading of Zoning Amendment Bylaw No. 4949, 2019 for Proposed Three Lot Subdivision at 3500 Highland Drive – Peter McKenna (PROJ 18-003)**

MOVED BY COUNCILLOR ASMUNDSON
AND SECONDED

- 215 That Council give fourth and final reading to *City of Coquitlam Zoning Amendment Bylaw No. 4949, 2019*.

CARRIED UNANIMOUSLY

7. Report of the Director Development Services – Zoning Amendment Bylaw No. 5009, 2020, at 597, 599, 601 and 603 Dansey Avenue – Belford Properties (PROJ 19-074)

Discussion ensued relative to the following:

- The desire for additional information relating to the site coverage of the proposed development
- The desire for more information relating to BC Housing's Affordable Home Ownership Program
- Clarification regarding the number of storeys in the proposed development and the proposed use of fire walls
- Concerns regarding the proposed design of the parking lot

The Planner 2 provided information relating to the number of storeys in the proposed development.

The Director Development Services provided information relating to BC Housing's Affordable Home Ownership Program and undertook to provide further information on this topic, and other requested information, in the Public Hearing Brief. He provided information relating to the requirements of the BC Building Code and the number of storeys in the proposed development. He further undertook to liaise with the developer regarding the design of the parkade.

The Chair provided further information relating to the BC Building Code and the use of fire walls.

MOVED BY COUNCILLOR MARSDEN
AND SECONDED

216 That Council:

1. Give first reading to *City of Coquitlam Zoning Amendment Bylaw No. 5009, 2020*;
2. Refer *Bylaw No. 5009, 2020* to Public Hearing;
3. Authorize staff to prepare Development Permit No. 19 115734 DP generally in accordance with the attached drawings (Attachment 5), should Council grant second and third readings to the Bylaw;
4. Acknowledge that the applicant has requested variances to *City of Coquitlam Zoning Bylaw No. 3000, 1996*, as described in this report as follows:
 - a. In Subsection 706 (1)(b) in Part 7, Off-street Parking and Loading, visitor parking space to be reduced from 26 stalls to 13 stalls;
 - b. In Subsection 1205 (6)(c) in Part 12, RM-3 Multi-Storey Medium Density Apartment Residential zone, the maximum Lot Coverage is increased from 45% to 57%;

- c. In Subsection 1205 (8)(a) in Part 12, RM-3 Multi-Storey Medium Density Apartment Residential zone, the minimum setback along the Clayton Street frontage is reduced from 4.0 metres (m) (13 feet (ft.)) to 2.0 m (6.6 ft.); and
- d. In Subsection 1205 (11)(a) in Part 12, RM-3 Multi-Storey Medium Density Apartment Residential zone, the maximum building length is increased from 55 m (180.5 ft.) to 62 m (203.4 ft.);
5. Acknowledge that the applicant has requested to provide Community Amenity Contributions (CAC) in-kind to be utilized to increase the housing affordability portion of the project in partnership with BC Housing's Affordable Housing Ownership Program (AHOP); and
6. 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. Satisfy the Transportation Demand Management (TDM) measures and Traffic Impact Assessment (TIA) comments to the satisfaction of the General Manager Engineering and Public Works;
 - d. Resolution of all urban design issues to the satisfaction of the Director Development Services; and
 - e. Finalize, execute and deliver to the City, the following agreements in Land Title Office registrable form:
 - i. Housing Agreement; and
 - ii. Such other Land Title Office registrable agreements as may be required by the City.

CARRIED UNANIMOUSLY

8. Report of the General Manager Planning and Development – Temporary Outdoor Space Expansion Program for Local Businesses

The General Manager Planning and Development provided introductory comments regarding the development and application of the proposed program, and the potential options to expand this program in the future. He stated that staff will report back to Council at a future date regarding the uptake and overall success of the program.

The Manager Building Permits – Approvals provided an onscreen presentation entitled "Temporary Outdoor Space Expansion Program for Local Businesses" with slides titled as follows:

- Presentation Outline

- COVID-19 Business Challenges / Opportunities
- Program Principles
- Standard Regulatory Review Process for Food and Beverage Establishment Applications
- Local Economic Recovery – What Can the City Do to Assist Businesses
- Outdoor Expansion Area – A Simple Process

Discussion ensued relative to the following:

- Clarification regarding whether the proposed program applies only to private property
- Support for the proposed program and the City's need to support local businesses
- The understanding that the proposed fast-tracked review and approval process will only apply to complete applications
- The possibility of waiving certain City business and licensing fees
- Clarification regarding the timeline and duration of the proposed program
- The understanding that this is intended to be a temporary program and the desire to clearly communicate this to the business community
- The understanding that applications seeking permanent changes will continue to be required to undergo a complete review by the City
- The desire for information relating to potential options to expand the program and the proposed timeline for this expansion
- The types of businesses that can take advantage of the proposed program
- The concern that this program may benefit some businesses more than others
- Whether neighbouring businesses could submit a joint application under the proposed program
- Support for weekend road closures during the summer months in order to allow businesses to expand into public property
- Whether the City's parking requirements will be relaxed as a part of the proposed program and the desire to minimize the impact that this program has on the accessibility of businesses
- The understanding that the temporary expansion of outdoor spaces is a privilege granted by the City that can be revoked at any time
- Appreciation for the work that staff have done to develop this program and to expedite the review and approval process
- The desire for creative solutions for businesses that front onto City-owned property and sidewalks

The General Manager Planning and Development provided information relating to potential issues associated with waiving certain City business and licensing fees, the timeline and duration of the proposed program and potential options to expand and adapt the program in order to support more businesses.

The Manager Building Permits – Approvals provided information relating to the types of businesses that can take advantage of the proposed program, the parking requirements

that will be relaxed under this program and stated that it will be up to businesses to determine adequate parking for their site. He provided further information relating to opportunities to expand and adapt the program in order to support more businesses.

MOVED BY COUNCILLOR MARSDEN
AND SECONDED

217 That Council:

1. Endorse the Temporary Outdoor Space Expansion Program for Local Businesses set out in the report of the General Manager Planning and Development dated May 26, 2020 of the same title;
2. Pre-approve all liquor licence amendment referrals for existing food primary, liquor primary and manufacturer establishments such as wineries, breweries and distilleries within the City who may apply to the Liquor and Cannabis Regulation Branch for an outdoor expanded service area; and
3. Direct staff to report back on the uptake and overall success of the Temporary Outdoor Space Expansion Program at the end of the COVID-19 pandemic as a declared public health emergency by the Provincial government.

CARRIED UNANIMOUSLY

OTHER BUSINESS

OB-1 Stimulating the Construction of New Purpose-Built Rental

A Notice of Motion pertaining to Stimulating the Construction of New Purpose-Built Rental was introduced by Councillor Zarrillo and seconded by Councillor Wilson. A motion to waive procedure was brought forward so that council could give immediate consideration to the Notice of Motion.

MOVED BY COUNCILLOR ASMUNDSON
AND SECONDED

218 That Council, pursuant to Section 13.2.4 of Council Procedure Bylaw No. 4042, 2009, Council waive the required Notice to allow immediate consideration of this item.

CARRIED UNANIMOUSLY

Discussion ensued relative to the following:

- The understanding that much of the purpose-built rental housing in the City is nearing the end of its life
- Support for the proposed resolution
- The concern that the proposed resolution does not address all of the impacts that the Federal GST/HST policy has on purpose-built rental housing construction

MOVED BY COUNCILLOR ZARRILLO
AND SECONDED

219 WHEREAS facilitating an adequate supply of purpose-built rental housing is necessary to address the spectrum of housing affordability needs when building and maintaining inclusive and healthier communities;

WHEREAS not enough new purpose-built rental housing has been built in Canada to keep up with increasing demand has created affordability challenges, resulting in a decrease in housing stability for renters, and an increase in homelessness;

WHEREAS local governments have limited tools to incentivizing purpose-built rental housing in their communities to address affordability;

WHEREAS one of the key factors behind this scarcity in purpose-built rental housing supply highlighted by the development community is the Federal GST/HST policy on self-supply of rental housing construction.

WHEREAS under the current GST rules, a developer pays a sales tax on the self-supply of a purpose-built rental building when construction is complete, even though a sale did not take place, creating a barrier to attracting much needed new investment in purpose built rental housing;

RESOLVED THAT FCM call on the Federal Government to change GST rules regarding “self-supply” of multi-unit residential buildings to addresses the inequities in taxation that limit the construction of new purpose-built rental housing, and, to consider implementing incentivizes to stimulate renewed construction of this much needed housing type across Canada

CARRIED UNANIMOUSLY

NEXT MEETING DATE – June 15, 2020

ADJOURNMENT

MOVED BY COUNCILLOR ASMUNDSON
AND SECONDED

220 That the Regular Council Meeting adjourn – 9:17 p.m.

CARRIED UNANIMOUSLY

MINUTES CERTIFIED CORRECT

CHAIR

I hereby certify that I have recorded the Minutes of the
Regular Council Meeting held Monday, June 1, 2020
as instructed, subject to amendment and adoption.

Kate Nasato
Legislative Services Clerk