

COUNCIL-IN-COMMITTEE MEETING

Tuesday, June 8, 2021

A Regular Meeting of the Council-in-Committee convened on Tuesday, June 8, 2021 at 2:00 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

ALSO PRESENT: Nic Paolella – Marcon
Ryan Brigg – Perkins & Will

STAFF: Peter Steblin, City Manager
Raul Allueva, Deputy City Manager
Jaime Boan, General Manager Engineering and Public Works
Michelle Hunt, General Manager Finance, Lands and Police
Jim McIntyre, General Manager Planning and Development
Lanny Englund, Acting General Manager Parks, Recreation, Culture and Facilities
Don Luymes, General Manager Parks, Recreation, Culture and Facilities
Erin Gorby, Urban Forestry and Park Services Manager
Curtis Scott, Manager Land Development
Eric Kalnins, Tourism Manager
Jim Bontempo, Manager Building Permits
Jeff Denney, Major Project Planner
Jim Ogloff, Fire Chief
Kathleen Vincent, Manager Corporate Communications
Stephanie Lam, Legislative Services Manager
Misty Temple, Legislative Services Clerk

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

CALL TO ORDER

ADOPTION OF MINUTES**1. Minutes of the Council-in-Committee Meeting held on Monday, May 31, 2021**

The Committee, with the exception of Councillor Zarrillo and Councillor Wilson, approved the Minutes of the Council-in-Committee Meeting held on Monday, May 31, 2021.

DELEGATIONS**2. Nic Paoella, Marcon and Ryan Bragg, Perkins & Will – Introduction to Marcon and QuadReal's Master Planned, Multi-Phase Development in the City Centre**

The General Manager Planning and Development provided introductory comments to the Committee containing an overview of the proposed project. He noted that the development consists of a mix of residential and commercial spaces. He added that the subject property is situated just south of the Lougheed Highway, and currently accommodates a car dealership, vehicle storage units, and other assorted industrial buildings. He advised that the location is an integral gateway to the City.

The Committee, noting the length of the presentation, agreed to afford extra time to the presenters.

Nic Paoella, Marcon and Ryan Bragg, Perkins & Will appeared before the Committee to deliver a presentation entitled "Coquitlam Central" with slides titled as follows:

- Agenda
- Context
- City Centre Context
- Policy Framework
- City Centre Area Plan Land Use
- City Centre Area Plan Commercial Downtown Core
- City Centre Area Plan Parks and Open Space
- City Centre Area Plan Riparian Areas
- City Centre Area Plan Street Network
- City Centre Area Plan Gateways
- Project Overview
- Land Assembly
- Building The Site Up
- Loading and Delivery
- A Mixed-Use Proposal
- A Mix of Users
- Community Benefit
- Urban to Nature
- North Site – Urban
- South Site – Nature
- Connectivity

- Greenway and Multi-User Path
- Passage – Pedestrian Connectivity
- Phasing
- Urban Design
- Skyline
- Landmark Tower Design
- Architectural Excellence
- Housing
- Market Housing
- Rental Housing
- Commercial and Retail
- Retail – Pinetree Plaza
- Retail – Restaurant
- Retail – High Street
- Retail – Grocery
- Retail – Future Flexibility
- Employment
- Office
- Hotel
- Conference Centre
- Day Care
- Parks and Open Space
- Parks and Open Space by the Numbers
- Southern Community
- South Retail
- Urban Park North
- Public Art

In response to a question from a member of the Committee, Mr. Bragg responded that a number of different options have been analyzed with regard to sound reduction strategies. In particular, he noted that raising the land for the park and the daycare will naturally create a sound buffer. Mr. Paoletta added that acoustic measurements have already been taken in order to identify effective methods for suppressing traffic noise.

Discussion ensued relative to the following:

- The desire for the conference centre to be large enough to attract sizeable events
- The knowledge that the architectural designs ensure that buildings do not obstruct the view for adjacent towers
- The importance of identifying energy reduction strategies

In response to a member of the Committee, Mr. Paoletta replied that providing an underground connector from the subject property to Coquitlam Central Station would be difficult to orchestrate. He noted that particular challenges with land grading and water lines surrounding Lougheed Highway have introduced complications, therefore necessitating the use of an overpass.

Discussion ensued relative to the following:

- The understanding that the proposal will attract economic development and employment space
- The concern that the conference centre's style and composition does not match with the City's vision
- The knowledge that questions concerning the strata will be difficult to answer until the project is closer to completion

In response to a question from a member of the Committee, Mr. Paoella responded that the residential portion of the development encompasses the ideals of purpose-built rentals, and that the tenure for rentals is consistent with the life of the building.

The Chair, on behalf of the Committee, thanked the delegation for their presentation.

REPORTS OF STAFF

3. Report of the Director Development Services – Marcon “Coquitlam Central” Development Application (PROJ 20-045)

The Director Development Services provided information relative to the following:

- The unique nature of the development application
- The desire for future development applications to offer similar visual prototypes when coming before the Committee
- The upcoming steps for public engagement and receiving feedback from community members and stakeholders

Discussion ensued relative to the following:

- The understanding that such projects are very involved
- The possibility of considering a topic's complexity when allotting time to delegations
- The desire to identify additional amenities that may be offered by the development

The Committee received the report of the Director Development Services dated May 28, 2021 and entitled “Marcon “Coquitlam Central” Development Application (PROJ 20-045)” for information.

4. Report of the General Manager Planning and Development – Proposed Civic Addressing Bylaw No. 4476, 2021

The General Manager Planning and Development provided introductory comments regarding the City's conventions for street addressing. He noted that emerging challenges have prompted the consideration of bylaws that would introduce visibility requirements for addresses.

The Manager Building Permits appeared before the Committee to deliver a presentation entitled “City of Coquitlam Civic Address Standards and Guidelines” with slides titled as follows:

- Presentation Purpose
- A Civic Address shall be:
- Assigning Civic Addresses to New Properties
- Assigning Civic Addresses to New Buildings
- City of Coquitlam Address Grid
- Assigning Civic Addresses to New Properties – Guidelines
- Assigning Civic Addresses to New Buildings – Guidelines
- Visibility and Identification of Property
- Next Steps
- Questions?

In response to a question from a member of the Committee, the Manager Building Permits responded that, historically, the City assigns addresses to a unit only when it exists on a title. As such, secondary suites do not receive an address designation since they are not registered properties. He added that the practice of assigning unit numbers to secondary suites is something that may be considered.

Discussion ensued relative to the following:

- The need for evaluating and considering requirements for address visibility
- The understanding that first responders rely on visible addresses and numbers
- The desire for collaboration with other municipalities in selecting street names near boundary roads
- The knowledge that a unique identifier for each attached unit is critical
- The importance of clear addresses for delivery drivers and visitors

Councillor Kim left the meeting at this time (3:42 p.m.) and returned at 3:44 p.m.

In response to a question from a member of the Committee, the Manager Building Permits responded that bylaws would be enforced by way of issuing citations or otherwise informing the building owner that they are not in compliance with the address visibility requirements established in the bylaw.

Councillor Towner left the meeting at this time (4:07 p.m.) and returned at 4:10 p.m.

Discussion ensued relative to the following:

- The difficulties associated with enforcing such a bylaw
- The importance of ending the omission of numbers thought to be unlucky
- The knowledge that units containing unlucky numbers sometimes sell for less than units without unlucky numbers
- The need to further discuss naming conventions in a future meeting

The Committee received the report of the General Manager Planning and Development dated June 1, 2021 and entitled “Proposed Civic Addressing Bylaw No. 4476, 2021” for information.

5. Report of the Acting General Manager Parks, Recreation, Culture and Facilities – Proposed Updates to the Cemetery Services Bylaw

The Acting General Manager Parks, Recreation, Culture and Facilities provided introductory comments regarding the proposed updates to the Cemetery Services Bylaw. He added that the proposed bylaw would facilitate an improvement in customer service by offering new products and services. He noted that a modest increase in fees has also been introduced in the bylaw draft.

Due to time constraints, the Committee agreed to omit the accompanying presentation and thanked staff for summarizing the revisions in the slides included with the report.

Discussion ensued relative to the following:

- The desire for clearer wording regarding the cemetery’s operating hours
- The concern that non-residents of Coquitlam are allowed space in the cemetery
- Clarification that the definition of a family member allows non-residents of Coquitlam to obtain a plot so that families may be together
- The knowledge that the fee structure implements pricing differences for the City’s residents, former residents, and non-residents

The Committee received the report of the Acting General Manager Parks, Recreation, Culture and Facilities dated June 1, 2021 and entitled “Proposed Updates to the Cemetery Services Bylaw” for information.

OTHER BUSINESS

NEXT MEETING DATE – June 21, 2021

ADJOURNMENT

The meeting adjourned 4:49 p.m.

MINUTES CERTIFIED CORRECT

CHAIR

I hereby certify that I have recorded the Minutes of the
Council-in-Committee Meeting held Tuesday, June 8, 2021
as instructed, subject to amendment and adoption.



Misty Temple
Legislative Services Clerk