

A Regular Council Meeting for the City of Coquitlam convened in the Council Chambers of City Hall, 3000 Guildford Way, Coquitlam, BC on Tuesday, June 8, 2021 at 7:02 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, Lands and Police, General Manager Planning and Development, Acting General Manager Parks, Recreation, Culture and Facilities, Director Development Services, Planner 3, Planners 2, Planner 1, Director Intergovernmental Relations and Legislative Services and Legislative Services Clerk.

CALL TO ORDER

On behalf of Council, the Mayor congratulated the graduating classes of 2021.

On behalf of Council, the Mayor recognized the victims of the islamophobic attack in London, Ontario and stated the need for the community to embrace anti-prejudice actions.

ADOPTION OF MINUTES

1. Minutes of the Public Hearing held on Monday, May 31, 2021

MOVED BY COUNCILLOR ASMUNDSON
AND SECONDED

244 That the Minutes of the Public Hearing held on Monday, May 31, 2021 be approved.

CARRIED

Councillors Wilson and Zarrillo registered opposition.

2. Minutes of the Regular Council Meeting held on Monday, May 31, 2021

MOVED BY COUNCILLOR TOWNER
AND SECONDED

245 That the Minutes of the Regular Council Meeting held on Monday, May 31, 2021 be approved.

CARRIED

Councillors Wilson and Zarrillo registered opposition.

COMMITTEE MINUTES AND RECOMMENDATIONS

3. Minutes of the Sports and Recreation Advisory Committee Meeting held on Wednesday, April 14, 2021

MOVED BY COUNCILLOR HODGE
AND SECONDED

- 246 That the Minutes of the Sports and Recreation Advisory Committee Meeting held on Wednesday, April 14, 2021 be received.

CARRIED UNANIMOUSLY

4. Minutes of the Sustainability and Environmental Advisory Committee Meeting held on Tuesday, April 20, 2021

MOVED BY COUNCILLOR TOWNER
AND SECONDED

- 247 That the Minutes of the Sustainability and Environmental Advisory Committee Meeting held on Tuesday, April 20, 2021 be received.

CARRIED UNANIMOUSLY

5. Minutes of the Multiculturalism Advisory Committee Meeting held on Wednesday, May 19, 2021

Discussion ensued relative to the following:

- The desire for resources on the City's website for people to report racist interactions that don't necessitate a 911 call
- Appreciation for the discussions held at the meeting, particularly surrounding the realities of racism in the community

MOVED BY COUNCILLOR ASMUNDSON
AND SECONDED

- 248 That the Minutes of the Multiculturalism Advisory Committee Meeting held on Wednesday, May 19, 2021 be received.

CARRIED UNANIMOUSLY

REPORTS OF STAFF

PLANNING AND DEVELOPMENT

6. **Report of the Director Development Services – Development Variance Permit Authorization 21 106761 DV to Increase the Number of Signs, Increase Sign Area of Freestanding and Fascia Signs, and to Allow for Signs Mounted on a Fence at 995 United Boulevard – Metro Vancouver (PROJ 21-049)**

Councillor Kim left the meeting at 7:14 p.m. and returned to the meeting at this time (7:15 p.m.).

There were no written submissions received for this item.

There were no further representations to this item.

MOVED BY COUNCILLOR HODGE
AND SECONDED

- 249 That Council approve the signing and sealing of Development Variance Permit (DVP) 21 106761 DV for 995 United Boulevard 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 – Renewal of Conservation Permit Application 20 105265 01 CP – Portion of 2 King Edward Street**

In response to a question from Council, the Director Development Services noted that the requested conservation permit would allow the applicant to conduct pre-construction activities such as moving and removing soil on the site. He further stated that it would have no impact on the surrounding businesses.

MOVED BY COUNCILLOR MARSDEN
AND SECONDED

- 250 That Council authorize the issuance of the renewal of Conservation Permit - 20 105265 01 CP, with the conditions (Attachment 1), to the Beedie Group to continue to permit soil removal on a portion of the property located at 2 King Edward Street.

CARRIED UNANIMOUSLY

8. **Report of the Director Development Services – Fourth and Final Reading of Heritage Revitalization Agreement Authorization Bylaw No. 4881, 2018 and Heritage Designation Bylaw No. 4882, 2018 at 328 Marmont Street – CityState Consulting Services Inc. (PROJ 15-003)**

MOVED BY COUNCILLOR HODGE
AND SECONDED

251 That Council:

1. Give fourth and final reading to *City of Coquitlam Heritage Revitalization Agreement Authorization Bylaw No. 4881, 2018*; and
2. Give fourth and final reading to *City of Coquitlam Heritage Designation Bylaw No. 4882, 2018*.

CARRIED UNANIMOUSLY

9. **Report of the Director Development Services – Fourth and Final Reading of Zoning Amendment Bylaw No. 5076, 2020, Housing Agreement Bylaw No. 5128, 2021 and Authorization of Development Permit at 715 and 717 Como Lake Avenue – Trio Adera Developments Ltd. (PROJ 19-101)**

MOVED BY COUNCILLOR MARSDEN
AND SECONDED

252 That Council:

1. Give fourth and final reading to *City of Coquitlam Zoning Amendment Bylaw No. 5076, 2020*;
2. Give fourth and final reading to *City of Coquitlam Housing Agreement Bylaw No. 5128, 2021*; and
3. Approve the signing and sealing of Development Permit No. 19 122793 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 – Citywide Official Community Plan Amendment Bylaw No. 5124, 2021 and Zoning Amendment Bylaw No. 5125, 2021 at 3640 Sheffield Avenue – Double Kappa Holdings Ltd. (PROJ 20-043)**

Discussion ensued relative to the following:

- The desire for clearer language regarding the requested OCP designation for the Public Hearing documents
- The desire for a comprehensive presentation from staff regarding the proposed application

MOVED BY COUNCILLOR MARSDEN
AND SECONDED

253 That Council:

1. Give first reading to *City of Coquitlam Citywide Official Community Plan Amendment Bylaw No. 5124, 2021*.
2. In accordance with the *Local Government Act*, consider *Bylaw No. 5124, 2021*, in conjunction with *City of Coquitlam 2021 Five Year Financial Plan Bylaw No. 5086, 2020* and the Regional Solid Waste Management Plan.
3. Give first reading to *City of Coquitlam Zoning Amendment Bylaw No. 5125, 2021*;
4. Refer *Bylaw Nos. 5124, 2021* and *5125, 2021* to Public Hearing.
5. 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. Finalize Watercourse Protection Development Permit (21 106534 DP) to the satisfaction of Environmental Services;
 - d. *Water Sustainability Act* approval for the works relating to the watercourses on-site;
 - e. Transfer of title to the City, the Streamside Protection and Enhancement Area (SPEA) and trail connection for park purposes;
 - f. Issuance of a Wildfire Interface Risk Management Development Permit; and
 - g. Finalize, execute and deliver to the City, the following agreements in Land Title Office registrable form:
 - i. Section 219 Restrictive Covenant to protect the Streamside Protection and Enhancement Area (SPEA), to the satisfaction of Environmental Services;
 - ii. One or more owner-maintained statutory rights-of-way in favour of the City over all publicly accessible spaces, including a proposed 5 m (16.4 ft.) wide trail parallel to the SPEA, located on the adjacent property located at 3655 Crouch Avenue;
 - iii. Section 219 Restrictive Covenant over proposed Lot 4 and the adjacent property located at 3531 Hickstead Avenue for the purposes of determining lot area in accordance with the A-3 Zone; and
 - iv. Such other Land Title Office registrable agreements as may be required by the City.

CARRIED UNANIMOUSLY

11. Report of the Director Development Services – Zoning Amendment Bylaw No. 5110, 2021 and Authorization of Development Variance Permit at 231 Lebleu Street – Vivid Green Architecture Inc. (PROJ 20-070)

Discussion ensued relative to the desire for further information in the Public Hearing Brief regarding the potential for the City to complete the updates on the whole of the associated laneway.

MOVED BY COUNCILLOR MARSDEN
AND SECONDED

254 That Council:

1. Give first reading to *City of Coquitlam Zoning Amendment Bylaw No. 5110, 2021*;
2. Refer *Bylaw No. 5110, 2021* to Public Hearing.
3. Acknowledge that the applicant has requested a variance to *Zoning Bylaw No. 3000, 1996*, as described in this report as follows:
 - a. In Subsection 8(a) in Part 12 RT-3 Multiplex Residential, to reduce the rear lot line setback from 6.0 metres (19.7 ft) to 4.0 metres (13.1 ft).
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. Such other Land Title Office registrable agreements as may be required by the City.

CARRIED UNANIMOUSLY

12. Report of the Director Development Services – Zoning Amendment Bylaw No. 5130, 2021, at 571 Emerson Street and 604, 606, 608, 612, and 616 Regan Avenue – Qualex (PROJ 20-079)

MOVED BY COUNCILLOR MARSDEN
AND SECONDED

255 That Council:

1. Give first reading to *City of Coquitlam Zoning Amendment Bylaw No. 5130, 2021*;
2. Refer *Bylaw No. 5130, 2021* to Public Hearing;
3. Authorize staff to prepare Development Permit No. 20 113469 DP, generally in accordance with the attached drawings (Attachment 8), 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. Completion of the purchase and transfer of City lands at 571 Emerson Street to facilitate the final configuration of the development site;
 - c. Resolution of all engineering requirements and issues including restrictive covenants, dedications and rights-of-way where necessary, 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. Finalization, execution and delivery to the City any other Land Title Office registrable agreements as may be required by the City.

CARRIED UNANIMOUSLY

13. Report of the Director Development Services – Zoning Amendment Bylaw No. 5126, 2021 at 1175 Pipeline Road – Ledingham McAllister (PROJ 20-085)

Discussion ensued relative to the following:

- Appreciation for the inclusion of market and non-market rentals
- The desire for further information, as part of the Public Hearing Brief, on the tenant relocation compensation proposed by the applicant

In response to a question from Council, the Director Development Services agreed to speak with the applicant regarding their choices for their proposed tenant relocation compensation. He further noted that the City's Tenant Relocation Policy is currently in the process of being updated.

MOVED BY COUNCILLOR WILSON
AND SECONDED

256 That Council:

1. Give first reading to *City of Coquitlam Zoning Amendment Bylaw No. 5126, 2021*;
2. Refer *Bylaw No. 5126, 2021* to Public Hearing;
3. Authorize staff to prepare Development Permit No. 20 113998 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. Finalize, execute and deliver to the City, the following agreements in Land Title Office registrable form:
 - i. Section 219 Restrictive Covenant prohibiting occupancy until such time one or more access easements, Statutory Rights-of-Way (SRW) and Section 219 Covenants with respect to shared vehicular/pedestrian areas among the market condominium units, rental units and/or commercial units;
 - ii. One or more owner-maintained SRW in favour of the City over all publically accessible spaces, including the east/west pedestrian walkway;
 - iii. Housing Agreement; and
 - iv. Such other Land Title Office registrable agreements as may be required by the City.

CARRIED UNANIMOUSLY

REPORTS OF COUNCILLORS

14. Metro Vancouver Board in Brief (May 28, 2021)

MOVED BY COUNCILLOR HODGE
AND SECONDED

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

CARRIED UNANIMOUSLY

OTHER BUSINESS

NEXT MEETING DATE – June 21, 2021

ADJOURNMENT

The Mayor, on behalf of Council, acknowledged June as Aboriginal History Month, and Hidradenitis Suppurativa Awareness Week.

MOVED BY COUNCILLOR HODGE
AND SECONDED

258 That the Regular Council Meeting adjourn – 7:36 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 8, 2021
as instructed, subject to amendment and adoption.



Rachel Cormack
Legislative Services Clerk