

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 22, 2020 at 7:03 p.m. All members of Council were present. Members of staff present were the City Manager, Deputy City Manager, General Manager Parks, Recreation and Culture Services, General Manager Engineering and Public Works, General Manager Finance, Technology and Police Services, General Manager Civic Lands and Facilities, General Manager Planning and Development, Director Development Services, Manager Community Planning, Manager Corporate Communications, Acting Manager Economic Development, Environmental Projects Manager, Tourism Manager, Planner 3, Environmental Programs Specialist, City Clerk and Legislative Services Clerk.

CALL TO ORDER

The Mayor, on behalf of Council, acknowledged Indigenous People's Day.

PRESENTATIONS

1. 2020 Environmental Achievement Awards – Sustainability and Environmental Advisory Committee

The Mayor and the Chair of the Sustainability and Environmental Advisory Committee, on behalf of Council, presented the 2020 Environmental Achievement Awards and recognized the work the recipients have undertaken in the community.

OTHER BUSINESS

OB-1 Resolution Pursuant to M192

The City Clerk noted the requirements of all individuals to adjust the way business is conducted due to the COVID-19 pandemic. He provided an overview of the work that the City has undertaken to ensure that the public viewing of Council Meetings and required public participation in Public Hearings and Council Meetings has continued to be facilitated by staff. He stated that due to the newly issued Ministerial Order M192, the following resolution was being brought forward to Council to allow the City to continue the current practice of facilitating Council Meetings electronically.

MOVED BY COUNCILLOR KIM
AND SECONDED

249 That Council:

1. Acknowledge the receipt of Ministerial Order M192 on June 17, 2020;
2. Note that the City has long facilitated remote public participation in the Council process for meetings held at City Hall (3000 Guildford Way) through the use of

tools such as live webcasting of meetings, the electronic posting of agenda materials and the ability of the public to communicate with members of Council via electronic and other means;

3. Affirm that despite the City's best efforts, it is not reasonably possible to facilitate the safe attendance of the public in Council Chambers in accordance with all of the applicable Public Health Officer's recommendations;
4. Continue to support the holding of meetings in Council Chambers without members of the public continuously present in-person both today and for the public Council Meetings, Standing Committee Meetings and Public Hearings until July 31, 2020;
5. Acknowledge that despite the logistical difficulties associated with moving the City's meetings to an alternative venue, the City will continue to champion the principles of local government openness, accountability, accessibility and transparency through the following existing practices:
 - a. Live webcasting of meetings, and the posting of archived video of meetings, on the City's website;
 - b. Public posting of information related to meeting agendas in advance of the meeting on both the City's official notice boards and website;
 - c. Encouragement of the use of the City's e-mail subscription service in order to facilitate distribution of meeting and agenda related information;
 - d. Posting and distribution of meeting minutes in a timely manner;
 - e. Publication of the notice of the Regular Council Meetings in the local newspaper;
 - f. The scheduling of in-person delegations to Council-in-Committee;
 - g. The use of an interactive format to facilitate public input and engagement at Public Hearings and other legislated public input opportunities; and
 - h. Active and ongoing opportunities to provide input to members of Council via e-mail, the website, letters, direct contact, et cetera; and
6. Direct staff to continue to explore potential options to facilitate the return of in person attendance and report back to Council on their findings.

CARRIED UNANIMOUSLY

In response to a question from Council, the City Clerk noted that should the responses to the pandemic be at the same stage in September, that Council could pass a resolution to extend the remote public participation guidelines as identified. He further noted that staff would investigate various options for the holding of Council Meetings prior to September.

Discussion ensued relative to the desire for staff to communicate to the public should in-person attendance at Council Meetings not be allowed in September.

ADOPTION OF MINUTES

2. Minutes of the Public Hearing held on Monday, June 15, 2020

MOVED BY COUNCILLOR MANDEWO
AND SECONDED

250 That the Minutes of the Public Hearing held on Monday, June 15, 2020 be approved.

CARRIED UNANIMOUSLY

3. Minutes of the Regular Council Meeting held on Monday, June 15, 2020

MOVED BY COUNCILLOR KIM
AND SECONDED

251 That the Minutes of the Regular Council Meeting held on Monday, June 15, 2020 be approved.

CARRIED UNANIMOUSLY

REPORTS OF STAFF

PLANNING AND DEVELOPMENT

Councillor Hodge declared a potential conflict of interest with respect to this item as he lives in close proximity to the proposed development and left the meeting at this time (7:23 p.m.).

4. Report of the Director Development Services – Fourth and Final Reading of Official Community Plan Amendment Bylaw No. 4899, 2018 and Zoning Amendment Bylaw No. 4900, 2018 for Proposed Five Lot Subdivision at 1385 Glenbrook Street – Morningsun Homes Glenbrook Ltd. (PROJ 81-025)

MOVED BY COUNCILLOR ASMUNDSON
AND SECONDED

252 That Council:

1. Give fourth and final reading to *City of Coquitlam Citywide Official Community Plan Amendment Bylaw No. 4899, 2018*; and
2. Give fourth and final reading to *City of Coquitlam Zoning Amendment Bylaw No. 4900, 2018*.

CARRIED UNANIMOUSLY

Councillor Hodge returned to the meeting at this time (7:25 p.m.).

5. Report of the Director Development Services – Fourth and Final Reading of Zoning Amendment Bylaw No. 4944, 2019, and Development Permit Authorization for a Portion of 669 Adler Avenue, 675, 681, 689 Adler Avenue, 634, 638 Cottonwood Avenue and 672, 678, 682 Fairview Street – Tatla Development (PROJ 18-008)

Discussion ensued relative to appreciation for the work that the applicant undertook following the Public Hearing to improve accessibility in the majority of the at-grade units.

In response to a question from Council, the Director Development Services noted the page number in Appendix A of the staff report that outlines the plant species schedule for the proposed development.

MOVED BY COUNCILLOR HODGE
AND SECONDED

253 That Council:

1. Give fourth and final reading to *City of Coquitlam Zoning Amendment Bylaw No. 4944, 2019*; and
2. Approve the signing and sealing of Development Permit No. 18 106418 DP and that the Mayor and City Clerk be authorized to execute this Permit on behalf of the City of Coquitlam.

CARRIED UNANIMOUSLY

6. Report of the Director Development Services – Fourth and Final Reading of Zoning Amendment Bylaw No. 5005, 2019, Housing Agreement Bylaw No. 5041, 2020, and Authorization of Development Permit No. 18 121219 DP at 705 and 707 North Road, and 720 Farrow Street – Boffo (PROJ 18-103)

MOVED BY COUNCILLOR ASMUNDSON
AND SECONDED

254 That Council:

1. Give fourth and final reading to *City of Coquitlam Zoning Amendment Bylaw No. 5005, 2019*;
2. Give fourth and final reading to *City of Coquitlam Housing Agreement Bylaw No. 5041, 2020*;
3. Authorize a maximum capital contribution of \$798,000 from the Affordable Housing Reserve Fund (AHRF) to assist in the development of 21 non-market rental units; and
4. Approve the signing and sealing of Development Permit No. 18 121219 DP and

that the Mayor and City Clerk be authorized to execute this Permit on behalf of the City of Coquitlam.

CARRIED UNANIMOUSLY

7. Report of the Director Development Services – Housing Agreement Bylaw No. 5052, 2020 at 901 Lougheed Highway – M.L. Emporio Properties Ltd. (PROJ 18-115)

MOVED BY COUNCILLOR MARSDEN
AND SECONDED

- 255 That Council give first, second and third readings to *City of Coquitlam Housing Agreement Bylaw No. 5052, 2020*.

CARRIED UNANIMOUSLY

8. Report of the General Manager Planning and Development – Southwest Housing Review – Proposed Scope, Process and Consultation Strategy

The General Manager Planning and Development provided introductory comments relative to an overview of the proposed scope and work of the four phases of the Southwest Housing Review. He noted the timeline of the program and the understanding that staff will report back to Council at regular intervals.

Discussion ensued relative to appreciation for the proposed programs and phasing contained within the staff report.

In response to a question from Council, the General Manager Planning and Development noted that departmental work plans are subject to Council's direction and stated his confidence that the Planning and Development Department could manage the proposed programs within the outlined timeline.

Discussion continued relative to the following:

- The belief that the proposed programs would constitute substantial changes to the subject neighbourhoods
- The desire for the City's Advisory Committees to be part of the consultation process
- Appreciation for staff's commitment to bring each of the four proposed projects forward for Council's approval
- The desire for staff to review the bonus density allowances for wood frame buildings as part of the Corridor Development Strategy and the understanding that most wood frame buildings typically don't exceed their Floor Area Ratio to take advantage of the bonus density program

- The desire to investigate potentially allowing pocket townhouse developments as a potential infill option for Housing Choices
- The desire to ensure that high square footage single family homes, or 'monster houses' are not permitted through new zoning allowances
- The desire to ensure that there is a robust consultation process for the affected neighbourhoods in the Southwest Housing Review

The Director Development Services provided an overview of the door-to-door notification process that the Planning and Development Department undertook as part of the Burquitlam-Lougheed Neighbourhood Plan and noted that staff would partner with the Corporate Communications Division to develop a notification process.

Discussion continued relative to the following:

- The desire for creative solutions for notification efforts as part of this process
- The potential for staff to consult with neighbouring municipalities on how they are approaching public consultation during COVID-19

In response to a question from Council, the General Manager Planning and Development noted that staff will consider various avenues and best practices for increased public consultation.

Discussion continued relative to the following:

- The desire to ensure that residents don't feel pushed out of their neighbourhoods
- Appreciation for the proposed Neighbourhood Pockets program and the potential for neighbourhood-led development
- The potential for row-housing to be considered as part of the Corridor Development Strategy
- The desire for demographic information regarding the proposed target residents for the Southwest Housing Review to ensure that the appropriate housing is being provided for the range of family types and income levels
- Concern regarding the potential increase of housing values and housing assessments due to approval of the Southwest Housing Review

In response to a question from Council, the General Manager Planning and Development provided an overview of the potential safeguards against drastically increased housing values in the subject neighbourhoods and noted that staff can look at other measures.

Discussion ensued relative to the understanding that public notification processes may not reach all impacted parties, despite best efforts.

MOVED BY COUNCILLOR ASMUNDSON
AND SECONDED

- 256 That Council endorse the proposed scope, process and initial consultation strategy for the Southwest Housing Review, as outlined in the report from the General Manager Planning and Development dated June 16, 2020 and entitled “Southwest Housing Review – Proposed Scope, Process and Consultation Strategy”.

CARRIED UNANIMOUSLY

9. Report of the Acting Manager Economic Development – Economic Development COVID-19 Response and Recovery Action Plan – Update and Next Steps

The General Manager Planning and Development provided introductory comments relative to the work staff undertook to survey local businesses in order to assess the impacts of COVID-19 on the local economy.

The Acting Manager Economic Development utilized an on-screen presentation entitled “Coquitlam Business Recovery & Resilience Survey Results & Action Plan Update” and referred to slides titled as follows:

- Introduction
- Business Profile
- Business Size
- COVID-19 Impacts
- What Did We Hear
- Supporting Business Recovery: Communication, Promotion & Marketing
- Temporary Patio Extension Opportunities
- Local Consumer Behaviour Research
- Local Business Spotlight & Awareness
- Canada Day & Summer Concert Series Promotion
- Financial Implications
- Next Steps

Discussion ensued relative to the following:

- Appreciation for the work that staff have undertaken to position the City to provide support to local businesses during the COVID-19 pandemic
- Appreciation for the proposed Consumer Behaviour Survey
- The desire to ensure that small businesses aren’t overlooked in the Business Spotlight program

The Acting Manager Economic Development noted that every business in Coquitlam would be eligible for the Business Spotlight and provided an overview of the enrollment process and how staff are advertising the opportunity to businesses.

Discussion continued relative to the following:

- The belief that City Council can also champion smaller businesses to get them to engage in the range of Economic Development programs
- Appreciation for the structure and scope of the 75 Days of Summer contest
- The desire to accelerate the expansion of outdoor patio spaces

The General Manager Planning and Development noted that staff are preparing a staff report for Council's review regarding the expansion of the outdoor patio spaces.

Discussion continued relative to the following:

- Appreciation for the suite of programs proposed as part of the COVID-19 Response and Recovery Action Plan
- The desire for staff to look at potential grants to maintain and increase the Economic Development Reserve Fund
- The desire for the Economic Development Division to utilize their full budget prior to utilizing the Economic Development Reserve Fund, particularly for the funding of future new opportunities
- Appreciation for the collaboration between the Economic Development and Corporate Communications Divisions

In response to a question from Council, the Acting Manager Economic Development provided an overview of the proposed budget and the understanding that through partnerships, the budget will be able to cover the full short-term program.

Discussion continued relative to the following:

- The desire for open-ended questions as part of the Consumer Behaviour Survey in order to allow for creative answers
- Clarification regarding the businesses that account for the 19% 'other' section of the reported Business Profile
- The desire for further information to be provided to Council regarding the breakdown of 'business to consumer' or 'business to business' within the Business Profile

MOVED BY COUNCILLOR ZARRILLO
AND SECONDED

257 That Council:

1. Endorse the Action Items identified in the report of the Acting Manager Economic Development dated June 16, 2020 and entitled "Economic Development COVID-19 Response and Recovery Action Plan – Update and Next Steps"; and
2. Approve a transfer of \$25,000 from the Economic Development Reserve Fund for the funding of the Action Items outlined in the June 16, 2020 report of the Acting Manager Economic Development.

CARRIED UNANIMOUSLY

OTHER BUSINESS

NEXT MEETING DATE – July 6, 2020

ADJOURNMENT

MOVED BY COUNCILLOR HODGE
AND SECONDED

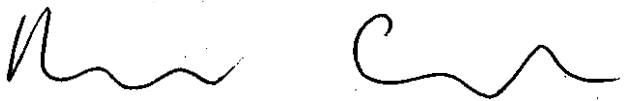
258 That the Regular Council Meeting adjourn – 8:43 p.m.

CARRIED UNANIMOUSLY

MINUTES CERTIFIED CORRECT

CHAIR

I hereby certify that I have recorded the Minutes of the
Regular Council Meeting held Monday, June 22, 2020
as instructed, subject to amendment and adoption.



Rachel Cormack
Legislative Services Clerk