

A Regular Council Meeting for the City of Coquitlam convened in the Council Chambers of City Hall, 3000 Guildford Way, Coquitlam, BC on Monday, July 13, 2020 at 7:01 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 Civic Lands and Facilities, General Manager Planning and Development, Director Development Services, Manager Development – City Land, Manager Utility Programs, Manager Policy and Business Services, Planner 3, Asset Management Engineer, City Clerk and Legislative Services Clerk.

CALL TO ORDER

The Mayor, on behalf of Council, recognized the anniversary of the Live Aid Concert.

PRESENTATIONS

1. **Claire MacLean, SHARE Family & Community Services Society – Update on the TriCities Rent Bank**

Claire MacLean provided Council with information relative to an overview of the TriCities Rent Bank, the work that SHARE Family & Community Services Society and 43 Housing undertake to provide housing and services to the community, an overview of rent bank loans and the process of establishing a rent bank program, and current rent bank programs operating within the Tri-Cities.

Discussion ensued relative to appreciation for the work that SHARE Family & Community Services Society undertakes in the community and the belief that the Rent Bank program will be beneficial for affordable living.

In response to a question from Council, Ms. MacLean provided an overview of rent forgiveness and the Reaching Home Program.

Discussion continued relative to the following:

- The understanding that rent bank programs operate in multiple communities
- That Coquitlam does not have a Renter's Advisory Committee to provide information to renters and that SHARE programs provides a valuable alternative

The Mayor, on behalf of Council, thanked Ms. MacLean for her presentation.

The Mayor, on behalf of Council, acknowledged the recent deaths of Burnaby Councillors Nick Volkow and Paul McDonell.

ADOPTION OF MINUTES

2. Minutes of the Public Hearing held on Monday, July 6, 2020

MOVED BY COUNCILLOR TOWNER
AND SECONDED

286 That the Minutes of the Public Hearing held on Monday, July 6, 2020 be approved.

CARRIED UNANIMOUSLY

3. Minutes of the Regular Council Meeting held on Monday, July 6, 2020

MOVED BY COUNCILLOR ASMUNDSON
AND SECONDED

287 That the Minutes of the Regular Council Meeting held on Monday, July 6, 2020 be approved.

CARRIED UNANIMOUSLY

COMMITTEE MINUTES AND RECOMMENDATIONS

4. Minutes of the Tri-Cities Homelessness and Housing Task Group Meeting held on Friday, March 6, 2020

MOVED BY COUNCILLOR TOWNER
AND SECONDED

288 That the Minutes of the Tri-Cities Homelessness and Housing Task Group Meeting held on Friday, March 6, 2020 be received.

CARRIED UNANIMOUSLY

5. Minutes of the Coquitlam River Watershed Roundtable Core Committee Meeting held on Wednesday, June 10, 2020

MOVED BY COUNCILLOR KIM
AND SECONDED

289 That the Minutes of the Coquitlam River Watershed Roundtable Core Committee Meeting held on Wednesday, June 10, 2020 be received.

CARRIED UNANIMOUSLY

6. Minutes of the Sports Advisory Committee Meeting held Wednesday, June 10, 2020

MOVED BY COUNCILLOR ZARRILLO
AND SECONDED

- 290 That the Minutes of the Sports Advisory Committee Meeting held Wednesday, June 10, 2020 be received.

CARRIED UNANIMOUSLY

6.3 Scope of the Sports Advisory Committee

MOVED BY COUNCILLOR MARSDEN
AND SECONDED

- 291 That Council receive the Committee's recommendation relating to the potential modification of the mandate and name of the Sports Advisory Committee.

CARRIED UNANIMOUSLY

REPORTS OF STAFF

PLANNING AND DEVELOPMENT

- 7. Report of the Director Development Services – Development Variance Permit Authorization 19 122889 DV to Permit Three-Car Garages and Reduce the Extent of the Living Area Facing the Street at 1326, 1330, 1336, 1342, 1348, and 1352 Glenbrook Street - Park Ridge Homes (PROJ 19-102)**

The Mayor called for speakers from the audience with respect to this item.

Kevin Smith, 16811-60th Avenue, Surrey, appeared before Council to provide an overview of the proposed development.

In response to a question from Council, Mr. Smith noted that the proposed development would hold to the form and character of the rest of the houses on Glenbrook Street.

Discussion ensued relative to the following:

- The desire to ensure that development signs are clearly marked as containing new information if an application is updated
- Clarification regarding the notification process for this application
- The desire for this application to facilitate the reduction of street parking and the belief that residents of secondary suites should be provided parking on the property

In response to a question from Council, the Director Development Services noted that the City's Zoning Bylaw does not allow enforcement of where secondary suite residents can park.

There were no further public representations to this item.

MOVED BY COUNCILLOR MARSDEN
AND SECONDED

- 292 That Council approve the signing and sealing of Development Variance Permit (DVP) 19 122889 DV and authorize the Mayor and City Clerk to execute this Permit on behalf of the City of Coquitlam.

CARRIED UNANIMOUSLY

8. **Report of the Director Development Services – Fourth and Final Reading of Zoning Amendment Bylaw No. 4961, 2019 for Proposed Four Lot Subdivision at 1486 Coast Meridian Road – Jake Coughlin (PROJ 18-007)**

MOVED BY COUNCILLOR ZARRILLO
AND SECONDED

- 293 That Council give fourth and final reading to *City of Coquitlam Zoning Amendment Bylaw No. 4961, 2019*.

CARRIED UNANIMOUSLY

9. **Report of the Director Development Services – Fourth and Final Reading of Heritage Revitalization Agreement Authorization Bylaw No. 4891, 2019 and Heritage Designation Bylaw No. 4895, 2019 at 213 Laval Street; 1302, 1304, 1307 and 1309 Laval Square; and 1308 Cartier Avenue – Domus Homes (PROJ 17-013)**

MOVED BY COUNCILLOR ASMUNDSON
AND SECONDED

294 That Council:

1. Approve a correction to the PID number for 213 Laval Street in Appendix "A" of the Heritage Revitalization Agreement (Schedule "A" to *City of Coquitlam Heritage Revitalization Agreement Authorization Bylaw No. 4891, 2019*);
2. Approve the strata title conversion of four previously-occupied heritage residential buildings into eight stratified Duplex Residential units;
3. Give fourth and final reading to *City of Coquitlam Heritage Revitalization Agreement Authorization Bylaw No. 4891, 2019*, as revised; and
4. Give fourth and final reading to *City of Coquitlam Heritage Designation Bylaw No. 4895, 2019*.

CARRIED UNANIMOUSLY

10. **Report of the Director Development Services – Fourth and Final Reading of Zoning Amendment Bylaw No. 4971, 2020 and Development Permit Authorization to Permit the Development of the Burke Mountain Village Discovery Centre at 3537 Princeton Avenue – City of Coquitlam (PROJ 19-015)**

Discussion ensued relative to the expectation that a coffee shop will operate as part of this development.

MOVED BY COUNCILLOR ASMUNDSON
AND SECONDED

295 That Council:

1. Give fourth and final reading to *City of Coquitlam Zoning Amendment Bylaw No. 4971, 2020*; and
2. Approve the signing and sealing of Development Permit No. 19 108264 DP and that the Mayor and City Clerk be authorized to execute this Permit on behalf of the City of Coquitlam.

CARRIED UNANIMOUSLY

11. Report of the Director Development Services – Zoning Amendment Bylaw No. 5058, 2020, at 3518 Forst Avenue – Burkestar Homes (PROJ 20-004)

MOVED BY COUNCILLOR MARSDEN
AND SECONDED

296 That Council:

1. Give first reading to *City of Coquitlam Zoning Amendment Bylaw No. 5058, 2020*;
2. Refer *Bylaw No. 5058, 2020* to Public Hearing; and
3. Instruct staff to address 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; and
 - b. 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.

CARRIED

Councillor Zarrillo registered opposition.

12. Report of the Director Development Services – Third Reading Extension 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 KIM
AND SECONDED

297 That Council extend third reading of *City of Coquitlam Heritage Revitalization Agreement Authorization Bylaw No. 4881, 2018* and *City of Coquitlam Heritage Designation Bylaw No. 4882, 2018* for an additional one-year period to June 18, 2021.

CARRIED UNANIMOUSLY

ENGINEERING AND PUBLIC WORKS

13. Report of the General Manager Engineering and Public Works – State of Engineering Assets and Local Road Paving Program – Asset Management Update

The General Manager Engineering and Public Works provided introductory comments relative to the proposed measures to address the condition of the pavement of the local road network and the desire for the department to undertake a comprehensive review of asset management programs.

The Manager Utility Programs provided an on-screen presentation entitled “State of Engineering Assets and Local Road Paving Program” with slides titled as follows:

- Asset Management
- Condition of Utility Assets
- Water Assets – Replacement Profile 40 Years
- Sanitary sewer Assets – Replacement Profile 40 Years
- Drainage Assets – Replacement Profile 40 Years
- Condition of Pavement Assets
- Local Road Network (LRN)
- Proposed LRN Blitz Funding
- LRN Condition Projection
- Funding of Roads and Lanes
- Conclusions
- Recommendations
- Questions?

In response to a question from Council, the Manager Utility Programs provided clarification relative to potential funding requirements following the completion of the proposed 5-year LRN Blitz Program.

Discussion ensued relative to the desire to protect the road network base in Coquitlam to reduce future costs of potentially replacing roads rather than repairing them.

In response to a question from Council, the General Manager Engineering and Public Works noted that the City’s sidewalks, curbs, and gutters are still relatively young assets and do not require immediate attention.

Discussion continued relative to the following:

- The understanding that roadworks are a public asset and are important to residents
- Clarification relative to the fact that water and sewer pipe replacements have a longer lifespan

In response to a question from Council, the Manager Utility Programs noted that Coquitlam does not coordinate with Metro Vancouver for sewer network updates aside from coordinating work if they will be replacing piping under the City’s road network. He further noted that the Engineering and Public Works Department generally bundles utility replacement projects.

Discussion continued relative to the following:

- The belief that development should pay for itself and thus contribute towards the paving of the increased amount of laneways due to development
- Appreciation for the relatively good condition of the current road network as a result of the paving program established in 2002
- Clarification regarding the nature of the material that will be part of the new

water main replacement standard

MOVED BY COUNCILLOR MANDEWO
AND SECONDED

298 That Council:

1. Support an increase in local road funding from the current \$1.35 million to \$3.5 million per year, funded from the Road Asset Replacement Reserve, as a 5-year blitz to address public concern regarding pavement condition;
2. Support an associated increase in funding for utility repairs of \$10 million over 5 years, funded from the water, sewer and drainage Asset Replacement Reserves, to repair underground utility infrastructure in advance of local road paving; and
3. Refer the request for increased local road paving and utility repair funding to the 2021 to 2025 Financial Planning process.

CARRIED UNANIMOUSLY

PARKS, RECREATION AND CULTURE SERVICES

14. Report of the General Manager Parks, Recreation and Culture Services – Curl BC Regional Curling Hub Update

Discussion ensued relative to the following:

- Appreciation for the work of the Coquitlam Curling Club and the staff at the City or Port Moody and the City of Coquitlam for facilitating the transition of members to the Port Moody Curling Club
- Appreciation for the work Curl BC had undertaken to attempt to establish a regional curling centre and the belief that it would have been a valuable part of the recreation in the area
- The City of Coquitlam's history of partnering with other recreation groups to facilitate the development of sport facilities and the regret that Curl BC was unable to secure the necessary financial support
- The potential for Curl BC to secure funding through future infrastructure support programs
- The desire for a future regional curling centre to be established in Coquitlam
- The desire to amend part two of the staff recommendation to add the word 'current' in order to allow Curl BC to potentially submit a new proposal at a future date, should they obtain funding

MOVED BY COUNCILLOR ASMUNDSON
AND SECONDED

299 That Council:

1. Express thanks to the proponents for their efforts in pursuing a regional curling hub P3 partnership project in Coquitlam; and
2. Pursuant to the City's P3 Policy, staff be directed to not proceed with any further consideration of the proposal at this time due to outstanding issues and concerns, as per the report from the General Manager Parks, Recreation and Culture Services dated July 3, 2020 and entitled "Curl BC Regional Curling Hub Update."

MOTION AMENDED

MOVED BY COUNCILLOR HODGE
AND SECONDED

300 That Council amend resolution 299 to state the following: That Council pursuant to the City's P3 Policy, staff be directed to not proceed with any further consideration of the current proposal at this time due to outstanding issues and concerns, as per the report from the General Manager Parks, Recreation and Culture Services dated July 3, 2020 and entitled "Curl BC Regional Curling Hub Update."

CARRIED UNANIMOUSLY

Discussion continued relative to the potential for Curl BC to partner with a private developer in order to assist in funding the development of the facility and the potential for the regional curling centre to be constructed in the Coquitlam City Centre Area.

MOVED BY COUNCILLOR ASMUNDSON
AND SECONDED

301 That Council:

3. Express thanks to the proponents for their efforts in pursuing a regional curling hub P3 partnership project in Coquitlam; and
4. Pursuant to the City's P3 Policy, staff be directed to not proceed with any further consideration of the current proposal at this time due to outstanding issues and concerns, as per the report from the General Manager Parks, Recreation and Culture Services dated July 3, 2020 and entitled "Curl BC Regional Curling Hub Update."

CARRIED UNANIMOUSLY

FINANCE, TECHNOLOGY AND POLICE SERVICES

15. **Report of the General Manager Finance, Technology and Police Services –2020 Tax Sale Deferment Bylaw No. 5066, 2020**

MOVED BY COUNCILLOR TOWNER
AND SECONDED

- 302 That Council give first, second and third readings to *2020 Tax Sale Deferment Bylaw No. 5066, 2020*.

CARRIED UNANIMOUSLY

CITY MANAGER

16. **Report of the Manager Corporate Planning –2020 UBCM Community Excellence Awards**

MOVED BY COUNCILLOR MANDEWO
AND SECONDED

- 303 That Council endorse the City of Coquitlam's application to the 2020 UBCM Community Excellence Awards, as outlined in the report of the Manager Corporate Planning and entitled "2020 UBCM Community Excellence Awards".

CARRIED UNANIMOUSLY

REPORTS OF COUNCILLORS

17. **Metro Vancouver Board in Brief (July 3, 2020) – *Metro Vancouver Board Representatives Available to Respond to Questions***

MOVED BY COUNCILLOR ASMUNDSON
AND SECONDED

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

CARRIED UNANIMOUSLY

OTHER BUSINESS

NEXT MEETING DATE – July 27, 2020

ADJOURNMENT

MOVED BY COUNCILLOR TOWNER
AND SECONDED

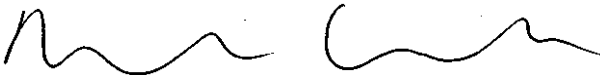
305 That the Regular Council Meeting adjourn – 8:27 p.m.

CARRIED UNANIMOUSLY

MINUTES CERTIFIED CORRECT

CHAIR

I hereby certify that I have recorded the Minutes of the
Regular Council Meeting held Monday, July 13, 2020
as instructed, subject to amendment and adoption.



Rachel Cormack
Legislative Services Clerk