

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 27, 2020 at 7:58 p.m. All members of Council were present. Members of staff present were the City Manager, Deputy City Manager, Superintendent RCMP, Fire Chief, Deputy Fire Chief – Operations, 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 Transportation, Manager Development – City Land, Major Project Planner, Planner 3, Planner 2, City Clerk and Legislative Services Clerk.

CALL TO ORDER

The Mayor, on behalf of Council, recognized Korean War Veterans Day and provided information relating to the history of the Korean War and the international forces that participated in it.

The Mayor, on behalf of Council, acknowledged that it was Bagpipe Appreciation Day.

The Mayor, on behalf of Council, recognized that the Officer-in-Charge of the Coquitlam RCMP Detachment, Superintendent Annette Fellner is leaving her position to take on the role of District Operations Office with E Division in Surrey. He thanked Superintendent Fellner for her contributions to the City and wished her well in her future endeavors.

The Superintendent RCMP thanked Council and the community for their support during her time with the Coquitlam RCMP Detachment.

The Mayor, on behalf of Council, congratulated Deputy Fire Chief – Operations, Rod Gill on his upcoming retirement from Coquitlam Fire/Rescue. He enumerated Chief Gill's many accomplishments, including his efforts to develop firefighter high-rise procedures, mayday evacuation protocols, and the Coquitlam's Junior Firefighter Program. He concluded by thanking Chief Gill for his years of service to the community.

The Deputy Fire Chief – Operations thanked Coquitlam Fire – Rescue, Mayor and Council, and staff for their support.

ADOPTION OF MINUTES

1. Minutes of the Regular Council Meeting held on Monday, July 13, 2020

MOVED BY COUNCILLOR ASMUNDSON
AND SECONDED

- 318 That the Minutes of the Regular Council Meeting held on Monday, July 13, 2020 be approved.

CARRIED UNANIMOUSLY

CONSIDERATION OF THE AGENDA ITEMS FROM THE PUBLIC HEARING HELD JULY 27, 2020

2. City of Coquitlam Zoning Amendment Bylaw No. 5058, 2020 – 3518 Forst Avenue

MOVED BY COUNCILLOR TOWNER
AND SECONDED

- 319 That Council give second and third readings to *City of Coquitlam Zoning Amendment Bylaw No. 5058, 2020*.

CARRIED UNANIMOUSLY

3. City of Coquitlam Zoning Amendment Bylaw No. 4978, 2020 – 611, 613, 615, 619, 623, 625, 629, 631 Cottonwood Avenue and 616, 620, 624, 628, 632, 634, 636, 638, 640, 646 Vanessa Court

Discussion ensued relative to the desire to ensure that the underground parkade is convenient and safe to use.

MOVED BY COUNCILLOR ASMUNDSON
AND SECONDED

- 320 That Council give second and third readings to *City of Coquitlam Zoning Amendment Bylaw No. 4978, 2020*.

CARRIED UNANIMOUSLY

BYLAWS FOR FINAL ADOPTION

4. Report of the City Clerk – Fourth and Final Reading of 2020 Tax Sale Deferment Bylaw No. 5066, 2020

Discussion ensued relative to the understanding that this bylaw is intended to defer the 2020 tax sale and extend the tax sale redemption period in order to help ease the financial burden on impacted property owners during the COVID-19 pandemic.

MOVED BY COUNCILLOR MARSDEN
AND SECONDED

- 321 That Council give fourth and final reading to *2020 Tax Sale Deferment Bylaw No. 5066, 2020*.

CARRIED UNANIMOUSLY

REPORTS OF STAFF

PLANNING AND DEVELOPMENT

5. Report of the Director Development Services – Fourth and Final Reading of Zoning Amendment Bylaw No. 5001, 2019 and Development Permit Authorization to facilitate two 6-storey apartment buildings over a shared parkade at 600, 602, 606, 608, 610, 612 and 618 Shaw Avenue – Shaw Ave. Developments Ltd. (PROJ 18-087)

In response to a question from a member of Council, the Director Development Services provided information relating to the management of the proposed rental units.

Discussion ensued relative to the following:

- The differences between the technical definition of density and the general public's understanding of density
- The understanding that the proposed changes to this project are primarily form and character changes and that the proposed density and land use has not changed since the Public Hearing
- The impact that COVID-19 has had on the development community and the understanding that some projects may need to adapt in order to address these impacts
- Support for the proposed project but concerns regarding the number of changes to the project since the Public Hearing
- The desire to refer this project back to staff
- The Public Hearing process and the desire to ensure continued public confidence in this process

- The desire to review the amount of information provided regarding the form and character of projects at Public Hearing

MOVED BY COUNCILLOR ASMUNDSON
AND SECONDED

322 That Council:

1. Rescind second and third readings to *City of Coquitlam Zoning Amendment Bylaw No. 5001, 2019*;
2. Give second, third and fourth and final readings to *City of Coquitlam Zoning Amendment Bylaw No. 5001, 2019*, as amended; and
3. Approve the signing and sealing of Development Permit No. 18 117529 DP and that the Mayor and City Clerk be authorized to execute this Permit on behalf of the City of Coquitlam.

MOTION REFERRED

Note: Referral Motion (Resolution No. 323) failed

Discussion continued relative to the following:

- Clarification regarding the purpose of referring this project back to staff
- The proposed changes to the unit mix of this development
- The desire to ensure that the public is aware of the proposed changes and options available to gather public input on the revised project
- The impact that delays may have on the proposed project

The Director Development Services provided information relating to how staff would proceed if this project was referred back to them and the potential impacts that delaying the approval of the project may have.

The General Manager Planning and Development provided information relating to the proposed changes to the project, the discussions that staff have had with the applicant regarding the rationale for the proposed changes, and the possibility of bringing this project back to Public Hearing.

Discussion continued relative to the following:

- The need for below-market rental units in the City and support for the inclusion of these units in the proposed development
- The desire for a broader discussion regarding the Public Hearing process
- The belief that the revised project is a better project than what was first presented to Council
- The desire for the revised project to be sent to Public Hearing
- The understanding that the proposed density and land use have not changed and therefore the project does not require a new Public Hearing

- The desire to support the development community during COVID-19
- Whether Council could approve *Zoning Amendment Bylaw No. 5001, 2019* and defer approval of the Development Permit to a future date in order to receive new information regarding this application
- The desire for consistency in how the City approaches form and character changes to projects after the conclusion of a Public Hearing
- The impact that delaying approval of this project may have on the ability of the developer to obtain financing for the proposed below-market rental units
- The importance of procedural fairness
- The desire for the public to have an opportunity to provide input on the proposed project
- The importance of process and consistency in the approval of development projects
- The concern that approving a project with this degree of changes will set a precedent for future development projects

The Director Development Services and the City Clerk provided information relating to the ability of Council to approve *Zoning Amendment Bylaw No. 5001, 2019* and defer approval of the Development Permit to a future date in order to receive additional information regarding this application, and the options available to receive public feedback on the proposed project.

The General Manager Planning and Development and the Deputy City Manager provided information relating to the approach that the City has taken to form and character changes to projects after the conclusion of a Public Hearing and how staff determine whether a new Public Hearing may be desirable.

The Director Development Services undertook to review the options and processes that staff can put in place to address form and character changes to projects after the conclusion of a Public Hearing.

The Deputy City Manager noted that the City's process is for Council to approve the Development Permit and bylaw at the same time and expressed concerns regarding the proposal to defer the Development Permit.

MOVED BY COUNCILLOR TOWNER
AND SECONDED

323 That *City of Coquitlam Zoning Amendment Bylaw No. 5001, 2019* be referred to staff.

DEFEATED

Councillors Asmundson, Hodge, Kim, Mandewo, Marsden, Wilson and Zarrillo registered opposition.

Council agreed to divide Resolution No. 322.

MOVED BY COUNCILLOR ASMUNDSON
AND SECONDED

324 That Council:

1. Rescind second and third readings to *City of Coquitlam Zoning Amendment Bylaw No. 5001, 2019*;
2. Give second, third and fourth and final readings to *City of Coquitlam Zoning Amendment Bylaw No. 5001, 2019*, as amended; and

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR ASMUNDSON
AND SECONDED

325 That Council approve the signing and sealing of Development Permit No. 18 117529 DP and that the Mayor and City Clerk be authorized to execute this Permit on behalf of the City of Coquitlam.

CARRIED

Mayor Stewart and Councillors Towner and Zarrillo registered opposition.

6. **Report of the Director Development Services – Fourth and Final Reading of Zoning Amendment Bylaw No. 4921, 2019 and Housing Agreement Bylaw No. 5052, 2020 and Development Permit Authorization to facilitate a mixed-use development at 901 Lougheed Highway – M.L. Emporio Properties Ltd. (PROJ 18-115)**

MOVED BY COUNCILLOR MANDEWO
AND SECONDED

326 That Council:

1. Give fourth and final reading to *City of Coquitlam Zoning Amendment Bylaw No. 4921, 2019*;
2. Give fourth and final reading to *City of Coquitlam Housing Agreement Bylaw No. 5052, 2020*; and
3. Approve the signing and sealing of Development Permit No. 18 116847 DP and that the Mayor and City Clerk be authorized to execute this Permit on behalf of the City of Coquitlam.

CARRIED

Councillor Zarrillo registered opposition.

7. **Report of the Director Development Services – Third Reading Extension of Zoning Amendment Bylaw No. 4858, 2018 at 503, 511 Cottonwood Avenue and 504 Clarke Road – Townline (PROJ 17-024)**

MOVED BY COUNCILLOR MARSDEN
AND SECONDED

- 327 That Council extend third reading of *City of Coquitlam Zoning Amendment Bylaw No. 4858, 2018* for an additional twelve-month period to July 30, 2021.

CARRIED UNANIMOUSLY

8. **Report of the Director Development Services – Zoning Amendment Bylaw No. 5056, 2020 to Allow a 6-storey Apartment Development with 164 Non-market Rental Units at 3100 Ozada Avenue – Pinetree Court by Affordable Housing Societies (PROJ 20-022)**

Discussion ensued relative to the following:

- Clarification regarding the Transportation Demand Management measures in place for the proposed development
- The desire for a car share space to be included in the proposed development or the surrounding street
- The belief that these units are nearing the end of their life

The Planner 2 provided information relating to the proposed development and the preferred location of car share spaces.

MOVED BY COUNCILLOR MARSDEN
AND SECONDED

328 That Council:

1. Give first reading to *City of Coquitlam Zoning Amendment Bylaw No. 5056, 2020*;
2. Refer *Bylaw No. 5056, 2020* to Public Hearing;
3. Authorize staff to prepare Development Permit No. 20 104509 DP generally in accordance with the attached drawings (Attachment 5), should Council grant second and third readings to the Bylaw;
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. Satisfy the 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;
 - e. Acknowledge that the applicant has requested to provide an in-kind Community Amenity Contribution (CAC) to be utilized to increase the housing affordability portion of the project; and
 - f. 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

9. **Report of the Director Development Services – Citywide Official Community Plan Amendment Bylaw No. 5060, 2020, Zoning Amendment Bylaw No. 5061, 2020, at 602, 612 and 618 Clarke Road, 605 and 625 Como Lake Avenue and 620 Lea Avenue – Intergulf (PROJ 18-086)**

The City Clerk noted a correction to part 2 of the staff recommendation.

Discussion ensued relative to the following:

- The desire for the proposed daycare area to be expanded

- The desire to increase the support offered to existing tenants as set out in the proposed tenant relocation strategy
- Clarification regarding the proposed provision of energized parking spaces
- Clarification regarding the sound attenuation measures
- The desire for information relating to the community benefits associated with the proposed development
- The desire for additional information relating to the ingress and egress to this site

The Major Project Planner provided information relating to the proposed energized parking spaces and the sound attenuation measures.

MOVED BY COUNCILLOR MARSDEN
AND SECONDED

329 That Council:

1. Give first reading to *City of Coquitlam Citywide Official Community Plan Amendment Bylaw No. 5060, 2020*;
2. In accordance with the *Local Government Act*, Council consider *Bylaw No. 5060, 2020*, in conjunction with *City of Coquitlam 2020 Five-Year Financial Plan Bylaw No. 5024, 2019* and the Regional Solid Waste Management Plan;
3. Give first reading to *City of Coquitlam Zoning Amendment Bylaw No. 5061, 2020*;
4. Refer *Bylaw Nos. 5060, 2020* and *5061, 2020* to Public Hearing;
5. Authorize staff to draft Development Permit No. 18 124165 DP generally in accordance with the attached drawings (Attachment 5) should Council grant second and third readings to the Bylaws; 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 Bylaws:
 - a. Submission of a subdivision plan to the satisfaction of the Approving Officer;
 - b. Resolution of all urban design issues to the satisfaction of the Director Development Services;
 - c. Resolution of site contamination through a Certificate of Compliance or an Approval in Principle from the Ministry of Environment;
 - d. 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;
 - e. Satisfy the Transportation Demand Management measures and associated Restrictive Covenants, and Traffic Impact Assessment (TIA) comments to the satisfaction of the General Manager Engineering and Public Works; and
 - f. Finalize, execute and deliver to the City, the following agreements in Land Title Office registrable form:
 - i. Section 219 Restrictive Covenant prohibiting occupancy of the market condominium tower unless:

- a. The 5-storey non-market rental building receives occupancy prior to the market condominium towers;
- b. 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; and
- c. Provision of an on-site art component in the southwest corner of the site.
- ii. Section 219 Restrictive Covenant requiring that the proposed daycare shall only be used for a daycare;
- iii. One or more owner-maintained SRW in favour of the City over all publicly accessible spaces, including the proposed north/south walkway, and corner plazas;
- iv. Housing Agreement; and
- v. Such other Land Title Office registerable agreements as may be required by the City, all on the City's standard forms, if available by the City, with such changes as necessary for the contemplated development and all of the above to the satisfaction of the City Solicitor.

CARRIED UNANIMOUSLY

Councillor Kim left the meeting at this time (9:47 p.m.).

10. Report of the General Manager Planning and Development –2020 Eligible School Sites Proposal – School District No. 43

MOVED BY COUNCILLOR HODGE
AND SECONDED

330

1. That Council accept the 2020 Eligible School Sites Proposal submitted by School District No. 43; and
2. Direct staff to relay the City's concerns about the market land costs for the City Centre and Fraser Mills school sites as set out in the report of the General Manager Planning and Development dated July 17, 2020.

CARRIED UNANIMOUSLY

11. Report of the General Manager Planning and Development and the General Manager Engineering and Public Works – Structures Beneath Public Streets Policy

The General Manager Planning and Development provided introductory comments regarding the development and purpose of the proposed policy.

Councillor Kim returned to the meeting at this time (9:49 p.m.).

Councillor Mandewo left the meeting at this time (9:50 p.m.).

Discussion ensued relative to the following:

- Support for the proposed policy
- The City Centre area and the development of the road network and parking in this part of the City

Councillor Mandewo returned to the meeting at this time (9:52 p.m.).

- Other cities in the region that have structures beneath public streets
- Concerns regarding the proposed policy
- The desire for information relating to potential projects that could make use of this project in the City
- Clarification regarding whether the encroachments will be taxed
- The potential impact that such structures may have on the value of the neighbourhood properties
- The design and construction standards that will be considered and the desire to ensure that the standards set out in the policy are appropriate
- Support for this policy and the desire to ensure that projects that take advantage of this program provide a benefit to the community
- The desire to build communities for people and not vehicles
- The understanding that underground structures can be beneficial in inclement weather conditions
- Clarification regarding whether partial encroachments will be permitted and what agreements will need to be in place between property owners
- Clarification regarding the eligibility criteria and the types of streets under which these structures would be permitted

The General Manager Planning and Development provided further information relating to the proposed policy and undertook to investigate the ability of the City to tax structures under public streets and other options available for the City to capture the value of these structures.

The General Manager Engineering and Public Works provided information relating to other cities that have structures under public streets, the flexibility of the policy, and the City's position on limited encroachments.

The Director Development Services provided information relating to development projects within the City that are interested in taking advantage of the proposed policy and the proposed encroachment fee.

The City Manager provided further information relating to the proposed encroachment fee.

MOVED BY COUNCILLOR MARSDEN
AND SECONDED

- 331 That Council approve the proposed policy entitled “Structures Beneath Public Streets,” as attached to the report dated July 21, 2020 of the General Manager Planning and Development and General Manager Engineering and Public Works.

CARRIED

Councillor Zarrillo registered opposition.

ENGINEERING AND PUBLIC WORKS

12. **Report of the General Manager Engineering and Public Works – City-Wide Parking Review – Proposed Updates to the Residential Parking Rates in the Evergreen Line Core and Shoulder Station Areas (PROJ 20-047)**

Discussion ensued relative to support for the updates proposed as a part of the City-Wide Parking Review.

MOVED BY COUNCILLOR HODGE
AND SECONDED

- 332 That Council amend sections 2.1.1, 2.1.2 and 2.1.3 by substituting visitor parking requirement from 0.10 space per dwelling unit to 0.15 space per dwelling unit, and give second, third, and fourth and final readings to the *City of Coquitlam Zoning Amendment Bylaw No. 5048, 2020* as amended.

CARRIED UNANIMOUSLY

CIVIC LANDS AND FACILITIES

13. **Report of the General Manager Civic Lands and Facilities – Burke Mountain Village Discovery Centre & Coffee Shop**

The General Manager Civic Lands and Facilities provide introductory comments regarding the intended purpose of the Burke Mountain Village Discovery Centre and Coffee Shop, the lifespan of the proposed structure, and potential future uses of this building.

Discussion ensued relative to appreciation for the work of staff to develop this project.

MOVED BY COUNCILLOR ASMUNDSON
AND SECONDED

333 That Council:

1. Approve the final design for the development of the Burke Mountain Village Discovery Centre and coffee shop;
2. Authorize staff to proceed with procurement and construction within the budget allowance in the 2020 Capital Plan; and
3. Authorize staff to proceed with the procurement of a coffee shop operator through a Request for Proposals process.

CARRIED UNANIMOUSLY

OTHER BUSINESS

NEXT MEETING DATE – September 8, 2020

ADJOURNMENT

MOVED BY COUNCILLOR MARSDEN
AND SECONDED

334 That the Regular Council Meeting adjourn – 10:27 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 27, 2020
as instructed, subject to amendment and adoption.



Kate Nasato
Legislative Services Clerk