

COUNCIL-IN-COMMITTEE MEETING
Monday, November 16, 2020

A Regular Meeting of the Council-in-Committee convened on Monday, November 16, 2020 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

OTHERS PRESENT: Paul Lambert
Sharee Dubowits
Gord Cawley
Fero Assadi

STAFF: Peter Steblin, City Manager
Raul Allueva, Deputy City Manager
Jim Ogloff, Fire Chief
Jaime Boan, General Manager Engineering and Public Works
Nikki Caulfield, General Manager Corporate Services
Michelle Hunt, General Manager Finance, Lands and Police
Don Luymes, General Manager Parks, Recreation, Culture and Facilities
Jim McIntyre, General Manager Planning and Development
Andrew Merrill, Director Development Services
Jim Bontempo, Manager Building Permits - Approvals
Genevieve Bucher, Manager Community Planning
Caresse Selk, Manager Environmental Services
Demian Rueter, Planner 3
Cristina Rucci, Community Social Development Manager
James Gilbert, City Clerk
Stephanie Lam, Legislative Services Manager
Rachel Cormack, Legislative Services Clerk

Councillor Kim, 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, November 2, 2020

The Minutes of the Council-in-Committee Meeting held on Monday, November 2, 2020 were approved.

DELEGATIONS

2. Paul Lambert – Concerns Relative to Phase 1 of the Southwest Coquitlam Housing Review

Mr. Lambert utilized an on-screen presentation entitled “Southwest Housing Review Survey” and referred to slides titled as follows:

- Corridor Development Strategy
- Housing Choices Program / Detached Housing Alternatives #1
- Housing Choices Program / Detached Housing Alternatives #2
- Problems
- Solution

Discussion ensued relative to the following:

- Clarification as to whether Mr. Lambert discussed his concerns with City staff prior to door knocking
- The understanding that density will need to be increased within the City as population increases
- The need to consider how each neighbourhood can best absorb increased density
- Clarification regarding the survey structure and the potential for write-in responses
- The potential for further discussion with City staff regarding the presentation of the survey options
- The content of the flyer that Mr. Lambert distributed regarding the Southwest Housing Review Survey
- The understanding that Southwest Coquitlam encompasses multiple neighbourhoods
- Concern regarding potentially inaccurate descriptions of the various building types being promoted as part of the Housing Choices Program
- Clarification regarding the nature of certain parking options as they relate to the Housing Choices Program

The Chair, on behalf of Council, thanked Mr. Lambert for his presentation.

3. Sharee Dubowits, Roundtable Coordinator and Shayla Walker, Operations Director, Coquitlam River Watershed Roundtable – Lower Coquitlam River Watershed Roundtable Progress Update for the Coquitlam River Watershed Roundtable

Ms. Dubowits utilized an on-screen presentation entitled “Coquitlam River Watershed Roundtable” and referred to slides titled as follows:

- The Coquitlam River Watershed Roundtable
- Coquitlam Environmental Sustainability Plan
- Lower Coquitlam River Watershed Plan Implementation
- Moving Forward

Discussion ensued relative to the following:

- Appreciation for the work that the Coquitlam River Watershed Roundtable has undertaken, particularly throughout the COVID-19 pandemic
- The understanding that the Coquitlam River no longer has an endangered rating thanks, in part, to the work of the Roundtable and other predecessor organizations

The Chair, on behalf of Council, thanked Ms. Dubowits for her presentation.

4. Shirley Cawley, Pacific Custom Log Sorting Ltd. – Concerns Relative to a Permitting Process

Mr. Gord Cawley and Mr. Fero Assadi appeared before the Committee to request assistance in securing a building permit for a non-permanent structure to house a construction shop on their property. Mr. Cawley further provided an overview of the process that Pacific Custom Log Sorting Ltd. has undertaken in an attempt to obtain a permit since 2018.

Discussion ensued relative to the following:

- Appreciation for the work that Pacific Custom Log Sorting Ltd. does for School District 43
- The understanding that the Committee cannot issue building permits, nor can they direct City staff to issue a permit that is not compliant with the BC Building Code
- The understanding that Pacific Custom Log Sorting Ltd. believes that the requirements related to their building permit application have been changed over the course of the permitting process
- The understanding that a building permit cannot be approved if there is outstanding work required
- The desire to ensure that the work place is safe for workers

In response to a question from the Committee, the General Manager Planning and Development provided an overview of the stop-work order placed on the site due to construction beginning prior to a building permit being issued. He further noted the desire of the Planning and Development Department to not be perceived as shifting goalposts and stated that the building permit application that was initially brought to staff was determined to be incomplete.

The Manager Building Permits – Applications stated that the pending building permit application was not impacted by the most recent BC Building Code update and provided an overview of the floodplain exemption allowed on the site.

Discussion continued relative to the desire for staff to continue to review the application in order to ensure that a safe structure can be built on the subject property.

The Chair, on behalf of Council, thanked Mr. Cawley and Mr. Assadi for their presentation.

REPORTS OF STAFF

OTHER BUSINESS

NEXT MEETING DATE – November 23, 2020

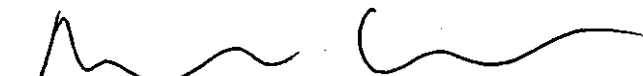
ADJOURNMENT

The meeting adjourned at 3:21 p.m.

MINUTES CERTIFIED CORRECT

CHAIR

I hereby certify that I have recorded the Minutes of the Council-in-Committee Meeting held Monday, November 16, 2020 as instructed, subject to amendment and adoption.



Rachel Cormack
Legislative Services Clerk