

A Regular Council Meeting for the City of Coquitlam convened in the Council Chambers of City Hall, 3000 Guildford Way, Coquitlam, BC on Monday, November 16, 2020 at 8:30 p.m. All members of Council were present. Members of staff present were the City Manager, Deputy City Manager, General Manager Parks, Recreation, Culture and Facilities, General Manager Engineering and Public Works, General Manager Finance, Lands and Police, General Manager Planning and Development, Director Development Services, Manager Community Planning, Transportation Planning Manager, Planner 3, Planner 2, City Clerk, Legislative Services Manager and Legislative Services Clerk.

CALL TO ORDER

The Mayor, on behalf of Council, recognized the recent holiday of Diwali.

ADOPTION OF MINUTES

1. Minutes of the Regular Council Meeting held on Monday, November 2, 2020

MOVED BY COUNCILLOR MARSDEN
AND SECONDED

458 That the Minutes of the Regular Council Meeting held on Monday, November 2, 2020 be approved.

CARRIED UNANIMOUSLY

COMMITTEE MINUTES AND RECOMMENDATIONS

2. Minutes of the Sustainability and Environmental Advisory Committee Meeting held on Tuesday, September 29, 2020

MOVED BY COUNCILLOR ASMUNDSON
AND SECONDED

459 That the Minutes of the Sustainability and Environmental Advisory Committee Meeting held on Tuesday, September 29, 2020 be received.

CARRIED UNANIMOUSLY

2.OB-1 Use of Rodenticides on City-owned Lands

Discussion ensued relative to the following:

- Appreciation for the work of the Committee

- Whether the proposed ban could be expanded to include the rodent control practices utilized by the development community
- The understanding that the City has limited authority to regulate the pest-control industry
- The impact of the use of second-generation anticoagulant rodenticides on the environment and the food-chain

The Chair of the Sustainability and Environmental Advisory Committee provided information relating to the Committee's recommendation and the expected content of a subsequent staff report to Council on this issue.

MOVED BY COUNCILLOR ASMUNDSON
AND SECONDED

- 460 That Council receive the recommendation of the Sustainability and Environmental Advisory Committee regarding second-generation anticoagulant rodenticides.

CARRIED UNANIMOUSLY

CONSIDERATION OF THE AGENDA ITEM FROM THE PUBLIC HEARING HELD NOVEMBER 16, 2020

3. City of Coquitlam Citywide Official Community Plan Amendment Bylaw No. 5037, 2020 and City of Coquitlam Zoning Amendment Bylaw No. 5038, 2020 – Update to the City Centre Area Plan (CCAP)

Discussion ensued relative to the following:

- Appreciation for the work of staff in developing the proposed CCAP
- Concerns regarding the impact that the proposed CCAP may have on the affordability of housing in this area of the City
- The desire to adopt the proposed CCAP incrementally in order to limit the impact that it may have on certain residential neighbourhoods
- The desire to ensure that existing seniors housing is protected
- The desire that the "Big Moves" identified in the proposed CCAP be amended in order to include the protection of the environment and the City's green space
- The opportunities that Council has previously had to provide feedback and request changes to the proposed plan
- Appreciation for the public feedback and stakeholder engagement during the development of the proposed CCAP
- The understanding that the neighbourhood plan is a living document and will be revised and updated over time
- The anticipated timeline of development after the adoption of the plan
- Support for the proposed plan
- The understanding that sustainability and environmental protection is

incorporated throughout the proposed plan

- The City's adoption of the Energy Step Code and the impact that this will have on GHG emissions
- The affordable housing incentives in the proposed plan and the desire to expand the City's policies and incentives relating to affordable housing
- The understanding that COVID-19 has significantly changed the way that workplaces operate and concerns regarding the long-term impact that these changes may have on the viability of office space
- The history and evolution of the City Centre area
- Support for the proposed vision for the City Centre and anticipation for the development of the entertainment district and other amenities
- The understanding that this is a long-term vision for this area of the City, intended not just for current residents but those who will live here in the future
- The desire for this area of the City to be walkable and pedestrian friendly
- Whether the proposed plan has been adjusted since the onset of the COVID-19 pandemic
- Appreciation for the incorporation of Council feedback into the proposed plan
- The desire to ensure that new residents to the City Centre understand that this is going to be a developing area of the City
- The desire to ensure that a variety of housing options are developed in the City Centre
- The desire for staff to be creative when developing park space
- The belief that there will be a need for office space in the City Centre
- The belief that the proposed plan will lead to the revitalization of certain areas of the City Centre
- The challenges associated with preserving certain types of housing
- The desire to densify areas proximate to SkyTrain stations and residents' concerns relating to high-rise development
- The flexibility of the proposed plan and the belief that City policies should be adaptable in order to address issues like COVID-19 and climate change
- The vibrancy and natural beauty of the City Centre area

The General Manager Planning and Development provided information relating to the land-use designations of certain neighbourhoods in the City Centre, the public feedback received as a part of the CCAP consultation process, the vision of the CCAP, the incorporation of considerations related to the environment into the proposed CCAP, and the relationship between the proposed plan and other City plans and policies.

The Planner 3 provided information relating to the Packard Avenue Special Policy Area.

The Manager Community Planning provided information relating to the guiding principles of the proposed plan, the incorporation of environmental and other sustainability considerations into the proposed plan, and the ongoing development of the City's

Environmental Strategic Plan. She further provided information relating to the work that staff are doing to monitor the impacts of COVID-19 and the City's policies and practices that may need to be adapted to address these impacts.

The General Manager Engineering and Public Works provided information relating to the environmental component of the "Big Move" entitled "Enhancing Recreation and Cultural Amenities".

MOVED BY COUNCILLOR ASMUNDSON
AND SECONDED

- 461 That Council give second, third, and fourth and final readings to *City of Coquitlam Citywide Official Community Plan Amendment Bylaw No. 5037, 2020* and *City of Coquitlam Zoning Amendment Bylaw No. 5038, 2020*.

CARRIED UNANIMOUSLY

REPORTS OF STAFF

PLANNING AND DEVELOPMENT

4. **Report of the Director Development Services – Zoning Amendment Bylaw No. 5083, 2020 for Proposed Residential Subdivision at 3515 Highland Drive – Mars Freedom Enterprises Ltd. (PROJ 19-111)**

MOVED BY COUNCILLOR MARSDEN
AND SECONDED

- 462 That Council:
1. Give first reading to *City of Coquitlam Zoning Amendment Bylaw No. 5083, 2020*;
 2. Refer *Bylaw No. 5083, 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 UNANIMOUSLY

5. Report of the Director Development Services – Zoning Amendment Bylaw No. 5076, 2020 at 715 and 717 Como Lake Avenue – Trio Adera Developments Ltd. (PROJ 19-101)

Discussion ensued relative to the following:

- Concerns regarding the proposed intention to rent the parking spaces to interested tenants and the belief that this may lead to an increase in street parking
- The desire for additional information relating to the parking in the proposed development
- The challenges associated with the management of parking in urban areas

The Planner 2 provided information relating to the parking in the proposed development and undertook to provide further information to Council in the Public Hearing Brief.

The Director Development Services provided further information relating to the proposed development and the relationship between rental housing and rental parking spaces.

MOVED BY COUNCILLOR ASMUNDSON
AND SECONDED

463 That Council:

1. Give first reading to *City of Coquitlam Zoning Amendment Bylaw No. 5076, 2020*;
2. Refer *Bylaw No. 5076, 2020* to Public Hearing;
3. Authorize staff to prepare Development Permit No. 19 122793 DP, generally in accordance with the attached drawings (Attachment 5), should Council grant second and third readings to the Bylaw;
4. Acknowledge that the applicant has requested variances to the Zoning Bylaw, as described in this report as follows:
 - a. In Subsection 514(2), in Part 5, General Regulations, the permitted siting exception for the setback of an eave and column to an interior lot line may be increased from 0.6 metre (m) (2 feet (ft.)) to 1.3 m (4.3 ft.);
 - b. In Subsection 1205(6), in Part 12, RM-3 Multi-Storey Medium Density Apartment Residential zone, the lot coverage is increased from 45% to 49%; and
 - c. In Subsection 1205(11)(c), in Part 12, RM-3 Multi-Storey Medium Density Apartment Residential zone, the uppermost two storeys of a principal building may be increased from 85% to 100% of the gross floor area of the second storey;
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. 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. Housing Agreement; and
 - ii. Such other Land Title Office registrable agreements as may be required by the City.

CARRIED UNANIMOUSLY

CITY MANAGER

6. Report of the City Clerk – 2020-2021 Metro Vancouver Board Appointments and Standing Committee Nominations

Discussion ensued relative to the belief that the City currently has a higher degree of representation on Metro Vancouver standing committees than in the past.

MOVED BY COUNCILLOR MARSDEN
AND SECONDED

464 That Council:

1. Approve the following appointments to the Metro Vancouver Board of Directors:
 - Mayor Richard Stewart (4 votes)
Alternate: Councillor Trish Mandewo / Councillor Brent Asmundson
 - Councillor Craig Hodge (3 votes)
Alternate: Councillor Brent Asmundson / Councillor Trish Mandewo
2. Direct staff to communicate to Metro Vancouver that the City of Coquitlam, having considered individual Council members' interests, availability and commitment to the work being undertaken by the standing committees / task forces of the Metro Vancouver Board, seeks to have the identified members of Council, as listed below, be appointed to the following bodies of the Metro Vancouver Board in 2020-2021:
 - Climate Action Committee – Councillor Chris Wilson
 - COVID-19 Response Task Force – Mayor Stewart
 - Electoral Area Committee – Councillor Steve Kim (Councillor Trish Mandewo as a secondary option)
 - Finance and Intergovernment Committee – Mayor Richard Stewart
 - Housing Committee – Councillor Teri Towner (Councillor Chris Wilson as a secondary option)

- Indigenous Relations Committee – Councillor Bonita Zarrillo
- Liquid Waste Committee – Mayor Richard Stewart
- Performance and Audit Committee – Councillor Dennis Marsden
- Regional Culture Committee – Councillor Steve Kim
- Regional Economic Prosperity Management Board – Councillor Brent Asmundson or Councillor Dennis Marsden
- Regional Parks Committee – Councillor Craig Hodge
- Regional Planning Committee – Mayor Richard Stewart
- Water Committee – Councillor Brent Asmundson
- Zero Waste Committee – Councillor Craig Hodge

CARRIED UNANIMOUSLY

7. Report of the City Clerk – 2021 Council Meeting and Acting Mayor Schedules

MOVED BY COUNCILLOR MARSDEN
AND SECONDED

465 That Council:

1. Approve the 2021 Council Meeting Schedule as set out in Attachment 1 to the report of the City Clerk dated November 5, 2020 and entitled “2021 Council Meeting and Acting Mayor Schedules”; and
2. Approve the 2021 Acting Mayor Schedule as set out in Attachment 2 to the report of the City Clerk dated November 5, 2020 and entitled “2021 Council Meeting and Acting Mayor Schedules”.

CARRIED UNANIMOUSLY

OTHER BUSINESS

NEXT MEETING DATE – November 23, 2020

ADJOURNMENT

The Mayor, on behalf of Council, recognized the anniversary of the sealing of the Warsaw Ghetto and spoke to the importance of combatting hatred and bigotry.

MOVED BY COUNCILLOR KIM
AND SECONDED

466 That the Regular Council Meeting adjourn – 9:56 p.m.

CARRIED UNANIMOUSLY

MINUTES CERTIFIED CORRECT

CHAIR

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



Kate Nasato
Legislative Services Clerk