

A Regular Council Meeting for the City of Coquitlam convened in the Council Chambers of City Hall, 3000 Guildford Way, Coquitlam, BC on Monday, December 6, 2021 at 7:04 p.m. All members of Council were present. Members of staff present were the City Manager, Deputy City Manager, General Manager Engineering and Public Works, General Manager Parks, Recreation, Culture and Facilities, General Manager Planning and Development, General Manager Finance, Lands and Police, , Director Community Planning, Manager Parks, Manager Parks Operation, Manager Corporate Planning, Director Development Services, General Manager Corporate Services, Social Planner, Director Intergovernmental Relations and Legislative Services and Legislative Services Clerk.

CALL TO ORDER

The mayor acknowledged the National Day of Remembrance and Action on Violence Against Women and remembered the victims of the December 6, 1989 École Polytechnique massacre. The mayor noted that the special lighting features along Pinetree Way were illuminated purple in remembrance of those who have suffered or lost their lives to gender-based violence

ADOPTION OF MINUTES

1. Minutes of the Regular Council Meeting held on Monday, November 22, 2021

MOVED BY COUNCILLOR ASDMUNDSON
AND SECONDED

503 That the Minutes of the Regular Council Meeting held on Monday, November 22, 2021 be approved.

CARRIED UNANIMOUSLY

COMMITTEE MINUTES AND RECOMMENDATIONS

2. Minutes of the Finance Standing Committee Meeting held on Tuesday, November 16, 2021

MOVED BY COUNCILLOR KIM
AND SECONDED

504 That the Minutes of the Finance Standing Committee Meeting held on Tuesday, November 16, 2021 be received.

CARRIED UNANIMOUSLY

3. Minutes of the Multiculturalism Advisory Committee Meeting held on Wednesday, November 17, 2021

Councillor Asmundson thanked former Councillor Bonita Zarrillo for her service to Coquitlam as the vice-chair of the Multiculturalism Advisory Committee and as a member of Council, wishing her the best of luck in her future as a Member of Parliament.

MOVED BY COUNCILLOR ASMUNDSON
AND SECONDED

505 That the Minutes of the Multiculturalism Advisory Committee Meeting held on Wednesday, November 17, 2021 be received.

CARRIED UNANIMOUSLY

REPORTS OF STAFF

2022 BUDGET

4. Verbal Report of the Mayor – 2022-2026 Financial Plan

Introduction

Good evening.

Let me begin by acknowledging with respect and gratitude that our community is on the traditional and ancestral territory of the Coast Salish peoples, and, in particular, the kwikwəłəm (Kwikwetlem) First Nation. We thank them for their stewardship of the lands and waters. I also thank them for their friendship.

Tonight we will consider the 2022 to 2026 Financial Plan and the budget that will fund the City's operations, capital improvements and utilities next year. This is our second pandemic budget process and thankfully this time around, we can look ahead with a little bit more certainty than we could last fall.

In the 20 months since COVID entered our lives, we've faced enormous challenges as a community and as individuals. At the same time, we've seen the people of Coquitlam come together, support each other and exhibit great strength and resilience. City staff have also shown creativity and commitment in making sure our citizens continued to be well served. One of the many examples was the Meals for Seniors delivery program that staff started from scratch. Over the past 20 months, that program mobilized dozens of volunteers, including some of our Council members, who delivered almost 27,000 meals to seniors in our community. I've always been proud of our team, but I've never been prouder than during COVID.

Pandemic response and recovery continues to be a strong focus for the City, along with maintaining our core services. I'd like to acknowledge the hard work of our staff and Council in

creating a budget that reflects community input, supports long-term financial sustainability and stability in property taxation, and provides us with flexibility to respond to emerging priorities and opportunities.

Preparing budgets is complex and time-consuming work – particularly in the current environment – but it's been facilitated by our staff's expertise and dedication, and by City Council's commitment to building consensus. I want to acknowledge each Council member for your hard work and contributions to this important process.

Now back to the matter at hand.

The City's financial plan has three parts. The Capital Plan pays for new and replacement infrastructure and assets like buildings, roads and utilities. The Operating Plan is the biggest component and funds ongoing operations and essential services. And finally, the Utility fund supports our City's water, sewer and drainage utilities. Property owners also contribute to regional water and sewer services and can expect an increase in the regional fees levied by Metro Vancouver, which I'll discuss in more detail later.

Overall, we've planned for our 2022 services to substantially return to pre-pandemic levels. In fact, pandemic recovery is the first of four themes in this year's plan, with the other three being:

- diversity, equity and inclusion;
- sustainability, resilience, growth and livability; and
- reconciliation.

Going forward, these four themes will affect every one of our business plan priorities in some way. Upholding these commitments is the responsibility of each department and staff member, and the way we deliver our business as a local government organization. You'll hear more about these themes throughout these remarks tonight.

Balancing City Resources and Community Need

As you know from your own personal finances, budgeting is a balancing act, with both give and take.

And, as we consider Coquitlam's financial plan for the coming years, we need to ensure that we are being responsible with our City's assets. That includes both maintaining what we have, and meeting our community's needs in the years ahead.

It's easy to defer costs in the short-term to keep taxes down (typically by reducing maintenance), but those are artificial savings. Thinking long-term saves money in the long run, and it's because of this far-sighted approach that Coquitlam can maintain a solid financial position and continue to support the community, even when times are tough.

Mother Nature reminded us recently of the importance of investing in community resilience, including infrastructure. Our thoughts go out to those communities devastated by this summer's wildfires, and by recent flooding. When we see images of the washed-out highways and devastation to the east of us, it's clear that an investment in climate-resilient infrastructure is the most cost-effective way to safeguard the services that people and businesses rely on.

As Coquitlam continues to move forward with the goals set out in the Climate Adaptation Strategy adopted this January, it's imperative that our actions are supported by the necessary resources.

With this in mind, Coquitlam's financial plan includes ongoing capital investment so that we're not only building the amenities our growing community will need, but also providing funding for the maintenance, adaptation and timely replacement of the assets our city depends on.

Through careful management of our reserve funds, we're able to be proactive about anticipating and responding to future needs and challenges, which helps provide certainty to both our organization and the citizens we serve.

As local government leaders, we also need to be responsible to our community, matching our services with what our citizens need and expect. City Council takes this responsibility to heart.

We want to thank everyone who shared their views with us through this year's Ipsos Citizen Satisfaction Survey, and our online Citizen Budget. These are important forms of input that help guide decisions that respond to and reflect our community.

Looking Back at 2021

In order to set the stage for next year's budget, let's take a quick look back at the past year.

Not surprisingly, the pandemic was a major focus throughout 2021. We continued to support the community with investments of more than \$3 million through our Community Support & Recovery Plan, a groundbreaking program that was recognized with a new Community Excellence Award at this year's Union of BC Municipalities conference. Our targeted relief programs were designed to help residents, businesses and non-profit organizations through these difficult times, with examples such as expanded recreation financial assistance for residents, marketing support for local businesses, and programs to help local organizations build their capacity.

Thanks to our sound fiscal management, Coquitlam continued to stay in a strong financial position throughout 2021 amid emerging priorities and, despite reductions to some of our typical revenue sources, we had the lowest property tax increase in the region. This achievement was possible due to the sound fiscal decisions of years past and previous Councils.

We continued working on the Southwest Housing Review, looking for opportunities to provide more housing options and amenities in what is still an area made up predominantly of single-family homes. That process continues into 2022 with focused planning in certain neighbourhoods and ongoing public input.

The City also represented our community's interests with a variety of external agencies in 2021. In our dealings with entities such as Fortis BC, Trans Mountain, Port of Vancouver and Metro Vancouver, our staff worked hard to achieve outcomes that protected our residents and businesses while providing as much community benefit, and as little disruption, as possible.

Much progress was also made on a variety of recreation facilities. Construction began both at the new Place Maillardville Community Centre and the Coquitlam Family YMCA in Burquitlam, and we've made significant progress on planning for the Northeast Community Centre to meet the

needs of current and future residents and we have completed a significant renovation at the City Centre Aquatic Complex to expand the fitness facilities to accommodate our growing community.

In the interest of efficient service delivery – and housing supply – we've also made significant progress on our Development Application Process Review that is continuing to identify ways to fine-tune and improve our application processes for new housing and other construction projects.

Headway was also made on Coquitlam's first Environmental Sustainability Plan that will bring together all of the City's environmental goals, objectives and actions into one comprehensive framework. Staff have been finalizing the plan with public feedback received this fall and are expected to present the final plan to Council for consideration early next year.

This past year was also another banner year for awards for our City. I'm proud to share with you that over the last four years, Coquitlam has received 25 significant awards from a variety of organizations.

In 2021 alone, these included:

- our fourth BC Top employer award,
- the awards for both financial reporting and our budget from the Government Finance Officers' Association,
- an Organizational Safety Excellence Award from the BC Municipal Safety Association,
- an award for asset management from the Canadian Network of Asset Managers,
- an award for pandemic recovery from the UBCM, as mentioned,
- a national Communities in Bloom award for community involvement,
- and provincial Communities in Bloom awards for our Park Spark volunteer initiative as well as a Community Champions Award for two of our Parks staff.

We're also realizing the benefits of earlier forward-thinking decision-making. Our Housing Affordability Strategy has brought thousands of new market and non-market rental homes to Coquitlam over the past few years through partnerships and developer incentives – with the result that Coquitlam is a provincial leader in the creation of rental housing in B.C.

Careful planning and investment in our parks and recreation services is also benefiting our residents, including the major expansion to Cottonwood Park, new Buchanan Square here at City Hall, and other park and trail enhancements, and as mentioned, the many new recreational facilities in progress.

Another plus is that we continue to hear from the community that we're on the right track. In our recent Ipsos-led community survey, 96 per cent of respondents were satisfied with the overall level and quality of City services, and 89 per cent said they get good value for their municipal taxes. This is higher than the average level of overall citizen satisfaction across the region and province.

Budget Context – Prudent, Balanced Approach

Getting back to our budget, I want to reinforce that we're heading into 2022 in solid financial shape based on our prudent approach.

However, we do face a variety of challenges, some of which are significant and beyond our control. Inflation and construction cost escalation is one example, as well as rising costs from external agencies. In particular, the RCMP wage settlements negotiated by the federal government were much higher than expected and will have a major impact on our operating budget – adding almost 1% to the 2022 tax increase.

And as I alluded to earlier, we're also anticipating substantial future increases from Metro Vancouver for regional utility services and infrastructure. For example, Metro Vancouver's 2022-2026 Financial Plan forecasts a 30% rate increase for sewer services in 2026 alone.

Some other upcoming challenges relate to community growth and the need to accommodate a growing population in Metro Vancouver. Coquitlam has stepped up to be part of the solution, taking our typical strategic approach to ensure the most benefit for our community.

Thoughtful and well-planned growth is happening in many areas around the city, and that includes not only housing but amenities like community centres and parks – all of which require a long-term strategy for not only paying to build them but also paying to operate them. At the same time, existing infrastructure needs to be maintained, updated or replaced as it reaches the end of its lifecycle.

Although some uncertainties still remain from the pandemic, we're committed to continuing to prepare for growth in a careful and sustainable way.

That means planning for future capital investments and expansion to services, and having a plan in place to address all of those costs while keeping property taxes stable over the long term. It means continuing to advocate strongly for Coquitlam on the issues that affect our community and our taxpayers, including pushing for greater accountability for decisions by external agencies and governments. It means leveraging partnerships and relationships where we can, such as our collaboration with the YMCA that will bring a new community centre to Burquitlam, providing outstanding recreation opportunities for families with no ongoing operating costs for the City. And, it means making sure our actions and budget align with our Strategic Plan goals and business plan priorities.

Looking ahead to 2022

Social movements like Black Lives Matter, #MeToo and Anti-Asian Hate, as well as the tragedy of Canada's residential school system, and even the COVID-19 pandemic itself, have all highlighted and further brought to light the disparities that exist in modern Canadian society, including inadequate and inequitable access to housing and public services, income inequality, racial profiling, Indigenous-specific racism and discrimination, and institutional bias. We know that these issues are important to our community and, in step with the evolving understanding taking place in our community and around the world, it is our responsibility as local government leaders to not only be aware of the experiences of those we serve, but also consider the impacts of those experiences and how they can be addressed through the services Coquitlam provides.

As mentioned earlier, our work in 2022 will be guided by four overarching themes. There will be some distinct investments in these areas and they'll also be embedded in all the work we do and the services we deliver.

Pandemic recovery will continue to be an underlying theme as the City and community look at life beyond COVID-19. As we move forward, we'll continue to look for ways to assist those who have been hit hardest, such as local businesses and community organizations. We will also be adding staffing resources to support the expanded use of technology for City service delivery, as well as in how we now work and engage with our citizens.

Another foundational theme – sustainability, resilience, growth and livability – is not entirely new to Coquitlam, but the interpretation has evolved in the past two years.

When it comes to livability, the needs of our residents have changed and cities are now operating in an environment where social issues such as housing and homelessness, mental health, child care and others are top-of-mind for our citizens. And, as demonstrated by the impacts of the recent BC Storm, climate change is also closely tied to livability and resilience now. We don't want to leave this community or this planet in a place that's unlivable for the next generation.

As governments at senior levels continue to make announcements on these and other subjects, we need to make sure that, at the local government level, we're working closely with them to ensure those investments benefit our community.

And we'll continue to do our part. We'll continue to encourage rental housing, and continue to respond to the ongoing demand for a wide range of housing options with initiatives under our Housing Affordability Strategy and through neighbourhood and community planning.

Coquitlam also recently adopted a Climate Adaptation Plan, and we continue to take action to reduce greenhouse gas emissions, such as introducing an e-mobility strategy and promoting greener transportation like electric vehicles and e-bikes. We'll also be adopting our first Child Care Partnership Strategy to facilitate the creation of more child care spaces in our community. As well, a new Youth Services Coordinator will bring a coordinated vision and approach to our services to teenagers in our community.

In terms of growth, the Federal-Provincial Expert Panel on housing underscored the urgent need for housing supply; we have and will continue to do our part, and we expect development application volumes to continue at the current strong pace. As a result, this year's budget includes funding for additional Community Planning staff to support housing, child care and other important initiatives. And, to support Coquitlam's ability to attract and support business and investment, we'll also be proceeding with an economic development strategy.

The focus on Diversity, Equity and Inclusion formalizes and expands what we've already been doing in Coquitlam. It signals an ongoing commitment to advancing this work across all areas of our service delivery and operations. We've always believed that our community's diversity is one of Coquitlam's strengths. And where diversity acknowledges and celebrates our differences, equity focuses on providing equal and fair access, and inclusion is about supporting all members of our community and their access and experiences in our city.

Creating a culture of Diversity, Equity and Inclusion is not work that is ever completed; it requires an evolving and ongoing commitment to advancing this work across all areas of our service delivery and operations. A new Manager of Diversity, Equity and Inclusion will lead our efforts in this area.

Last but definitely not least, our fourth area of focus is reconciliation. As we move forward, we will build on a foundation of mutual engagement and past collaboration, such as the servicing agreement we have with the kwikwəłəm (Kwikwetlem) First Nation, to explore ongoing opportunities to foster trust and respectful relationships with local Indigenous peoples. We will also work to support efforts that increase awareness and understanding, and the part we all need to play, in the reconciliation process. We're committed to continuing to build on this important work with the creation of an Intergovernmental Relations Manager, who will build government to government relationships at all levels.

Looking to Development to Fund Growth and Capital Investments

A variety of recreational projects will be completed in 2022, including the new YMCA, community policing station and park-and-ride in Burquitlam, the replacement of Place Maillardville Community Centre and major upgrades along the Lafarge Lake loop at Town Centre Park. In addition, our Five-Year Capital Plan includes two priority projects.

One is the Spani Pool renewal, which is fully funded by a combination of development revenues and federal and provincial grants, and is expected to be completed in 2023. The other is the future Northeast Community Centre, funded partially through internal debt borrowing from our Land Sale Reserve with repayment from future development revenues.

Other upcoming capital projects include extending critical utility services along Cedar Drive to the east of Burke Mountain Village for future neighbourhoods in the area, and a cost-sharing project to improve Quarry Road from Gilley's Trail to Widgeon Marsh Regional Park.

To provide adequate funding for these and other future capital investments, we're moving forward with a Major Capital Funding Strategy to ensure that development pays its fair share of growth-related infrastructure.

As we enjoy these expanded amenities and services, it's important to recognize they come with associated costs that result in increased pressure on the City's operating budget. Though the City does receive additional tax revenues from shifting to more compact forms of development, these tax revenues do not occur at the same time as the related expenses. Coquitlam is addressing this by setting aside a portion of its 2021 tax growth revenues in a Development Stabilization Reserve that we can draw on in future years. This will allow us to better match development revenues to growth-related expenses, and help limit big swings in tax increases in future years.

Together, the capital funding and long-term tax strategies reflect a responsible and sustainable forward-thinking approach to fiscal planning that seeks to protect Coquitlam's financial position and ensure adequate reserves to minimize impacts on taxpayers in the future.

2022 Tax Rates

And on that note, let's get to the numbers.

In 2022, Coquitlam will have an operating budget of \$369 million that maintains core services and ensures long-term financial sustainability. The budget includes an average property tax increase of 3.43%. Of that increase, 0.85% is to cover the impact of the RCMP's wage increase and

another 0.77% is to address new budget requests to support growth and community priorities. For the average homeowner, that amounts to an increase of \$74 from 2021.

In terms of 2022 utility rates, homeowners will see their water bill rise by 4%, an increase of \$14 for multi-family homes and \$24 for single-family. The sewer and drainage increase will be 4%, or \$22, and the solid waste levy is going up by 3%, or \$10.

The capital budget of \$128 million for 2022 will be funded from a mix of sources, including reserves and development revenues and grants.

Conclusion

We understand that, for some, any increase is a challenge. Council and staff worked very hard to prepare a budget that is sensitive to the continuing impacts of the pandemic while delivering core services and community priorities, and planning for the future in a sustainable way.

Those of us at the Council table, along with City staff, always have in mind the best interests of the community – and the need to balance competing interests. That includes thinking about the future generations who will live here. Where will they live and work? What amenities will be available to them? And what will their tax bill look like if we're not responsible with our money now?

Housing, and affordability in general, remains a top concern for many in our community, and that will continue in the future. While Coquitlam's prudent, long-term fiscal approach has left us on solid financial ground, we need to continue to proactively plan for the anticipated impacts of growth and the demands on our resources in the future.

The next generation – our kids – should be able to live here too. We need to look at public policy that addresses the citizens of today *and* tomorrow to ensure Coquitlam remains a great place to raise a family, start a business, and enjoy work/life balance for many years to come. We believe that this year's budget will help us get there.

Thank you.

5. Report of the General Manager Finance, Lands and Police – 2022 Five-Year Financial Plan Bylaw

Discussion ensued relative to the following:

- The appreciation for work by City staff in all departments in serving the public
- The appreciation for the Finance team's efforts in managing the budget process
- The belief that in spite of several external challenges, the budget achieves a good balance
- The successes achieved as a result of fiscally responsible choices by this and past councils
- The reiteration of some of the drivers of tax increases including RCMP costs
- The knowledge that almost 25 cents of each dollar in this budget is allotted for infrastructure

- The forward-thinking nature of this budget
- The awareness of the continuing challenges that the City will face in the future and the need to prepare for them on a proactive and ongoing basis
- The desire to avoid deferring costs to future generations
- The expanding role and evolving priorities of the City within the community
- The collaborative process and goal-oriented approach of the City and Council
- Awareness of the challenges faced by individuals, families, and businesses within the city who are impacted by the City's efforts and decisions
- The desire to take steps in response to the wishes expressed by citizens, and the belief that this budget reflects that desire
- The awareness of various projects that are supported by taxes and that have received positive feedback from the public

MOVED BY COUNCILLOR ASMUNDSON
AND SECONDED

506 That Council:

1. Give first, second and third readings to *2022 Five-Year Financial Plan Bylaw No. 5176, 2021*; and
2. Approve the Debt Management Policy.

CARRIED UNANIMOUSLY

6. Report of the General Manager Finance, Lands and Police – 2022 Water, Sewer, Drainage and Solid Waste Rate Amendments

MOVED BY COUNCILLOR TOWNER
AND SECONDED

507 That Council:

1. Give first, second and third readings to the *Water Distribution Amending Bylaw No. 5178, 2021*;
2. Give first, second and third readings to the *Sewer and Drainage Amending Bylaw No. 5179, 2021*; and
3. Give first, second and third readings to *Solid Waste Management Amending Bylaw No. 5180, 2021*.

CARRIED UNANIMOUSLY

7. Report of General Manager Finance, Lands and Police – 2022 Fees and Charges Bylaw No. 5181, 2021

Discussion ensued relative to praise for the included measure of providing free helmet rentals for children.

In response to a question from Council, the General Manager Planning and Development responded that it is not anticipated that an agreement may need up to 17 reviews. Staff resolved to examine the matter and provide further information to Council at a later date.

MOVED BY COUNCILLOR MANDEWO
AND SECONDED

- 508 That Council give first, second and third readings to *2022 Fees & Charges Bylaw No. 5181, 2021*.

CARRIED UNANIMOUSLY

8. Report of the General Manager Corporate Services – 2022 Business Plan

Discussion ensued relative to the following:

- The observation that Engineering and Public Works' role in a general election is to provide support for the flow of people and vehicles at voting locations
- Appreciation for the clear layout of plans across departments included in the report

MOVED BY COUNCILLOR MANDEWO
AND SECONDED

- 509 That Council approve the draft 2022 Business Plan identified as Attachment 1 of the report of the General Manager Corporate Services dated November 22, 2021 and entitled "2022 Business Plan".

CARRIED UNANIMOUSLY

PLANNING AND DEVELOPMENT

- 9. Report of the Director Development Services – Temporary Use Permit at 1170 Pinetree Way - McAllister Communities Ltd (PROJ 21-113)**
- Opportunity for public input

Christopher Money, the applicant, appeared before Council to express that they are available to answer any questions that may arise.

Discussion ensued relative to the following:

- The concern that the future-looking nature of this proposal may create a perception that certain projects are going to be approved by Council
- The clarification that a sales center is not able to market a development that has not been approved by Council. Should council support the Temporary Use Permit, staff would work with the applicant to ensure that any projects being marketed meet all regulatory requirements

- The concern that a 6-year TUP will prevent an office tower from proceeding on the site until that TUP expires
- The understanding that the applicant is using the sales center to market other project locations
- The desire to make this process less complicated through a zoning bylaw amendment

Ahmad B. Nuri, 1801 – 1008 Glen Drive, Coquitlam, appeared before Council, noting that they are a member of the M2 building strata council and to enquire as to whether the City has performed a traffic flow analysis of the projected effects of the sales center as well in the context of other nearby proposed projects. They expressed concern in relation to the current congestion and any future additional contribution to it which would affect their strata area.

The General Manager Planning and Development noted that the project that the applicant expressed particular concern about is a different application at a different site and this would have limited impact as a result.

The Director Development Services clarified that in the process of developing the City Center Area Plan, a full traffic model analysis was performed by Engineering and Public Works. In examining the proposed sales center site Temporary Use Permit, the Transportation Engineering Group found that it adequately fits within the current transportation network.

Tania Gajecki, 2179 Glen Drive, Coquitlam, appeared before Council to enquire as to the identity of the developer and what would be marketed at the site.

The Mayor clarified that the developer would be McAllister Communities Limited.

The Director Development Services explained that there are 9 possible development projects that the applicant would eventually like to market. However, there are only 3 that have been approved thus far.

In light of this explanation and the knowledge that the use is only temporary with the site having been already slated for development, Tania Gajecki expressed support for the application.

The following submissions were received, are attached to, and form a part of these minutes:

1. Email from Ahmad B. Nuri, 1801-300 Glen Drive, received November 29, 2021;
2. Email from Yvonne and Paul Harris, 1903-1148 Heffley Cresecent, received November 30, 2021;

There were no further representations to this item.

MOVED BY COUNCILLOR MANDEWO
AND SECONDED

- 510 That Council approve the signing and sealing of Temporary Use Permit No. 21 112845 TU and that the Mayor and City Clerk be authorized to execute this Permit on behalf of the City of Coquitlam.

CARRIED UNANIMOUSLY

10. Report of the Director Development Services – Development Application at 1035 Lougheed Highway – BFA Studio Architects (PROJ 21-043)

Discussion ensued relative to the following:

- Appreciation for the applicant's work to be transparent and come to a solution by working with the surrounding community

MOVED BY COUNCILLOR MARSDEN
AND SECONDED

- 511 That Council approve the signing and sealing of Development Permit No. 21 106525 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 – Third Reading Extension of Zoning Amendment Bylaw No. 5010, 2019 at 3450 Highland Drive – Wei (Billy) Bi (PROJ 17-025)

MOVED BY COUNCILLOR HODGE
AND SECONDED

- 512 That Council extend Third Reading of City of Coquitlam Zoning Amendment Bylaw No. 5010, 2019 for an additional twelve-month period to December 16, 2022.

CARRIED UNANIMOUSLY

12. Report of the General Manager Planning and Development – City of Coquitlam Child Care Partnership Strategy

The General Manager Planning and Development provided introductory remarks relative to the report and noted the following:

- The overall direction provided by the report
- The renaming of the document, from the Child Care Strategy to the Child Care Partnership Strategy, due to the various levels of government and partners

involved in such an undertaking

Discussion ensued relative to the following:

- Appreciation for the change of title and the need for a collaborative effort
- The insightful nature of the report in understanding the underserved nature of certain neighbourhoods
- Praise for the specific strategic directions and the list of prioritised implementation actions
- The desire to provide care outside of the typical 9 a.m. to 5 p.m. on weekdays model
- The need for simplicity in moving forward
- The insufficient initial offer of funding from the province and the appreciation for their modified plan
- The desire to avoid precluding private operators if they are willing to pay the market rate for a municipal space as they help to contribute to the overall need for care

Councillor Mandewo left the meeting at this time (9:24 p.m.) and returned at 9:26 p.m.

- The clarification that the strategy does not preclude private operators
- The potential of for-profit groups to help serve the need, adapt quickly, and be unburdened by complexity
- The appropriateness of the use of the term “Partnership” in the title
- Appreciation for the efforts by the School District to provide context of the current childcare situation
- Praise for the work of staff, the collaboration, the receptiveness to feedback, and the consultation that was undertaken
- The positive impact of this effort for families in the community
- The desire to collaborate with the community to find unused spaces such as empty amenity buildings in housing complexes to serve this initiative
- The importance of understanding the limits of what local government can fund
- The need for yearly re-examination to understand the impact of child care efforts and to decide how to proceed
- The desire to start conversations with other governments to see what can be done together
- The desire for the City to “broaden our lane” in scope relative to this issue

MOVED BY COUNCILLOR MARSDEN
AND SECONDED

- 513 That Council endorse the final draft of the Child Care Partnership Strategy (CCPS) as set out in Attachment 1 of the report of the General Manager Planning and Development dated November 30, 2021 and entitled “City of Coquitlam Child Care Partnership Strategy”, incorporating any changes or additional comments Council may have into the final CCPS document.

CARRIED UNANIMOUSLY

DEPUTY CITY MANAGER

13. Report of the Deputy City Manager – Community Support and Recovery Plan (CSRP) – Wind Down and Final Update

The Manager Corporate Planning provided introductory remarks relative to the report.

The Deputy City Manager provided thanks to staff and Council for their support and acknowledged the work of staff to aid in the recovery of the City as well as the desire to now return to the normal operation of services.

Discussion ensued relative to the following:

- Support for how the City used its financial resources to help the community through a difficult time
- The observation that the city won a UBCM award for the initiative discussed in the report
- Appreciation for all parts of the organisation for aiding the community through an unprecedented time

MOVED BY COUNCILLOR ASMUNDSON
AND SECONDED

514 That Council:

1. Endorse the CSRP initiatives for 2022, as noted in the report of the Deputy City Manager, dated November 30, 2021, and entitled, “Community Support and Recovery Plan (CSRP) – Wind Down and Final Update”;
2. Direct staff to wind down the CSRP as the City returns to pre-pandemic service levels and operations in 2022; and,
3. Authorize staff to use eligible BC Safe Restart Funds, in the amount of \$1,700,000 to cover CSRP-eligible costs, and return surplus funding from the CSRP Reserve, anticipated to be approximately \$3,500,000 to the City Initiatives Reserve.

CARRIED UNANIMOUSLY

REPORTS OF COUNCILLORS

14. Metro Vancouver Board in Brief (November 26, 2021)

MOVED BY COUNCILLOR HODGE
AND SECONDED

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

CARRIED UNANIMOUSLY

OTHER BUSINESS

NEXT MEETING DATE – DECEMBER 13, 2021

ADJOURNMENT

MOVED BY COUNCILLOR MANDEWO
AND SECONDED

516 That the Regular Council Meeting adjourn – 9:46 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 22, 2021
as instructed, subject to amendment and adoption.



Adam Shroff
Legislative Services Clerk

Clerks Dept

From: Ahmad B. Nuri [REDACTED]
Sent: November 29, 2021 9:14 AM
To: Clerks Dept
Subject: TUP-PROJ 21-113

Categories: DVP/TUP

☒ Copies to Mayor & Council
☐ Tabled Item for Council Meeting
☐ Correspondence Item for Council Meeting
☒ For Information Only
☐ For Response Only
☒ Goes To GMPT, Dir Dev Sr, Dev Sr Eng Man, Planner 3, File Manager

Dear Council,

I am a member of the M2 Strata Council. It is located next door to the proposed office building and the proposed new office tower. My name is Ahmad B. Nuri.

The biggest concern I have and the biggest concern that the Council should have in regards to not only this temporary use permit but also of the new strata office tower that has been passed is projected traffic flow. Currently traffic is at rapid pace already in and around the area. People are in even more of a rush to get to where they got to get to than before the pandemic.

I believe in your rush to pass the building to see new businesses being built and it being a show piece and so on, you have neglected the fact of what the potential and actual traffic flow generated from these projects will be.

I guess the first question I would ask is: **Have you seen any updated traffic models provided to Council by Cressey or a traffic analysis company in regards to what the traffic will look like around the area with the introduction of the new office building, residential sales centre, or anything being built there that has regular traffic flow in and out of it?**

My second question is: **Has the Council seen traffic models of how traffic will actually look like actually inside the M2 ramps and parking areas? Have actually gone down to see if 2 Ford pickup trucks can pass each other without issue on the Residential ramp? (Currently they can't)**

Currently 2 cars can barely pass each other on the Residential ramp. If you add 200 business owners trying to get into their parking lot while Residents of M2 are trying to get out in the morning, you have a traffic nightmare.

My other question is what is the proposed traffic management plan for not only the new building at M2 but also when construction of the new building begins?

I think it's a good to have more businesses and have projects like these in Coquitlam, but the surrounding residents and current business owners have to be taken into consideration.

You have people going out for walks, walking their dogs, leaving their parkades to go to work, drop off their kids to school, and so on. There must be respect for the residents.

Traffic flow and management has to be taken into consideration, acknowledged, and acted upon.

Even now cars zooming down and up Atlantic Ave poses a danger sometimes for people walking, how hard would it be to install some speed bumps to slow the traffic down and stop signs placed at all areas that enter Atlantic Ave?

I would add as well that many of the M2 residents did know how the next-door Strata building would grow in height. Even though Cressey had enough small print and verbiage in the papers to build football stadium there if they wanted, I feel that residents of M2 and the surroundings buildings should have been notified and consulted.

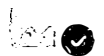
I understand the Council is nature to see the City grow and better. I think most Coquitlam citizens want to see their city better.

But let's not railroad over some basics that will make life a lot smoother for everyone in the area if acknowledged and acted upon.

Thank you,

Ahmad B. Nuri

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Mayor Richard Stuart and Council Members
City of Coquitlam

1903-1148 Heffley Crescent
Coquitlam, BC V3B 8A6
November 29, 2021

Re: Temporary Use Permit TUP-PROJ 21-113

My husband and I live across from the site for the sales office. We do not object to the TUP providing a portion of the land be developed for a temporary water/shade park/cooling station.

As you know the Heat Dome was a disaster, especially for the elderly and the homeless. There were 595 deaths in BC. Ninety-nine per cent died in their homes. The homeless or marginally housed suffered the most. Individuals 70+ accounted for 69% of deaths. These elderly residents likely had no air conditioning and died alone and suffocating.

Heat related deaths in 2021 in selected BC cities:

Coquitlam	14
Port Coquitlam	7
Maple Ridge	10
Vancouver	99
Port Moody	0

<https://www2.gov.bc.ca/gov/content/life-events/death/coronersservice/statistical-reports>

We ask that the City require the developer to develop a water/shade park/cooling centre as a condition of the approval.

More emphasis must be placed on mitigating and adapting to extreme floods and heat. More shade trees, less removal of trees, more splash parks and cooling stations. I suggest the City build more people places like the pocket park on Atlantic Ave. You have a magnet there – the bowling green. The next pocket park could have chess or streets dancers. Liven up the adjacent bland shopping centre and towers.

With this application the city can begin the long journey of building a resilient more liveable city that can withstand the effects of climate change.

Yvonne and Paul Harris

☒ For Mayor & Council
☐ For Council Meeting
☐ Correspondence Item for Council Meeting
☒ For Information Only
☐ For Response Only
☒ Copies To GMPD Dir Dev Sr, Dev Ser Eng Man,
Planner 3, File Manager