LAND USE AND ECONOMIC DEVELOPMENT STANDING COMMITTEE MEETING
Monday, May 10, 2010

A Regular Meeting of the Land Use and Economic Development Standing Committee convened on Monday, May 10, 2010 at 1:06 p.m. in the Council Chambers, City Hall, 3000 Guildford Way, Coquitlam, B.C. with the following persons present:

COMMITTEE MEMBERS: Councillor Mae Reid, Chair
Councillor Linda Reimer, Vice-Chair
Councillor Selina Robinson
Mayor Richard Stewart (arrived at 1:30 p.m.)

STAFF: Peter Steblin, City Manager
John DuMont, Deputy City Manager
Tony Delmonico, Fire Chief
Jim McIntyre, General Manager Planning and Development
Rob Innes, Manager Community Planning
Erica Tiffany, Supervisor Development Planning
Jason Cordoni, Supervisor Development Servicing
Michael Dhaliwal, Development Planner
Jay Gilbert, City Clerk
Denise Peternell, Committee Clerk

ADOPTION OF MINUTES

1. Minutes of the Land Use and Economic Development Standing Committee meeting held on Monday, April 26, 2010

The Committee approved the minutes of the Land Use and Economic Development Standing Committee meeting held on Monday, April 26, 2010.

BUSINESS ARISING FROM THE MINUTES

There was no business arising from the minutes.
REPORTS OF STAFF


The General Manager Planning and Development provided a brief overview of the request for variance by Wesbild, advising that staff is in support of the request.

Raymond Nothstein, Development Manager, Wesbild, appeared before the Committee advising that the proposal is for a commercial building located at the southeast corner of David Avenue and Coast Meridian Road which will be built, owned and operated by Wesbild Shopping Centres. He advised that Tamra Groh, the Director of Design and Construction for Wesbild Shopping Centres was present along with Russ Meiklejohn, the lead architect from Millenia Architecture Corp. He advised that the proposed variances would reduce the minimum setbacks to the front yard, exterior yard and rear yard and increase the allowable height of the building.

Mr. Meiklejohn provided an overview of the form and character of the building. He advised that there would be approximately four commercial retail units on the main floor, five office spaces on the second floor and one office space in the lower level. The prospective tenants would include food, grocery/convenience store and restaurant in the commercial retail space and medical and other offices on the second floor and lower level. He advised of the challenges with the site that included a BC Hydro Right-of-Way and the north/south slope of the property.

The Committee recommends:

COUNCIL ACTION

That Council approve the signing and sealing of Development Variance Permit 10 007943 DV (3380 David Avenue) and the Mayor and City Clerk be authorized to execute this Permit on behalf of the City of Coquitlam.

Hugh Ker, Vice-President Development, Polygon Homes Ltd., appeared before Committee and responded to questions relative to tandem parking.

The Committee recommends:

**COUNCIL ACTION**

That Council approve the signing and sealing of Development Permit 10 002714 DP (1295 Soball Street) and that the Mayor and City Clerk be authorized to execute this Permit on behalf of the City of Coquitlam.

4. **Report of General Manager Planning and Development – Conservation Permit – 1125 Kensal Place (Buildings 8 and 9)**

The Committee recommends:

**COUNCIL ACTION**

That Council approve issuance of Conservation Permit No. 10 008671 CP, with conditions, for the Polygon site located at 1125 Kensal Place (Buildings 8 and 9).

5. **Report of General Manager Planning and Development – Metro Vancouver Draft Regional Growth Strategy**

Mayor Stewart arrived at this time (1:30 p.m.).

The City Manager advised that the report and recommendations are in response to feedback received from a previous Land Use and Economic Development Standing Committee meeting whereby staff was asked to report back with revised recommendations to clarify some of the issues.

The General Manager Planning and Development reviewed each recommendation separately and provided some additional changes to the text of some of the recommendations as well as a change to the order of the last three recommendations.
The Committee recommends:

COUNCIL

ACTION

That Council:


2. Advise the Metro Vancouver Board, that Coquitlam Council does not support the implementation strategies included in the current draft of the RGS and that future support of the RGS is dependent on the implementation strategies and overall RGS being amended based on the outcome of the following actions requested of the Board:

   a. Undertake a formal review of the draft Regional Growth Strategy leading to a Board decision specifying the land use responsibilities the Board wishes Metro Vancouver to assume on behalf of member municipalities, and in particular, the proposal to move from a collaborative partnership model to a more regionally centralized regulatory approach.

   b. As part of this review, undertake an assessment of the direct legal, administrative and financial cost implications of the following sections of the RGS for member municipalities, Metro and other affected parties, with a view to minimizing bureaucracy and costs and highlight how costs can be reduced from current practices:

      i. “Actions” identified throughout the Strategy;
      ii. Section D – “Land Use Boundaries and Designations”; and
      iii. Section F – “Implementation”.

   c. Provide examples about how a hypothetical land use dispute between a municipality and Metro triggering an RGS amendment would be dealt with, including a schedule showing timelines as to how this dispute would be resolved.

   d. Ensure that there is consistency in the application of land use designations across the region, particularly with respect to riparian areas and recreational uses such as golf courses and regionally significant municipally funded parks, in the next version of the RGS.

   e. Develop, in collaboration with member municipalities, clear definition of land uses and activities which are deemed “regionally significant” to help guide further consideration of the RGS.

   f. For the purpose of addressing this recommendation 2, schedule a Council-of-Councils workshop to assist the Board in reaching consensus on resolving this
fundamental regional/municipal land use decision making issue and critical related governance matters.
g. Undertake, in collaboration with member municipalities, another formal round of public consultation on the next draft of the RGS.

3. That these recommendations and a summary brief be forwarded to all member municipalities of Metro for their information and review.

4. That Council defer any re-consideration of the City of Coquitlam’s previous comments as requested by some community groups regarding the draft RGS to Metro Vancouver until the Metro Board provides a response to recommendation 2 above.

5. That staff be requested to report back to Council on a recommended process for moving forward to prepare a list of candidate parks for consideration in a future parks dedication bylaw.

**INFORMATION ITEM**

I-1 Draft Minutes of the Tri-Cities Homelessness Task Group Meeting held Friday, April 9, 2010

Discussion ensued relative to the converted shipping container that was erected at the rear of an industrial property in Coquitlam to provide a temporary shelter for the homeless in the area. The Chair advised that this initiative, although well meaning, is contrary to existing zoning bylaws for that location and that the rezoning process to permit this type of temporary housing in Coquitlam would be onerous.

Staff was requested to approach the Cities of Port Coquitlam and Port Moody to see if these municipalities have a site that is zoned to accommodate the converted shipping container.

**OTHER BUSINESS**

OB-1 Review of Density in Northeast Coquitlam

In response to an enquiry by a Committee member relative to the number of variance requests received from developers for proposed development in Burke Mountain, the General Manager Planning and Development advised that staff would be preparing a report tentatively scheduled for the June 14, 2010 Land Use and Economic Development Standing Committee meeting. The report would provide information regarding the current OCP, the density count and the impact of any land use changes with accompanying options and suggestions. All members of Council will be invited to attend this meeting.
NEXT MEETING DATE – MAY 17, 2010

ADJOURNMENT

The meeting adjourned at 2:02 p.m.

MINUTES CERTIFIED CORRECT

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CHAIR

[Signature]

Denise Peternell
Committee Clerk