

A Regular Council Meeting for the City of Coquitlam convened in the Council Chambers of City Hall, 3000 Guildford Way, Coquitlam, BC on Monday, January 11, 2021 at 7:03 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, General Manager Corporate Services, Director Development Services, Director Strategic and Capital Projects, Manager Community Planning, Park Planning and Design Manager, Planner 3, Planner 2, City Clerk and Legislative Services Clerk.

CALL TO ORDER

The Mayor, on behalf of Council, acknowledged Human Trafficking Awareness Day and noted that it continues to be a global concern.

ADOPTION OF MINUTES

1. Minutes of the Public Hearing held on Monday, December 14, 2020

MOVED BY COUNCILLOR ASMUNDSON
AND SECONDED

007 That the Minutes of the Public Hearing held on Monday, December 14, 2020 be approved.

CARRIED UNANIMOUSLY

2. Minutes of the Regular Council Meeting held on Monday, December 14, 2020

MOVED BY COUNCILLOR HODGE
AND SECONDED

008 That the Minutes of the Regular Council Meeting held on Monday, December 14, 2020 be approved.

CARRIED UNANIMOUSLY

COMMITTEE MINUTES AND RECOMMENDATIONS

3. Minutes of the Sports Advisory Committee Meeting held on Wednesday, November 4, 2020

Discussion ensued relative to the following:

- The Committee's desire for a bicycle facility study

- The belief that there has been an increase in the use of sustainable modes of transportation, including bicycling
- The benefits of bicycling as recreation

MOVED BY COUNCILLOR ZARRILLO
AND SECONDED

- 009 That the Minutes of the Sports Advisory Committee Meeting held on Wednesday, November 4, 2020 be received.

CARRIED UNANIMOUSLY

4. Minutes of the Coquitlam River Watershed Roundtable Core Committee Meeting held on Wednesday, November 18, 2020

MOVED BY COUNCILLOR KIM
AND SECONDED

- 010 That the Minutes of the Coquitlam River Watershed Roundtable Core Committee Meeting held on Wednesday, November 18, 2020 be received.

CARRIED UNANIMOUSLY

5. Minutes of the Multiculturalism Advisory Committee Meeting held on Wednesday, November 18, 2020

MOVED BY COUNCILLOR MANDEWO
AND SECONDED

- 011 That the Minutes of the Multiculturalism Advisory Committee Meeting held on Wednesday, November 18, 2020 be received.

CARRIED UNANIMOUSLY

6. Minutes of the Economic Development Advisory Committee Meeting held on Wednesday, November 25, 2020

MOVED BY COUNCILLOR WILSON
AND SECONDED

012 That the Minutes of the Economic Development Advisory Committee Meeting held on Wednesday, November 25, 2020 be received.

CARRIED UNANIMOUSLY

REPORTS OF STAFF

PLANNING AND DEVELOPMENT

7. Report of the Director Development Services – Citywide Official Community Plan Amendment Bylaw No. 5084, 2021, Zoning Amendment Bylaw No. 5085, 2021, and Development Permit at 1350 Coast Meridian Road – BC Dream House Builders Ltd. (PRO) 18-041)

Discussion ensued relative to the following:

- The progression of densification on Burke Mountain
- Clarification as to the proposed transportation network for the surrounding neighbourhood
- The desire for a map of the future anticipated road network to be included in the Public Hearing Brief
- The understanding that the current proposed development would provide 13 townhouse units, as opposed to six single-family homes with secondary suites
- The desire for comparisons of the total development square footage of the current application compared to the six single-family houses, to be included in the Public Hearing Brief
- The desire for comparisons of the on-site parking requirements for a single-family home development and the proposed development, to be included in the Public Hearing Brief
- The understanding that the proposed development would provide more parking as townhouses rather than single-family homes
- Concern regarding the derelict property across the street from the proposed development

Staff agreed to provide Council with further information on the status of the derelict property across the street from the proposed development.

In response to a question from Council, the Planner 2 provided an overview of the status of the applicant's Qualified Environmental Professional's assessment of the existing on-site watercourse based on the Riparian Area Protection Regular that was submitted to the Minister of Forests, Lands, Natural Resource Operations and Rural Development. She further noted the results of the applicant's Windthrow Risk Assessment.

MOVED BY COUNCILLOR WILSON
AND SECONDED

013 That Council:

1. Give first reading to *City of Coquitlam Citywide Official Community Plan Amendment Bylaw No. 5084, 2021*;
2. In accordance with the *Local Government Act*, Council consider *Bylaw No. 5084, 2021*, in conjunction with *City of Coquitlam 2021 Five Year Financial Plan Bylaw No. 5086, 2020* and the *Regional Solid Waste Management Plan*;
3. Give first reading to *City of Coquitlam Zoning Amendment Bylaw No. 5085, 2021*;
4. Refer *Bylaw Nos. 5084, 2021* and *5085, 2021* to Public Hearing;
5. Authorize staff to prepare Development Permit No. 18 106297 DP generally in accordance with the attached drawings (Attachment 6), should Council grant second and third readings to the Bylaws;
6. Acknowledge that the applicant has requested variances to the Zoning Bylaw as described in this report, and as follows:
 - a. In Subsection 1012(8)(a) in Part 10, RTM-1 Street-Oriented Village Home Residential zone, reduce the front setback from Coast Meridian Road from 4.0 metres (m) (13.1 feet (ft.)) to 3.18 m (10.4 ft.); and
 - b. In Subsection 1012(10) in Part 10, RTM-1 Street-Oriented Village Home Residential zone, increase the building height from 11.0 m (36 ft.) for buildings and structures having a roof slope with a pitch of 3 in 12 or greater for an area of at least 80 per cent of all roof surfaces to 11.92 m (39.1 ft.)
7. 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;
 - d. Resolution of all design issues for the trail connection to the satisfaction of the General Manager Parks, Recreation, Culture and Facilities;

- e. Finalize Watercourse Protection Development Permit (18 105905 DP) to the satisfaction of Environmental Services;
- f. Transfer of title to the City the Streamside Protection and Enhancement Area (SPEA) for park purposes;
- g. Finalize, execute and deliver to the City, the following agreements in Land Title Office registrable form:
 - i. Owner-maintained statutory right-of-way in favour of the City over the publicly accessible sidewalk on the west side of Francis Crescent and the Watkins Creek trail connection;
 - ii. Section 219 restrictive covenant on the portions of the windfirm area outside the Streamside Protection and Enhancement Area (SPEA) to provide windfirm tree root protection; and
 - iii. Such other Land Title Office registrable agreements as may be required by the City.

CARRIED

Councillor Zarrillo registered opposition.

8. Report of the Director Development Services – OCP Amendment Bylaw No. 4984, 2021, Zoning Amendment Bylaw No. 4985, 2021, Heritage Revitalization Agreement Authorization Bylaw No. 4986, 2021, and Heritage Designation Bylaw No. 4987, 2021 at 373 and 375 Clayton Street, 572, 602, 604, 606, 608, and 612 Rochester Avenue, and 390 and 394 Guilby Street – Allaire Headwater (Rochester) Residences (PROJ 18-076)

The Director Development Services provided introductory comments as to the changes to the application following Council's consideration of the previous first reading report and subsequent referral back to staff. He further provided an overview of the heritage designations of the heritage homes that are included as part of the application.

Discussion ensued relative to the following:

- The desire for further information regarding the proposed update to the street-level design of the development
- Clarification as to the proposed alignment of the underground services as per the road re-alignment
- The understanding that the notification process for the first reading report is not the same as a Public Hearing
- That the public submissions that were submitted over the weekend will be considered as submissions for the Public Hearing, should the residents so wish

The General Manager Planning and Development provided an overview of the outreach staff have undertaken to keep the surrounding neighbourhood updated on the development.

MOVED BY COUNCILLOR MARSDEN
AND SECONDED

014 That Council:

1. Give first reading to *City of Coquitlam Official Community Plan Amendment Bylaw No. 4984, 2021*;
2. Give first reading to *City of Coquitlam Zoning Amendment Bylaw No. 4985, 2021*;
3. Give first reading to *City of Coquitlam Heritage Revitalization Agreement Authorization Bylaw No. 4986, 2021*;
4. Give first reading to *City of Coquitlam Heritage Designation Bylaw No. 4987, 2021*;
5. In accordance with the *Local Government Act*, consider *Bylaw No. 4984, 2021* in conjunction with *City of Coquitlam 2021 Five-Year Financial Plan Bylaw No. 5086, 2020*, and the *Regional Solid Waste Management Plan*;
6. Refer *Bylaw Nos. 4984, 2021, 4985, 2021, 4986, 2021, and 4987, 2021* to Public Hearing; and
7. 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 the relocation of the sanitary sewer connection for the property located at 378 Guilby Street to the satisfaction of the General Manager Engineering and Public Works; and
 - c. Finalization, execution and delivery to the City the following agreements in Land Title Office registrable form:
 - i. One or more Section 219 Covenants and/or owner-maintained statutory rights-of-way in favour of the City over all publicly accessible spaces including public walkways through the site and the public nodes at the northeast and northwest corners of the site;
 - ii. Section 219 Covenant prohibiting occupancy unless the heritage homes have been restored to the satisfaction of the General Manager Planning and Development;
 - iii. Statutory right-of-way to allow for appropriate fire truck access to and maneuverability into and out of the lane at the south end of the site; and
 - iv. Such other Land Title Office registrable agreements as may be required by the City.

CARRIED UNANIMOUSLY

9. Report of the General Manager Planning and Development – Proposed Metro Vancouver Regional Growth Strategy (RGS) Amendment Bylaw No. 1310, 2020 to Re-designate Parks Lands to Conservation and Recreation

Discussion ensued relative to the following:

- The need for Quarry Road to be updated ahead of the park expansion
- The understanding that Metro Vancouver is designing the park to limit single-vehicle traffic
- The understanding that Quarry Road does not have sidewalks and that increased usage could cause a hazard to pedestrian traffic
- Concern regarding potential flooding hazards on Quarry Road
- The desire for a map of the proposed road network to have been included as part of the submission package

In response to a question from Council, the City Manager noted that the current report was in response to a quick-turn around timeline requirement from Metro Vancouver and stated that a future report with more in-depth information would be provided to Council in the future.

In response to a question from Council, the General Manager Planning and Development provided clarifying information on the proposed re-zoning.

Councillor Kim left the meeting at this time (7:46 p.m.).

MOVED BY COUNCILLOR HODGE
AND SECONDED

015 That Council:

1. Inform Metro Vancouver that Coquitlam City Council has no objection to the proposed Regional Growth Strategy Amendment Bylaw No. 1310, 2020 to Re-designate Regional Parks Lands to Conservation and Recreation; and
2. Request Metro Vancouver to continue consultation and working with the City of Coquitlam with respect to the below listed items, noting that the three Metro Vancouver property interests within Coquitlam that are subject to proposed Bylaw No. 1310, 2020 are beyond the Regional Growth Strategy Urban Containment Boundary, but are part of larger regional parks that currently, or are planned to, draw significant volumes of park users:
 - a. Identifying projected impacts on the municipal road network accessing these regional parks lands;
 - b. Determine and implement measures and road network improvements over time to address these impacts; and

- c. Engage in ongoing communication with the City regarding a long-term vision for the lands outside the Urban Containment Boundary in proximity to these major regional parks.

CARRIED UNANIMOUSLY

PARKS, RECREATION, CULTURE AND FACILITIES

10. Report of the General Manager Parks, Recreation, Culture and Facilities – Buchanan Square Shade and Lighting Structure Design

Councillor Kim returned to the meeting at this time (7:47 p.m.).

The General Manager Parks, Recreation, Culture and Facilities provided introductory comments as to the updated design of the shade and lighting structure.

Discussion ensued relative to the following:

- The pros and cons of the proposed design
- The desire to have clearer, to-scale diagrams of the proposed elements to better conceptualize the design elements
- Clarification as to the proposed layout of the amenities as part of the Buchanan Square re-design
- The understanding that the trees that have been retained do not appear on the renderings
- Concern as to the potential for the metal shade and lighting structure to visually obstruct City Hall
- Concern that the shade structure has too limited a scope to justify the cost of construction
- Alternate options for lighting and shade structures for the square

In response to a question from Council, the Park Planning and Design Manager provided an overview as to the development of the design as it has been presented within the report.

Discussion continued relative to the following:

- The potential to extend the shade covering structure to cover the walkway between City Hall parking and the RCMP building
- Concern that the shade structures will not provide weather protection

The General Manager Parks, Recreation, Culture and Facilities noted that staff could return to Council with more technically correct drawings in order to better conceptualize the design.

In response to a question from Council, the Director Strategic and Capital Projects provided an overview of the timeline for the project and the potential costs of delaying construction.

Discussion continued relative to the following:

- The desire for staff to explore different options for coverings in the square
- Appreciation for the development of a welcoming outdoor recreation space
- The pros and cons of delaying the project to wait for properly scaled design drawings

The General Manager Planning and Development provided information relative to his understanding of the design and the utilization of space in Buchanan Square.

MOVED BY COUNCILLOR TOWNER
AND SECONDED

016 That Council:

1. Approve the detailed design for the Buchanan Square Shade and Lighting Structure Design; and
2. Authorize staff to proceed to procurement and construction of the Shade and Lighting Structure as it falls within the project budget within the Buchanan Square Parkade Membrane Replacement and Enhancement project approved in the 2020 capital plan.

CARRIED

Councillors Asmundson, Hodge, Marsden and Zarrillo registered opposition.

ENGINEERING AND PUBLIC WORKS

11. Report of the General Manager Engineering and Public Works and General Manager Parks, Recreation, Culture and Facilities – FCM Grant – Energy and Asset Data Management Project

MOVED BY COUNCILLOR ASMUNDSON
AND SECONDED

017 That Council direct staff to:

1. Apply for a grant opportunity from the Federation of Canadian Municipalities' (FCM) Municipal Asset Management Program for the Energy and Asset Data Management Project and commit to retaining a consultant to collect energy and facility asset data, updating the energy management project list, and monitoring and verifying savings; and

2. Commit \$12,520 from the Energy Management Program budget toward the costs of this initiative.

CARRIED UNANIMOUSLY

OTHER BUSINESS

NEXT MEETING DATE – January 25, 2021

ADJOURNMENT

MOVED BY COUNCILLOR ASMUNDSON
AND SECONDED

018 That the Regular Council Meeting adjourn – 8:53 p.m.

CARRIED UNANIMOUSLY

MINUTES CERTIFIED CORRECT

CHAIR

I hereby certify that I have recorded the Minutes of the
Regular Council Meeting held Monday, January 11, 2021
as instructed, subject to amendment and adoption.



Rachel Cormack
Legislative Services Clerk