

A Regular Council Meeting for the City of Coquitlam convened in the Council Chambers of City Hall, 3000 Guildford Way, Coquitlam, BC on Monday, February 1, 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 Parks, Recreation, Culture and Facilities, General Manager Engineering and Public Works, General Manager Planning and Development, Director Development Services, Building Permits Manager – Approvals, City Clerk and Committee Clerk.

CALL TO ORDER

The Mayor recognized International Day of Zero Tolerance for Female Genital Mutilation.

ADOPTION OF MINUTES

1. Minutes of the Public Hearing held on Monday, January 25, 2021

MOVED BY COUNCILLOR ASMUNDSON
AND SECONDED

040 That the Minutes of the Public Hearing held on Monday, January 25, 2021 be approved.

CARRIED UNANIMOUSLY

2. Minutes of the Regular Council Meeting held on Monday, January 25, 2021

MOVED BY COUNCILLOR TOWNER
AND SECONDED

041 That the Minutes of the Regular Council Meeting held on Monday, January 25, 2021 be approved.

CARRIED UNANIMOUSLY

COMMITTEE MINUTES AND RECOMMENDATIONS

3. Minutes of the Culture Services Advisory Committee Meeting held on Thursday, November 26, 2020

MOVED BY COUNCILLOR HODGE
AND SECONDED

042 That the Minutes of the Culture Services Advisory Committee Meeting held on Thursday, November 26, 2020 be received.

CARRIED UNANIMOUSLY

REPORTS OF STAFF

PLANNING AND DEVELOPMENT

**4. Report of the Director Development Services – Development Variance Permit
Authorization to Reduce Minimum Flood Construction Level at 100 Woolridge Street –
Multiland Pacific Holdings (PROJ 19-047)**

Ali Peymani, Bozyk Architects Ltd., 611 Alexander Street, Vancouver, provided information relative to the application. He highlighted details related to the site grade, the Flood Construction Level (FCL) and the subsequent development proposal which would include an Official Community Plan amendment, Rezoning and Development Permit application to facilitate the future development of an auto dealership and service building.

Discussion ensued relative to the following:

- The current elevation of the property and the requested variance to the FCL
- How FCLs are determined
- The subject site's location within the 200 year flood plain area of the Fraser River and the Brunette River
- Concern related to rising sea levels and the potential future impact on properties in the area
- The desire to design for maximum safety and the ability to withstand periodic flooding
- Anticipated post-construction employment generated by the proposed development

The Mayor called for speakers from the public with respect to this item and there were no public representations.

Mark Andricevic, Engineering Technician, 7315 Coronado Drive, Burnaby provided information relative to work that would need to be undertaken on the site prior to proceeding with development.

Moe Saboune, Open Road Auto Group, 2040 Burrard Street, Vancouver provided details related to the nature of the hardship which led to their DVP application.

Myles Cape, HUB Engineering Inc., 12992 76 Avenue, Surrey, provided further details related to factors leading to the applicant's request for a DVP.

The Mayor again called for speakers from the public with respect to this item and there were no public representations.

MOVED BY COUNCILLOR MARSDEN
AND SECONDED

- 043 That Council approve the signing and sealing of Development Variance Permit (DVP) No. 20 123876 DV and that the Mayor and City Clerk be authorized to execute this Permit on behalf of the City of Coquitlam.

MOTION REFERRED

Note: Referral Motion (Resolution No. 044) failed.

Discussion ensued relative to the following:

- Details related to the construction of retaining walls on the site
- The challenges of developing properties within the flood plain
- The desire for developments and infrastructure that can withstand the projected rise in the sea level
- Support for the economic development potential of the project
- The desire for consistent standards with respect to FCLs and development in flood plains

MOVED BY COUNCILLOR HODGE
AND SECONDED

- 044 That Development Variance Permit (DVP) No. 20 123876 DV be referred back to staff.

DEFEATED

Mayor Stewart and Councillors Asmundson, Kim, Mandewo, Marsden, Towner and Wilson registered opposition.

MOVED BY COUNCILLOR MARSDEN
AND SECONDED

- 045 That Council approve the signing and sealing of Development Variance Permit (DVP) No. 20 123876 DV and that the Mayor and City Clerk be authorized to execute this Permit on behalf of the City of Coquitlam.

CARRIED

Councillor Zarrillo registered opposition.

5. Report of the Director Development Services – Zoning Amendment Bylaw No. 5044, 2021 to Allow a Proposed Detached Three-Unit Multiplex Development at 1334 Charland Avenue – Lamme Zarei (PROJ 19-077)

MOVED BY COUNCILLOR MARSDEN
AND SECONDED

046 That Council:

1. Give first reading to *City of Coquitlam Zoning Amendment Bylaw No. 5044, 2021*;
2. Refer *Bylaw No. 5044, 2021* to Public Hearing;
3. 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. 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;
 - b. Finalization of Watercourse Protection Development Permit (19 116877 DP) to the satisfaction of Environmental Services; and
 - c. Registration of a Section 219 Restrictive Covenant to protect the Streamside Protection and Enhancement Area (SPEA), to the satisfaction of Environmental Services.

CARRIED UNANIMOUSLY

OTHER BUSINESS

NEXT MEETING DATE – February 8, 2021

ADJOURNMENT

MOVED BY COUNCILLOR ASMUNDSON
AND SECONDED

047 That the Regular Council Meeting adjourn – 8:34 p.m.

CARRIED UNANIMOUSLY

MINUTES CERTIFIED CORRECT

CHAIR

I hereby certify that I have recorded the Minutes of the
Regular Council Meeting held Monday, February 1, 2021
as instructed, subject to amendment and adoption.



Julie Hunter
Committee Clerk