

**COUNCIL-IN-COMMITTEE MEETING**  
**Monday, February 22, 2021**

A Regular Meeting of the Council-in-Committee convened on Monday, February 22, 2021 at 2:02 p.m. in the Council Chambers of City Hall, 3000 Guildford Way, Coquitlam, BC with the following persons present:

COMMITTEE MEMBERS: Mayor Richard Stewart  
Councillor Brent Asmundson  
Councillor Craig Hodge  
Councillor Steve Kim  
Councillor Trish Mandewo  
Councillor Dennis Marsden  
Councillor Teri Towner  
Councillor Chris Wilson  
Councillor Bonita Zarrillo

STAFF: Peter Steblin, City Manager  
Raul Allueva, Deputy City Manager  
Jaime Boan, General Manager Engineering and Public Works  
Michelle Hunt, General Manager Finance, Lands and Police  
Jim McIntyre, General Manager Planning and Development  
Jonathan Helmus, Director Utilities  
Andrew Merrill, Director Development Services  
Genevieve Bucher, Manager Community Planning  
Kathleen Vincent, Manager Corporate Communications  
Mark Zaborniak, Manager Design and Construction  
Chad Braley, Capital Projects and Inspection Manager  
Demian Rueter, Planner 3  
Jay Gilbert, Director Intergovernmental Relations and Legislative Services  
Stephanie Lam, Legislative Services Manager  
Julie Hunter, Committee Clerk

Councillor Hodge, as per the Acting Mayor schedule, assumed the role of Chair.

**CALL TO ORDER**

The Legislative Services Manager noted that an additional business item had been identified for discussion and it was accepted under Other Business.

In response to an additionally proposed item of Other Business regarding Ministerial Order 192 (M192), discussion ensued relative to the following:

- The desire to discuss the provisions of M192 as it relates to the holding of Council meetings
- Topics of discussion which, in accordance with section 90 of the *Community Charter*, may be held in a meeting closed to the public, including discussion relating to whether or not a specific item should be discussed in a closed meeting
- An appeal of the decision of the Chair regarding not accepting the proposed OB item related to Ministerial Order No. M192

The Director Intergovernmental Relations and Legislative Services provided the following information:

- The *Community Charter* provides opportunity for Council/Committee to discuss whether or not an item should be the subject on a closed meeting agenda
- That an item discussed in a closed meeting can be referred to an open meeting for disposition if it is found that the subject does not meet the provisions of the *Charter*, but not the obverse. As such, logistics suggest that to origin of the discussion cannot be held in an open meeting first

#### **ADOPTION OF MINUTES**

##### **1. Minutes of the Council-in-Committee Meeting held on Monday, February 8, 2021**

A member of the Committee expressed the desire for the minutes to indicate when a Committee member attended the meeting electronically, and to reflect the disconnection and reconnection during the meeting of members participating online.

The Committee, with the exception of Councillor Zarrillo, agreed to defer approval of the Minutes of the Council-in-Committee Meeting held on Monday, February 8, 2021 to the next meeting.

#### **REPORTS OF STAFF**

##### **PLANNING AND DEVELOPMENT**

##### **2. Report of the General Manager Planning and Development – Southwest Housing Review – Phase 1 Consultation Summary**

The Planner 3 spoke to the presentation slides included in the staff report.

Discussion ensued relative to the following:

- Appreciation for the outreach efforts and public consultation by staff
- The challenges of engaging the public in light of COVID-19 restrictions
- The belief that the demographics of southwest Coquitlam differ somewhat from those of the survey respondents

- The desire for public consultation input that is balanced and includes current as well as future residents in all age groups
- The understanding that the affordability of single family homes has changed greatly over the years and the belief that most new families are not able to afford this type of housing
- The desire to contain urban sprawl
- The desire to proceed with the Corridor Strategy in a phased manner rather than by patchwork
- The desire to not push development in areas before they are ready for it
- The desire to plan for “mortgage helpers” to improve affordability for homeowners
- The trend towards ground-oriented multi-family housing
- The desire that the Corridor Study take a high level perspective
- The large amount of interest expressed by the public in walking and cycling opportunities
- The desire to inform residents and provide educational information before the commencement of development that impacts their neighbourhood
- The challenge of balancing informing and consulting with the public
- The benefits of conducting public consultation in an open webinar format and the understanding that the valuable exchange in a one-on-one format is not available during the coronavirus pandemic
- The understanding that staff continue to seek means of improving the public consultation process
- The understanding that the next round of consultation will produce data that will facilitate economic analysis
- Survey responses in relation to transit service in different areas of the city
- Current and future data analysis conducted by staff
- The desire for education and outreach to inform the residents of southwest Coquitlam regarding the current cost of family housing and the need for housing forms other than single family homes
- The need for localized commercial enterprises and the desire to activate the streets in certain neighbourhood pockets along the corridor

The Committee received the report of the General Manager Planning and Development dated February 16, 2021 and entitled “Southwest Housing Review – Phase 1 Consultation Summary” for information.

### 3. **Report of the General Manager Planning and Development – Regional Growth Strategy Update – Metro 2050**

The General Manager Planning and Development provided introductory comments relative to the Metro Vancouver Regional Growth Strategy (RGS) and highlighted the following:

- The Manager Community Planning's role as the City's point person at the staff level on the Metro Vancouver Regional Planning Advisory Committee
- Concerns related to the ambitious scope of the RGS and the short timeline provided to municipalities for input
- The option of inviting Metro Vancouver to present to the Committee in the near future

Discussion ensued relative to the following:

- Concern related to the expanding scope of the RGS
- Concern regarding the failure of Metro Vancouver to seek input from its member municipalities from the first phase of the RGS update
- The concern that Metro Vancouver's function has evolved from serving to directing its member municipalities
- The understanding that a conflict exists in that Metro Vancouver Directors have sworn an oath to work on behalf of the region and not their own municipalities thereby influencing the nature of their local input into the RGS
- The concern that Metro Vancouver's timeline is rushed
- The concern that Metro Vancouver appears to be prescriptive rather than collaborative in their process
- Opposition to the creeping expansion of Metro Vancouver's powers and involvement in areas beyond their authority
- The difficulty in advocating for changes or limitations to Metro Vancouver's governance structure
- The desire for Metro Vancouver to contribute to the quality of life of residents in the RGS update through a focus on jobs and workplaces closer to home
- The understanding that there are many desired benefits of reducing the number of people commuting to work, including reduced infrastructure costs, reduced environmental impact and improved quality of life
- The desire for the Province to ensure that Metro Vancouver stays within its areas of authority
- The desire that the proposed letter to Metro Vancouver include a request to slow the RGS process down, to consult properly with municipalities, and to invite a delegation to attend a Council meeting in the near future
- The desire to include economic development factors in the RGS and the understanding that Metro Vancouver is working on the economic development file on a separate track from the planning one
- The history and makeup of the RGS Intergovernmental Advisory Committee
- Concern relative to the siloed nature of Metro Vancouver's organizational areas
- The desire for transparency in Metro Vancouver processes

- Concern regarding the lack of oversight by municipalities, and the fact that Metro Vancouver has an unelected board
- The desire for the City to obtain support from regional municipalities and First Nations in communicating concerns to Metro Vancouver regarding the RGS update process
- The desire to achieve better balance on the RGS committee by adding representation from environmental groups, not-for-profit groups and other stakeholders
- The desire to hold municipalities accountable for meeting their respective obligations to the RGS
- The desire for Council to review a draft of the proposed letter to Metro Vancouver

Staff were directed to send a letter from the General Manager Planning and Development to Metro Vancouver staff communicating the City's comments, questions, concerns and Committee comments related to the RGS update process. It was agreed that a copy of the letter would be sent to the senior planner in each municipality. Staff were also directed to invite Metro Vancouver to appear as a delegation at a future meeting.

The Committee received the report of the General Manager Planning and Development dated February 16, 2021 and entitled "Regional Growth Strategy Update – Metro 2050" for information.

#### **ENGINEERING AND PUBLIC WORKS**

#### **4. Report of the General Manager Engineering and Public Works – Engineering and Public Works – 2021 Capital Program Overview**

The General Manager Engineering and Public Works provided introductory comments relative to the 2021 Capital Program Overview.

Discussion ensued relative to the following:

- Appreciation for the update on the City's Engineering and Public Works (EPW) capital projects and the desire to schedule similar reports in the future
- The understanding that information related to the Guildford Drive multi-use pathway and other future projects will be provided in the future
- The desire to highlight EPW successes, such as the solution to truck access/egress at Como Lake Village, as the City does with other departmental achievements
- Appreciation for the Road Safety Strategy

The Committee received the report of the General Manager Engineering and Public Works dated February 12, 2021 and entitled "Engineering and Public Works – 2021 Capital Program Overview" for information.

**OTHER BUSINESS**

**OB-1 Strengthening Communities Funding Announcement**

A member of the Committee provided information pertaining to the Strengthening Communities' Services Program recently announced by the provincial and the federal governments to support unsheltered homeless people and address related community impacts.

Staff were directed to examine opportunities through this funding program.

**NEXT MEETING DATE – March 1, 2021**

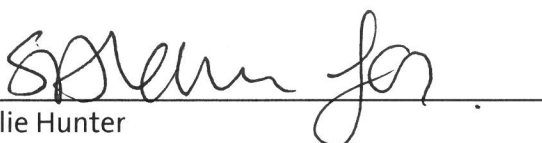
**ADJOURNMENT**

The meeting adjourned 4:14 p.m.

MINUTES CERTIFIED CORRECT

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CHAIR

I hereby certify that I have recorded the Minutes of the Council-in-Committee Meeting held Monday, February 22, 2021 as instructed, subject to amendment and adoption.

  
Julie Hunter  
Committee Clerk