



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 24, 2020 at 9:08 p.m. All members of Council were present save Councillor Towner. Members of staff present were the City Manager, Deputy City Manager, Fire Chief, General Manager Engineering and Public Works, General Manager Civic Lands and Facilities, General Manager Parks, Recreation and Culture Services, General Manager Planning and Development, Director Development Services, Planner 1, City Clerk and Legislative Services Clerk.

## CALL TO ORDER

The Mayor, on behalf of Council, acknowledged Pink Shirt Day on Wednesday, February 26.

The Mayor, on behalf of Council, congratulated Scott Creek Middle School student Rita Cao for being the Provincial Grand Prize Winner of the 2019 Fire Prevention Week Poster Contest.

## ADOPTION OF MINUTES

### 1. Minutes of the Regular Council Meeting held on Monday, February 10, 2020

MOVED BY COUNCILLOR MANDEWO  
AND SECONDED

061 That the Minutes of the Regular Council Meeting held on Monday, February 10, 2020 be approved.

CARRIED UNANIMOUSLY

## COMMITTEE MINUTES AND RECOMMENDATIONS

### 2. Minutes of the Tri-Cities Healthier Communities Partnership Policy Meeting held on Thursday, September 19, 2019

MOVED BY COUNCILLOR MARSDEN  
AND SECONDED

062 That the Minutes of the Tri-Cities Healthier Communities Partnership Policy Meeting held on Thursday, September 19, 2019 be received.

CARRIED UNANIMOUSLY

**3. Minutes of the Tri-Cities Healthier Communities Partnership Policy Meeting held on Thursday, November 28, 2019**

MOVED BY COUNCILLOR MARSDEN  
AND SECONDED

- 063 That the Minutes of the Tri-Cities Healthier Communities Partnership Policy Meeting held on Thursday, November 28, 2019 be received.

CARRIED UNANIMOUSLY

**4. Meeting Notes of the Coquitlam River Watershed Roundtable Core Committee held on Wednesday, January 22, 2020**

MOVED BY COUNCILLOR KIM  
AND SECONDED

- 064 That the Meeting Notes of the Coquitlam River Watershed Roundtable Core Committee held on Wednesday, January 22, 2020 be received.

CARRIED UNANIMOUSLY

<b>CONSIDERATION OF THE AGENDA ITEM FROM THE PUBLIC HEARING HELD FEBRUARY 24, 2020</b>
----------------------------------------------------------------------------------------

**5. City of Coquitlam Citywide Official Community Plan Amendment Bylaw No. 5028, 2020 and City of Coquitlam Zoning Amendment Bylaw No. 5029, 2020 – Burquitlam-Lougheed Neighbourhood Plan Update**

Discussion ensued relative to the following:

- Appreciation for the residents of the Oakdale neighbourhood for their engagement throughout the land use update process
- Appreciation for the work that City staff undertook to best address the concerns of the community
- The desire to ensure that Oakdale residents continue to be engaged through the re-zoning process of the neighbourhood
- The desire to ensure that online information relative to Official Community Plans are designed to best engage and inform residents
- The understanding that the future land use in the Oakdale neighbourhood can be flexible as re-zoning activity begins to take place
- The desire to ensure that the neighbourhood has the park amenities that it needs to support future growth
- The need for affordable housing in the Oakdale neighbourhood
- The understanding that the property taxes for the residents in the Oakdale neighbourhood will likely increase as a result of the adoption of the plan
- The need to balance the desires of the current residents in the neighbourhood and

- the need for increased housing density within Metro Vancouver
- The desire for the development and real estate industry to respect the Oakdale community, particularly should a property owner not wish to re-develop

MOVED BY COUNCILLOR HODGE  
AND SECONDED

065 That Council:

1. Replace Schedule 4 of *City of Coquitlam Citywide Official Community Plan Amendment Bylaw No. 5028, 2020* with "Schedule C, Burquitlam-Lougheed Neighbourhood Plan Proposed Greenways and Cycle Routes", as attached to this Brief as Attachment 1; and
2. Give second, third, and fourth and final readings to *City of Coquitlam Citywide Official Community Plan Amendment Bylaw No. 5028, 2020* as revised and *City of Coquitlam Zoning Amendment Bylaw No. 5029, 2020*.

CARRIED UNANIMOUSLY

## REPORTS OF STAFF

### PLANNING AND DEVELOPMENT

#### **6. Report of the General Manager Planning and Development – UBCM Poverty Reduction Grant Application**

The Director Development Services provided introductory comments relative to work that the City of Port Moody has undertaken to develop the UBCM Poverty Reduction Grant Application. He noted that further letters of support for the application have been received since the writing of the report.

#### **Recess**

Council recessed at 9:39 p.m. in order to allow members of the audience to depart Council Chambers and the adjourning lobby area.

#### **Reconvene**

A Regular Council Meeting for the City of Coquitlam reconvened in the Council Chambers of City Hall, 3000 Guildford Way, Coquitlam, BC on Monday, February 24, 2020 at 9:41p.m. All members of Council were present save Councillor Towner. Members of staff present were the City Manager, Deputy City Manager, Fire Chief, General Manager Engineering and Public Works, General Manager Civic Lands and Facilities, General Manager Parks, Recreation and Culture Services, General Manager Planning and Development, Director Development Services, Planner 1, City Clerk and Legislative Services Clerk.

**REPORTS OF STAFF**

**PLANNING AND DEVELOPMENT**

**6. Report of the General Manager Planning and Development – UBCM Poverty Reduction Grant Application (Continued)**

Discussion ensued relative to the clarification that Council is being requested to support an application submitted by the City of Port Moody and that no additional work by the City of Coquitlam will be required.

MOVED BY COUNCILLOR HODGE  
AND SECONDED

- 066 That Council support an application by the City of Port Moody, in partnership with the Tri-Cities Food Security Table, to the UBCM Poverty Reduction Planning and Action program for a grant to prepare a Tri-Cities Food Security Assessment and Action Plan.

CARRIED UNANIMOUSLY

**ENGINEERING AND PUBLIC WORKS**

**7. Report of the Acting General Manager Engineering and Public Works – Metro Vancouver Coquitlam Water Main No. 4**

Discussion ensued relative to the following:

- Clarification that the City of Coquitlam is not responsible for any consultation relative to the project
- Clarification that there is no compensation due to the City of Coquitlam for hosting regional infrastructure

MOVED BY COUNCILLOR HODGE  
AND SECONDED

- 067 That Council
1. Support “Alignment B” for Metro Vancouver Coquitlam Water Main No. 4, which includes tunneling underneath the City Centre; and
  2. That Metro Vancouver be requested to provide a traffic management plan which mitigates, as much as possible, the construction impacts of the Coquitlam Water Main No. 4 Project.

CARRIED UNANIMOUSLY

**8. Report of the General Manager Engineering and Public Works – Grant Application Under the Investing in Canada Infrastructure Program**

MOVED BY COUNCILLOR ASMUNDSON  
AND SECONDED

068 That Council:

1. Support the grant application for the “Partington Creek Flood Protection and Aquatic Habitat Improvement” project; and
2. Approve funding the City’s share (27%) of the project costs as required under the *Investing in Canada Infrastructure Program*.

CARRIED UNANIMOUSLY

**9. Report of the Acting General Manager Engineering and Public Works – Street and Traffic Amendment Bylaw No. 5033, 2020 – Truck Traffic**

Discussion ensued relative to the desire for staff to investigate the width of vehicles parking on collector roads, particularly large pickup trucks.

MOVED BY COUNCILLOR MARSDEN  
AND SECONDED

069 That Council give first, second and third readings to *City of Coquitlam Street and Traffic Amendment Bylaw No. 5033, 2020*.

CARRIED UNANIMOUSLY

<b>REPORTS OF COUNCILLORS</b>
-------------------------------

**10. Metro Vancouver Board in Brief (January 31, 2020) – Metro Vancouver Board Representatives Available to Respond to Questions**

MOVED BY COUNCILLOR HODGE  
AND SECONDED

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

CARRIED UNANIMOUSLY



**OTHER BUSINESS**

**OB-1 Notice of Motion – Councillor Marsden – Community Amenity Contributions**

The following Notice of Motion was introduced by Councillor Marsden and seconded. Councillor Marsden requested that the notice requirement be waived so the following Motion could be considered immediately:

Whereas communities, especially in Metro Vancouver are challenged to enhance and deliver services and amenities including but not limited to affordable housing, community centres, parks and fire service expansion to ever increasing populations.

AND Whereas Development Cost Charges do not adequately address many of these items, as such guidelines were established by the Provincial Government under which municipalities could ask for “Voluntary Contributions” from development to provide a range of identified amenities yet no accompanying legislation was established to support the guidelines.

And Whereas municipalities undergo extensive negotiations and processes to establish and secure commitment for these voluntary contributions from development, further encumbering and delaying the delivery of much need housing stock across the affordability spectrum.

Therefore be it resolved that the City of Coquitlam call upon the Provincial Government to work with municipalities and key stakeholders including the development industry to establish legislation under which the charging of Community Amenity Charges is enforceable and inclusive of pre-established objectives and costs much in the manner of Development Cost Charges.

And this resolution is put forward to LMLGA for support at the upcoming General Meeting.

MOVED BY COUNCILLOR ZARRILLO  
AND SECONDED

- 071 That in accordance with Section 13.2.4 of the *City of Coquitlam Council Procedure Bylaw, No. 4042, 2009*, Council waive the required Notice to allow immediate consideration of this item.

CARRIED UNANIMOUSLY

Discussion ensued relative to the desire to establish legislation to regulate the collection of Community Amenity Charges and to ensure that they are required contributions rather than voluntary in order to guarantee that developers are providing desired amenities to the City.

In response to a question from Council, the City Manager provided an overview of the voluntary nature of the current Community Amenity Contribution (CAC) program at the City and noted that the City has requested legislation regulating the CAC program previously. He further noted that he did not perceive any potential issues arising from requesting the appropriate framework legislation.

Discussion continued relative to the following:

- Clarification relative to the difference between CACs and Public Amenity Enhancement Contributions (PAE)
- The concern that framework legislation could possibly restrict the CAC program in a way that would negatively impact the City's current program
- The desire for framework legislation to potentially allow for the pre-zoning of neighbourhoods

MOVED BY COUNCILLOR MARSDEN  
AND SECONDED

072 Whereas communities, especially in Metro Vancouver are challenged to enhance and deliver services and amenities including but not limited to affordable housing, community centres, parks and fire service expansion to ever increasing populations.

AND Whereas Development Cost Charges do not adequately address many of these items, as such guidelines were established by the Provincial Government under which municipalities could ask for "Voluntary Contributions" from development to provide a range of identified amenities yet no accompanying legislation was established to support the guidelines.

And Whereas municipalities undergo extensive negotiations and processes to establish and secure commitment for these voluntary contributions from development, further encumbering and delaying the delivery of much need housing stock across the affordability spectrum.

Therefore be it resolved that the City of Coquitlam call upon the Provincial Government to work with municipalities and key stakeholders including the development industry to establish legislation under which the charging of Community Amenity Charges is enforceable and inclusive of pre-established objectives and costs much in the manner of Development Cost Charges.

And this resolution is put forward to LMLGA for support at the upcoming General Meeting.

MOTION AMENDED

MOVED BY COUNCILLOR MARSDEN  
AND SECONDED

- 073 That Council amend the resolution to change all instances of 'Community Amenity Charges' to 'Community Amenity Contributions'

CARRIED UNANIMOUSLY

In response to a question from Council, the City Manager spoke to resolutions previously submitted to the Union of British Columbia Municipalities (UBCM) relative to Development Cost Charges (DCCs) and the understanding that the Provincial Government has yet to act on the recommendations forwarded to them by the UBCM.

Discussion continued relative to the following:

- The pros and cons of the current CAC program
- The potential to modernize the DCC program to cover the scope currently addressed by the CAC program
- The desire for further conversations between staff and Council regarding the CAC program

In response to a question from Council, the General Manager Planning and Development provided an overview of the history of the development of the CAC program and the understanding that the City currently has no mechanism to require the contribution from developers.

Discussion continued relative to the following:

- The desire for staff to report back to Council on the outcome of a previously submitted DCC amendment resolution to the UBCM
- The desire to ensure that any framework legislation for CACs provides clarity to developers
- The understanding that other municipalities are supportive of such a resolution going forward

In response to a question from Council, the General Manager Planning and Development provided an overview of the work that staff undertook to investigate pre-zoning through the Housing Choices Review process.

Discussion continued relative to the following:

- That development contributions are necessary to support the development of amenities that serve the increased population in the surrounding community
- The potential pros and cons of pre-zoning



MOVED BY COUNCILLOR MARSDEN  
AND SECONDED

- 074 Whereas communities, especially in Metro Vancouver are challenged to enhance and deliver services and amenities including but not limited to affordable housing, community centres, parks and fire service expansion to ever increasing populations.

AND Whereas Development Cost Charges do not adequately address many of these items, as such guidelines were established by the Provincial Government under which municipalities could ask for “Voluntary Contributions” from development to provide a range of identified amenities yet no accompanying legislation was established to support the guidelines.

And Whereas municipalities undergo extensive negotiations and processes to establish and secure commitment for these voluntary contributions from development, further encumbering and delaying the delivery of much need housing stock across the affordability spectrum.

Therefore be it resolved that the City of Coquitlam call upon the Provincial Government to work with municipalities and key stakeholders including the development industry to establish legislation under which the charging of Community Amenity Contributions is enforceable and inclusive of pre-established objectives and costs much in the manner of Development Cost Charges.

And this resolution is put forward to LMLGA for support at the upcoming General Meeting.

CARRIED

Councillor Zarrillo registered opposition.

<b>NEXT MEETING DATE – March 2, 2020</b>
------------------------------------------

**ADJOURNMENT**

MOVED BY COUNCILLOR MARSDEN  
AND SECONDED


075 That the Regular Council Meeting adjourn – 10:35 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 24, 2020  
as instructed, subject to amendment and adoption.

  
\_\_\_\_\_  
Rachel Cormack  
Legislative Services Clerk