

Regular Council Meeting for the City of Coquitlam convened in the Council Chambers of City Hall, 3000 Guildford Way, Coquitlam, BC on Monday, April 19, 2021 at 7:08 p.m. All members of Council were present save Councillor Zarrillo. Members of staff present were the City Manager, Deputy City Manager, General Manager Engineering and Public Works, General Manager Planning and Development, Acting General Manager Parks, Recreation, Culture and Facilities, Director Development Services, Business Services Manager, Environmental Services Coordinator, Director Intergovernmental Relations and Legislative Services, and Committee Clerk.

CALL TO ORDER

PRESENTATIONS

1. Kerri Palmer Isaak, Chair and Jennifer Blatherwick, Trustee – School District No. 43 (Coquitlam) – Update on the Child Care Task Force

Kerri Palmer Isaak and Jennifer Blatherwick provided an update relative to the School District No. 43 Child Care Task Force. They noted that the Province is working on regulatory changes to bring childcare under the Ministry of Education by 2023, with the potential of providing school-aged childcare in schools. They thanked Council for its support as well as City staff and Councillor Wilson for their contributions to the Task Force.

Mayor Stewart left the meeting at this time (7:12 p.m.) and returned at 7:14 p.m.

On behalf of Council, the Mayor recognized the valuable work of the Child Care Task Force and thanked Ms. Palmer Isaak and Ms. Blatherwick for their presentation.

ADOPTION OF MINUTES

2. Minutes of Public Hearing held on Monday, April 12, 2021

MOVED BY COUNCILLOR MARSDEN
AND SECONDED

162 That the Minutes of the Public Hearing held on Monday, April 12, 2021 be approved.

CARRIED UNANIMOUSLY

3. Minutes of the Regular Council Meeting held on Monday, April 12, 2021

MOVED BY COUNCILLOR MARSDEN
AND SECONDED

163 That the Minutes of the Regular Council Meeting held on Monday, April 12, 2021 be approved.

CARRIED UNANIMOUSLY

COMMITTEE MINUTES AND RECOMMENDATIONS

4. Minutes of the Economic Development Advisory Committee Meeting held on Wednesday, March 3, 2021

MOVED BY COUNCILLOR KIM
AND SECONDED

- 164 That the Minutes of the Economic Development Advisory Committee Meeting held on Wednesday, March 3, 2021 be received.

CARRIED UNANIMOUSLY

4.3 2021 Work Plan Approval

MOVED BY COUNCILLOR KIM
AND SECONDED

- 165 That Council approve the 2021 Economic Development Advisory Committee Work Plan.

CARRIED UNANIMOUSLY

5. Minutes of the Multiculturalism Advisory Committee Meeting held on Wednesday, March 17, 2021

MOVED BY COUNCILLOR ASMUNDSON
AND SECONDED

- 166 That the Minutes of the Multiculturalism Advisory Committee Meeting held on Wednesday, March 17, 2021 be received.

CARRIED UNANIMOUSLY

BYLAWS FOR FINAL ADOPTION

6. **Report of the Director Intergovernmental Relations and Legislative Services – Fourth and Final Reading of Joint Administration of Bylaw Notice Dispute Adjudication Processes Amendment Bylaw (Pitt Meadows) No. 5118, 2021**

MOVED BY COUNCILLOR ASMUNDSON
AND SECONDED

- 167 That Council give fourth and final reading to *Joint Administration of Bylaw Notice Dispute Adjudication Amendment Bylaw (Pitt Meadows) No. 5118, 2021*.

CARRIED UNANIMOUSLY

REPORTS OF STAFF

PLANNING AND DEVELOPMENT

7. **Report of the Director Development Services – Fourth and Final Reading of Zoning Amendment Bylaw No. 5070, 2020 and Authorization of Development Permit No. 20 103827 DP at 947 Robinson Street – Roger Challis (PROJ 20-015)**

MOVED BY COUNCILLOR MARSDEN
AND SECONDED

- 168 That Council:
1. Give fourth and final reading to *City of Coquitlam Zoning Amendment Bylaw No. 5070, 2020*; and
 2. Approve the signing and sealing of Development Permit No. 20 103827 DP and authorize the Mayor and City Clerk to execute this Permit on behalf of the City of Coquitlam.

CARRIED

Councillor Asmundson registered opposition.

8. **Report of the Director Development Services – Zoning Amendment Bylaw No. 5119, 2021 at 1400 Austin Avenue – EWAN Design + Construct Inc. (PROJ 18-068)**

Discussion ensued relative to the following:

- The understanding that secondary suites are not permitted under the zoning for the proposed development
- The observation that the floor plans indicate that there is a potential to convert the basements into secondary suites

- The desire for ample bike storage within the development
- The need for storage space and parking
- The demand for EV charging facilities
- Concerns related to the lack of parking and the possible resulting negative impact on the neighbourhood
- The desire to encourage more Housing Choices projects

Staff undertook to report back prior to the Public Hearing with confirmation as to whether there will be a covenant restricting secondary suites.

MOVED BY COUNCILLOR MARSDEN
AND SECONDED

169 That Council:

1. Give first reading to *City of Coquitlam Zoning Amendment Bylaw No. 5119, 2021*;
2. Refer *Bylaw No. 5119, 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. Submission of a subdivision plan to the satisfaction of the Approving Officer;
 - b. Resolution of all engineering requirements and issues including restrictive covenants, dedications and rights-of-way where necessary, 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. Statutory right-of-way for a future sanitary sewer line along the western edge of the property; and
 - ii. 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 and the General Manager Engineering and Public Works – Citywide Official Community Plan Amendment Bylaw No. 5107, 2021 and Zoning Amendment Bylaw No. 5072, 2021 to Incorporate the Province's Amendments to the Riparian Areas Protection Regulation (Formerly Riparian Areas Regulation) (PROJ 20-059)

Discussion ensued relative to the following:

- The understanding that the proposed Bylaw amendments are necessary to ensure that the City is in conformance with the Riparian Areas Protection Regulation and to continue to protect Streamside Protection and Enhancement Areas
- The concern that delays in the development process may result from the new provincial approval requirement

- The understanding that the Qualified Environmental Professional report is reviewed every five years

MOVED BY COUNCILLOR ASMUNDSON
AND SECONDED

170 That Council:

1. Give first reading to *City of Coquitlam Citywide Official Community Plan Amendment Bylaw No. 5107, 2021*;
2. In accordance with the *Local Government Act*, consider *Bylaw No. 5107, 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. 5072, 2021*; and
4. Refer *Bylaw No. 5107, 2021* and *Bylaw No. 5072, 2021* to Public Hearing.

CARRIED UNANIMOUSLY

10. Report of the General Manager Planning and Development – Developer Delegations – Proposed Policy and Procedure

The General Manager Planning and Development provided introductory comments relative to the report.

MOVED BY COUNCILLOR ASMUNDSON
AND SECONDED

171 That Council endorse the proposed policy and procedure as attached to the report of the General Manager Planning and Development dated April 13, 2021 and entitled "Developer Delegations – Proposed Policy and Procedure".

MOTION REFERRED

Discussion ensued relative to the following:

- The benefits of an early check-in with developers related to their proposals
- The desire to not be over prescriptive or restrictive
- The desire to allow developers some latitude in the five-minute presentation time limit
- The belief that different time limit policies for the public and developers would not be appropriate and the desire that this to be managed appropriately
- Various approaches to presentation protocols
- The clarification that Planning and Development staff will not act as gatekeepers in the process and the desire that it be made clear that this is not the intent
- The understanding that the proposed policy does not prevent those developers who wish to appear as a delegation at Council-in Committee from doing so, nor

- does it compel them to appear as a delegation
- The desire for staff to adjust specific wording in the proposed policy and report back to Council
 - The belief that delegations from developers differ from public ones and that they require more time
 - The desire for staff to have input on the timing of developer presentations in order to allow them time to review the proposal and prepare information for Council thereby improving the process
 - Support for the proposed policy and how it would create a more efficient process and enhance the value of early information to Council and the public
 - Alternative wording of the staff recommendation

MOVED BY COUNCILLOR HODGE
AND SECONDED

- 172 That Council refer the report of the General Manager Planning and Development dated April 13, 2021 and entitled "Developer Delegations – Proposed Policy and Procedure" back to staff.

CARRIED UNANIMOUSLY

OTHER BUSINESS

NEXT MEETING DATE – April 26, 2021

ADJOURNMENT

Mayor Stewart provided remarks relative to a shooting that had occurred that evening in Town Centre Park. On behalf of Council, he extended thoughts and concerns to the family of the victim and to the residents of Coquitlam.

MOVED BY COUNCILLOR MARSDEN
AND SECONDED


173 That the Regular Council Meeting adjourn – 8:35 p.m.

CARRIED UNANIMOUSLY

MINUTES CERTIFIED CORRECT

CHAIR

I hereby certify that I have recorded the Minutes of the
Regular Council Meeting held Monday, April 19, 2021
as instructed, subject to amendment and adoption.

A handwritten signature in black ink, appearing to read 'Julie', is written over a horizontal line.

Julie Hunter
Committee Clerk