

A Regular Council Meeting for the City of Coquitlam convened in the Council Chambers of City Hall, 3000 Guildford Way, Coquitlam, BC on Monday, April 27, 2020 at 7:06 p.m. All members of Council were present. Members of staff present were the City Manager, Deputy City Manager, General Manager Engineering and Public Works, General Manager Finance, Technology and Police Services, General Manager Civic Lands and Facilities, General Manager Planning and Development, General Manager Parks, Recreation and Culture Services, Director Human Resources and Corporate Planning, Director Development Services, Planner 3, City Clerk and Legislative Services Clerk.

## CALL TO ORDER

The Mayor, on behalf of Council, recognized the beginning of the month of Ramadan and the 26<sup>th</sup> anniversary of the 1994 South African general election, the first post-apartheid election in that country.

The Mayor, on behalf of Council, also recognized the National Day of Mourning for workers who have been killed or injured on the job.

## ADOPTION OF MINUTES

### 1. Minutes of the Regular Council Meeting held on Monday, April 20, 2020

MOVED BY COUNCILLOR MARSDEN  
AND SECONDED

164 That the Minutes of the Regular Council Meeting held on Monday, April 20, 2020 be approved.

CARRIED UNANIMOUSLY

## REPORTS OF STAFF

### PLANNING AND DEVELOPMENT

### 2. Report of the Director Development Services – Fourth and Final Reading of Zoning Amendment Bylaw No. 4870, 2018 for a Proposed 13 Lot Subdivision at 3482 Baycrest Avenue and 1250 Mitchell Street – Morningsun Homes Ltd. (PROJ 18-014)

In response to a question from a member of Council, the Director Development Services provided information relating to the future development of this neighbourhood and of the road network.

MOVED BY COUNCILLOR ASMUNDSON  
AND SECONDED

- 165 That Council give fourth and final reading to *City of Coquitlam Zoning Amendment Bylaw No. 4870, 2018*.

CARRIED UNANIMOUSLY

**3. Report of the Director Development Services – Zoning Amendment Bylaw No. 4988, 2020 to Permit the Development of a Seven-Storey Apartment Building at 558, 562, 566, 568 Madore Avenue, and 555, 559, 561, 565 Rochester Avenue – Purewest (PROJ 18-039)**

Discussion ensued relative to the following:

- Concerns regarding the proposed variance to the height of an off-street loading space and the usability of the proposed loading zone
- The recent number of applications requesting variances to the maximum building length and whether the City is reviewing its policies regarding this requirement
- The desire for more information relating to the proposed variances and whether the proposed development could be redesigned to meet existing zoning requirements
- Clarification regarding the height of the proposed development
- The desire for information relating to the proposed adaptable units
- Whether there is a need for transportation demand measures
- The impact that the proposed development, and other developments in this neighbourhood, may have on the availability of street parking

The Director Development Services provided information relating to the proposed variances, the height of the proposed development, and the transportation studies conducted as a part of the development of the Burnaby-Lougheed Neighbourhood Plan and undertook to provide the requested information in the public hearing brief. He indicated that staff intends to review building length requirements and design guidelines as part of the ongoing work of the Department.

MOVED BY COUNCILLOR ASMUNDSON  
AND SECONDED

- 166 That Council:
1. Give first reading to *City of Coquitlam Zoning Amendment Bylaw No. 4988, 2020*;
  2. Refer *Bylaw No. 4988, 2020* to Public Hearing;
  3. Authorize staff to prepare Development Permit No. 18 119332 DP generally in accordance with the attached drawings (Attachment 6), should Council grant second and third readings to the Bylaw;
  4. Acknowledge that the applicant has requested variances to the Zoning Bylaw, as described in this report as follows:

- i. In Subsection 1205 (6) (d) in Part 12, RM-3 Multi-Storey Medium Density Apartment Residential, the maximum lot coverage is increased from 40% to 48.44%;
  - ii. In Subsection 1205 (11) (a) in Part 12, RM-3 Multi-Storey Medium Density Apartment Residential, the maximum building length is increased from 55 metres (m) to:
    - a. 60.9 m along Madore Avenue;
    - b. 60.7 m along Clayton Street;
    - c. 68.1 m along Rochester Avenue; and
  - iii. In Subsection 709 (1) in Part 7, Off-Street Parking and Loading, the minimum clearance height of an off-street loading space is reduced from 4.2 m to 2.0 m; and
5. 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:
- i. Submission of a subdivision plan to the satisfaction of the Approving Officer;
  - ii. 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
  - iii. Finalization, execution and delivery to the City, the following agreements in Land Title Office registrable form:
    - a. An owner-maintained statutory right-of-way in favour of the City over the commemorative heritage public space located on private property in the southeast corner of the site; and
    - b. Other Land Title Office registrable agreements as may be required by the City.

CARRIED UNANIMOUSLY

#### OTHER BUSINESS

##### **OB-1 Notice of Motion – Councillor Zarrillo – Federation of Canadian Municipalities – Election to the Board of Directors**

A Notice of Motion pertaining to the Federation of Canadian Municipalities – Election to the Board of Directors was introduced by Councillor Zarrillo and seconded by Councillor Hodge. A motion to waive procedure was brought forward so that council could give immediate consideration to the Notice of Motion.

MOVED BY COUNCILLOR ZARRILLO  
AND SECONDED

- 167 That Council, pursuant to Section 13.2.4 of 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 following:

- The understanding that the language of the proposed motion followed a model provided by the Federation of Canadian Municipalities (FCM)
- The understanding that the City, not Council, will assume the costs associated with Councillor Zarrillo attending FCM's Board of Directors meetings
- The benefits associated with having a member of Council on the FCM Board of Directors or other similar types of bodies
- The desire for the costs associated with members of Council participating in external bodies like FCM, the Union of British Columbia Municipalities, or the Lower Mainland Local Government Association, to be covered by the City as a matter of policy

The City Clerk provided information relating to the wording of the proposed resolution and potential changes to the City's policies that would indicate support for members of Council who wish to represent the City on external bodies.

MOVED BY COUNCILLOR ZARRILLO  
AND SECONDED

- 168 Whereas the Federation of Canadian Municipalities (FCM) represents the interests of municipalities on policy and program matters that fall within federal jurisdiction;

Whereas FCM's Board of Directors is comprised of elected municipal officials from all regions and sizes of communities to form a broad base of support and provide FCM with the prestige required to carry the municipal message to the federal government; and

Be it resolved that Council of the City of Coquitlam endorse Bonita Zarrillo to stand for election on FCM's Board of Directors for the period starting in June 2020 and ending June 2021.

Be it further resolved that Council assumes all costs associated with Bonita Zarrillo attending FCM's Board of Directors meetings.

CARRIED UNANIMOUSLY

**NEXT MEETING DATE – May 4, 2020**

**ADJOURNMENT**

MOVED BY COUNCILLOR MARSDEN  
AND SECONDED

169 That the Regular Council Meeting adjourn – 7:37 p.m.

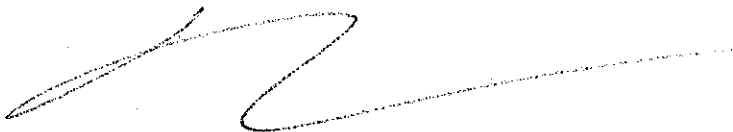
CARRIED UNANIMOUSLY

MINUTES CERTIFIED CORRECT

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CHAIR

I hereby certify that I have recorded the Minutes of the  
Regular Council Meeting held Monday, April 27, 2020  
as instructed, subject to amendment and adoption.



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Kate Nasato  
Legislative Services Clerk