

PUBLIC HEARING
Monday, May 10, 2021

A Public Hearing convened on Monday, May 10, 2021 at 7:03 p.m. in the Council Chambers, City Hall, 3000 Guildford Way, Coquitlam, B.C. with the following persons present:

Council Members Present: Mayor Richard Stewart
Councillor Brent Asmundson
Councillor Craig Hodge
Councillor Steve Kim (arrived at 7:31 p.m.)
Councillor Trish Mandewo
Councillor Dennis Marsden
Councillor Teri Towner
Councillor Chris Wilson
Councillor Bonita Zarrillo

Staff Present: Peter Steblin, City Manager
Raul Allueva, Deputy City Manager
Jaime Boan, General Manager Engineering and Public Works
Jim McIntyre, General Manager Planning and Development
Andrew Merrill, Director Development Services
Robert Cooke, Development Servicing Engineer Manager
Chris McBeath, Planner 3
Hagen Hohndorf, Environmental Services Coordinator
Stephanie Lam, Legislative Services Manager
Kate Nasato, Legislative Services Clerk
Misty Temple, Legislative Services Clerk

REPORT OF DIRECTOR DEVELOPMENT SERVICES

The Director Development Services submitted a written brief to the Public Hearing dated May 3, 2021, a copy of which is attached to and forms a part of these minutes.

ADVERTISING OF PUBLIC HEARING

The Public Hearing was advertised in the Tri-City News on the following dates: Thursday, April 29, 2021 and Thursday, May 6, 2021.

OPENING REMARKS

The Chair provided opening remarks in which he set out the Public Hearing process.

ITEM #1 **Reference: PROJ 18-068**
Bylaw No. 5119, 2021
Address: 1400 Austin Avenue

The intent of **Bylaw No. 5119, 2021** is to amend *City of Coquitlam Zoning Bylaw No. 3000, 1996* to rezone the subject property outlined in black on the map marked Schedule 'A' to Bylaw No. 5119, 2021 from RT-1 Infill Residential to RT-3 Multiplex Residential.

If approved, the application would facilitate the construction of four multiplex units within two buildings.

The Planner 3 provided an overview of the following:

- Zoning and Land Use Designation
- Proposal
- Recommendation

Discussion ensued relative to the following:

- The desire for electric vehicle (EV) charging infrastructure to be included in the proposed development
- The challenges associated with retrofitting buildings to add EV charging infrastructure
- The anticipated timing of the Corridor Development Strategy

The General Manager Planning and Development noted that staff can work with the applicant to include EV charging infrastructure in the proposed development, if directed to do so by Council, and provided information relating to the development of the Corridor Development Strategy.

The General Manager Engineering and Public Works provided information relating to potential future changes to the City's EV charging parking requirements.

There were no further representations to this item.

ITEM #2

Reference: PROJ 20-059

Bylaw Nos. 5072 and 5107, 2021

Text Amendment: Riparian Areas Protection Regulation

The intent of **Bylaw No. 5107, 2021** is to amend *City of Coquitlam Citywide Official Community Plan Bylaw No. 3479, 2001* in order to implement the following text amendments:

- Replacing the term “Riparian Areas Regulations (RAR)”, and its variations, to the updated “Riparian Areas Protection Regulation (RAPR)” and its variations, or “Riparian Areas Protection Regulation (RAPR) setback boundaries” where appropriate; and
- Changing a reference to “Ministry of Environment” to “senior government environmental regulatory agencies”.

The intent of **Bylaw No. 5072, 2021** is to amend *City of Coquitlam Zoning Bylaw No. 3000, 1996* in order to implement the following text amendments to Section 523 (Riparian Areas Regulation):

- Revising, adding and deleting definitions, in order to incorporate the Province’s new Riparian Areas Protection Regulation definitions;
- Updating sections relating to the City’s approval of a Development Proposal in a Riparian Assessment Area in order to incorporate the Province’s new Riparian Areas Protection Regulation requirements including:
 - Removing the clause that the City may approve a Development Proposal in a Riparian Assessment Area if a Qualified Environmental Professional (QEP) provides professional opinion that the proposal will not cause Harmful Alteration, Disruption or Destruction of natural features, functions and conditions that support fish life processes;
 - Adding an expiration date to QEP reports in line with Section 7 of the Riparian Areas Protection Regulation; and
 - Updating sections to reflect the new definitions and the situations under which they may take effect.

If adopted, the above Bylaws will update the City’s Citywide Official Community Plan and Zoning Bylaw in order to align with the Province’s updates to the Riparian Areas Protection Regulation.

In response to a question from a member of Council, the Legislative Services Manager provided information relating to the public notification process for the Public Hearing.

In response to a questions from members of Council, the Director Development Services provided information relating to the impact of the Province’s updates

to the Riparian Areas Protection Regulation on the City's processes and provided clarification regarding the changes relating to the provincial requirements for QEP reports.

Discussion ensued relative to the understanding that the proposed text amendments are intended to align the City's bylaws with the Province's updates to the Riparian Areas Protection Regulation.

The Director Development Services noted that the federal and provincial governments worked together on the Province's 2019 updates to the Riparian Areas Protection Regulation.

Councillor Kim joined the meeting at this time 7:31 p.m.

The General Manager Planning and Development noted that Councillor Kim had joined the meeting and, in accordance with the *Local Government Act*, provided an oral report summarizing the discussion regarding this item for his benefit. The Director Development Services provided an overview of the proposed text amendments.

In response to a question from a member of Council, the Director Development Services provided further clarification regarding the Riparian Protection Standard and the provincial changes to QEP report requirements.

The following submissions were received, are attached to, and form a part of these minutes:

1. Email from Helge Jacobsen, 1460 Apel Drive, received May 10, 2021.

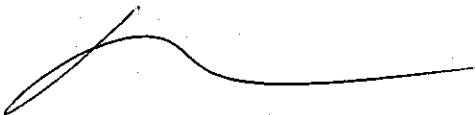
CLOSURE OF PUBLIC HEARING

The Chair declared the Public Hearing closed at 7:41 p.m. on Monday, May 10, 2021.

MINUTES CERTIFIED CORRECT

CHAIR

I hereby certify that I have recorded the
Minutes of the Public Hearing held on
Monday, May 10, 2021 as instructed,
subject to amendment and adoption.



Kate Nasato
Legislative Services Clerk

PLANNING AND DEVELOPMENT DEPARTMENT
BRIEF TO PUBLIC HEARING, MONDAY MAY 10, 2021

ITEM #1 – PROJ 18-068 – BYLAW NO. 5119, 2021

Application to amend *City of Coquitlam Zoning Bylaw No. 3000, 1996* to rezone the property at 1400 Austin Avenue, from RT-1 Infill Residential to RT-3 Multiplex Residential – *Bylaw No. 5119, 2021*.

Recommendation:

That Council give second and third readings to *City of Coquitlam Zoning Amendment Bylaw No. 5119, 2021*.

First Reading:

On April 19, 2021, Council gave first reading to *Bylaw No. 5119, 2021* and referred the bylaw to Public Hearing.

Additional Information:

At the April 19, 2021 Regular Council meeting, Council requested the following additional information:

1. Does the City require a Section 219 covenant to limit secondary suites in Housing Choices projects?

The City does not generally require a Section 219 covenant to limit secondary suites in Housing Choices developments, as secondary suites are already prohibited in these projects in the Zoning Bylaw. Also, staff have found it more effective to work with applicants to revise their designs to limit the opportunities to add unpermitted suites after construction and Occupancy Permit issuance. Common approaches include limiting basement bathrooms to half-bathrooms (i.e., without a shower and/or tub) and/or removing separate exterior entrances to basements.

While units in the proposed development at 1400 Austin Avenue have full bathrooms in the basements, it would be challenging to convert these spaces to secondary suites as there are no separate entrances. Notwithstanding the information outlined above, at Council's direction a Section 219 covenant to limit secondary suites in this Housing Choice project could be made a requirement of final rezoning approval, if deemed necessary.

2. Is EV charging required for Housing Choices projects?

EV charging is currently not required for Housing Choices projects. However, expanding EV charging across the City and potentially adding requirements for Housing Choices projects could be considered in the future, through the proposed Electric Mobility Strategy listed as an implementation item with the City's draft Environmental Sustainability Plan.

3. How were the current Housing Choices parking rates determined?

Housing Choices projects were required to provide 1.5 parking spaces per unit when the Housing Choices Program was originally introduced in 2011. This requirement was then increased to two spaces per unit in 2017 to be consistent with Council feedback on previous similar rezoning applications.

The current requirement of two parking spaces per unit is the same as what is required for single family homes. Visitor parking spaces have never been required for single family homes or Housing Choices projects.

The 2018 report completed by Colliers International and Shape Architecture, which undertook a market, financial, and architectural analysis as background for the Housing Choices Review undertaken at that time, noted: "The current parking requirement of two off-street stalls per housing unit are higher than what is mandated in other municipalities when they encourage infill development. Increased parking ratios make site planning more difficult as well as reducing the amount of livable space for a dwelling and the amount of outdoor green space."

Providing two parking spaces per unit (e.g., eight parking spaces for a fourplex) has been generally achievable for Housing Choices projects, although it has created site design challenges and trade-offs with open space. In response to this, and to perceived impacts to street parking around these developments, staff are planning to undertake a review of existing Housing Choices projects to inform future discussions around parking requirements for this development type.

4. As Austin Avenue is an arterial road and does not permit parking, where could visitors park?

As noted above, separate visitor parking spaces are not required for Housing Choices projects or single family homes. Visitors to Housing Choices projects or single family homes on arterial corridors (such as Austin Avenue) would have the option to park in one of the designated on-site parking spaces or find temporary street parking on a nearby street.

ITEM #2 – PROJ 20-059 – BYLAW NOS. 5107, 2021 and 5072, 2021

Application to amend *City of Coquitlam Citywide Official Community Plan Bylaw No. 3479, 2001* and *City of Coquitlam Zoning Bylaw No. 3000, 1996* in order to incorporate the Province's amendments to the Riparian Areas Protection Regulation (formerly Riparian Areas Regulation) – *Bylaw Nos. 5107, 2021 and 5072, 2021*.

Recommendation:

That Council give second, third, and fourth and final readings to *City of Coquitlam Citywide Official Community Plan Amendment Bylaw No. 5107, 2021* and *City of Coquitlam Zoning Amendment Bylaw No. 5072, 2021*.

First Reading:

On April 19, 2021, Council gave first reading to *Bylaw Nos. 5107, 2021 and 5072, 2021* and referred the bylaws to Public Hearing.

Additional Information:

At the April 19, 2021 Regular Council meeting, Council requested the following additional information:

1. Why does the City have to bring this through a Zoning Bylaw and Official Community Plan Amendment process?

Since the Province already made changes to the Riparian Areas Protection Regulation (RAPR) in November 2019, the City is bringing forward these housekeeping amendments so that we reference the most updated terms, standards, and processes in the Official Community Plan and Zoning Bylaw for developments in riparian areas.

2. Will this new Provincial regulation cause delays in the City's processes?

Under Riparian Areas Regulation (RAR), the City received notification when a RAR report was submitted to the Ministry. Now, the City receives notification after the applicant has resolved all deficiencies with the Ministry and the Ministry has approved the RAPR report. As QEP reports now expire after five years, the requirement to renew the QEP report may introduce some delays to projects that require more than five years to complete. Staff have not experienced significant changes in process timelines and do not expect a significant delay if only RAPR is involved as the Ministry was already reviewing all the RAR reports since 2015. There have been delays of a couple weeks under RAPR compared to under RAR, but staff note that the COVID-19 pandemic emerged only months after the RAPR was introduced which may have affected this timeline. Staff will be keeping track of any delays introduced into the process by the new Provincial approval requirements.



Andrew Merrill, MCIP, RPP

AM/ce

Nasato, Kate

Public Hearing – May 10, 2021
Item 2 – Text Amendment: Riparian
Areas Protection Regulation

From: Helge Jacobsen [REDACTED]
Sent: Monday, May 10, 2021 9:43 AM
To: Clerks Dept
Cc: SANDRA MARSDEN; Janet Klopp
Subject: Amendment: Riparian Areas Protection Regulation

Att'n City Council

Re; Bylaw 5107 & Bylaw 5072

On May 6th Tricity News published an article which was delivered to me late May 7th about a "Public Hearing" on May 10. Since submissions "must be forwarded to the City Clerk's Office **prior to noon on the day of the hearing**", and the 8th & 9th are not business days, I had

1. no time to research this item
2. no time to prepare this submission

I request that it be tabled

In case that is not possible, I submit the following:

What is the definition of "senior government" ?

Without clarity that seems to open the doors

I object to "Removing the clause..." without **replacing** it

- ☒ Copies to Mayor & Council
- ☐ Tabled Item for Council Meeting
- ☒ Correspondence Item for Council Meeting
- ☐ For Information Only
- ☒ For Response Only
- ☐ Copies to CAMPBELL, DEAN, Rens3,
Belu, Folg

In fact **DFO** should be added as an approving agency to "professional opinions"

Also "updating sections to reflect the **new definitions**" is meaningless unless those are addressed. As stated earlier, they are likely available, but time constraints prohibit me from researching them

Helge Jacobsen

1460 Apel Drive

Port Coquitlam BC