

A Regular Council Meeting for the City of Coquitlam convened in the Council Chambers of City Hall, 3000 Guildford Way, Coquitlam, BC on Monday, May 25, 2020 at 7:04 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 Development Services, Manager Transportation, Manager Economic Development, Manager Corporate Communications, Manager Development – City Lands, Tourism Manager, Business Services Manager, Senior Transportation Planning Engineer, Planner 2, City Clerk and Legislative Services Clerk.

CALL TO ORDER

ADOPTION OF MINUTES

1. Minutes of the Regular Council Meeting held on Monday, May 11, 2020

MOVED BY COUNCILLOR MARSDEN
AND SECONDED

189 That the Minutes of the Regular Council Meeting held on Monday, May 11, 2020 be approved.

CARRIED UNANIMOUSLY

REPORTS OF STAFF

PLANNING AND DEVELOPMENT

2. Report of the Director Development Services – Third Reading Extension of Zoning Amendment Bylaw No. 4876, 2018 at 837 Lougheed Highway and 218 Blue Mountain Street (PROJ 16-009, Centred Developments)

MOVED BY COUNCILLOR MARSDEN
AND SECONDED

190 That Council extend third reading of *City of Coquitlam Zoning Amendment Bylaw No. 4876, 2018* for an additional six-month period to November 28, 2020.

CARRIED UNANIMOUSLY

3. Report of the Director Development Services – Fourth and Final Reading of Housing Agreement Bylaw No. 4974, 2020 and Development Permit Authorization (19 106260 DP) at 2905 Glen Drive (PROJ 19-029, TL Housing Solutions Ltd.)

Discussion ensued relative to the following:

- Support for this project
- Appreciation for the work that staff and partner organizations have done to assist in the development of non-market rental units in the project
- The prioritization of Coquitlam residents in the Housing Agreement and the need for affordable housing in the City

MOVED BY COUNCILLOR MARSDEN
AND SECONDED

191 That Council:

1. Give fourth and final reading to *City of Coquitlam Housing Agreement Bylaw No. 4974, 2020*;
2. Authorize a maximum capital contribution of \$3,300,000 from the Affordable Housing Reserve Fund (AHRF) to assist in the development of 132 non-market rental units; and
3. Approve the signing and sealing of Development Permit No. 19 106260 DP and that the Mayor and City Clerk be authorized to execute this Permit on behalf of the City of Coquitlam.

CARRIED UNANIMOUSLY

4. Report of the Director Development Services – Fourth and Final Reading of Zoning Amendment Bylaw No. 4926, 2018, Housing Agreement Bylaw No. 4998, 2019, and Authorization of Development Permit No. 18 107966 DP at 520 Cottonwood Avenue (PROJ 18-066, Ledingham McAllister)

MOVED BY COUNCILLOR ASMUNDSON
AND SECONDED

192 That Council:

1. Give fourth and final reading to *City of Coquitlam Zoning Amendment Bylaw No. 4926, 2018*;
2. Give fourth and final reading to *City of Coquitlam Housing Agreement Bylaw No. 4998, 2019*; and
3. Approve the signing and sealing of Development Permit No. 18 107966 DP and that the Mayor and City Clerk be authorized to execute this Permit on behalf of the City of Coquitlam.

CARRIED UNANIMOUSLY

5. Report of the Director Development Services – Zoning Amendment Bylaw No. 4975, 2020, at 625 North Road (PROJ 19-014, IKOR)

Discussion ensued relative to the following:

- The desire for all residents of the building to have equal access to the proposed amenity spaces
- The desire for more information regarding access to the proposed amenity spaces
- The understanding that management and maintenance of shared amenity spaces is more complicated when these spaces are shared between strata owners and market/non-market renters
- Clarification regarding the City's requirements for EV charging stations and the desire for further information regarding the inclusion of EV charging stations in the proposed development
- The desire for 110 volt EV charging capacity to be provided in the proposed development
- The desire for information relating to the legislative requirements for the provision of disabled parking
- The understanding that the subject property is currently zoned for commercial use and that no residential tenants will be displaced as a result of this development
- Whether the applicant will be applying for funding from the Affordable Housing Reserve Fund for the provision of the below-market units
- Whether the proposed development will include any commercial units
- Clarification regarding the access to the proposed townhouses

The Planner 2 provided information relating to the provision of EV charging stations in the proposed development and the proposed partnership with BC Housing to provide funding for the below-market units. She stated that the applicant has chosen not to include commercial units in the proposed development.

The Director Development Services provided information relating to the reasons that non-profit housing providers sometimes prefer separate amenity spaces and the City's EV charging requirements. He undertook to provide the above requested information in the Public Hearing Brief.

**MOVED BY COUNCILLOR MARSDEN
AND SECONDED**

193 That Council:

1. Give first reading to *City of Coquitlam Zoning Amendment Bylaw No. 4975, 2020*;
2. Refer *Bylaw No. 4975, 2020* to Public Hearing;
3. Authorize staff to prepare Development Permit No. 19 104666 DP generally in accordance with the attached drawings (Attachment 6), should Council grant second and third readings to the Bylaw; and

4. 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. Ensure that all engineering requirements and issues including restrictive covenants, dedications and rights-of-way where necessary, are addressed to the satisfaction of the General Manager Engineering and Public Works;
 - c. Satisfy the Traffic Impact Assessment (TIA) comments to the satisfaction of the General Manager Engineering and Public Works;
 - d. Resolution of all urban design issues to the satisfaction of the Director Development Services; and
 - e. Finalize, execute and deliver to the City, the following agreements in Land Title Office registrable form:
 - i. Section 219 Restrictive Covenant prohibiting occupancy until such time one or more access easements, statutory rights-of-way and Section 219 Covenants with respect to shared vehicle access, shared on-site parking and shared amenity space among the market condominium and rental units is registered;
 - ii. One or more owner-maintained statutory rights-of-way in favour of the City over all privately-owned publically accessible spaces, including the forecourt located at the northeast corner of the site;
 - iii. Housing Agreement;
 - iv. Section 219 Restrictive Covenant to restrict sale and conversion of the two guest suites located in the residential tower; and
 - v. Such other Land Title Office registrable agreements as may be required by the City.

CARRIED UNANIMOUSLY

6. Report of the Director Development Services – Housing Agreement Bylaw No. 5041, 2020 and Affordable Housing Reserve Fund Request for Non-market Rental Units at 705 and 707 North Road and 720 Farrow Street (PROJ 18-103, Boffo)

Discussion ensued relative to the partnership with the Vancouver Resource Society and the desire for information relating to the total number of non-market rental units that they currently, and are proposed to, provide within the City.

The Director Development Services undertook to provide this information to Council.

MOVED BY COUNCILLOR MARSDEN
AND SECONDED

194 That Council:

1. Give first, second and third readings to *City of Coquitlam Housing Agreement Bylaw No. 5041, 2020*; and
2. Support in principle a maximum capital contribution of \$798,000 from the Affordable Housing Reserve Fund (AHRF) to assist in the development of 21 non-market rental units to be owned and operated by the Vancouver Resource Society.

CARRIED UNANIMOUSLY

Councillor Marsden declared a potential conflict of interest with respect to this item as he currently has a business interest that relates to this matter and left the meeting at this time (7:29 p.m.).

7. Report of the General Manager Planning and Development – Subdivision Bonds - Alternate Development Servicing Security

The General Manager Planning and Development provided introductory comments regarding the proposed use of alternate forms of security for development servicing. He provided information relating to the existing forms of security that the City accepts, the anticipated benefits of accepting alternate forms of security, the development of this policy and the work that staff will do to monitor the use of the alternate forms of security and report back to Council at a future date.

Discussion ensued relative to the following:

- The scope of the municipal scan that staff undertook in the development of this alternate security process
- The potential beneficial impacts that the proposed process may have on developers and the concern that these benefits will not be shared with the City or residents
- Concerns regarding the proposed process and the desire for more information relating to the risks and benefits of using alternate forms of security
- The concern that this process may unfairly benefit certain developers
- The impacts that the COVID-19 crisis has had on the City, residents and the housing market
- The understanding that the City regularly reviews its policies and processes to make it easier for developers and residents to do business with the City

The General Manager Planning and Development provided information relating to the potential beneficial impacts that the proposed process may have on developers, the City and residents.

MOVED BY COUNCILLOR MANDEWO
AND SECONDED

195 That Council:

1. Give first, second, and third readings to *City of Coquitlam Subdivision and Development Servicing Amendment Bylaw No. 5049, 2020*;
2. Endorse the *Subdivision Bonds for Off-Site Works – Policy and Procedure*; and
3. Direct staff to report out on the uptake and overall success of the alternate security process in the next two years.

MOTION REFERRED

Note: Referral Motion (Resolution No. 196) failed

Discussion ensued relative to the following:

- The desire for more information prior to the adoption of this process
- Options available to enable the use of alternate forms of security
- The desire for information relating to the potential participants that will be able to take advantage of the proposed process
- The factors that impact the cost of development and housing in the City
- Concerns regarding the adoption of new business processes during the COVID-19 crisis

The General Manager Planning and Development provided further information relating to the monitoring of the alternate security process, the potential participants that will be able to take advantage of it, and the pros and cons of enabling this process through a bylaw amendment versus individual development variance permits.

MOVED BY COUNCILLOR ZARRILLO
AND SECONDED

196 That Item 7 be referred to a future Council-in-Committee meeting for discussion.

DEFEATED

Mayor Stewart and Councillors Asmundson, Hodge, Kim, Towner and Wilson registered opposition.

MOVED BY COUNCILLOR MANDEWO
AND SECONDED

197 That Council:

1. Give first, second, and third readings to *City of Coquitlam Subdivision and Development Servicing Amendment Bylaw No. 5049, 2020*;
2. Endorse the *Subdivision Bonds for Off-Site Works – Policy and Procedure*; and

3. Direct staff to report out on the uptake and overall success of the alternate security process in the next two years.

CARRIED

Councillor Zarrillo registered opposition.

Councillor Marsden returned to the meeting at this time (8:05 p.m.).

8. Report of the Manager Economic Development – COVID-19 Economic Development Response and Recovery Action Plan

The Manager Economic Development provided introductory comments regarding the COVID-19 Economic Development Response and Recovery Action Plan and the phases of the proposed plan.

Discussion ensued relative to the following:

- The upcoming departure of the Manager Economic Development and recognition of, and appreciation for, his contributions to the City
- Appreciation for the details provided within the report and confidence in the proposed plan
- The importance of local businesses to the community and the need to support these businesses through the COVID-19 crisis
- The desire for the City to communicate the needs of local businesses to the provincial and federal governments
- The feedback received in response to the City's business outreach efforts
- The anticipated next steps of the Economic Development Division
- The desire to support companies that are retooling their businesses in order to address the COVID-19 crisis
- The opportunities available under the Western Economic Diversification Program
- The impacts that the #SupportLocal campaign has had on local businesses
- The provincial government's funding for local tourism and whether this can be incorporated into the plan
- The understanding that consumers have COVID-19 related safety concerns and the desire for the plan to help address these concerns
- Whether the City can include a list of local businesses, with links to their websites, on its website
- The impacts that COVID-19 has had on the economy and the desire to ensure that the City is supporting small businesses
- The desire for the City to lobby for a GST extension for developers providing purpose-built rental housing

The Manager Economic Development provided information relating to the feedback received in response to the City's business outreach efforts, the support that the City is

offering to businesses impacted by COVID-19, the flexibility of the plan and the ability to integrate provincial and federal economic development initiatives into it. He stated that staff is working on compiling a list of local businesses and that it will be made available for the public when it is completed.

The Manager Economic Development provided his thoughts on the successes of the Economic Development Division and expressed appreciation for the staff in this Division.

MOVED BY COUNCILLOR MARSDEN
AND SECONDED

- 198 That Council support the COVID-19 Economic Development action plan, as set out in the report dated May 19, 2020 of the Manager Economic Development entitled "COVID-19 Economic Development Response and Recovery Action Plan."

CARRIED UNANIMOUSLY

ENGINEERING AND PUBLIC WORKS

9. Report of the General Manager Engineering and Public Works – City-Wide Parking Review – Proposed Updates to the Residential Parking Rates in the Evergreen Line Core and Shoulder Station Areas (PROJ 20-047)

The City Manager provided introductory comments regarding the City-Wide Parking Review and the proposed phasing of this review.

The General Manager Engineering and Public Works provided introductory comments regarding the factors that influence parking demand, the need for a comprehensive review of the City's parking requirements, and the impacts that COVID-19 will have on this review. He provided an onscreen presentation entitled "City of Coquitlam – City-Wide Parking Review" with slides titled as follows:

- Strategic Priority
- Scope and Timeline

The Manager Transportation continued the onscreen presentation with slides titled as follows:

- Current Parking Strategies and Policies
- 2012 TOD Parking Strategy
- 2018 HAS Parking Strategy
- Key Parking Trends
- Phase 1 – TOD Residential Parking Review
- Strata Parking Rates
- Rental Parking Rates
- Visitor Parking Rates

- Phase 1 Recommendation
- Next Steps

Discussion ensued relative to the following:

- The impacts of COVID-19 on transit ridership, car sharing and vehicle ownership and the belief that some of these impacts will be long lasting
- The studies and modeling conducted prior to COVID-19 and whether this data will be helpful in predicting future parking needs
- The desire for the impacts of COVID-19 to be incorporated into the next phases of the review
- The concern that vehicle ownership rates will not decrease as predicted
- The desire to ensure that the proposed amendments are communicated clearly to the public prior to the Public Hearing
- The desire for more information relating to the studies and modeling conducted as a part of Phase One
- The relationship between densification and the use of street parking and options available to reduce street parking
- The proposed review of commercial parking requirements in Transit-Oriented Development areas
- Whether development applications that are currently underway will be able to take advantage of the proposed Phase One changes to parking requirements
- The understanding that access to transit is varied across the City
- Concerns regarding the proposed reduction of visitor parking requirements

The General Manager Engineering and Public Works provided information relating to the importance of transit ridership in the region.

The City Clerk provided information relating to the development of the notification materials for the Public Hearing.

The Manager Transportation stated that street parking will be reviewed in a later phase of this project and provided information relating to the propose reduction of visitor parking spaces.

The Director Development Services provided information relating to the options available for developers to adapt their applications should the City adopt the proposed Phase One changes.

Councillor Mandewo left the meeting at this time (9:19 p.m.) and returned at 9:21 p.m.

Discussion continued relative to the desire for parkades to be designed in order to be adapted for other uses as vehicle ownership and use decreases in the future.

The General Manager Engineering and Public Works provided information relating the

potential challenges associated with designing adaptable parkades and undertook to investigate this option further.

Recess and Reconvene

Due to a technical issue, the meeting recessed at 9:27 p.m. and reconvened in the Council Chambers of City Hall, 3000 Guildford Way, Coquitlam, BC at 9:30 p.m. All members of Council were present.

Discussion continued relative to the following:

- Clarification regarding the reasons for residents choosing on-street parking
- The belief that the factors that influence vehicle and transit use will vary by area/neighbourhood and concerns regarding the use of data from other Metro Vancouver municipalities
- Clarification regarding how many parking stalls would be required in new developments if the proposed Phase One changes were to be adopted
- The understanding that developers will save money as a result of the reduction of parking requirements and the hope that these savings will be used to provide amenities and other benefits to residents
- Questions regarding the phasing of the proposed review
- The desire for public feedback regarding the proposed Phase One changes
- Issues associated with the Braid Station area and whether this area is comparable to other areas proximate to SkyTrain stations
- How the proposed changes will impact the uptake of Transportation Demand Management (TDM) measures and the Payment in Lieu (PIL) program

The Manager Transportation provided information relating to the survey of municipal zoning bylaws and the variety of areas that were included in the regional parking studies, the number of stalls that would be required in new developments if the proposed Phase One changes were to be adopted, and the current use of the TDM and PIL programs. She stated that the proposed review of the TDM and PIL programs will include consideration of how to increase the uptake of these programs.

The General Manager Engineering and Public Works clarified that the Braid Station area is not a part of the City's Transit Oriented Development areas.

MOVED BY COUNCILLOR TOWNER
AND SECONDED

199 That Council:

1. Give first reading to *City of Coquitlam Zoning Amendment Bylaw No. 5048, 2020*; and
2. Refer *Bylaw No. 5048, 2020* to Public Hearing.

CARRIED UNANIMOUSLY

10. Report of the General Manager Engineering and Public Works – Street and Traffic Amendment Bylaw No. 5039, 2020 – Truck Routes

Discussion ensued relative to the following:

- The pedestrian crossing at Guildford Way and Pacific Street and whether there are plans to turn this into a signalized intersection
- The desire for accident data for the Johnson Street and Glen Drive intersection

The Manager Transportation undertook to provide the requested information.

MOVED BY COUNCILLOR MARSDEN
AND SECONDED

- 200 That Council give first, second and third readings to *City of Coquitlam Street and Traffic Amendment Bylaw No. 5039, 2020* (Attachment 1).

CARRIED UNANIMOUSLY

CITY MANAGER

11. Report of the City Clerk – Proposed Amendments to the 2020 Council Meeting Schedule

Discussion ensued relative to the following:

- The desire for Council to have an opportunity to provide feedback on the electronic Public Hearings process
- Concerns regarding conducting Public Hearings in the summer months
- Whether speakers will still be required to state their address while participating electronically

The City Clerk provided information relating to the Public Hearing schedule, opportunities for Council to provide feedback on electronic hearings, and the changes to the City's Public Hearing processes and procedures to facilitate electronic participation. He stated that municipalities across the region are adapting their Public Hearing procedures to facilitate electronic participation and are sharing information regarding these changes with each other.

MOVED BY COUNCILLOR ASMUNDSON
AND SECONDED

- 201 That Council:
1. Continue to follow the direction of the Provincial Health Officer and support the holding of meetings without members of the public present, as permitted under Ministerial Order M139, until such time that the Order has been rescinded; and

2. Approve the amended 2020 Council Meeting Schedule as set out in Attachment 1 to the report of the City Clerk dated May 19, 2020 and entitled "Proposed Amendments to the 2020 Council Meeting Schedule".

CARRIED UNANIMOUSLY

REPORTS OF COUNCILLORS

12. **Metro Vancouver Board in Brief (April 24, 2020) – Metro Vancouver Board Representatives Available to Respond to Questions**

MOVED BY COUNCILLOR MARSDEN
AND SECONDED

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

CARRIED UNANIMOUSLY

OTHER BUSINESS

NEXT MEETING DATE – June 1, 2020

ADJOURNMENT

MOVED BY COUNCILLOR ASMUNDSON
AND SECONDED

- 203 That the Regular Council Meeting adjourn – 10:05 p.m.

CARRIED UNANIMOUSLY

MINUTES CERTIFIED CORRECT

CHAIR

I hereby certify that I have recorded the Minutes of the
Regular Council Meeting held Monday, May 25, 2020
as instructed, subject to amendment and adoption.



Kate Nasato
Legislative Services Clerk