

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 31, 2021 at 9:26 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, Lands and Police, General Manager Planning and Development, Director Development Services, Manager Transportation, Manager Development Servicing, Public Works Services Manager, Transportation Policy Engineer, Planner 2, Planner 2, Legislative Services Manager and Legislative Services Clerk.

## CALL TO ORDER

On behalf of Council, the Mayor recognized the recent discovery of the mass grave found at a former residential school in Kamloops and acknowledged the violence inflicted on First Nation communities as a result of the residential school programs throughout the country. He expressed his condolences to First Nation communities throughout Canada, recognizing the cultural genocide and called for one minute of silence to mourn the loss of life.

On behalf of Council, the Mayor recognized the end of Asian Heritage Month and called for the end of race-based violence against those of Asian heritage and the end for racism.

Councillor Kim expressed appreciation for the community's support Asian Heritage Month and stressed the continued need for anti-racist action.

On behalf of Council, the Mayor recognized the Deputy City Manager for his recent recognition from the Canadian Association of Municipal Administrators for 30 years of municipal service in a management capacity.

## ADOPTION OF MINUTES

### 1. Minutes of the Regular Council Meeting held on Monday, May 17, 2021

MOVED BY COUNCILLOR MARSDEN  
AND SECONDED

226 That the Minutes of the Regular Council Meeting held on Monday, May 17, 2021 be approved.

CARRIED

Councillors Wilson and Zarrillo registered opposition.

**COMMITTEE MINUTES AND RECOMMENDATIONS**

**2. Minutes of the Culture Services Advisory Committee Meeting held on Thursday, April 8, 2021**

MOVED BY COUNCILLOR MARSDEN  
AND SECONDED

227 That the Minutes of the Culture Services Advisory Committee Meeting held on Thursday, April 8, 2021 be received.

CARRIED UNANIMOUSLY

**CONSIDERATION OF THE AGENDA ITEM FROM THE PUBLIC HEARING HELD MAY 31, 2021**

**3. City of Coquitlam Zoning Amendment Bylaw No. 5127, 2021 – 209 Lebleu Street**

Discussion ensued relative to the following:

- Appreciation for the information staff provided for this application during the Public Hearing
- The potential for future first reading reports to include presentations for early information gathering
- The need to consider the timing of the application, questioning if it is the correct time to approve this type of housing
- The desire to include further information of neighbourhood demographics surrounding development applications
- Concern regarding the reduction of affordable housing in the neighbourhood
- The understanding that the neighbourhood of the proposed development is in need of revitalization
- Appreciation for those who spoke at the Public Hearing regarding the need for affordable housing in Coquitlam
- The understanding that this project is replacing a previous strata development rather than a rental building
- The understanding that the City needs a large mix of different types of housing
- The potential for the applicant to engage with the non-profit housing sector to possibly provide some affordable units
- The understanding that organizations in Maillardville work to advocate for affordable housing and a livable community
- The understanding that not every development in Coquitlam can have a below-market housing option included
- The understanding that the residential building has reached its end-of-life before the projected time
- The understanding that the City has a limited number of options to incentivize affordable housing development and the work the City can undertake to manage the construction of affordable housing options

MOVED BY COUNCILLOR ASMUNDSON  
AND SECONDED

228. That Council give second and third readings to *City of Coquitlam Zoning Amendment Bylaw No. 5127, 2021.*

CARRIED

Councillor Zarrillo registered opposition.

## REPORTS OF STAFF

### PLANNING AND DEVELOPMENT

4. **Report of the Director Development Services – Fourth and Final Reading of Zoning Amendment Bylaw No. 5062, 2020 to Facilitate the Creation of One Townhouse Residential Lot and One Remainder Lot at 3561 Gislason Ave – City of Coquitlam (PROJ 20-050)**

MOVED BY COUNCILLOR HODGE  
AND SECONDED

229. That Council give fourth and final reading to *City of Coquitlam Zoning Amendment Bylaw No. 5062, 2020.*

CARRIED UNANIMOUSLY

5. **Report of the Director Development Services – Fourth and Final Reading of Zoning Amendment Bylaw No. 4951, 2019, Housing Agreement Bylaw No. 5031, 2020, and Authorization of Development Permit No. 18 108588 DP at 1175 Pinetree Way and 3022 Glen Drive – Onni (PROJ 18-069)**

MOVED BY COUNCILLOR HODGE  
AND SECONDED

230. That Council:
1. Give fourth and final reading to *City of Coquitlam Zoning Amendment Bylaw No. 4951, 2019;*
  2. Give fourth and final reading to *City of Coquitlam Housing Agreement Bylaw No. 5031, 2020;* and
  3. Approve the signing and sealing of Development Permit No. 18 108588 DP and that the Mayor and City Clerk be authorized to execute this Permit on behalf of the City of Coquitlam.

CARRIED UNANIMOUSLY

Councillor Hodge declared a potential conflict of interest with respect to this item as he lives in close proximity to the proposed development and left the meeting at this time (10:32 p.m.).

**6. Report of the Director Development Services – Fourth and Final Reading of Zoning Amendment Bylaw No. 5002, 2019 and Authorization of Development Variance Permit 19 108516 DV for Proposed Three-Lot Subdivision at 1376 Glenbrook Street – John Strohmaier (PROJ 18-018)**

MOVED BY COUNCILLOR ASMUNDSON  
AND SECONDED

231 That Council:

1. Give fourth and final reading to *City of Coquitlam Zoning Amendment Bylaw No. 5002, 2019*; and
2. Approve the signing and sealing of Development Variance Permit No. 19 108516 DV and that the Mayor and City Clerk be authorized to execute this Permit on behalf of the City of Coquitlam.

CARRIED UNANIMOUSLY

Councillor Hodge returned to the meeting at this time (10:33 p.m.).

**ENGINEERING AND PUBLIC WORKS**

**7. Report of the General Manager Engineering and Public Works – MVRD Mosquito Control Service Amending Bylaw No. 1320, 2021**

MOVED BY COUNCILLOR MARSDEN  
AND SECONDED

232 That Council consents to the approval of the adoption of *Metro Vancouver Regional District Mosquito Control Service Amending Bylaw No. 1320, 2021* on behalf of the electors; and directs staff to notify the Metro Vancouver Regional District Board of its consent.

CARRIED UNANIMOUSLY

**8. Report of the General Manager Engineering and Public Works – City-Wide Parking Review Phase 2 – Commercial and Office Parking Requirements, Off-Street Bicycle Parking, Transportation Demand Management, Payment-in-Lieu, and Shared Parking Requirements in the Evergreen Line Core and Shoulder Station Areas – Zoning Text Amendment Bylaw No. 5111, 5112, 5114, and 5115, 2021, Citywide Official Community Plan Amendment Bylaw No. 5113, 2021**

The Legislative Services Manager introduced two on-table documents that provide amendments to the report as follows:

- *City of Coquitlam Zoning Amendment Bylaw No. 5112, 2021* was amended on page 1, Part 2.1 to reflect that any fraction of required parking spaces would be rounded up if greater than .50; and
- *City of Coquitlam Zoning Amendment Bylaw No. 5114, 2021* was amended to include the Schedule 1 map to the bylaw.

Discussion ensued relative to the following:

- The desire to have further discussion at the Public Hearing regarding the potential impacts of the proposed changes on development
- The understanding that the amended versions of the bylaws will be included in the consultation materials for the Public Hearing
- The understanding that staff will provide a presentation regarding the proposed bylaws at the Public Hearing

MOVED BY COUNCILLOR ASMUNDSON  
AND SECONDED

233 That Council:

1. Give first reading to *City of Coquitlam Citywide Official Community Plan Amendment Bylaw No. 5113, 2021*;
2. In accordance with the Local Government Act, consider Bylaw No. 5113, 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. 5111, 2021*;
4. Give first reading to *City of Coquitlam Zoning Amendment Bylaw No. 5112, 2021* as amended;
5. Give first reading to *City of Coquitlam Zoning Amendment Bylaw No. 5114, 2021* as amended;
6. Give first reading to *City of Coquitlam Zoning Amendment Bylaw No. 5115, 2021*; and,
7. Refer *Bylaw Nos. 5011, 2021, 5112, 2021, 5113, 2021, 5114, 2021, and 5115, 2021* to a Public Hearing.

CARRIED UNANIMOUSLY

**9. Report of the General Manager Engineering and Public Works – Coquitlam/Port Moody Infrastructure Maintenance Agreement**

In response to a question from Council, the General Manager Engineering and Public Works provided clarification as to the intended goal of the proposed infrastructure maintenance agreement.

Discussion ensued relative to the following:

- The potential development of pedestrian walkways to Skytrain Stations along the Evergreen Line
- Clarification as to the language in the report regarding Coquitlam’s municipal borders

MOVED BY COUNCILLOR HODGE  
AND SECONDED

234 That Council:

1. Authorize the Mayor and Clerk to execute on behalf of the City of Coquitlam an agreement with the City of Port Moody for the maintenance of assets on municipal boundary locations described in the attached document titled “Coquitlam/Port Moody Infrastructure Maintenance Agreement” and
2. Pursuant to Section 13 of the Community Charter, SBC 2003; C26, consent to the City of Port Moody providing maintenance services in Coquitlam as described in the agreement.

CARRIED UNANIMOUSLY

**OTHER BUSINESS**

**NEXT MEETING DATE – June 8, 2021**

**ADJOURNMENT**

MOVED BY COUNCILLOR MARSDEN  
AND SECONDED

235 That the Regular Council Meeting adjourn – 10:46 p.m.

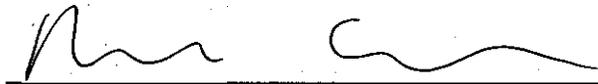
CARRIED UNANIMOUSLY

MINUTES CERTIFIED CORRECT

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CHAIR

I hereby certify that I have recorded the Minutes of the  
Regular Council Meeting held Monday, May 31, 2021  
as instructed, subject to amendment and adoption.



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Rachel Cormack  
Legislative Services Clerk