

A Regular Council Meeting for the City of Coquitlam convened in the Council Chambers of City Hall, 3000 Guildford Way, Coquitlam, BC on Monday, June 15, 2020 at 11:00 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, Director Development Services, Manager Development – City Land, Planner 3, Planner 1, City Clerk and Legislative Services Clerk.

CALL TO ORDER

The Mayor, on behalf of Council, acknowledged World Elder Abuse Day.

ADOPTION OF MINUTES

1. Minutes of the Public Hearing held on Monday, June 1, 2020

MOVED BY COUNCILLOR ASMUNDSON
AND SECONDED

228 That the Minutes of the Public Hearing held on Monday, June 1, 2020 be approved.

CARRIED UNANIMOUSLY

2. Minutes of the Regular Council Meeting held on Monday, June 1, 2020

MOVED BY COUNCILLOR MANDEWO
AND SECONDED

229 That the Minutes of the Regular Council Meeting held on Monday, June 1, 2020 be approved.

CARRIED UNANIMOUSLY

COMMITTEE MINUTES AND RECOMMENDATIONS

3. Minutes of the Tri-Cities Healthier Communities Partnership Meeting held on Thursday, April 2, 2020

MOVED BY COUNCILLOR KIM
AND SECONDED

- 230 That the Minutes of the Tri-Cities Healthier Communities Partnership Meeting held on Thursday, April 2, 2020 be received.

CARRIED UNANIMOUSLY

CONSIDERATION OF THE AGENDA ITEMS FROM THE PUBLIC HEARING HELD JUNE 15, 2020

4. City of Coquitlam Zoning Amendment Bylaw No. 4968, 2020 – 557, 561, 565 and 569 Madore Avenue and 562, 580, 596 and 598 Dansey Avenue

MOVED BY COUNCILLOR ASMUNDSON
AND SECONDED

- 231 That Council give second and third readings to *City of Coquitlam Zoning Amendment Bylaw No. 4968, 2020*.

CARRIED UNANIMOUSLY

5. City of Coquitlam Zoning Amendment Bylaw No. 4988, 2020 – 558, 562, 566, 568 Madore Avenue and 555, 559, 561, 565 Rochester Avenue

Discussion ensued relative to the desire for the road network in this area to facilitate road closures for block parties.

MOVED BY COUNCILLOR MARSDEN
AND SECONDED

232

1. That the current Schedule A to *Bylaw No. 4988, 2020* be replaced with the simplified Schedule A included here (in Item 2 of the Public Hearing Brief) as Attachment 1; and
2. That Council give second and third readings to *City of Coquitlam Zoning Amendment Bylaw No. 4988, 2020*.

CARRIED UNANIMOUSLY

6. City of Coquitlam Zoning Amendment Bylaw No. 5032, 2020 – 500 Foster Avenue and 633 North Road

Discussion ensued relative to the following:

- Concerns regarding the practices of the development and real estate industries
- The importance of contacting the City for information regarding the potential future development of a neighbourhood before purchasing a property

In response a question from a member of Council, the City Clerk provided information relating to the Public Hearing notification process.

Discussion continued relative to the following:

- The Public Hearing process and the role of public input
- Support for the proposed development and the belief that it is the best land use for this area
- The time and resources invested in development projects
- The neighbourhood planning process and the desire for more residents to engage in this process
- The understanding that this area of the City is designated High Density Apartment Residential under the Burquitlam-Lougheed Neighbourhood Plan (BLNP)
- Appreciation for the work that the applicant has done to incorporate the feedback received as part of their previous application related to these properties
- The desire to ensure that new residents are better informed of development applications in their neighbourhood
- Options to improve development signage
- The desire for staff to track the occupancy rates in this neighbourhood
- The need for increased housing in the region and the related need for affordable housing
- The potential impact that the proposed development may have on traffic in the neighbourhood
- The possibility of decreasing the speed limit on Foster Avenue in order to make the road safer for pedestrians
- Concerns regarding the use of Comprehensive Development (CD) Zones
- Appreciation for those who provided feedback regarding the proposed application
- The history of this area of the City in relation to the Transit-Oriented Development Strategy and the BLNP
- The understanding that CD Zones are a tool that can be used to achieve the City's development goals
- The desire for the inclusion of a children's play area in the proposed rental development for all residents to enjoy
- The need for more affordable housing options and more rental housing in the City and support for the inclusion of these types of units in the proposed development
- Opportunities to improve public engagement

- Appreciation for the partnership between Amacon Development and the YWCA to provide non-market rental units

MOVED BY COUNCILLOR MARSDEN
AND SECONDED

- 233 That Council give second and third readings to *City of Coquitlam Zoning Amendment Bylaw No. 5032, 2020.*

CARRIED UNANIMOUSLY

REPORTS OF STAFF

PLANNING AND DEVELOPMENT

7. **Report of the Director Development Services – Fourth and Final Reading of Zoning Amendment Bylaw No. 5018, 2019 to Allow a Proposed Detached Four-Unit Multiplex Development at 824 Edgar Avenue – Randhir Sidhu (PROJ 18-065)**

MOVED BY COUNCILLOR ASMUNDSON
AND SECONDED

- 234 That Council give fourth and final reading to *City of Coquitlam Zoning Amendment Bylaw No. 5018, 2019.*

CARRIED UNANIMOUSLY

8. **Report of the Director Development Services – Fourth and Final Reading of Zoning Amendment Bylaw No. 4922, 2019 and Development Permit Authorization to Facilitate the Development of a Five-Storey Apartment Building at 808 & 812 Gauthier Avenue – Dolomiti Homes (PROJ 18-083)**

MOVED BY COUNCILLOR MARSDEN
AND SECONDED

- 235 That Council:
1. Give fourth and final reading to *City of Coquitlam Zoning Amendment Bylaw No. 4922, 2019*; and
 2. Approve the signing and sealing of Development Permit No. 18 110505 DP and that the Mayor and City Clerk be authorized to execute this Permit on behalf of the City of Coquitlam.

CARRIED UNANIMOUSLY

9. Report of the Director Development Services – Zoning Amendment Bylaw No. 5050, 2020 and Highway Dedication Cancellation Bylaw No. 5051, 2020 at 909, 913, 917, 921, 925, 927 Grant Street – Anthem Grant Developments Ltd. (PROJ 19-028)

Councillor Kim left the meeting at this time (11:53 p.m.).

Discussion ensued relative to the following:

- The understanding that the proposed highway dedication cancellation is for an unconstructed lane that is no longer required for the road network

Councillor Kim returned to the meeting at this time (11:55 p.m.).

- Clarification regarding the accessibility of the first floor units
- The proximity of the proposed development to public transit
- Support for the development of stacked townhouses
- Clarification regarding the unit-mix of the proposed development
- The need for accessible units and the desire for the development of two-bedroom, single-level, units in the City
- The desire for information relating to the proximity of the proposed development to local schools
- Whether there will be any upgrades to Miller Park

The Director Development Services provided information relating to the accessibility, and the unit mix, of the proposed development. He undertook to liaise with the applicant regarding the potential reconfiguration of the proposed townhouses to provide two-bedroom, single-level, units.

The Deputy City Manager stated that there are no proposed upgrades to Miller Park planned at this time.

MOVED BY COUNCILLOR MANDEWO
AND SECONDED

236 That Council:

1. Give first reading to *City of Coquitlam Zoning Amendment Bylaw No. 5050, 2020*;
2. Refer *Bylaw No. 5050, 2020* to Public Hearing;
3. Give first, second and third readings to *City of Coquitlam Highway Dedication Cancellation Bylaw No. 5051, 2020* and direct *Bylaw No. 5051, 2020* to be advertised in accordance with the requirements of the *Community Charter*;
4. Authorize staff to prepare Development Permit No. 19 106240 DP generally in accordance with the attached drawings (Attachment 4), should Council grant second and third readings to *Bylaw No. 5050, 2020*;
5. Acknowledge that the applicant has requested a variance to *Zoning Bylaw No.*

3000, 1996, described in this report as follows:

- a. In Subsection 1201(13)(a)(ii), in Part 12 RT-2 Townhouse Residential zone, the minimum required private outdoor space of 37 square metres (m²) (398 square feet (sq.ft.)) per unit is reduced to between 17.5 m² (188 sq.ft.) and 36.9 m² (397 sq.ft.) per unit for 43 units.
6. Instruct staff to complete the following items prior to Council's consideration of fourth and final reading to the Bylaws, should Council grant second and third readings to *Bylaw No. 5050, 2020*:
 - 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. Completion of the lane closure process for a 144.9 m² (1,560 sq. ft.) unconstructed lane portion which is to be acquired by the applicant, Anthem Grant Developments Ltd., and consolidated as part of the subject site (Attachment 8);
 - d. Resolution of all urban design issues to the satisfaction of the Director Development Services; and
 - e. Finalize, execute and deliver to the City Land Title Office registrable agreements as may be required by the City.

CARRIED UNANIMOUSLY

10. Report of the Director Development Services – Zoning Amendment Bylaw No. 4971, 2020 and Development Permit Authorization, to permit the Burke Mountain Village Discovery Centre at 3537 Princeton Avenue – City of Coquitlam (PROJ 19-015)

Discussion ensued relative to the desire to defer the consideration of the Development Permit until after the conclusion of the Public Hearing.

MOVED BY COUNCILLOR MARSDEN
AND SECONDED

237 That Council:

1. Give first reading to *City of Coquitlam Zoning Amendment Bylaw No. 4971, 2020*;
2. Refer *Bylaw No. 4971, 2020* to *Public Hearing*; and
3. Approve the signing and sealing of Development Permit No. 19 108264 DP and that the Mayor and City Clerk be authorized to execute this Permit on behalf of the City of Coquitlam, should Council grant second, third, and fourth and final readings to the Bylaw.

MOTION DIVIDED

Council agreed to divide the staff recommendation in order to consider deferring part 3 until after the conclusion of the Public Hearing.

MOVED BY COUNCILLOR MARSDEN
AND SECONDED

- 238 That consideration of part 3 of the staff recommendation be deferred until after the conclusion of the Public Hearing.

CARRIED UNANIMOUSLY

Discussion ensued relative to the desire for more information relating to the results of the public consultation undertaken regarding the proposed development.

The Director Development Services undertook to provide this information in the Public Hearing Brief.

MOVED BY COUNCILLOR MARSDEN
AND SECONDED

- 239 That Council:
1. Give first reading to *City of Coquitlam Zoning Amendment Bylaw No. 4971, 2020*; and
 2. Refer *Bylaw No. 4971, 2020* to *Public Hearing*.

CARRIED UNANIMOUSLY

11. Report of the General Manager Planning and Development – Commercial Zones Review – OCP Amendment Bylaw No. 5046, 2020 and Zoning Amendment Bylaw No. 5047, 2020 (PROJ 19-075)

Discussion ensued relative to clarification regarding the consultation that staff undertook to determine the front setback requirements necessary to accommodate patios.

The Planner 1 provided information relating to the consultation that staff undertook regarding the Commercial Zones Review and the front setback requirements to accommodate patios.

MOVED BY COUNCILLOR MARSDEN
AND SECONDED

240 That Council:

1. Give first reading to *City of Coquitlam Citywide Official Community Plan Amendment Bylaw (Commercial Zones Review) No. 5046, 2020*;
2. In accordance with the *Local Government Act*, consider *Bylaw No. 5046, 2020*, in conjunction with both the *City of Coquitlam 2020 Five-Year Financial Plan Bylaw No. 5024, 2019* and the *Regional Solid Waste Management Plan*;
3. Give first reading to *City of Coquitlam Zoning Amendment Bylaw (Commercial Zones Review) No. 5047, 2020*;
4. Refer *Bylaw No. 5046* and *Bylaw No. 5047* to Public Hearing; and
5. Direct staff to consider the appropriate application of the building and land use typologies described in the draft C-3 Low-rise Commercial zone as part of current and future Official Community Plan (OCP) policy reviews, including but not limited to the Southwest Housing Review.

CARRIED UNANIMOUSLY

OTHER BUSINESS

NEXT MEETING DATE – June 22, 2020

ADJOURNMENT

MOVED BY COUNCILLOR ASMUNDSON
AND SECONDED


241 That the Regular Council Meeting adjourn – 12:20 a.m.

CARRIED UNANIMOUSLY

MINUTES CERTIFIED CORRECT

CHAIR

I hereby certify that I have recorded the Minutes of the
Regular Council Meeting held Monday, June 15, 2020
as instructed, subject to amendment and adoption.



Kate Nasato
Legislative Services Clerk