

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 21, 2021 at 7:05 p.m. All members of Council were present, save Councillor Marsden. Members of staff present were the City Manager, Deputy City Manager, General Manager Engineering and Public Works, General Manager Corporate Services, Acting General Manager Parks, Recreation, Culture and Facilities, General Manager Finance, Lands and Police, General Manager Planning and Development, Director Legal and Bylaw Services, Director Development Services, Manager Corporate Planning, Business Services and Licensing Manager, Director Intergovernmental Relations and Legislative Services, and Committee Clerk.

CALL TO ORDER

On behalf of Council, the Mayor recognized National Indigenous Peoples Day and encouraged all individuals to make personal efforts towards reconciliation and understanding.

ADOPTION OF MINUTES

1. Minutes of the Regular Council Meeting held on Tuesday, June 8, 2021

MOVED BY COUNCILLOR HODGE
AND SECONDED

- 265 That the Minutes of the Regular Council Meeting held on Tuesday, June 8, 2021 be approved.

CARRIED

Councillors Wilson and Zarrillo registered opposition.

COMMITTEE MINUTES AND RECOMMENDATIONS

2. Minutes of the Coquitlam River Watershed Roundtable Spring 2021 Community Roundtable Webinar Meeting held on Saturday, April 17, 2021

MOVED BY COUNCILLOR KIM
AND SECONDED

- 266 That the Minutes of the Coquitlam River Watershed Roundtable Spring 2021 Community Roundtable Webinar Meeting held on Saturday, April 17, 2021 be received.

CARRIED UNANIMOUSLY

3. Minutes of the Universal Access-Ability Advisory Committee Meeting held on Tuesday, May 4, 2021

MOVED BY COUNCILLOR ZARRILLO
AND SECONDED

- 267 That the Minutes of the Universal Access-Ability Advisory Committee Meeting held on Tuesday, May 4, 2021 be received.

CARRIED UNANIMOUSLY

4. Minutes of the Tri-Cities Homelessness and Housing Task Group Meeting held on Friday, May 7, 2021

MOVED BY COUNCILLOR TOWNER
AND SECONDED

- 268 That the Minutes of the Tri-Cities Homelessness and Housing Task Group Meeting held on Friday, May 7, 2021 be received.

CARRIED UNANIMOUSLY

5. Minutes of the Coquitlam River Watershed Roundtable Core Committee Meeting held on Wednesday, May 12, 2021

MOVED BY COUNCILLOR KIM
AND SECONDED

- 269 That the Minutes of the Coquitlam River Watershed Roundtable Core Committee Meeting held on Wednesday, May 12, 2021 be received.

CARRIED UNANIMOUSLY

REPORTS OF STAFF

PLANNING AND DEVELOPMENT

6. Report of the Director Development Services – Proposed Development Variance Permit 20 119862 DV at 2231 Tolmie Avenue – Bal Hansra (PROJ 20-141)

Bal Hansra (applicant), 2231 Tolmie Avenue, Coquitlam, appeared before Council to provide an overview of his application and the variance requested to allow for a reduction in the front and rear lot line setbacks to facilitate the construction of a new single family home.

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

- E-mail from Wayne Tullis, 5C - 2662 Austin Avenue, Coquitlam, dated June 9, 2021;
- E-mail from Ron Kliewer, 2220 Tolmie Avenue, Coquitlam, dated June 9, 2021;
- E-mail from Robert Bellwood, Coquitlam, dated June 9, 2021; and
- E-mail from Bal Hansra containing form letters from neighbours, dated June 20, 2021.

There were no further representations to this item.

Discussion ensued relative to the following:

- The understanding that the applicant has recently purchased the property and the belief that it is more appropriate for a Development Variance Permit (DVP) application to come forward from an owner whose needs for that property have changed over time
- The desire to focus the discussion on land use issues
- The desire for fairness and the understanding that other potential purchasers may have recognized the constraints on the property, potentially dissuading them from purchasing because it did not meet their needs
- Expressions of empathy for the personal circumstances facing the applicant
- The belief that after receiving approval for their requested variances, some owners realize an increase in value and sell their property
- The desire to not set a precedent for similar DVP applications

(Councillor Kim left the meeting at this time (7:35 p.m.).

- The desire that the size of the proposed house be reduced
- The Board of Variance process and whether it may have been the more appropriate channel for this application

(Councillor Kim returned to the meeting at this time (7:38 p.m.).

- The understanding that the applicant had the option of purchasing a property that met their needs
- The understanding that the subject lot presents land use challenges and the belief that the applicant has tried to work within those challenges
- The observation that the applicant has reached out to the neighbours
- The belief that the proposed new single family home would contribute to an improved neighbourhood
- The proposed lot coverage ratio

Councillor Hodge left the meeting at this time (7:59 p.m.) and returned at 8:00 p.m.

- Whether the proposed variances are appropriate for the subject lot

MOVED BY COUNCILLOR ASMUNDSON
AND SECONDED

- 270 That Council approve the signing and sealing of Development Variance Permit 20 119862 DV for 2231 Tolmie Avenue and authorize the Mayor and City Clerk to execute this Permit on behalf of the City of Coquitlam.

CARRIED

Mayor Stewart, and Councillors Mandewo and Towner registered opposition.

7. Report of the Director Development Services – Zoning Amendment Bylaw No. 5138, 2021 at 3510 Highland Drive – Kapil Judge (PROJ 21-018)

MOVED BY COUNCILLOR ASMUNDSON
AND SECONDED

271 That Council:

1. Give first reading to *City of Coquitlam Zoning Amendment Bylaw No. 5138, 2021*;
2. Refer *Bylaw No. 5138, 2021* to Public Hearing; and
3. 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; and
 - 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.

CARRIED UNANIMOUSLY

8. Report of the Director Development Services – Highway Dedication Cancellation Bylaw No. 5137, 2021 Adjacent to 1903 United Boulevard – Canadian Pacific Railway Company (PROJ 20-051)

MOVED BY COUNCILLOR KIM
AND SECONDED

272 That Council:

1. Give first, second and third readings to *City of Coquitlam Highway Dedication Cancellation Bylaw No. 5137, 2021*; and
2. Direct *Bylaw No. 5137, 2021* to be advertised in accordance with the requirements of the *Community Charter*.

CARRIED UNANIMOUSLY

DEPUTY CITY MANAGER

9. Report of the Director Legal and Bylaw Enforcement – Street Vending and Special Event Administration Housekeeping Updates

MOVED BY COUNCILLOR TOWNER
AND SECONDED

273 That Council:

1. Give first, second and third readings to *Business Licence Amendment Bylaw (Street Vending and Special Event Administration) No. 5122, 2021*; and
2. Direct staff to give notice to the public of the intention to adopt *Bylaw No. 5122, 2021* and provide an opportunity for persons who consider they are affected by the bylaw to make representations to Council in accordance with sections 8 and 59 of the *Community Charter*.

CARRIED UNANIMOUSLY

FINANCE, LANDS AND POLICE

10. Report of the General Manager Finance, Lands and Police – 2021 Fees and Charges Amendment Bylaw No. 5139, 2021

MOVED BY COUNCILLOR ASMUNDSON
AND SECONDED

274 That Council give first, second and third readings to *2021 Fees and Charges Amendment Bylaw No. 5139, 2021*.

CARRIED UNANIMOUSLY

CORPORATE SERVICES

11. Report of the General Manager Corporate Services– 2021 First Trimester Report

The General Manager Corporate Services provided introductory comments relative to the report.

Discussion ensued relative to the following:

- The desire that the Business Plan Priorities be listed by department
- The desire for staff to investigate the potential for funding from senior levels of government for projects identified under the Affordable Housing Strategy
- The understanding that staff are working with Tri-Cities Pride to determine how the City can support the needs of the LGBTQ+ community
- The need for affordable housing in the Burke Mountain Village area
- The belief that a complete community includes affordable housing

- Appreciation for the work that the City has already accomplished to facilitate the development of alternate types of housing (i.e. market and non-market rental) and the belief that Coquitlam is a leader in this area
- Support for including the subject of reconciliation on the Business Plan
- Appreciation for the way in which the City has performed and provided services to the community throughout the pandemic
- The belief that non-market and below-market housing should be located in proximity to Skytrain stations and frequent transit service

MOVED BY COUNCILLOR ASMUNDSON
AND SECONDED

275 That Council direct staff to amend the 2021 Business Plan, as outlined in this report.

CARRIED UNANIMOUSLY

OTHER BUSINESS

NEXT MEETING DATE – June 28, 2021

ADJOURNMENT

MOVED BY COUNCILLOR ASMUNDSON
AND SECONDED

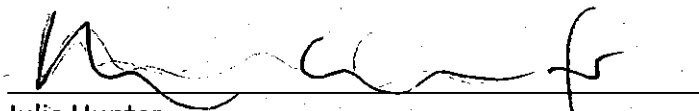
276 That the Regular Council Meeting adjourn – 8:45 p.m.

CARRIED UNANIMOUSLY

MINUTES CERTIFIED CORRECT

CHAIR

I hereby certify that I have recorded the Minutes of the
Regular Council Meeting held Monday, June 21, 2021
as instructed, subject to amendment and adoption.


Julie Hunter
Committee Clerk