

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 28, 2021 at 9:24 p.m. All members of Council were present. Members of staff present were the City Manager, General Manager Engineering and Public Works, 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 the following:

- June as Pride Month, and the anniversary of the Stonewall Riots;
- The anniversary of the assassination of Archduke Franz Ferdinand;
- June as Filipino Heritage Month; and
- The desire for residents of the Tri-Cities to go get the COVID-19 vaccine.

ADOPTION OF MINUTES

1. Minutes of the Regular Council Meeting held on Monday, June 21, 2021

MOVED BY COUNCILLOR ASMUNDSON
AND SECONDED

- 285 That the Minutes of the Regular Council Meeting held on Monday, June 21, 2021 be approved.

CARRIED

Councillor Zarrillo registered opposition.

COMMITTEE MINUTES AND RECOMMENDATIONS

2. Minutes of the Tri-Cities Child Care Task Force Meeting held on Wednesday, June 16, 2021

MOVED BY COUNCILLOR WILSON
AND SECONDED

- 286 That the Minutes of the Tri-Cities Child Care Task Force Meeting held on Wednesday, June 16, 2021 be received.

CARRIED UNANIMOUSLY

CONSIDERATION OF THE AGENDA ITEMS FROM THE PUBLIC HEARING HELD JUNE 28, 2021

3. City of Coquitlam Zoning Amendment Bylaw No. 5110, 2021 – 231 Lebleu Street

MOVED BY COUNCILLOR ASMUNDSON
AND SECONDED

287 That Council give second and third readings to *City of Coquitlam Zoning Amendment Bylaw No. 5110, 2021*.

CARRIED UNANIMOUSLY

4. City of Coquitlam Zoning Amendment Bylaw No. 5130, 2021 – 571 Emerson Street 604, 606, 608, 612, and 616 Regan Avenue

Discussion ensued relative to the following:

- Consideration of this development's effects on the flow of pedestrian movement to the Skytrain station.
- Concern that the development may affect existing residents in terms of the views from their properties and construction noise and dust
- The desire that the effects on existing properties and infrastructure is taken into consideration when planning new developments and that there are neighbourhood guidelines that are followed.
- The understanding that as the City grows, existing views will change due to development
- The understanding that the development plan includes bike parking

MOVED BY COUNCILLOR MARSDEN
AND SECONDED

288 That Council give second and third readings to *City of Coquitlam Zoning Amendment Bylaw No. 5130, 2021*.

CARRIED UNANIMOUSLY

5. City of Coquitlam Zoning Amendment Bylaw No. 5126, 2021 – 1175 Pipeline Road

Councillor Kim left at 10:20 p.m. and returned at this time (10:21 p.m.).

Discussion ensued relative to the following:

- Appreciation for improving the tenant relocation package

- Appreciation for the applicant's inclusion of rental and low-income units as part of their projects in Coquitlam and for taking advantage of incentives to build low-income housing
- The desire for residents concerned about development to undertake their own due diligence in keeping informed about proposed changes
- The understanding that the City utilizes a wide variety of notification methods to inform residents of any potential changes to the *Zoning Bylaw* and the *Official Community Plan*
- The understanding that there are challenges in trying to notify every single resident of each development plan
- The sharing of knowledge about the "Notify me" function on the Coquitlam website which can be used to register to receive information directly via e-mail
- The desire for strata councils to designate an individual to subscribe to development notifications
- The desire to find ways to make the process more engaging
- The recognition of the need for low income rental housing
- The desire for more demographic information to identify gaps in housing needs
- The understanding that Public Hearings are focused on the land use of applications

MOVED BY COUNCILLOR MARSDEN
AND SECONDED

289 That Council give second and third readings to City of Coquitlam Zoning Amendment Bylaw No. 5126, 2021.

CARRIED UNANIMOUSLY

REPORTS OF STAFF

PLANNING AND DEVELOPMENT

6. **Report of the Director Development Services – Fourth and Final Reading of Zoning Amendment Bylaw No. 5032, 2020, Housing Agreement Bylaw Nos. 5096 and 5097, 2021, and Authorization of Development Permit No. 19 110357 DP at 500 Foster Avenue and 633 North Road – Amacon (PROJ 19-046)**

MOVED BY COUNCILLOR MARSDEN
AND SECONDED

- 290 That Council:
1. Give fourth and final reading to *City of Coquitlam Zoning Amendment Bylaw No. 5032, 2020*;

2. Give fourth and final reading to *City of Coquitlam Housing Agreement Bylaw Nos. 5096 and 5097, 2021*; and
3. Approve the signing and sealing of Development Permit No. 19 110357 DP and that the Mayor and City Clerk be authorized to execute this Permit on behalf of the City of Coquitlam.

CARRIED UNANIMOUSLY

7. Report of the Director Development Services – Citywide Official Community Plan Amendment Bylaw No. 5124, 2021 at 3640 Sheffield Avenue – Double Kappa Holdings Ltd. (PROJ 20-043)

MOVED BY COUNCILLOR ASMUNDSON
AND SECONDED

291 That Council:

1. Rescind first reading of *City of Coquitlam Citywide Official Community Plan Amendment Bylaw No. 5124, 2021*;
2. Give first reading to *City of Coquitlam Citywide Official Community Plan Amendment Bylaw No. 5124, 2021*, as amended;
3. In accordance with the *Local Government Act*, consider *Bylaw No. 5124, 2021*, in conjunction with *City of Coquitlam 2021 Five Year Financial Plan Bylaw No. 5086, 2020* and the *Regional Solid Waste Management Plan*; and
4. Refer *City of Coquitlam Citywide Official Community Plan Amendment Bylaw No. 5124, 2021* to Public Hearing.

CARRIED UNANIMOUSLY

OTHER BUSINESS

NEXT MEETING DATE – June 28, 2021

ADJOURNMENT

MOVED BY COUNCILLOR ASMUNDSON
AND SECONDED


292 That the Regular Council Meeting adjourn – 10:57 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 28, 2021
as instructed, subject to amendment and adoption.



Rachel Cormack
Legislative Services Clerk