

A Regular Council Meeting for the City of Coquitlam convened in the Council Chambers of City Hall, 3000 Guildford Way, Coquitlam, BC on Monday, July 6, 2020 at 10:17 p.m. All members of Council were present. Members of staff present were the City Manager, Deputy City Manager, General Manager Parks, Recreation and Culture Services, General Manager Engineering and Public Works, General Manager Civic Lands and Facilities, General Manager Planning and Development, Director Development Services, Manager Corporate Communications, Manager Transportation, Manager Development – City Land, Manager Corporate Communications, Development Servicing Engineer Manager, Planner 3, Planner 3, Senior Transportation Planning Engineer, Land Development Planner, Planner 2, Planner 2, Planner 1, City Clerk and Legislative Services Clerk.

CALL TO ORDER

The Mayor, on behalf of Council, acknowledged the 85th birthday of the Dalai Lama.

ADOPTION OF MINUTES

1. Minutes of the Regular Council Meeting held on Monday, June 22, 2020

MOVED BY COUNCILLOR MARSDEN
AND SECONDED

265 That the Minutes of the Regular Council Meeting held on Monday, June 22, 2020 be approved.

CARRIED UNANIMOUSLY

COMMITTEE MINUTES AND RECOMMENDATIONS

2. Minutes of the Multiculturalism Advisory Committee Meeting held on Wednesday, June 17, 2020

In response to a request from a member of Council, the Director Development Services undertook to provide the presentation entitled "An Introduction to Critical Multiculturalism and Racial Literacy" to Council. He also undertook to consider the possibility of inviting the presenter to provide this presentation to Council at a future date.

MOVED BY COUNCILLOR MANDEWO
AND SECONDED

- 266 That the Minutes of the Multiculturalism Advisory Committee Meeting held on Wednesday, June 17, 2020 be received.

CARRIED UNANIMOUSLY

CONSIDERATION OF THE AGENDA ITEMS FROM THE PUBLIC HEARING HELD JULY 6, 2020

3. **City of Coquitlam Zoning Amendment Bylaw No. 5050, 2020 – 909, 913, 917, 921, 925 and 927 Grant Street and portion of lane**

MOVED BY COUNCILLOR ASMUNDSON
AND SECONDED

- 267 That Council give second and third readings to *City of Coquitlam Zoning Amendment Bylaw No. 5050, 2020*.

CARRIED UNANIMOUSLY

4. **City of Coquitlam Zoning Amendment Bylaw No. 5009, 2020 – 597, 599, 601 and 603 Dansey Avenue**

Discussion ensued relative to the following:

- The desire for more information relating to the application of the Affordable Home Ownership Program to the proposed development
- The desire for HousingHub to be invited to a future Council-in-Committee Meeting in order to provide further information relating to the Affordable Home Ownership Program
- Appreciation for the information relating to marketing provided in the staff report

MOVED BY COUNCILLOR MANDEWO
AND SECONDED

- 268 That Council give second and third readings to *City of Coquitlam Zoning Amendment Bylaw No. 5009, 2020*.

CARRIED UNANIMOUSLY

5. City of Coquitlam Zoning Amendment Bylaw No. 4971, 2020 – 3537 Princeton Avenue

Discussion ensued relative to the following:

- The desire to ensure that a coffee shop is included in the proposed development
- Concerns regarding the use of a Comprehensive Development Zone

MOVED BY COUNCILLOR ASMUNDSON
AND SECONDED

- 269 That Council give second and third readings to *City of Coquitlam Zoning Amendment Bylaw No. 4971, 2020*; and

CARRIED UNANIMOUSLY

6. City of Coquitlam Zoning Amendment Bylaw No. 4975, 2020 – 625 North Road

MOVED BY COUNCILLOR MANDEWO
AND SECONDED

- 270 That Council give second and third readings to *City of Coquitlam Zoning Amendment Bylaw No. 4975, 2020*.

CARRIED UNANIMOUSLY

7. City of Coquitlam Citywide Official Community Plan Amendment Bylaw (Commercial Zones Review) No. 5046, 2020 and City of Coquitlam Zoning Amendment Bylaw (Commercial Zones Review) No. 5047, 2020 – Commercial Zones Review

MOVED BY COUNCILLOR MARSDEN
AND SECONDED

- 271 That Council give second, third, and fourth and final readings to *City of Coquitlam Citywide Official Community Plan Amendment Bylaw (Commercial Zones Review) No. 5046, 2020* and *City of Coquitlam Zoning Amendment Bylaw (Commercial Zones Review) No. 5047, 2020*.

CARRIED UNANIMOUSLY

8. City of Coquitlam Zoning Amendment Bylaw No. 5048, 2020 – Parking Requirements Review

Discussion ensued relative to the following:

- Appreciation for the amount of information included in the staff report

- Support for the City-Wide Parking Review and the proposed Phase One reduction in parking requirements
- The relationship between the size of parking stalls and their use
- The factors that influence the use of residential and visitor parking
- The ability of Council to amend *Bylaw No. 5048, 2020* without requiring a new Public Hearing
- The desire to discourage car ownership and encourage the use of transit
- Concerns regarding the scope of the proposed reduction in visitor parking requirements

MOVED BY COUNCILLOR MARSDEN
AND SECONDED

272 That Council give second, third, and fourth and final readings to *City of Coquitlam Zoning Amendment Bylaw No. 5048, 2020*.

MOTION REFERRED

Discussion continued relative to the following:

- The difference between the result of the parking studies provided to Council and anecdotal evidence regarding the availability of both visitor and street parking
- The relationship between the availability of visitor parking and the use of street parking and whether this will be factored into the proposed Phase Three review of curb space management in Transit Oriented Development (TOD) areas
- The relationship between densification and the use of street parking and options available to reduce the use of street parking by residents and visitors
- The evidence supporting the position that there is an oversupply of visitor parking in the City
- The desire for incremental reductions to the visitor parking requirements
- The belief that Council support for the proposed amendments should be unanimous
- The desire to incentivize the development of three and four bedroom units
- The desire for further studies to be conducted regarding the use of visitor parking in TOD areas
- The understanding that the proposed reduction in visitor parking requirements is supported by staff

The Manager Transportation provided information relating to the parking studies and modeling conducted as a part of Phase One and that are expected as part of future phases of the City-Wide Parking Review.

The General Manager Engineering and Public Works provided information relating to the proposed reduction in vehicle parking requirements and potential on-street management measures in TOD areas.

The City Clerk provided information regarding the process of referring the bylaw back to staff in order for staff to prepare potential amendments and noted that staff are able to clarify information that has already been provided to Council.

The City Manager provided information relating to the phasing of the City-Wide Parking Review.

MOVED BY COUNCILLOR HODGE
AND SECONDED

- 273 That *City of Coquitlam Zoning Amendment Bylaw No. 5048, 2020* be referred back to staff in order to provide revised bylaw language which allows for either 0.2 or 0.15 visitor parking spaces, as alternatives to the 0.1 provided for in the current proposed bylaw.

CARRIED

Councillors Marsden, Wilson and Zarrillo registered opposition.

REPORTS OF STAFF

PLANNING AND DEVELOPMENT

9. **Report of the General Manager Planning and Development and the General Manager Engineering and Public Works – *Temporary Outdoor Space Expansion Program for Local Businesses Phase 2 – Supporting Local Businesses and Their Immediate Recovery with Flexible Options to Increase Business Service Area***

The General Manager Engineering and Public Works provided introductory comments regarding Phase 2 of the Temporary Outdoor Space Expansion Program for Local Businesses.

The Planner 3 provided an onscreen presentation entitled “Temporary Outdoor Space Expansion for Local Businesses – Phase 2” with slides titled as follows:

- Outline
- Background
- Program Objectives
- Phase 1 Summary
- Phase 2
- Sidewalk Patio

- Sidewalk Patio Examples
- Curbside Patio
- Curbside Patio Examples
- Phase 3
- Permitting and Fees
- Conclusion
- Thank You!

Discussion ensued relative to the following:

- Support for the goal of reviewing and approving completed applications within two business days
- Potential locations and options for patio expansions and parklets
- Pedestrian flow around patio expansions and parklets and the desire to ensure the accessibility and safety of walkways
- Support for the potential options being considered as a part of Phase Three of this program
- The belief that this program will increase the vibrancy of the City
- Concerns regarding the proposal to use City sponsored parklets
- The possibility of a temporary street closure of Glen Drive
- The desire to support the arts and non-profit groups and to explore options to allow these users to take advantage of this program
- The concern that insurance requirements may be a barrier to businesses taking advantage of this program
- Clarification regarding the types of businesses that can take advantage of the options available under this program
- The impact that the weather may have on the use of outdoor spaces and whether heating will be permitted
- The desire for the City to be flexible regarding the proposed area for sidewalk and curbside use

The Planner 3 provided information relating to the flexibility of the program and the types of businesses that can take advantage of the options available under it.

MOVED BY COUNCILLOR ASMUNDSON
AND SECONDED

274 That Council:

1. Endorse the next phase of the *Temporary Outdoor Space Expansion Program for Local Businesses* as set out in the joint report of the General Manager Planning and Development and General Manager Engineering and Public Works dated June 30, 2020;

2. Direct staff to commence the implementation of temporary measures to support the expansion of outdoor operations of qualifying businesses on portions of City road rights-of-way;
3. Rescind the existing *Sidewalk Café Use Policy* and adopt in its place the *Sidewalk and Curbside Use Policy* included as Attachment 2 of this report;
4. Direct staff to investigate and report back regarding the construction of City sponsored parklets which could be made available for rent to interested businesses; and
5. Direct staff to report back regarding this phase of the *Temporary Outdoor Space Expansion Program for Local Businesses* in one year's time.

CARRIED UNANIMOUSLY

10. **Report of the Director Development Services – Fourth and Final Reading of Heritage Revitalization Agreement Authorization Bylaw No. 4994, 2019 and Heritage Designation Bylaw No. 4995, 2019, to Relocate, Restore and Retain an Existing Heritage House (Philp Residence) and Permit a New Duplex at 433 Marmont Street – Manbir Singh Aulakh (PROJ 17-019)**

MOVED BY COUNCILLOR HODGE
AND SECONDED

275 That Council:

1. Give fourth and final reading to *City of Coquitlam Heritage Revitalization Agreement Authorization Bylaw No. 4994, 2019*; and
2. Give fourth and final reading to *City of Coquitlam Heritage Designation Bylaw No. 4995, 2019*.

CARRIED UNANIMOUSLY

11. **Report of the Director Development Services – Zoning Amendment Bylaw No. 4978, 2020, Highway Dedication Cancellation Bylaw No. 4979, 2020 at 611, 613, 615, 619, 623, 625, 629, 631 Cottonwood Avenue and 616, 620, 624, 628, 632, 634, 636, 638, 640, 646 Vanessa Court – Cardinal by Polygon Cardinal Homes Ltd. and Burquitlam East by Polygon Development 219 Ltd. (PROJ 19-027)**

Councillor Mandewo left the meeting at this time (11:42 p.m.).

Discussion ensued relative to the following:

- The desire that information relating to the impacts that proposed developments may have on nearby street parking be included in future reports to Council
- Clarification relating to the proposed upgrades to the road network

Councillor Mandewo returned to the meeting at this time (11:46 p.m.).

- The desire for demographic information relating to the anticipated residents of the proposed development
- The proposed use of small stalls and the desire for information relating to how many full sized stalls could be incorporated into the proposed development

MOVED BY COUNCILLOR MARSDEN
AND SECONDED

276 That Council:

1. Give first reading to *City of Coquitlam Zoning Amendment Bylaw No. 4978, 2020*;
2. Refer *Bylaw No. 4978, 2020* to Public Hearing;
3. Authorize staff to prepare Development Permits Nos. 19 106177 DP and 19 106181 DP, generally in accordance with the attached drawings (Attachments 6 and 7), should Council grant second and third readings to the Bylaw;
4. Acknowledge that the applicant has requested variances to the Zoning Bylaw, as described in this report as follows:
 - a. In Subsection 1205 (6)(c), in Part 12, RM-3 Multi-Storey Medium Density Apartment Residential zone, the maximum Lot Coverage for a 6-storey building be increased from 45% to 51% (for the Cardinal development site only); and
 - b. In Subsection 1205(11)(a), in Part 12, RM-3 Multi-Storey Medium Density Apartment Residential zone, the maximum building length be increased from 55 m (180 ft.) to 65 m (213.3 ft.) (for the Cardinal development site only).
5. Give first, second and third readings to *City of Coquitlam Highway Dedication Cancellation Bylaw No. 4979, 2020*;
6. Direct *City of Coquitlam Highway Dedication Cancellation Bylaw No. 4979, 2020* to be advertised in accordance with the requirements of the *Community Charter*; and
7. 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. Enter into a Purchase and Sale Agreement for the road cancellation area to the satisfaction of the City Solicitor;
 - d. Satisfy the Traffic Impact Assessment (TIA) comments to the satisfaction of the General Manager Engineering and Public Works; and
 - e. Finalize, execute and deliver to the City, the following agreements in Land

Title Office registrable form:

- i. Section 219 Restrictive Covenant to allow for density sharing between the Cardinal and Burquitlam East development sites;
- ii. An owner-maintained statutory right-of-way in favour of the City over the publically accessible minor node at the northwest corner of the Breslay Street / Cottonwood Avenue intersection;
- iii. A Servicing Agreement between the City and Polygon to the satisfaction of the General Manager Engineering and Public Works with respect to the Burquitlam East site;
- iv. Section 219 Restrictive Covenants to prohibit the issuance of Building Permits until all existing houses are demolished; and
- v. Section 219 Restrictive Covenant to ensure a Form and Character Development Permit for the Burquitlam East site be approved by Council prior to issuance of Building Permits; and
- vi. Such other Land Title Office registrable agreements as may be required by the City.

CARRIED UNANIMOUSLY

REPORTS OF COUNCILLORS

12. Metro Vancouver Board in Brief (May 29, 2020) – Metro Vancouver Board Representatives Available to Respond to Questions

MOVED BY COUNCILLOR MARSDEN
AND SECONDED

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

CARRIED UNANIMOUSLY

OTHER BUSINESS

NEXT MEETING DATE – July 13, 2020

ADJOURNMENT

MOVED BY COUNCILLOR MARSDEN
AND SECONDED

278 That the Regular Council Meeting adjourn – 11:49 p.m.

CARRIED UNANIMOUSLY

MINUTES CERTIFIED CORRECT

CHAIR

I hereby certify that I have recorded the Minutes of the
Regular Council Meeting held Monday, July 6, 2020
as instructed, subject to amendment and adoption.



Kate Nasato
Legislative Services Clerk