

PUBLIC HEARING
Monday, July 12, 2021

A Public Hearing convened on Monday, July 12, 2021 at 7:05 p.m. in the Council Chambers, City Hall, 3000 Guildford Way, Coquitlam, B.C. with the following persons present:

Council Members Present: Mayor Richard Stewart
Councillor Brent Asmundson
Councillor Craig Hodge
Councillor Steve Kim
Councillor Trish Mandewo
Councillor Dennis Marsden
Councillor Teri Towner
Councillor Chris Wilson
Councillor Bonita Zarrillo

Staff Present: Peter Steblin, City Manager
Raul Allueva, Deputy City Manager
Jaime Boan, General Manager Engineering and Public Works
Michelle Hunt, General Manager Finance, Lands and Police
Jim McIntyre, General Manager Planning and Development
Andrew Merrill, Director Development Services
Dragana Mitic, Transportation Manager
Robert Cooke, Development Servicing Engineer Manager
Jeff Denney, Planner 3
Kathy Ho, Transportation Policy Engineer
Stephanie Holland, Planner 2
Brendan Hurley, Planner 2
Stephanie Lam, Legislative Services Manager
Rachel Cormack, Legislative Services Clerk

REPORT OF DIRECTOR DEVELOPMENT SERVICES

The Director Development Services submitted a written brief to the Public Hearing dated July 7, 2021, a copy of which is attached to and forms a part of these minutes.

ADVERTISING OF PUBLIC HEARING

The Public Hearing was advertised in the Tri-City News on the following dates: Thursday, July 1, 2021 and Thursday, July 8, 2021.

OPENING REMARKS

The Chair provided opening remarks in which he set out the Public Hearing process.

ITEM #1 **Reference: PROJ 21-018**
Bylaw No. 5138, 2021
Address: 3510 Highland Drive

The intent of Bylaw No. 5138, 2021 is to amend City of Coquitlam Zoning Bylaw No. 3000, 1996 to rezone the subject property outlined in black on the map marked Schedule 'A' to Bylaw No. 5138, 2021 from RS-11 Estate Single Family Residential to RS-9 Large Single Family Residential.

If approved, the application would facilitate the subdivision of the subject property to create three single family lots.

The Director Development Services provided an overview of the following:

- Zoning and Land Use Designation
- Proposal
- Recommendation

There were no further representations to this item.

There were no submissions received for this item.

ITEM #2 **Reference: PROJ 20-043**
Bylaw No. 5124, 2021
Address: A Portion of 3640 Sheffield Avenue

The intent of Bylaw No. 5124, 2021 is to amend Citywide Official Community Plan Bylaw No. 3479, 2001 to rezone the portion of the subject property outlined in black on the map marked Schedule 'A' to Bylaw No. 5124, 2021 from Compact Low Density Residential to Townhousing Residential and Environmentally Sensitive Area.

The intent of Bylaw No. 5125, 2021 is to amend the City of Coquitlam Zoning Bylaw No. 3000, 1996 to rezone the portion of the subject property outlined in black on the map marked Schedule 'A' to Bylaw No. 5125, 2021 from A-3 Agricultural and Resource to RT-2 Townhouse Residential and P-5 Special Park.

If approved, the application would facilitate the subdivision of the lot into one townhouse lot, one environmentally sensitive area lot, a large remainder lot with potential for future development, and park land.

The Planner 2 provided an overview of the following:

- Zoning and Land Use Designation
- Proposal
- Trail and Watercourse Plan
- Recommendation

Raymond Northstein, Justin Cheung and Lilian Arishenkoff, Wesbild, and Ryan Present, Blue Line Environmental (the Applicants) appeared before Council to note that they were available to answer questions regarding the application.

There were no further representations to this item.

There were no submissions received for this item.

ITEM #3

Reference: 16-8690-20/CWPR/3

Bylaw Nos. 5111, 5112, 5113, 5114, and 5115, 2021

Text Amendment: City-Wide Parking Review Phase 2

The intent of Bylaw No. 5113, 2021 is to amend City of Coquitlam Citywide Official Community Plan Bylaw No. 3479, 2001 in order to update the Development Permit guidelines to specify the off-street bicycle space locations and design to ensure its functionality, as well as create Bicycle Parking Design Guidelines as a reference in the Development Permit guidelines.

The intent of Bylaw No. 5111, 2021 is to amend 'Schedule O' City of Coquitlam Zoning Bylaw No. 3000, 1996 in order to amend the commercial and office off-street parking requirements. The proposed bylaw will update the minimum number of off-street parking spaces required for commercial and office uses in the C-7 zone or a CD zone located within Schedule O amended bylaw.

The intent of Bylaw No. 5112, 2021 is to amend City of Coquitlam Zoning Bylaw No. 3000, 1996 in order to amend the off-street bicycle parking requirements. The proposed bylaw includes a number of text amendments that are intended to:

- Update the minimum number of off-street long-term bicycle spaces required for commercial and office uses;
- Require off-street short-term bicycle spaces at all building entrances;
- Update off-street bicycle parking minimum design standards to address accessibility, security, safety, and location;
- Require all non-residential buildings to provide End-of-Trip facilities; and
- Require all buildings to provide Bicycle Maintenance facilities.

The intent of Bylaw No. 5114, 2021 is to amend City of Coquitlam Zoning Bylaw No. 3000, 1996 in order to amend the Transportation Demand Management (TDM) and Payment in Lieu (PIL) requirements in the Evergreen Line Core and Shoulder Areas. The proposed bylaw includes a number of text amendments that are intended to:

- Require mandatory TDM measures for all required residential, commercial and office uses to encourage the use of alternative

transportation modes. Details regarding the type of measures for a site will be provided in the TDM guidelines;

- Provision of TDM travel information packages for all residential, commercial, and office use to support the community use of other modes of transportation. Further details will be provided in the TDM Guidelines;
- Require directional signage to on-site parking for residential, commercial and office visitors;
- Update PIL program including parking reduction requirements and the payment of each off-street parking space not provided in the development; and
- Update Schedule 'O' Map 2 to illustrate both the core and shoulder boundary in the Burquitlam-Lougheed Neighbourhood. This reflects the updated PIL program where parking reduction and payment varies between the core and shoulder.

The intent of Bylaw No. 5115, 2021 is to amend City of Coquitlam Zoning Bylaw No. 3000, 1996 in order to adopt shared parking requirements in the Evergreen Line Core and Shoulder areas. The proposed bylaw includes a number of text amendments that are intended to:

- Introduce shared parking options for two or more land uses, which may reduce peak parking supply requirements;
- Permit shared parking between the following land uses: residential visitor, commercial, office, assembly, and civic;
- Restrict designated or reserved parking spaces as part of the shared parking pool for all users;
- Require a shared parking strategy to demonstrate the operation and management on-site;
- Allow a maximum of 25% of its individually required parking spaces to be shared; and
- Require a restrictive covenant registered on title specifying the shared parking arrangement on-site.

If approved, the above bylaws will implement changes to the City's 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 in order to manage increased parking demands in areas undergoing development.

The Transportation Policy Engineer provided an overview of the following:

- City-Wide Parking Overview
- OCP Amendment Bylaw No. 5113, 2021 and Zoning Amendment Bylaw No. 5112, 2021 (City-Wide Off-Street Bicycle Parking Requirements)
- Zoning Amendment Bylaw No. 5111, 2021 (Commercial/Office Off-Street Parking in TOD Areas)

- Zoning Amendment Bylaw No. 5114, 2021 (TDM and PIL Programs in TOD Areas)
- Schedule 1 to Bylaw No. 5114, 2021
- Zoning Amendment Bylaw No. 5115, 2021 (Shared Parking in TOD Areas)
- Recommendation

There were no further representations to this item.

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

1. Email from Sean Zoschke, received on July 5, 2021;
2. Email from Greg Fowler, Coquitlam, received on July 6, 2021;
3. Email from Andrew Hartline, 2606 Henry Street, Port Moody, received on July 6, 2021;
4. Email from Anne Mancell, 129 Hemlock Drive, Anmore, received on July 6, 2021;
5. Email from Christine Fowler, Coquitlam, received on July 6, 2021;
6. Email from Colin Fowler, on behalf of HUB Cycling Tri-Cities Committee, received on July 6, 2021;
7. Email from Ian MacDonald, Belcarra, received on July 6, 2021;
8. Email from Colleen MacDonald, 4975 Robson Road, Belcarra, received on July 6, 2021;
9. Email from Brad Kine, 1046 Rochester Avenue, received on July 7, 2021;
10. Email from Vincent Hanemayer, Coquitlam, received on July 8, 2021;
11. Email from Dragana, Burnaby, received on July 8, 2021; and
12. Email from Colin Schuler Ram, Coquitlam, received on July 9, 2021.


CLOSURE OF PUBLIC HEARING

- The Chair declared the Public Hearing closed at 7:32 p.m. on Monday, July 12, 2021.

MINUTES CERTIFIED CORRECT

CHAIR

I hereby certify that I have recorded the
Minutes of the Public Hearing held on
Monday, July 12, 2021 as instructed,
subject to amendment and adoption.



Rachel Cormack
Legislative Services Clerk

Clerks Dept

From: Sean Zoschke [REDACTED]
Sent: Monday, July 5, 2021 11:58 AM
To: Clerks Dept
Subject: Support for Bylaws 5112 and 5113, 2021

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Public Hearing

Hello,

I would like to express my support for Bylaws 5112 and 5113, 2021 that would mandate bicycle parking and end of trip facilities in new developments. As a Coquitlam resident who bikes regularly for shopping trips and work commutes, it is sometimes difficult to find safe and secure bicycle parking. I have also found that having shower facilities at offices I have worked at makes it more feasible to commute to work by bike year-round. I think introducing these bylaws will have a positive impact on our community.

Thank you,
Sean Zoschke

- ☒ Copies to Mayor & Council
- ☐ Tabled Item for Council Meeting
- ☐ Correspondence Item for Council Meeting
- ☒ For Information Only
- ☐ For Response Only
- ☒ Copies to GMPD, DDS, DSEM,
P3, FM, FC

Clerks Dept

From: Greg Fowler [REDACTED]
Sent: Tuesday, July 6, 2021 6:24 PM
To: Clerks Dept
Subject: Support for Bylaw 5112 (2021) and 5113 (2021)

Follow Up Flag: Follow up
Flag Status: Completed

Categories: Public Hearing

Hi

I would like to add my support for the above bylaws. As a life-long Coquitlam resident and long-time homeowner I feel that it is absolutely necessary that these bylaws are passed. I would like to see Coquitlam provide support and resources for people who would prefer to reduce their carbon footprint by cycling, rather than driving. For example, I have a doctor's appointment on Glen drive, which is only about 5 Km from my house. I would much rather cycle there than drive. Unfortunately, the closest secure bike parking is at the Skytrain station, which is about 4 blocks away. I can drive there and park for free nearby, or I can ride my bike and pay for parking and walk 4 blocks. It is pretty easy to see which is the easier and cheaper option. This is also likely the reason why more people feel that they have to drive rather than cycle.

I am a 57 year old casual cyclist and I am in favour of any improvements to cycling infrastructure. As a teen I used to feel safe riding my bike pretty well anywhere in the Lower Mainland. With all of the traffic that we have now, I feel that I am taking my life in my hands every time I get on my bike. For that reason I now try to stick to the dykes or trails when-ever possible. I would support further bike network expansion.

Greg Fowler

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P3, FM, FC

Clerks Dept

From: Andrew H. [REDACTED]
Sent: Tuesday, July 6, 2021 4:22 PM
To: Clerks Dept
Subject: Bike parking bylaws 5112 and 5113

Categories: Public Hearing

I am writing to support bike parking bylaws 5112 and 5113. I live in Port Moody but come to Coquitlam every week for shopping and my daughters' piano lessons, with the family cargo bike on Skytrain.

The roads of central Coquitlam are already gridlocked with cars, but densification is just getting started. As the Tri-Cities urbanize further we all need to adequately manage our changing transportation needs, and improving bike racks is a great start.

Andrew Hartline
2606 Henry Street
Port Moody, BC

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P3, FM, FC

Clerks Dept

From: Anne Mancell [REDACTED]
Sent: Tuesday, July 6, 2021 4:02 PM
To: Clerks Dept
Subject: Bylaws 5112, 5113, 2021
Categories: Public Hearing

I, Anne Mancell, 129 Hemlock Drive, Anmore, B.C. V3H4W9, am in support of Bylaws 5112, 5113, 2021.

- ☒ Copies to Mayor & Council
- ☐ Tabled Item for Council Meeting
- ☐ Correspondence Item for Council Meeting
- ☒ For Information Only
- ☐ For Response Only _____
- ☒ Copies to GMPD, DDS, DSEM,
P3, FM, FC

Clerks Dept

From: Chris Fowler <[REDACTED]>
Sent: Tuesday, July 6, 2021 11:35 AM
To: Clerks Dept
Subject: Support for Bylaws 5112 and 5113, 2021

Follow Up Flag: Follow up
Flag Status: Completed

Categories: Public Hearing

Good morning City Staff and Council,

I am writing today in support of Bylaws 5112 and 5113. As our province is burning up yet again this summer with over 200 wildfires, I cannot help but think even those of us who work and live in urban areas can help by reducing our carbon emissions. As a long-time Coquitlam homeowner, I would love to see a substantial increase in bike parking in and around the city as biking is a fantastic way to decrease our carbon footprint and bike parking is a vital component to biking being an option. I would much prefer to hop on a bike to grab a few items from the mall or grocery store than to travel by vehicle and the bike parking design guidelines are instrumental in creating a future where that is possible.

For the record, I am a 55 year old female and would not describe myself as an "elite" cyclist, but rather somebody who would much rather be active than sitting. One of the biggest barriers of not using my bike for more of these quick trips is not knowing if my bike will be waiting for me once I finish my errands. It is for these reasons I am so eager to see bylaws 5112, 2021 and 5113, 2021 pass.

Thank you,

Christine Fowler
Coquitlam

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P3, FM, FC

Clerks Dept

From: Colin Fowler <[REDACTED]>
Sent: Tuesday, July 6, 2021 11:17 AM
To: Clerks Dept
Subject: HUB Cycling Support for Bylaws 5112 and 5113, 2021
Attachments: HUB Letter Coquitlam bike parking minimums.docx.pdf
Categories: Public Hearing

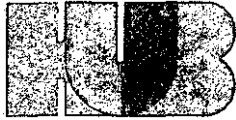
Hello city staff,

I'm writing to you on behalf of the HUB Cycling Tri-Cities Committee again to ensure that our full support of bylaws 5112, 2021 and 5113, 2021 makes it into the official record for the upcoming public hearing on July 12.

Thank you,

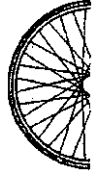
Colin Fowler
Co-Chair, HUB Cycling Tri-Cities Committee

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P3, FM, FC



Your Cycling Connection

bikehub.ca



11 June 2021

Mayor and Council, City of Coquitlam

Re: Support for Bylaw No. 5112, 2021 and 5113, 2021

The Tri-Cities Local Committee of HUB Cycling are happy to support Coquitlam's proposed bike parking bylaws 5112, 2021 and 5113, 2021. These bylaws will be crucial in enabling more people of all ages and abilities to get around the city by bicycle, as a lack of safe, secure, and convenient bike parking and end-of-trip facilities are a major deterrent to bike use. We further commend the City of Coquitlam for exploring parking options for cargo bikes, which are typically used to replace vehicle trips that involve shopping or carrying children. We also wish to thank the City of Coquitlam for recognizing and adapting to the growing adoption of e-bikes by implementing rules such as charging stations in long-term bicycle parking facilities.

We would like to thank you for your time in reading our letter of support for bylaws 5112, 2021 and 5113, 2021.

Colin Fowler and Andrew Hartline
Co-Chairs, Tri-Cities Committee
HUB Cycling
tri-cities@bikehub.ca

About HUB Cycling

HUB Cycling is a charitable not for profit organization that has spent over 22 years removing barriers to cycling in Metro Vancouver, while cultivating the health, environmental, and economic benefits that active transportation can bring. HUB has educated thousands of people, motivated thousands more, and championed improvements that [#UnGapTheMap](#) to create a connected cycling network. HUB Cycling's mission is to get more people cycling more often. HUB Cycling has close to 3,000 members and more than 45,000 direct supporters. HUB Cycling has 10 volunteer committees across Metro Vancouver that encourage cycling for all ages and abilities (AAA) in municipalities across Metro Vancouver. For more information, visit bikehub.ca.

Clerks Dept

From: Ian MacDonald [REDACTED]
Sent: Tuesday, July 6, 2021 8:29 AM
To: Clerks Dept
Subject: I am in support of Bylaws 5112 and 5113, 2021

Categories: Public Hearing

My name is Ian MacDonald from Belcarra and as an avid cyclist safe and secure bike storage is a major barrier to me, and I'd be much more likely to bike if it were available, thus I support these bylaws."

--

Ian MacDonald
[REDACTED]

- ☒ Copies to Mayor & Council
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P3, FM, FC

Clerks Dept

From: Colleen MacDonald [REDACTED]
Sent: Tuesday, July 6, 2021 7:06 AM
To: Clerks Dept
Subject: I am in support of Bylaws 5112 and 5113, 2021

Categories: Public Hearing

I am in support of Bylaws 5112 and 5113, 2021.

As the author of the blog and guidebooks **Let's Go Biking** (www.letsgebiking.net) people write and ask about cycling to shop and visit Coquitlam. People want to get out of their cars, they want to come via Skytrain or safe separated active transport routes. Many families are using cargo bikes and they ask about safe parking for these larger bikes.

Personally, I shop and dine in Coquitlam and often have difficulty finding safe, close bike parking. For example: a bike rack is needed on the corner of Burlington and Pinetree Way, near Caffè Divano. I like to have my bike 'in sight' when I'm having a coffee. The closest bike racks are a block away at City Hall or a block away at the Glen Pine Center.

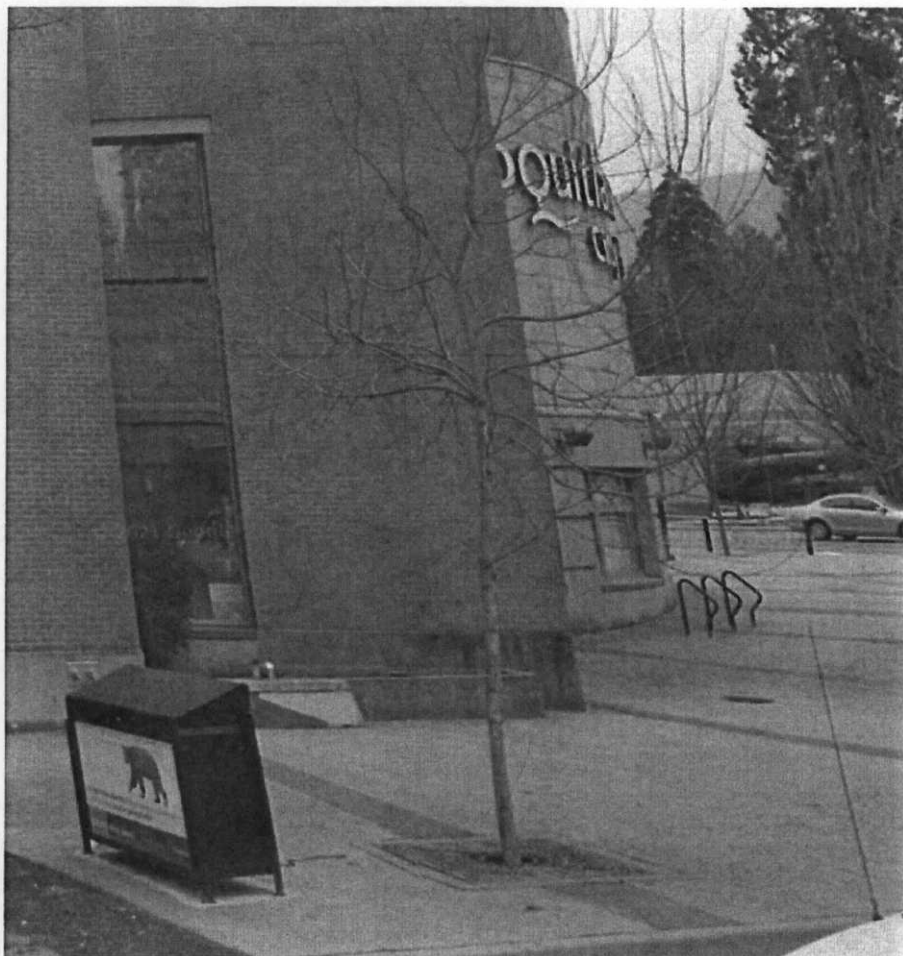
Safe cycling infrastructure includes bike parking and this must be written into bylaw to ensure it is included in building plans, therefore I support Bylaws 5112 and 5113, 2021.

Bike Rack needed at Burlington & Pinetree Way near City Hall.



Closest Bike Rack one block away at City Hall.

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P3, Fm, FC



Colleen MacDonald
4975 Robson Road
Belcarra BC V3H4N9



Colleen MacDonald
letsgobiking.net

- Let's Go Biking books - Vancouver + Okanagan
- Happy Spring Exploring + News!
- Neckwarmer/FaceCover. Summer Tip: Wear it as a Neck COOLER
- MapCase
- Join Let's Go Biking Club!

Book or eBook purchase supports cycling advocacy - Trails Society of BC, BC Cycling Coalition, Hub Cycling and local trail groups

Clerks Dept

From: brad kine [REDACTED]
Sent: Wednesday, July 7, 2021 6:33 PM
To: Clerks Dept
Subject: Bike Parking
Categories: Public Hearing

I am in favour of more bike parking. I am a long time resident of Coquitlam and we need a more organized bike parking system in place. Thanks,Brad. My address is 1046 Rochester Ave.

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P3, FM, FC

Clerks Dept

From: Vincent Hanemayer [REDACTED]
Sent: Thursday, July 8, 2021 11:06 AM
To: Clerks Dept
Subject: Support for Bylaws 5112 and 5113 - Bicycle Parking
Categories: Public Hearing

To whom it may concern,

I am a resident of Coquitlam and I would like to provide my support for the proposed city bylaws 5112 and 5113.

I am an avid cyclist and have commuted by bike from Coquitlam to Surrey exclusively in the 10 years leading up to COVID-19.

What has made it possible for me to commute are the end of trip facilities I have at my workplace. These include, a secure bike cage within a tenant-only accessible underground parkade (i.e. protected from the elements); shower and clothes locker facilities; and an area to carry out minor bike maintenance. These facilities are not fancy but they provide cyclists with the comfort knowing their bikes are stored safely and that they can shower and hang wet clothes at the end of their commute.

Without these facilities I would have had to drive to work (which would have meant purchasing another vehicle and contributing to greenhouse gasses) or to take transit (adding about 30 minutes each way to my commute).

I would also like to add that over the years to commuting by bike, I noticed an increase in the number of bike commuters in our office. If you build it, they will come.

I also support the requirement to include short term bike parking facilities near the entrances to buildings. These racks should be placed in highly visible areas to deter thieves and they should be covered from the elements to keep bikes dry.

Thank you for your consideration.

Sincerely,

Vincent Hanemayer, P.Eng.

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Clerks Dept

From: Dragana [REDACTED]
Sent: Thursday, July 8, 2021 11:27 AM
To: Clerks Dept
Subject: Bylaws 5112, 5113, 2021

Categories: Public Hearing

Hi,

I'm writing to express my support for more secure bike parking and end-of-trip facilities for bike commuters (Bylaws 5112, 5113, 2021).

As someone who had my bike stolen twice I know how deeply upsetting and sad this experience is. I live in Burnaby near the Coquitlam border. My family lives in Coquitlam and I bike through the city very often. I also visit Coquitlam Centre for shopping and many Coquitlam parks for recreation. As a bike commuter I understand end-of-trip facilities can impact the decision to bike or use other modes of transport. When showers and secure parking are not available at my work I choose not to bike.

Regards,

Dragana
Burnaby

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- ☐ For Response Only
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P3, FM, RC

Clerks Dept

From: Colin Schuler Ram [REDACTED]
Sent: Friday, July 9, 2021 9:55 AM
To: Clerks Dept
Subject: Writing in support of proposed bylaws 5112, 2021 and 5113, 2021.

Hello Mayor, Council, and city staff,

I'm writing today in support of proposed bylaws 5112, 2021 and 5113, 2021. As a Coquitlam resident who has rediscovered the joys of biking during the pandemic, I have been disappointed to find that many of my favourite stores and restaurants throughout Coquitlam don't have adequate, if any bike parking. It is often the case that I must lock my bike up many blocks away, to an object that is less secure than my lock, or in an area not highly visible thus enabling theft. This makes it harder to bike around the city and support local businesses, and also greatly increases the risk of my bike being stolen—which I have personally experienced right on North Road/Lougheed while going to a coffee shop. Since then, despite being on a student budget, I often end up driving in fear of my bike being stolen.

Bylaws 5112, 2021 and 5113, 2021 make it easier for everyone to get around by bike by providing a critical, but often missed, component of bike journeys: bike parking. To me, these two bylaws will be a gamechanger in enabling everyday people to get around by bike. Increased dependence on cycling is a critical component of our fight against climate change, yet without a full breadth of infrastructure to support it, widespread adoption will not happen. I therefore encourage the Mayor and Council to support these two bylaws.

Thank you,
Colin Schuler Ram
Coquitlam

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P3, FM, FC