

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 12, 2021 at 7:42 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, Lands and Police, General Manager Planning and Development, Director Development Services, Director Community Planning, Manager Transportation, Transportation Policy Engineer, Senior Planner, Planner 3, Planner 2, Legislative Services Manager, and Legislative Services Clerk.

CALL TO ORDER

ADOPTION OF MINUTES

1. Minutes of the Regular Council Meeting held on Monday, July 5, 2021

MOVED BY COUNCILLOR ASMUNDSON
AND SECONDED

- 316 That the Minutes of the Regular Council Meeting held on Monday, July 5, 2021 be approved.

CARRIED

Councillor Zarrillo registered opposition.

COMMITTEE MINUTES AND RECOMMENDATIONS

2. Minutes of the Multiculturalism Advisory Committee Meeting held on Wednesday, June 16, 2021

Discussion ensued relative to the desire for Council to receive the Census and Demographic Presentation that was given to the Committee.

The General Manager Planning and Development agreed to provide Council with a copy of the presentation.

MOVED BY COUNCILLOR ASMUNDSON
AND SECONDED

- 317 That the Minutes of the Multiculturalism Advisory Committee Meeting held on Wednesday, June 16, 2021 be received.

CARRIED UNANIMOUSLY

CONSIDERATION OF THE AGENDA ITEMS FROM THE PUBLIC HEARING HELD JULY 12, 2021

3. City of Coquitlam Zoning Amendment Bylaw No. 5138, 2021 – 3510 Highland Drive

MOVED BY COUNCILLOR HODGE
AND SECONDED

- 318 That Council give second and third readings to *City of Coquitlam Zoning Amendment Bylaw No. 5138, 2021*.

CARRIED UNANIMOUSLY

4. City of Coquitlam Official Community Plan Amendment Bylaw No. 5124, 2021 and City of Coquitlam Zoning Amendment Bylaw No. 5125, 2021 – A Portion of 3640 Sheffield Avenue

MOVED BY COUNCILLOR MARSDEN
AND SECONDED

- 319 That Council give second and third readings to *City of Coquitlam Official Community Plan Amendment Bylaw No. 5124, 2021* and *City of Coquitlam Zoning Amendment Bylaw No. 5125, 2021*.

CARRIED

Councillor Zarrillo registered opposition.

5. City of Coquitlam Official Community Plan Amendment Bylaw No. 5113, 2021 and City of Coquitlam Zoning Amendment Bylaw Nos. 5111, 5112, 5114, and 5115, 2021 – City-Wide Parking Review Phase 2

Discussion ensued relative to the following:

- The belief that easily access bicycle amenities are required to support the adoption of bicycling as a mode of transportation in the City
- Appreciation for the submissions from the public and that the amendments will provide benefits for the surrounding communities
- Clarification as to the process of members of Council receiving the submissions for a Public Hearing item

MOVED BY COUNCILLOR TOWNER
AND SECONDED

320 That Council:

1. Give second, third and fourth and final readings to *City of Coquitlam Official Community Plan Amendment Bylaw No. 5113, 2021* and *City of Coquitlam Zoning Amendment Bylaw Nos. 5111, 5112, 5114, and 5115, 2021*; and
2. Approve the Policy – Transportation Demand Management (TDM) Collection Procedure.

CARRIED UNANIMOUSLY

REPORTS OF STAFF

PLANNING AND DEVELOPMENT

6. **Report of the Director Development Services – Citywide Official Community Plan Amendment Bylaw No. 5132, 2021, Zoning Amendment Bylaw Nos. 5131 and 5136, 2021, and Highway Dedication Cancellation Bylaw No. 5135, 2021, at 585 Como Lake Avenue, 603 and 609 Clarke Road and 606 and 612 Elmwood Street – Marcon Elmwood (PROJ 20-086)**

Discussion ensued relative to the understanding that this application is linked for the following application at 631 and 633 Smith Avenue and 708, 712, and 716 Dogwood Street.

In response to a question from Council, the Deputy City Manager noted that the BC Hydro installations are unable to be moved.

The General Manager Planning and Development provided further clarification as to the structure and function of the BC Hydro installations.

In response to a question from Council, the Director Development Services provided an overview of the proposed density transfer as outlined on Attachment 14 of the report. He further noted that this type of density transfer had happened with a development led by Concert Properties on non-adjacent sites.

Discussion continued relative to the following:

- The desire for further information on the proposed lock-off units as part of the Public Hearing Brief
- Appreciation for the proposed rain garden and that the applicant has planned around potential storm water challenges at the site
- The desire for further information regarding the types of trees to be planted at the site as part of the Public Hearing Brief

- The desire to ensure that an appropriate amount of bicycle parking and related amenities are provided on-site to accommodate commuters

In response to a question from Council, the Director Development Services provided an overview of the proposed lock-off units, as well as noting that the recently adopted City-Wide Parking Review Phase 2 amendments will require the project to provide bicycle amenity spaces.

Discussion continued relative to the following:

- The belief that this project is located at a large intersection
- The desire for information on any potential public amenities, such as a park or public art, to be included as part of the Public Hearing Brief
- Appreciation for the proposed density transfer

MOVED BY COUNCILLOR ASMUNDSON
AND SECONDED

321 That Council:

1. Give first reading to *City of Coquitlam Citywide Official Community Plan Amendment Bylaw No. 5132, 2021*;
2. In accordance with the *Local Government Act*, consider *Bylaw No. 5132, 2021*, in conjunction with *City of Coquitlam 2021 Five Year Financial Plan Bylaw No. 5086, 2020* and the *Regional Solid Waste Management Plan*;
3. Give first reading to *City of Coquitlam Zoning Amendment Bylaw No. 5131, 2021 (CD-26 Zone)*;
4. Give first reading to *City of Coquitlam Zoning Amendment Bylaw No. 5136, 2021 (P-1 Zone)*;
5. Refer *Bylaw Nos. 5132, 2021, 5131, 2021 and 5136, 2021* to Public Hearing;
6. Give first, second and third readings to *City of Coquitlam Highway Dedication Cancellation Bylaw No. 5135, 2021*;
7. Direct *City of Coquitlam Highway Dedication Cancellation Bylaw No. 5135, 2021* to be advertised in accordance with the requirements of the *Community Charter*;
8. Authorize staff to prepare Development Permit No. 20 114220 DP generally in accordance with the attached drawings (Attachment 7), should Council grant second and third readings to the Bylaws;
9. 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. Completion of road closure process for the rear lane;
 - d. Enter into a Purchase and Sale Agreement for the proposed lane closure, and

- 585 Como Lake Avenue, and a portion of 603 and 609 Clarke Road, to the satisfaction of the City Solicitor;
- e. Satisfy the Transportation Demand Management measures and Traffic Impact Assessment (TIA) comments to the satisfaction of the General Manager Engineering and Public Works;
 - f. Resolution of all urban design issues to the satisfaction of the Director Development Services;
 - g. Other conditions as applicable; and
 - h. Finalize, execute and deliver to the City, the following agreements in Land Title Office registrable form:
 - i. Section 219 Restrictive Covenant prohibiting occupancy until such time one or more access easements, Statutory Rights-of-Way and Section 219 Covenants with respect to shared vehicular/pedestrian areas among the market condominium units and commercial units;
 - ii. One or more owner-maintained Statutory Rights-of-Way in favour of the City over all publically accessible spaces, including the proposed plaza/walkway in the southeast portion of the site;
 - iii. Housing Agreement on PROJ 19-021;
 - iv. Section 219 Restrictive Covenant on PROJ 19-021 setting out the priority rental unit requirements for the proposed priority rental units to be transferred to PROJ 19-021; and
 - v. Such other Land Title Office registrable agreements as may be required by the City.

CARRIED UNANIMOUSLY

7. Zoning Amendment Bylaw No. 5140, 2021, at 631 and 633 Smith Avenue and 708, 712, and 716 Dogwood Street – Marcon Dogwood CGP Ltd. (PROJ 19-021)

Discussion ensued relative to the desire for further information regarding construction timelines for both developments to be included as part of the Public Hearing Brief.

MOVED BY COUNCILLOR MARSDEN
AND SECONDED

322 That Council:

- 1. Give first reading to *City of Coquitlam Zoning Amendment Bylaw No. 5140, 2021*;
- 2. Refer *Bylaw No. 5140, 2021* to Public Hearing;
- 3. Acknowledge that the applicant has requested a variance to the Zoning Bylaw, as described in this report as follows:

- a. In Subsection 1205(11)(a), in Part 12, RM-3 Multi-Storey Medium Density Apartment Residential zone, the maximum permitted building length may be increased from 65 metres (m) (213 feet (ft.)) to 86 m (282 ft.);
4. Authorize staff to prepare Development Permit No. 19 105831 DP, generally in accordance with the attached drawings (Attachment 6) should Council grant second and third readings to the Bylaw;
5. 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. Resolution of all engineering requirements and issues, including restrictive covenants, dedications and rights-of-way where necessary, to the satisfaction of the General Manager Engineering and Public Works;
 - c. Resolution of all urban design issues to the satisfaction of the Director Development Services; and
 - d. Finalize, execute and deliver to the City, the following agreements in Land Title Office registrable form:
 - i. One or more owner-maintained statutory rights-of-way (SRW) in favour of the City over all publically accessible spaces, including the proposed walkway at the north edge of the site;
 - ii. Housing Agreement to secure the building as a rental building;
 - iii. Section 219 Restrictive Covenant setting out the priority rental unit requirements for the proposed priority rental units to be transferred from PROJ 20-086; and
 - iv. Such other Land Title Office registrable agreements as may be required by the City.

CARRIED UNANIMOUSLY

8. Report of the General Manager Planning and Development – Development Application Financial Contribution Review (DAFCR) – Proposed Scope and Process

Discussion ensued relative to the desire for development to fund the needed amenities to support the creation of density.

The General Manager Planning and Development provided introductory comments relative to the report, including an in-depth review of the proposed project components that would be completed over the year.

Discussion continued relative to the following:

- The potential for Coquitlam to become a leader in this field following this review
- The desire to review how neighbouring municipalities are processing development financing tools to secure best practices
- The desire for municipalities in the lower mainland have comparable programs

In response to a question from Council, the Director Community Planning stated the need to unify the development financing tools the City utilizes as Coquitlam's development becomes more complicated.

Councillor Kim left the meeting at this time (8:22 p.m.).

In response to a question from Council, the Director Community Planning provided an overview of the type of programs and incentives the City would review as part of the municipal scan.

Councillor Kim returned to the meeting at this time (8:23 p.m.).

Discussion continued relative to the potential benefits the City could request as part of development financing.

In response to a question from Council, the General Manager Planning and Development provided an overview of 'contributions in kind', in which the City would request access or program usage as part of a development rather than a financial contribution.

The City Manager provided an overview of the impetus of DAFCR, and stated the need to review the various models of development financing that the City uses to ensure that it is effectively leveraging development for the benefit of the surrounding community.

Discussion continued relative to the desired outcome of the DAFCR.

MOVED BY COUNCILLOR MARSDEN
AND SECONDED

- 323 That Council endorse the proposed scope and process to undertake the Development Application Financial Contribution Review (DAFCR) as outlined in the report dated July 6, 2021 of the General Manager Planning and Development entitled "Development Application Financial Contribution Review (DAFCR) – Proposed Scope and Process".

CARRIED UNANIMOUSLY

OTHER BUSINESS

NEXT MEETING DATE – July 26, 2021

ADJOURNMENT

MOVED BY COUNCILLOR MARSDEN
AND SECONDED


324 That the Regular Council Meeting adjourn – 8:33 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 12, 2021
as instructed, subject to amendment and adoption.



Rachel Cormack
Legislative Services Clerk