

A Regular Council Meeting for the City of Coquitlam convened in the Council Chambers of City Hall, 3000 Guildford Way, Coquitlam, BC on Tuesday, September 8, 2020 at 7:07 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 Finance, Technology and Police Services, General Manager Civic Lands and Facilities, General Manager Planning and Development, Director Development Services, Manager Development, City Land, Planner 2, Planner 2, City Clerk, Legislative Services Manager and Legislative Services Clerk.

CALL TO ORDER

The Mayor, on behalf of Council, recognized Peter Steblin, City Manager, for his service to the public and leadership within both the City and external organizations. He noted that Mr. Steblin had been recognized by the Canadian Association of Municipal Administrators for his 25 years of municipal management experience.

The City Manager thanked Council for the recognition, and noted his appreciation for the efforts of Council, City staff and the community for their work to make the City a great place to live.

The Mayor, on behalf of Council, recognized the passing of Lucille Starr, a noted singer and songwriter from Maillardville, and her work in promoting francophone culture worldwide.

ADOPTION OF MINUTES

1. Minutes of the Public Hearing held on Monday, July 27, 2020

MOVED BY COUNCILLOR MARSDEN
AND SECONDED

341 That the Minutes of the Public Hearing held on Monday, July 27, 2020 be approved.

CARRIED UNANIMOUSLY

2. Minutes of the Regular Council Meeting held on Monday, July 27, 2020

MOVED BY COUNCILLOR ASMUNDSON
AND SECONDED

342 That the Minutes of the Regular Council Meeting held on Monday, July 27, 2020 be approved.

CARRIED UNANIMOUSLY

COMMITTEE MINUTES AND RECOMMENDATIONS

3. Minutes of the Tri-Cities Daycare Taskforce Meeting held on Thursday, January 31, 2019

MOVED BY COUNCILLOR WILSON
AND SECONDED

- 343 That the Minutes of the Tri-Cities Daycare Taskforce Meeting held on Thursday, January 31, 2019 be received.

CARRIED UNANIMOUSLY

4. Minutes of the Tri-Cities Daycare Taskforce Meeting held on Wednesday, April 3, 2019

MOVED BY COUNCILLOR WILSON
AND SECONDED

- 344 That the Minutes of the Tri-Cities Daycare Taskforce Meeting held on Wednesday, April 3, 2019 be received.

CARRIED UNANIMOUSLY

5. Minutes of the Tri-Cities Daycare Taskforce Meeting held on Thursday, May 9, 2019

MOVED BY COUNCILLOR WILSON
AND SECONDED

- 345 That the Minutes of the Tri-Cities Daycare Taskforce Meeting held on Thursday, May 9, 2019 be received.

CARRIED UNANIMOUSLY

6. Minutes of the Tri-Cities Healthier Communities Partnership Meeting held on Thursday, May 28, 2020

MOVED BY COUNCILLOR MARSDEN
AND SECONDED

- 346 That the Minutes of the Tri-Cities Healthier Communities Partnership Meeting held on Thursday, May 28, 2020 be received.

CARRIED UNANIMOUSLY

7. Minutes of the Universal Access-Ability Advisory Committee Meeting held on Tuesday, July 7, 2020

MOVED BY COUNCILLOR MANDEWO
AND SECONDED

347 That the Minutes of the Universal Access-Ability Advisory Committee Meeting held on Tuesday, July 7, 2020 be received.

CARRIED UNANIMOUSLY

8. Minutes of the Culture Services Advisory Committee Meeting held on Thursday, July 9, 2020

MOVED BY COUNCILLOR KIM
AND SECONDED

348 That the Minutes of the Culture Services Advisory Committee Meeting held on Thursday, July 9, 2020 be received.

CARRIED UNANIMOUSLY

9. Minutes of the Multiculturalism Advisory Committee Meeting held on Wednesday, July 15, 2020

MOVED BY COUNCILLOR MANDEWO
AND SECONDED

349 That the Minutes of the Multiculturalism Advisory Committee Meeting held on Wednesday, July 15, 2020 be received.

CARRIED UNANIMOUSLY

REPORTS OF STAFF

PLANNING AND DEVELOPMENT

- 10. Report of the Director Development Services – Fourth and Final Reading of Zoning Amendment Bylaw No. 5016, 2019 to Facilitate a 69-Unit Stacked Townhouse Development at 709, 711, 717, 719, 721, 725, 727 Ducklow Street and 709, 711, 713, 715 Smith Avenue – Anthem Ducklow Developments Ltd. (PROJ 18-100)**

MOVED BY COUNCILLOR ASMUNDSON
AND SECONDED

350 That Council:

1. Give fourth and final reading to *City of Coquitlam Zoning Amendment Bylaw No. 5016, 2019*; and
2. Approve the signing and sealing of Development Permit No. 18 126486 DP and that the Mayor and City Clerk be authorized to execute this Permit on behalf of the City of Coquitlam.

CARRIED UNANIMOUSLY

- 11. Report of the Director Development Services – Zoning Amendment Bylaw No. 5070, 2020 and Development Permit Authorization at 947 Robinson Street – Roger Challis (PROJ 20-015)**

Discussion ensued relative to the following:

- Clarification in relation to the proposed parking layout as described in the application
- The desire for further information related to future developments that would neighbor the subject property
- Clarification in relation to the proposed parking restrictions on Robinson Street

MOVED BY COUNCILLOR MANDEWO
AND SECONDED

351 That Council:

1. Give first reading to *City of Coquitlam Zoning Amendment Bylaw No. 5070, 2020*;
2. Refer *Bylaw No. 5070, 2020* to Public Hearing;
3. Authorize staff to prepare Development Permit No. 20 103827 DP generally in accordance with the attached drawings (Attachments 4 and 5), should Council grant second and third readings to the Bylaw; and
4. Instruct staff to 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, prior to Council's consideration of fourth and final reading, should Council grant second and third readings to the Bylaw.

CARRIED UNANIMOUSLY

12. Report of the Director Development Services – Zoning Amendment Bylaw No. 5062, 2020 to Facilitate the Creation of One Townhouse Residential Lot and One Remainder Lot at 3561 Gislason Avenue – City of Coquitlam (PROJ 20-050)

MOVED BY COUNCILLOR ASMUNDSON
AND SECONDED

352 That Council:

1. Give first reading to *City of Coquitlam Zoning Amendment Bylaw No. 5062, 2020*;
2. Refer *Bylaw No. 5062, 2020* 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;
 - 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. Finalize, execute and deliver to the City, in Land Title Office registrable form, the following:
 - i. Amend statutory right-of-way (SRW) BB3021791 to permit fencing, hard surfacing, and soft landscaping improvements within the right-of-way area; and
 - ii. Such other Land Title Office registrable agreements as may be required by the City.

CARRIED UNANIMOUSLY

13. Report of the Director Development Services – Zoning Amendment Bylaw No. 5053, 2020 and Highway Dedication Cancellation Bylaw No. 5054, 2020 at 688 Lougheed Highway, 632 and 633 Grayson Avenue, 633 Alderson Avenue, a Portion of Grayson Avenue and a Portion of a Lane – Alderson Gate, Ledingham McAllister (PROJ 19-089)

Discussion ensued relative to the following:

- Clarification regarding the lack of three-bedroom units as part of the application
- Concern regarding the potential inequity of the proposed child care space in relation to the previously required office space
- The desire for the applicant to increase the offered square footage for the child

care space

- The desire for further information as to why the applicant did not include any below market housing as part of the proposal

In response to a question from Council, the Planner 2 provided clarification regarding the structure of shell spaces as part of development applications. She further noted the work that staff have undertaken to work with the applicant regarding the development of a functioning child care space.

Discussion continued relative to the following:

- Concern at the lack of overall community benefit being provided through the development process
- Concern regarding the lack of commercial/retail space being proposed

In response to question from Council, the General Manager Planning and Development provided an overview of the work that City staff have undertaken with the applicant regarding the proposed child care space.

Discussion continued relative to the following:

- The understanding that tenant improvements would be undertaken after an operator is secured for the child care space
- The belief that the developer has previously provided a large number of rental housing within Coquitlam as part of other recent development projects
- The desire to understand how the community will utilize the outdoor amenity spaces described in the application

MOVED BY COUNCILLOR MARSDEN
AND SECONDED

353 That Council:

1. Give first reading to *City of Coquitlam Zoning Amendment Bylaw No. 5053, 2020*;
2. Refer *Bylaw No. 5053, 2020* to Public Hearing, subject to the applicant agreeing to Recommendation 6.g.vi., a Section 219 Restrictive Covenant requiring that the proposed child care space shall only be used for child care, or other acceptable community benefit for the life of the building;
3. Give first, second and third readings to *City of Coquitlam Highway Dedication Cancellation Bylaw No. 5054, 2020*;
4. Direct *City of Coquitlam Highway Dedication Cancellation Bylaw No. 5054, 2020* to be advertised in accordance with the requirements of the *Community Charter*;
5. Authorize staff to prepare Development Permit No. 19 121014 DP generally in accordance with the attached drawings (Attachment 7), should Council grant second and third readings to *Bylaw No. 5053, 2020*;
6. 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 *Bylaw No. 5053, 2020*:

- a. Submit 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. Complete the road closure process for a portion of Grayson Avenue and a portion of a lane;
- d. Enter into a Purchase and Sale Agreement for portions of road and lane, to the satisfaction of the City Solicitor;
- e. Satisfy the Transportation Demand Management (TDM) and Traffic Impact Assessment (TIA) comments to the satisfaction of the General Manager Engineering and Public Works;
- f. Resolve all urban design issues to the satisfaction of the Director Development Services;
- g. 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 in favour of the City over all publically accessible spaces including the major node located between Buildings 1 and 2, and the plaza located at the southeast corner of the site;
 - ii. Section 219 Restrictive Covenant prohibiting occupancy of Phase 1 prior to:
 - a. Registration of one or more access easements, statutory rights-of-way (SRW) and Section 219 Covenants with respect to shared vehicular/pedestrian areas and shared amenity space among the market condominium units, market rental units and commercial unit; and
 - b. Provision of an on-site art component in the southeast corner of the site;
 - iii. Section 219 Restrictive Covenant prohibiting stratification of two guest suites within Buildings 1 and 2;
 - iv. Housing Agreement;
 - v. Transportation Demand Management (TDM) Agreement;
 - vi. Section 219 Restrictive Covenant requiring that the proposed child care space shall only be used for child care, or other acceptable community benefit for the life of the building; and
 - vii. Such other Land Title Office registrable agreements as may be required by the City.

CARRIED UNANIMOUSLY

CIVIC LANDS AND FACILITIES

14. Report of the General Manager Civic Lands and Facilities and the General Manager Parks, Recreation and Culture Services – Town Centre Park Lafarge Lake Washroom – Final Design and Budget Approval

Discussion ensued relative to the desire to improve the exterior aesthetics of the washroom.

In response to a question from Council, the Deputy City Manager noted that the City is working towards best practices for conveying wayfinding, or other identifying information, without the use of words.

The General Manager Civic Lands and Facilities provided an overview of the budget allowance for the project at this stage and noted that future project / budget updates could include the scope of the outer façade of the building.

Discussion continued relative to appreciation for the patience of the public as this project was advanced.

MOVED BY COUNCILLOR TOWNER
AND SECONDED

354 That Council:

1. Approve the final design for the Town Centre Park Lafarge Lake Washroom and;
2. Authorize staff to proceed with procurement and construction within the budget allowance.

CARRIED UNANIMOUSLY

REPORTS OF COUNCILLORS

15. Metro Vancouver Board in Brief (July 31, 2020)

Discussion ensued relative to the following:

- Concern regarding the advertisements that Metro Vancouver has recently produced
- The understanding that the Metro Vancouver Board does not have direct influence over advertising decisions

MOVED BY COUNCILLOR ASMUNDSON
AND SECONDED

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

CARRIED UNANIMOUSLY

OTHER BUSINESS

NEXT MEETING DATE – September 14, 2020

ADJOURNMENT

The Mayor, on behalf of Council, recognized International Literacy Day.

MOVED BY COUNCILLOR MANDEWO
AND SECONDED

356 That the Regular Council Meeting adjourn – 7:53 p.m.

CARRIED UNANIMOUSLY

MINUTES CERTIFIED CORRECT

CHAIR

I hereby certify that I have recorded the Minutes of the
Regular Council Meeting held Tuesday, September 8, 2020
as instructed, subject to amendment and adoption.



Rachel Cormack
Legislative Services Clerk