

COUNCIL-IN-COMMITTEE MEETING
Monday, September 14, 2020

A Regular Meeting of the Council-in-Committee convened on Monday, September 14, 2020 at 2:03 p.m. in the Council Chambers of City Hall, 3000 Guildford Way, Coquitlam, BC with the following persons present:

COMMITTEE MEMBERS: 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: Peter Steblin, City Manager
Raul Allueva, Deputy City Manager
Jim Ogloff, Fire Chief
Jaime Boan, General Manager Engineering and Public Works
Michelle Hunt, General Manager Finance, Technology and Police Services
Don Luymes, General Manager Civic Lands and Facilities
Jim McIntyre, General Manager Planning and Development
Donnie Rosa, General Manager Parks, Recreation and Culture Services
Andrew Merrill, Director Development Services
Genevieve Bucher, Manager Community Planning
Jeff Burton, Manager Real Estate
Tiina Mack, Manager Recreation and Culture Facilities Planning
Dragana Mitic, Manager Transportation
Curtis Scott, Manager Development
Kathy Ho, Senior Transportation Planning Engineer
Sean O'Melinn, Legislative Services Manager
Julie Hunter, Committee Clerk

Councillor Zarrillo, as per the Acting Mayor Schedule, assumed the role of Chair.

CALL TO ORDER

The Chair recognized former Councillor Terry O'Neill who was present in the audience.

The Chair recognized and thanked a resident of Gabriola Drive for hand-making masks and making them available to the public free of charge.

ADOPTION OF MINUTES

1. Minutes of the Council-in-Committee Meeting held on Tuesday, September 8, 2020

The Minutes of the Council-in-Committee Meeting held on Tuesday, September 8, 2020 were approved.

DELEGATIONS

2. Andrea Huszar-Wolff – Request for Residents Only Parking and a No U-Turn Sign to be Installed on Lower Lansdowne Drive

Andrea Huszar-Wolff appeared before Council to express concerns related to traffic, parking, loss of privacy, noise, and inappropriate driving behaviour on lower Lansdowne Drive. She also noted that a large number of people do not use the parking lot intended for the Coquitlam Crunch and instead park on Lansdowne Drive. She requested that the City install “resident parking only” signs and “no U-turn” signs on Lansdowne Drive in the vicinity of the Coquitlam Crunch, as well as improved signage directing Crunch users to the gravel parking lot. She also offered the assistance of a group of residents to work together with staff to devise solutions to the concerns.

Discussion ensued relative to the following:

- The belief that Crunch users are parking on the street instead of the parking lot designated for the Coquitlam Crunch
- Concerns related to the un-neighbourly behaviour experienced by local residents
- The need for multiple points of entry to the Crunch
- The future potential expansion of the Coquitlam Crunch to Colony Farm
- The parking behaviours of exercise enthusiasts relative to where they are going to get exercise
- The popularity of the Coquitlam Crunch and the understanding that it is used by people from across the region
- The desire to offer amenities without negatively impacting residents
- Concerns related to the noise generated by Crunch users, particularly in the early morning
- The desire to improve signage directing Crunch users to park in the appropriate parking lot
- The use of communications and social media channels to encourage Crunch users to park in the appropriate parking lot and to be considerate of local residents
- The pros and cons of “resident parking only”, including the desire to not create a problem elsewhere

- The desire to consider the installation of a left-turn lane on Lansdowne Drive at the entrance to the parking lot
- The desire to mitigate the issues raised by the residents of lower Lansdowne Drive before proceeding with the proposed expansion of the Coquitlam Crunch
- The desire to correct information provided by Google which lists the Crunch's address as Lansdowne Drive
- Pedestrian safety concerns related to Crunch users crossing Guildford Way from the Runnel Drive entrance to the trail
- The belief that some Crunch users do not use the parking lot because it is unpaved and the desire to pave the lot
- The demand for space for both the field users and Crunch users in the Runnel Drive parking lot
- The impact of COVID-19 on the popularity of the Coquitlam Crunch
- The belief that expansion of the Coquitlam Crunch would alleviate pressure on the Lansdowne Drive section
- The suggestion that the City temporarily stop promoting the Crunch to users from outside of Coquitlam until concerns have been mitigated

Staff undertook to work with the residents of lower Lansdowne Drive to develop solutions to the traffic and parking concerns in that area.

REPORTS OF STAFF

PLANNING AND DEVELOPMENT

3. **Report of the General Manager Planning and Development – Updated Draft City Centre Area Plan**

The General Manager Planning and Development provided introductory comments relative to the updated draft City Centre Area Plan (CCAP).

The Manager Community Planning utilized an on-screen presentation entitled “Updated Draft City Centre Area Plan” and referred to slides titled as follows:

- City Centre Area Plan (CCAP) Update Overview
- Planning Process
- Draft City Centre Area Plan (CCAP)
- Feedback on the Draft CCAP
- Clarifying the Vision for City Centre
- Parks, Recreation and Culture Approach
- Parks and Open Space Network
- Recreation and Cultural Amenities
- Graphic and Visual Enhancements
- Public Engagement Process
- Policy Refinements

- City Centre Servicing Assessment
- City Centre Servicing Assessment – Estimated Servicing Costs
- Realizing the Plan
- Next Steps

Discussion ensued relative to the following:

- Support for refinements that had been made to the Plan since the last feedback received from the Committee
- The desire for a coordinated transition during the redevelopment of Coquitlam Centre Mall to facilitate appropriate road and pedestrian networks in the area

Mayor Stewart left the meeting at this time (3:05 p.m.).

- The desire to clarify the locations of the proposed height limits in the City Centre
- The desire to review truck delivery hours to reduce noise in the area
- The desire for connectivity for pedestrians throughout the City Centre
- The desire to include a theatre and restaurants within an entertainment district
- Support for the idea of a cultural hub in the City Centre area

Mayor Stewart returned to the meeting at this time (3:14 p.m.).

- The desire to acquire sufficient land for park space and to provide ample green space to support the future density
- The desire to include the consideration of “district energy” in the CCAP
- The desire to consider grade separation to improve walkability at certain intersections within the City Centre area
- The desire for connectivity between linear parks and bike paths
- The suggestion that the word “happy” could be included in the CCAP
- The desire to plan infrastructure for future autonomous vehicles
- The suggestion that an interesting feature such as a canal could be included in the City Centre

Mayor Stewart left the meeting at this time (3:22 p.m.) and returned at 3:23 p.m.

- The timing of the development of community amenities in order to support the growing population
- The impact on property taxation and the desire to schedule the approval of the CCAP in order that residential and business taxpayers would not be impacted in 2021
- The desire to facilitate the development of non-market housing in the City Centre core
- The desire to ensure that multi-family, mixed-use and commercial buildings have ample facilities for waste management

- The desire to incorporate the step code as early as possible into the development process
- The growing popularity of cycling and the desire to ensure the development of cycling infrastructure
- The desire to broaden cultural space and activities through density bonusing
- The desire to incorporate public art that tells the story of Coquitlam
- The desire to consider the creative sector or start-up sector in business enterprise policies
- Support for the revised look and feel of the CCAP document
- The co-location of civic facilities
- The desire to include educational businesses in the area
- The possible installation of signals specifically for cycling lanes
- The desire for interconnected walkways that would link amenities and the different areas of the City Centre
- The desire to mitigate noise and light from the entertainment district that may disturb residents
- The desire to consider rooftop patios and the possibility of providing public green space above ground level
- The importance of considering demographic projections and future potential school site locations to support the increase in density
- The desire to communicate clearly that the downtown core will include residential as well as commercial development
- The projected increase in demand for dog amenities as the high density residential developments proceed and the desire to offer amenities for dogs in the City Centre
- The desire to ensure there are ample secure bike locking facilities
- The desire to install cycling infrastructure in advance of the development of streets
- The desire to reflect the potential construction of a Skytrain station at Falcon Drive
- The importance of providing enough green space for the densifying residential population in the area

In response to a question from a member of the Committee, the General Manager Planning and Development provided information relative to the next steps and timelines for completion of the CCAP. He noted the project would come back to the Committee for approval by the end of 2020.

- The desire to be forward-thinking in planning for the development of the active transportation network
- The desire to create interesting gateways at certain intersections in the City Centre area
- Support for the proposed housing continuum being proposed in the CCAP
- The desire for building maintenance standards

- The desire for car-free streets
- Support for identifying vulnerable populations in the CCAP
- The desire to include references to the environment in the ‘5 Big Moves’
- The importance of creating a family-friendly City Centre
- The desire to understand the tax implications of the CCAP and to communicate those implications to the Provincial Government
- The desire to provide inclusionary zoning under the CCAP

The Committee received the report of the General Manager Planning and Development dated September 8, 2020 and entitled “Updated Draft City Centre Area Plan” for information.

ENGINEERING AND PUBLIC WORKS

4. Report of the General Manager Engineering and Public Works – Off-Street Loading and Waste Collection Regulations Updates – Introduction

The General Manager Engineering and Public Works provided introductory comments relative to the Off-Street Loading and Waste Collection Regulations Updates, noting that the regulations have not been updated since the 1970s.

The Manager Transportation utilized an on-screen presentation entitled “Off-Street Loading and Waste Collection Regulations Updates – Introduction” and referred to slides titled as follows:

- Off-Street/On-Street Delivery
- Existing Coquitlam Zoning Bylaw
- Current Challenges
- Staff Review
- Summary of Findings
- Proposed Loading Requirements: Land Use
- Proposed Loading Requirements: Loading Types
- Proposed Loading Requirements: Number of Spaces
- Residential Applications – Comparison
- Commercial & Office Applications – Comparison
- Proposed Waste Collection Requirements
- Next Steps

Discussion ensued relative to the following:

- Support for flexibility that allows the regulations to fit the different needs of each building
- The desire to provide more than the minimum loading and garbage space requirements to accommodate future demands
- The expectation that solid waste and recycling technology will evolve and the desire for adaptability

- Concern related to the use of large semi-trucks to make small deliveries and in areas not appropriate for that type of vehicle
- The varying loading bay requirements for each different building type
- The difficulty in identifying commercial vehicles in the absence of a commercial plate program
- The desire to ensure that on-street delivery bays are available to commercial delivery vehicles
- The increasing volume of short term pick-ups and drop-offs and the need to provide ample space for this type of activity
- The future curbside policy review that will form part of the City-wide Parking Review
- The importance of having off-street loading and garbage pick-up regulations in place in advance of the development of buildings
- The desire to provide sufficient on-street parking for commercial vehicles
- The desire to consider setbacks as part of the review
- The understanding that there are a number of developments currently in-stream and will not benefit from the proposed off-street loading and waste collection regulations
- Whether correlating the number of residential units to the size of the delivery truck is the best approach to determining off-street loading space standards and the belief that the size of the units will determine the size of the moving trucks used
- The desire to plan for the growing trend in mobile businesses
- The suggestion that there should not be a “Type A” loading space
- The belief that developers will build to the minimum standards
- The desire to ensure that laneways are wide enough to accommodate their use for delivery vehicles
- The desire to facilitate loading zones that are conveniently located
- The importance of scheduling residential move-in days once occupancy permits have been issued
- The desire to not overbuild loading bays

Staff undertook to revise the proposed Off-Street Loading and Waste Collection Regulations based on the Committee’s feedback and report to Council in the future with a recommended Zoning Bylaw amendment.

The Committee received the report of the General Manager Engineering and Public Works dated September 8, 2020 and entitled “Off-Street Loading and Waste Collection Regulations Updates - Introduction” for information.

OTHER BUSINESS

OB-1 Single-Use Plastic Ban

A member of the Committee provided comments relative to the desire for a regional or province-wide approach to banning single use plastic. He reported on efforts to date to achieve bans on single-use plastic. He also noted that the Province will likely approve single use plastic bans for those municipalities that have already passed related bylaws and give municipalities the power to enact similar bylaws. He highlighted the concern that this would result in a patchwork of inconsistent bylaws. He suggested that staff could look into whether the City should work with neighbouring municipalities to develop a common approach with respect to the sale and use of single-use plastic.

Discussion ensued relative to the following:

- The belief that the Province is the appropriate body to enact such a ban in order to ensure consistency province-wide
- The understanding that the Province has identified single-use plastic as one of the initiatives in the Clean BC program
- The need for consistency, specifically for businesses that deal in multiple jurisdictions
- The belief that municipalities should be united in requesting the Province develop province-wide regulations related to single-use plastics
- The understanding that the Province intends for bylaw enforcement to be dealt with at the municipal level
- The City's limited powers to ban the sale and use of single use plastic at the present time
- A concern related to the growing popularity of meal kits and related single-use plastic waste

Mayor Stewart left the meeting at this time (5:18 p.m.) and returned at 5:19 p.m.

In response to a question from a member of the Committee, the General Manager Engineering and Public Works noted that municipalities that already have a single-use plastic bylaw would likely proceed while the Province works toward a provincial ban.

NEXT MEETING DATE – September 28, 2020

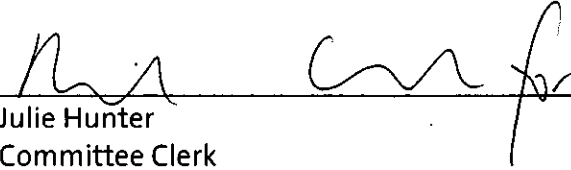
ADJOURNMENT

The meeting adjourned at 5:21 p.m.

MINUTES CERTIFIED CORRECT

CHAIR

I hereby certify that I have recorded the Minutes of the Council-in-Committee Meeting held Monday, September 14, 2020 as instructed, subject to amendment and adoption.



Julie Hunter
Committee Clerk