

COUNCIL-IN-COMMITTEE MEETING
Monday, September 27, 2021

A Regular Meeting of the Council-in-Committee convened on Monday, September 27, 2021 at 2:02 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

ABSENT: Councillor Bonita Zarrillo

OTHERS PRESENT: Bob Cheng, Metro Vancouver
Vanessa Anthony, Metro Vancouver
Cheryl Nelms, Metro Vancouver
Geoff Nagle – Morguard
James Cheng – James Cheng Architects
Brian Murray – B&A Planning Group
Peter Joyce – Bunt & Associates
Jeremy McMullin – Designcorp International

STAFF: Peter Steblin, City Manager
Raul Allueva, Deputy City Manager
Jamie Boan, General Manager Engineering and Public Works
Nikki Caulfield, General Manager Corporate Services
Lanny Englund, General Manager Parks, Recreation, Culture and Facilities
Michelle Hunt, General Manager Finance, Lands and Police
Genevieve Bucher, Director Community Planning
Torill Gillespie, Social Planner
Don Luymes, General Manager Planning and Development
Mark Zaborniak, Manager Design and Construction
Canisius Chan, Transportation Planning Manager
Stephanie Holland, Planner 2
Jeff Denney, Planner 3
Stephanie Lam, Legislative Services Manager
Misty Temple, Legislative Services Clerk

Councillor Asmundson, as per the Acting Mayor schedule, assumed the role of Chair.

CALL TO ORDER

ADOPTION OF MINUTES

1. Minutes of the Council-in-Committee Meeting held on Monday, September 20, 2021

The Committee approved the Minutes of the Council-in-Committee Meeting held on Monday, September 20, 2021.

DELEGATIONS

2. Bob Cheng and Vanessa Anthony, Metro Vancouver – Coquitlam Water Main #4 – Robson to Guildford Section Update

Bob Cheng, Metro Vancouver, thanked the Committee and gave a presentation entitled “Coquitlam Water Main Project” with slides titled as follows:

- Agenda
- Project Overview
- Coquitlam Water Main Alignment and Schedule
- Robson to Guildford Section
- Construction Impacts and Mitigation Measures
- Traffic Impacts
- Traffic Impacts and Mitigation Measures
- Keeping Traffic Moving Safely and Efficiently
- Noise and Hours of Work
- Town Centre Park Access
- City of Coquitlam’s Pipeline Road Widening Project
- Tree Removal
- Town Centre Park Restoration
- Temporary Working Space
- Communications and Engagement
- Engagement and Communications Approach
- Engagement and Communication Plan
- Questions

Discussion ensued relative to the following:

- The desire to prevent and mitigate possible traffic disruptions introduced by the project
- The importance of communicating with businesses that may be impacted by construction
- Support for providing easily-retrieved contact information for residents inquiring about the project

The Chair, on behalf of the Committee, thanked the delegation for their presentation.

3. Geoff Nagle (Morguard), James Cheng (James Cheng Architects), Brian Murray (B&A Planning Group), Peter Joyce (Bunt & Associates), and Jeremy McMullin (Designcorp International) – Burquitlam Plaza Master Development Plan and Rezoning Application

Geoff Nagle, Morguard, provided an introductory overview of the Burquitlam Plaza Master Development Plan.

Councillor Mandewo left the meeting at this time (2:59 p.m.) and returned at 3:01 p.m.

James Cheng gave a presentation entitled “Burquitlam Plaza” with slides titled as follows:

- Burquitlam-Lougheed Neighbourhood Plan
- Preferred Concept Plan / Proposed Concept Plan
- Public Realm
- Transit Commercial Plaza
- Front Street
- Hobbs Way
- Green Gateway
- Residential Streets
- Courtyard
- North Lane
- Skyline
- Thank You

Councillor Hodge left the meeting at this time (3:06 p.m.) and returned at 3:07 p.m.

Discussion ensued relative to the following:

- Appreciation for the augmented walkability included in the plaza’s designs
- Concern for increased heat generated by a large amount of concrete, residential towers, and the close proximity of the SkyTrain
- Support for ensuring that the plaza’s shops and cafés are not disturbed by transit-related components, such as excess noise
- Clarification that the courtyards include canopies and other coverings to protect pedestrians during wet weather

In response to a question from a member of the Committee, the Delegation advised that the way in which TransLink operates its ticketing system presents difficulties for adding a pedestrian bridge connector between the plaza and the Skytrain station. They added that they would approach TransLink in order to identify a possible solution.

Mayor Stewart left the meeting at this time (3:23 p.m.) and returned at 3:26 p.m.

Discussion ensued relative to the following:

- The desire to include below-market and purpose-built rentals in the residential towers
- The desire to include designated areas for cyclists, e-scooter users, and pedestrians
- Support for utilizing extra parking spaces for other purposes, such as paid parking
- The potential for towers to include designated floors for co-housing opportunities with shared kitchens and living spaces
- The desire to include childcare facilities in the plaza for parents during their commute

Councillor Hodge left the meeting at this time (3:24 p.m.) and returned at 3:33 p.m.

In response to a question from a member of the Committee, the Delegation responded that the mixed-use designations would facilitate the ability to re-route excess heat from the plaza's commercial sector into its residential areas.

The Chair, on behalf of the Committee, thanked the delegation for their presentation.

REPORTS OF STAFF

PLANNING AND DEVELOPMENT

4. Report of the Director Development Services – Morguard “Burquitlam Plaza” Development Application – (PROJ 20-118) (Introductory Comments by Director Development Services)

The Director Development Services advised that, as the delegation had provided thorough information, he had no further introductory comments and welcomed feedback from the Committee.

Discussion ensued relative to the following:

- The desire for the applicant to include below-market rental units
- Clarification that the northern towers would be rentals, while the southern towers would be a combination of rentals and stratified units
- Clarification that the applicant is exploring how below-market rentals might fit within the site's organizational structure

In response to a question from a member of the Committee, the Director Development Services responded that he was uncertain if the project's total number of rental units had already been applied toward the projected total. Staff undertook to determine the answer and report to the Committee.

The Committee received the report of the Director Development Services dated September 13, 2021 and entitled “Morguard “Burquitlam Plaza” Development Application – (PROJ 20-118)” for information.

5. Report of the General Manager Planning and Development – Tri-Cities Food Council – Tri-Cities Region Food Security Action Plan (Introductory Comments by Director Community Planning / Presentation by Social Planner)

The Director Community Planning provided introductory comments regarding the plan update. She highlighted staff interest in having an opportunity to review and improve the plan in accordance with City policies.

The Social Planner provided an on-screen presentation entitled “Tri-Cities Region Food Security Plan” with slides titled as follows:

- Timeline
- Project Funding and Consultant Team
- Tri-Cities Food Council
- Action Plan Structure
- Action Plan Supporting Work
- Key Goals
- Next Steps
- Thank you

Discussion ensued relative to the following:

- Appreciation for the complex nature of addressing food security challenges
- The desire for action items to focus on those measures achievable by community members and local governments
- The knowledge that many elements of poverty blend into healthcare matters
- The importance of inter-organizational collaboration in achieving shared goals

Councillor Mandewo left the meeting at this time (3:49 p.m.).

The Committee received the report of the General Manager Planning and Development dated September 20, 2021 and entitled “Tri-Cities Food Council – Tri-Cities Region Food Security Action Plan” for information.

ENGINEERING AND PUBLIC WORKS

6. Report of the General Manager Engineering and Public Works – Metro Vancouver Coquitlam Water Main #4, Robson to Guildford Section Update – September 2021

In response to a question from a member of the Committee, the Manager Design and Construction advised that the expense and low survival rate for transplanting very large trees makes it more practical to transplant smaller ones.

Councillor Mandewo returned to the meeting at 3:58 p.m.

Discussion ensued relative to the following:

- The understanding that variables concerning a tree’s size and maturity bring potential transplanting challenges

- The desire to transplant smaller alternatives that would still serve as a large tree
- The possibility of reserving trees at a nursery so that they would be suitable for planting in a couple of years
- The understanding that there are specialized techniques for fostering higher rates of tree survival
- Support for focusing on evergreen varieties of tree species
- The concern that the temporary trail's grading will render it unused

Councillor Towner left the meeting at this time (4:07 p.m.) and returned at 4:10 p.m.

The Committee received the report of the General Manager Engineering and Public Works dated September 17, 2021 entitled "Metro Vancouver Coquitlam Water Main # 4, Robson to Guildford Update – September 2021" for information.

7. Report of the General Manager Engineering and Public Works – Cycling / Micromobility Update (Introductory Comments by General Manager Engineering and Public Works / Presentation by Manager Transportation Planning)

The General Manager Engineering and Public Works provided introductory comments relative to the report. He added that the report's name was updated in order to include transportation options such as electric bicycles and scooters.

The Transportation Planning Manager provided an on-screen presentation entitled "Cycling / Micromobility Update" with slides titled as follows:

- Cycling / Micromobility Update
- Agenda
- Micromobility Assessment
- What is Micromobility?
- E-Bike / E-Scooter Readiness
- Infrastructure Planning
- Draft STP Bike Route Updates
- Monitoring Plan
- Implementation Phasing
- Existing Network
- Short-Term Gaps and Retrofits (0-5 years)
- Medium-Term Gaps and Retrofits (5-10 years)
- Long-Term Build-Out (10+ years)
- Spotlight: Guildford Greenway Interim Improvements
- Proposed Interim Improvements
- Enhanced Bike Parking
- Cycling Promotion
- Spotlight: Bike-to-Shop
- Active Travel to School
- Spotlight: Learn2Ride
- School Travel Planning

Discussion ensued relative to the following:

- The desire for clearer signage so that designated bike paths are more recognizable by pedestrians
- The knowledge that there may be confusion around types of designated paths
- The understanding that some of the uncertainty is derived from municipality-specific practices for marking designated paths
- The desire to collaborate with neighbouring municipalities in order to achieve consistent designation methods
- The concern for the high rates of speed that electric bicycles and scooters are capable of achieving
- Support for introducing enhanced, electronically-controlled bicycle racks

Mayor Stewart left the meeting at this time (4:51 p.m.) and returned at 4:54 p.m.

In response to a question from a member of the Committee, the Transportation Planning Manager advised that enhanced bicycle racks would be selectively placed in locations according to convenience and safety.

Councillor Hodge and Councillor Wilson left the meeting at this time (5:13 p.m.) and returned at 5:15 p.m.

Discussion ensued relative to the following:

- The desire for fixed docking stations so that electric scooters are less likely to be left in obstructive places
- Support for amending vehicle-specific “No Exit” signs in neighbourhoods when exits exist for pedestrians and cyclists
- Support for safety-related educational opportunities for motorists, cyclists, micromobility users, and pedestrians

The Committee received the report of the General Manager Engineering and Public Works dated September 17, 2021 entitled “Cycling / Micromobility Update” for information.

OTHER BUSINESS

NEXT MEETING DATE – October 4, 2021
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ADJOURNMENT

The meeting adjourned 5:16 p.m.

MINUTES CERTIFIED CORRECT

CHAIR

I hereby certify that I have recorded the Minutes of
the Council-in-Committee Meeting held Monday,
September 27, 2021 as instructed, subject to
amendment and adoption.

A handwritten signature in black ink, appearing to read 'Misty Temple', is written over a horizontal line.

Misty Temple
Legislative Services Clerk