

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 27, 2021 at 10:00 p.m. All members of Council were present save Councillor Zarrillo. Members of staff present were the City Manager, Deputy City Manager, General Manager Engineering and Public Works, General Manager Planning and Development, General Manager Parks, Recreation, Culture and Facilities, Director Development Services, Manager Development Servicing, Planners 2, Legislative Services Manager, and Legislative Services Coordinator.

CALL TO ORDER

The Mayor, on behalf of Council, recognized September 30th as National Day of Truth and Reconciliation as a day to reflect on the impacts of residential schools on First Nation communities across Canada.

The Mayor, on behalf of Council, recognized Coquitlam City Manager's awarded the Local Government Management Association's Long Service Award for 40 years of service to local government.

ADOPTION OF MINUTES

1. Minutes of the Regular Council Meeting held on Monday, September 20, 2021

MOVED BY COUNCILLOR HODGE
AND SECONDED

380 That the Minutes of the Regular Council Meeting held on Monday, September 20, 2021 be approved.

CARRIED UNANIMOUSLY

COMMITTEE MINUTES AND RECOMMENDATIONS

2. Minutes of the Sustainability and Environmental Advisory Committee Meeting held on Tuesday, June 22, 2021

MOVED BY COUNCILLOR TOWNER
AND SECONDED

381 That the Minutes of the Sustainability and Environmental Advisory Committee Meeting held on Tuesday, June 22, 2021 be received.

CARRIED UNANIMOUSLY

CONSIDERATION OF THE AGENDA ITEMS FROM THE PUBLIC HEARING HELD SEPTEMBER 27, 2021

3. City of Coquitlam Citywide Official Community Plan Amendment Bylaw No. 5078, 2021 and City of Coquitlam Zoning Amendment Bylaw No. 5079, 2021

MOVED BY COUNCILLOR MARSDEN
AND SECONDED

382 That Council give second and third readings to City of Coquitlam Citywide Official Community Plan Amendment Bylaw No. 5078, 2021 and City of Coquitlam Zoning Amendment Bylaw No. 5079, 2021.

CARRIED UNANIMOUSLY

4. City of Coquitlam Citywide Official Community Plan Amendment Bylaw No. 5142, 2021

Discussion continued relative to the following:

- The understanding that the re-development of the Oakdale neighbourhood, as well as the finalization of the transportation network, will take time
- Concern that some developers are taking advantage of the uncertainty to create land assemblies that do not reflect the City's standards
- The understanding that Streamside Protection and Enhancement Areas (SPEAs) are the federal government's jurisdiction
- The understanding that housing needs will require Coquitlam to densify single-family neighbourhoods
- Appreciation for members of the community who were engaged in the discussions regarding the amendment
- The desire for staff to monitor the re-development of Oakdale to ensure that it is being re-developed to the City's standards
- The understanding that some pockets of Oakdale will remain single-family and the desire to ensure that the feeling of safety is maintained in those areas
- Appreciation for the work staff undertook to engage the Oakdale neighbourhood in the consultation process
- The desire to ensure that traffic management is a priority as roadways are expanded
- The understanding that the City cannot financially compensate homeowners for any limitations on their property

MOVED BY COUNCILLOR MARSDEN
AND SECONDED

383 That Council give second, third, and fourth and final readings to City of Coquitlam Citywide Official Community Plan Amendment Bylaw No. 5142, 2021.

CARRIED UNANIMOUSLY

BYLAWS FOR FINAL ADOPTION

5. Report of the Director Intergovernmental Relations and Legislative Services – Fourth and Final Reading of City of Coquitlam Cemetery Bylaw No. 5000, 2021

MOVED BY COUNCILLOR KIM
AND SECONDED

384 That Council give fourth and final reading to City of Coquitlam Cemetery Bylaw No. 5000, 2021.

CARRIED UNANIMOUSLY

REPORTS OF STAFF

PLANNING AND DEVELOPMENT

6. Report of the Director Development Services – Development Application at 618/622/ 626 Claremont Street and 631/633 Gardena Drive – Strand (PROJ 21-021)

Discussion continued relative to the following:

- The desire for clarification as to unit sizes to be included in the Public Hearing Brief
- That the project's Transportation Demand Management (TDM) requirements will be fulfilled by purchasing electric bikes for the residents

In response to a question from Council, the General Manager Engineering and Public Works noted that the City is continuing to establish monitoring practices for TDM.

The Director Development Services provided an overview of the options available to developers to satisfy TDM requirements.

MOVED BY COUNCILLOR ASMUNDSON
AND SECONDED

385 That Council:

1. Give first reading to *City of Coquitlam Zoning Amendment Bylaw No. 5144, 2021*;
2. Refer *Bylaw No. 5144, 2021* to Public Hearing;
3. Authorize staff to prepare Development Permit No. 21 104081 DP generally in accordance with the attached drawings (Attachment 5), should Council grant second and third readings to the Bylaw;
4. Give first, second and third readings to *City of Coquitlam Highway Dedication Cancellation Bylaw No. 5145, 2021*;
5. Direct *City of Coquitlam Highway Dedication Cancellation Bylaw No. 5145, 2021* to be advertised in accordance with the requirements of the Community Charter;

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 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 the road closure process for a portion of the cul-de-sac on Gardena Drive;
 - d. Enter into a Purchase and Sale Agreement 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; and
 - g. 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 rental units is registered, and that the rental building receives occupancy first;
 - ii. One or more owner-maintained statutory rights-of-way in favour of the City over portions of the lane for vehicular turning movements;
 - iii. Housing Agreement;
 - iv. A Restrictive Covenant requiring 67 adaptable units; and
 - v. Such other Land Title Office registrable agreements as may be required by the City.

CARRIED UNANIMOUSLY

7. Report of the Director Development Services – Development Application at 719, 720, 722, 723, 727, 728, 730 Seaton and 710, 712, 720 Robinson – WGP Seaton Development Limited Partnership (PROJ 19-083)

Discussion ensued relative to Clarification as to whether other municipalities are utilizing lock off suites and whether they're considered successful.

The Director Development Services provided an overview of the utilization of lock-off suites.

Discussion continued relative to clarification as to how the units connect to the parkade.

MOVED BY COUNCILLOR MANDEWO
AND SECONDED

386 That Council:

1. Give first reading to *City of Coquitlam Zoning Amendment Bylaw No. 5144, 2021*;
2. Refer *Bylaw No. 5144, 2021* to Public Hearing;
3. Authorize staff to prepare Development Permit No. 21 104081 DP generally in accordance with the attached drawings (Attachment 5), should Council grant second and third readings to the Bylaw;
4. Give first, second and third readings to *City of Coquitlam Highway Dedication Cancellation Bylaw No. 5145, 2021*;
5. Direct *City of Coquitlam Highway Dedication Cancellation Bylaw No. 5145, 2021* to be advertised in accordance with the requirements of the Community Charter;
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 the Bylaw:
 - h. Submission of a subdivision plan to the satisfaction of the Approving Officer;
 - i. 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;
 - j. Completion of the road closure process for a portion of the cul-de-sac on Gardena Drive;
 - k. Enter into a Purchase and Sale Agreement to the satisfaction of the City Solicitor;
 - l. Satisfy the Transportation Demand Management measures and Traffic Impact Assessment (TIA) comments to the satisfaction of the General Manager Engineering and Public Works;
 - m. Resolution of all urban design issues to the satisfaction of the Director Development Services; and
 - n. Finalize, execute and deliver to the City, the following agreements in Land Title Office registrable form:
 - vi. 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 rental units is registered, and that the rental building receives occupancy first;
 - vii. One or more owner-maintained statutory rights-of-way in favour of the City over portions of the lane for vehicular turning movements;
 - viii. Housing Agreement;
 - ix. A Restrictive Covenant requiring 67 adaptable units; and
 - x. Such other Land Title Office registrable agreements as may be required by the City.

CARRIED UNANIMOUSLY

9. Report of the Director Development Services – Development Application at 559, 563, 569 Alderson Avenue, 228, 238, 268, 270, 272, 280 Dunlop Street, 540, 544, 550, 560, 564 Sunset Avenue, and 280, 270, 265, 273, 275, 279, 285 Euclid Court and Portion of Road – McAllister Communities Ltd. (PROJ 18-038)

Discussion ensued relative to the following:

- The need for childcare spaces to be provided within the project
- The desire for information regarding the developments phasing to be included in the Public Hearing Brief
- The desire for further information regarding the required land acquisitions for the road dedication, as well as information regarding the City's best practices for providing child play areas in the development, to be included in the Public Hearing Brief
- The desire for the shadow studies to be included in the Public Hearing Brief

The Director Development Services noted that the zoning bylaw only specifies the amount of amenity space required as part of a development.

In response to a question from Council, the Director Development Services noted that current residents of the subject properties would not be captured by the City's Tenant Relocation Policy.

Discussion continued relative to the following:

- The desire for further information regarding noise mitigation requirements for the development to be included in the Public Hearing Brief
- The understanding that the development will be surrounded by multiple high-noise structures

387 That Council:

1. Give first reading to *City of Coquitlam Zoning Amendment Bylaw No. 5104, 2021*;
2. Refer *Bylaw No. 5104, 2021* to Public Hearing;
3. Give first, second and third readings to *City of Coquitlam Highway Dedication Cancellation Bylaw No. 5105, 2021*;
4. Direct *City of Coquitlam Highway Dedication Cancellation Bylaw No. 5105, 2021* to be advertised in accordance with the requirements of the Community Charter;
5. Authorize staff to prepare Development Permit No. 18 122615 DP generally in accordance with the attached drawings (Attachment 6), should Council grant second and third readings to the Bylaw;
6. Acknowledge that the applicant has requested variances to the Zoning Bylaw as described in this report as follows:
 - a. In Subsection 1205(6), in Part 12, in RM-3 Multi-Storey Medium Density Apartment Residential, the lot coverage is increased from 55% to 58%;
 - b. In Subsection 1205(11), in Part 12, in RM-3 Multi-Storey Medium Density Apartment Residential, the building length is increased from 65 m to 85 m for Building 3;

- c. In Subsection 1205(6), in Part 12, in RM-3 Multi-Storey Medium Density Apartment Residential, the setback to Alderson Avenue and a portion of Sunset Avenue is reduced from 4.0 m to 2.0 m; and
 - d. In Subsection 514(2), in Part 5 General Regulations, the permitted setback siting exception for a balcony, eave or supporting column is increased from 1.5 m to 1.6 m; and
7. 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. Collect a security for:
 - i. the civil works required in connection with the final build-out of Alderson Avenue; and
 - ii. the estimated costs of acquiring seven Provincially-owned parcels of land (MOTI parcels) adjacent to the subject lands in an amount satisfactory to the City's Manager Real Estate;and enter into a security agreement addressing the maintenance and use of such security in a form satisfactory to the General Manager Planning and Development;
 - d. Completion of road closure process for Euclid Court and a lane which is to be consolidated as part of the subject site;
 - e. Resolution of all urban design issues to the satisfaction of the Director Development Services; and
 - f. Finalize, execute and deliver to the City, the following agreements in Land Title Office registrable form:
 - i. Section 219 Covenant for development and phasing over the subject site as well as the lands pertaining to Sienna PROJ 18-037 (civic addresses 530, 532, 534, 538, 542, 546, 550 Delestre Avenue, 527, 533, 539, 545, 551, 555 Sunset Avenue, and 316 Loring Street);
 - ii. Section 219 Covenant for "no separate transfer" over the remainder parcels resulting after consolidation of the subject site and the lands pertaining to Sienna PROJ 18-037;
 - iii. Section 219 Restrictive Covenant to restrict sale and conversion of the guest suite located in Building 2; and
 - iv. Such other Land Title Office registrable agreements as may be required by the City.

CARRIED UNANIMOUSLY

OTHER BUSINESS

NEXT MEETING DATE – October 4, 2021
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ADJOURNMENT

The Mayor, on behalf of Council, recognized the 2021 memorial service at the BC Law Enforcement Memorial for all members of police services who have lost their lives in active service.

MOVED BY COUNCILLOR ASMUNDSON
AND SECONDED

388 That the Regular Council Meeting adjourn – 11:00 p.m.

CARRIED UNANIMOUSLY

MINUTES CERTIFIED CORRECT

CHAIR

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



Rachel Cormack
Legislative Services Coordinator