

A Regular Council Meeting for the City of Coquitlam convened in the Council Chambers of City Hall, 3000 Guildford Way, Coquitlam, BC on Monday, September 28, 2020 at 11:14 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 Parks, Recreation, Culture and Facilities, General Manager Planning and Development, Director Development Services, Manager Community Planning, Manager Development – City Land, Development Servicing Engineering Manager, Major Project Planner, Planner 2, Planner 2, Planner 2, City Clerk and Legislative Services Clerk.

CALL TO ORDER

The Mayor, on behalf of Council, recognized the Jewish holiday of Yom Kippur

ADOPTION OF MINUTES

1. Minutes of the Regular Council Meeting held on Monday, September 14, 2020

MOVED BY COUNCILLOR MARSDEN
AND SECONDED

377 That the Minutes of the Regular Council Meeting held on Monday, September 14, 2020 be approved.

CARRIED UNANIMOUSLY

COMMITTEE MINUTES AND RECOMMENDATIONS

2. Minutes of the Sustainability and Environmental Advisory Committee Meeting held on Tuesday, June 23, 2020

MOVED BY COUNCILLOR ASMUNDSON
AND SECONDED

378 That the Minutes of the Sustainability and Environmental Advisory Committee Meeting held on Tuesday, June 23, 2020 be received.

CARRIED UNANIMOUSLY

CONSIDERATION OF THE AGENDA ITEMS FROM THE PUBLIC HEARING HELD SEPTEMBER 28, 2020

3. City of Coquitlam Zoning Amendment Bylaw No. 5056, 2020 – 3100 Ozada Avenue

Discussion ensued relative to the following:

- Support for the proposed development
- The need for affordable housing options in the City
- The needs of the residents of this area of the City and the desire to ensure the preservation of affordable rental housing in this neighbourhood
- Concerns regarding the impact that the proposed City Centre Area Plan (CCAP) may have on the affordability of housing in this area of the City
- Clarification regarding the wording of the staff report relating to the proposed development's compliance with the *Official Community Plan*
- The impact that the proposed development may have on traffic and the availability of parking in the area
- Support for the proposed wood frame construction and the sustainable design of the proposed development
- Support for the proposed unit mix
- The desire for other non-market housing providers in the City to consider increasing the density of their sites
- The desire for the proposed CCAP to be finalized prior to Council considering further development projects in the area
- The understanding that this site has provided affordable housing for many years and the importance of this to the community
- The belief that this building is at the end of its life
- Clarification concerning the need to hold a Public Hearing regarding the proposed development
- Support for the proposed partnership with Modo

The General Manager Engineering and Public Works provided information relating to options available to mitigate the impacts that the proposed development may have on the availability of parking in the area.

The Director Development Services provided information relating to the proposed development and the land use designation of the site. He provided further information relating to the statutory framework, and the City practices, that govern both the rezoning and Public Hearing process.

The General Manager Planning and Development provided information clarifying the proposed development's compliance with the *Official Community Plan*.

MOVED BY COUNCILLOR MARSDEN
AND SECONDED

- 379 That Council give second and third readings to *City of Coquitlam Zoning Amendment Bylaw No. 5056, 2020*.

CARRIED UNANIMOUSLY

4. City of Coquitlam Citywide Official Community Plan Amendment Bylaw No. 5060, 2020 and City of Coquitlam Zoning Amendment Bylaw No. 5061, 2020 – 602/604/606/608, 612 and 618/620 Clarke Road, 605 and 625 Como Lake Avenue and 620 Lea Avenue

Discussion ensued relative to the following:

- Concerns regarding the applicant's tenant relocation package
- The desire to refer this item back to staff in order for staff to confer with the applicant regarding their tenant relocation/compensation strategy
- The desire for the applicant to compensate both existing tenants and former tenants who left as a result of the pending redevelopment of this site
- The City's expectations relating to tenant relocation/compensation strategies
- Appreciation for the work that VRS Communities undertakes to provide affordable housing in Coquitlam
- Concerns relating to the displacement of the current residents of this site
- Concerns regarding the use of a CD-Zone
- The understanding that both of the proposed rental buildings will be sold
- The role of the Public Hearing process
- Concerns regarding the impact that ongoing development across the City has had on low-income residents and the community
- The need for greater clarity regarding the City's expectations for tenant relocation/compensation packages
- Support for the proposed development
- The VRS Communities model of owning and operating non-market rental buildings
- The need for rental housing in the City and support for the proposed rental tower
- The proximity of the proposed development to the SkyTrain
- The amount of commercial space to be provided in the proposed development
- The pros and cons of referring this item back to staff
- The understanding that tenant relocation/compensation strategies are regulated at both the provincial and municipal level
- The belief that this is an appropriate land use for this site
- The belief that the proposed development exceeds the City's requirements in many ways

- The belief that the existing rental buildings are nearing the end of their lives and the need to replenish rental stock in the City
- The complications associated with owning and maintaining aging rental stock
- The safety of buildings that are no longer compliant with the current code
- The pros and cons of using a CD-Zone for the proposed development
- Concerns regarding giving second and third reading to this bylaw tonight without addressing the issues relating to the applicant's tenant relocation/compensation strategy

The General Manager Planning and Development provided information relating to the options that Council has to ensure that the applicant revisits their tenant relocation/compensation strategy. He provided further information relating to the discussions between the applicant and City staff regarding the City's expectations relating to tenant relocation/compensation packages.

In response to a question from a member of Council, the Director Development Services provided information relating to the City's process of communicating to applicants the City's expectations relating to tenant relocation/compensation strategies.

MOVED BY COUNCILLOR MARSDEN
AND SECONDED

- 380 That Council give second and third readings to *City of Coquitlam Citywide Official Community Plan Amendment Bylaw No. 5060, 2020* and *City of Coquitlam Zoning Amendment Bylaw No. 5061, 2020*.

MOTION REFERRED

* *Note: Referral Motion (Resolution No. 381) failed*

Discussion continued relative to the following:

- The need for empathy for the current and former residents of these buildings
- Support for the project overall but concerns regarding the tenant relocation/compensation proposal
- The relationship between development, the displacement of residents, and the housing and opioid crises
- Concerns regarding the amount of affordable rental housing stock that is being demolished in the City
- The understanding that while a building that is nearing the end of its life might not be as safe as a new building, there are a number of other factors that determine the overall safety of residents
- Support for the number of market and non-market rental units to be provided in the proposed development

- The desire to review the City's policies relating to tenant relocation and compensation
- The desire for staff to liaise with the applicant in order to improve their tenant relocation strategy
- The understanding that every member of Council has had life experience that enriches the Council discussion
- The potential impacts that a tenant relocation and compensation policy may have on the development of rental housing

MOVED BY COUNCILLOR ASMUNDSON
AND SECONDED

381 That Item 4 be referred back to staff.

DEFEATED

Mayor Stewart and Councillors Hodge, Kim, Marsden, Towner, Wilson and Zarrillo registered opposition.

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. 5060, 2020* and *City of Coquitlam Zoning Amendment Bylaw No. 5061, 2020*.

CARRIED

Councillor Zarrillo registered opposition.

Council directed staff to liaise with the applicant in order to revise the proposed tenant relocation/compensation strategy.

5. City of Coquitlam Zoning Amendment Bylaw No. 5070, 2020 – 947 Robinson Street

Discussion ensued relative to the design of the proposed development.

MOVED BY COUNCILLOR MARSDEN
AND SECONDED

- 383 That Council give second and third readings to *City of Coquitlam Zoning Amendment Bylaw No. 5070, 2020*.

CARRIED

Councillor Asmundson registered opposition.

6. City of Coquitlam Zoning Amendment Bylaw No. 5062, 2020 – a portion of 3561 Gislason Avenue

MOVED BY COUNCILLOR TOWNER
AND SECONDED

- 384 That Council give second and third readings to *City of Coquitlam Zoning Amendment Bylaw No. 5062, 2020*.

CARRIED UNANIMOUSLY

7. City of Coquitlam Zoning Amendment Bylaw No. 5053, 2020 – 688 Lougheed Highway, 632 and 633 Grayson Avenue, 633 Alderson Avenue, a Portion of Grayson Avenue and a Portion of Lane

Discussion ensued relative to the following:

- The understanding that the current land use of the site requires commercial street frontage and that the applicant is opting to provide a child care space instead
- The need for child care in this area of the City and the desire for the proposed child care space to be expanded
- The need for office space in this area of the City and the desire for office space to be included in the proposed development

Councillor Mandewo left the meeting at this time (12:46 a.m.) and returned at 12:49 a.m.

- Support for the development and the proposed unit mix
- The belief that this site is not a good location for commercial retail units
- The desire for information relating to the need for child care in the City and the understanding that the City is conducting a child care needs assessment

- Appreciation for the information provided in the applicant's presentation relating to the community benefits of the proposed development
- Concerns regarding the impact that the proposed development may have on traffic and the availability of parking in the neighbourhood
- Concerns regarding the impact that the construction of the proposed development may have on the neighbourhood
- The belief that commercial space would be a benefit to the community
- The retail feasibility letters submitted by the applicant
- The desire for information relating to the sustainability strategy for the proposed development
- The desire for the inclusion of below-market rental units in the proposed development
- The desire to review the City's policies and incentives in order to encourage the inclusion of below-market rental units in developments of this size
- The desire for staff to liaise with the applicant in order to increase the child care space and commercial retail space provided for in the proposed development
- The desire to address the existing traffic concerns in this neighbourhood
- The previous, existing and proposed road network in this area

MOVED BY COUNCILLOR MARSDEN
AND SECONDED

385 That Council give second and third readings to *City of Coquitlam Zoning Amendment Bylaw No. 5053, 2020*.

CARRIED UNANIMOUSLY

The City Manager summarized the next steps that staff will take regarding the proposed development.

The General Manager Planning and Development undertook to liaise with the applicant in order to review the amount of child care space and commercial retail space in the proposed development.

REPORTS OF STAFF

PLANNING AND DEVELOPMENT

8. **Report of the General Manager Planning and Development – Master Development Plans Rezoning Policy**

Discussion ensued relative to clarifying whether the proposed policy will change the City's existing zones.

The General Manager Planning and Development provided information relating to the purpose of the proposed policy.

MOVED BY COUNCILLOR ASMUNDSON
AND SECONDED

- 386 That Council approve the proposed policy entitled “Master Development Plans Rezoning Policy” as per attachment 1 of the report of the General Manager Planning and Development dated September 21, 2020 and entitled “Master Development Plans Rezoning Policy”.

CARRIED UNANIMOUSLY

OTHER BUSINESS

NEXT MEETING DATE – October 5, 2020

ADJOURNMENT

MOVED BY COUNCILLOR ASMUNDSON
AND SECONDED

- 387 That the Regular Council Meeting adjourn – 1:09 a.m.

CARRIED UNANIMOUSLY

MINUTES CERTIFIED CORRECT

CHAIR

I hereby certify that I have recorded the Minutes of the Regular Council Meeting held Monday, September 28, 2020 as instructed, subject to amendment and adoption.



Kate Nasato
Legislative Services Clerk