

A Regular Council Meeting for the City of Coquitlam convened in the Council Chambers of City Hall, 3000 Guildford Way, Coquitlam, BC on Monday, October 4, 2021 at 7:03 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 Planning and Development, Director Utilities, Director Development Services, Manager Design and Construction, Revenue Services Manager, Planner 2, Planner 2, Director Intergovernmental Relations and Legislative Services, and Committee Clerk.

CALL TO ORDER

On behalf of Council, the Mayor recognized the following:

- Missing and Murdered Indigenous Women and Girls Awareness Day, October 4, 2021
- The passing of long time Coquitlam volunteer, Shane Peachman
- The resignation from Council and election of Bonita Zarrillo as the Member of Parliament for Port Moody – Coquitlam
- The re-election of Ron McKinnon as the Member of Parliament for Coquitlam – Port Coquitlam
- The opening of the new Port Coquitlam Community Centre
- World Teacher Day, October 5, 2021
- Hangeul Day (Korean Alphabet Day), October 9, 2021
- World Mental Health Awareness Week and World Mental Health Awareness Day, October 10, 2021

ADOPTION OF MINUTES

1. Minutes of the Public Hearing held on Monday, September 27, 2021

MOVED BY COUNCILLOR MARSDEN
AND SECONDED

396 That the Minutes of the Public Hearing held on Monday, September 27, 2021 be approved.

CARRIED UNANIMOUSLY

2. Minutes of the Regular Council Meeting held on Monday, September 27, 2021

MOVED BY COUNCILLOR MARSDEN
AND SECONDED

397 That the Minutes of the Regular Council Meeting held on Monday, September 27, 2021 be approved.

CARRIED UNANIMOUSLY

COMMITTEE MINUTES AND RECOMMENDATIONS

3. Notes of the Multiculturalism Advisory Committee Meeting held on Wednesday, September 8, 2021

MOVED BY COUNCILLOR ASMUNDSON
AND SECONDED

398 That the Notes of the Multiculturalism Advisory Committee Meeting held on Wednesday, September 8, 2021 be received.

CARRIED UNANIMOUSLY

REPORTS OF STAFF

PLANNING AND DEVELOPMENT

Councillor Kim, noting that he had a previous business relationship with the applicant, declared a potential perceived conflict of interest with respect to the following item and recused himself from the meeting at this time (7:13 p.m.).

4. Report of the Director Development Services – Development Application at 931 Grant Street – Newgen Group (PROJ 20-091)

MOVED BY COUNCILLOR ASMUNDSON
AND SECONDED

399 That Council:

1. Give first reading to *City of Coquitlam Zoning Amendment Bylaw No. 5149, 2021*;
2. Refer *Bylaw No. 5149, 2021* to Public Hearing;
3. Authorize staff to prepare Development Permit No. 20 115113 DP generally in accordance with the attached drawings (Attachment 6), should Council grant second and third readings to the Bylaw; and
4. 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; and
 - c. Resolution of all urban design issues to the satisfaction of the Director Development Services.

CARRIED UNANIMOUSLY

Councillor Kim returned to the meeting at this time (7:19 p.m.).

5. Report of the Director Development Services – Zoning Amendment Bylaw No. 5151, 2021 at 1038 Delestre Avenue – Architype Design Ltd. (PROJ 20-011)

Discussion ensued relative to the following:

- The belief that tandem parking is not desirable, even though it is permitted in the subject zone
- Certain design considerations for residential units on sloping sites

MOVED BY COUNCILLOR MARSDEN
AND SECONDED

400 That Council:

1. Give first reading to *City of Coquitlam Zoning Amendment Bylaw No. 5151, 2021*;
2. Refer *Bylaw No. 5151, 2021* 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. 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;
 - b. Resolution of all urban design issues to the satisfaction of the Director Development Services; and
 - c. Finalize, execute and delivery to the City any such other Land Title Office registrable agreements as may be required by the City.

CARRIED UNANIMOUSLY

6. Report of the Director Development Services – Development Application at 1525 and 1541 Dayton Street – PGTL Burke Mountain Ltd. (Townline) and Citywide Official Community Plan Housekeeping Amendments – City of Coquitlam (PROJ 18-134)

Discussion ensued relative to the following:

- Proposed measures to ensure that there is adequate domestic water pressure until the proposed Zone 5 water reservoir is constructed
- The desire to use clear terminology in describing land use designations such as "Development Reserve"

MOVED BY COUNCILLOR TOWNER
AND SECONDED

401 That Council:

1. Give first reading to *City of Coquitlam Citywide Official Community Plan Amendment Bylaw No. 5153, 2021*;
2. Give first reading to *City of Coquitlam Citywide Official Community Plan Amendment Bylaw No. 5155, 2021*;

3. In accordance with the *Local Government Act*, consider *Bylaw No. 5153, 2021* and *Bylaw No. 5155, 2021*, in conjunction with *City of Coquitlam 2021 Five Year Financial Plan Bylaw No. 5086, 2020* and the Regional Solid Waste Management Plan;
4. Give first reading to *City of Coquitlam Zoning Amendment Bylaw No. 5154, 2021*;
5. Refer *Bylaws No. 5153, 2021, 5154, 2021* and *5155, 2021* to Public Hearing; and
6. Instruct staff to complete the following items prior to Council's consideration of fourth and final readings of *Bylaws No. 5153, 2021* and *5154, 2021*, should Council grant second and third readings to the Bylaws:
 - 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. Finalize the minor amendment to Watercourse Protection Development Permit (13 007464 DP) to the satisfaction of Environmental Services;
 - d. Determine the final design of the Multi-Use Pathway trail connection to the satisfaction of the General Manager Parks, Recreation, Culture and Facilities;
 - e. Transfer of title to the City the Streamside Protection and Enhancement Area (SPEA) and trail connection for park purposes;
 - f. Finalize, execute and deliver to the City, the following agreements in Land Title Office registrable form:
 - i. Section 219 Restrictive Covenant to protect the windfirm trees and root zones outside the Streamside Protection and Enhancement Area (SPEA), to the satisfaction of Environmental Services;
 - ii. Section 219 Restrictive Covenant prohibiting occupancy of the properties adjacent the trail and SPEA until a post-clearing and post-construction report from a QEP is received that evaluates the trees for safety, to the satisfaction of Urban Forestry;
 - iii. Section 219 Restrictive Covenant to ensure adequate water pressure is provided for each single family residential lot;
 - iv. Statutory rights-of-way and Section 219 Restrictive Covenants for public access over the temporary turnarounds on the remainder lot;
 - v. Section 219 "No Build" Restrictive Covenant on the large remainder lot having future subdivision potential; and
 - vi. Such other Land Title Office registrable agreements as required by the City.

CARRIED UNANIMOUSLY

ENGINEERING AND PUBLIC WORKS

7. Report of the General Manager Engineering and Public Works and the General Manager Planning and Development – Updates to the Subdivision and Development Servicing Bylaw

The General Manager Engineering and Public Works provided introductory comments relative to the report.

MOVED BY COUNCILLOR MARSDEN
AND SECONDED

- 402 That Council extend third reading of *City of Coquitlam Zoning Amendment Bylaw No. 5006, 2019* for an additional 12-month period.

CARRIED UNANIMOUSLY

8. Report of the General Manager Engineering and Public Works – Residential Water Metering Review and Next Steps

Discussion ensued relative to the following:

- The understanding that public education is a very important component of water conservation
- The expectation that water metering may further support water conservation efforts
- The belief that, over time, Coquitlam will have an increasingly smaller percentage of single family homes
- The need for statistical data analysis
- The understanding that water metering would help ensure that certain customers pays their fair share for water consumption
- The understanding that the lower mainland only requires water restrictions during the summer months due to containment capacity and not an overall lack of water supply
- The cost-benefit question of whether water metering is worth implementing
- Certain benefits, such as leak detection, realized by other municipalities with water metering
- The desire for equity and the understanding that water metering may not be a financial deterrent for certain people
- The understanding that staff are taking steps to ensure that water pressure is adequate in all areas of the City
- The understanding that residents would be able to monitor their own water use
- The desire to avoid the unintended consequence of people opting for non-vegetative ground cover

MOVED BY COUNCILLOR MARSDEN
AND SECONDED

- 403 That Council:
1. Direct staff to amend the Water Distribution Bylaw and Subdivision and Development Servicing Bylaw to require single family meter setters as a condition of new development approval.
 2. Direct staff to implement a statistical metering program to inform a future decision on multi-family meter setters and a future report on residential water metering implementation options.

CARRIED UNANIMOUSLY

9. Report of the General Manager Engineering and Public Works and the General Manager Finance, Lands, and Police – Water and Sewer Rate Updates

MOVED BY COUNCILLOR MARSDEN
AND SECONDED

404 That Council:

1. Direct staff to amend the Sewer and Drainage Bylaw to replace the Sewer Parcel Tax with a Sewer Use Fee as outlined in this report;
2. Direct staff to amend the Water Distribution Bylaw with a base water meter rate that is scaled according to the size of the meter;
3. Direct staff to amend the Water Distribution Bylaw and Sewer and Drainage Bylaw to initiate a five-year transition towards a balanced metered water and sewer rate that ensures revenues are collected commensurate with the consumption; and
4. Direct staff to amend the Water Distribution Bylaw and Sewer and Drainage Bylaw to adjust the timing of charging developers the flat water and sewer charges for new dwelling units and to implement construction water and sewer charges as outlined in this report.

CARRIED UNANIMOUSLY

FINANCE, LANDS AND POLICE

10. Report of the General Manager Finance, Lands and Police – Permissive Taxation Exemption Amendment Bylaw 5156, 2021

MOVED BY COUNCILLOR MANDEWO
AND SECONDED

405 That Council give first, second and third readings to *Taxation Exemption Amendment Bylaw 5156, 2021*.

CARRIED UNANIMOUSLY

OTHER BUSINESS

NEXT MEETING DATE – October 18, 2021

ADJOURNMENT

MOVED BY COUNCILLOR ASMUNDSON
AND SECONDED


406 That the Regular Council Meeting adjourn – 7:58 p.m.

CARRIED UNANIMOUSLY

MINUTES CERTIFIED CORRECT

CHAIR

I hereby certify that I have recorded the Minutes of the
Regular Council Meeting held Monday, October 4, 2021
as instructed, subject to amendment and adoption.

A handwritten signature in black ink, appearing to be 'Julie Hunter', written over a horizontal line.

Julie Hunter
Committee Clerk