

COUNCIL-IN-COMMITTEE MEETING
Monday, October 18, 2021

A Regular Meeting of the Council-in-Committee convened on Monday, October 18, 2021 at 2:00 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

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
Don Luymes, General Manager Planning and Development
Scott Groves, Director Strategic and Capital Projects
Andrew Merrill, Director Development Services
Jennifer Keefe, Manager Community Recreation and Culture Services
Tiina Mack, Manager Recreation and Culture Facilities Planning
Rhonda Anderson, Revenue Services Manager
Jim Bontempo, Building Permits Manager
Zoe Mlcoch, Business Services Manager
Stephanie Lam, Legislative Services Manager
Julie Hunter, Committee Clerk

Councillor Marsden, 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, October 4, 2021

The Committee approved the Minutes of the Council-in-Committee Meeting held on Monday, October 4, 2021.

REPORTS OF STAFF

PLANNING AND DEVELOPMENT

2. **Report of the General Manager Planning and Development – Development Application Process Review – 2021 Process Improvement Update**

The General Manager Planning and Development provided introductory comments relative to the report. The Building Services Manager provided an on-screen presentation and referred to slides contained in the presentation attached to the report.

Discussion ensued relative to the following:

- Progress achieved and future timelines related to increasing the use of automation, customizing workflows and upgrading software
- Appreciation for the various process improvement initiatives
- The belief that the Development Application Process Review (DAPR) demonstrates that the City is a progressive local government which strives for constant introspection and improvement
- The desire to involve development applicants and industry in the application process review
- The use of change management practices
- The desire for data related to the quality of applications received by the City
- The understanding that the City's scope differs somewhat from that of the Province and that the two are complimentary
- The next steps in the process

Staff were directed to attach the report of the General Manager Planning and Development dated October 7, 2021 and entitled "Development Application Process Review – 2021 Process Improvement Update" to the City's letter to the Minister of Municipal Affairs and the Attorney General and Minister Responsible for Housing in response to the Province's "Opening Doors: Unlocking Housing Supply for Affordability" report.

The Committee received the report of the General Manager Planning and Development dated October 7, 2021 and entitled "Development Application Process Review – 2021 Process Improvement Update" for information.

PARKS, RECREATION, CULTURE AND FACILITIES

3. **Report of the General Manager Parks, Recreation, Culture and Facilities – Northeast Community Centre – Recommended Program and Site Fit Concept**

The General Manager Parks, Recreation, Culture and Facilities provided introductory comments relative to the report. The Manager Recreation and Culture Facility Planning

provided an on-screen presentation and referred to slides contained in the presentation attached to the report.

Discussion ensued relative to the following:

- The understanding that the Northeast Community Centre (NECC) is intended as a regional facility
- The understanding that there is significant public interest in the project
- The public engagement process
- The desire to use creative design in planning the NECC
- The desire to take maximum advantage of the views from the various areas of the NECC by situating components such as the indoor walking track, the fitness centre, eating areas and pool deck seating areas with the best views
- The desire to maximize the NECC's connection with the local community and the natural environment
- The sloping nature of the site and the potential to create a tiered aquatic facility
- The popularity of mountain biking and opportunities to provide amenities to the biking community at the NECC
- The demand for gymnasium space in the City and support for the proposed double gym
- The desire to develop the NECC with as much flexibility and multi-function capacity as is feasible to maximize use
- The importance of storage at the facility
- Support for the proposed library at the NECC
- Whether the proposed retail section should be in the facility
- The potential for shared space
- The importance of planning for operational costs and future asset replacement
- The need for functional space rather than architectural features, such as atriums and how much value they add
- The potential for a future ice rink at the site

Mayor Stewart left the meeting at this time (3:09 p.m.).

- The desire to design the building to allow for the future expansion of an additional gym
- The growing popularity of electric bicycles and the expectation that more people will travel to the facility by bike
- The changing nature of libraries and their growing use as community centres
- The desire to reduce operating costs through energy efficient design
- The location of entrances to the NECC

Mayor Stewart returned to the meeting at this time (3:15 p.m.)

- The potential for rental space to help offset costs and provide an amenity for the community
- The citywide demand for childcare

- The pros and cons of providing a childcare space in the NECC, in comparison to providing an opportunity in the commercial space at the future village
- Sound attenuation to minimize the noise impact from the gymnasiums
- Support for the community kitchen and the sensory room components of the facility
- The understanding that a childcare analysis may be warranted
- Support for incorporating diversity, equity and inclusion into the plans
- The demand for translation services during public consultation
- Various programming opportunities
- Support for including outdoor covered space

Councillor Asmundson left the meeting at this time (3:41 p.m.).

- Opportunities to offer amenities such as wash-off stations for trail users, outdoor gardens to complement the community kitchen, secure bike storage and parking

Councillor Asmundson returned to the meeting at this time (3:43 p.m.).

- Appreciation for the successful public engagement thus far

Councillor Kim left the meeting at this time (3:44 p.m.).

- Support for washrooms that are accessible from the building exterior
- Support for the public art component and the desire that it be meaningful to the community

Councillor Kim returned to the meeting at this time (3:46 p.m.).

- Taxation policy and funding for the NECC project
- The impact of increasing construction costs

Councillor Towner left the meeting at this time (3:48 p.m.).

- The importance of designing the facility so that it has the ability to address changing demographic needs
- The importance of transparency in budgeting

Councillor Towner returned to the meeting at this time (3:50 p.m.).

The Committee received the report of the General Manager Parks, Recreation, Culture and Facilities dated October 12, 2021 and entitled “Northeast Community Centre – Recommended Program and Site Fit Concept” for information.

FINANCE, LANDS AND POLICE

4. Report of the General Manager Finance, Lands and Police – 2021 Supplemental Property Assessment (Tax Refunds) Update

The General Manager Finance Lands and Police provided introductory comments relative to the report.

Discussion ensued relative to the following:

- Concern regarding the increasing trend in commercial property owners disputing BC Assessment's (BCA) assessed value of their land holdings through the hiring of special appeal agents
- The concern that there is inequity whereby many property owners do not have the means to retain professional appeal agents
- The concern that successful appeals have a direct impact on tax revenues and unfairly burden all taxpayers
- The desire that the Province make changes to the property assessment appeal process to reduce the financial impact on municipalities and increase the transparency of appeals
- Concern regarding appeals for properties that have been sold by the City to developers who submit development applications, and yet seek tax relief from BCA

Staff were directed to report back regarding the need for an increased City role, and strategies for managing this issue.

The Committee received the report of the General Manager Finance, Lands and Police dated October 12, 2021 and entitled "2021 Supplemental Property Assessment (Tax Refunds) Update" for information.

OTHER BUSINESS

NEXT MEETING DATE – October 25, 2021

ADJOURNMENT


The meeting adjourned at 4:07 p.m.

MINUTES CERTIFIED CORRECT

CHAIR

I hereby certify that I have recorded the Minutes of the Council-in-Committee Meeting held Monday,

October 18, 2021 as instructed, subject to
amendment and adoption.

 for:

Julie Hunter
Committee Clerk