

COUNCIL-IN-COMMITTEE MEETING

Monday, October 25, 2021

A Regular Meeting of the Council-in-Committee convened on Monday, October 25, 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 (Arrived at 2:54 p.m.)
Councillor Steve Kim
Councillor Trish Mandewo
Councillor Dennis Marsden
Councillor Teri Towner
Councillor Chris Wilson

OTHERS PRESENT: Brandon Hohenwarter (Polygon Homes)
Walter Francl (Francl Architecture)
Chris Phillips (PFS Studio)
Rene Rose (Polygon Homes)

STAFF: Peter Steblin, City Manager
Raul Allueva, Deputy City Manager
Keith Bramhill, Officer-in-Charge Coquitlam RCMP
Jim Ogloff, Fire Chief
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
Todd Balaban, Inspector, RCMP
Andrew Martin, Inspector, RCMP
Stephanie James, Director Legal and Bylaw Enforcement
Andrew Merrill, Director Development Services
Tiina Mack, Manager Recreation and Culture Facility Planning
Graham Stuart, Manager Corporate Planning
Jeff Denney, Senior Planner
John Hill, Police Communications Manager
Jonathan Jackson, Park Planning and Design Manager
Nicole Kimmitt, Emergency and Risk Manager
John Musil, Parks Planner 2
Jay Gilbert, Director Intergovernmental Relations and Legislative Services
Stephanie Lam, Legislative Services Manager
Rachel Cormack, Legislative Services Coordinator

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 18, 2021

The Committee approved the Minutes of the Council-in-Committee Meeting held on Monday, October 18, 2021.

DELEGATIONS

2. Brandon Hohenwarter (Polygon Homes), Walter Franci (Franci Architecture), Chris Phillips (PFS Studio) – Coronation Heights Master Development Plan Application (PROJ 21-038)

The applicants gave a presentation entitled “Coronation Heights” with slides titled as follows:

- Location
- The Site
- Vision
- Proposed Master Plan
- Greenspace
- Public Park
- The Woodland
- The Crescent & Meadow
- The Crescent
- The Crescent/Ground Floor Animation
- Café on the Park
- Neighbourhood Retail on Balmoral Drive
- Gateway
- Childcare
- Thank You

In response to a question from the Committee, Mr. Hohenwarter provided an overview of the challenges they had to take further advantage of density bonuses for below-market housing.

Discussion ensued relative to the following:

- The proposed childcare space as part of the proposed project
- The desire for additional active outdoor play areas
- Clarification as to the requirements for bike storage on the site
- Appreciation for the public art aspect of the project
- The potential for increased density on the site
- Whether any trees currently on-site could be maintained

- The phasing of the childcare space and the desire for it to be completed earlier than currently scheduled
- The desire for a community garden space in the development

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

REPORTS OF STAFF

PLANNING AND DEVELOPMENT

3. Report of the Director Development Services – Polygon Coronation Heights Master Development Plan Application (PROJ 21-038)

Discussion ensued relative to the whether the site will be able to accommodate future roadwork.

In response to a question from the Committee, the General Manager Planning and Development provided an overview of the elements of the master plan that the Committee can influence in the early stages of planning.

Discussion continued relative to the following:

- Traffic and parking concerns for the site
- The need for childcare spaces as part of the development and the forthcoming Coquitlam Childcare Strategy
- The desire of increased density on the site
- Appreciation for the amount of rental and non-market rental units as part of the proposed project

Councillor Towner left the meeting at 2:43 p.m. and returned at this time (2:45 p.m.).

- The complexities around childcare spaces as provincial and federal childcare subsidies continued to be discussed

Councillor Hodge arrived to the meeting at this time (2:54 p.m.).

The Committee received the report of the Director Development Services dated October 7, 2021 and entitled “Polygon Coronation Heights Master Development Plan Application (PROJ 21-038)” for information.

PARKS, RECREATION, CULTURE AND FACILITIES

4. Report of the General Manager Parks, Recreation, Culture and Facilities – Coquitlam Crunch Improvement and Expansion Update

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

Discussion ensued relative to the following:

- Parking logistics at the points of entry for the Coquitlam Crunch

Councillor Kim left the meeting at 2:58 p.m. and returned at this time (3:01 p.m.).

- Potential impacts of the popular trail on the surrounding neighbourhoods
- The allowance in Phase 3 of development of a potential archeological impact assessment on the site
- Metro Vancouver's assessment of the Crunch as part of the Regional Greenway Network
- The future and ongoing public consultation with the surrounding neighbourhood

Councillor Asmundson left the meeting at 3:08 p.m. and returned at this time (3:10 p.m.).

- Restroom access along the Crunch
- Future public education on the potential usages of the Crunch
- Traffic management at the access points of the Crunch
- Appreciation for the signage along the Crunch
- The potential for increased safety measures along the Crunch

In response to a question from the Committee, the General Manager Parks, Recreation, Culture & Facilities provided a brief overview of the topography and the development potential of the new stretch of the Crunch as outlined in the report.

Discussion continued relative to the following:

- The future potential connection of both Crunch trails
- Additional lighting along the trails and the new parking spaces for pedestrian safety
- The potential to increase connectivity between the trails, biking amenities and the future Multi-Use Pathway

The Committee received the report of the General Manager Parks, Recreation, Culture & Facilities dated October 19, 2021 and entitled "Coquitlam Crunch Improvement and Expansion Update" for information.

CORPORATE SERVICES

5. Report of the General Manager Corporate Services – 2021 Second Trimester Report

The General Manager Corporate Services provided introductory comments to the report.

In response to a question from the Committee, the General Manager Finance, Lands and Police provided clarification regarding the increased water consumption rates during the summer months due to the extreme weather event.

Discussion ensued relative to the following:

- The increased budget expenditure during the summer months due to the extreme weather event
- The City's investment portfolio and the average investment return
- Concern regarding the major delay of the RCMP Mental Health Mobile Unit
- The timelines for the Freemont Connector
- The timelines for the Centennial Turf Field
- The success of the City's COVID Support and Recovery Program
- Appreciation for the amount of local businesses included in the Purchase Orders > \$100,000 index
- Why the RCMP Safe Place Initiative is currently noted as "On Hold"
- The understanding that some projects are on hold due to delays from external partners
- The progress of the Brunette Interchange
- The City's employment vacancy rate
- The desire for a metric of how many rental units have been developed in Coquitlam

The Committee received the report of the General Manager Corporate Services dated October 19, 2021 and entitled "2021 Second Trimester Report" for information.

FINANCE, LANDS AND POLICE

6. Report of the Officer-in-Charge Coquitlam RCMP Detachment – RCMP 2021 Second Trimester Report (City of Coquitlam)

In response to questions from the Committee, the Officer-in-Charge provided an overview of the following:

- The work the Coquitlam RCMP detachment has undertaken to address mental health support services
- The allotment of RCMP resources to traffic enforcement
- How hate crimes are recorded and responded to by Coquitlam RCMP officers
- The Safe Spaces initiative

Councillor Towner left the meeting at this time (4:06 p.m.).

The General Manager Finance, Lands and Police provided an explanation between the difference of a hate crime and a hate incident and the work that the Coquitlam RCMP are undertaking to begin tackling these types of reports from the community.

Councillor Towner returned to the meeting at this time (4:08 p.m.).

Councillor Wilson left the meeting at this time (4:08 p.m.).

Discussion ensued relative to the following:

- Appreciation for Superintendent Bramhill's leadership
- That the annual IPSOS Reid survey indicates that the majority of residents feel comfortable with the work of the Coquitlam RCMP
- The continuing of the Cops for Cancer and Coffee with Cops outreach programs
- The desire for more information of the integrated mental health unit

Councillor Wilson returned to the meeting at this time (4:11 p.m.).

- The increased pressures on the Coquitlam RCMP due to call-outs to address provincial issues
- Appreciation for the work the Coquitlam RCMP undertake within the community

The Committee received the report of the Officer-in-Charge (OIC) Coquitlam RCMP Detachment dated October 13, 2021 and entitled "RCMP 2021 Second Trimester Report (City of Coquitlam)" for information.

DEPUTY CITY MANAGER

7. Report of the Director Legal & Bylaw Enforcement – Summer 2021 Heat Response

The Director Legal and Bylaw Enforcement provided introductory comments to the report.

Discussion ensued relative to the following:

- Appreciation for the City's ability to provide shelters in case of extreme outdoor conditions
- The desire to ensure that the provincial government is more responsive in extreme weather events in providing aide
- Clarification regarding the usage of heat shelters within the City
- The desire to better advertise the types of shelters the City will be offering should these types of shelters be required again in the future
- For the City to provide proactive information to allow resident's to be fully informed of the danger's of future extreme weather events
- Potential partnerships with local businesses that the City could develop as indoor shelters

The Committee received the report of the Director Legal and Bylaw Enforcement dated October 19, 2021 and entitled "Summer 2021 Heat Response" for information.

OTHER BUSINESS

NEXT MEETING DATE – November 1, 2021

ADJOURNMENT

The meeting adjourned 4:34 p.m.

MINUTES CERTIFIED CORRECT

CHAIR

I hereby certify that I have recorded the Minutes of the Council-in-Committee Meeting held Monday, October 25, 2021 as instructed, subject to amendment and adoption.


Rachel Cormack
Legislative Services Coordinator