

The Regular Meeting of the Council for the City of Coquitlam convened in the Council Chambers of City Hall, 3000 Guildford Way, Coquitlam, B.C., on Monday, February 20, 2006 at 7:00 p.m. with all members of Council present. Members of staff present were the City Manager, General Manager Planning and Development, General Manager Engineering & Public Works, Manager Leisure Services, City Clerk and Committee Clerk.

**CPL. RANDY HERMAN**

On behalf of Council, Mayor Wilson recognized the passing of Cpl. Randy Herman and extended condolences to his family and friends.

**MINUTES OF REGULAR COUNCIL MEETING HELD FEBRUARY 6, 2006**

MOVED BY COUNCILLOR LYNCH  
AND SECONDED

104 That the Minutes of the Council Meeting held Monday, February 6, 2006 be approved.

CARRIED UNANIMOUSLY

Councillor Donnelly declared a potential conflict of interest pending legal advice with respect to upcoming Agenda items related to Streamside Protection Regulations and excused himself from the Meeting at this time (7:09 p.m.).

**DELEGATION – ELAINE GOLDS, BURKE MOUNTAIN NATURALISTS – STREAMSIDE PROTECTION REGULATIONS**

Elaine Golds, Burke Mountain Naturalists, appeared before Council to support Coquitlam's existing Streamside Protection Regulations and to request that the City publish a fact sheet on Streamside Protection Regulations (SPR) and Riparian Area Regulations (RAR).

**DELEGATION – DIANNE RAMAGE, MAPLE CREEK WATERSHED STREAMKEEPERS – STREAMSIDE PROTECTION REGULATIONS**

Dianne Ramage, Maple Creek Watershed Streamkeepers, appeared before Council to support Coquitlam's Streamside Protection Regulations and to urge Council to vote to retain the Regulations. She also asked that Council consider incentives for private landowners to rebuild, replant and reforest riparian corridors with trees that will

mitigate impacts of climate change by uptaking and transpiring rainfall, stabilizing banks to prevent mass wasting and erosion, slow rainfall discharge into streams and reduce flooding.

MOVED BY COUNCILLOR STEWART  
AND SECONDED

105 That Council hear an additional delegation from Andy Witt with respect to Streamside Protection Regulations (SPR) and Riparian Area Regulations (RAR).

CARRIED UNANIMOUSLY

**DELEGATION – ANDY WITT, MINISTRY OF ENVIRONMENT – RIPARIAN AREA REGULATIONS**

Andy Witt, Project Manager, Riparian Area Regulations, Ecosystems Branch, Ministry of Environment, appeared before Council to provide an overview of the Provincial Riparian Area Regulations (RAR). He highlighted the following information:

- Background and purpose of the RAR
- Scope of the Regulations
- Roles and Responsibilities
- Liability issues
- RAR Training Course
- Requirements of RAR
- Differences between RAR and Streamside Protection Regulations (SPR)
- Assessment Methodology
- Compliance Monitoring and Enforcement

**REPORT OF DEPUTY CITY CLERK – NOTICE OF MOTION – COUNCILLOR ASMUNDSON – ZONING BYLAW – STREAMSIDE PROTECTION REGULATION**

MOVED BY COUNCILLOR HOLLINGTON  
AND SECONDED

106 That the following Notice of Motion be deferred until such time that Councillor Donnelly receives legal advice with respect to a potential conflict of interest pertaining to this issue:

“WHEREAS in March 2005, the City’s Zoning bylaw was amended by including requirements aimed at streamside protection for development applications based on the Provincial Streamside Protection Regulations (SPR);

AND WHEREAS the Provincial *Fish Protection Act* obligated the City to adopt measures intended to provide streamside protection in connection with development applications;

AND WHEREAS concerns have been raised by affected property owners and development applicants with respect to the streamside protection measures incorporated into the City's Zoning Bylaw;

THEREFORE BE IT RESOLVED that staff amend the City's Zoning Bylaw based on the Provincial Riparian Area Regulation approach to replace the streamside protection requirements adopted in March 2005."

DEFEATED

Councillors Asmundson, Macdonell, Reid, Sekora and Stewart registered opposition.

MOVED BY COUNCILLOR ASMUNDSON  
AND SECONDED

107 WHEREAS in March 2005, the City's Zoning bylaw was amended by including requirements aimed at streamside protection for development applications based on the Provincial Streamside Protection Regulations (SPR);

AND WHEREAS the Provincial *Fish Protection Act* obligated the City to adopt measures intended to provide streamside protection in connection with development applications;

AND WHEREAS concerns have been raised by affected property owners and development applicants with respect to the streamside protection measures incorporated into the City's Zoning Bylaw;

THEREFORE BE IT RESOLVED that staff amend the City's Zoning Bylaw based on the Provincial Riparian Area Regulation approach to replace the streamside protection requirements adopted in March 2005.

CARRIED

*Mayor Wilson and Councillor Hollington registered opposition.*

Councillor Donnelly returned to the Meeting at this time (8:17 p.m.).

**PRESENTATION – MINISTRY OF TRANSPORTATION'S GATEWAY PROGRAM**

Mike Proudfoot, Ministry of Transportation, appeared before Council to provide a presentation relative to the Gateway Program. He highlighted the following information:

- Changes in population growth, job growth and goods movement in Greater Vancouver over the past decade
- Current congestion problem
- Economic impacts of congestion
- Changing Regional Travel Patterns
- Causes and effects of current congestion
- Projected rush hour lineups without improvements
- Benefits of the Gateway Program
- Gateway Program projects – South Fraser Perimeter Road, North Fraser Perimeter Road, and Port Mann/Highway 1
- Open House Schedule
- Public and Stakeholder involvement
- Environmental Assessment Review Process
- Consequences of not making suggested improvements

Councillor Stewart left the meeting at this time (8:34 p.m.).

**REPORT OF MANAGER PARKS & OPEN SPACE SERVICES – TRI-CITY EAGLES FIELD HOCKEY CLUB: REQUEST TO INSTALL STORAGE CONTAINER IN TOWN CENTRE PARK**

MOVED BY COUNCILLOR SEKORA  
AND SECONDED

- 108 That Council provide preliminary approval to the Tri-City Eagles Field Hockey Club (the "Club") to make application to install a 8' x 20' temporary storage container in Town Centre Park.

CARRIED UNANIMOUSLY

**REPORT OF GENERAL MANAGER ENGINEERING AND PUBLIC WORKS – AWARD OF TENDER #05-11-03 SUPPLY AND DELIVERY OF ONE SEWER FLUSHER TRUCK**

MOVED BY COUNCILLOR LYNCH  
AND SECONDED

- 109 That the tender for Contract 05-11-03, Supply and Delivery of One Sewer Flusher (Vimar Equipment Ltd.), as submitted by Vimar Equipment Ltd. be accepted and the City of Coquitlam enter into this contract with Vimar equipment Ltd. such that the contract becomes binding upon the City of Coquitlam after it is duly executed by the Mayor and the City Clerk.

CARRIED UNANIMOUSLY

**REPORT OF GENERAL MANAGER ENGINEERING AND PUBLIC WORKS – AWARD OF TENDER #05-09-01 SUPPLY AND DELIVERY OF ONE 4x4 LOADER/BACKHOE**

MOVED BY COUNCILLOR LYNCH  
AND SECONDED

- 110 That the tender for "Contract 05-09-01, Supply and Delivery of One- 4 x 4 Loader/Backhoe (Parker Pacific Equipment Sales), as submitted by Parker Pacific Equipment Sales, be accepted and the City of Coquitlam enter into this contract with Parker Pacific Equipment Sales, such that the contract becomes binding upon the City of Coquitlam after it is duly executed by the Mayor and the City Clerk.

CARRIED UNANIMOUSLY

**REPORT OF GENERAL MANAGER PLANNING AND DEVELOPMENT – CWOCp TOWN CENTRE AREA PLAN UPDATE – REQUEST FOR PROPOSAL CONSULTANT AWARD OF CONTRACT**

MOVED BY COUNCILLOR HOLLINGTON  
AND SECONDED

- 111 That Council award the consulting services contract for the Town Centre OCP Area Plan Update to Piper Design Inc., as outlined in RFP #06-01-01 and submitted in their proposal in the amount of \$125,000, including GST, and that such contract become binding on the City of Coquitlam after it is duly executed by the Mayor and the City Clerk.

CARRIED UNANIMOUSLY

**REPORT OF GENERAL MANAGER PLANNING AND DEVELOPMENT – COUNCIL  
PRELIMINARY DIRECTION ON PROPOSED AMENDMENTS TO SIGN BYLAW NO. 3500,  
2000**

MOVED BY COUNCILLOR REID  
AND SECONDED

- 112 That staff be authorized to prepare for Council's consideration proposed amendments to update Sign Bylaw No. 3500, 2000 with regard to new, emerging signage technology.

CARRIED

Councillor Hollington registered opposition.

**MINUTES OF COMMITTEE OF THE WHOLE MEETING HELD FEBRUARY 13, 2006**

MOVED BY COUNCILLOR DONNELLY  
AND SECONDED

- 113 That the Minutes of the Committee of the Whole Meeting held Monday, February 13, 2006 be received.

CARRIED UNANIMOUSLY

**CORRESPONDENCE – WESTERN CANADA WILDERNESS COMMITTEE – IN DEFENCE OF  
CANADA'S SPOTTED OWL**

MOVED BY COUNCILLOR REID  
AND SECONDED

- 114 That Council send a letter to the Honourable Pat Bell, Minister of Agriculture and Lands requesting that the Ministry work with the environment community to develop a mitigation plan for endangered species such as the spotted owl.

CARRIED

*Councillors Asmundson and Sekora registered opposition.*

**PRELIMINARY REPORT ON APPLICATION FOR ZONING BYLAW AMENDMENT – 1201  
THOMAS AVENUE – 05 012441 RZ – BYLAW NO. 3741, 2006**

MOVED BY COUNCILLOR REID  
AND SECONDED

- 115 That Council defer any decision or action on this application until such time as the City's study and review relating to duplex development policy has been appropriately advanced.

CARRIED UNANIMOUSLY

**GRADE 5 ACTIVE COMMUNITIES PROGRAM**

MOVED BY COUNCILLOR HOLLINGTON  
AND SECONDED

- 116 That Council authorize Coquitlam's participation in the Grade 5 *Active Communities* Program, thereby providing Grade 5 students who reside in School District 43 free admission to City of Coquitlam drop in swimming, skating and gymnasium based activities for a six-month pilot term.

CARRIED UNANIMOUSLY

Councillor Stewart returned to the Meeting at this time (8:59 p.m.).

**LOCAL GOVERNMENT ACT SECTION 879 CONSULTATION REQUIREMENTS RELATING TO  
A REVIEW OF DUPLEX POLICIES OF THE SOUTHWEST COQUITLAM – TOWN CENTRE  
AREA PLAN – 06 003285 RZ**

MOVED BY COUNCILLOR ASMUNDSON  
AND SECONDED

- 117 That Council, with regard to the duplex policy review for Southwest Coquitlam and proposed amendments to the Citywide Official Community Plan (CWOCP), having given consideration to the requirements of Section 879 and other relevant sections of the *Local Government Act* (LGA):

- 1) Direct staff to provide one or more letters of notification and information brochures to all proponents of recent past and current duplex rezoning, development permit and/or building permit applications, the Urban Development Institute, the Greater Vancouver Home Builders Association, and relevant Community Associations that:

- Identifies the nature and scope of the duplex policy review, work program and schedule;
  - Describes opportunities for viewing and commenting on proposed duplex policy amendments; and
  - Periodically provides updates as to the status of the duplex policy review process;
- 2) Direct staff to prepare press releases for local media and to place advertisements in the local newspapers and on the City's website that are associated with key milestones of the policy review that notify the broader community of:
- The nature and scope of the duplex policy review project, work program and schedule;
  - Their opportunities for viewing and commenting on reports and findings as they come available and ultimately proposed duplex policy amendments; and
  - Periodically provides status updates on the policy review process;
- 3) Direct staff to advise and seek input through correspondence with:
- School District No. 43, as future enrolments at area schools may be affected by potential policy changes;
  - The City's of Burnaby, Port Coquitlam, Surrey and Port Moody given that the study area borders these neighbouring municipalities;
- 4) Direct staff to advise interested parties noted above and the broader community by conducting a Public Open House to inform and seek input on the proposed duplex policy amendments and associated guidelines. Such Public Open House shall take place prior to first reading of a CWOCP amendment bylaw, in accordance with standard City procedures and practices;
- 5) Direct staff to provide Council with summary input reports on the results of all such consultation;
- 6) Not require consultation with:
- The Boards of the Greater Vancouver Regional District and the Greater Vancouver Transit Authority given that anticipated duplex policy changes would remain consistent with the City's Regional Context Statement's policy commitments;
  - The Board of any other Regional District since none are considered to be affected by the subject policy review;
  - First Nations since the policy review and subsequent amendment will not significantly affect any identified First Nations' interest;
  - Any School District Board, greater boards or improvement districts, other than as noted herein, as none are considered to be affected by this application; nor
  - Any Provincial or Federal government body or agency, as none are considered to be affected by this application.

CARRIED UNANIMOUSLY

**PROPOSED BICYCLE ROUTE ON FOSTER AVENUE**

MOVED BY COUNCILLOR ASMUNDSON  
AND SECONDED

- 118 That in order to accommodate a bicycle route on Foster Avenue from Mundy Park to North Road, pavement rehabilitation on Foster Avenue planned for 2006, be expanded to include the section between Blue Mountain and Robinson, and that paving rehabilitation on Alderson between Blue Mountain and Marmont be deferred until 2007.

CARRIED

Councillor Reid registered opposition.

**WATER CONSERVATION STRATEGY UPDATE**

MOVED BY COUNCILLOR ASMUNDSON  
AND SECONDED

- 119 That the report of the General Manager Engineering and Public Works dated February 8, 2006 entitled "Water Conservation Strategy Update" be received for information; and

That for the 2007 tax year a new rate structure based on a flat rate for the fixed costs of operating the utilities and a variable rate to recover the variable costs (Option 2 in the report of the General Manager Engineering and Public Works dated February 8, 2006 entitled "Water Conservation Strategy Update") be considered following a public consultation process.

CARRIED UNANIMOUSLY

**HOME BASED BUSINESS (HBB) REGULATIONS – CUSTOMER / CLIENT VISITS**

MOVED BY COUNCILLOR LYNCH  
AND SECONDED

- 120 That the Report of the General Manager Planning and Development entitled “Home Based Business (HBB) Regulations – Customer / Client Visits” dated February 10, 2006 regarding proposed Zoning Bylaw Amendments related to client visits to home-based businesses be received and referred to the Business and Economic Development Advisory Committee, the Liveable Communities Advisory Committee and the Tri-Cities Chamber of Commerce for review and comments.

CARRIED

Councillor Hollington registered opposition.

**AUTHORIZATION FOR ISSUANCE OF DEVELOPMENT PERMIT 03 171712 DP – 1233  
COAST MERIDIAN ROAD**

Councillor Asmundson left the meeting at this time (9:15 p.m.).

MOVED BY COUNCILLOR LYNCH  
AND SECONDED

- 121 That Council approve signing and sealing of Development Permit 03 171712 DP and the Mayor and City Clerk be authorized to execute this Permit on behalf of the City of Coquitlam.

CARRIED UNANIMOUSLY

**SMILING CREEK NEIGHBOURHOOD PLAN PROGRESS REPORT AND PROPOSED PUBLIC  
OPEN HOUSE (WEDNESDAY, MARCH 8, 2006)**

MOVED BY COUNCILLOR LYNCH  
AND SECONDED

- 122 That Council:
- 1) Receive the report of the General Manager Planning and Development dated February 10, 2006 entitled “Smiling Creek Neighbourhood Plan (SCNP) Progress Report”; and

- 2) Authorize Wesbild Holdings Ltd. to proceed with a Public Open House to be held on Wednesday, March 8, 2006, in order to engage the community in a further review of the refined version of the preferred land use concept and servicing concept plans for the Smiling Creek Neighbourhood Plan (SCNP) area and to receive public input on the work to date.

CARRIED UNANIMOUSLY

**AUTHORIZATION FOR ISSUANCE OF DEVELOPMENT VARIANCE PERMIT 05 013738 DV TO PERMIT THE PARKING OR STORAGE OF A HOUSE TRAILER EXCEEDING 7.6 METRES IN LENGTH ON A LOT AT 702 EBERT AVENUE**

Councillor Asmundson returned to the Meeting at this time (9:19 p.m.).

MOVED BY COUNCILLOR SEKORA  
AND SECONDED

- 123 That Council approve signing and sealing of Development Variance Permit 05 013738 DV and the Mayor and City Clerk be authorized to execute the Development Variance Permit on behalf of the City of Coquitlam.

CARRIED

Councillors Donnelly, Hollington and Reid registered opposition.

**REPORT OF CITY CLERK – NOTICE OF MOTION – COUNCILLOR ASMUNDSON – PRESENTATION TO COUNCIL AND COMMITTEE OF THE WHOLE**

Councillor Reid left the Meeting at this time (9:23 p.m.).

MOVED BY COUNCILLOR ASMUNDSON  
AND SECONDED

- 124 That any documentation to support a presentation to Council or Committee of the Whole regarding an item on the Agenda for Council action be received by the City the Thursday prior to the subject Meeting in order for the presentation to proceed.

CARRIED

Councillors Donnelly and Lynch registered opposition.

**REPORT OF CITY CLERK – NOTICE OF MOTION – COUNCILLOR HOLLINGTON – MOBILE HOME PARK REDEVELOPMENT ASSISTANCE POLICY**

MOVED BY COUNCILLOR HOLLINGTON  
AND SECONDED

- 125 That Council forward the City of Coquitlam Mobile Home Park Redevelopment Tenant Assistance Policy to the Union of British Columbia Municipalities (UBCM) requesting that they lobby the provincial government to make similar changes to the *Manufactured Home Park Tenancy Act* to ensure that tenants being displaced due to redevelopment are assisted in the relocation process and fairly compensated for their displacement by the developer.

CARRIED

Councillors Sekora and Stewart registered opposition.

**REPORT OF MANAGER LEISURE SERVICES – DOGWOOD PAVILION EXPANSION PROJECT**

MOVED BY COUNCILLOR LYNCH  
AND SECONDED

- 126 That Council allocate \$2.4 million from the 2006 Civic Facilities Renewal Program for the *design and construction* of the Dogwood Pavilion Expansion Project.

CARRIED UNANIMOUSLY

**REPORT OF DEPUTY CITY CLERK – BOARD OF VARIANCE APPOINTMENT – ROBBIE GREWAL**

MOVED BY COUNCILLOR HOLLINGTON  
AND SECONDED

- 127 That Council appoint Robbie Grewal to the Board of Variance.

CARRIED UNANIMOUSLY

Councillor Reid returned to the Meeting at this time (9:31 p.m.).

## **VERBAL REPORT OF COUNCILLOR DONNELLY – GVRD BOARD UPDATE**

Councillor Donnelly, Greater Vancouver Regional District (GVRD) Board representative, provided a verbal update on the January 27, 2006 meeting of the GVRD Board. He highlighted the following information:

- The Board received a presentation from Mayor Max Wyman, Village of Lions Bay, with respect to a proposal to create a GVRD Cultural Planning Committee.
- New appointments made to GVRD Standing Committees.
- Staff was requested to report on the GVTA's policy on taxation of parking areas.

## **TABLED ITEMS**

- T-1 Correspondence dated January 26, 2006 from the Village of Pemberton – RCMP Funding Arrangements
- T-2 Correspondence dated January 31, 2006 from the Corporation of the Village of Alert Bay – RCMP Funding Arrangements
- T-3 Correspondence dated February 3, 2006 from the City of St. John – RCMP Funding Arrangements
- T-4 Correspondence dated February 7, 2006 from the City of Williams Lake – RCMP Funding Arrangements
- T-5 Correspondence dated February 9, 2006 from TransLink – Stopping Procedures for the #160 Port Coquitlam Station / Vancouver Bus Service

Tabled Items from Committee of the Whole Meeting held February 13, 2006

- T – 1 Bylaw Enforcement, Property Use & Animal Services for 2005
- T – 2 Evaluation of Special Crosswalks
- T – 3 Development Services Report for the Month of December 2005
- T – 4 Minutes of Coquitlam Public Library Board meeting held January 25, 2006
- T – 5 Minutes of Coquitlam Heritage Society Board meeting held January 18, 2006
- T – 6 Minutes of Coquitlam Field Sports Association meeting held November 8, 2005
- T – 7 Recreation and Cultural Services Advisory Committee Terms of Reference
- T – 8 Liveable Communities Advisory Committee Terms of Reference
- T – 9 Liveable Communities Advisory Committee 2006 Work Plan
- T – 10 Liveable Communities Advisory Committee 2006 Meeting Schedule
- T – 11 “Engaging the Future: Making Handydart a TransLink Subsidiary.”  
Prepared by Ann Vrlak for the Coalition of Handydart Users.

**ADJOURNMENT**

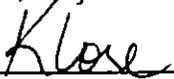
MOVED BY COUNCILLOR LYNCH  
AND SECONDED

128 That the Regular Meeting of Council adjourn – 9:35 p.m.

CARRIED UNANIMOUSLY

\_\_\_\_\_  
CHAIR

I hereby certify that I have recorded the Minutes of the  
Regular Council Meeting held Monday, February 20, 2006 as  
instructed, subject to amendment and adoption.

  
\_\_\_\_\_  
Kerri Lore  
Committee Clerk