

Public Hearing

Council Chambers, 3rd Floor City Hall, 2580 Shaughnessy Street, Port Coquitlam, BC

Tuesday, April 9, 2019

Time: 6:00 p.m.

- 1. PUBLIC HEARING - CALL TO ORDER**
- 2. PUBLIC HEARING ITEMS**
 - 2.1 Zoning Amendment Bylaw No. 4118 for 2255 Wilson Avenue**
See Item 4.1 on Council Agenda for information.
- 3. CLOSE PUBLIC HEARING**

Council Regular Agenda

Council Chambers, 3rd Floor City Hall, 2580 Shaughnessy Street, Port Coquitlam, BC

Tuesday, April 9, 2019

Time: 6:00 p.m. (following Public Hearing)

1. CALL TO ORDER

2. ADOPTION OF THE AGENDA

2.1 Adoption of the Agenda

Recommendation:

That the April 9, 2019, Regular Council Meeting Agenda be adopted as circulated.

3. CONFIRMATION OF MINUTES

3.1 Minutes of Council Meetings

Recommendation:

That the minutes of the following Council Meetings be adopted:

- *January 15, 2019, Special Council Meeting*
- *March 26, 2019, Regular Council Meeting.*

4. BYLAWS

4.1 Zoning Amendment Bylaw No. 4118 for 2255 Wilson Avenue - Third Reading

Recommendation:

That Council give Zoning Amendment Bylaw No. 4118 for 2255 Wilson Avenue third reading.

5. REPORTS

5.1 Banking Resolution

Recommendation:

That Council appoint the following the positions and employees as signing officers on account with the Toronto Dominion Bank and any other financial institutions that the City may do business with for banking and investment purposes.

Position	Incumbent
Chief Administrative Officer	Kristen Dixon
Director of Finance	Karen Grommada
Manager of Accounting Services	Sharleen Karamanian
Manager of Revenue & Collections	Brian North
Manager of Financial Planning & Systems	Farouk Zaba

That two signing officers continue to be required for bank signing authorization on behalf of the City.

6. NEW BUSINESS

7. OPEN QUESTION PERIOD

8. RESOLUTION TO CLOSE

8.1 Resolution to Close the April 9, 2019, Regular Council Meeting to the Public

Recommendation:

That the Regular Council Meeting of April 9, 2019, be closed to the public pursuant to the following subsection(s) of Section 90(1) of the Community Charter:

Item 4.1

c) labour relations or other employee relations;

Present:

Chair – Mayor West
Councillor Darling
Councillor Dupont
Councillor McCurrach
Councillor Pollock
Councillor Washington

Absent:

Councillor Penner

1. CALL TO ORDER

The meeting was called to order at 2:00 p.m.

2. ADOPTION OF THE AGENDA

2.1 Adoption of the Agenda

Moved - Seconded:

That the January 15, 2019, Special Council Meeting Agenda be adopted as circulated.

Carried

3. RESOLUTION TO CLOSE

3.1 Resolution to Close the January 15, 2019, Special Council Meeting to the Public

Moved - Seconded:

That the Special Council Meeting of January 15, 2019, be closed to the public pursuant to the following subsection(s) of Section 90 of the Community Charter:

Item 4.1

- 1) g) *litigation or potential litigation affecting the municipality;*
 - i) *the consideration of information received and held in confidence relating to negotiations between the municipality and a provincial government or the federal government or both, or between a provincial government or the federal government or both and a third party.*
- 2) b) *the consideration of information received and held in confidence relating to negotiations between the municipality and a provincial government or the federal government or both, or between a provincial government or the federal government or both and a third party.*

Item 4.2

- 1) g) *litigation or potential litigation affecting the municipality.*

Item 4.3

- 1) c) *labour relations or other employee relations.*

Carried

Certified Correct,

Mayor

Corporate Officer

Present:

Chair – Mayor West
Councillor Darling
Councillor McCurrach
Councillor Penner
Councillor Pollock
Councillor Washington

Absent:

Councillor Dupont

1. CALL TO ORDER

The meeting was called to order at 7:19 p.m.

2. ADOPTION OF THE AGENDA

2.1 Adoption of the Agenda

Moved - Seconded:

That the March 26, 2019, Regular Council Meeting Agenda be adopted as circulated, with the following changes:

- *Addition of Item 6.4, Intent to Amend Zoning Bylaw;*
- *Addition of Item 7, Release of Closed Motion; and*
- *Re-number items accordingly.*

Carried

3. CONFIRMATION OF MINUTES

3.1 Minutes of Council Meetings

Moved - Seconded:

That the minutes of the following Council Meetings be adopted:

- *February 12, 2019, Regular Council Meeting*
- *March 12, 2019, Regular Council Meeting.*

Carried

4. PROCLAMATIONS

- 4.1** Mayor West presented a proclamation for Green Shirt Day – April 7, 2019 and National Organ and Tissue Donation Awareness Week - April 21-27, 2019

5. BYLAWS

5.1 Zoning Amendment Bylaw No. 4115 (Opioid Therapy) - Third Reading and Adoption

Moved - Seconded:

That Council give Zoning Amendment Bylaw No. 4115 (Opioid Therapy) third reading and adoption.

Carried

5.2 Business Amendment Bylaw No. 4116 (Suite Rental Businesses) - Adoption

Moved - Seconded:

That Council adopt Business Amendment Bylaw No. 4116 (Suite Rental Businesses).

Carried

5.3 Zoning Amendment Bylaw No. 4118 for 2255 Wilson Avenue - First Two Readings

Moved - Seconded:

That Council:

1. Give Zoning Amendment Bylaw No. 4118 first two readings; and,
2. Prior to adoption of the rezoning provision be made to upgrade drainage adjacent to the property to the satisfaction of the Director of Development Services.

Carried

5.4 Zoning Amendment Bylaw No. 3961 for 1244-1248 Pitt River Road – Adoption

This item was dealt concurrently with Item 6.1.

Moved - Seconded:

That Development Variance Permit DVP00031 for 1244-1248 Pitt River Road be approved for issuance.

Carried

Moved - Seconded:

That Council adopt Zoning Amendment Bylaw No. 3961 for 1244/48 Pitt River Road.

Carried

6. REPORTS**6.1 Development Variance Permit - 1244-1248 Pitt River Road – Issuance**

This item was dealt concurrently with Item 5.4.

6.2 Grant Policy Update

Moved - Seconded:

That Grant Policy #7.06.02 be approved and that Grant Policy 7.18 “Support of Arts, Heritage and Culture” be rescinded.

Carried

6.3 Riverside Secondary After Grad

Moved - Seconded:

That Council grant the Riverside After Grad Committee free rental of designated facilities at the Hyde Creek Recreation Centre from June 8-9, 2019, for their after grad celebrations, provided that the Riverside Secondary School Parent Advisory Committee pay for any extra staff costs incurred as a result of this event being hosted at the Hyde Creek Recreation Centre.

Carried

6.4 Intent to Amend Zoning Bylaw

Moved – Seconded:

That Council direct staff to prepare a bylaw that would:

- Restrict exclusions for basements and areas below the floodplain in Floor Area Ratio calculations for single residential and duplex uses; and
- Limit the number and locations of kitchens, three-piece bathrooms and laundry facilities in single residential and duplex homes.

Carried

7. CLOSED ITEMS RELEASED TO PUBLIC

The following resolutions from closed meetings were released to the public:

March 26, 2019, Closed Committee of Council

That Committee of Council recommend Council direct staff to prepare a bylaw that would:

- *Restrict exclusions for basements and areas below the floodplain in Floor Area Ratio calculations for single residential and duplex uses; and*
- *Limit the number and locations of kitchens, three-piece bathrooms and laundry facilities in single residential and duplex homes; and*
- *That Committee of Council authorize the release of the motion to the public.*

8. NEW BUSINESS

8.1 Council provided updates related to community events.

9. OPEN QUESTION PERIOD

Four members of the public asked questions.

10. ADJOURNMENT

10.1 Adjournment of the Meeting

Moved - Seconded:

That the March 26, 2019, Regular Council Meeting be adjourned at 8:35 p.m.

Carried

Certified Correct,

Mayor

Corporate Officer

Zoning Amendment Bylaw No. 4118 for 2255 Wilson Avenue - Third Reading

RECOMMENDATION:


That Council give Zoning Amendment Bylaw No. 4118 for 2255 Wilson Avenue third reading.

REPORT SUMMARY

Upon conclusion of a public hearing scheduled for April 9, 2019, Zoning Amendment Bylaw No. 4118 will be available for Council to give third reading.

OPTIONS

(Check = Staff Recommendation)

#	Description
1 	Give third reading to the bylaw.
2	Request that additional information be received and determine next steps after receipt of that information.
3	Fail third reading.

CITY OF PORT COQUITLAM
Zoning Amendment Bylaw, 2019

Bylaw No. 4118

The Council of the Corporation of the City of Port Coquitlam enacts as follows:

1. CITATION

This Bylaw may be cited as the “Zoning Bylaw, 2008, No. 3630, Amendment Bylaw, 2019, No. 4118”.

2. ADMINISTRATION

2.1 That Note 22 to Table 3.3 Commercial Zones Permitted Uses be amended by replacing “74” with “122”.

READ A FIRST TIME this	26 th day of	March, 2019
READ A SECOND TIME this	26 th day of	March, 2019
PUBLIC HEARING HELD this	9 th day of	April, 2019
READ A THIRD TIME this		
ADOPTED this		

Mayor

Corporate Officer

Committee Report to Council

Zoning Amendment Bylaw No. 4118 - First Two Readings

Committee Action:

At the March 12, 2019, Committee of Council Meeting, the staff report, 2255 Wilson Avenue - Rezoning Application to Increase Child Care Capacity was considered and the following motion was passed:

That Committee of Council recommend that Council:

1. The Zoning Bylaw be amended to permit a child care facility at 2255 Wilson Avenue to increase its capacity to 122 children; and,
2. That prior to adoption of the rezoning, provision be made to upgrade drainage adjacent to the property to the satisfaction of the Director of Development Services.

The following motion is now before Council for decision:

That Council:

1. ***Give Zoning Amendment Bylaw No. 4118 first two readings; and,***
2. ***Prior to adoption of the rezoning provision be made to upgrade drainage adjacent to the property to the satisfaction of the Director of Development Services.***

CITY OF PORT COQUITLAM
Zoning Amendment Bylaw, 2019

Bylaw No. 4118

The Council of the Corporation of the City of Port Coquitlam enacts as follows:

1. CITATION

 This Bylaw may be cited as the “Zoning Bylaw, 2008, No. 3630, Amendment Bylaw, 2019, No. 4118”.

2. ADMINISTRATION

 2.1 That Note 22 to Table 3.3 Commercial Zones Permitted Uses be amended by replacing “74” with “122”.

READ A FIRST TIME this

READ A SECOND TIME this

PUBLIC HEARING HELD this

READ A THIRD TIME this

ADOPTED this

Mayor

Corporate Officer

2255 Wilson Avenue - Rezoning Application to Increase Child Care Capacity

RECOMMENDATION:

That Committee of Council recommend to Council that:

1. The Zoning Bylaw be amended to permit a child care facility at 2255 Wilson Avenue to increase its capacity to 122 children; and,
2. That prior to adoption of the rezoning, provision be made to upgrade drainage adjacent to the property to the satisfaction of the Director of Development Services.

PREVIOUS COUNCIL/COMMITTEE ACTION

July 23, 2012: Council gave final Reading to Zoning Amendment Bylaw, 2012, No. 3806 for 2247 and 2253 Wilson Avenue to allow for a child care facility with a capacity of 74 children.

July 9, 2012: Council approved Development Variance Permit No. DVP00020 to vary infrastructure requirements.

REPORT SUMMARY

This report describes an application to amend the Zoning Bylaw to allow for the number of children in care at an existing child care facility to be increased from 74 children to 122 children. The expansion to offer 24 before and after school care spaces and 24 infant and toddler care spaces, would significantly contribute to meeting an identified gap in Port Coquitlam's child care needs. The report notes that the additional number of children would be accommodated by expanding the child care use to the ground floor of the existing building. As the site has an ample pick-up and drop-off area, an on-site outdoor play space and good access to parks, approval is recommended. In addition, the report recommends that an outstanding matter related to drainage be addressed prior to bylaw adoption.

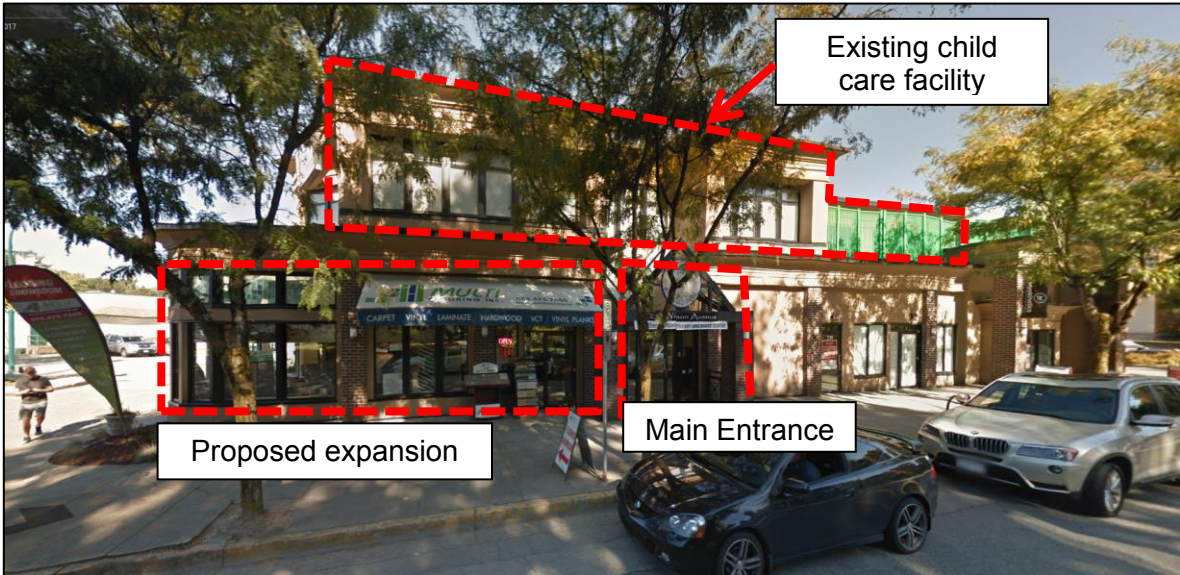
BACKGROUND

The applicants, Ashok and Bhavna Badiani, have owned and operated Bramblewood Montessori, located on the upper floor of a 2-storey building at the corner of Wilson Avenue and Donald Street, since completing renovations of the building and site in April of 2013. The ground floor of the building currently includes a take-out pizza establishment and a registered massage therapist clinic but the remainder of the commercial space is vacant and the owners have not been successful in finding viable commercial tenants. The applicants propose to repurpose this commercial space to accommodate an additional 48 children including two additional infant and toddler child care classrooms of 12 children and 24 children in a before and after school program.

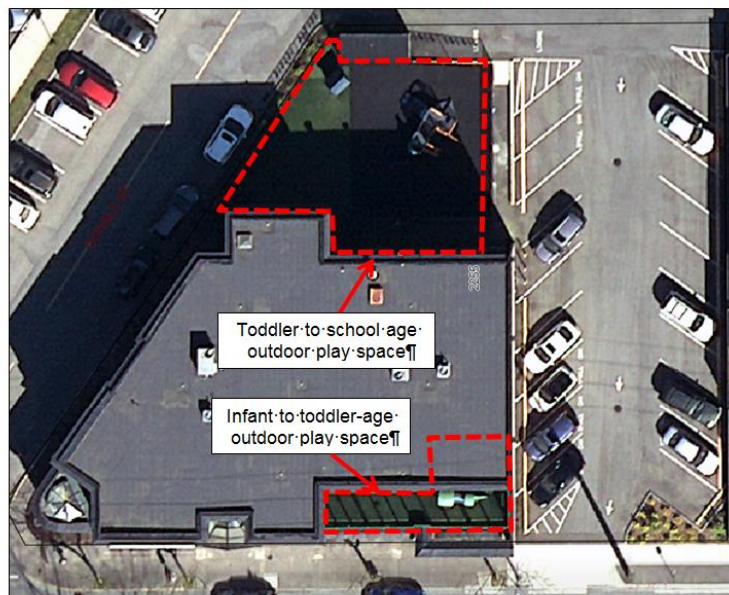
The site is located at the edge of the Downtown core area and, similar to most properties in the downtown, is zoned Community Commercial. A site-specific Zoning Bylaw amendment was approved in 2012 to allow for a child care facility with up to 74 children. At that time, the property was developed to meet Fraser Health outdoor play space requirements by including a 183m² area

2255 Wilson Avenue - Rezoning Application to Increase Child Care Capacity

at the rear of the building, which is used by pre-school age children, and a 48m² play area on a south-facing balcony, which is used by infants and toddlers.



2255 Wilson Avenue Frontage



On-site Outdoor Play Space and Parking

The applicants proposed to meet Fraser Health's outdoor play area requirements by scheduling groups of children to have rotating access to the outdoor areas (similar to Terracap's proposal for use of its outdoor play area at Shaughnessy Station). They further advise that their child care programming incorporates daily walks and visits to nearby parks such as Elks Park, Leigh Square,

2255 Wilson Avenue - Rezoning Application to Increase Child Care Capacity

Gates Park, and for the older children, Lions Park. Children also attend programming at the Terry Fox Library, a block away.

21 parking spaces would be required for the expanded child care facility and the commercial uses. There are 19 surface parking spaces plus one loading space located to the east of the building and the applicants lease an additional 15 parking spaces from the City through the City's parking lease program, resulting in the total parking supply exceeding the required supply. The site is well served by transit and in a walkable location; several of the staff arrive by transit or on foot, and families that live nearby usually walk their children to the facility. Children attending the proposed out-of-school program will be walked to the facility from Central Elementary.

Off-site improvements required at the time of the 2012 rezoning included reconstruction of the rear lane, construction of a sidewalk and driveway fronting the parking area to the east and addressing drainage problems on the sidewalk in front of the building. The drainage issues have been challenging for the owner to fix due to the existing grading of the sidewalk and adjacent roads and the elevation of the building and this condition remains outstanding. Staff and the owner recently identified a solution to resolve the drainage issue and it is recommended this resolution be confirmed as a condition of bylaw adoption.

DISCUSSION

No significant issues related to the operation of a child care facility have been identified since this use commenced in 2013. The increase in capacity would help address a community need for more infant and toddler spaces and before and after-school care, both significant needs identified by the 2017 Tri-Cities Child Care Needs Assessment.

It would not be possible to expand the outdoor play area at this location without impacting parking and classroom spaces. However, the proposal to rotate times for groups of children to play outdoors combined with the site's excellent accessibility to nearby parks and play areas support the proposed expansion.

The site enjoys good accessibility to an increasing number of children living in nearby apartment buildings. This factor, along with the site's good access to transit, further contributes to the location being seen as highly suitable for an expanded child care facility use. Allowing for this use to occupy street frontage on the periphery of the core area is considered to be in keeping with policies for the pedestrian-oriented downtown and contributes to overall vibrancy. Approval is recommended.

FINANCIAL IMPLICATIONS

None.


2255 Wilson Avenue - Rezoning Application to Increase Child Care Capacity

PUBLIC CONSULTATION

A development sign is erected on the site. To date, no comments have been received. The applicants advise that Fraser Health licencing officers have provided initial feedback on the proposed expansion.

OPTIONS

(Check = Staff Recommendation)

#	Description
1 	Recommend to Council that the Zoning Bylaw be amended to allow for the child care facility at 2255 Wilson Avenue to increase its capacity to 122 children.
2	Request additional information prior to making a decision on the proposed Zoning Bylaw amendment.
3	Recommend rejection of the proposed Zoning Bylaw amendment.

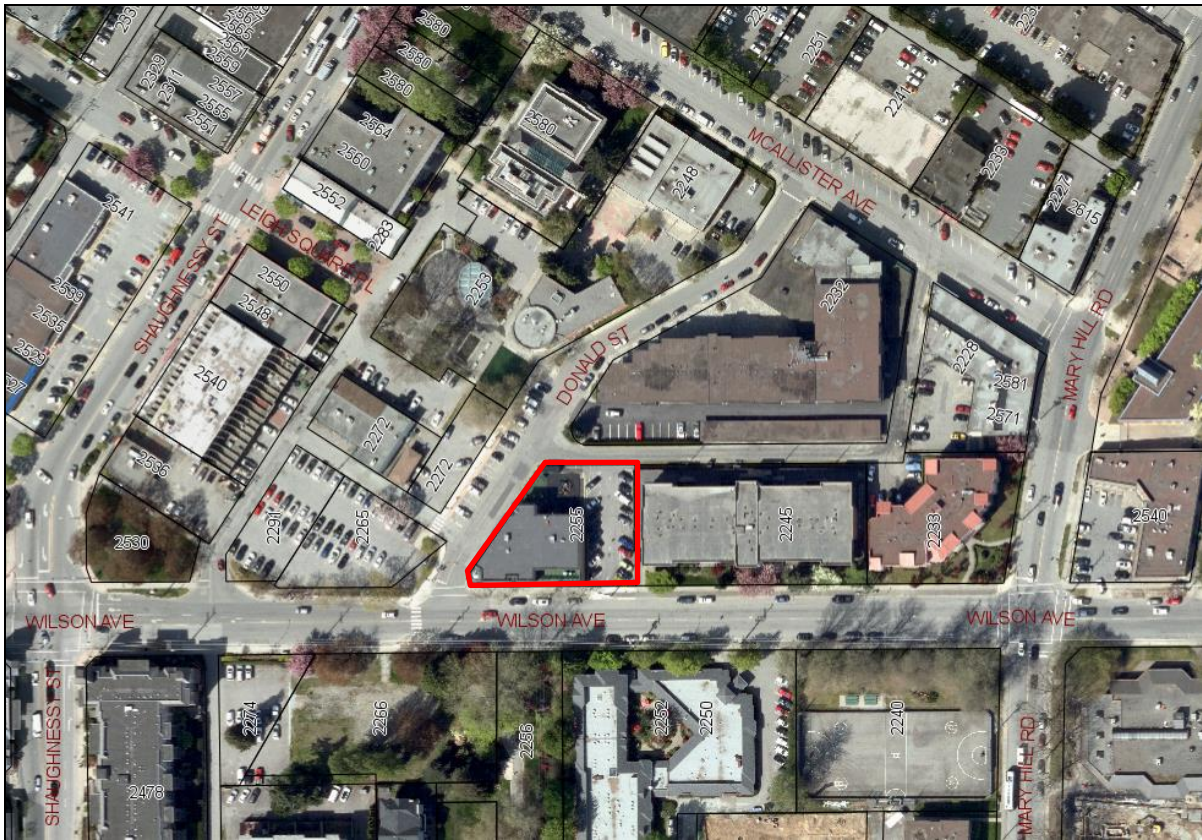
ATTACHMENTS

Attachment #1: Location Map

CITY OF PORT COQUITLAM
DEVELOPMENT APPLICATION LOCATION MAP

PROJECT ADDRESS: 2255 Wilson Ave

FILE NO: RZ000176



RECOMMENDATION:

That Council appoint the following the positions and employees as signing officers on account with the Toronto Dominion Bank and any other financial institutions that the City may do business with for banking and investment purposes.

Position	Incumbent
Chief Administrative Officer	Kristen Dixon
Director of Finance	Karen Grommada
Manager of Accounting Services	Sharleen Karamanian
Manager of Revenue & Collections	Brian North
Manager of Financial Planning & Systems	Farouk Zaba

That two signing officers continue to be required for bank signing authorization on behalf of the City.

PREVIOUS COUNCIL ACTION

At the June 27, 2016 Council Meeting, the following motion was passed:

That the banking resolution approved on October 14th, 2014 be repealed.

That the following the positions, be appointed as signing officers on account with the Toronto Dominion Bank and any other financial institutions that the City may do business with for banking and investment purposes.

<i>Position</i>	<i>Incumbent</i>
<i>Chief Administrative Officer</i>	<i>John Leeburn</i>
<i>Director of Finance</i>	<i>Karen Grommada</i>
<i>Manager of Accounting Services</i>	<i>Sharleen Karamanian</i>
<i>Manager of Revenue & Collections</i>	<i>Brian North</i>
<i>Manager of Financial Planning & Systems</i>	<i>Farouk Zaba</i>

That two signing officers be required for bank signing authorization on behalf of the City.

DISCUSSION

Due to staffing changes, an update to the banking signing authorities is required. The bank requires a Council resolution in order to approve the changes.


FINANCIAL IMPLICATIONS

None

Banking Resolution

OPTIONS

(Check = Staff Recommendation)

#	Description
1 	Update the banking signing authorities as recommended.
2	Choose alternate banking signing authorities.

Lead author(s): Karen Grommada