



Committee of Council Minutes

Tuesday, September 12, 2023

Council Chambers

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

Council Present: Chair - Mayor West
Councillor Darling
Councillor McCurrach
Councillor Petriw
Councillor Pollock
Councillor Washington

Council Absent: Councillor Penner

Staff Present: R. Bremner, CAO
K. Grommada, Deputy CAO
C. Deakin, Corporate Officer
J. Frederick, Director Engineering & Public Works
B. Irvine, Director Development Services
R. Kipps, Fire Chief
D. Long, Director Community Safety & Corporate Services
J. Lovell, Director of Finance

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 Tuesday, September 12, 2023, Committee of Council Meeting Agenda be adopted as circulated.

In Favour (6): Mayor West, Councillor Darling, Councillor McCurrach, Councillor Petriw, Councillor Pollock, and Councillor Washington

Absent (1): Councillor Penner

Carried

3. CONFIRMATION OF MINUTES

None.

4. DELEGATIONS

None.

5. REPORTS

5.1 Development Permit Amendment Application for 2245 McAllister Avenue

Moved-Seconded:

That Committee of Council approve Development Permit DP000413 which will regulate the development of a building and landscaping at 2245 McAllister Avenue.

In Favour (6): Mayor West, Councillor Darling, Councillor McCurrach, Councillor Petriw, Councillor Pollock, and Councillor Washington

Absent (1): Councillor Penner

Carried

5.2 Rezoning Application for 2272 Leigh Square, 2265 and 2291 Wilson Avenue

Moved-Seconded:

That Committee of Council:

1. Direct staff to bring forward a Comprehensive Development Zone bylaw that provides for the proposed development and includes the following specific provisions:

- a) Maximum 1.88 residential floor area ratio;*
- b) Density bonus in the amount of \$50 per ft² proposed in excess of 1.5 residential floor area ratio; plus, an additional \$50 per ft² for 10% of the residential floor area in excess of 1.5 floor area ratio;*
- c) Payment in lieu of parking to a maximum of 63 stalls;*
- d) A minimum of 2 long-term bicycle storage spaces per dwelling unit.*

2. Prior to adoption of the amending bylaw, the following conditions be met to the satisfaction of the Director of Development Services:

- a) Demolition of existing structures;*
- b) Completion of road closures adjacent to 2272 Leigh Square;*
- c) Completion of subdivision to the satisfaction of the Approving Officer including subdivision and consolidation of the site into one parcel and road dedication along Wilson Avenue and Donald Street;*
- d) Submission of plans, securities and fees and agreements for off-site*

works and services including pedestrian flashing beacons at the Donald Street / Wilson Avenue crosswalk.

e) *Registration of legal agreement(s) to:*

i. *establish a commitment to provide car share, e-bike share and transit subsidy programs;*

ii. *to require restaurant odour neutralization.*

In Favour (6): Mayor West, Councillor Darling, Councillor McCurrach, Councillor Petriw, Councillor Pollock, and Councillor Washington

Absent (1): Councillor Penner

Carried

5.3 2023 Q2 Financial Variance and Forecast Report

The Manager of Accounting Services provided an on-screen presentation regarding the City's operating activities for last three months with an overview of the projected operating revenues, expenses and actuals to June 30, 2023.

6. COUNCILLORS' UPDATE

No update.

7. MAYOR'S UPDATE

No update.

8. CAO UPDATE

No update.

9. RESOLUTION TO CLOSE

9.1 Resolution to Close

Moved-Seconded:

That the Committee of Council Meeting of Tuesday, September 12, 2023, be closed to the public pursuant to the following subsections(s) of Section 90(1) of the Community Charter:

Item 5.1

I. discussions with municipal officers and employees respecting municipal objectives, measures and progress reports for the purposes of preparing an annual report under section 98 [annual municipal report].

Item 5.2

e. the acquisition, disposition or expropriation of land or improvements, if the council considers that disclosure could reasonably be expected to harm the interests of the municipality.

Item 5.3

k. negotiations and related discussions respecting the proposed provision of a municipal service that are at their preliminary stages and that, in the view of the council, could reasonably be expected to harm the interests of the municipality if they were held in public.

Item 5.4

e. the acquisition, disposition or expropriation of land or improvements, if the council considers that disclosure could reasonably be expected to harm the interests of the municipality;

k. negotiations and related discussions respecting the proposed provision of a municipal service that are at their preliminary stages and that, in the view of the council, could reasonably be expected to harm the interests of the municipality if they were held in public;

l. discussions with municipal officers and employees respecting municipal objectives, measures and progress reports for the purposes of preparing an annual report under section 98 [annual municipal report].

In Favour (6): Mayor West, Councillor Darling, Councillor McCurrach, Councillor Petriw, Councillor Pollock, and Councillor Washington

Absent (1): Councillor Penner

Carried

10. ADJOURNMENT

10.1 Adjournment of the Meeting

That the Tuesday, September 12, 2023, Committee of Council Meeting be adjourned. (4:33 p.m.)

In Favour (6): Mayor West, Councillor Darling, Councillor McCurrach, Councillor Petriw, Councillor Pollock, and Councillor Washington

Absent (1): Councillor Penner

Carried

Mayor

Corporate Officer