

## REGULAR COUNCIL

MONDAY, APRIL 27, 2020

7:00 P.M.

Council Chambers  
3000 Guildford Way  
Coquitlam, B.C.

### [CALL TO ORDER](#)

### ADOPTION OF MINUTES

1. [MINUTES OF THE REGULAR COUNCIL MEETING HELD ON MONDAY, APRIL 20, 2020](#)

*Staff Recommendation:*

That the Minutes of the Regular Council Meeting held on Monday, April 20, 2020 be approved.

[Minutes of the Regular Council Meeting held on Monday, April 20, 2020](#) 


### REPORTS OF STAFF

#### **PLANNING AND DEVELOPMENT**

2. [REPORT OF THE DIRECTOR DEVELOPMENT SERVICES – FOURTH AND FINAL READING OF ZONING AMENDMENT BYLAW NO. 4870, 2018 FOR A PROPOSED 13 LOT SUBDIVISION AT 3482 BAYCREST AVENUE AND 1250 MITCHELL STREET – MORNINGSUN HOMES LTD. \(PROJ 18-014\)](#)

*Staff Recommendation:*

That Council give fourth and final reading to City of Coquitlam Zoning Amendment Bylaw No. 4870, 2018.


[Fourth and Final Reading of Zoning Amendment Bylaw No. 4870, 2018 for a Proposed 13 Lot Subdivision at 3482 Baycrest Avenue and 1250 Mitchell Street - Morningsun Homes Ltd. \(PROJ 18-014\)](#) 

3. [REPORT OF THE DIRECTOR DEVELOPMENT SERVICES – ZONING AMENDMENT BYLAW NO. 4988, 2020 TO PERMIT THE DEVELOPMENT OF A SEVEN-STOREY APARTMENT BUILDING AT 558, 562, 566, 568 MADORE AVENUE, AND 555, 559, 561, 565 ROCHESTER AVENUE - PUREWEST \(PROJ 18-039\)](#)

*Staff Recommendation:*

That Council:

1. Give first reading to City of Coquitlam Zoning Amendment Bylaw No. 4988, 2020;
2. Refer Bylaw No. 4988, 2020 to Public Hearing;
3. Authorize staff to prepare Development Permit No. 18 119332 DP generally in accordance with the attached drawings (Attachment 6), should Council grant second and third readings to the Bylaw;
4. Acknowledge that the applicant has requested variances to the Zoning Bylaw, as described in this report as follows:
  - i. In Subsection 1205 (6) (d) in Part 12, RM-3 Multi-Storey Medium Density Apartment Residential, the maximum lot coverage is increased from 40% to 48.44%;
  - ii. In Subsection 1205 (11) (a) in Part 12, RM-3 Multi-Storey Medium Density Apartment Residential, the maximum building length is increased from 55 metres (m) to:
    - a. 60.9 m along Madore Avenue;
    - b. 60.7 m along Clayton Street;
    - c. 68.1 m along Rochester Avenue; and
  - iii. In Subsection 709 (1) in Part 7, Off-Street Parking and Loading, the minimum clearance height of an off-street loading space is reduced from 4.2 m to 2.0 m; and
5. Instruct staff to complete the following items prior to Council's consideration of fourth and final reading, should Council grant second and third readings to the Bylaw:
  - i. Submission of a subdivision plan to the satisfaction of the Approving Officer;
  - ii. Resolution of all engineering requirements and issues including restrictive covenants, dedications and rights-of-way where necessary, to the satisfaction of the General Manager Engineering and Public Works; and
  - iii. Finalization, execution and delivery to the City, the following agreements in Land Title Office registrable form:
    - a. An owner-maintained statutory right-of-way in favour of the City over the commemorative heritage public space located on private property in the southeast corner of the site; and
    - b. Other Land Title Office registrable agreements as may be required by the City.

[Apartment Building at 558, 562, 566, 568 Madore Avenue, and 555, 559, 561, 565 Rochester Avenue - Purewest \(PROJ 18-039\)](#) 

## OTHER BUSINESS

[\*Notice of Motion – Councillor Zarrillo - Federation of Canadian Municipalities – Election to the Board of Directors\*](#)

NEXT MEETING DATE - May 4, 2020

## [ADJOURNMENT](#)