



**CITY OF COQUITLAM  
AGENDA - REGULAR COUNCIL**

**REGULAR COUNCIL**

**MONDAY, MAY 2, 2022**

**7:00 P.M.**

**Council Chambers  
3000 Guildford Way  
Coquitlam, B.C.**

**CALL TO ORDER**

**PRESENTATIONS**

- 1. Asian Heritage Month – Asian Impact Society – Gina Chong And Celia Chiang**

[Asian Heritage Month - Asian Impact Society - Gina Chong and Celia Chiang](#)

**ADOPTION OF MINUTES**

- 2. Minutes Of The Public Hearing Held On Monday, April 25, 2022**

*Staff Recommendation:*

That the Minutes of the Public Hearing held on Monday, April 25, 2022 be approved.

[Minutes of the Public Hearing held on Monday, April 25, 2022](#)

- 3. Minutes Of The Regular Council Meeting Held On Monday, April 25, 2022**

*Staff Recommendation:*

That the Minutes of the Regular Council Meeting held on Monday, April 25, 2022 be approved.

[Minutes of the Regular Council Meeting held on Monday, April 25, 2022](#)

**COMMITTEE MINUTES AND RECOMMENDATIONS**

- 4. Minutes Of The Community Safety Advisory Committee Meeting Held On Thursday, March 31, 2022**

*Staff Recommendation:*

That the Minutes of the Community Safety Advisory Committee Meeting held on Thursday, March 31, 2022 be received.

4.3 Review and Approve 2022 Community Safety Advisory Committee Work Plan

Committee Recommendation:

That Council approve the 2022 Community Safety Advisory Committee Work Plan.

[Minutes of the Community Safety Advisory Committee Meeting held on Thursday, March 31, 2022](#)

## BYLAWS FOR FINAL ADOPTION

**5. Report Of The Director Intergovernmental Relations And Legislative Services – Fourth And Final Reading Of City Of Coquitlam 2022 Annual Tax Rates Bylaw No. 5208, 2022**

*Staff Recommendation:*

That Council give fourth and final reading to City of Coquitlam Annual Tax Rates Bylaw No. 5208, 2022.

[Fourth and Final Reading of City of Coquitlam 2022 Annual Tax Rates Bylaw No. 5208, 2022](#)

## REPORTS OF STAFF

### **PLANNING AND DEVELOPMENT**

**6. Report Of The Director Development Services – Development Application At 323 North Road – Hanin Investment Group (Proj 21-121)**

*Staff Recommendation:*

That Council:

1. Give first reading to City of Coquitlam Zoning Amendment Bylaw No. 5196, 2022;
2. Refer Bylaw No. 5196, 2022 to Public Hearing;
3. Authorize staff to prepare Development Permit No. 21 114572 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:
  - a. In Subsection 1507(7)(a) in Part 15, C-7 High Density Commercial, the minimum setback from the southwesterly 3.0 m by 3.0 m road dedication corner cut is reduced from 1.5 m (4.92 ft.) to 0.9 m (2.95 ft.) for the third, fourth, fifth, and sixth storeys of the building;
  - b. In Subsection 710, in Part 7, Off-Street Parking and Loading, the requirement for a Type A loading space is waived; and
  - c. In Subsection 509, in Part 5, General Regulations, the minimum waste and recycling area is reduced from 50 sq. m (538.2 sq. ft.) to 33 sq. m (355.2 sq. ft.); 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:
  - a. Submission of a subdivision plan to the satisfaction of the Approving Officer;
  - b. 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;
  - c. Resolution of the Transportation Demand Management measures to the satisfaction of the General Manager Engineering and Public Works; and
  - d. Finalization, execution and deliver to the City, of the following agreements in Land Title Office registrable form:
    - i. An owner-maintained 2.2 m wide statutory right-of-way in favour of the City to allow for public sidewalk access north of Young Drive;
    - ii. An encroachment agreement to allow for the projection of the weather protection canopies over a portion of the City rights-of-way along North Road and Young Drive;
    - iii. A Section 219 covenant, along with securities, outlining the phased access requirements for the site, inclusive of the interim condition (vehicular access off Young Drive) and the ultimate condition (vehicular access off future Alderson extension); and
    - iv. Such other Land Title Office registrable agreements as may be required by the City.

[Development Application at 323 North Road - Hanin Investment Group \(PROJ 21-121\)](#)

**7. Report Of The Director Development Services – Zoning Amendment Bylaw No. 5212, 2022 At 3025 Lougheed Highway (Unit 100) – Save On Foods (Proj 21-189)**

*Staff Recommendation:*

That Council:

1. Give first reading to City of Coquitlam Zoning Amendment Bylaw No. 5212, 2022; and
2. Refer Bylaw No. 5212, 2022 to Public Hearing.

[Zoning Amendment Bylaw No. 5212, 2022 at 3025 Lougheed Highway \(Unit 100\) - Save On Foods \(PROJ 21-189\)](#)

**8. Report Of The Director Development Services – Development Application At 1132 Charland Avenue – Architype Design Ltd. (Proj 20-114)**

*Staff Recommendation:*

That Council:

1. Give first reading to City of Coquitlam Zoning Amendment Bylaw No. 5195, 2022;
2. Refer Bylaw No. 5195, 2022 to Public Hearing; and
3. 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:
  - a. Ensure that all engineering requirements and issues including restrictive covenants, dedications and rights-of-way where necessary, are addressed to the satisfaction of the General Manager Engineering and Public Works;

- b. Resolution of all urban design issues to the satisfaction of the Director Development Services; and
- c. Finalize, execute and deliver to the City, Land Title Office registrable agreements as may be required by the City.

[Development Application at 1132 Charland Avenue - Architype Design Ltd. \(PROJ 20-114\)](#)

**9. Report Of The Director Development Services – Proposed Development Permit Area Guidelines And Zoning Bylaw Regulations For Enclosed Balconies (Proj 21-136) (Introductory Comments By Director Development Services)**

*Staff Recommendation:*

That Council:

1. Give first reading to City of Coquitlam Citywide Official Community Plan Amendment Bylaw No. 5158, 2022;
2. In accordance with the Local Government Act, consider Bylaw No. 5158, 2022, in conjunction with City of Coquitlam 2022 Five Year Financial Plan Bylaw No. 5176, 2021 and the Regional Solid Waste Management Plan;
3. Give first reading to City of Coquitlam Zoning Amendment Bylaw No. 5159, 2022; and
4. Refer Bylaws Nos. 5158, 2022 and 5159, 2022 to Public Hearing.

[Proposed Development Permit Area Guidelines and Zoning Bylaw Regulations for Enclosed Balconies \(PROJ 21-136\)](#)

**10. Report Of The Director Development Services – Zoning Amendment Bylaw No. 5193, 2022 And Land Use Contract Discharge Bylaw No. 5194, 2022 For Meadowbrook – City Of Coquitlam (Proj 21-162)**

*Staff Recommendation:*

That Council:

1. Give first reading to City of Coquitlam Zoning Amendment Bylaw No. 5193, 2022;
2. Refer Bylaw No. 5193, 2022 to Public Hearing;
3. Give first, second, and third readings to City of Coquitlam Land Use Contract Discharge Bylaw No. 5194, 2022; and
4. Having given consideration to the requirements of Section 3.5.2.3 of the City of Coquitlam Development Procedures Bylaw No. 4068, 2009, direct staff to conduct additional notification prior to the Public Hearing as outlined in the report of the Director Development Services dated April 25, 2022 and entitled “Zoning Amendment Bylaw No. 5193, 2022 and Land Use Contract Discharge Bylaw No. 5194, 2022 for Meadowbrook – City of Coquitlam (PROJ 21-162)”.

[Zoning Amendment Bylaw No. 5193, 2022 and Land Use Contract Discharge Bylaw No. 5194, 2022 for Meadowbrook - City of Coquitlam \(PROJ 21-162\)](#)

**11. Report Of The Director Development Services – Proposed Southwest Coquitlam Cannabis Retail Stores At 552 Clarke Road (Unit 105) – Imagine Cannabis (Proj 22-007), 512 Young Drive – Seed And Stone (Proj 22-009), And 935 Brunette Avenue (Unit 102) – Brunette Cannabis Company (Proj 22-002)**

*Staff Recommendation:*

That Council:

1. Give first reading to City of Coquitlam Zoning Amendment Bylaw No. 5217, 2022;
2. Refer Bylaw No. 5217, 2022 to Public Hearing;
3. Instruct staff to address the following item prior to Council’s consideration of fourth and final reading, should Council grant second and third readings to Bylaw No. 5217, 2022:
  - a. Receipt of a Suitability Letter (Applicant Security Screening and Financial Integrity Check) from the Liquor and Cannabis Regulation Branch.
4. Give first reading to City of Coquitlam Zoning Amendment Bylaw No. 5218, 2022;
5. Refer Bylaw No. 5218, 2022 to Public Hearing;
6. Instruct staff to address the following item prior to Council’s consideration of fourth and final reading, should Council grant second and third readings to Bylaw No. 5218, 2022:
  - a. Receipt of a Suitability Letter (Applicant Security Screening and Financial Integrity Check) from the Liquor and Cannabis Regulation Branch.
7. Give first reading to City of Coquitlam Zoning Amendment Bylaw No. 5219, 2022;
8. Refer Bylaw No. 5219, 2022 to Public Hearing; and
9. Instruct staff to address the following item prior to Council’s consideration of fourth and final reading, should Council grant second and third readings to Bylaw No. 5219, 2022:
  - a. Receipt of a Suitability Letter (Applicant Security Screening and Financial Integrity Check) from the Liquor and Cannabis Regulation Branch.

[Proposed Southwest Coquitlam Cannabis Retail Stores at 552 Clarke Road \(Unit 105\) - Imagine Cannabis \(PROJ 22-007\), 512 Young Drive - Seed and Stone \(PROJ 22-009\), and 935 Brunette Avenue \(Unit 102\) - Brunette Cannabis Company \(PROJ 22-002\)](#)

**12. Report Of The General Manager Finance, Lands And Police – Development Cost Charges Bylaw No. 5222, 2022 (Introductory Comments By General Manager Finance, Lands And Police)**

*Staff Recommendation:*

That Council give first, second and third readings to Development Cost Charges Bylaw No. 5222, 2022.

[Development Cost Charges Bylaw No. 5222, 2022](#)

**OTHER BUSINESS**

**NEXT MEETING DATE – May 16, 2022**

**ADJOURNMENT**

[Regular Council Agenda Package](#)