



## CITY OF COQUITLAM AGENDA

### REGULAR COUNCIL

MONDAY, MAY 17, 2021

7:00 P.M.

Council Chambers  
3000 Guildford Way  
Coquitlam, B.C.

#### CALL TO ORDER

#### PRESENTATIONS

1. **RAEGAN STEWART AND AMY REID, TRI CITIES EARLY CHILDHOOD DEVELOPMENT COMMITTEE - CHILD CARE WORKING GROUP - COVID-19 IMPACT ON CHILD CARE IN COQUITLAM AND RECOGNIZING MAY AS CHILD CARE MONTH**

[Raegan Stewart and Amy Reid, Tri Cities Early Childhood Development Committee - Child Care Working Group - COVID-19 Impact on Child Care in Coquitlam and Recognizing May as Child Care Month](#)

#### ADOPTION OF MINUTES

2. **MINUTES OF THE PUBLIC HEARING HELD ON MONDAY, MAY 10, 2021**  
*Staff Recommendation:*  
That the Minutes of the Public Hearing held on Monday, May 10, 2021 be approved.
3. **MINUTES OF THE REGULAR COUNCIL MEETING HELD ON MONDAY, MAY 10, 2021**  
*Staff Recommendation:*  
That the Minutes of the Regular Council Meeting held on Monday, May 10, 2021 be approved.

[Minutes of the Public Hearing held on Monday, May 10, 2021](#)

[Minutes of the Regular Council Meeting held on Monday, May 10, 2021](#)

## COMMITTEE MINUTES AND RECOMMENDATIONS

### 4. MINUTES OF THE TOWN HALL HELD ON THURSDAY, APRIL 29, 2021

#### *Staff Recommendation:*

That the Minutes of the Town Hall held on Thursday, April 29, 2021 be received.

[Minutes of the Town Hall held on Thursday, April 29, 2021](#)

## REPORTS OF STAFF

### **PLANNING AND DEVELOPMENT**

### 5. REPORT OF THE DIRECTOR DEVELOPMENT SERVICES – AUTHORIZATION OF DEVELOPMENT PERMIT AMENDMENT AT 1033 AUSTIN AVENUE – BEEDIE LIVING (PROJ 20-120)

#### *Staff Recommendation:*

That Council approve the signing and sealing of Development Permit Amendment 20 117920 AM, including a requested variance to the Zoning Bylaw as described in this report and set out on Page 4 of 5 of the subject Development Permit Amendment as follows:

1. In Subsection 706 in Part 7 Off-Street Parking and Loading, the directive that the minimum parking requirements be calculated "for each building type or use" is amended to enable 34 parking spaces to be shared among residential and commercial visitors; and authorize the Mayor and City Clerk to execute this Permit on behalf of the City of Coquitlam.

[Authorization of Development Permit Amendment at 1033 Austin Avenue - Beedie Living \(PROJ 20-120\)](#)

### 6. REPORT OF THE DIRECTOR DEVELOPMENT SERVICES – FOURTH AND FINAL READING OF ZONING AMENDMENT BYLAW NO. 4876, 2018 AT 837 LOUGHEED HIGHWAY AND 218 BLUE MOUNTAIN STREET – CENTRED DEVELOPMENTS (PROJ 16-009)

#### *Staff Recommendation:*

That Council:

1. Give fourth and final reading to City of Coquitlam Zoning Amendment Bylaw No. 4876, 2018; and
2. Approve the signing and sealing of Development Permit No. 16 102948 DP and authorize the Mayor and City Clerk to execute this Permit on behalf of the City of Coquitlam.

[Fourth and Final Reading of Zoning Amendment Bylaw No. 4876, 2018 at 837 Lougheed Highway and 218 Blue Mountain Street - Centred Developments \(PROJ 16-009\)](#)

**7. REPORT OF THE DIRECTOR DEVELOPMENT SERVICES – HOUSING AGREEMENT BYLAW NO. 5128, 2021 AT 715 AND 717 COMO LAKE AVENUE – TRIO ADERA DEVELOPMENTS LTD. (PROJ 19-101)**

*Staff Recommendation:*

That Council give first, second, and third readings to City of Coquitlam Housing Agreement Bylaw No. 5128, 2021.

[Housing Agreement Bylaw No. 5128, 2021 at 715 and 717 Como Lake Avenue - Trio Adera Developments Ltd. \(PROJ 19-101\)](#)

**8. REPORT OF THE GENERAL MANAGER PLANNING AND DEVELOPMENT – ENERGY STEP CODE – POLICY FOR BUILDING PERMIT APPLICATION REQUIREMENTS IN COQUITLAM (INTRODUCTORY COMMENTS BY GENERAL MANAGER PLANNING AND DEVELOPMENT)**

*Staff Recommendation:*

That Council:

1. Endorse the attached Building Permits Division policy (Attachment 1) and approve its implementation requiring new building permit applications to conform with Energy Step Code requirements as set out in that policy; and,
2. Direct staff to implement the second phase of Energy Step Code requirements as shown in the attached table entitled “Energy Step Code – Known and Anticipated Coquitlam Timelines” in December of 2022 should British Columbia Building Code requirements be delayed (Attachment 2).

[Energy Step Code - Policy for Building Permit Application Requirements in Coquitlam](#)

**9. REPORT OF THE GENERAL MANAGER PLANNING AND DEVELOPMENT – UPDATED: DEVELOPER DELEGATIONS – PROPOSED POLICY AND PROCEDURE (INTRODUCTORY COMMENTS BY GENERAL MANAGER PLANNING AND DEVELOPMENT)**

*Staff Recommendation:*

That Council endorse the updated proposed Policy and Procedure as attached to the report of the General Manager Planning and Development dated May 10, 2021 and entitled "Updated: Developer Delegations – Proposed Policy and Procedure".

[Updated: Developer Delegations - Proposed Policy and Procedure](#)

**OTHER BUSINESS**

**NEXT MEETING DATE – May 31, 2021**

**ADJOURNMENT**