



REGULAR COUNCIL

MONDAY, JULY 11, 2022

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, JULY 4, 2022

Staff Recommendation:

That the Minutes of the Regular Council Meeting held on Monday, July 4, 2022 be approved.

[Minutes of the Regular Council Meeting held on Monday, July 4, 2022](#)

COMMITTEE MINUTES AND RECOMMENDATIONS

2. MINUTES OF THE MULTICULTURALISM ADVISORY COMMITTEE MEETING HELD ON WEDNESDAY, JUNE 15, 2022

Staff Recommendation:

That the Minutes of the Multiculturalism Advisory Committee Meeting held on Wednesday, June 15, 2022 be received.

[Minutes of the Multiculturalism Advisory Committee Meeting held on Wednesday, June 15, 2022](#)

3. MINUTES OF THE COMMUNITY SAFETY ADVISORY COMMITTEE MEETING HELD ON WEDNESDAY, JUNE 29, 2022

Staff Recommendation:

That the Minutes of the Community Safety Advisory Committee Meeting held on Wednesday, June 29, 2022 be received.

[Minutes of the Community Safety Advisory Committee Meeting held on Wednesday, June 29, 2022](#)

CONSIDERATION OF ITEMS FROM THE PUBLIC HEARING HELD JULY 11, 2022

- 4. CITY OF COQUITLAM ZONING AMENDMENT BYLAW NO. 5230, 2022 – 637, 639, 641 ASPEN STREET, 574, 582 FOSTER AVENUE, AND A LANE**

Staff Recommendation:

That Council give second and third readings to City of Coquitlam Zoning Amendment Bylaw No. 5230, 2022.

- 5. CITY OF COQUITLAM ZONING AMENDMENT BYLAW NO. 5235, 2022 – 1013 AND 1025 BRUNETTE AVENUE**

Staff Recommendation:

That Council give second and third readings to City of Coquitlam Zoning Amendment Bylaw No. 5235, 2022.

- 6. CITY OF COQUITLAM ZONING AMENDMENT BYLAW NO. 5248, 2022 – 641, 643, 645 AND 647 CLAREMONT STREET**

Staff Recommendation:

That Council give second and third readings to City of Coquitlam Zoning Amendment Bylaw No. 5248, 2022.

- 7. CITY OF COQUITLAM CITYWIDE OFFICIAL COMMUNITY PLAN AMENDMENT BYLAW NO. 5213, 2022 AND CITY OF COQUITLAM ZONING AMENDMENT BYLAW NO. 5214, 2022 – 1350 POLLARD STREET, 3633 VICTORIA DRIVE, 3615, 3623, 3630 DAVID AVENUE, AND ONE ADJACENT UNADDRESSED LOT**

Staff Recommendation:

That Council give second and third readings to City of Coquitlam Citywide Official Community Plan Amendment Bylaw No. 5213, 2022 and City of Coquitlam Zoning Amendment Bylaw No. 5214, 2022.

[Consideration of Items from the Public Hearing held on Monday, July 11, 2022](#)

BYLAWS FOR FINAL ADOPTION

- 8. FOURTH AND FINAL READING OF CITY OF COQUITLAM CIVIC ADDRESSING BYLAW NO. 4476, 2022 AND BYLAW NOTICE ENFORCEMENT AMENDMENT BYLAW NO. 5228, 2022**

Staff Recommendation:

That Council give fourth and final reading to City of Coquitlam Civic Addressing Bylaw No. 4476, 2022 and City of Coquitlam Bylaw Notice Enforcement Amendment Bylaw No. 5228, 2022.

[Fourth and Final Reading of City of Coquitlam Civic Addressing Bylaw No. 4476, 2022 and Bylaw Notice Enforcement Amendment Bylaw No. 5228, 2022](#)

REPORTS OF STAFF

PLANNING AND DEVELOPMENT

9. REPORT OF THE DIRECTOR DEVELOPMENT SERVICES – DEVELOPMENT PERMIT AUTHORIZATION (21 117188 DP) AT 520 YOUNG DRIVE – ANTHEM SOCO DEVELOPMENTS LTD. (PROJ 21-140)

Staff Recommendation:

That Council approve the signing and sealing of Development Permit No. 21 117188 DP and that the Mayor and City Clerk be authorized to execute this Permit on behalf of the City of Coquitlam.

[Development Permit Authorization \(21 117188 DP\) at 520 Young Drive - Anthem SOCO Developments Ltd. \(PROJ 21-140\)](#)

10. REPORT OF THE DIRECTOR DEVELOPMENT SERVICES – HOUSING AGREEMENT BYLAW NO. 5183, 2022 AT 724 AND 736, 738 COMO LAKE AVENUE, AND 750, 752, 754, 756 AND 758, 760 ROBINSON STREET – SOL ADERA PROJECTS LIMITED AND RED SOL LIMITED PARTNERSHIP (COMMONLY REFERRED TO AS ADERA) (PROJ 20-143)

Staff Recommendation:

That Council give first, second, and third readings to City of Coquitlam Housing Agreement Bylaw No. 5183, 2022.

[Housing Agreement Bylaw No. 5183, 2022 at 724 and 736, 738 Como Lake Avenue, and 750, 752, 754, 756 and 758, 760 Robinson Street - Sol Adera Projects Limited and RED Sol Limited Partnership \(commonly referred to as Adera\) \(PROJ 20-143\)](#)

11. REPORT OF THE DIRECTOR DEVELOPMENT SERVICES – DEVELOPMENT APPLICATION AT 1200 CARTIER AVENUE – CITY OF COQUITLAM (PROJ 22-048)

Staff Recommendation:

That Council:

1. Give first reading to City of Coquitlam Citywide Official Community Plan Amendment Bylaw No. 5244, 2022;
2. In accordance with the Local Government Act, consider Bylaw No. 5244, 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. 5245, 2022;
4. Refer Bylaws Nos. 5244, 2022 and 5245, 2022 to Public Hearing;
5. Acknowledge that the applicant has requested variances to the Zoning Bylaw as described in this report as follows:
 - a. In Subsection 1205(8), in Part 12 Apartment Residential Zones, in RM-2 Three-Storey Medium Density Apartment Residential zone, the setback from the rear lot line is reduced from 9.5 m (31.1 ft.) to 4.5 m (14.8 ft.);

- b. In Subsection 1205(13), in Part 12 Apartment Residential Zones, in RM-2 Three-Storey Medium Density Apartment Residential zone, the common amenity area requirement is reduced from 5.0 sq. m (53.8 sq. ft.) per dwelling unit to 1.8 sq. m (19.3 sq. ft.) per dwelling unit;
- c. In Subsection 706, in Part 7 Off-Street Parking and Loading, the required number of off-street parking spaces is reduced from 1 space per dwelling unit plus 0.20 spaces per dwelling unit designated for visitors to 0.55 spaces per dwelling unit plus 0.15 spaces per dwelling unit designated for visitors;
- d. In Subsection 711, in Part 7 Off-Street Parking and Loading, the required number of long-term bicycle parking spaces is reduced from 1.25 spaces per dwelling unit to 0.8 spaces per dwelling unit; and
- e. In Subsection 714, in Part 7 Off-Street Parking and Loading, the requirements for electric vehicle charging infrastructure are reduced from one energized outlet providing level 2 charging or higher per parking space, excluding parking spaces designated for visitors, to one energized outlet providing level 1 charging (standard electrical outlet) or higher for every two parking spaces, excluding parking spaces designated for visitors; and
- 6. 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. 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; and
 - c. Finalize, execute and deliver to the City, the following agreements in Land Title Office registrable form:
 - i. Section 219 Restrictive Covenant that sets out the minimum requirements for below- or non-market rental housing and prohibits building permit issuance until such time that a Housing Agreement, or other legal agreement, to the satisfaction of the General Manager Planning and Development, has been duly executed and delivered;
 - ii. Statutory right-of-way and/or easement for public access and future resident access over the Place Maillardville Community Centre site; and
 - iii. Such other Land Title Office registrable agreements as may be required by the City.

[Development Application at 1200 Cartier Avenue - City of Coquitlam \(PROJ 22-048\)](#)

12. REPORT OF THE DIRECTOR DEVELOPMENT SERVICES – DEVELOPMENT APPLICATION AT 1015 AUSTIN AVENUE – PARC COMMUNITIES MANAGEMENT LTD. AND ZONING BYLAW HOUSEKEEPING AMENDMENT – CITY OF COQUITLAM (PROJ 21-123)

Staff Recommendation:

That Council:

- 1. Give first reading to City of Coquitlam Zoning Amendment Bylaw No. 5240, 2022;
- 2. Give first reading to City of Coquitlam Zoning Amendment Bylaw No. 5247, 2022;
- 3. Refer Bylaw Nos. 5240, 2022 and 5247, 2022 to Public Hearing;

4. Authorize staff to prepare Development Permit No. 21 114887 DP generally in accordance with the attached drawings (Attachment 6), should Council grant second and third readings to the Bylaw;
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. Ensure that all engineering requirements and issues including restrictive covenants, dedications, rights-of-way, and undergrounding of overhead lines where necessary, are addressed to the satisfaction of the General Manager Engineering and Public Works;
 - c. Resolution of all urban design issues to the satisfaction of the Director Development Services;
 - d. Completed encroachment agreements for the canopy projections into the Austin Avenue road right-of-way to the satisfaction of the General Manager Engineering and Public Works;
 - e. Finalize, execute and deliver to the City, the following agreements in Land Title Office registrable form:
 - i. Section 219 Restrictive Covenant prohibiting occupancy until such time one or more access easements, Statutory Rights-of-Way and Section 219 Covenants with respect to shared vehicular/pedestrian areas among the market rental units, non-market rental units and/or commercial units;
 - ii. One or more owner-maintained statutory rights-of-way in favour of the City over all publically accessible spaces, including the setback area between the commercial units and Austin Avenue;
 - iii. Housing Agreement;
 - iv. Such other Land Title Office registrable agreements as may be required by the City.

[Development Application at 1015 Austin Avenue - PARC Communities Management Ltd. and Zoning Bylaw Housekeeping Amendment - City of Coquitlam \(PROJ 21-123\)](#)

13. REPORT OF THE GENERAL MANAGER PLANNING AND DEVELOPMENT – DENSITY BONUS AND COMMUNITY AMENITY CONTRIBUTION PROGRAMS REVIEW – PROPOSED PROGRAM UPDATES AND ZONING AMENDMENT BYLAW (PROJ 22-075) (INTRODUCTORY COMMENTS BY GENERAL MANAGER PLANNING AND DEVELOPMENT)

Staff Recommendation:

That Council:

1. Give first reading to City of Coquitlam Citywide Official Community Plan Amendment Bylaw No. 5234, 2022;
2. In accordance with the Local Government Act, consider Bylaw No. 5234, 2022 in conjunction with the 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. 5256, 2022;
4. Refer Bylaw Nos. 5234, 2022 and 5256, 2022 to Public Hearing;
5. Approve the revised Density Bonus Determination of Value and Administering Payments Policy & Procedure;

6. Approve the revised Community Amenity Contribution (CAC) Collection Policy and Procedure; and
7. Endorse the implementation schedule to provide protection for in-stream RM-3 development applications.

[Density Bonus and Community Amenity Contribution Programs Review - Proposed Program Updates and Zoning Amendment Bylaw \(PROJ 22-075\)](#)

REPORTS OF COUNCILLORS

14. METRO VANCOUVER BOARD IN BRIEF (JUNE 24, 2022) - METRO VANCOUVER BOARD REPRESENTATIVES AVAILABLE TO RESPOND TO QUESTIONS

Staff Recommendation:

That Council receive for information the Metro Vancouver Board in Brief.

[Metro Vancouver Board in Brief \(June 24, 2022\)](#)

OTHER BUSINESS

NEXT MEETING DATE – July 25, 2022

ADJOURNMENT

[Regular Council Agenda Package](#)