

REGULAR COUNCIL MEETING

Monday, July 12, 2021

Immediately following the adjournment of the Public Hearing

Council Chambers
3000 Guildford Way
Coquitlam, B.C.

Note: This meeting will be broadcast online at coquitlam.ca/webcasts.

CALL TO ORDER

ADOPTION OF MINUTES

1. Minutes of the Regular Council Meeting held on Monday, July 5, 2021

Staff Recommendation:

That the Minutes of the Regular Council Meeting held on Monday, July 5, 2021 be approved.

[1. Minutes of the Regular Council Meeting held on Monday, July 5, 2021](#) 

COMMITTEE MINUTES AND RECOMMENDATIONS

2. Minutes of the Multiculturalism Advisory Committee Meeting held on Wednesday, June 16, 2021

Staff Recommendation:

That the Minutes of the Multiculturalism Advisory Committee Meeting held on Wednesday, June 16, 2021 be received.

[2. Minutes of the Multiculturalism Advisory Committee Meeting held on Wednesday, June 16, 2021](#) 

CONSIDERATION OF THE AGENDA ITEMS FROM THE PUBLIC HEARING HELD JULY 12, 2021

3. City of Coquitlam Zoning Amendment Bylaw No. 5138, 2021 – 3510 Highland Drive

Staff Recommendation:

That Council give second and third readings to *City of Coquitlam Zoning Amendment Bylaw No. 5138, 2021*.

4. City of Coquitlam Official Community Plan Amendment Bylaw No. 5124, 2021 and City of Coquitlam Zoning Amendment Bylaw No. 5125, 2021 – A Portion of 3640 Sheffield Avenue

Staff Recommendation:

That Council give second and third readings to *City of Coquitlam Official Community Plan Amendment Bylaw No. 5124, 2021* and *City of Coquitlam Zoning Amendment Bylaw No. 5125, 2021*.

5. City of Coquitlam Official Community Plan Amendment Bylaw No. 5113, 2021 and City of Coquitlam Zoning Amendment Bylaw Nos. 5111, 5112, 5114, and 5115, 2021 – City-Wide Parking Review Phase 2

Staff Recommendation:

That Council:

1. Give second, third and fourth and final readings to *City of Coquitlam Official Community Plan Amendment Bylaw No. 5113, 2021* and *City of Coquitlam Zoning Amendment Bylaw Nos. 5111, 5112, 5114, and 5115, 2021*; and
2. Approve the Policy – Transportation Demand Management (TDM) Collection Procedure.

REPORTS OF STAFF

PLANNING AND DEVELOPMENT


6. Report of the Director Development Services – Citywide Official Community Plan Amendment Bylaw No. 5132, 2021, Zoning Amendment Bylaw Nos. 5131 and 5136, 2021, and Highway Dedication Cancellation Bylaw No. 5135, 2021, at 585 Como Lake Avenue, 603 and 609 Clarke Road and 606 and 612 Elmwood Street – Marcon Elmwood (PROJ 20-086)

Staff Recommendation:

That Council:

1. Give first reading to *City of Coquitlam Citywide Official Community Plan Amendment Bylaw No. 5132, 2021*;
2. In accordance with the *Local Government Act*, consider *Bylaw No. 5132, 2021*, in conjunction with *City of Coquitlam 2021 Five Year Financial Plan Bylaw No. 5086, 2020* and the *Regional Solid Waste Management Plan*;
3. Give first reading to *City of Coquitlam Zoning Amendment Bylaw No. 5131, 2021* (CD-26 Zone);
4. Give first reading to *City of Coquitlam Zoning Amendment Bylaw No. 5136, 2021* (P-1 Zone);
5. Refer *Bylaw Nos. 5132, 2021, 5131, 2021* and *5136, 2021* to Public Hearing;
6. Give first, second and third readings to *City of Coquitlam Highway Dedication Cancellation Bylaw No. 5135, 2021*;
7. Direct *City of Coquitlam Highway Dedication Cancellation Bylaw No. 5135, 2021* to be advertised in accordance with the requirements of the *Community Charter*;
8. Authorize staff to prepare Development Permit No. 20 114220 DP generally in accordance with the attached drawings (Attachment 7), should Council grant second and third readings to the Bylaws;

9. 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;
 - c. Completion of road closure process for the rear lane;
 - d. Enter into a Purchase and Sale Agreement for the proposed lane closure, and 585 Como Lake Avenue, and a portion of 603 and 609 Clarke Road, to the satisfaction of the City Solicitor;
 - e. Satisfy the Transportation Demand Management measures and Traffic Impact Assessment (TIA) comments to the satisfaction of the General Manager Engineering and Public Works;
 - f. Resolution of all urban design issues to the satisfaction of the Director Development Services;
 - g. Other conditions as applicable; and
 - h. 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 condominium units and commercial units;
 - ii. One or more owner-maintained Statutory Rights-of-Way in favour of the City over all publically accessible spaces, including the proposed plaza/walkway in the southeast portion of the site;
 - iii. Housing Agreement on PROJ 19-021;
 - iv. Section 219 Restrictive Covenant on PROJ 19-021 setting out the priority rental unit requirements for the proposed priority rental units to be transferred to PROJ 19-021; and
 - v. Such other Land Title Office registrable agreements as may be required by the City.


[6. Report of the Director Development Services - Citywide Official Community Plan Amendment Bylaw No. 5132, 2021, Zoning Amendment Bylaw Nos. 5131 and 5136, 2021, and Highway Dedication Cancellation Bylaw No. 5135, 2021, at 585 Como Lake Avenue, 603 and 609 Clarke Road and 606 and 612 Elmwood Street - Marcon Elmwood \(PROJ 20-086\)](#) 

7. Zoning Amendment Bylaw No. 5140, 2021, at 631 and 633 Smith Avenue and 708, 712, and 716 Dogwood Street – Marcon Dogwood CGP Ltd. (PROJ 19-021)

Staff Recommendation:

That Council:


1. Give first reading to *City of Coquitlam Zoning Amendment Bylaw No. 5140, 2021*;
2. Refer *Bylaw No. 5140, 2021* to Public Hearing;
3. Acknowledge that the applicant has requested a variance to the Zoning Bylaw, as described in this report as follows:
 - a. In Subsection 1205(11)(a), in Part 12, RM-3 Multi-Storey Medium Density Apartment Residential zone, the maximum permitted building length may be increased from 65 metres (m) (213 feet (ft.)) to 86 m (282 ft.);
4. Authorize staff to prepare Development Permit No. 19 105831 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. 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 all urban design issues to the satisfaction of the Director Development Services; and
 - d. Finalize, execute and deliver to the City, the following agreements in Land Title Office registrable form:
 - i. One or more owner-maintained statutory rights-of-way (SRW) in favour of the City over all publically accessible spaces, including the proposed walkway at the north edge of the site;
 - ii. Housing Agreement to secure the building as a rental building;
 - iii. Section 219 Restrictive Covenant setting out the priority rental unit requirements for the proposed priority rental units to be transferred from PROJ 20-086; and
 - iv. Such other Land Title Office registrable agreements as may be required by the City.

[7. Zoning Amendment Bylaw No. 5140, 2021, at 631 and 633 Smith Avenue and 708, 712, and 716 Dogwood Street - Marcon Dogwood CGP Ltd. \(PROJ 19-021\)](#) 

8. Report of the General Manager Planning and Development – Development Application Financial Contribution Review (DAFCR) – Proposed Scope and Process (Introductory Comments by General Manager Planning and Development)

Staff Recommendation:

That Council endorse the proposed scope and process to undertake the Development Application Financial Contribution Review (DAFCR) as outlined in the report dated July 6, 2021 of the General Manager Planning and Development entitled “Development Application Financial Contribution Review (DAFCR) – Proposed Scope and Process”.

[8. Report of the General Manager Planning and Development - Development Application Financial Contribution Review \(DAFCR\) - Proposed Scope and Process \(Introductory Comments by General Manager Planning and Development\)](#) 

OTHER BUSINESS

NEXT MEETING DATE – July 26, 2021

ADJOURNMENT