



**CITY OF COQUITLAM
AGENDA - PUBLIC HEARING / REGULAR COUNCIL**

REGULAR COUNCIL

MONDAY, JULY 26, 2021

FOLLOWING THE ADJOURNMENT OF THE PUBLIC HEARING

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

CALL TO ORDER - REGULAR COUNCIL

ADOPTION OF MINUTES

1. MINUTES OF THE PUBLIC HEARING HELD ON MONDAY, JULY 12, 2021

Staff Recommendation:

That the Minutes of the Public Hearing held on Monday, July 12, 2021 be approved.

[Minutes of the Public Hearing held on Monday, July 12, 2021](#)

2. MINUTES OF THE REGULAR COUNCIL MEETING HELD ON MONDAY, JULY 12, 2021

Staff Recommendation:

That the Minutes of the Regular Council Meeting held on Monday, July 12, 2021 be approved.

[Minutes of the Regular Council Meeting held on Monday, July 12, 2021](#)

COMMITTEE MINUTES AND RECOMMENDATIONS

3. MINUTES OF THE ECONOMIC DEVELOPMENT ADVISORY COMMITTEE MEETING HELD ON WEDNESDAY, MAY 26, 2021

Staff Recommendation:

That the Minutes of the Economic Development Advisory Committee Meeting held on Wednesday, May 26, 2021 be received.

[Minutes of the Economic Development Advisory Committee Meeting held on Wednesday, May 26, 2021](#)

4. MINUTES OF THE CULTURE SERVICES ADVISORY COMMITTEE MEETING HELD ON THURSDAY, JUNE 10, 2021

Staff Recommendation:

That the Minutes of the Culture Services Advisory Committee Meeting held on Thursday, June 10, 2021, be received.

[Minutes of the Culture Services Advisory Committee Meeting held on Thursday, June 10, 2021](#)

CONSIDERATION OF THE AGENDA ITEMS FROM THE PUBLIC HEARING HELD JULY 26, 2021

5. CITY OF COQUITLAM ZONING AMENDMENT BYLAW NO. 5141, 2021 – 816 WESTWOOD STREET

Staff Recommendation:

That Council give second and third readings to City of Coquitlam Zoning Amendment Bylaw No. 5141, 2021.

6. CITY OF COQUITLAM ZONING AMENDMENT BYLAW NOS. 5132, 5131, AND 5136, 2021 – 585 COMO LAKE AVENUE, 603 AND 609 CLARKE ROAD AND 606 AND 612 ELMWOOD STREET

Staff Recommendation:

That Council give second and third readings to City of Coquitlam Citywide Official Community Plan Amendment Bylaw No. 5132, 2021 and City of Coquitlam Zoning Amendment Bylaw Nos. 5131, 2021 (CD-26 Zone) and 5136, 2021 (P-1 Zone).

7. CITY OF COQUITLAM ZONING AMENDMENT BYLAW NO. 5140, 2021 – 631 AND 633 SMITH AVENUE AND 708, 712 AND 716 DOGWOOD STREET

Staff Recommendation:

That Council give second and third readings to City of Coquitlam Zoning Amendment Bylaw No. 5140, 2021.

[CONSIDERATION OF THE AGENDA ITEMS FROM THE PUBLIC HEARING HELD JULY 26, 2021](#)

REPORTS OF STAFF

DEPUTY CITY MANAGER

8. REPORT OF THE DEPUTY CITY MANAGER AND FIRE CHIEF – WILDFIRE PROTECTION IN METRO VANCOUVER WATERSHEDS AND ADJACENT URBAN COMMUNITIES (INTRODUCTORY COMMENTS BY DEPUTY CITY MANAGER)

Staff Recommendation:

That Council authorize the Mayor to send a letter to Metro Vancouver on behalf of Council raising concerns in relation to growing wildfire risks in watersheds and requesting the Chair of Metro Vancouver Board of Directors to set up a Task Force comprised of representatives from Metro Vancouver, the BC Wildfire Service and municipalities adjacent to the watersheds to support wildfire preparedness.

[Wildfire Protection in Metro Vancouver Watersheds and Adjacent Urban Communities](#)

9. REPORT OF THE DIRECTOR LEGAL AND BYLAW ENFORCEMENT – FOURTH AND FINAL READING OF BUSINESS LICENCE AMENDMENT BYLAW (STREET VENDING AND SPECIAL EVENT ADMINISTRATION) NO. 5122, 2021

Staff Recommendation:

That Council give fourth and final reading to Business Licence Amendment Bylaw (Street Vending and Special Event Administration) No. 5122, 2021.

[Fourth and Final Reading of Business Licence Amendment Bylaw](#)

PLANNING AND DEVELOPMENT

10. REPORT OF THE DIRECTOR DEVELOPMENT SERVICES – FOURTH AND FINAL READINGS OF ZONING AMENDMENT BYLAW NO. 5050, 2020 AND HIGHWAY DEDICATION CANCELLATION BYLAW NO. 5051, 2020 AND AUTHORIZATION OF DEVELOPMENT PERMIT AT 909, 913, 917, 921, 925, 927 GRANT STREET – ANTHEM GRANT DEVELOPMENTS LTD. (PROJ 19-028)

Staff Recommendation:

That Council:

1. Give fourth and final reading to City of Coquitlam Zoning Amendment Bylaw No. 5050, 2020;
2. Give fourth and final reading to City of Coquitlam Highway Dedication Cancellation Bylaw No. 5051, 2020; and
3. Approve the signing and sealing of Development Permit No. 19 106240 DP and authorize the Mayor and City Clerk to execute this Permit on behalf of the City of Coquitlam.

[Fourth and Final Readings of Zoning Amendment Bylaw No. 5050, 2020 and Highway Dedication Cancellation Bylaw No. 5051, 2020 and Authorization of Development Permit at 909, 913, 917, 921, 925, 927 Grant Street - Anthem Grant Developments Ltd. \(PROJ 19-028\)](#)

11. REPORT OF THE DIRECTOR DEVELOPMENT SERVICES – FOURTH AND FINAL READING OF ZONING AMENDMENT BYLAW NO. 5044, 2021 AT 1334 CHARLAND AVENUE – LAMME ZAREI (PROJ 19-077)

Staff Recommendation:

That Council give fourth and final reading to City of Coquitlam Zoning Amendment Bylaw No. 5044, 2021.

[Fourth and Final Reading of Zoning Amendment Bylaw No. 5044, 2021 at 1334 Charland Avenue - Lamme Zarei \(PROJ 19-077\)](#)

12. REPORT OF THE DIRECTOR DEVELOPMENT SERVICES – FOURTH AND FINAL READING OF ZONING AMENDMENT BYLAW NO. 5056, 2020, HOUSING AGREEMENT BYLAW NO. 5057, 2021 AND DEVELOPMENT PERMIT AUTHORIZATION AT 3100 OZADA AVENUE – PINETREE COURT BY AFFORDABLE HOUSING SOCIETIES (PROJ 20-022)

Staff Recommendation:

That Council:

1. Give fourth and final reading to City of Coquitlam Zoning Amendment Bylaw No. 5056, 2020;
2. Give fourth and final reading to City of Coquitlam Housing Agreement Bylaw No. 5057, 2021;

3. Authorize a maximum capital contribution of \$3,300,000 from the Affordable Housing Reserve Fund (AHRF) to assist in the development of 164 non-market rental units; and
4. Approve the signing of Development Permit No. 20 104509 DP and the Mayor and City Clerk be authorized to execute this Permit on behalf of the City of Coquitlam.

[Fourth and Final Reading of Zoning Amendment Bylaw No. 5056, 2020, Housing Agreement Bylaw No. 5057, 2021 and Development Permit Authorization at 3100 Ozada Avenue - Pinetree Court by Affordable Housing Societies \(PROJ 20-022\)](#)

13. REPORT OF THE DIRECTOR DEVELOPMENT SERVICES – DEVELOPMENT PERMIT AUTHORIZATION FOR A MULTI-STOREY INDUSTRIAL BUILDING AT 11 KING EDWARD STREET – WESGROUP / PACIFIC REACH INDUSTRIAL CENTRE LTD. (PROJ 20-034)

Staff Recommendation:

That Council approve the signing and sealing of Development Permit No. 20 105906 DP and authorize the Mayor and City Clerk to execute this Permit on behalf of the City of Coquitlam.

[Development Permit Authorization for a Multi-Storey Industrial Building at 11 King Edward Street - WesGroup / Pacific Reach Industrial Centre Ltd. \(PROJ 20-034\)](#)

14. REPORT OF THE DIRECTOR DEVELOPMENT SERVICES – DEVELOPMENT PERMIT AUTHORIZATION FOR A PROPOSED 76-UNIT TOWNHOUSE DEVELOPMENT AT 1340 OLMSTED STREET – MOSAIC RILEY PARK NORTH HOLDINGS LTD. (PROJ 20-033)

Staff Recommendation:

That Council approve the signing and sealing of Development Permit No. 20 105873 DP and authorize the Mayor and City Clerk to execute this Permit on behalf of the City of Coquitlam.

[Development Permit Authorization for a Proposed 76-Unit Townhouse Development at 1340 Olmsted Street - Mosaic Riley Park North Holdings Ltd. \(PROJ 20-033\)](#)

15. REPORT OF THE DIRECTOR DEVELOPMENT SERVICES – DEVELOPMENT PERMIT AUTHORIZATION FOR A PROPOSED 112 UNIT TOWNHOUSE DEVELOPMENT AT 1310 MITCHELL STREET – TOWNLINE MITCHELL STREET 2.0 HOLDINGS LTD. – (PROJ 19-039)

Staff Recommendation:

That Council approve the signing and sealing of Development Permit No. 19 108611 DP and that the Mayor and City Clerk be authorized to execute this Permit on behalf of the City of Coquitlam.

[Development Permit Authorization for a Proposed 112 Unit Townhouse Development at 1310 Mitchell Street - Townline Mitchell Street 2.0 Holdings Ltd. - \(PROJ 19-039\)](#)

16. REPORT OF THE DIRECTOR DEVELOPMENT SERVICES – CITYWIDE OFFICIAL COMMUNITY PLAN AMENDMENT BYLAW NO. 5078, 2021 AND ZONING AMENDMENT BYLAW NO. 5079, 2021 AT 100 WOOLRIDGE STREET – MERCEDES BENZ CAR DEALERSHIP AND SERVICE FACILITY (PROJ 19-047)

Staff Recommendation:

That Council:

1. Give first reading to City of Coquitlam Citywide Official Community Plan Amendment Bylaw No. 5078, 2021;
2. In accordance with the Local Government Act, consider Bylaw No. 5078, 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. 5079, 2021;
4. Refer Bylaws No. 5078 and 5079, 2021 to Public Hearing;
5. Authorize staff to prepare Development Permit No. 19 110469 DP generally in accordance with the attached drawings (Attachment 7), should Council grant second and third readings to the Bylaw;
6. Acknowledge that the applicant has requested variances to the Zoning Bylaw, as described in this report as follows:
 - a. In Subsection 706 (2), Part 7, for required number of commercial parking spaces is to be varied from 146 spaces to 104 spaces; and
 - b. In Subsection 516 (5) in Part 5, for individual retaining walls is to be varied from a maximum of 1.2 metres (m) (3.94 feet (ft.)) to 2.05 m (6.73 ft.) for the retaining walls proposed along the west and south property boundaries; and
7. 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 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, the following agreements in Land Title Office registrable form:
 - i. Section 219 restrictive covenant to ensure the subject site and parking provided is developed in accordance with the finalized Transportation Review Memo from Bunt and Associates;
 - ii. Section 219 restrictive covenant to ensure the trees are to be retained in accordance with the finalized Arborist report;
 - iii. Statutory Right-of-Way and Restrictive Covenant for Public Access over the corner plaza located in the northeast corner; and
 - iv. Such other Land Title Office registrable agreements as may be required by the City.

[Citywide Official Community Plan Amendment Bylaw No. 5078, 2021 and Zoning Amendment Bylaw No. 5079, 2021 at 100 Woolridge Street - Mercedes Benz Car Dealership and Service Facility \(PROJ 19-047\)](#)

17. REPORT OF THE DIRECTOR DEVELOPMENT SERVICES – CITYWIDE OFFICIAL COMMUNITY PLAN AMENDMENT BYLAW NO. 5142, 2021 FOR THE OAKDALE TRANSPORTATION NETWORK UPDATE – CITY OF COQUITLAM (PROJ 21-040)

Staff Recommendation:

That Council:

1. Give first reading to City of Coquitlam Citywide Official Community Plan Amendment Bylaw No. 5142, 2021;
2. In accordance with the Local Government Act, consider Bylaw No. 5142, 2021, in conjunction with City of Coquitlam 2021 Five Year Financial Plan Bylaw No. 5086, 2020 and the Regional Solid Waste Management Plan; and
3. Refer Bylaw No. 5142, 2021 to Public Hearing.

[Citywide Official Community Plan Amendment Bylaw No. 5142, 2021 for the Oakdale Transportation Network Update - City of Coquitlam \(PROJ 21-040\)](#)

18. REPORT OF THE GENERAL MANAGER PLANNING AND DEVELOPMENT – 2021 ELIGIBLE SCHOOL SITES PROPOSAL - SCHOOL DISTRICT NO. 43

Staff Recommendation:

That Council:

1. Accept the 2021 Eligible School Sites Proposal submitted by School District No. 43; and
2. Direct staff to relay the City's concern about the estimated land cost for the Fraser Mills school site set out in the report of the General Manager Planning and Development dated July 12, 2021.

[2021 Eligible School Sites Proposal - School District No. 43](#)

19. REPORT OF THE GENERAL MANAGER PARKS, RECREATION, CULTURE AND FACILITIES – TOWN CENTRE PARK LAKE LOOP IMPROVEMENTS FINAL DESIGN

Staff Recommendation:

That Council:

1. Approve the final design for the Garden Walk and Urban Walk improvements at Town Centre Park (TCP); and
2. Authorize staff to proceed to procurement of the project within the approved capital budget.

[Town Centre Park Lake Loop Improvements Final Design](#)

ENGINEERING AND PUBLIC WORKS

20. REPORT OF THE ACTING GENERAL MANAGER ENGINEERING AND PUBLIC WORKS – MAPLE CREEK INTEGRATED WATERSHED MANAGEMENT PLAN (IWMP)

Staff Recommendation:

That Council adopt the final report of the Maple Creek Integrated Watershed Management Plan (IWMP) dated July, 2021.

[Maple Creek Integrated Watershed Management Plan \(IWMP\)](#)

CITY MANAGER

**21. REPORT OF THE DIRECTOR INTERGOVERNMENTAL RELATIONS AND
LEGISLATIVE SERVICES – FOURTH AND FINAL READING OF 2021 FEES &
CHARGES AMENDMENT BYLAW NO. 5139, 2021**

Staff Recommendation:

That Council give fourth and final reading to 2021 Fees & Charges Amendment Bylaw No. 5139, 2021.

[Fourth and Final Reading of 2021 Fees & Charges Amendment Bylaw No. 5139, 2021](#)

OTHER BUSINESS

NEXT MEETING DATE – September 7, 2021

ADJOURNMENT