

PUBLIC HEARING/REGULAR COUNCIL

MONDAY, JULY 27, 2020

8:00 P.M.

Council Chambers
3000 Guildford Way
Coquitlam, B.C.

[CALL TO ORDER - REGULAR COUNCIL](#)

ADOPTION OF MINUTES

1. [MINUTES OF THE REGULAR COUNCIL MEETING HELD ON MONDAY, JULY 13, 2020](#)

Staff Recommendation:

That the Minutes of the Regular Council Meeting held on Monday, July 13, 2020 be approved.

[Minutes of the Regular Council Meeting held on Monday, July 13, 2020](#) 

CONSIDERATION OF THE AGENDA ITEMS FROM THE PUBLIC HEARING HELD JULY 27, 2020

2. [CITY OF COQUITLAM ZONING AMENDMENT BYLAW NO. 5058, 2020 – 3518 FORST AVENUE](#)

Staff Recommendation:

That Council give second and third readings to City of Coquitlam Zoning Amendment Bylaw No. 5058, 2020.

3. [CITY OF COQUITLAM ZONING AMENDMENT BYLAW NO. 4978, 2020 – 611, 613, 615, 619, 623, 625, 629, 631 COTTONWOOD AVENUE AND 616, 620, 624, 628, 632, 634, 636, 638, 640, 646 VANESSA COURT](#)

Staff Recommendation:

That Council give second and third readings to City of Coquitlam Zoning Amendment Bylaw No. 4978, 2020.

BYLAWS FOR FINAL ADOPTION

4. [REPORT OF THE CITY CLERK – FOURTH AND FINAL READING OF 2020 TAX SALE DEFERMENT BYLAW NO. 5066, 2020](#)

Staff Recommendation:

That Council give fourth and final reading to 2020 Tax Sale Deferment Bylaw No. 5066,

2020.

[Fourth and Final Reading of 2020 Tax Sale Deferment Bylaw No. 5066, 2020](#) 

REPORTS OF STAFF


PLANNING AND DEVELOPMENT

5. REPORT OF THE DIRECTOR DEVELOPMENT SERVICES – FOURTH AND FINAL READING OF ZONING AMENDMENT BYLAW NO. 5001, 2019 AND DEVELOPMENT PERMIT AUTHORIZATION TO FACILITATE TWO 6-STOREY APARTMENT BUILDINGS OVER A SHARED PARKADE AT 600, 602, 606, 608, 610, 612 AND 618 SHAW AVENUE – SHAW AVE. DEVELOPMENTS LTD. (PROJ 18-087)

Staff Recommendation:

That Council:

1. Rescind second and third readings to City of Coquitlam Zoning Amendment Bylaw No. 5001, 2019;
2. Give second, third and fourth and final readings to City of Coquitlam Zoning Amendment Bylaw No. 5001, 2019, as amended; and
3. Approve the signing and sealing of Development Permit No. 18 117529 DP and that 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. 5001, 2019 and Development Permit Authorization to facilitate two 6-storey apartment buildings over a shared parkade at 600, 602, 606, 608, 610, 612 and 618 Shaw Avenue - Shaw Ave. Developments Ltd. \(PROJ 18-087\)](#) 

6. REPORT OF THE DIRECTOR DEVELOPMENT SERVICES – FOURTH AND FINAL READING OF ZONING AMENDMENT BYLAW NO. 4921, 2019 AND HOUSING AGREEMENT BYLAW NO. 5052, 2020 AND DEVELOPMENT PERMIT AUTHORIZATION TO FACILITATE A MIXED-USE DEVELOPMENT AT 901 LOUGHEED HIGHWAY- M.L. EMPORIO PROPERTIES LTD. (PROJ 18-115)

Staff Recommendation:

That Council:

1. Give fourth and final reading to City of Coquitlam Zoning Amendment Bylaw No. 4921, 2019;
2. Give fourth and final reading to City of Coquitlam Housing Agreement Bylaw No. 5052, 2020; and
3. Approve the signing and sealing of Development Permit No. 18 116847 DP and that 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. 4921, 2019 and Housing Agreement Bylaw No. 5052, 2020 and Development Permit Authorization to facilitate a mixed-use development at 901 Lougheed Highway- M.L. Emporio Properties Ltd. \(PROJ 18-115\)](#) 

7. [REPORT OF THE DIRECTOR DEVELOPMENT SERVICES – THIRD READING EXTENSION OF ZONING AMENDMENT BYLAW NO. 4858, 2018 AT 503, 511 COTTONWOOD AVENUE AND 504 CLARKE ROAD – TOWNLINE \(PROJ 17-024\)](#)

Staff Recommendation:

That Council extend third reading of City of Coquitlam Zoning Amendment Bylaw No. 4858, 2018 for an additional twelve-month period to July 30, 2021.

[Third Reading Extension of Zoning Amendment Bylaw No. 4858, 2018 at 503, 511 Cottonwood Avenue and 504 Clarke Road - Townline \(PROJ 17-024\)](#) 

8. [REPORT OF THE DIRECTOR DEVELOPMENT SERVICES – ZONING AMENDMENT BYLAW NO. 5056, 2020 TO ALLOW A 6-STOREY APARTMENT DEVELOPMENT WITH 164 NON-MARKET RENTAL UNITS AT 3100 OZADA AVENUE – PINETREE COURT BY AFFORDABLE HOUSING SOCIETIES \(PROJ 20-022\)](#)


Staff Recommendation:

That Council:

1. Give first reading to City of Coquitlam Zoning Amendment Bylaw No. 5056, 2020;
2. Refer Bylaw No. 5056, 2020 to Public Hearing;
3. Authorize staff to prepare Development Permit No. 20 104509 DP generally in accordance with the attached drawings (Attachment 5), should Council grant second and third readings to the Bylaw;
4. 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. Satisfy the Traffic Impact Assessment (TIA) comments to the satisfaction of the General Manager Engineering and Public Works;
 - d. Resolution of all urban design issues to the satisfaction of the Director Development Services;
 - e. Acknowledge that the applicant has requested to provide an in-kind Community Amenity Contribution (CAC) to be utilized to increase the housing affordability portion of the project; and
 - f. Finalize, execute and deliver to the City, the following agreements in Land Title

Office registrable form:

- i. Housing Agreement; and
- ii. Such other Land Title Office registrable agreements as may be required by the City.

[Zoning Amendment Bylaw No. 5056, 2020 to Allow a 6-storey Apartment Development with 164 Non-market Rental Units at 3100 Ozada Avenue - Pinetree Court by Affordable Housing Societies \(PROJ 20-022\)](#) 

9. REPORT OF THE DIRECTOR DEVELOPMENT SERVICES – CITYWIDE OFFICIAL COMMUNITY PLAN AMENDMENT BYLAW NO. 5060, 2020, ZONING AMENDMENT BYLAW NO. 5061, 2020, AT 602, 612 AND 618 CLARKE ROAD, 605 AND 625 COMO LAKE AVENUE AND 620 LEA AVENUE – INTERGULF (PROJ 18-086)


Staff Recommendation:

That Council:

1. Give first reading to City of Coquitlam Citywide Official Community Plan Amendment Bylaw No. 5060, 2020;
2. In accordance with the Local Government Act, Council consider Bylaw No. 5060, 2020, in conjunction with City of Coquitlam 2019 Five-Year Financial Plan Bylaw No. 5024, 2019 and the Regional Solid Waste Management Plan;
3. Give first reading to City of Coquitlam Zoning Amendment Bylaw No. 5061, 2020;
4. Refer Bylaw Nos. 5060, 2020 and 5061, 2020 to Public Hearing;
5. Authorize staff to draft Development Permit No. 18 124165 DP generally in accordance with the attached drawings (Attachment 5) should Council grant second and third readings to the Bylaws; 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 Bylaws:
 - a. Submission of a subdivision plan to the satisfaction of the Approving Officer;
 - b. Resolution of all urban design issues to the satisfaction of the Director Development Services;
 - c. Resolution of site contamination through a Certificate of Compliance or an Approval in Principle from the Ministry of Environment;
 - d. 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;
 - e. Satisfy the Transportation Demand Management measures and associated

Restrictive Covenants, and Traffic Impact Assessment (TIA) comments to the satisfaction of the General Manager Engineering and Public Works; and

- f. Finalize, execute and deliver to the City, the following agreements in Land Title Office registrable form:
 - i. Section 219 Restrictive Covenant prohibiting occupancy of the market condominium tower unless:
 - a. The 5-storey non-market rental building receives occupancy prior to the market condominium towers;
 - b. One or more access easements, statutory rights-of-way (SRW) and Section 219 Covenants with respect to shared vehicular/pedestrian areas among the market condominium units, rental units and/or commercial units; and
 - c. Provision of an on-site art component in the southwest corner of the site.
 - ii. Section 219 Restrictive Covenant requiring that the proposed daycare shall only be used for a daycare;
 - iii. One or more owner-maintained SRW in favour of the City over all publicly accessible spaces, including the proposed north/south walkway, and corner plazas;
 - iv. Housing Agreement; and
 - v. Such other Land Title Office registerable agreements as may be required by the City, all on the City's standard forms, if available by the City, with such changes as necessary for the contemplated development and all of the above to the satisfaction of the City Solicitor.

[Citywide Official Community Plan Amendment Bylaw No. 5060, 2020, Zoning Amendment Bylaw No. 5061, 2020, at 602, 612 and 618 Clarke Road, 605 and 625 Como Lake Avenue and 620 Lea Avenue - Intergulf \(PROJ 18-086\)](#) 

10. [REPORT OF THE GENERAL MANAGER PLANNING AND DEVELOPMENT –2020 ELIGIBLE SCHOOL SITES PROPOSAL - SCHOOL DISTRICT NO. 43](#)

1. That Council accept the 2020 Eligible School Sites Proposal submitted by School District No. 43; and
2. Direct staff to relay the City's concerns about the market land costs for the City Centre and Fraser Mills school sites set out in the report of the General Manager Planning and Development dated July 17, 2020.

[2020 Eligible School Sites Proposal - School District No. 43](#) 

11. [REPORT OF THE GENERAL MANAGER PLANNING AND DEVELOPMENT AND THE GENERAL MANAGER ENGINEERING AND PUBLIC WORKS – STRUCTURES BENEATH PUBLIC STREETS POLICY \(INTRODUCTORY COMMENTS BY GENERAL MANAGER PLANNING AND DEVELOPMENT\)](#)

Staff Recommendation:

That Council approve the proposed policy entitled “Structures Beneath Public Streets,” as attached to the report dated July 21, 2020 of the General Manager Planning and Development and General Manager Engineering and Public Works.

[Structures Beneath Public Streets Policy](#) 

ENGINEERING AND PUBLIC WORKS

12. [REPORT OF THE GENERAL MANAGER ENGINEERING AND PUBLIC WORKS – CITY-WIDE PARKING REVIEW – PROPOSED UPDATES TO THE RESIDENTIAL PARKING RATES IN THE EVERGREEN LINE CORE AND SHOULDER STATION AREAS \(PROJ 20-047\)](#)

Staff Recommendation:

That Council:

- A. Give second, third, and fourth and final readings to City of Coquitlam Zoning Amendment Bylaw No. 5048, 2020.
OR:
- B. Council amend sections 2.1.1, 2.1.2 and 2.1.3 by substituting visitor parking requirement from 0.10 space per dwelling unit to 0.15 space per dwelling unit, and give second, third, and fourth and final readings to the City of Coquitlam Zoning Amendment Bylaw No. 5048, 2020 as amended.
OR:
- C. Council amend sections 2.1.1, 2.1.2 and 2.1.3 by substituting visitor parking requirement from 0.10 space per dwelling unit to 0.20 space per dwelling unit, and give second, third, and fourth and final readings City of Coquitlam Zoning Amendment Bylaw No. 5048, 2020 as amended.

[City-Wide Parking Review - Proposed Updates to the Residential Parking Rates in the Evergreen Line Core and Shoulder Station Areas \(PROJ 20-047\)](#) 

CIVIC LANDS AND FACILITIES

13. [REPORT OF THE GENERAL MANAGER CIVIC LANDS AND FACILITIES – BURKE MOUNTAIN VILLAGE DISCOVERY CENTRE & COFFEE SHOP \(INTRODUCTORY COMMENTS BY GENERAL MANAGER CIVIC LANDS AND FACILITIES\)](#)

Staff Recommendation:

That Council:

- 1. Approve the final design for the development of the Burke Mountain Village Discovery Centre and coffee shop;
- 2. Authorize staff to proceed with procurement and construction within the budget

allowance in the 2020 Capital Plan; and

3. Authorize staff to proceed with the procurement of a coffee shop operator through a Request for Proposals process.

[Burke Mountain Village Discovery Centre & Coffee Shop](#) 

OTHER BUSINESS

NEXT MEETING DATE - September 8, 2020

[ADJOURNMENT - REGULAR COUNCIL](#)