

REGULAR COUNCIL

TUESDAY, SEPTEMBER 8, 2020

7:00 P.M.

Council Chambers
3000 Guildford Way
Coquitlam, B.C.

[CALL TO ORDER](#)

ADOPTION OF MINUTES

1. [MINUTES OF THE PUBLIC HEARING HELD ON MONDAY, JULY 27, 2020](#)

Staff Recommendation:

That the Minutes of the Public Hearing held on Monday, July 27, 2020 be approved.

[Minutes of the Public Hearing held on Monday, July 27, 2020](#) 

2. [MINUTES OF THE REGULAR COUNCIL MEETING HELD ON MONDAY, JULY 27, 2020](#)

Staff Recommendation:

That the Minutes of the Regular Council Meeting held on Monday, July 27, 2020 be approved.

[Minutes of the Regular Council Meeting held on Monday, July 27, 2020](#) 

COMMITTEE MINUTES AND RECOMMENDATIONS

3. [MINUTES OF THE TRI-CITIES DAYCARE TASKFORCE MEETING HELD ON THURSDAY, JANUARY 31, 2019](#)

Staff Recommendation:

That the Minutes of the Tri-Cities Daycare Taskforce Meeting held on Thursday, January 31, 2019 be received.

[Minutes of the Tri-Cities Daycare Taskforce Meeting held on Thursday, January 31, 2019](#) 

4. [MINUTES OF THE TRI-CITIES DAYCARE TASKFORCE MEETING HELD ON WEDNESDAY, APRIL 3, 2019](#)

Staff Recommendation:

That the Minutes of the Tri-Cities Daycare Taskforce Meeting held on Wednesday, April 3, 2019 be received.

[Minutes of the Tri-Cities Daycare Taskforce Meeting held on Wednesday, April 3, 2019](#)



5. **MINUTES OF THE TRI-CITIES DAYCARE TASKFORCE MEETING HELD ON THURSDAY, MAY 9, 2019**

Staff Recommendation:

That the Minutes of the Tri-Cities Daycare Taskforce Meeting held on Thursday, May 9, 2019 be received.

[Minutes of the Tri-Cities Daycare Taskforce Meeting held on Thursday, May 9, 2019](#)



6. **MINUTES OF THE TRI-CITIES HEALTHIER COMMUNITIES PARTNERSHIP MEETING HELD ON THURSDAY, MAY 28, 2020**

Staff Recommendation:

That the Minutes of the Tri-Cities Healthier Communities Partnership Meeting held on Thursday, May 28, 2020 be received.

[Minutes of the Tri-Cities Healthier Communities Partnership Meeting held on Thursday, May 28, 2020](#)



7. **MINUTES OF THE UNIVERSAL ACCESS-ABILITY ADVISORY COMMITTEE MEETING HELD ON TUESDAY, JULY 7, 2020**

Staff Recommendation:

That the Minutes of the Universal Access-Ability Advisory Committee Meeting held on Tuesday, July 7, 2020 be received.

[Minutes of the Universal Access-Ability Advisory Committee Meeting held on Tuesday, July 7, 2020](#)



8. **MINUTES OF THE CULTURE SERVICES ADVISORY COMMITTEE MEETING HELD ON THURSDAY, JULY 9, 2020**

Staff Recommendation:

That the Minutes of the Culture Services Advisory Committee Meeting held on Thursday, July 9, 2020 be received.

[Minutes of the Culture Services Advisory Committee Meeting held on Thursday, July 9, 2020](#)



9. **MINUTES OF THE MULTICULTURALISM ADVISORY COMMITTEE MEETING HELD ON WEDNESDAY, JULY 15, 2020**

Staff Recommendation:

That the Minutes of the Multiculturalism Advisory Committee Meeting held on Wednesday, July 15, 2020 be received.

[Minutes of the Multiculturalism Advisory Committee Meeting held on Wednesday, July 15, 2020](#)



REPORTS OF STAFF


PLANNING AND DEVELOPMENT

10. REPORT OF THE DIRECTOR DEVELOPMENT SERVICES - FOURTH AND FINAL READING OF ZONING AMENDMENT BYLAW NO. 5016, 2019 TO FACILITATE A 69-UNIT STACKED TOWNHOUSE DEVELOPMENT AT 709, 711, 717, 719, 721, 725, 727 DUCKLOW STREET AND 709, 711, 713, 715 SMITH AVENUE - ANTHEM DUCKLOW DEVELOPMENTS LTD. (PROJ 18-100)

Staff Recommendation:

That Council:

1. Give fourth and final reading to City of Coquitlam Zoning Amendment Bylaw No. 5016, 2019; and
2. Approve the signing and sealing of Development Permit No. 18 126486 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. 5016, 2019 to Facilitate a 69-Unit Stacked Townhouse Development at 709, 711, 717, 719, 721, 725, 727 Ducklow Street and 709, 711, 713, 715 Smith Avenue - Anthem Ducklow Developments Ltd. (PROJ 18-100) 

11. REPORT OF THE DIRECTOR DEVELOPMENT SERVICES - ZONING AMENDMENT BYLAW NO. 5070, 2020 AND DEVELOPMENT PERMIT AUTHORIZATION AT 947 ROBINSON STREET - ROGER CHALLIS (PROJ 20-015)

Staff Recommendation:

That Council:

1. Give first reading to City of Coquitlam Zoning Amendment Bylaw No. 5070, 2020;
2. Refer Bylaw No. 5070, 2020 to Public Hearing;
3. Authorize staff to prepare Development Permit No. 20 103827 DP generally in accordance with the attached drawings (Attachments 4 and 5), should Council grant second and third readings to the Bylaw; and
4. Instruct staff to 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, prior to Council's consideration of fourth and final reading, should Council grant second and third readings to the Bylaw.


Zoning Amendment Bylaw No. 5070, 2020 and Development Permit Authorization at 947 Robinson Street - Roger Challis (PROJ 20-015) 

12. REPORT OF THE DIRECTOR DEVELOPMENT SERVICES - ZONING AMENDMENT BYLAW NO. 5062, 2020 TO FACILITATE THE CREATION OF ONE TOWNHOUSE RESIDENTIAL LOT AND ONE REMAINDER LOT AT 3561 GISLASON AVENUE - CITY OF COQUITLAM (PROJ 20-050)

Staff Recommendation:

That Council:

1. Give first reading to City of Coquitlam Zoning Amendment Bylaw No. 5062, 2020;
2. Refer Bylaw No. 5062, 2020 to Public Hearing; and
3. 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. Finalize, execute and deliver to the City, in Land Title Office registrable form, the following:
 - i. Amend statutory right-of-way (SRW) BB3021791 to permit fencing, hard surfacing, and soft landscaping improvements within the right-of-way area; and
 - ii. Such other Land Title Office registrable agreements as may be required by the City.

[Zoning Amendment Bylaw No. 5062, 2020 to Facilitate the Creation of One Townhouse Residential Lot and One Remainder Lot at 3561 Gislason Avenue - City of Coquitlam \(PROJ 20-050\)](#) 

13. [REPORT OF THE DIRECTOR DEVELOPMENT SERVICES - ZONING AMENDMENT BYLAW NO. 5053, 2020 AND HIGHWAY DEDICATION CANCELLATION BYLAW NO. 5054, 2020 AT 688 LOUGHEED HIGHWAY, 632 AND 633 GRAYSON AVENUE, 633 ALDERSON AVENUE, A PORTION OF GRAYSON AVENUE AND A PORTION OF A LANE - ALDERSON GATE, LEDINGHAM MCALLISTER \(PROJ 19-089\)](#)

Staff Recommendation:


That Council:

1. Give first reading to City of Coquitlam Zoning Amendment Bylaw No. 5053, 2020;
2. Refer Bylaw No. 5053, 2020 to Public Hearing, subject to the applicant agreeing to Recommendation 6.g.vi., a Section 219 Restrictive Covenant requiring that the proposed child care space shall only be used for child care, or other acceptable community benefit for the life of the building;
3. Give first, second and third readings to City of Coquitlam Highway Dedication Cancellation Bylaw No. 5054, 2020;
4. Direct City of Coquitlam Highway Dedication Cancellation Bylaw No. 5054, 2020 to be advertised in accordance with the requirements of the Community Charter;
5. Authorize staff to prepare Development Permit No. 19 121014 DP generally in

accordance with the attached drawings (Attachment 7), should Council grant second and third readings to Bylaw No. 5053, 2020;

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 Bylaw No. 5053, 2020:
 - a. Submit 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. Complete the road closure process for a portion of Grayson Avenue and a portion of a lane;
 - d. Enter into a Purchase and Sale Agreement for portions of road and lane, to the satisfaction of the City Solicitor;
 - e. Satisfy the Transportation Demand Management (TDM) and Traffic Impact Assessment (TIA) comments to the satisfaction of the General Manager Engineering and Public Works;
 - f. Resolve all urban design issues to the satisfaction of the Director Development Services;
 - g. 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 in favour of the City over all publically accessible spaces including the major node located between Buildings 1 and 2, and the plaza located at the southeast corner of the site;
 - ii. Section 219 Restrictive Covenant prohibiting occupancy of Phase 1 prior to:
 - a. Registration of one or more access easements, statutory rights-of-way (SRW) and Section 219 Covenants with respect to shared vehicular/pedestrian areas and shared amenity space among the market condominium units, market rental units and commercial unit; and
 - b. Provision of an on-site art component in the southeast corner of the site;
 - iii. Section 219 Restrictive Covenant prohibiting stratification of two guest suites within Buildings 1 and 2;
 - iv. Housing Agreement;
 - v. Transportation Demand Management (TDM) Agreement;

- vi. Section 219 Restrictive Covenant requiring that the proposed child care space shall only be used for child care, or other acceptable community benefit for the life of the building; and
- vii. Such other Land Title Office registrable agreements as may be required by the City.

[Zoning Amendment Bylaw No. 5053, 2020 and Highway Dedication Cancellation Bylaw No. 5054, 2020 at 688 Lougheed Highway, 632 and 633 Grayson Avenue, 633 Alderson Avenue, a Portion of Grayson Avenue and a Portion of a Lane - Alderson Gate, Ledingham McAllister \(PROJ 19-089\)](#) 

CIVIC LANDS AND FACILITIES

14. REPORT OF THE GENERAL MANAGER CIVIC LANDS AND FACILITIES AND THE GENERAL MANAGER PARKS, RECREATION AND CULTURE SERVICES – TOWN CENTRE PARK LAFARGE LAKE WASHROOM – FINAL DESIGN AND BUDGET APPROVAL (INTRODUCTORY COMMENTS BY GENERAL MANAGER CIVIC LANDS AND FACILITIES)

Staff Recommendation:

That Council:

1. Approve the final design for the Town Centre Park Lafarge Lake Washroom and;
2. Authorize staff to proceed with procurement and construction within the budget allowance.


[Town Centre Park Lafarge Lake Washroom - Final Design and Budget Approval](#) 

REPORTS OF COUNCILLORS

15. METRO VANCOUVER BOARD IN BRIEF (JULY 31, 2020) - 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 \(July 31, 2020\) - Metro Vancouver Board Representatives Available to Respond to Questions](#) 

OTHER BUSINESS

NEXT MEETING DATE - September 14, 2020

ADJOURNMENT