



**CITY OF COQUITLAM  
AGENDA - REGULAR COUNCIL**

**REGULAR COUNCIL**

**MONDAY, SEPTEMBER 26, 2022**

**IMMEDIATELY FOLLOWING ADJOURNMENT OF THE PUBLIC HEARING**

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

**CALL TO ORDER**

**ADOPTION OF MINUTES**

**1. Minutes Of The Regular Council Meeting Held On Tuesday, September 6, 2022**

*Staff Recommendation:*

That the Minutes of the Regular Council Meeting held on Tuesday, September 6, 2022 be approved.

[Minutes of the Regular Council Meeting held on Tuesday, September 6, 2022](#)

**CONSIDERATION OF ITEMS FROM THE PUBLIC HEARING HELD SEPTEMBER 26, 2022**

**2. City Of Coquitlam Citywide Official Community Plan Amendment Bylaw No. 5073, 2022  
And City Of Coquitlam Zoning Amendment Bylaw No. 5074, 2022 – 3553, 3557, 3563 And  
3575 Victoria Drive**

*Staff Recommendation:*

That Council give second and third readings to City of Coquitlam Citywide Official Community Plan Amendment Bylaw No. 5073, 2022 and City of Coquitlam Zoning Amendment Bylaw No. 5074, 2022.

**3. City Of Coquitlam Zoning Amendment Bylaw No. 5238, 2022 – 628, 630, 632, 634, 636, 638  
Claremont Street And 635, 637, 639, 641, 643, 645 Gardena Drive**

*Staff Recommendation:*

That Council give second and third readings to City of Coquitlam Zoning Amendment Bylaw No. 5238, 2022.

**4. City Of Coquitlam Zoning Amendment Bylaw No. 5252, 2022 And 5262, 2022 – 2954, 2966, 2976 Pheasant Street, 2960, 2968 Christmas Way And 2950 Lougheed Highway**

*Staff Recommendation:*

That Council give second and third readings to City of Coquitlam Zoning Amendment Bylaw No. 5252, 2022 and 5262, 2022.

**5. City Of Coquitlam Zoning Amendment Bylaw No. 5268, 2022 - Facilitate Commercial Space**

*Staff Recommendation:*

That Council give second, third and fourth and final readings to City of Coquitlam Zoning Amendment Bylaw No. 5268, 2022.

**6. City Of Coquitlam Citywide Official Community Plan Amendment Bylaw No. 5261, 2022 - City Centre Area Plan Amendment**

*Staff Recommendation:*

That Council give second, third and fourth and final readings to City of Coquitlam Citywide Official Community Plan Amendment Bylaw No. 5261, 2022.

[Consideration of Items from the Public Hearing held on Monday, September 26, 2022](#)

## REPORTS OF STAFF

### PLANNING AND DEVELOPMENT

**7. Report Of The Director Development Services - Conservation Permit Application 22 114279 Cp - 225 North Road**

*Staff Recommendation:*

That Council authorize the issuance of Conservation Permit - 22 114279 CP, with conditions (Attachment 1), to TransLink for placement of preload soil materials, preliminary site grading, and site soil remediation works on their property at 225 North Road.

[Conservation Permit Application 22 114279 CP - 225 North Road](#)

**8. Report Of The Director Development Services - Final Approval Of Development Application At 231 Lebleu Street - Vivid Green Architecture Inc. (PROJ 20-070)**

*Staff Recommendation:*

That Council:

1. Give fourth and final reading to City of Coquitlam Zoning Amendment Bylaw No. 5110, 2021; and
2. Approve the signing and sealing of Development Variance Permit No. 21 120069 DV and that the Mayor and City Clerk be authorized to execute this Permit on behalf of the City of Coquitlam.

[Final Approval of Development Application at 231 Lebleu Street - Vivid Green Architecture Inc. \(PROJ 20-070\)](#)

**9. Report Of The Director Development Services - Third Reading Extension Of Development Application 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 extend third reading of Citywide Official Community Plan Amendment Bylaw No. 5060, 2020 and Zoning Amendment Bylaw No. 5061, 2020 for an additional twelve-month period to September 29, 2023.

[Third Reading Extension of Development Application 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 Director Development Services - Development Application At 647, 651 And 655 Harrison Avenue - Forte Living Corporation (PROJ 21-106)**

*Staff Recommendation:*

That Council:

1. Give first reading to City of Coquitlam Zoning Amendment Bylaw No. 5269, 2022;
2. Refer Bylaw No. 5269, 2022 to Public Hearing;
3. Authorize staff to prepare Development Permit No. 21 112068 DP generally in accordance with the attached drawings (Attachment 5), should Council grant second and third readings to the Bylaw;
4. Acknowledge that the applicant has requested a variance to the Zoning Bylaw, as described in this report as follows:
  - a. In Subsection 1204(8)(a), Part 12 RM-2 Three-Storey Density Medium Apartment Residential, to reduce the minimum setback along a street from 4.0 metres (m) (13.1 feet (ft.)) to 3.78 m (12.4 ft.); and
  - b. In Subsection 1204(8)(a), Part 12 RM-2 Three-Storey Density Medium Apartment Residential, to reduce the minimum setback along the interior side lot line setback from 4.5 m (14.9 ft.) to 4.14 m (13.7 ft.); and
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 and rights-of-way 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; and
  - d. Finalize, execute and deliver to the City, the following agreements in Land Title Office registrable form:
    - i. Such other Land Title Office registrable agreements as may be required by the City.

[Development Application at 647, 651 and 655 Harrison Avenue - Forte Living Corporation \(PROJ 21-106\)](#)

**11. Report Of The Director Development Services - Development Application At 620, 624 Harrison Avenue & 623, 629 Kemsley Avenue - Canada West Development Ltd. (PROJ 21-068)**

*Staff Recommendation:*

That Council:

1. Give first reading to City of Coquitlam Zoning Amendment Bylaw No. 5270, 2022;
2. Refer Bylaw No. 5270, 2022 to Public Hearing;
3. Authorize staff to prepare Development Permit No. 21 108843 DP, generally in accordance with the attached drawings (Attachment 6), should Council grant second and third readings to the Bylaw; and
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 Transportation Demand Management measures and 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. Other conditions as applicable; and
  - f. 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 southwest seating plaza; and
    - ii. Such other Land Title Office registrable agreements as may be required by the City.

[Development Application at 620, 624 Harrison Avenue & 623, 629 Kemsley Avenue - Canada West Development Ltd. \(PROJ 21-068\)](#)

**12. Report Of The Director Development Services - Development Application At 604, 608, 612, 616 Harrison Avenue And 605, 609, 615 Kemsley Avenue - Wanson Development Ltd. (PROJ 21-061)**

*Staff Recommendation:*

That Council:

1. Give first reading to City of Coquitlam Zoning Amendment Bylaw No. 5271, 2022;
2. Refer Bylaw No. 5271, 2022 to Public Hearing;
3. Authorize staff to prepare Development Permit No. 21 107420 DP, generally in accordance with the attached drawings (Attachment 6), should Council grant second and third readings to the Bylaw; and
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 Transportation Demand Management measures and 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. Other conditions as applicable; and
- f. 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 southeast seating plaza; and
  - ii. Such other Land Title Office registrable agreements as may be required by the City.

[Development Application at 604, 608, 612, 616 Harrison Avenue and 605, 609, 615 Kemsley Avenue - Wanson Development LTD. \(PROJ 21-061\)](#)

**13. Report Of The General Manager Planning And Development - Child Care Partnership Strategy Implementation - Child Care Incentive Policy, Child Care Partnership Reserve Fund Policy, And Child Care Partnership Reserve Fund Establishment Bylaw (Introductory Comments By General Manager Planning And Development And Director Community Planning)**

*Staff Recommendation:*

That Council:

1. Give first, second, and third readings to City of Coquitlam Child Care Partnership Reserve Fund Establishment Bylaw No. 5267, 2022; and
2. Endorse the Child Care Incentive Policy and the Child Care Partnership Reserve Fund Policy.

[Child Care Partnership Strategy Implementation - Child Care Incentive Policy, Child Care Partnership Reserve Fund Policy, and Child Care Partnership Reserve Fund Establishment Bylaw](#)

**ENGINEERING AND PUBLIC WORKS**

**14. Report Of The General Manager Engineering And Public Works - Private Sanitary Connection Rehabilitation Grant Program (Introductory Comments By General Manager Engineering And Public Works)**

*Staff Recommendation:*

That Council authorize staff to implement a new grant program to support private sanitary connection rehabilitation, as outlined in this report.

[Private Sanitary Connection Rehabilitation Grant Program](#)

**15. Report Of The General Manager Engineering And Public Works - Joint Flood Mitigation Program Grant Application: Kwikwetlem First Nation And Coquitlam's Mayfair Industrial Park - Investing In Canada Infrastructure Program - Green Infrastructure Bc (Icip-Gibc) Adaptation, Resilience, And Disaster Mitigation Program Sub-Stream (Ardmp) (Introductory Comments By General Manager Engineering And Public Works)**

*Staff Recommendation:*

That Council:

1. Direct staff to submit the "Joint Flood Mitigation Program" grant application for the Investing in Canada Infrastructure Program, Environmental Quality British Columbia: Adaptation, Resilience, and Disaster Mitigation Program;
2. Support the proposed "Joint Flood Mitigation Program", the full scope of which could not proceed within the 2023-2026 Capital Plan without grant funding; and
3. Approve up to \$2.67 million from the Sewer and Drainage Utility Operating Reserve Fund for the City's share (27%) of the capital project cost of the "Joint Flood Mitigation Program" as required under the Investing in Canada Infrastructure Program.

[Joint Flood Mitigation Program Grant Application: Kwikwetlem First Nation and Coquitlam's Mayfair Industrial Park - Investing in Canada Infrastructure Program - Green Infrastructure BC \(ICIP-GIBC\) Adaptation, Resilience, and Disaster Mitigation Program Sub-stream \(ARDMP\)](#)

**16. Report Of The General Manager Finance, Lands And Police - Permissive Taxation Exemption Amendment Bylaw 5266, 2022**

*Staff Recommendation:*

That Council give first, second and third readings to Taxation Exemption Amendment Bylaw 5266, 2022.

[Permissive Taxation Exemption Amendment Bylaw 5266, 2022](#)

**DEPUTY CITY MANAGER**

**17. Report Of The Fire Chief - 2023 Ubcm Firesmart Grant Application**

*Staff Recommendation:*

That Council supports a grant application to develop prescriptions for fuel treatments for the eight units recommended for treatment in the 2021 Community Wildfire Resiliency Plan (CWRP) and continue FireSmart community education.

[2023 UBCM FireSmart Grant Application](#)

**OTHER BUSINESS**

**NEXT MEETING DATE – October 3, 2022**

**ADJOURNMENT - REGULAR COUNCIL**

[Regular Council Agenda Package](#)