



## CITY OF COQUITLAM AGENDA

### REGULAR COUNCIL

MONDAY, NOVEMBER 23, 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, NOVEMBER 16, 2020**

*Staff Recommendation:*

That the Minutes of the Public Hearing held on Monday, November 16, 2020 be approved.

[Minutes of the Public Hearing held on Monday, November 16, 2020](#) 

**2. MINUTES OF THE REGULAR COUNCIL MEETING HELD ON MONDAY, NOVEMBER 16, 2020**

*Staff Recommendation:*

That the Minutes of the Regular Council Meeting held on Monday, November 16, 2020 be approved.

[Minutes of the Regular Council Meeting held on Monday, November 16, 2020](#) 

## COMMITTEE MINUTES AND RECOMMENDATIONS

### 3. MINUTES OF THE CULTURE SERVICES ADVISORY COMMITTEE MEETING HELD ON THURSDAY, SEPTEMBER 17, 2020

#### *Staff Recommendation:*


That the Minutes of the Culture Services Advisory Committee Meeting held on Thursday, September 17, 2020 be received.

[Minutes of the Culture Services Advisory Committee Meeting held on Thursday, September 17, 2020](#) 

### 4. MINUTES OF THE ECONOMIC DEVELOPMENT ADVISORY COMMITTEE MEETING HELD ON WEDNESDAY, SEPTEMBER 30, 2020

#### *Staff Recommendation:*

That the Minutes of the Economic Development Advisory Committee Meeting held on Wednesday, September 30, 2020 be received.

[Minutes of the Economic Development Advisory Committee Meeting held on Wednesday, September 30, 2020](#) 

## REPORTS OF STAFF

### **PLANNING AND DEVELOPMENT**

### 5. REPORT OF THE DIRECTOR DEVELOPMENT SERVICES – THIRD READING EXTENSION OF ZONING AMENDMENT BYLAW NO. 4876, 2018 AT 837 LOUGHEED HIGHWAY AND 218 BLUE MOUNTAIN STREET – CENTRED DEVELOPMENTS (PROJ 16-009)

#### *Staff Recommendation:*

That Council extend third reading of City of Coquitlam Zoning Amendment Bylaw No. 4876, 2018 for an additional six-month period to May 28, 2021.

[Third Reading Extension of Zoning Amendment Bylaw No. 4876, 2018 at 837 Lougheed Highway and 218 Blue Mountain Street - Centred Developments \(PROJ 16-009\)](#) 


### 6. REPORT OF THE DIRECTOR DEVELOPMENT SERVICES – ZONING AMENDMENT BYLAW NO. 5077, 2020, AND DEVELOPMENT VARIANCE PERMIT AT 3640 SHEFFIELD AVENUE – WESBILD (PROJ 19-105)

#### *Staff Recommendation:*

That Council:

1. Give first reading to City of Coquitlam Zoning Amendment Bylaw No. 5077, 2020;

2. Refer Bylaw No. 5077, 2020 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 1008(10)(a)(ii) in Part 10, RS-8 Large Village Single Family Residential, the maximum building height is increased from 11 metres(m) (36 feet (ft.)) to 12 m (39 ft.) for proposed Lots 1-30; 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. Issuance of a Wildfire Interface Risk Management Development Permit; and
  - d. Finalize, execute and deliver to the City, the following agreements in Land Title Office registrable form:
    - i. Section 219 "No Build" Restrictive Covenant for proposed Lot 31 until such time that 5% park land or cash-in-lieu for park land is provided; and
    - ii. Such other Land Title Office registrable agreements as may be required by the City.

[Zoning Amendment Bylaw No. 5077, 2020, and Development Variance Permit at 3640 Sheffield Avenue - Wesbild \(PROJ 19-105\)](#) 


**7. REPORT OF THE DIRECTOR DEVELOPMENT SERVICES – ZONING AMENDMENT BYLAW NO. 5091, 2020 AND HIGHWAY DEDICATION CANCELLATION BYLAW NO. 5092, 2020 AT 3561 GISLASON AVENUE TO FACILITATE THE CREATION OF ONE TOWNHOUSE RESIDENTIAL LOT AND ONE REMAINDER LOT – CITY OF COQUITLAM (PROJ 20-073)**

*Staff Recommendation:*

That Council:

1. Give first reading to City of Coquitlam Zoning Amendment Bylaw No. 5091, 2020;
2. Refer Bylaw No. 5091, 2020 to Public Hearing;
3. Give first, second and third readings to City of Coquitlam Highway Dedication Cancellation Bylaw No. 5092, 2020 and direct Bylaw No. 5092, 2020 to be advertised in accordance with the requirements of the Community Charter;
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. 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. Completion of the road cancellation process for a 0.52 hectares (ha) (1.29 acres (ac)) unconstructed road dedication, which is to be consolidated as part of the subject site;
  - d. Submission of a tree removal, retention and replanting plan from a Qualified Environmental Professional (QEP) for the maintenance and enhancement of the Freemont Park forested edge, to the satisfaction of the General Manager Parks, Recreation, Culture and Facilities (PRCF), along with security for the replanting works; and
  - e. Finalization, execution and delivery to the City of the following agreements in Land Title Office registrable form:

- i. Blanket statutory right-of-way (ROW) for a publicly-accessible Multi-Use Pathway (MUP), subject to conditions as outlined by the Director of Development Services (Attachment 5);
- ii. Section 219 Restrictive Covenant to restrict development within the tree protection zones; and
- iii. Such other Land Title Office registrable agreements as may be required by the City.

[Zoning Amendment Bylaw No. 5091, 2020 and Highway Dedication Cancellation Bylaw No. 5092, 2020 at 3561 Gislason Avenue to Facilitate the Creation of One Townhouse Residential Lot and One Remainder Lot - City of Coquitlam \(PROJ 20-073\)](#) 

**8. REPORT OF THE GENERAL MANAGER PLANNING AND DEVELOPMENT – TEMPORARY COVID-19 SIGNAGE EXEMPTIONS FOR LOCAL BUSINESSES (INTRODUCTORY COMMENTS BY DIRECTOR DEVELOPMENT SERVICES)**

*Staff Recommendation:*

That Council endorse the Temporary COVID-19 Signage Exemptions for Local Businesses set out in the report of the General Manager Planning and Development dated November 18, 2020 and entitled “Temporary COVID-19 Signage Exemptions for Local Businesses”.

[Temporary COVID-19 Signage Exemptions for Local Businesses](#) 

**OTHER BUSINESS**

**NEXT MEETING DATE - December 7, 2020**

**ADJOURNMENT**