

REGULAR COUNCIL MEETING

Monday, December 13, 2021

Immediately following the adjournment of the Public Hearing

Council Chambers
3000 Guildford Way
Coquitlam, B.C.

Note: This meeting will be broadcast online at coquitlam.ca/webcasts.

[Regular Agenda Package \(Full\)](#)

CALL TO ORDER

ADOPTION OF MINUTES

1. [Minutes of the Regular Council Meeting held on Monday, December 6, 2021](#)
Staff Recommendation:
That the Minutes of the Regular Council Meeting held on Monday, December 6, 2021 be approved.

COMMITTEE MINUTES AND RECOMMENDATIONS

2. [Minutes of the Culture Services Advisory Committee Meeting held on Thursday, November 18, 2021](#)
Staff Recommendation:
That the Minutes of the Culture Services Advisory Committee Meeting held on Thursday, November 18, 2021 be received.

2.4 [Sub-Committees' Updates / Final Status Report Presentations](#)

Sub-Committee A Final Report

Committee Recommendation:

That Council:

1. Consider the opportunities and gaps identified in Sub-Committee A's final report titled "Culture Services Advisory Committee (CSAC) Subcommittee A Final Report – November 2021"; and

2. Direct staff to report back regarding the feasibility of the City implementing actions to address the opportunities and gaps identified in the report.

Sub-Committee B Final Report

Committee Recommendation:

That Council:

1. Consider the questions and information outlined in Sub-Committee B's final report titled "Neighbourhood Cultural Community Report" and dated November 3, 2021; and
2. Direct staff to report back regarding the possibility of the City implementing actions in relation to current Business Plan items to address the objectives and ideas outlined in the report.

CONSIDERATION OF THE AGENDA ITEMS FROM THE PUBLIC HEARING HELD DECEMBER 13, 2021

3. [Proposed Zoning Amendment Bylaw No. 5165, 2021, Business Licence Amendment Bylaw No. 5166, 2021, Bylaw Notice Enforcement Amendment Bylaw No. 5167, 2021, and Municipal Ticket Information Amendment Bylaw No. 5168, 2021](#)

Staff Recommendation:

That Council:

1. Give second, third, and fourth and final readings to *Zoning Amendment Bylaw (Cannabis Regulations) No. 5165, 2021*;
2. Give fourth and final reading to *Business Licence Amendment Bylaw (Cannabis Regulations) No. 5166, 2021*;
3. Give fourth and final reading to *Bylaw Notice Enforcement Amendment Bylaw (Cannabis Regulations) No. 5167, 2021*; and
4. Give fourth and final reading to *Municipal Ticket Information Amendment Bylaw (Cannabis Regulations) No. 5168, 2021*.

BYLAWS FOR FINAL ADOPTION

4. [Report of the Director Intergovernmental Relations and Legislative Services – Fourth and Final Reading of 2022 Five-Year Financial Plan Bylaw No. 5176, 2021](#)

Staff Recommendation:

That Council give fourth and final reading to *2022 Five-Year Financial Plan Bylaw No. 5176, 2021*.

5. [Report of the Director Intergovernmental Relations and Legislative Services – Fourth and Final Reading of 2022 Water, Sewer, Drainage and Solid Waste Rate Amendments](#)

Staff Recommendation:

That Council:

1. Give fourth and final reading to *Water Distribution Amending Bylaw No. 5178, 2021*;

2. Give fourth and final reading to *Sewer and Drainage Amending Bylaw No. 5179, 2021*; and
3. Give fourth and final reading to *Solid Waste Management Amending Bylaw No. 5180, 2021*.
6. [**Report of the Director Intergovernmental Relations and Legislative Services – Fourth and Final Reading of 2022 Fees and Charges Bylaw No. 5181, 2021**](#)
Staff Recommendation:
That Council give fourth and final reading to *2022 Fees and Charges Bylaw No. 5181, 2021*.
7. [**Report of the Director Intergovernmental Relations and Legislative Services – Fourth and Final Reading of City of Coquitlam Highway Dedication Cancellation Bylaw No. 5137, 2021 – Canadian Pacific Railway Company \(PROJ 20-051\)**](#)
Staff Recommendation:
That Council give fourth and final reading to *City of Coquitlam Highway Dedication Cancellation Bylaw No. 5137, 2021*.

REPORTS OF STAFF

PLANNING AND DEVELOPMENT

8. [**Report of the Director Development Services – Development Application at 571, 601, 609 Rochester Avenue and 602, 606 Madore Avenue – CIRCADIAN \(ROCHESTER\) DEVELOPMENTS LTD. \(PROJ 20-131\)**](#)

[**Attachment 11 \(click here\)**](#)

Staff Recommendation:

That Council:

1. Give first reading to *Citywide Official Community Plan Amendment Bylaw No. 5172, 2021*;
2. In accordance with the *Local Government Act*, consider *Bylaw No. 5172, 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 *Zoning Amendment Bylaw No. 5173, 2021*;
4. Give first reading to *Heritage Revitalization Agreement Authorization Bylaw No. 5174, 2021*;
5. Give first reading to *Heritage Designation Bylaw No. 5175, 2021*;
6. Refer *Bylaw Nos. 5172, 2021, 5173, 2021, 5174, 2021, and 5175, 2021* to Public Hearing; 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 Bylaws:
 - 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. Resolution of the relocation of the drainage connection serving the property at 600 Madore Avenue to the satisfaction of the General Manager Engineering and Public Works, including discharge or modification of easement AA148117; and
- d. Finalization, execution and delivery to the City of the following agreements in Land Title Office registrable form:
 - i. Section 219 Restrictive Covenant prohibiting occupancy until the Pollard Residence has been restored to the satisfaction of the General Manager Planning and Development;
 - ii. Statutory right-of-way (SRW) and Section 219 Restrictive Covenant for public access over the heritage interpretation node at the southeast corner of the site; and
 - iii. Such other Land Title Office registrable agreements as may be required by the City.

9. **Report of the Director Development Services – Development Application at 704, 706, 710 Grover Avenue and 701, 705, 709 Regan Avenue – Kadium Regan Development Ltd. (PROJ 19-109)**

Staff Recommendation:

That Council:

- 1. Give first reading to *City of Coquitlam Zoning Amendment Bylaw No. 5164, 2021*;
- 2. Refer *Bylaw No. 5164, 2021* to Public Hearing;
- 3. Authorize staff to prepare Development Permit No. 19 123447 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. Give 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. Easement to provide driveway ramp access for the future development site to the west; and
 - ii. Such other Land Title Office registrable agreements as may be required by the City.

10. **Report of the Director Development Services – Housing Agreement Bylaw No. 5182, 2021 at 1175 Pipeline Road, Ledingham McAllister (PROJ 20-085)**

Staff Recommendation:

That Council give first, second, and third readings to *City of Coquitlam Housing Agreement Bylaw No. 5182, 2021 – 1175 Pipeline Road*.

11. Report of the Director Development Services – Housing Agreement Bylaw Nos. 5170, 2021 and 5171, 2021 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, second, and third readings to *City of Coquitlam Housing Agreement Bylaw Nos. 5170, 2021 and 5171, 2021*; and
2. Support in principle a maximum capital contribution of \$940,000 from the Affordable Housing Reserve Fund to assist in the development of 47 non-market rental units to be owned and operated by Vancouver Resource Society.

12. Report of the General Manager Planning and Development – Extension of Temporary COVID-19 Signage Exemptions for Local Businesses and Discontinuance of Temporary COVID-19 Noise Bylaw Relaxation for Extension of Construction Hours

Staff Recommendation:

That Council:

1. Provide a one-year extension to the Temporary COVID-19 Signage Exemptions for Local Businesses as 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”; and
2. Direct staff to enforce City Noise Bylaw No. 1233, 1982 as written in regard to the hours during which construction noise which disturbs is prohibited. This will discontinue the temporary extension of construction hours until 9pm, Monday to Friday, and until 8pm on Saturday as previously endorsed by Council at the Regular Council meeting on March 30, 2020, which was implemented in response to the COVID-19 pandemic

13. Report of the General Manager Planning and Development – Application to Metro Vancouver Housing (MVH) Expression of Interest for the Development of Affordable Seniors Housing (Introductory Comments by General Manager Planning and Development)

Staff Recommendation:

That Council endorse staff to submit the City-owned site adjacent to Place Maillardville Community Centre to the Metro Vancouver Housing (MVH) Expression of Interest (EOI), which could result in a 60-year nominal lease to develop and operate affordable rental housing.

14. Report of the Director Intergovernmental Relations and Legislative Services – Council Member Appointments to Advisory Committees and External Organizations and Citizen Appointments to 2022 Advisory Committees and Statutory Boards (Introductory Comments by Director Intergovernmental Relations and Legislative Services)

Staff Recommendation:

That Council:

1. Approve the revised Terms of Reference for the Universal Access-Ability Advisory Committee, included as Attachment 1;
2. Approve the Council Member appointments to external organizations and other bodies, included as Attachment 2; and
3. Approve the 2022 Council and citizen appointments to advisory committees and statutory boards, included as Attachment 3

OTHER BUSINESS

NEXT MEETING DATE – January 17, 2022

ADJOURNMENT