



CITY OF COQUITLAM AGENDA

REGULAR COUNCIL

MONDAY, JANUARY 11, 2021

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, DECEMBER 14, 2020

Staff Recommendation:

That the Minutes of the Public Hearing held on Monday, December 14, 2020 be approved.

[Minutes of the Public Hearing held on Monday, December 14, 2020](#)

2. MINUTES OF THE REGULAR COUNCIL MEETING HELD ON MONDAY, DECEMBER 14, 2020

Staff Recommendation:

That the Minutes of the Regular Council Meeting held on Monday, December 14, 2020 be approved.

[Minutes of the Regular Council Meeting held on Monday, December 14, 2020](#)

COMMITTEE MINUTES AND RECOMMENDATIONS

3. MINUTES OF THE SPORTS ADVISORY COMMITTEE MEETING HELD ON WEDNESDAY, NOVEMBER 4, 2020

Staff Recommendation:

That the Minutes of the Sports Advisory Committee Meeting held on Wednesday, November 4, 2020 be received.

[Minutes of the Sports Advisory Committee Meeting held on Wednesday, November 4, 2020](#)

4. MINUTES OF THE COQUITLAM RIVER WATERSHED ROUNDTABLE CORE COMMITTEE MEETING HELD ON WEDNESDAY, NOVEMBER 18, 2020

Staff Recommendation:

That the Minutes of the Coquitlam River Watershed Roundtable Core Committee Meeting held on Wednesday, November 18, 2020 be received.

[Minutes of the Coquitlam River Watershed Roundtable Core Committee Meeting held on Wednesday, November 18, 2020](#)

5. MINUTES OF THE MULTICULTURALISM ADVISORY COMMITTEE MEETING HELD ON WEDNESDAY, NOVEMBER 18, 2020

Staff Recommendation:

That the Minutes of the Multiculturalism Advisory Committee Meeting held on Wednesday, November 18, 2020 be received.

[Minutes of the Multiculturalism Advisory Committee Meeting held on Wednesday, November 18, 2020](#)

6. MINUTES OF THE ECONOMIC DEVELOPMENT ADVISORY COMMITTEE MEETING HELD ON WEDNESDAY, NOVEMBER 25, 2020

Staff Recommendation:

That the Minutes of the Economic Development Advisory Committee Meeting held on Wednesday, November 25, 2020 be received.

[Minutes of the Economic Development Advisory Committee Meeting held on Wednesday, November 25, 2020](#)

REPORTS OF STAFF

PLANNING AND DEVELOPMENT

7. REPORT OF THE DIRECTOR DEVELOPMENT SERVICES – CITYWIDE OFFICIAL COMMUNITY PLAN AMENDMENT BYLAW NO. 5084, 2021, ZONING AMENDMENT BYLAW NO. 5085, 2021, AND DEVELOPMENT PERMIT AT 1350 COAST MERIDIAN ROAD – BC DREAM HOUSE BUILDERS LTD.(PROJ 18-041)

Staff Recommendation:

That Council:

1. Give first reading to City of Coquitlam Citywide Official Community Plan Amendment Bylaw No. 5084, 2021;
2. In accordance with the Local Government Act, Council consider Bylaw No. 5084, 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 City of Coquitlam Zoning Amendment Bylaw No. 5085, 2021;
4. Refer Bylaw Nos. 5084, 2021 and 5085, 2021 to Public Hearing;
5. Authorize staff to prepare Development Permit No. 18 106297 DP generally in accordance with the attached drawings (Attachment 6), should Council grant second and third readings to the Bylaws;
6. Acknowledge that the applicant has requested variances to the Zoning Bylaw as described in this report, and as follows:
 - a. In Subsection 1012(8)(a) in Part 10, RTM-1 Street-Oriented Village Home Residential zone, reduce the front setback from Coast Meridian Road from 4.0 metres (m) (13.1 feet (ft.)) to 3.18 m (10.4 ft.); and
 - b. In Subsection 1012(10) in Part 10, RTM-1 Street-Oriented Village Home Residential zone, increase the building height from 11.0 m (36 ft.) for buildings and structures having a roof slope with a pitch of 3 in 12 or greater for an area of at least 80 per cent of all roof surfaces to 11.92 m (39.1 ft.)

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 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;
 - d. Resolution of all design issues for the trail connection to the satisfaction of the General Manager Parks, Recreation, Culture and Facilities;
 - e. Finalize Watercourse Protection Development Permit (18 105905 DP) to the satisfaction of Environmental Services;
 - f. Transfer of title to the City the Streamside Protection and Enhancement Area (SPEA) for park purposes;
 - g. Finalize, execute and deliver to the City, the following agreements in Land Title Office registrable form:
 - i. Owner-maintained statutory right-of-way in favour of the City over the publicly accessible sidewalk on the west side of Francis Crescent and the Watkins Creek trail connection;
 - ii. Section 219 restrictive covenant on the portions of the windfirm area outside the Streamside Protection and Enhancement Area (SPEA) to provide windfirm tree root protection; and
 - iii. Such other Land Title Office registrable agreements as may be required by the City.

[Citywide Official Community Plan Amendment Bylaw No. 5084, 2021, Zoning Amendment Bylaw No. 5085, 2021, and Development Permit at 1350 Coast Meridian Road - BC Dream House Builders Ltd.\(PROJ 18-041\)](#)

8. REPORT OF THE DIRECTOR DEVELOPMENT SERVICES – OCP AMENDMENT BYLAW NO. 4984, 2021, ZONING AMENDMENT BYLAW NO. 4985, 2021, HERITAGE REVITALIZATION AGREEMENT AUTHORIZATION BYLAW NO. 4986, 2021, AND HERITAGE DESIGNATION BYLAW NO. 4987, 2021 AT 373 AND 375 CLAYTON STREET, 572, 602, 604, 606, 608, AND 612 ROCHESTER AVENUE, AND 390 AND 394 GUILBY STREET – ALLAIRE HEADWATER (ROCHESTER) RESIDENCES (PROJ 18-076) (INTRODUCTORY COMMENTS BY DIRECTOR DEVELOPMENT SERVICES)

Staff Recommendation:

That Council:

1. Give first reading to City of Coquitlam Official Community Plan Amendment Bylaw No. 4984, 2021;
2. Give first reading to City of Coquitlam Zoning Amendment Bylaw No. 4985, 2021;
3. Give first reading to City of Coquitlam Heritage Revitalization Agreement Authorization Bylaw No. 4986, 2021;
4. Give first reading to City of Coquitlam Heritage Designation Bylaw No. 4987, 2021;
5. In accordance with the Local Government Act, consider Bylaw No. 4984, 2021 in conjunction with City of Coquitlam 2021 Five-Year Financial Plan Bylaw No. 5086, 2020, and the Regional Solid Waste Management Plan;
6. Refer Bylaw Nos. 4984, 2021, 4985, 2021, 4986, 2021, and 4987, 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 the relocation of the sanitary sewer connection for the property located at 378 Guilby Street to the satisfaction of the General Manager Engineering and Public Works; and
 - c. Finalization, execution and delivery to the City the following agreements in Land Title Office registrable form:

- i. One or more Section 219 Covenants and/or owner-maintained statutory rights-of-way in favour of the City over all publicly accessible spaces including public walkways through the site and the public nodes at the northeast and northwest corners of the site;
- ii. Section 219 Covenant prohibiting occupancy unless the heritage homes have been restored to the satisfaction of the General Manager Planning and Development;
- iii. Statutory right-of-way to allow for appropriate fire truck access to and maneuverability into and out of the lane at the south end of the site; and
- iv. Such other Land Title Office registrable agreements as may be required by the City.

[OCP Amendment Bylaw No. 4984, 2021, Zoning Amendment Bylaw No. 4985, 2021, Heritage Revitalization Agreement Authorization Bylaw No. 4986, 2021, and Heritage Designation Bylaw No. 4987, 2021 at 373 and 375 Clayton Street, 572, 602, 604, 606, 608, and 612 Rochester Avenue, and 390 and 394 Guilby Street - Allaire Headwater \(Rochester\) Residences \(PROJ 18-076\) \(Introductory Comments by Director Development Services\)](#)

9. REPORT OF THE GENERAL MANAGER PLANNING AND DEVELOPMENT – PROPOSED METRO VANCOUVER REGIONAL GROWTH STRATEGY (RGS) AMENDMENT BYLAW NO. 1310, 2020 TO RE-DESIGNATE PARKS LANDS TO CONSERVATION AND RECREATION (INTRODUCTORY COMMENTS BY GENERAL MANAGER PLANNING AND DEVELOPMENT)

Staff Recommendation:

That Council:

- 1. Inform Metro Vancouver that Coquitlam City Council has no objection to the proposed Regional Growth Strategy Amendment Bylaw No. 1310, 2020 to Re-designate Regional Parks Lands to Conservation and Recreation; and
- 2. Request Metro Vancouver to continue consultation and working with the City of Coquitlam with respect to the below listed items, noting that the three Metro Vancouver property interests within Coquitlam that are subject to proposed Bylaw No. 1310, 2020 are beyond the Regional Growth Strategy Urban Containment Boundary, but are part of larger regional parks that currently, or are planned to, draw significant volumes of park users:

- a. Identifying projected impacts on the municipal road network accessing these regional parks lands;
- b. Determine and implement measures and road network improvements over time to address these impacts; and
- c. Engage in ongoing communication with the City regarding a long-term vision for the lands outside the Urban Containment Boundary in proximity to these major regional parks.

[Proposed Metro Vancouver Regional Growth Strategy \(RGS\) Amendment Bylaw No. 1310, 2020 to Re-designate Parks Lands to Conservation and Recreation](#)

GENERAL MANAGER PARKS, RECREATION, CULTURE AND FACILITIES

10. REPORT OF THE GENERAL MANAGER PARKS, RECREATION, CULTURE AND FACILITIES – BUCHANAN SQUARE SHADE AND LIGHTING STRUCTURE DESIGN (INTRODUCTORY COMMENTS BY GENERAL MANAGER PARKS, RECREATION, CULTURE AND FACILITIES)

Staff Recommendation:

That Council:

1. Approve the detailed design for the Buchanan Square Shade and Lighting Structure Design; and
2. Authorize staff to proceed to procurement and construction of the Shade and Lighting Structure as it falls within the project budget within the Buchanan Square Parkade Membrane Replacement and Enhancement project approved in the 2020 capital plan.

[Buchanan Square Shade and Lighting Structure Design](#)

ENGINEERING AND PUBLIC WORKS

11. REPORT OF THE GENERAL MANAGER ENGINEERING AND PUBLIC WORKS AND GENERAL MANAGER PARKS, RECREATION, CULTURE AND FACILITIES – FCM GRANT – ENERGY AND ASSET DATA MANAGEMENT PROJECT

Staff Recommendation:

That Council direct staff to:

1. Apply for a grant opportunity from the Federation of Canadian Municipalities' (FCM) Municipal Asset Management Program for the Energy and Asset Data Management Project and commit to retaining a consultant to collect energy and facility asset data, updating the energy management project list, and monitoring and verifying savings; and
2. Commit \$12,520 from the Energy Management Program budget toward the costs of this initiative.

[FCM Grant - Energy and Asset Data Management Project](#)

OTHER BUSINESS

NEXT MEETING DATE - January 25, 2021

ADJOURNMENT