



CITY OF COQUITLAM
AGENDA - REGULAR COUNCIL

REGULAR COUNCIL

MONDAY, JANUARY 17, 2022

7:00 P.M.

Council Chambers
3000 Guildford Way
Coquitlam, B.C.

CALL TO ORDER

PRESENTATIONS

1. **BRANDON LYONS AND MALCOLM RICHARDSON, GOLD WINNING U14 LACROSSE PLAYERS REPRESENTING COQUITLAM ON TEAM BC**

[Brandon Lyons and Malcolm Richardson, Gold Winning U14 Lacrosse Players Representing Coquitlam on Team BC](#)

ADOPTION OF MINUTES

2. **MINUTES OF THE PUBLIC HEARING HELD ON MONDAY, DECEMBER 13, 2021**

Staff Recommendation:

That the Minutes of the Public Hearing held on Monday, December 13, 2021 be approved.

[Minutes of the Public Hearing held on Monday, December 13, 2021](#)

3. **MINUTES OF THE REGULAR COUNCIL MEETING HELD ON MONDAY, DECEMBER 13, 2021**

Staff Recommendation:

That the Minutes of the Regular Council Meeting held on Monday, December 13, 2021 be approved.

[Minutes of the Regular Council Meeting held on Monday, December 13, 2021](#)

COMMITTEE MINUTES AND RECOMMENDATIONS

4. MINUTES OF THE SPORTS AND RECREATION ADVISORY COMMITTEE MEETING HELD ON WEDNESDAY, NOVEMBER 10, 2021

Staff Recommendation:

That the Minutes of the Sports and Recreation Advisory Committee Meeting held on Wednesday, November 10, 2021 be received.

[Minutes of the Sports and Recreation Advisory Committee Meeting held on Wednesday, November 10, 2021](#)

REPORTS OF STAFF

PLANNING AND DEVELOPMENT

5. REPORT OF THE DIRECTOR DEVELOPMENT SERVICES – FOURTH AND FINAL READING OF DEVELOPMENT APPLICATION AT 3489 BAYCREST AVENUE – WOODBRIDGE (PROJ 19-056)

Staff Recommendation:

That Council:

1. Give fourth and final reading to City of Coquitlam Citywide Official Community Plan Amendment Bylaw No. 5067, 2021;
2. Give fourth and final reading to City of Coquitlam Zoning Amendment Bylaw No. 5068, 2021; and
3. Approve the signing and sealing of Development Permit No. 19 111956 DP and that the Mayor and City Clerk be authorized to execute this Permit on behalf of the City of Coquitlam.

[Report of the Director Development Services - Fourth and Final Reading of Development Application at 3489 Baycrest Avenue - Woodbridge \(PROJ 19-056\)](#)

6. REPORT OF THE DIRECTOR DEVELOPMENT SERVICES – FOURTH AND FINAL READING OF ZONING AMENDMENT BYLAW NO. 4836, 2019 AT 3419 VICTORIA DRIVE – LANDMARK ENGINEERING & PLANNING LTD. (PROJ 17-039)

Staff Recommendation:

That Council give fourth and final reading to City of Coquitlam Zoning Amendment Bylaw No. 4836, 2019.

[Report of the Director Development Services - Fourth and Final Reading of Zoning Amendment Bylaw No. 4836, 2019 at 3419 Victoria Drive - Landmark Engineering & Planning Ltd. \(PROJ 17-039\)](#)

7. REPORT OF THE DIRECTOR DEVELOPMENT SERVICES – DEVELOPMENT APPLICATION AT 724, 726 AND 728 LEA AVENUE – DOMUS PROJECTS LTD. (PROJ 20-088)

Staff Recommendation:

That Council:

1. Give first reading to City of Coquitlam Zoning Amendment Bylaw No. 5187, 2022;
2. Refer Bylaw No. 5187, 2022 to Public Hearing;
3. Authorize staff to prepare Development Permit No. 20 114317 DP generally in accordance with the attached drawings (Attachment 6), should Council grant second and third readings to the Bylaw;
4. Acknowledge that the applicant has requested variances to the Zoning Bylaw as described in this report as follows:
 - a. In Subsection 1204(8), in Part 12, in RM-2 Three-Storey Medium Density Apartment Residential zone, the rear lot line setback is reduced from 4.5 metres (m) to 4.0 m for Building 2 and to 3.3 m for Building 3; the front lot line setback is reduced from 4.0 m to 3.0 m for Building 1; and the east interior side lot line setback is reduced 4.5 m to 2.6 m for Building 1; 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. Demolition of the existing structures in preparation for lot consolidation;
 - 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. Revision of the arborist report and tree management plan, as needed, to account for necessary off-site engineering works or new site conditions; and
 - d. Resolution of all urban design issues to the satisfaction of the Director Development Services.

[Report of the Director Development Services - Development Application at 724, 726 and 728 Lea Avenue - Domus Projects Ltd. \(PROJ 20-088\)](#)

8. REPORT OF THE DIRECTOR DEVELOPMENT SERVICES – HOUSING AGREEMENT BYLAW NO. 5045, 2022 AT 675 NORTH ROAD AND 668 WHITING WAY – TOWNLINE (PROJ 19-018)

Staff Recommendation:

That Council give first, second, and third readings to City of Coquitlam Housing Agreement Bylaw No. 5045, 2022.

[Report of the Director Development Services - Housing Agreement Bylaw No. 5045, 2022 at 675 North Road and 668 Whiting Way - Townline \(PROJ 19-018\)](#)

9. REPORT OF THE DIRECTOR DEVELOPMENT SERVICES – HOUSING AGREEMENT BYLAW NO. 5055, 2021 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 rescind third reading of City of Coquitlam Housing Agreement Bylaw No. 5055, 2021 and give third reading to the updated version of City of Coquitlam Housing Agreement Bylaw No. 5055, 2021.

[Report of the Director Development Services - Housing Agreement Bylaw No. 5055, 2021 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 \(PROJ 19-089\)](#)

10. 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, 2022;
2. Refer Bylaw No. 5164, 2022 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. 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.

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

11. REPORT OF THE DIRECTOR DEVELOPMENT SERVICES – DEVELOPMENT APPLICATION AT 724 AND 736/738 COMO LAKE AVENUE, AND 750/752, 754/756 AND 758/760 ROBINSON STREET – SOL ADERA PROJECTS LIMITED AND RED SOL LIMITED PARTNERSHIP (COMMONLY REFERRED TO AS ADERA) (PROJ 20-143)

Staff Recommendation:

That Council:

1. Give first reading to City of Coquitlam Zoning Amendment Bylaw No. 5177, 2022;
2. Refer Bylaw No. 5177, 2022 to Public Hearing;
3. Authorize staff to prepare Development Permit No. 20 119971 DP generally in accordance with the attached drawings (Attachments 5 and 6), should Council grant second and third readings to the Bylaw;
4. Acknowledge that the applicant has requested variances to the Zoning Bylaw as described in this report as follows:
 - a. In Subsection 1205(8), Part 12, RM-3 Multi-Storey Medium Density Apartment Residential zone, the setback from Grover Avenue is reduced from 4.0 metres to 3.0 metres; and
 - b. In Subsection 514(2), in Part 5, General Regulations, the setbacks for the canopies over the building entries are reduced from 2.5 metres to 0.8 metres on Como Lake Avenue and 1.5 metres to 0.6 metres on Grover Avenue; 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. Satisfy the Transportation Demand Management measures 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; and
 - e. Finalize, execute and deliver to the City, the following agreements in Land Title Office registrable form:
 - i. Section 219 Restrictive Covenant prohibiting occupancy until such time one or more access easements and Section 219 Covenants with respect to shared vehicle access, shared on-site parking and shared amenity space among the market condominium units and rental units are registered;
 - ii. One or more owner-maintained statutory rights-of-way in favour of the City over all publically accessible spaces, including the public nodes on the corners of Como Lake Avenue and Robinson Street, as well as Robinson Street and Grover Avenue;
 - iii. Housing Agreement;
 - iv. Agreements related to the Transportation Demand Management measures; and
 - v. Such other Land Title Office registrable agreements as may be required by the City.

[Report of the Director Development Services - Development Application at 724 and 736/738 Como Lake Avenue, and 750/752, 754/756 and 758/760 Robinson Street - Sol Adera Projects Limited and RED Sol Limited Partnership \(commonly referred to as Adera\) \(PROJ 20-143\)](#)

ENGINEERING AND PUBLIC WORKS

12. **REPORT OF THE GENERAL MANAGER ENGINEERING AND PUBLIC WORKS – GRANT APPLICATION (CREEK WATER QUALITY IMPROVEMENT PROGRAM) INVESTING IN CANADA INFRASTRUCTURE PROGRAM, ENVIRONMENTAL QUALITY – ROUND 3**

Staff Recommendation:
That Council:

1. Direct staff to submit the “Creek Water Quality Improvement Program” grant application for the Investing in Canada Infrastructure Program, Environmental Quality – Round 3; and
2. Support the proposed “Creek Water Quality Improvement Program”, the full scope of which could not proceed within the 2022-2026 Capital Plan without grant funding; and
3. Approve \$2 million from the Sewer & Drainage Operating Surplus Reserve and \$600,000 from the Sewer & Drainage Asset Replacement Reserve for the City’s share (27%) of the capital project cost of the Creek Water Quality Improvement Program as required under the Investing in Canada Infrastructure Program.

[Report of the General Manager Engineering and Public Works - Grant Application \(Creek Water Quality Improvement Program\) Investing in Canada Infrastructure Program, Environmental Quality - Round 3](#)

13. REPORT OF THE GENERAL MANAGER ENGINEERING AND PUBLIC WORKS – FINAL ENVIRONMENTAL SUSTAINABILITY PLAN

Staff Recommendation:

That Council approve the final Environmental Sustainability Plan, as attached to the report of the General Manager Engineering and Public Works dated January 10, 2022 and entitled “Final Environmental Sustainability Plan”.

[Report of the General Manager Engineering and Public Works - Final Environmental Sustainability Plan](#)

14. REPORT OF THE DIRECTOR INTERGOVERNMENTAL RELATIONS AND LEGISLATIVE SERVICES – 2022 COUNCIL MEETING SCHEDULE – PROPOSED AMENDMENTS

Staff Recommendation:

That Council approve the amended 2022 Council Meeting Schedule as set out in Attachment 1 to the report of the Director Intergovernmental Relations and Legislated Services dated January 11, 2022 and entitled “2022 Council Meeting Schedule – Proposed Amendments”.

[Report of the Director Intergovernmental Relations and Legislative Services - 2022 Council Meeting Schedule - Proposed Amendments](#)

OTHER BUSINESS

NEXT MEETING DATE – January 31, 2022

ADJOURNMENT

