



**CITY OF COQUITLAM
AGENDA - REGULAR COUNCIL**

REGULAR COUNCIL

MONDAY, FEBRUARY 7, 2022

Immediately Following the Adjournment of the Public Hearing

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

CALL TO ORDER - REGULAR COUNCIL

ADOPTION OF MINUTES

1. Minutes Of The Regular Council Meeting Held On Monday, January 31, 2022

Staff Recommendation:

That the Minutes of the Regular Council Meeting held on Monday, January 31, 2022 be approved.

[Minutes of the Regular Council Meeting held on Monday, January 31, 2022](#)

CONSIDERATION OF ITEMS FROM THE PUBLIC HEARING HELD FEBRUARY 7, 2022

2. City Of Coquitlam Zoning Amendment Bylaw No. 5187, 2022 – 724, 726 And 728 Lea Avenue

Staff Recommendation:

That Council give second and third readings to City of Coquitlam Zoning Amendment Bylaw No. 5187, 2022.

3. City Of Coquitlam Zoning Amendment Bylaw No. 5164, 2022 – 704, 706, 710 Grover Avenue And 701, 705, 709 Regan Avenue

Staff Recommendation:

That Council give second and third readings to City of Coquitlam Zoning Amendment Bylaw No. 5164, 2022.

4. City Of Coquitlam Zoning Amendment Bylaw No. 5177, 2022 – 724 And 736/738 Como Lake Avenue And 750/752, 754/756 And 758/760 Robinson Street

Staff Recommendation:

That Council Give Second And Third Readings To City Of Coquitlam Zoning Amendment Bylaw No. 5177, 2022.

[Consideration of the Items from the Public Hearing held on February 7, 2022](#)

BYLAWS FOR FINAL ADOPTION

5. 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.

[Fourth and Final Reading of City of Coquitlam Highway Dedication Cancellation Bylaw No. 5137, 2021 - Canadian Pacific Railway Company \(PROJ 20-051\)](#)

REPORTS OF STAFF

PLANNING AND DEVELOPMENT

6. Report Of The Director Development Services - Development Application At 571 Emerson Street And 604, 606, 608, 612, And 616 Regan Avenue – Qualex (Proj 20-079)

Staff Recommendation:

That Council:

1. Give fourth and final reading to City of Coquitlam Zoning Amendment Bylaw 5130, 2021; and
2. Approve the signing and sealing of Development Permit No. 20 113469 DP and authorize the Mayor and City Clerk to execute this Permit on behalf of the City of Coquitlam.

[Development Application at 571 Emerson Street and 604, 606, 608, 612, and 616 Regan Avenue - Qualex \(PROJ 20-079\)](#)

7. Report Of The Director Development Services – Development Application At 594, 596, 600 And 602 Sydney Avenue – City Of Coquitlam (Proj 21-031)

Staff Recommendation:

That Council:

1. Give first reading to City of Coquitlam Zoning Amendment Bylaw No. 5190, 2022;
2. Refer Bylaw No. 5190, 2022 to Public Hearing;

3. 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. Finalize, execute and deliver to the City, the following agreements in Land Title Office registrable form:
 - i. Section 219 Restrictive Covenant that:
 - a. Prohibits building permit issuance until such time that a subdivision (site configuration) application is approved and 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; and
 - b. Sets out the minimum requirements for rental, non- or below-market rental, and priority unit housing and prohibits building permit issuance until such time that a Housing Agreement, or other legal agreement, to the satisfaction of the General Manager Planning and Development, has been duly executed and delivered; and
 - ii. Such other Land Title Office registrable agreements as may be required by the City.

[Development Application at 594, 596, 600 and 602 Sydney Avenue - City of Coquitlam \(PROJ 21-031\)](#)

8. Report Of The Director Development Services – Development Application At 560 Sydney Avenue – City Of Coquitlam (Proj 21-119)

Staff Recommendation:

That Council:

1. Give first reading to City of Coquitlam Zoning Amendment Bylaw No. 5191, 2022;
2. Refer Bylaw No. 5191, 2022 to Public Hearing;
3. 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. Finalize, execute and deliver to the City, the following agreements in Land Title Office registrable form:
 - i. Section 219 Restrictive Covenant to prohibit building permit issuance until such time that a subdivision (site configuration) application is approved and 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;
 - ii. Section 219 Restrictive Covenant on the lands at 594, 596, 600 and 602 Sydney Ave (PROJ 21-031) setting out the minimum requirements for rental, non- or below-market rental, and priority unit housing and prohibiting building permit issuance until such time that a Housing Agreement, or other legal agreement, to the satisfaction of the General Manager Planning and Development, has been duly executed and delivered; and
 - iii. Such other Land Title Office registrable agreements as may be required by the City.

[Development Application at 560 Sydney Avenue - City of Coquitlam \(PROJ 21-119\)](#)

9. Report Of The General Manager Parks, Recreation, Culture And Facilities – 2022 Spirit Of Coquitlam Grant Update (Introductory Comments By General Manager Parks, Recreation, Culture And Facilities)

Staff Recommendation:

That Council direct staff to:

1. Implement the updated Spirit of Coquitlam grant eligibility criteria and program structure to administer the Spirit of Coquitlam grant starting the spring of 2022; and
2. Deliver a one-time Revenue Recovery grant program to support local not-for-profit organizations impacted by COVID-19.

[2022 Spirit of Coquitlam Grant Update](#)

ENGINEERING AND PUBLIC WORKS

10. Report Of The General Manager Engineering And Public Works – Fourth And Final Reading Of Street And Traffic Bylaw Amendment (Vehicle Idling) Bylaw No. 5003, 2019

Staff Recommendation:

That Council give fourth and final reading to Street and Traffic Bylaw Amendment (Vehicle Idling) Bylaw No. 5003, 2019.

[Fourth and Final Reading of Street and Traffic Bylaw Amendment \(Vehicle Idling\) Bylaw No. 5003, 2019](#)

11. Report Of The General Manager Engineering And Public Works And The General Manager Planning And Development – Building On Slopes And Bylaw Amendments (Introductory Comments By Director Utilities)

Staff Recommendation:

That Council:

1. Give first reading to Zoning Amendment Bylaw No. 5188, 2022;
2. Refer Bylaw No. 5188, 2022 to Public Hearing; and
3. Give first, second, and third readings to the Building Amending Bylaw No. 5189, 2022.

[Building on Slopes and Bylaw Amendments](#)

12. Report Of The General Manager Engineering And Public Works And The General Manager Finance, Lands, And Police – Sewer Use And Utility Fees – Billing Timing

Staff Recommendation:

That Council:

1. Give first, second, and third readings to the Sewer and Drainage Amendment Bylaw No. 5198, 2022; and
2. Give first, second, and third readings to the Water Distribution Amendment Bylaw No. 5199, 2022.

[Sewer Use and Utility Fees - Billing Timing](#)

REPORTS OF COUNCILLORS

13. Metro Vancouver Board In Brief (January 28, 2022) - Metro Vancouver Board Representatives Available To Respond To Questions

Staff Recommendation:

That Council receive for information the Metro Vancouver Board in Brief.

[Metro Vancouver Board in Brief \(January 28, 2022\)](#)

OTHER BUSINESS

NEXT MEETING DATE – February 14, 2022

ADJOURNMENT

[Regular Council Agenda Package](#)