



**CITY OF COQUITLAM
AGENDA - REGULAR COUNCIL**

REGULAR COUNCIL

MONDAY, FEBRUARY 27, 2023

FOLLOWING ADJOURNMENT OF THE PUBLIC HEARING

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

CALL TO ORDER

ADOPTION OF MINUTES

1. Minutes Of The Regular Council Meeting Held On Monday, February 13, 2023

Staff Recommendation:

That the Minutes of the Regular Council Meeting held on Monday, February 13, 2023 be approved.

[Minutes of the Regular Council Meeting held on Monday, February 13, 2023](#)

CONSIDERATION OF ITEMS FROM THE PUBLIC HEARING HELD FEBRUARY 27, 2023

**2. City Of Coquitlam Zoning Amendment Bylaw No. 5297, 2023 – 3594, 3596, And 3598
Sheffield Avenue**

Staff Recommendation:

That Council give second and third readings to City of Coquitlam Zoning Amendment Bylaw No. 5297, 2023.

**3. City Of Coquitlam Zoning Amendment Bylaw No. 5289, 2023 – 634, 636, 640, 642 And 644
Tyndall Street**

Staff Recommendation:

That Council give second and third readings to City of Coquitlam Zoning Amendment Bylaw No. 5289, 2023.

4. City Of Coquitlam Zoning Amendment Bylaw No. 5280, 2023 – 135 Balmoral Drive, 2506, 2508, 2512, 2518, 2524, 2530, 2538, 2540, 2544, 2545, And 2548 Palmer Avenue

Staff Recommendation:

That Council give second and third readings to City of Coquitlam Zoning Amendment Bylaw No. 5280, 2023.

[Consideration of Items from the Public Hearing held on Monday, February 27, 2023](#)

BYLAWS FOR FINAL ADOPTION

5. Report Of The City Clerk – Fourth And Final Reading Of 2023 Five-Year Financial Plan Bylaw No. 5300, 2023

Staff Recommendation:

That Council give fourth and final reading to 2023 Five-Year Financial Plan Bylaw No. 5300, 2023.

[Fourth and Final Reading of 2023 Five-Year Financial Plan Bylaw No. 5300, 2023](#)

REPORTS OF STAFF

PLANNING AND DEVELOPMENT

6. Report Of The Director Development Services – Development Application At 150 Glacier Street – Quadreal Property Group Lp (PROJ 22-026)

Staff Recommendation:

That Council approve the signing and sealing of Development Permit No. 22 104241 DP and that the Mayor and City Clerk be authorized to execute this Permit on behalf of the City of Coquitlam.

[Development Application at 150 Glacier Street - Quadreal Property Group LP \(PROJ 22-026\)](#)

7. Report Of The Director Development Services – Final Approval Of Development Application At 1038 Delestre Avenue – Architype Design Ltd. (PROJ 20-011)

Staff Recommendation:

That Council give fourth and final reading to City of Coquitlam Zoning Amendment Bylaw No. 5151, 2021.

[Final Approval of Development Application at 1038 Delestre Avenue - Architype Design Ltd. \(PROJ 20-011\)](#)

8. Report Of The Director Development Services - Development Application At 200 Marmont Street, 1053, 1055, 1057 And 1059 James Avenue And A Portion Of James Avenue - 1164614 B.C. LTD. (PROJ 19-092)

Staff Recommendation:

That Council:

1. Give first reading to City of Coquitlam Zoning Amendment Bylaw No. 5292, 2023;
2. Refer Bylaw No. 5292, 2023 to Public Hearing;
3. Authorize staff to prepare Development Permit No. 19 121045 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 a variance to the Zoning Bylaw as described in this report as follows:
 - a. In Subsection 1205(8), in Part 12, in the RM-3 Multi-Storey Medium Density Apartment Residential zone, the minimum lot line setback from Marmont Street is decreased from 4.0 metres (m) (13 feet (ft.)) to 3.5 m (11.5 ft.) for the mid-rise apartment building;
 5. Give first, second, and third readings to City of Coquitlam Highway Dedication Cancellation Bylaw No. 5291, 2023;
 6. Direct City of Coquitlam Highway Dedication Cancellation Bylaw No. 5291, 2023 to be advertised in accordance with the requirements of the Community Charter; 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 Bylaw:
 - a. Submit a subdivision plan to the satisfaction of the Approving Officer;
 - b. Resolve 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. Complete the road closure process for an approximately 426.3 square metres (m²) (4,559.6 square feet (sq.ft.)) portion of James Avenue, in accordance with Schedule "A" to Bylaw No. 5291, 2023;
 - d. Enter into a Purchase and Sale Agreement to the satisfaction of the City Solicitor;
 - e. Resolve all urban design issues to the satisfaction of the Director Development Services; and
 - f. Determine the final alignment and design of the Multi-Use Pathway (MUP) to the satisfaction of the General Manager Parks, Recreation, Culture and Facilities and the General Manager Engineering and Public Works.

[Development Application at 200 Marmont Street, 1053, 1055, 1057 and 1059 James Avenue and a Portion of James Avenue - 1164614 B.C. Ltd. \(PROJ 19-092\)](#)

LEGISLATIVE SERVICES

9. Report Of The City Clerk - Northeast Community Centre, Park And Plaza Loan Authorization Bylaw No. 5301, 2023

Staff Recommendation:

That Council:

1. Rescind first, second and third readings to Northeast Community Centre, Park and Plaza Loan Authorization Bylaw No. 5301, 2023, given at February 13, 2023 Regular Council Meeting; and
2. Give first, second and third readings to Northeast Community Centre, Park and Plaza Loan Authorization Bylaw No. 5301, 2023 as set out in Attachment 1 of the report of the City Clerk entitled "Northeast Community Centre, Park and Plaza Loan Authorization Bylaw No. 5301, 2023".

[Northeast Community Centre, Park and Plaza Loan Authorization Bylaw No. 5301, 2023](#)

10. Report Of The General Manager Legislative Services - Resolution For Submission To The 2023 Lower Mainland Local Government Association Annual Conference (Introductory Comments By General Manager Legislative Services)

Staff Recommendation:

That Council endorse the Personal Leaves for Elected Officials resolution as set out Attachment 1 to the Report of the General Manager Legislative Services dated February 21, 2023 and entitled "Resolution for Submission to the 2023 Lower Mainland Local Government Association Annual Conference".

[Resolution for Submission to the 2023 Lower Mainland Local Government Association Annual Conference](#)

OTHER BUSINESS

NEXT MEETING DATE – March 6, 2023

ADJOURNMENT

[Regular Council Agenda Package](#)