



**CITY OF COQUITLAM  
AGENDA - REGULAR COUNCIL**

**REGULAR COUNCIL**

**MONDAY, MARCH 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, March 6, 2023**

*Staff Recommendation:*

That the Minutes of the Regular Council Meeting held on Monday, March 6, 2023 be approved.

[Minutes of the Regular Council Meeting held on Monday, March 6, 2023](#)

**CONSIDERATION OF ITEMS FROM THE PUBLIC HEARING HELD MARCH 27, 2023**

**2. Zoning Amendment Bylaw No. 5299, 2023 – 817 And 823 Cornell Avenue**

*Staff Recommendation:*

That Council give second and third readings to Zoning Amendment Bylaw No. 5299, 2023.

**3. Zoning Amendment Bylaw No. 5292, 2023 – 200 Marmont Street, 1053, 1055, 1057, And 1059 James Avenue, And A Portion Of James Avenue**

*Staff Recommendation:*

That Council give second and third readings to Zoning Amendment Bylaw No. 5292, 2023.

**4. Zoning Amendment Bylaw No. 5238, 2022 – 628, 630, 632, 634, 636, 638 Claremont Street, 635, 637, 639, 641, 643, 645 Gardena Drive, A Lane And A Portion Of Gardena Drive**

*Staff Recommendation:*

That Council give second and third readings to Zoning Amendment Bylaw No. 5238, 2022.

## REPORTS OF STAFF

### **PLANNING AND DEVELOPMENT**

**5. Report Of The Director Development Services - Development Application At 820 And 826 Dogwood Street, And 615/617 And 633 Lea Avenue - West Fraser Dogwood Developments Ltd. (PROJ 21-145)**

*Staff Recommendation:*

That Council:

1. Give first reading to City of Coquitlam Citywide Official Community Plan Amendment Bylaw No. 5278, 2023;
2. In accordance with the Local Government Act, consider Bylaw No. 5278, 2023, in conjunction with City of Coquitlam 2023 Five Year Financial Plan Bylaw No. 5300, 2023 and the Regional Solid Waste Management Plan;
3. Give first reading to City of Coquitlam Zoning Amendment Bylaw No. 5277, 2023;
4. Refer Bylaw Nos. 5277, 2023 and 5278, 2023 to Public Hearing;
5. Authorize staff to prepare Development Permit No. 21 117377 DP generally in accordance with the attached drawings (Attachment 9), 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 as follows:
  - a. In Subsection 1206(6), in Part 12, in the RM-4 Multi-Storey High Density Apartment Residential zone, the maximum lot coverage is varied from 55% to 63.3%; and
  - b. In Subsection 1206(10), in Part 12, in the RM-4 Multi-Storey High Density Apartment Residential zone, the minimum height is varied from eight storeys to seven storeys for the mid-rise building only; 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. 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 the transportation demand management (TDM) plan and submission of associated security and/or restrictive covenants, 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. Housing Agreement to secure the delivery of 199 market rental units and five below-market rental units; and

ii. Such other Land Title Office registrable agreements as may be required by the City.

[Development Application at 820 and 826 Dogwood Street, and 615/617 and 633 Lea Avenue - West Fraser Dogwood Developments Ltd. \(PROJ 21-145\)](#)

**OTHER BUSINESS**

**NEXT MEETING DATE – April 3, 2023**

**ADJOURNMENT**

[Regular Council Agenda Package](#)