



**CITY OF COQUITLAM
AGENDA - REGULAR COUNCIL**

REGULAR COUNCIL

MONDAY, APRIL 24, 2023

IMMEDIATELY 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, April 17, 2023

Staff Recommendation:

That the Minutes of the Regular Council Meeting held on Monday, April 17, 2023 be approved.

[Minutes of the Regular Council Meeting held on Monday, April 17, 2023](#)

CONSIDERATION OF ITEMS FROM THE PUBLIC HEARING HELD APRIL 24, 2023

2. Zoning Amendment Bylaw No. 5293, 2023 – 3333 Willerton Court And A Portion Of An Unconstructed Road Allowance

Staff Recommendation:

That Council give second and third readings to Zoning Amendment Bylaw No. 5293, 2023.

3. Citywide Official Community Plan Amendment Bylaw No. 5278, 2023 And Zoning Amendment Bylaw No. 5277, 2023 – 820 And 826 Dogwood Street, And 615, 617 And 633 Lea Avenue

Staff Recommendation:

That Council give second and third readings to Citywide Official Community Plan Amendment Bylaw No. 5278, 2023 and Zoning Amendment Bylaw No. 5277, 2023.

4. Zoning Amendment Bylaw No. 5250, 2023 – 618, 622, And 624 Tyndall Street, 617, 629, And 631 Claremont Street, And A Portion Of A Lane

Staff Recommendation:

That Council give second and third readings to Zoning Amendment Bylaw No. 5250, 2023.

[Consideration of Items from the Public Hearing held on April 24, 2023](#)

BYLAWS FOR FINAL ADOPTION

5. Report Of The City Clerk – Fourth And Final Reading Of Austin Heights Business Improvement Area Bylaw No. 5314, 2023

Staff Recommendation:

That Council give fourth and final reading to Austin Heights Business Improvement Area Bylaw No. 5314, 2023.

[Fourth and Final Reading of Austin Heights Business Improvement Area Bylaw No. 5314, 2023](#)

REPORTS OF STAFF

PLANNING AND DEVELOPMENT

6. Report Of The Director Development Services – Final Approval Of Development Application At 753 Edgar Avenue – Architype Design Ltd. (PROJ 21-034)

Staff Recommendation:

That Council give fourth and final reading to City of Coquitlam Zoning Amendment Bylaw No. 5184, 2022.

[Final Approval of Development Application at 753 Edgar Avenue - Architype Design Ltd. \(PROJ 21-034\)](#)

7. Report Of The Director Development Services – Housing Agreement Bylaw No. 5303, 2023 At 634, 636, 638 Claremont Street, 641, 643, 645 Gardena Drive And A Lane, And Bylaw No. 5309, 2023 At 628, 630 Claremont Street, 635, 637 Gardena Drive And A Portion Of Gardena Drive – Intracorp (PROJ 21-194)

Staff Recommendation:

That Council give first, second, and third readings to City of Coquitlam Housing Agreement Bylaws No. 5303, 2023 and 5309, 2023.

[Housing Agreement Bylaw No. 5303, 2023 at 634, 636, 638 Claremont Street, 641, 643, 645 Gardena Drive and a lane, and Bylaw No. 5309, 2023 at 628, 630 Claremont Street, 635, 637 Gardena Drive and a portion of Gardena Drive - Intracorp \(PROJ 21-194\)](#)

8. Report Of The Director Development Services - Development Application At 589 And 593 Westley Avenue, 648 And 650 Gardena Drive, And 584, 588, 592 And 596 Kemsley Avenue - Oakdale Limited Partnership (Strand Development) (PROJ 21-167)

Staff Recommendation:

That Council:

1. Give first reading to City of Coquitlam Zoning Amendment Bylaw No. 5287, 2023;
2. Refer Bylaw No. 5287, 2023 to Public Hearing;
3. Authorize staff to prepare Development Permit No. 21 118811 DP generally in accordance with the attached drawings (Attachment 6), should Council grant second and third readings to Bylaw No. 5287, 2023;
4. Give first, second, and third readings to City of Coquitlam Highway Dedication Cancellation Bylaw No. 5295, 2023;
5. Direct City of Coquitlam Highway Dedication Cancellation Bylaw No. 5295, 2023 to be advertised in accordance with the requirements of the Community Charter; and
6. 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 Zoning Amendment Bylaw No. 5287, 2023:
 - 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. Completion of road closure process for a portion of Gardena Drive;
 - d. Enter into a Purchase and Sale Agreement to the satisfaction of the City Solicitor;
 - e. Satisfy the Transportation Demand Management measures and Traffic Impact Assessment (TIA) comments to the satisfaction of the General Manager Engineering and Public Works;
 - f. Resolution of all urban design issues to the satisfaction of the Director Development Services;
 - g. Other conditions as applicable; and
 - h. Finalize, execute and deliver to the City, the following agreements in Land Title Office registrable form:
 - i. Section 219 Restrictive Covenant prohibiting occupancy of the market condominium tower unless the six-storey purpose-built rental building receives occupancy prior to the market condominium towers;
 - ii. Section 219 Restrictive Covenant prohibiting occupancy until such time one or more access easements, Statutory Rights-of-Way and Section 219 Covenants with respect to shared vehicular/pedestrian areas, shared on-site parking, and shared outdoor amenity space among the market condominium and rental units;
 - iii. Housing Agreement;
 - iv. A Restrictive Covenant requiring 69 adaptable units;
 - v. Section 219 "No Build" and "density transfer" Restrictive Covenant on the Remainder 106 lot;
 - vi. Section 219 Restrictive Covenant to restrict sale and conversion of the guest suite located in residential tower;
 - vii. Section 219 restrictive covenant to ensure the subject site is developed in accordance with the building design and landscaping drawings attached to this report (Attachment 6); and

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

[Development Application at 589 and 593 Westley Avenue, 648 and 650 Gardena Drive, and 584, 588, 592 and 596 Kemsley Avenue - Oakdale Limited Partnership \(Strand Development\) \(PROJ 21-167\)](#)

FINANCE, LANDS AND POLICE

9. Report Of The General Manager Finance, Lands And Police – 2023 Annual Tax Rates Bylaw No. 5317, 2023 (Introductory Comments By General Manager Finance, Lands And Police)

Staff Recommendation:

That Council give first, second and third readings to 2023 Annual Tax Rates Bylaw No. 5317, 2023.

[2023 Annual Tax Rates Bylaw No. 5317, 2023](#)

LEGISLATIVE SERVICES

10. Report Of The General Manager Legislative Services – Tri-Cities Intermunicipal Business Licence Fee Increase 2023 (Introductory Comments By General Manager Legislative Services)

Staff Recommendation:

That Council give first, second and third readings to Intermunicipal Business Licence Amendment Bylaw No. 5312, 2023.

[Tri-Cities Intermunicipal Business Licence Fee Increase 2023](#)

11. Report Of The General Manager Legislative Services – Expansion Of Transportation Network Services (Ride-Hailing) Intermunicipal Business Licence Program To Include Hope, Kent And Mission

Staff Recommendation:

That Council give first, second and third readings to Transportation Network Services (Ride-Hailing) Intermunicipal Business Licence Bylaw No. 5311, 2023.

[Expansion of Transportation Network Services \(Ride-Hailing\) Intermunicipal Business Licence Program to include Hope, Kent and Mission](#)

OTHER BUSINESS

NEXT MEETING DATE – May 1, 2023

ADJOURNMENT

[Regular Council Agenda Package](#)