

REGULAR COUNCIL

MONDAY, MAY 25, 2020

7:00 P.M.

Council Chambers
3000 Guildford Way
Coquitlam, B.C.

CALL TO ORDER

ADOPTION OF MINUTES

1. [MINUTES OF THE REGULAR COUNCIL MEETING HELD ON MONDAY, MAY 11, 2020](#)

Staff Recommendation:

That the Minutes of the Regular Council Meeting held on Monday, May 11, 2020 be approved.

[Minutes of the Regular Council Meeting held on Monday, May 11, 2020](#) 

REPORTS OF STAFF

PLANNING AND DEVELOPMENT

2. [REPORT OF THE DIRECTOR DEVELOPMENT SERVICES – THIRD READING EXTENSION OF ZONING AMENDMENT BYLAW NO. 4876, 2018 AT 837 LOUGHEED HIGHWAY AND 218 BLUE MOUNTAIN STREET \(PROJ 16-009, CENTRED DEVELOPMENTS\)](#)

Staff Recommendation:

That Council extend third reading of City of Coquitlam Zoning Amendment Bylaw No. 4876, 2018 for an additional six-month period to November 28, 2020.

[Third Reading Extension of Zoning Amendment Bylaw No. 4876, 2018 at 837 Lougheed Highway and 218 Blue Mountain Street \(PROJ 16-009, Centred Developments\)](#) 


3. [REPORT OF THE DIRECTOR DEVELOPMENT SERVICES – FOURTH AND FINAL READING OF HOUSING AGREEMENT BYLAW NO. 4974, 2020 AND DEVELOPMENT PERMIT AUTHORIZATION \(19 106260 DP\) AT 2905 GLEN DRIVE \(PROJ 19-029, TL HOUSING SOLUTIONS LTD.\)](#)

Staff Recommendation:

That Council:

1. Give fourth and final reading to City of Coquitlam Housing Agreement Bylaw No. 4974, 2020;

2. Authorize a maximum capital contribution of \$3,300,000 from the Affordable Housing Reserve Fund (AHRF) to assist in the development of 132 non-market rental units; and
3. Approve the signing and sealing of Development Permit No. 19 106260 DP and that the Mayor and City Clerk be authorized to execute this Permit on behalf of the City of Coquitlam.


[Fourth and Final Reading of Housing Agreement Bylaw No. 4974, 2020 and Development Permit Authorization \(19 106260 DP\) at 2905 Glen Drive \(PROJ 19-029, TL Housing Solutions Ltd.\)](#) 

4. [REPORT OF THE DIRECTOR DEVELOPMENT SERVICES – FOURTH AND FINAL READING OF ZONING AMENDMENT BYLAW NO. 4926, 2018, HOUSING AGREEMENT BYLAW NO. 4998, 2019, AND AUTHORIZATION OF DEVELOPMENT PERMIT NO. 18 107966 DP AT 520 COTTONWOOD AVENUE \(PROJ 18-066, LEDINGHAM MCALLISTER\)](#)

Staff Recommendation:

That Council:

1. Give fourth and final reading to City of Coquitlam Zoning Amendment Bylaw No. 4926, 2018;
2. Give fourth and final reading to City of Coquitlam Housing Agreement Bylaw No. 4998, 2019; and
3. Approve the signing and sealing of Development Permit No. 18 107966 DP and that the Mayor and City Clerk be authorized to execute this Permit on behalf of the City of Coquitlam.

[Fourth and Final Reading of Zoning Amendment Bylaw No. 4926, 2018, Housing Agreement Bylaw No. 4998, 2019, and Authorization of Development Permit No. 18 107966 DP at 520 Cottonwood Avenue \(PROJ 18-066, Ledingham McAllister\)](#) 

5. [REPORT OF THE DIRECTOR DEVELOPMENT SERVICES – ZONING AMENDMENT BYLAW NO. 4975, 2020, AT 625 NORTH ROAD \(PROJ 19-014, IKOR\)](#)

Staff Recommendation:

That Council:

1. Give first reading to City of Coquitlam Zoning Amendment Bylaw No. 4975, 2020;
2. Refer Bylaw No. 4975, 2020 to Public Hearing;
3. Authorize staff to prepare Development Permit No. 19 104666 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. Satisfy the Traffic Impact Assessment (TIA) comments 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, statutory rights-of-way and Section 219 Covenants with respect to shared vehicle access, shared on-site parking and shared amenity space among the market condominium and rental units is registered;
 - ii. One or more owner-maintained statutory rights-of-way in favour of the City over all privately-owned publically accessible spaces, including the forecourt located at the northeast corner of the site;
 - iii. Housing Agreement;
 - iv. Section 219 Restrictive Covenant to restrict sale and conversion of the two guest suites located in the residential tower; and
 - v. Such other Land Title Office registrable agreements as may be required by the City.


[Zoning Amendment Bylaw No. 4975, 2020, at 625 North Road \(PROJ 19-014, IKOR\)](#) 

6. [REPORT OF THE DIRECTOR DEVELOPMENT SERVICES – HOUSING AGREEMENT BYLAW NO. 5041, 2020 AND AFFORDABLE HOUSING RESERVE FUND REQUEST FOR NON-MARKET RENTAL UNITS AT 705 AND 707 NORTH ROAD AND 720 FARROW STREET \(PROJ 18-103, BOFFO\)](#)

Staff Recommendation:

That Council:

1. Give first, second and third readings to City of Coquitlam Housing Agreement Bylaw No. 5041, 2020; and
2. Support in principle a maximum capital contribution of \$798,000 from the Affordable Housing Reserve Fund (AHRF) to assist in the development of 21 non-market rental units to be owned and operated by the Vancouver Resource Society.

[Housing Agreement Bylaw No. 5041, 2020 and Affordable Housing Reserve Fund Request for Non-market Rental Units at 705 and 707 North Road and 720 Farrow Street \(PROJ 18-103, Boffo\)](#) 

7. [REPORT OF THE GENERAL MANAGER PLANNING AND DEVELOPMENT – SUBDIVISION BONDS - ALTERNATE DEVELOPMENT SERVICING SECURITY \(INTRODUCTORY COMMENTS BY GENERAL MANAGER PLANNING AND DEVELOPMENT\)](#)

Staff Recommendation:

That Council:

1. Give first, second, and third readings to City of Coquitlam Subdivision and Development Servicing Amendment Bylaw No. 5049, 2020;
2. Endorse the Subdivision Bonds for Off-Site Works – Policy and Procedure; and
3. Direct staff to report out on the uptake and overall success of the alternate security process in the next two years.

[Subdivision Bonds - Alternate Development Servicing Security \(Introductory Comments by General Manager Planning and Development\)](#) 

8. [REPORT OF THE MANAGER ECONOMIC DEVELOPMENT– COVID-19 ECONOMIC DEVELOPMENT RESPONSE AND RECOVERY ACTION PLAN \(INTRODUCTORY COMMENTS BY MANAGER ECONOMIC DEVELOPMENT\)](#)

Staff Recommendation:

That Council support the COVID-19 Economic Development action plan, as set out in the report dated May 19, 2020 of the Manager Economic Development entitled “COVID-19 Economic Development Response and Recovery Action Plan.”

[COVID-19 Economic Development Response and Recovery Action Plan](#) 

ENGINEERING AND PUBLIC WORKS

9. [REPORT OF THE GENERAL MANAGER ENGINEERING AND PUBLIC WORKS – CITY-WIDE PARKING REVIEW – PROPOSED UPDATES TO THE RESIDENTIAL PARKING RATES IN THE EVERGREEN LINE CORE AND SHOULDER STATION AREAS \(PROJ 20-047\) \(INTRODUCTORY COMMENTS BY CITY MANAGER AND GENERAL MANAGER ENGINEERING AND PUBLIC WORKS / PRESENTATION BY MANAGER TRANSPORTATION\)](#)

Staff Recommendation:

That Council:

1. Give first reading to City of Coquitlam Zoning Amendment Bylaw No. 5048, 2020; and
2. Refer Bylaw No. 5048, 2020 to Public Hearing.

[City-Wide Parking Review - Proposed Updates to the Residential Parking Rates in the Evergreen Line Core and Shoulder Station Areas \(PROJ 20-047\)](#) 

10. [REPORT OF THE GENERAL MANAGER ENGINEERING AND PUBLIC WORKS – STREET AND TRAFFIC AMENDMENT BYLAW NO. 5039, 2020 – TRUCK ROUTES](#)

Staff Recommendation:

That Council give first, second and third readings to City of Coquitlam Street and Traffic Amendment Bylaw No. 5039, 2020 (Attachment 1).

[Street and Traffic Amendment Bylaw No. 5039, 2020 - Truck Routes](#) 

CITY MANAGER

11. [REPORT OF THE CITY CLERK – PROPOSED AMENDMENTS TO THE 2020 COUNCIL MEETING SCHEDULE](#)

Staff Recommendation:

That Council:

1. Continue to follow the direction of the Provincial Health Officer and support the holding of meetings without members of the public present, as permitted under Ministerial Order M139, until such time that the Order has been rescinded; and
2. Approve the amended 2020 Council Meeting Schedule as set out in Attachment 1 to the report of the City Clerk dated May 19, 2020 and entitled “Proposed Amendments to the 2020 Council Meeting Schedule”.

[Proposed Amendments to the 2020 Council Meeting Schedule](#) 

REPORTS OF COUNCILLORS

12. [METRO VANCOUVER BOARD IN BRIEF \(APRIL 24, 2020\) – 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 \(April 24, 2020\)](#) 

OTHER BUSINESS

NEXT MEETING DATE – June 1, 2020

[ADJOURNMENT](#)