

## REGULAR COUNCIL

MONDAY, JUNE 1, 2020

7:30 P.M.

Council Chambers  
3000 Guildford Way  
Coquitlam, B.C.

### [CALL TO ORDER](#)

[Recess](#)

[Reconvene](#)

### ADOPTION OF MINUTES

1. [MINUTES OF THE REGULAR COUNCIL MEETING HELD ON MONDAY, MAY 25, 2020](#)

*Staff Recommendation:*

That the Minutes of the Regular Council Meeting held on Monday, May 25, 2020 be approved.

[Minutes of the Regular Council Meeting held on Monday, May 25, 2020](#) 

### CONSIDERATION OF THE AGENDA ITEMS FROM THE PUBLIC HEARING HELD JUNE 1, 2020

2. [CITY OF COQUITLAM ZONING AMENDMENT BYLAW NO. 5034, 2020 – 3423 VICTORIA DRIVE](#)

*Staff Recommendation:*

That Council give second and third readings to City of Coquitlam Zoning Amendment Bylaw No. 5034, 2020.

3. [CITY OF COQUITLAM ZONING AMENDMENT BYLAW NO. 5040, 2020 – 3553, 3557 AND 3563 VICTORIA DRIVE](#)

*Staff Recommendation:*

That Council give second and third readings to City of Coquitlam Zoning Amendment Bylaw No. 5040, 2020.

### BYLAWS FOR FINAL ADOPTION

4. [REPORT OF THE CITY CLERK – FOURTH AND FINAL READING OF CITY OF COQUITLAM SUBDIVISION AND DEVELOPMENT SERVICING AMENDMENT BYLAW NO.](#)

## 5049, 2020

### *Staff Recommendation:*

That Council give fourth and final reading to City of Coquitlam Subdivision and Development Servicing Amendment Bylaw No. 5049, 2020.

[Fourth and Final Reading of City of Coquitlam Subdivision and Development Servicing Amendment Bylaw No. 5049, 2020](#) 

## 5. [REPORT OF THE CITY CLERK – FOURTH AND FINAL READING OF CITY OF COQUITLAM STREET AND TRAFFIC AMENDMENT BYLAW NO. 5039, 2020](#)

### *Staff Recommendation:*

That Council give fourth and final reading to City of Coquitlam Street and Traffic Amendment Bylaw No. 5039, 2020.

[Fourth and Final Reading of City of Coquitlam Street and Traffic Amendment Bylaw No. 5039, 2020](#) 

## REPORTS OF STAFF

### **PLANNING AND DEVELOPMENT**

## 6. [REPORT OF THE DIRECTOR DEVELOPMENT SERVICES – FOURTH AND FINAL READING OF ZONING AMENDMENT BYLAW NO. 4949, 2019 FOR PROPOSED THREE LOT SUBDIVISION AT 3500 HIGHLAND DRIVE – PETER MCKENNA \(PROJ 18-003\)](#)

### *Staff Recommendation:*

That Council give fourth and final reading to City of Coquitlam Zoning Amendment Bylaw No. 4949, 2019.

[Fourth and Final Reading of Zoning Amendment Bylaw No. 4949, 2019 for Proposed Three Lot Subdivision at 3500 Highland Drive - Peter McKenna \(PROJ 18-003\)](#) 

## 7. [REPORT OF THE DIRECTOR DEVELOPMENT SERVICES – ZONING AMENDMENT BYLAW NO. 5009, 2020, AT 597, 599, 601 AND 603 DANSEY AVENUE – BELFORD PROPERTIES \(PROJ 19-074\)](#)


### *Staff Recommendation:*

That Council:

1. Give first reading to City of Coquitlam Zoning Amendment Bylaw No. 5009, 2020;
2. Refer Bylaw No. 5009, 2020 to Public Hearing;
3. Authorize staff to prepare Development Permit No. 19 115734 DP generally in accordance with the attached drawings (Attachment 5), should Council grant second and third readings to the Bylaw;
4. Acknowledge that the applicant has requested variances to City of Coquitlam Zoning Bylaw No. 3000, 1996, as described in this report as follows:
  - a. In Subsection 706 (1)(b) in Part 7, Off-street Parking and Loading, visitor parking

space to be reduced from 26 stalls to 13 stalls;

- b. In Subsection 1205 (6)(c) in Part 12, RM-3 Multi-Storey Medium Density Apartment Residential zone, the maximum Lot Coverage is increased from 45% to 57%;
  - c. In Subsection 1205 (8)(a) in Part 12, RM-3 Multi-Storey Medium Density Apartment Residential zone, the minimum setback along the Clayton Street frontage is reduced from 4.0 metres (m) (13 feet (ft.)) to 2.0 m (6.6 ft.); and
  - d. In Subsection 1205 (11)(a) in Part 12, RM-3 Multi-Storey Medium Density Apartment Residential zone, the maximum building length is increased from 55 m (180.5 ft.) to 62 m (203.4 ft.);
5. Acknowledge that the applicant has requested to provide Community Amenity Contributions (CAC) in-kind to be utilized to increase the housing affordability portion of the project in partnership with BC Housing's Affordable Housing Ownership Program (AHOP); 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 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 Transportation Demand Management (TDM) measures and 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. Housing Agreement; and
      - ii. Such other Land Title Office registrable agreements as may be required by the City.

[Zoning Amendment Bylaw No. 5009, 2020, at 597, 599, 601 and 603 Dansey Avenue - Belford Properties \(PROJ 19-074\)](#) 

8. [\*\*REPORT OF THE GENERAL MANAGER PLANNING AND DEVELOPMENT – TEMPORARY OUTDOOR SPACE EXPANSION PROGRAM FOR LOCAL BUSINESSES \(INTRODUCTORY COMMENTS BY GENERAL MANAGER PLANNING AND DEVELOPMENT /\*\*](#)

## **PRESENTATION BY MANAGER BUILDING PERMITS – APPROVALS)**

*Staff Recommendation:*

That Council:

1. Endorse the Temporary Outdoor Space Expansion Program for Local Businesses set out in the report of the General Manager Planning and Development dated May 26, 2020 of the same title;
2. Pre-approve all liquor licence amendment referrals for existing food primary, liquor primary and manufacturer establishments such as wineries, breweries and distilleries within the City who may apply to the Liquor and Cannabis Regulation Branch for an outdoor expanded service area; and
3. Direct staff to report back on the uptake and overall success of the Temporary Outdoor Space Expansion Program at the end of the COVID-19 pandemic as a declared public health emergency by the Provincial government.

[Temporary Outdoor Space Expansion Program for Local Businesses](#) 

### **OTHER BUSINESS**

**OB- [STIMULATING THE CONSTRUCTION OF NEW PURPOSE-BUILT RENTAL](#)**

**1**

**NEXT MEETING DATE - June 15, 2020**

**[ADJOURNMENT](#)**