



**CITY OF COQUITLAM  
AGENDA - REGULAR COUNCIL**

**REGULAR COUNCIL**

**TUESDAY, JUNE 8, 2021**

**7:00 P.M.**

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

**CALL TO ORDER**

**ADOPTION OF MINUTES**

**1. MINUTES OF THE PUBLIC HEARING HELD ON MONDAY, MAY 31, 2021**

*Staff Recommendation:*

That the Minutes of the Public Hearing held on Monday, May 31, 2021 be approved.

[Minutes of the Public Hearing held on Monday, May 31, 2021](#)

**2. MINUTES OF THE REGULAR COUNCIL MEETING HELD ON MONDAY, MAY 31, 2021**

*Staff Recommendation:*

That the Minutes of the Regular Council Meeting held on Monday, May 31, 2021 be approved.

[Minutes of the Regular Council Meeting held on Monday, May 31, 2021](#)

**COMMITTEE MINUTES AND RECOMMENDATIONS**

**3. MINUTES OF THE SPORTS AND RECREATION ADVISORY COMMITTEE MEETING HELD ON WEDNESDAY, APRIL 14, 2021**

*Staff Recommendation:*

That the Minutes of the Sports and Recreation Advisory Committee Meeting held on Wednesday, April 14, 2021 be received.

[Minutes of the Sports and Recreation Advisory Committee Meeting held on Wednesday, April 14, 2021](#)

**4. MINUTES OF THE SUSTAINABILITY AND ENVIRONMENTAL ADVISORY COMMITTEE MEETING HELD ON TUESDAY, APRIL 20, 2021**

*Staff Recommendation:*

That the Minutes of the Sustainability and Environmental Advisory Committee Meeting held on Tuesday, April 20, 2021 be received.

[Minutes of the Sustainability and Environmental Advisory Committee Meeting held on Tuesday, April 20, 2021](#)

**5. MINUTES OF THE MULTICULTURALISM ADVISORY COMMITTEE MEETING HELD ON WEDNESDAY, MAY 19, 2021**

*Staff Recommendation:*

That the Minutes of the Multiculturalism Advisory Committee Meeting held on Wednesday, May 19, 2021 be received.

[Minutes of the Multiculturalism Advisory Committee Meeting held on Wednesday, May 19, 2021](#)

**REPORTS OF STAFF**

**PLANNING AND DEVELOPMENT**

**6. REPORT OF THE DIRECTOR DEVELOPMENT SERVICES – DEVELOPMENT VARIANCE PERMIT AUTHORIZATION 21 106761 DV TO INCREASE THE NUMBER OF SIGNS, INCREASE SIGN AREA OF FREESTANDING AND FASCIA SIGNS, AND TO ALLOW FOR SIGNS MOUNTED ON A FENCE AT 995 UNITED BOULEVARD – METRO VANCOUVER (PROJ 21-049)**

*Staff Recommendation:*

That Council approve the signing and sealing of Development Variance Permit (DVP) 21 106761 DV for 995 United Boulevard and authorize the Mayor and City Clerk to execute this Permit on behalf of the City of Coquitlam.

[Development Variance Permit Authorization 21 106761 DV to Increase the Number of Signs, Increase Sign Area of Freestanding and Fascia Signs, and to Allow for Signs Mounted on a Fence at 995 United Boulevard - Metro Vancouver \(PROJ 21-049\)](#)

**7. REPORT OF THE DIRECTOR DEVELOPMENT SERVICES – RENEWAL OF CONSERVATION PERMIT APPLICATION 20 105265 01 CP – PORTION OF 2 KING EDWARD STREET**

*Staff Recommendation:*

That Council authorize the issuance of the renewal of Conservation Permit - 20 105265 01 CP, with the conditions (Attachment 1), to the Beedie Group to continue to permit soil removal on a portion of the property located at 2 King Edward Street.

[Renewal of Conservation Permit Application 20 105265 01 CP - Portion of 2 King Edward Street](#)

**8. REPORT OF THE DIRECTOR DEVELOPMENT SERVICES – FOURTH AND FINAL READING OF HERITAGE REVITALIZATION AGREEMENT AUTHORIZATION BYLAW NO. 4881, 2018 AND HERITAGE DESIGNATION BYLAW NO. 4882, 2018 AT 328 MARMONT STREET – CITYSTATE CONSULTING SERVICES INC. (PROJ 15-003)**

*Staff Recommendation:*

That Council:

1. Give fourth and final reading to City of Coquitlam Heritage Revitalization Agreement Authorization Bylaw No. 4881, 2018; and
2. Give fourth and final reading to City of Coquitlam Heritage Designation Bylaw No. 4882, 2018.

[Fourth and Final Reading of Heritage Revitalization Agreement Authorization Bylaw No. 4881, 2018 and Heritage Designation Bylaw No. 4882, 2018 at 328 Marmont Street - CityState Consulting Services Inc. \(PROJ 15-003\)](#)

**9. REPORT OF THE DIRECTOR DEVELOPMENT SERVICES – FOURTH AND FINAL READING OF ZONING AMENDMENT BYLAW NO. 5076, 2020, HOUSING AGREEMENT BYLAW NO. 5128, 2021 AND AUTHORIZATION OF DEVELOPMENT PERMIT AT 715 AND 717 COMO LAKE AVENUE – TRIO ADERA DEVELOPMENTS LTD. (PROJ 19-101)**

*Staff Recommendation:*

That Council:

1. Give fourth and final reading to City of Coquitlam Zoning Amendment Bylaw No. 5076, 2020;
2. Give fourth and final reading to City of Coquitlam Housing Agreement Bylaw No. 5128, 2021; and
3. Approve the signing and sealing of Development Permit No. 19 122793 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. 5076, 2020, Housing Agreement Bylaw No. 5128, 2021 and Authorization of Development Permit at 715 and 717 Como Lake Avenue - Trio Adera Developments Ltd. \(PROJ 19-101\)](#)

**10. REPORT OF THE DIRECTOR DEVELOPMENT SERVICES – CITYWIDE OFFICIAL COMMUNITY PLAN AMENDMENT BYLAW NO. 5124, 2021 AND ZONING AMENDMENT BYLAW NO. 5125, 2021 AT 3640 SHEFFIELD AVENUE – DOUBLE KAPPA HOLDINGS LTD. (PROJ 20-043)**

*Staff Recommendation:*

That Council:

1. Give first reading to City of Coquitlam Citywide Official Community Plan Amendment Bylaw No. 5124, 2021.
2. In accordance with the Local Government Act, consider Bylaw No. 5124, 2021, in conjunction with City of Coquitlam 2021 Five Year Financial Plan Bylaw No. 5086, 2020 and the Regional Solid Waste Management Plan.
3. Give first reading to City of Coquitlam Zoning Amendment Bylaw No. 5125, 2021;
4. Refer Bylaw Nos. 5124, 2021 and 5125, 2021 to Public Hearing.

5. 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. Finalize Watercourse Protection Development Permit (21 106534 DP) to the satisfaction of Environmental Services;
  - d. Water Sustainability Act approval for the works relating to the watercourses on-site;
  - e. Transfer of title to the City, the Streamside Protection and Enhancement Area (SPEA) and trail connection for park purposes;
  - f. Issuance of a Wildfire Interface Risk Management Development Permit; and
  - g. Finalize, execute and deliver to the City, the following agreements in Land Title Office registrable form:
    - i. Section 219 Restrictive Covenant to protect the Streamside Protection and Enhancement Area (SPEA), to the satisfaction of Environmental Services;
    - ii. One or more owner-maintained statutory rights-of-way in favour of the City over all publicly accessible spaces, including a proposed 5 m (16.4 ft.) wide trail parallel to the SPEA, located on the adjacent property located at 3655 Crouch Avenue;
    - iii. Section 219 Restrictive Covenant over proposed Lot 4 and the adjacent property located at 3531 Hickstead Avenue for the purposes of determining lot area in accordance with the A-3 Zone; and
    - iv. Such other Land Title Office registrable agreements as may be required by the City.

[Citywide Official Community Plan Amendment Bylaw No. 5124, 2021 and Zoning Amendment Bylaw No. 5125, 2021 at 3640 Sheffield Avenue - Double Kappa Holdings Ltd. \(PROJ 20-043\)](#)

**11. REPORT OF THE DIRECTOR DEVELOPMENT SERVICES – ZONING AMENDMENT BYLAW NO. 5110, 2021 AND AUTHORIZATION OF DEVELOPMENT VARIANCE PERMIT AT 231 LEBLEU STREET – VIVID GREEN ARCHITECTURE INC. (PROJ 20-070)**

*Staff Recommendation:*

That Council:

1. Give first reading to City of Coquitlam Zoning Amendment Bylaw No. 5110, 2021;
2. Refer Bylaw No. 5110, 2021 to Public Hearing.
3. Acknowledge that the applicant has requested a variance to Zoning Bylaw No. 3000, 1996, as described in this report as follows:
  - a. In Subsection 8(a) in Part 12 RT-3 Multiplex Residential, to reduce the rear lot line setback from 6.0 metres (19.7 ft) to 4.0 metres (13.1 ft).
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. Resolution of all urban design issues to the satisfaction of the Director Development Services; and
  - d. Such other Land Title Office registrable agreements as may be required by the City.

[Zoning Amendment Bylaw No. 5110, 2021 and Authorization of Development Variance Permit at 231 Lebleu Street - Vivid Green Architecture Inc. \(PROJ 20-070\)](#)

**12. REPORT OF THE DIRECTOR DEVELOPMENT SERVICES – ZONING AMENDMENT BYLAW NO. 5130, 2021, AT 571 EMERSON STREET AND 604, 606, 608, 612, AND 616 REGAN AVENUE – QUALEX (PROJ 20-079)**

*Staff Recommendation:*

That Council:

1. Give first reading to City of Coquitlam Zoning Amendment Bylaw No. 5130, 2021;
2. Refer Bylaw No. 5130, 2021 to Public Hearing;
3. Authorize staff to prepare Development Permit No. 20 113469 DP, generally in accordance with the attached drawings (Attachment 8), 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. Completion of the purchase and transfer of City lands at 571 Emerson Street to facilitate the final configuration of the development site;
  - c. Resolution of 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;
  - d. Resolution of all urban design issues to the satisfaction of the Director Development Services; and
  - e. Finalization, execution and delivery to the City any other Land Title Office registrable agreements as may be required by the City.

[Zoning Amendment Bylaw No. 5130, 2021, at 571 Emerson Street and 604, 606, 608, 612, and 616 Regan Avenue - Qualex \(PROJ 20-079\)](#)

**13. REPORT OF THE DIRECTOR DEVELOPMENT SERVICES – ZONING AMENDMENT BYLAW NO. 5126, 2021 AT 1175 PIPELINE ROAD – LEDINGHAM MCALLISTER (PROJ 20-085)**

*Staff Recommendation:*

That Council:

1. Give first reading to City of Coquitlam Zoning Amendment Bylaw No. 5126, 2021;
2. Refer Bylaw No. 5126, 2021 to Public Hearing;
3. Authorize staff to prepare Development Permit No. 20 113998 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. Resolution of all urban design issues to the satisfaction of the Director Development Services; and

- d. 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 (SRW) and Section 219 Covenants with respect to shared vehicular/pedestrian areas among the market condominium units, rental units and/or commercial units;
  - ii. One or more owner-maintained SRW in favour of the City over all publically accessible spaces, including the east/west pedestrian walkway;
  - iii. Housing Agreement; and
  - iv. Such other Land Title Office registrable agreements as may be required by the City.

[Zoning Amendment Bylaw No. 5126, 2021 at 1175 Pipeline Road - Ledingham McAllister \(PROJ 20-085\)](#)

## **REPORTS OF COUNCILLORS**

### **14. METRO VANCOUVER BOARD IN BRIEF (MAY 28, 2021) – 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 \(May 28, 2021\)](#)

## **OTHER BUSINESS**

## **NEXT MEETING DATE – June 21, 2021**

## **ADJOURNMENT**