

## REGULAR COUNCIL

MONDAY, JUNE 15, 2020

11:00 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, JUNE 1, 2020](#)

*Staff Recommendation:*

That the Minutes of the Public Hearing held on Monday, June 1, 2020 be approved.

[Minutes of the Public Hearing held on Monday, June 1, 2020](#) 

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

*Staff Recommendation:*

That the Minutes of the Regular Council Meeting held on Monday, June 1, 2020 be approved.

[Minutes of the Regular Council Meeting held on Monday, June 1, 2020](#) 

### COMMITTEE MINUTES AND RECOMMENDATIONS

3. [MINUTES OF THE TRI-CITIES HEALTHIER COMMUNITIES PARTNERSHIP MEETING HELD ON THURSDAY, APRIL 2, 2020](#)

*Staff Recommendation:*

That the Minutes of the Tri-Cities Healthier Communities Partnership Meeting held on Thursday, April 2, 2020 be received.

[Minutes of the Tri-Cities Healthier Communities Partnership Meeting held on Thursday, April 2, 2020](#) 

### CONSIDERATION OF THE AGENDA ITEMS FROM THE PUBLIC HEARING HELD JUNE 15, 2020

4. [CITY OF COQUITLAM ZONING AMENDMENT BYLAW NO. 4968, 2020 – 557, 561, 565 AND 569 MADORE AVENUE AND 562, 580, 596 AND 598 DANSEY AVENUE](#)

*Staff Recommendation:*

That Council give second and third readings to City of Coquitlam Zoning Amendment Bylaw No. 4968, 2020.

5. [\*\*CITY OF COQUITLAM ZONING AMENDMENT BYLAW NO. 4988, 2020 - 558, 562, 566, 568 MADORE AVENUE AND 555, 559, 561, 565 ROCHESTER AVENUE\*\*](#)

*Staff Recommendation:*

1. That the current Schedule A to Bylaw No. 4988, 2020 be replaced with the simplified Schedule A included here (in Item 2 of the Public Hearing Brief) as Attachment 1; and
2. That Council give second and third readings to City of Coquitlam Zoning Amendment Bylaw No. 4988, 2020.

6. [\*\*CITY OF COQUITLAM ZONING AMENDMENT BYLAW NO. 5032, 2020 – 500 FOSTER AVENUE AND 633 NORTH ROAD\*\*](#)

*Staff Recommendation:*

That Council give second and third readings to City of Coquitlam Zoning Amendment Bylaw No. 5032, 2020.

## REPORTS OF STAFF

### **PLANNING AND DEVELOPMENT**

7. [\*\*REPORT OF THE DIRECTOR DEVELOPMENT SERVICES – FOURTH AND FINAL READING OF ZONING AMENDMENT BYLAW NO. 5018, 2019 TO ALLOW A PROPOSED DETACHED FOUR-UNIT MULTIPLEX DEVELOPMENT AT 824 EDGAR AVENUE – RANDHIR SIDHU \(PROJ 18-065\)\*\*](#)

*Staff Recommendation:*

That Council give fourth and final reading to City of Coquitlam Zoning Amendment Bylaw No. 5018, 2019.

[Fourth and Final Reading of Zoning Amendment Bylaw No. 5018, 2019 to Allow a Proposed Detached Four-Unit Multiplex Development at 824 Edgar Avenue - Randhir Sidhu \(PROJ 18-065\)](#) 

8. [\*\*REPORT OF THE DIRECTOR DEVELOPMENT SERVICES – FOURTH AND FINAL READING OF ZONING AMENDMENT BYLAW NO. 4922, 2019 AND DEVELOPMENT PERMIT AUTHORIZATION TO FACILITATE THE DEVELOPMENT OF A FIVE-STOREY APARTMENT BUILDING AT 808 & 812 GAUTHIER AVENUE – DOLOMITI HOMES \(PROJ 18-083\)\*\*](#)

*Staff Recommendation:*

That Council:

1. Give fourth and final reading to City of Coquitlam Zoning Amendment Bylaw No. 4922, 2019; and
2. Approve the signing and sealing of Development Permit No. 18 110505 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. 4922, 2019 and Development](#)


9. **REPORT OF THE DIRECTOR DEVELOPMENT SERVICES – ZONING AMENDMENT BYLAW NO. 5050, 2020 AND HIGHWAY DEDICATION CANCELLATION BYLAW NO. 5051, 2020 AT 909, 913, 917, 921, 925, 927 GRANT STREET - ANTHEM GRANT DEVELOPMENTS LTD. (PROJ 19-028)**

*Staff Recommendation:*

That Council:

1. Give first reading to City of Coquitlam Zoning Amendment Bylaw No. 5050, 2020;
2. Refer Bylaw No. 5050, 2020 to Public Hearing;
3. Give first, second and third readings to City of Coquitlam Highway Dedication Cancellation Bylaw No. 5051, 2020 and direct Bylaw No. 5051, 2020 to be advertised in accordance with the requirements of the Community Charter;
4. Authorize staff to prepare Development Permit No. 19 106240 DP generally in accordance with the attached drawings (Attachment 4), should Council grant second and third readings to Bylaw No. 5050, 2020;
5. Acknowledge that the applicant has requested a variance to Zoning Bylaw No. 3000, 1996, described in this report as follows:
  - a. In Subsection 1201(13)(a)(ii), in Part 12 RT-2 Townhouse Residential zone, the minimum required private outdoor space of 37 square metres (m<sup>2</sup>) (398 square feet (sq.ft.)) per unit is reduced to between 17.5 m<sup>2</sup> (188 sq.ft.) and 36.9 m<sup>2</sup> (397 sq.ft.) per unit for 43 units.
6. Instruct staff to complete the following items prior to Council's consideration of fourth and final reading to the Bylaws, should Council grant second and third readings to Bylaw No. 5050, 2020:
  - 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 the lane closure process for a 144.9 m<sup>2</sup> (1,560 sq. ft.) unconstructed lane portion which is to be acquired by the applicant, Anthem Grant Developments Ltd., and consolidated as part of the subject site (Attachment 8);
  - d. Resolution of all urban design issues to the satisfaction of the Director Development Services; and
  - e. Finalize, execute and deliver to the City Land Title Office registrable agreements

as may be required by the City.


[Zoning Amendment Bylaw No. 5050, 2020 and Highway Dedication Cancellation Bylaw No. 5051, 2020 at 909, 913, 917, 921, 925, 927 Grant Street - Anthem Grant Developments Ltd. \(PROJ 19-028\)](#) 

**10. [REPORT OF THE DIRECTOR DEVELOPMENT SERVICES – ZONING AMENDMENT BYLAW NO. 4971, 2020 AND DEVELOPMENT PERMIT AUTHORIZATION, TO PERMIT THE BURKE MOUNTAIN VILLAGE DISCOVERY CENTRE AT 3537 PRINCETON AVENUE – CITY OF COQUITLAM \(PROJ 19-015\)](#)**

*Staff Recommendation:*

That Council:

1. Give first reading to City of Coquitlam Zoning Amendment Bylaw No. 4971, 2020;
2. Refer Bylaw No. 4971, 2020 to Public Hearing; and
3. Approve the signing and sealing of Development Permit No. 19 108264 DP and that the Mayor and City Clerk be authorized to execute this Permit on behalf of the City of Coquitlam, should Council grant second, third, and fourth and final readings to the Bylaw.

[Zoning Amendment Bylaw No. 4971, 2020 and Development Permit Authorization, to permit the Burke Mountain Village Discovery Centre at 3537 Princeton Avenue - City of Coquitlam \(PROJ 19-015\)](#) 

**11. [REPORT OF THE GENERAL MANAGER PLANNING AND DEVELOPMENT – COMMERCIAL ZONES REVIEW – OCP AMENDMENT BYLAW NO. 5046, 2020 AND ZONING AMENDMENT BYLAW NO. 5047, 2020 \(PROJ 19-075\)](#)**

*Staff Recommendation:*

That Council:

1. Give first reading to City of Coquitlam Citywide Official Community Plan Amendment Bylaw (Commercial Zones Review) No. 5046, 2020;
2. In accordance with the Local Government Act, consider Bylaw No. 5046, 2020, in conjunction with both the City of Coquitlam 2020 Five-Year Financial Plan Bylaw No. 5024, 2019 and the Regional Solid Waste Management Plan;
3. Give first reading to City of Coquitlam Zoning Amendment Bylaw (Commercial Zones Review) No. 5047, 2020;
4. Refer Bylaw No. 5046 and Bylaw No. 5047 to Public Hearing; and
5. Direct staff to consider the appropriate application of the building and land use typologies described in the draft C-3 Low-rise Commercial zone as part of current and future Official Community Plan (OCP) policy reviews, including but not limited to the Southwest Housing Review.

[Commercial Zones Review - OCP Amendment Bylaw No. 5046, 2020 and Zoning](#)

**OTHER BUSINESS**

**NEXT MEETING DATE - June 22, 2020**

**[ADJOURNMENT](#)**