



**CITY OF COQUITLAM  
AGENDA - REGULAR COUNCIL**

**REGULAR COUNCIL**

**MONDAY, JUNE 20, 2022**

**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 Public Hearing Held On Monday, June 13, 2022**

*Staff Recommendation:*

That the Minutes of the Public Hearing held on Monday, June 13, 2022 be approved.

[Minutes of the Public Hearing held on Monday, June 13, 2022](#)

**2. Minutes Of The Regular Council Meeting Held On Monday, June 13, 2022**

*Staff Recommendation:*

That the Minutes of the Regular Council Meeting held on Monday, June 13, 2022 be approved.

[Minutes of the Regular Council Meeting held on Monday, June 13, 2022](#)

**COMMITTEE MINUTES AND RECOMMENDATIONS**

**3. Minutes Of The Community Safety Advisory Committee Meeting Held On Thursday, May 12, 2022**

*Staff Recommendation:*

That the Minutes of the Community Safety Advisory Committee Meeting held on Thursday, May 12, 2022 be received.

[Minutes of the Community Safety Advisory Committee Meeting held on Thursday, May 12, 2022](#)

## CONSIDERATION OF ITEMS FROM THE PUBLIC HEARING HELD JUNE 20, 2022

### **4. City Of Coquitlam Zoning Amendment Bylaw No. 5231, 2022 – 1052 Austin Avenue (Unit B)**

*Staff Recommendation:*

That Council give second and third readings to City of Coquitlam Zoning Amendment Bylaw No. 5231, 2022.

### **5. City Of Coquitlam Citywide Official Community Plan Amendment Bylaw No. 5224, 2022, City Of Coquitlam Zoning Amendment Bylaw No. 5225, 2022, City Of Coquitlam Heritage Revitalization Agreement Authorization Bylaw No. 5226, 2022 And City Of Coquitlam Heritage Designation Bylaw No. 5227, 2022 – 571, 601, 609 Rochester Avenue And 572, 600, 602, 606 Madore Avenue**

*Staff Recommendation:*

That Council give second and third readings to City of Coquitlam Citywide Official Community Plan Amendment Bylaw No. 5224, 2022, City of Coquitlam Zoning Amendment Bylaw No. 5225, 2022, City of Coquitlam Heritage Revitalization Agreement Authorization Bylaw No. 5226, 2022 and City of Coquitlam Heritage Designation Bylaw No. 5227, 2022.

[Consideration of Items from the Public Hearing held on Monday, June 20, 2022](#)

## REPORTS OF STAFF

### **PLANNING AND DEVELOPMENT**

### **6. Report Of The Director Development Services – Final Approval Of Development Application At 2700 Barnet Highway (Unit 103) – Kj’s Best Cannabis (Proj 22-005)**

*Staff Recommendation:*

That Council give fourth and final reading to City of Coquitlam Zoning Amendment Bylaw No. 5210, 2022.

[Final Approval of Development Application at 2700 Barnet Highway \(Unit 103\) - KJ's Best Cannabis \(PROJ 22-005\)](#)

### **7. Report Of The Director Development Services – Final Approval Of Zoning Amendment Bylaw No. 5040, 2020 For Portions Of 3553, 3557 And 3563 Victoria Drive – Grd Victoria Homes Inc. & Rbd Victoria Homes Inc. (Proj 19-069)**

*Staff Recommendation:*

That Council give fourth and final reading to City of Coquitlam Zoning Amendment Bylaw No. 5040, 2020.

[Final Approval of Zoning Amendment Bylaw No. 5040, 2020 for Portions of 3553, 3557 and 3563 Victoria Drive - GRD Victoria Homes Inc. & RBD Victoria Homes Inc. \(PROJ 19-069\)](#)

**8. Report Of The Director Development Services – Development Application, At 1013 And 1025 Brunette Avenue – Catalyst Community Development Society (Proj 21-062)**

*Staff Recommendation:*

That Council:

1. Give first reading to City of Coquitlam Zoning Amendment Bylaw No. 5235, 2022;
2. Refer Bylaw No. 5235, 2022 to Public Hearing;
3. Acknowledge that the applicant has requested variances to the Zoning Bylaw as described in this report as follows:
  - a. In Subsection 706(1)(c), in Part 7, reduce residents parking from 1 space to 0.75 spaces per dwelling unit for studio and one-bedroom dwelling units and reduce visitor parking from 0.2 to 0.15 stalls per dwelling unit;
  - b. In Subsection 1505(7)(a), in Part 15, in C-5 Community Commercial zone the front setback is reduced from 3.0 metres (9.8 feet) to 0 metres (0 feet) from the south lot line;
  - c. In Subsection 1505(7)(a), the exterior side setback is reduced from 3.0 metres (9.8 feet) to 2.5 metres (8.2 feet) from the west lot line; and
  - d. In Subsection 1505(7)(c), the separation between buildings is to be reduced from 10 metres (32.8 feet) to 8 metres (26.2 feet);
4. Authorize staff to prepare Development Permit No. 21 107445 DP generally in accordance with the attached drawings (Attachment 6), should Council grant second and third readings to the Bylaw;
5. Authorize staff to prepare Housing Agreement Bylaw No. 5236, 2022, should Council grant second and third readings to the Bylaw; 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. Resolution of all urban design issues to the satisfaction of the Director Development Services;
  - d. Finalize Watercourse Protection Development Permit (22 109714 DP) to the satisfaction of Environmental Services;
  - e. Finalize alignment and design of the trail connection within the riparian area located north of the site to the satisfaction of the General Manager Parks, Recreation, Culture and Facilities; and
  - f. Finalization, execution and delivery to the City any other Land Title Office registrable agreements and statutory rights-of-way as may be required by the City.

[Development Application, at 1013 and 1025 Brunette Avenue - Catalyst Community Development Society \(PROJ 21-062\)](#)

**9. Report Of The Director Development Services – Development Application At 641, 643, 645, And 647 Claremont Street – Liberty Homes (Claremont) Ltd. (Proj 21-112)**

*Staff Recommendation:*

That Council:

1. Give first reading to City of Coquitlam Zoning Amendment Bylaw No. 5248, 2022;
2. Refer Bylaw No. 5248, 2022 to Public Hearing;
3. Authorize staff to prepare Development Permit No. 21 112807 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. Housing Agreement;
    - ii. A restrictive covenant requiring 16 adaptable or accessible units; and
    - iii. Such other Land Title Office registrable agreements as may be required by the City.

[Development Application at 641, 643, 645, and 647 Claremont Street - Liberty Homes \(Claremont\) Ltd. \(PROJ 21-112\)](#)

**10. Report Of The Director Development Services – Development Application At 1350 Pollard Street, 3633 Victoria Drive, 3615, 3623, 3630 David Avenue, And One Adjacent Unaddressed Lot – Double Kappa Holdings Ltd. (Commonly Known As Wesbild) (Proj 21-020)**

*Staff Recommendation:*

That Council:

1. Give first reading to City of Coquitlam Citywide Official Community Plan Amendment Bylaw No. 5213, 2022;
2. In accordance with the Local Government Act, consider Bylaw No. 5213, 2022, in conjunction with City of Coquitlam 2022 Five Year Financial Plan Bylaw No. 5176, 2021 and the Regional Solid Waste Management Plan;
3. Give first reading to City of Coquitlam Zoning Amendment Bylaw No. 5214, 2022;
4. Refer Bylaw Nos. 5213, 2022 and 5214, 2022 to Public Hearing;
5. Acknowledge that the applicant has requested a variance to the Subdivision & Development Servicing Bylaw as described in this report as follows:
  - a. In Subsection 5.11, in Part 5, Roads and Lanes, reduce the k-value of the SAG vertical curves for Marigold Street from 6 to 4; 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. 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;
  - c. Finalization of Watercourse Protection Development Permit (21 104266 DP) to the satisfaction of Environmental Services;
  - d. Registration of a Section 219 Restrictive Covenant to protect the Streamside Protection and Enhancement Areas (SPEA), to the satisfaction of Environmental Services;
  - e. Transfer of title to the City for portions of the SPEA for park purposes; and
  - f. Finalization, execution and delivery to the City of the following agreements in Land Title Office registrable form:
    - i. A statutory right-of-way in favour of the City over the SPEA area on the adjacent property at 3630 David Avenue;
    - ii. Section 219 Restrictive Covenant that prohibits occupancy on the lots adjacent the SPEA until a post-clearing and post-construction report from a Qualified Environmental Professional (QEP) is received that evaluates the trees along any new forested edges; and
    - iii. Such other Land Title Office registrable agreements as may be required by the City.

[Development Application at 1350 Pollard Street, 3633 Victoria Drive, 3615, 3623, 3630 David Avenue, and one adjacent unaddressed lot - Double Kappa Holdings Ltd. \(commonly known as Wesbild\) \(PROJ 21-020\)](#)

#### ***PARKS, RECREATION, CULTURE AND FACILITIES***

##### **11. Report Of The General Manager Parks, Recreation, Culture And Facilities – Responsible Consumption Of Liquor In Public Places - Bylaw Updates (Introductory Comments By General Manager Parks, Recreation, Culture And Facilities)**

1. That Council give first, second and third readings to “Responsible Consumption of Liquor in Public Places Bylaw No. 5251, 2022”;
2. That Council give first, second and third readings to “Parks and Community Facilities Rules and Regulations Amendment Bylaw No. 5254, 2022”;
3. Staff implement a program to allow for the responsible consumption of liquor in public places commencing upon adoption of the bylaws noted above and continuing until May 31, 2023; and
4. Staff report back to Council before May 31, 2023 with an evaluation of the program and recommended next steps.

[Responsible Consumption of Liquor in Public Places - Bylaw Updates](#)

**12. Report Of The General Manager Parks, Recreation, Culture And Facilities And General Manager Engineering And Public Works – Library Link Update (Introductory Comments By General Manager Parks, Recreation, Culture And Facilities)**

*Staff Recommendation:*

That Council:

1. Approve the purchase of a new Library Link vehicle for \$636,000 funded from the Land Sales Reserve Investment Fund; and
2. Approve the City assuming ownership and funding the cost of operations and maintenance of the new Library Link vehicle.

[Library Link Update](#)

**FINANCE, LANDS AND POLICE**

**13. Report Of The General Manager Finance, Lands And Police – City Initiatives Reserve And Land Sale Reserve Investment Fund Allocations – Additional Details (Introductory Comments By General Manager Finance, Lands And Police)**

*Staff Recommendation:*

That Council approve funding from the City Initiatives Reserve of \$1,730,000 and from the Land Sale Reserve Investment Fund of \$400,000 for the initiatives contained in Attachment 1 of the report of the General Manager Finance, Lands and Police dated June 14, 2022 and entitled “City Initiatives Reserve and Land Sale Reserve Investment Fund Allocations – Additional Details”.

[City Initiatives Reserve and Land Sale Reserve Investment Fund Allocations - Additional Details](#)

**LEGISLATIVE SERVICES**

**14. Report Of The General Manager Legislative Services – Resolutions For Submission To The 2022 Union Of British Columbia Municipalities Annual Convention (Introductory Comments By Director Intergovernmental Relations And Legislative Services)**

*Staff Recommendation:*

That Council endorse the following resolutions for submission to the Union of British Columbia Municipalities to be considered at its 2022 Convention in September:

- Amendments to the Motor Vehicle Act to Better Support Fire Department Incident Responses (Attachment 1)
- Policing Costs Related to Provincial Facilities (Attachment 2)
- Review of the Regulatory Environment Pertaining to e-Mobility Devices (Attachment 3)
- Micromobility Users Insurance (Attachment 4)

[Resolutions for Submission to the 2022 Union of British Columbia Municipalities Annual Convention](#)

**OTHER BUSINESS**

**NEXT MEETING DATE – July 4, 2022**

**ADJOURNMENT**

[Regular Council Agenda Package](#)