

REGULAR COUNCIL MEETING

Monday, July 5, 2021

7:00 p.m.

Council Chambers
3000 Guildford Way
Coquitlam, B.C.

Note: This meeting will be broadcast online at coquitlam.ca/webcasts.

CALL TO ORDER

ADOPTION OF MINUTES

1. Minutes of the Public Hearing held on Monday, June 28, 2021

Staff Recommendation:

That the Minutes of the Public Hearing held on Monday, June 28, 2021 be approved.

[1. Minutes of the Public Hearing held on Monday, June 28, 2021](#) 

2. Minutes of the Regular Council Meeting held on Monday, June 28, 2021

Staff Recommendation:

That the Minutes of the Regular Council Meeting held on Monday, June 28, 2021 be approved.

[2. Minutes of the Regular Council Meeting held on Monday, June 28, 2021](#) 

REPORTS OF STAFF

PLANNING AND DEVELOPMENT

3. Report of the Director Development Services – Development Variance Permit Authorization to Reduce the Minimum Front Lot Line Setback at 1035 Lougheed Highway – BFA Studio Architects (PROJ 21-043)

• **Opportunity for public input**

Staff Recommendation:

That Council approve the signing and sealing of Development Variance Permit No. 21 106524 DV and that the Mayor and City Clerk be authorized to execute this Permit on behalf of the City of Coquitlam.

[3. Report of the Director Development Services - Development Variance Permit Authorization to Reduce the Minimum Front Lot Line Setback at 1035 Lougheed Highway - BFA Studio Architects \(PROJ 21-043\) Opportunity for public input](#) 

4. Report of the Director Development Services – Temporary Use Permit Renewal Authorization to Permit the Operation of a Private High School at 3000 Christmas Way – BC Christian Academy Independent School (PROJ 21-032)

• **Opportunity for public input**

Staff Recommendation:

That Council:

1. Approve a three-year renewal to Temporary Use Permit 18 107069 TU (3000 Christmas Way); and
2. Authorize the Mayor and City Clerk to execute the renewal on behalf of the City of Coquitlam.

[4. Report of the Director Development Services - Temporary Use Permit Renewal Authorization to Permit the Operation of a Private High School at 3000 Christmas Way - BC Christian Academy Independent School \(PROJ 21-032\)](#) 

5. Report of the Director Development Services – City of Coquitlam Zoning Amendment Bylaw No. 5141, 2021 and Development Variance Permit at 816 Westwood Street – Sutharsan Jeyarasa (PROJ 19-072)

Staff Recommendation:

That Council:

1. Give first reading to *City of Coquitlam Zoning Amendment Bylaw No. 5141, 2021*;
2. Refer *Bylaw No. 5141, 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 1004 (4)(a) in Part 10 One-Family Residential Zones, to reduce the minimum lot area from 375 m² (4,036.5 sq. ft.) to 373.4 m² (4,019.3 sq. ft.); and
 - b. In Subsection 1004 (4)(b) in Part 10 One-Family Residential Zones, to reduce the minimum lot width from 12.5 m (41 ft.) to 10.04 m (32.95 ft.); 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; and
 - c. Such other Land Title Office registrable agreements as may be required by the City.

[5. Report of the Director Development Services - City of Coquitlam Zoning Amendment Bylaw No. 5141, 2021 and Development Variance Permit at 816 Westwood Street - Sutharsan Jeyarasa \(PROJ 19-072\)](#) 

6. Report of the Director Development Services – Conservation Permit 21-107254 CP – 1340 Olmsted Street

Staff Recommendation:

That Council authorize the issuance of Conservation Permit 21-107254 CP, with conditions (Attachment 1) to Mosaic Homes (Mosaic), for the property at 1340 Olmsted Street.

[6. Report of the Director Development Services - Conservation Permit 21-107254 CP - 1340 Olmsted Street](#) 

DEPUTY CITY MANAGER

7. Report of the Fire Chief and Director Legal and Bylaw Enforcement – 995 Cherrybrook Place – Remedial Action Requirement

Staff Recommendation:

That Council:

1. Declare the residential building with attached garage and accessory structure (the “Building”) at 995 Cherrybrook Place, Coquitlam, B.C. (the “Property”) to be in and to create an unsafe and hazardous condition within the meaning of section 73 of the *Community Charter*;
2. Declare the Building and the Property to be nuisances and so dilapidated and unclean as to be offensive to the community, all within the meaning of section 74 of the *Community Charter*;
3. Impose on the registered owner Tammy Lee-Anna Price, also known as Tammy Moricz, the remedial action requirements in respect of the Building and Property and items on the Property in the form of the order attached as Attachment #1 to the report of the Fire Chief and Director Legal and Bylaw Enforcement dated June 23, 2021 and entitled “995 Cherrybrook Place – Remedial Action Requirement” (the “Order”); and
4. Direct that if the Owner has not complied with the Order within the specified timeframes, the City by its employees, contractors or others, may enter onto the Property without further notice to the Owner and perform the specified work, with the costs to be recovered from the Owner as a debt.


[7. Report of the Fire Chief and Director Legal and Bylaw Enforcement - 995 Cherrybrook Place - Remedial Action Requirement](#) 

REPORTS OF COUNCILLORS

8. Metro Vancouver Board in Brief (June 25, 2021) – Metro Vancouver Board Representatives Available to Respond to Questions

Staff Recommendation:

That Council receive for information the Metro Vancouver Board in Brief.

[8. Metro Vancouver Board in Brief \(June 25, 2021\) - Metro Vancouver Board Representatives Available to Respond to Questions](#) 

OTHER BUSINESS

NEXT MEETING DATE – July 12, 2021

ADJOURNMENT