

## PUBLIC HEARING/REGULAR COUNCIL

MONDAY, JULY 6, 2020

10:15 P.M.

Council Chambers  
3000 Guildford Way  
Coquitlam, B.C.

### [CALL TO ORDER](#)

### ADOPTION OF MINUTES

1. [MINUTES OF THE REGULAR COUNCIL MEETING HELD ON MONDAY, JUNE 22, 2020](#)

*Staff Recommendation:*

That the Minutes of the Regular Council Meeting held on Monday, June 22, 2020 be approved.

[Minutes of the Regular Council Meeting held on Monday, June 22, 2020](#) 

### COMMITTEE MINUTES AND RECOMMENDATIONS

2. [MINUTES OF THE MULTICULTURALISM ADVISORY COMMITTEE MEETING HELD ON WEDNESDAY, JUNE 17, 2020](#)

*Staff Recommendation:*

That the Minutes of the Multiculturalism Advisory Committee Meeting held on Wednesday, June 17, 2020 be received.

[Minutes of the Multiculturalism Advisory Committee Meeting held on Wednesday, June 17, 2020](#) 

### CONSIDERATION OF THE AGENDA ITEMS FROM THE PUBLIC HEARING HELD JULY 6, 2020

3. [CITY OF COQUITLAM ZONING AMENDMENT BYLAW NO. 5050, 2020 – 909, 913, 917, 921, 925 AND 927 GRANT STREET AND PORTION OF LANE](#)

*Staff Recommendation:*

That Council give second and third readings to City of Coquitlam Zoning Amendment Bylaw No. 5050, 2020.

4. [CITY OF COQUITLAM ZONING AMENDMENT BYLAW NO. 5009, 2020 – 597, 599, 601 AND 603 DANSEY AVENUE](#)

*Staff Recommendation:*

That Council give second and third readings to City of Coquitlam Zoning Amendment Bylaw No. 5009, 2020.

5. [CITY OF COQUITLAM ZONING AMENDMENT BYLAW NO. 4971, 2020 – 3537 PRINCETON AVENUE](#)

*Staff Recommendation:*

That Council give second and third readings to City of Coquitlam Zoning Amendment Bylaw No. 4971, 2020; and

6. [CITY OF COQUITLAM ZONING AMENDMENT BYLAW NO. 4975, 2020 – 625 NORTH ROAD](#)

*Staff Recommendation:*

That Council give second and third readings to City of Coquitlam Zoning Amendment Bylaw No. 4975, 2020.

7. [CITY OF COQUITLAM CITYWIDE OFFICIAL COMMUNITY PLAN AMENDMENT BYLAW \(COMMERCIAL ZONES REVIEW\) NO. 5046, 2020 AND CITY OF COQUITLAM ZONING AMENDMENT BYLAW \(COMMERCIAL ZONES REVIEW\) NO. 5047, 2020 – COMMERCIAL ZONES REVIEW](#)

*Staff Recommendation:*

That Council give second, third, and fourth and final readings to City of Coquitlam Citywide Official Community Plan Amendment Bylaw (Commercial Zones Review) No. 5046, 2020 and City of Coquitlam Zoning Amendment Bylaw (Commercial Zones Review) No. 5047, 2020.

8. [CITY OF COQUITLAM ZONING AMENDMENT BYLAW NO. 5048, 2020 – PARKING REQUIREMENTS REVIEW](#)

*Staff Recommendation:*

That Council give second, third, and fourth and final readings to City of Coquitlam Zoning Amendment Bylaw No. 5048, 2020.

## REPORTS OF STAFF

### **PLANNING AND DEVELOPMENT**


9. [REPORT OF THE GENERAL MANAGER PLANNING AND DEVELOPMENT AND THE GENERAL MANAGER ENGINEERING AND PUBLIC WORKS – TEMPORARY OUTDOOR SPACE EXPANSION PROGRAM FOR LOCAL BUSINESSES PHASE 2 – SUPPORTING LOCAL BUSINESSES AND THEIR IMMEDIATE RECOVERY WITH FLEXIBLE OPTIONS TO INCREASE BUSINESS SERVICE AREA \(INTRODUCTORY COMMENTS BY GENERAL MANAGER PLANNING AND DEVELOPMENT AND GENERAL MANAGER ENGINEERING AND PUBLIC WORKS / PRESENTATION BY PLANNER 3\)](#)

*Staff Recommendation:*

That Council:

1. Endorse the next phase of the Temporary Outdoor Space Expansion Program for Local Businesses as set out in the joint report of the General Manager Planning and Development and General Manager Engineering and Public Works dated June 30, 2020;

2. Direct staff to commence the implementation of temporary measures to support the expansion of outdoor operations of qualifying businesses on portions of City road rights-of-way;
3. Rescind the existing Sidewalk Café Use Policy and adopt in its place the Sidewalk and Curbside Use Policy included as Attachment 2 of this report;
4. Direct staff to investigate and report back regarding the construction of City sponsored parklets which could be made available for rent to interested businesses; and
5. Direct staff to report back regarding this phase of the Temporary Outdoor Space Expansion Program for Local Businesses in one year's time.


[Temporary Outdoor Space Expansion Program for Local Businesses Phase 2 - Supporting Local Businesses and Their Immediate Recovery with Flexible Options to Increase Business Service Area](#) 

**10. [REPORT OF THE DIRECTOR DEVELOPMENT SERVICES – FOURTH AND FINAL READING OF HERITAGE REVITALIZATION AGREEMENT AUTHORIZATION BYLAW NO. 4994, 2019 AND HERITAGE DESIGNATION BYLAW NO. 4995, 2019, TO RELOCATE, RESTORE AND RETAIN AN EXISTING HERITAGE HOUSE \(PHILP RESIDENCE\) AND PERMIT A NEW DUPLEX AT 433 MARMONT STREET – MANBIR SINGH AULAKH \(PROJ 17-019\)](#)**

*Staff Recommendation:*

That Council:

1. Give fourth and final reading to City of Coquitlam Heritage Revitalization Agreement Authorization Bylaw No. 4994, 2019; and
2. Give fourth and final reading to City of Coquitlam Heritage Designation Bylaw No. 4995, 2019.

[Fourth and Final Reading of Heritage Revitalization Agreement Authorization Bylaw No. 4994, 2019 and Heritage Designation Bylaw No. 4995, 2019, to Relocate, Restore and Retain an Existing Heritage House \(Philp Residence\) and Permit a New Duplex at 433 Marmont Street - Manbir Singh Aulakh \(PROJ 17-019\)](#) 

**11. [REPORT OF THE DIRECTOR DEVELOPMENT SERVICES – ZONING AMENDMENT BYLAW NO. 4978, 2020, HIGHWAY DEDICATION CANCELLATION BYLAW NO. 4979, 2020 AT 611, 613, 615, 619, 623, 625, 629, 631 COTTONWOOD AVENUE AND 616, 620, 624, 628, 632, 634, 636, 638, 640, 646 VANESSA COURT – CARDINAL BY POLYGON CARDINAL HOMES LTD. AND BURQUITLAM EAST BY POLYGON DEVELOPMENT 219 LTD. \(PROJ 19-027\)](#)**

*Staff Recommendation:*

That Council:

1. Give first reading to City of Coquitlam Zoning Amendment Bylaw No. 4978, 2020;

2. Refer Bylaw No. 4978, 2020 to Public Hearing;
3. Authorize staff to prepare Development Permits Nos. 19 106177 DP and 19 106181 DP, generally in accordance with the attached drawings (Attachments 6 and 7), should Council grant second and third readings to the Bylaw;
4. Acknowledge that the applicant has requested variances to the Zoning Bylaw, as described in this report as follows:
  - a. In Subsection 1205 (6)(c), in Part 12, RM-3 Multi-Storey Medium Density Apartment Residential zone, the maximum Lot Coverage for a 6-storey building be increased from 45% to 51% (for the Cardinal development site only); and
  - b. In Subsection 1205(11)(a), in Part 12, RM-3 Multi-Storey Medium Density Apartment Residential zone, the maximum building length be increased from 55 m (180 ft.) to 65 m (213.3 ft.) (for the Cardinal development site only).
5. Give first, second and third readings to City of Coquitlam Highway Dedication Cancellation Bylaw No. 4979, 2020;
6. Direct City of Coquitlam Highway Dedication Cancellation Bylaw No. 4979, 2020 to be advertised in accordance with the requirements of the Community Charter; and
7. 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. Enter into a Purchase and Sale Agreement for the road cancellation area to the satisfaction of the City Solicitor;
  - d. Satisfy the Traffic Impact Assessment (TIA) comments to the satisfaction of the General Manager Engineering and Public Works; and
  - e. Finalize, execute and deliver to the City, the following agreements in Land Title Office registrable form:
    - i. Section 219 Restrictive Covenant to allow for density sharing between the Cardinal and Burquitlam East development sites;
    - ii. An owner-maintained statutory right-of-way in favour of the City over the publically accessible minor node at the northwest corner of the Breslay Street / Cottonwood Avenue intersection;
    - iii. A Servicing Agreement between the City and Polygon to the satisfaction of

the General Manager Engineering and Public Works with respect to the Burquitlam East site;

- iv. Section 219 Restrictive Covenants to prohibit the issuance of Building Permits until all existing houses are demolished; and
- v. Section 219 Restrictive Covenant to ensure a Form and Character Development Permit for the Burquitlam East site be approved by Council prior to issuance of Building Permits; and
- vi. Such other Land Title Office registrable agreements as may be required by the City.

[Zoning Amendment Bylaw No. 4978, 2020, Highway Dedication Cancellation Bylaw No. 4979, 2020 at 611, 613, 615, 619, 623, 625, 629, 631 Cottonwood Avenue and 616, 620, 624, 628, 632, 634, 636, 638, 640, 646 Vanessa Court - Cardinal by Polygon Cardinal Homes Ltd. and Burquitlam East by Polygon Development 219 Ltd. \(PROJ 19-027\)](#) 

## REPORTS OF COUNCILLORS

### 12. [METRO VANCOUVER BOARD IN BRIEF \(MAY 29, 2020\) – 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 \(May 29, 2020\)](#) 

## OTHER BUSINESS

**NEXT MEETING DATE - July 13, 2020**

## [ADJOURNMENT](#)