



**CITY OF COQUITLAM
AGENDA - REGULAR COUNCIL**

REGULAR COUNCIL

TUESDAY, SEPTEMBER 6, 2022

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, July 25, 2022

Staff Recommendation:

That the Minutes of the Public Hearing held on Monday, July 25, 2022 be approved.

[Minutes of the Public Hearing held on Monday, July 25, 2022](#)

2. Minutes Of The Regular Council Meeting Held On Monday, July 25, 2022 / Tuesday, July 26, 2022

Staff Recommendation:

That the Minutes of the Regular Council Meeting held on Monday, July 25, 2022 / Tuesday, July 26, 2022 be approved.

[Minutes of the Regular Council Meeting held on Monday, July 25, 2022 / Tuesday, July 26, 2022](#)

COMMITTEE MINUTES AND RECOMMENDATIONS

3. Minutes Of The Sports And Recreation Advisory Committee Meeting Held On Wednesday, June 8, 2022

Staff Recommendation:

That the Minutes of the Sports and Recreation Advisory Committee Meeting held on Wednesday, June 8, 2022 be received.

[Minutes of the Sports and Recreation Advisory Committee Meeting held on Wednesday, June 8, 2022](#)

4. Minutes Of The Universal Access-Ability Advisory Committee Meeting Held On Tuesday, July 5, 2022

Staff Recommendation:

That the Minutes of the Universal Access-Ability Advisory Committee Meeting held on Tuesday, July 5, 2022 be received.

[Minutes of the Universal Access-Ability Advisory Committee Meeting held on Tuesday, July 5, 2022](#)

REPORTS OF STAFF

PLANNING AND DEVELOPMENT

5. Report Of The Director Development Services – Development Permit Authorization At 3637 Sheffield Avenue - Polygon Development 346 Ltd. (Proj 21-065)

Staff Recommendation:

That Council approve the signing and sealing of Development Permit No. 21 108470 DP and that the Mayor and City Clerk be authorized to execute this Permit on behalf of the City of Coquitlam.

[Development Permit Authorization at 3637 Sheffield Avenue - Polygon Development 346 Ltd. \(PROJ 21-065\)](#)

6. Report Of The Director Development Services – Final Approval Of Development Application At 688 Lougheed Highway, 632 And 633 Grayson Avenue, 633 Alderson Avenue, A Portion Of Grayson Avenue And A Portion Of A Lane – Alderson Gate, Ledingham Mcallister (Proj 19-089)

Staff Recommendation:

That Council:

1. Give fourth and final reading to City of Coquitlam Zoning Amendment Bylaw No. 5053, 2020;
2. Give fourth and final reading to City of Coquitlam Highway Dedication Cancellation Bylaw No. 5054, 2020;
3. Give fourth and final reading to City of Coquitlam Housing Agreement Bylaw No. 5055, 2021; and

4. Approve the signing and sealing of Development Permit No. 19 121014 DP and that the Mayor and City Clerk be authorized to execute this Permit on behalf of the City of Coquitlam.

[Final Approval of Development Application at 688 Lougheed Highway, 632 and 633 Grayson Avenue, 633 Alderson Avenue, a Portion of Grayson Avenue and a Portion of a Lane - Alderson Gate, Ledingham McAllister \(PROJ 19-089\)](#)

7. Report Of The Director Development Services – Zoning Bylaw Text Amendment To Facilitate Commercial Space

Staff Recommendation:

That Council:

1. Give first reading to City of Coquitlam Zoning Amendment Bylaw No. 5268, 2022; and
2. Refer Bylaw No. 5268, 2022 to Public Hearing.

[Zoning Bylaw Text Amendment to Facilitate Commercial Space](#)

8. Report Of The Director Development Services – Development Application Of 3553, 3557 And 3563 Victoria Drive And 3575 Victoria Drive – Infinity Properties (Baycrest) Ltd. (Proj 20-028)

Staff Recommendation:

That Council:

1. Give first reading to City of Coquitlam Citywide Official Community Plan Amendment Bylaw No. 5073, 2022;
2. In accordance with the Local Government Act, consider Bylaw No. 5073, 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. 5074, 2022;
4. Refer Bylaw Nos. 5073, 2022 and 5074, 2022 to Public Hearing;
5. Authorize staff to prepare Development Permit No. 20 105457 DP generally in accordance with the attached drawings (Attachment 7), should Council grant second and third readings to the Bylaws;
6. Acknowledge that the applicant has requested a variance to the Zoning Bylaw, as described in this report as follows:
 - a. In Subsection 516(5), in Part 5, in Landscaping Screens, Fences and Retaining Walls - the proposed height of the exposed concrete retaining walls in two locations along the east side of Building #9 are proposed to be varied from 1.2 metres (m) (3.94 feet (ft.)) to 2.2 m (7.2 ft.) and 2.8 m (9.2 ft.) high; 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 Bylaws:
 - 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. Resolution of all urban design issues to the satisfaction of the Director Development Services;
 - d. Determine the final alignment or Public Pedestrian Pathway trail connection through the middle of the site to the satisfaction of the General Manager Parks, Recreation, Culture and Facilities;
 - e. Provide for the discharge of Restrictive Covenant CA5791803 which restricts tandem parking on the property;
 - f. Other conditions as applicable; and
 - g. Finalization, execution and delivery to the City, the following agreements in Land Title Office registrable form:
 - i. Section 219 Restrictive Covenant prohibiting occupancy until such time as the owner-maintained statutory rights-of-way in favour of the City over the publically accessible spaces, including the pedestrian pathway through the middle of the project;
 - ii. Statutory right-of-way and Section 219 Restrictive Covenant for any underground services that fall on-site and within the BC Hydro Right-of-Way; and
 - iii. Such other Land Title Office registrable agreements as may be required by the City.

[Development Application of 3553, 3557 and 3563 Victoria Drive and 3575 Victoria Drive - Infinity Properties \(Baycrest\) Ltd. \(PROJ 20-028\)](#)

9. Report Of The Director Development Services – Development Application At 628, 630, 632, 634, 636, 638 Claremont Street, 635, 637, 639, 641, 643, 645 Gardena Drive – Intracorp (Proj 21-194)

Staff Recommendation:

That Council:

1. Give first reading to City of Coquitlam Zoning Amendment Bylaw No. 5238, 2022;
2. Refer Bylaw No. 5238, 2022 to Public Hearing;
3. Authorize staff to prepare Development Permit No. 21 120998 DP generally in accordance with the attached drawings (Attachment 6), should Council grant second and third readings to the Bylaw;

4. Give first, second, and third readings to City of Coquitlam Highway Dedication Cancellation Bylaw No. 5255, 2022;
5. Direct City of Coquitlam Highway Dedication Cancellation Bylaw No. 5255, 2022 to be advertised in accordance with the requirements of the Community Charter; 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. Completion of road closure process for a lane and a portion of Gardena Drive;
 - d. Enter into a Purchase and Sale Agreement to the satisfaction of the City Solicitor;
 - e. Resolution of all urban design issues to the satisfaction of the Director Development Services;
 - f. Other conditions as applicable; and
 - g. Finalize, execute and deliver to the City, the following agreements in Land Title Office registrable form:
 - i. Section 219 Restrictive Covenant prohibiting occupancy of the market condominium towers unless the six-storey purpose-built rental building of Block B receives occupancy prior to the market condominium towers;
 - ii. Section 219 Restrictive Covenant prohibiting occupancy until such time one or more access easements, Statutory Rights-of-Way and Section 219 Covenants with respect to shared vehicular/pedestrian areas and shared on-site parking among the market condominium units and rental units;
 - iii. One or more owner-maintained statutory rights-of-way in favour of the City over all publically accessible spaces, including the pedestrian walkway along the north property line of Block A (the north site) and the seating areas along the proposed east/west municipal collector;
 - iv. Section 219 Restrictive Covenant to restrict sale and conversion of the guest suite located in the market condominium tower within Block B (south site);
 - v. Housing Agreement; and
 - vi. Such other Land Title Office registrable agreements as may be required by the City.

[Development Application at 628, 630, 632, 634, 636, 638 Claremont Street, 635, 637, 639, 641, 643, 645 Gardena Drive - Intracorp \(PROJ 21-194\)](#)

10. Report Of The Director Development Services – Development Application At 2954, 2966, 2976 Pheasant Street, 2960, 2968 Christmas Way And 2950 Lougheed Highway – Marcon “Tricity Central” (Proj 20-045)

Staff Recommendation:

That Council:

1. Give first reading to City of Coquitlam Zoning Amendment Bylaw No. 5252, 2022;
2. Give first reading to City of Coquitlam Zoning Amendment Bylaw No. 5262, 2022;
3. Refer Bylaw Nos. 5252 and 5262, 2022 to Public Hearing;
4. Give first, second, and third readings to City of Coquitlam Highway Dedication Cancellation Bylaw No. 5253, 2022;
5. Direct City of Coquitlam Highway Dedication Cancellation Bylaw No. 5253, 2022 to be advertised in accordance with the requirements of the Community Charter;
6. Authorize staff to prepare Development Permit No. 20 107456 DP generally in accordance with the attached drawings (Attachment 8), should Council grant second and third readings to the Bylaw; 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 Bylaws:
 - 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, and design of the pedestrian overpass, are addressed to the satisfaction of the General Manager Engineering and Public Works;
 - c. Enter into a Purchase and Sale Agreement for the acquisition of surplus road and City owned land, to the satisfaction of the City Solicitor;
 - d. Registration of a Development Agreement to the satisfaction of the General Manager Planning and Development;
 - e. Resolution of all urban design issues to the satisfaction of the Director Development Services;
 - f. Finalize Watercourse Protection Development Permit (22 111306 DP) to the satisfaction of Environmental Services;
 - g. Transfer of title to the City, the Streamside Protection and Enhancement Area (SPEA) for park purposes;
 - h. Other conditions as applicable; and
 - i. 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 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 Statutory Rights-of-Way in favour of the City over all publically accessible spaces;

- iii. Housing Agreement;
- iv. Documents related to the proposed road closure; and
- v. Such other Land Title Office registrable agreements as may be required by the City.

[Development Application at 2954, 2966, 2976 Pheasant Street, 2960, 2968 Christmas Way and 2950 Lougheed Highway - Marcon "TriCity Central" \(PROJ 20-045\)](#)

11. Report Of The General Manager Planning And Development – City Centre Streetscape Guidelines And Proposed City Centre Area Plan Citywide Official Community Plan Amendment Bylaw No. 5261, 2022 (Proj 22-088) (Introductory Comments By Director Community Planning)

Staff Recommendation:

That Council:

1. Endorse the City Centre Streetscape Guidelines as set out in Attachment 1 of the report from the General Manager Planning and Development, dated August 30, 2022 and entitled “City Centre Streetscape Guidelines and Proposed City Centre Area Plan Citywide Official Community Plan Amendment Bylaw No. 5261, 2022 (PROJ 22-088)”;
2. Give first reading to City of Coquitlam Citywide Official Community Plan Amendment Bylaw No. 5261, 2022 to the City Centre Area Plan;
3. In accordance with the Local Government Act, consider Bylaw No. 5261, 2022, in conjunction with both the City of Coquitlam 2022 Five-Year Financial Plan Bylaw No. 5176, 2021, and the Regional Solid Waste Management Plan; and
4. Refer Bylaw No. 5261, 2022 to Public Hearing.

[City Centre Streetscape Guidelines and Proposed City Centre Area Plan Citywide Official Community Plan Amendment Bylaw No. 5261, 2022 \(PROJ 22-088\)](#)

12. Report Of The General Manager Planning And Development – Density Bonus Program Bylaws - Next Steps (Introductory Comments By Director Community Planning)

Staff Recommendation:

That Council provide direction to staff to either:

Option A: Bring forward Citywide Official Community Plan Amendment Bylaw No. 5234, 2022 and Zoning Amendment Bylaw No. 5256, 2022 for consideration of Third Reading on September 19, 2022; and schedule a subsequent Council workshop on the items outlined in the report of the General Manager Planning and Development dated August 30, 2022 and entitled “Density Bonus Program Bylaws – Next Steps” (“the Report”);

OR

Option B: Schedule a Council workshop later in 2022, on the items outlined in the report prior to bringing forward any related bylaw amendments for Council's consideration.

[Density Bonus Program Bylaws - Next Steps](#)

LEGISLATIVE SERVICES

13. Report Of The General Manager Legislative Services – 2022 Council Meeting Schedule – Proposed Amendment

Staff Recommendation:

That Council approve an amendment to the current 2022 Council Meeting Schedule to add a Public Hearing on Monday, December 5, 2022.

[2022 Council Meeting Schedule - Proposed Amendment](#)

REPORTS OF COUNCILLORS

14. Metro Vancouver Board In Brief (July 29, 2022) - 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 \(July 29, 2022\)](#)

OTHER BUSINESS

NEXT MEETING DATE – September 19, 2022

ADJOURNMENT

[Regular Council Agenda Package](#)