



**CITY OF COQUITLAM  
AGENDA - REGULAR COUNCIL**

**REGULAR COUNCIL**

**MONDAY, SEPTEMBER 20, 2021**

**7:00 P.M.**

**Council Chambers  
3000 Guildford Way  
Coquitlam, B.C.**

**CALL TO ORDER**

**PRESENTATIONS**

**1. CATHERINE KNAUS, IPSOS - 2021 CITIZEN SATISFACTION SURVEY**

[Catherine Knaus, IPSOS - 2021 Citizen Satisfaction Survey](#)

**ADOPTION OF MINUTES**

**2. MINUTES OF THE REGULAR COUNCIL MEETING HELD ON TUESDAY, SEPTEMBER 7, 2021**

*Staff Recommendation:*

That the Minutes of the Regular Council Meeting held on Tuesday, September 7, 2021 be approved.

[Minutes of the Regular Council Meeting held on Tuesday, September 7, 2021](#)

**COMMITTEE MINUTES AND RECOMMENDATIONS**

**3. MINUTES OF THE SPORTS AND RECREATION ADVISORY COMMITTEE MEETING HELD ON WEDNESDAY, JUNE 9, 2021**

*Staff Recommendation:*

That the Minutes of the Sports and Recreation Advisory Committee Meeting held on Wednesday, June 9, 2021 be received.

[Minutes of the Sports and Recreation Advisory Committee Meeting held on Wednesday, June 9, 2021](#)

## REPORTS OF STAFF

### **PLANNING AND DEVELOPMENT**

**4. REPORT OF THE DIRECTOR DEVELOPMENT SERVICES – SINGLE-FAMILY AND INFILL DEVELOPMENT REGULATION IMPROVEMENTS – ZONING AMENDMENT BYLAW NO. 5150, 2021 – DEVELOPMENT AND BUILDING APPLICATION SUPPORT (DBAS) PROGRAM INITIATIVE (PROJ 21-096)**

*Staff Recommendation:*

That Council:

1. Give first reading to City of Coquitlam Zoning Amendment Bylaw No. 5150, 2021; and
2. Refer Bylaw No. 5150, 2021 to Public Hearing.

[Single-Family and Infill Development Regulation Improvements - Zoning Amendment Bylaw No. 5150, 2021 - Development and Building Application Support \(DBAS\) Program Initiative \(PROJ 21-096\)](#)

**5. REPORT OF THE DIRECTOR DEVELOPMENT SERVICES – DEVELOPMENT APPLICATION AT 3646, 3648, 3650, 3654, 3674, 3680 VICTORIA DRIVE, 4189 CEDAR DRIVE, AN UNADDRESSED PARCEL (“0” CEDAR DRIVE) AND A PORTION OF AN UNCONSTRUCTED ROAD ALLOWANCE – POLYGON (PROJ 19-006)**

*Staff Recommendation:*

That Council:

1. Give first reading to City of Coquitlam Citywide Official Community Plan Amendment Bylaw No. 5146, 2021;
2. In accordance with the Local Government Act, consider Bylaw No. 5146, 2021, in conjunction with City of Coquitlam 2021 Five Year Financial Plan Bylaw No. 5086, 2020 and the Regional Solid Waste Management Plan;
3. Give first reading to City of Coquitlam Zoning Amendment Bylaw No. 5133, 2021;
4. Refer Bylaw Nos. 5146, 2021 and 5133, 2021 to Public Hearing;
5. Authorize staff to prepare Development Permit No. 19 104140 DP generally in accordance with the attached drawings (Attachment 8), should Council grant second and third readings to the Bylaw;
6. Acknowledge that the applicant has requested a variance to the Zoning Bylaw as described in this report as follows:
  - a. In Subsection 1201(8) in Part 12, RT-2 Townhouse Residential Zone, the minimum setback to a street is reduced from 4.0 m (13 ft.) to 2.2 m (7 ft.);

7. Give first, second and third readings to City of Coquitlam Highway Dedication Cancellation Bylaw No. 5134, 2021;
8. Direct City of Coquitlam Highway Dedication Cancellation Bylaw No. 5134, 2021 to be advertised in accordance with the requirements of the Community Charter; and
9. 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 4,596 m<sup>2</sup> (1.1 acre) unconstructed road dedication portion which is to be acquired by the applicant, Polygon Development 265 Ltd., and consolidated as part of the subject site (Attachment 11);
  - d. Resolution of all urban design issues to the satisfaction of the Director Development Services;
  - e. Finalize Watercourse Protection Development Permit (19 106567 DP) to the satisfaction of Environmental Services;
  - f. Transfer of title to the City, the Streamside Protection and Enhancement Area (SPEA); and
  - g. Finalize, execute and deliver to the City, the following agreements in Land Title Office registrable form:
    - i. Easement with 3640 and 3632 Victoria Drive with respect to shared vehicle access from Victoria Drive;
    - ii. Easement for residents of Lot 2 to access the amenity areas on Lot 1;
    - iii. Statutory Rights-of-Way and Section 219 Restrictive Covenants for public access over:
      - iii.i The north-south pedestrian nature trail parallel to Star Creek along the western edge of the townhouse development site linking Victoria Drive to Cedar Drive; and
      - iii.ii An east-west pedestrian path along Lane Q, linking the Star Creek nature trail to the future Knoll Park, as well as vehicular access on Lanes N and Q to four public parking spaces adjacent to Knoll Park;
    - iv. Section 219 Restrictive Covenant to restrict sale and conversion of the concierge suite located in the amenity building;

- v. Section 219 Restrictive Covenant indicating that the subject site is located adjacent to an active agricultural zone and dust, odour and noises associated with standard agricultural practices should be expected; and
- vi. Such other Land Title Office registrable agreements as may be required by the City.

[Development Application at 3646, 3648, 3650, 3654, 3674, 3680 Victoria Drive, 4189 Cedar Drive, an Unaddressed Parcel \("0" Cedar Drive\) and a Portion of an Unconstructed Road Allowance - Polygon](#)

**6. REPORT OF THE GENERAL MANAGER PLANNING AND DEVELOPMENT – POTENTIAL IMPLICATIONS OF THE “OPENING DOORS: UNLOCKING HOUSING SUPPLY FOR AFFORDABILITY” REPORT (INTRODUCTORY COMMENTS BY GENERAL MANAGER PLANNING AND DEVELOPMENT)**

*Staff Recommendation:*

That Council authorize the Mayor on behalf of Council to send a letter to the Minister of Municipal Affairs and the Attorney General and Minister Responsible for Housing expressing support for the goals of the “Opening Doors: Unlocking Housing Supply for Affordability” report, and requesting that the Provincial government consult with local governments before adopting any of the actions or recommendations in the report.

[Potential Implications of the "Opening Doors: Unlocking Housing Supply for Affordability" Report](#)

**7. REPORT OF THE DIRECTOR DEVELOPMENT SERVICES – THIRD READING EXTENSION OF ZONING AMENDMENT BYLAW NO. 5006, 2019 AT 3580 VICTORIA DRIVE – DEAL DEVELOPMENTS INC. AND WESBILD HOLDINGS LTD. (PROJ 17-007)**

*Staff Recommendation:*

That Council extend third reading of City of Coquitlam Zoning Amendment Bylaw No. 5006, 2019 for an additional 12-month period.

[Third Reading Extension of Zoning Amendment Bylaw No. 5006, 2019 at 3580 Victoria Drive - Deal Developments Inc. and Wesbild Holdings Ltd. \(PROJ 17-007\)](#)

**8. REPORT OF THE DIRECTOR DEVELOPMENT SERVICES – HERITAGE ALTERATION PERMIT AT 830 LAVAL SQUARE – NOTRE DAME DE LOURDES PARISH (PROJ 21-083)**

*Staff Recommendation:*

That Council approve the signing and sealing of Heritage Alteration Permit 21 110366 HA and the Mayor and City Clerk be authorized to execute the Permit on the behalf of the City of Coquitlam.

[Heritage Alteration Permit at 830 Laval Square - Notre Dame de Lourdes Parish \(PROJ 21-083\)](#)

**9. REPORT OF THE GENERAL MANAGER PARKS, RECREATION, CULTURE AND FACILITIES – CEMETERY BYLAW UPDATE**

*Staff Recommendation:*

That Council give first, second and third readings to Cemetery Bylaw No. 5000, 2021.

[Cemetery Bylaw Update](#)

**REPORTS OF COUNCILLORS**

**OTHER BUSINESS**

**NEXT MEETING DATE – September 27, 2021**

**ADJOURNMENT**