



**CITY OF COQUITLAM
AGENDA - PUBLIC HEARING / REGULAR COUNCIL**

PUBLIC HEARING / REGULAR COUNCIL

MONDAY, SEPTEMBER 27, 2021

7:00 P.M.

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

CALL TO ORDER - PUBLIC HEARING

PUBLIC HEARING ITEMS

- 1. APPLICATION TO AMEND CITYWIDE OFFICIAL COMMUNITY PLAN (CWOCP) BYLAW NO. 3479, 2001 TO REVISE THE LAND USE DESIGNATION OF THE SUBJECT PROPERTY FROM INDUSTRIAL TO SERVICE COMMERCIAL AND TO AMEND THE CITY OF COQUITLAM ZONING BYLAW NO. 3000, 1996 IN ORDER TO REZONE THE SUBJECT PROPERTY FROM M-1 GENERAL INDUSTRIAL TO CS-1 SERVICE COMMERCIAL – BYLAW NOS. 5078 AND 5079, 2021.**

[Application to amend Citywide Official Community Plan \(CWOCP\) Bylaw No. 3479, 2001 to revise the land use designation of the subject property from Industrial to Service Commercial and to amend the City of Coquitlam Zoning Bylaw No. 3000, 1996 in order to rezone the subject property from M-1 General Industrial to CS-1 Service Commercial - Bylaw Nos. 5078 and 5079, 2021.](#)

- 2. APPLICATION TO AMEND CITYWIDE OFFICIAL COMMUNITY PLAN (CWOCP) BYLAW NO. 3479, 2001 IN ORDER TO UPDATE THE OAKDALE TRANSPORTATION NETWORK IN THE BURQUITLAM-LOUGHEED NEIGHBOURHOOD PLAN – BYLAW NO. 5142, 2021.**

[Application to amend Citywide Official Community Plan \(CWOCP\) Bylaw No. 3479, 2001 in order to update the Oakdale Transportation Network in the Burquitlam-Lougheed Neighbourhood Plan - Bylaw No. 5142, 2021.](#)

ADJOURNMENT - PUBLIC HEARING

CALL TO ORDER - REGULAR COUNCIL

ADOPTION OF MINUTES

1. MINUTES OF THE REGULAR COUNCIL MEETING HELD ON MONDAY, SEPTEMBER 20, 2021

Staff Recommendation:

That the Minutes of the Regular Council Meeting held on Monday, September 20, 2021 be approved.

[Minutes of the Regular Council Meeting held on Monday, September 20, 2021](#)

COMMITTEE MINUTES AND RECOMMENDATIONS

2. MINUTES OF THE SUSTAINABILITY AND ENVIRONMENTAL ADVISORY COMMITTEE MEETING HELD ON TUESDAY, JUNE 22, 2021

Staff Recommendation:

That the Minutes of the Sustainability and Environmental Advisory Committee Meeting held on Tuesday, June 22, 2021 be received.

[Minutes of the Sustainability and Environmental Advisory Committee Meeting held on Tuesday, June 22, 2021](#)

CONSIDERATION OF THE AGENDA ITEMS FROM THE PUBLIC HEARING HELD SEPTEMBER 27, 2021

3. CITY OF COQUITLAM CITYWIDE OFFICIAL COMMUNITY PLAN AMENDMENT BYLAW NO. 5078, 2021 AND CITY OF COQUITLAM ZONING AMENDMENT BYLAW NO. 5079, 2021

Staff Recommendation:

That Council give second and third readings to City of Coquitlam Citywide Official Community Plan Amendment Bylaw No. 5078, 2021 and City of Coquitlam Zoning Amendment Bylaw No. 5079, 2021.

4. CITY OF COQUITLAM CITYWIDE OFFICIAL COMMUNITY PLAN AMENDMENT BYLAW NO. 5142, 2021

Staff Recommendation:

That Council give second, third, and fourth and final readings to City of Coquitlam Citywide Official Community Plan Amendment Bylaw No. 5142, 2021.

[Consideration of the Agenda Items from the Public Hearing held on September 27, 2021](#)

BYLAWS FOR FINAL ADOPTION

5. REPORT OF THE DIRECTOR INTERGOVERNMENTAL RELATIONS AND LEGISLATIVE SERVICES – FOURTH AND FINAL READING OF CITY OF COQUITLAM CEMETERY BYLAW NO. 5000, 2021

Staff Recommendation:

That Council give fourth and final reading to City of Coquitlam Cemetery Bylaw No. 5000, 2021.

REPORTS OF STAFF

PLANNING AND DEVELOPMENT

6. REPORT OF THE DIRECTOR DEVELOPMENT SERVICES – DEVELOPMENT APPLICATION AT 618/622/ 626 CLAREMONT STREET AND 631/633 GARDENA DRIVE – STRAND (PROJ 21-021)

Staff Recommendation:

That Council:

1. Give first reading to City of Coquitlam Zoning Amendment Bylaw No. 5144, 2021;
2. Refer Bylaw No. 5144, 2021 to Public Hearing;
3. Authorize staff to prepare Development Permit No. 21 104081 DP generally in accordance with the attached drawings (Attachment 5), 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. 5145, 2021;
5. Direct City of Coquitlam Highway Dedication Cancellation Bylaw No. 5145, 2021 to be advertised in accordance with the requirements of the Community Charter;
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 the road closure process for a portion of the cul-de-sac on Gardena Drive;
 - d. Enter into a Purchase and Sale Agreement to the satisfaction of the City Solicitor;
 - e. Satisfy the Transportation Demand Management measures and Traffic Impact Assessment (TIA) comments to the satisfaction of the General Manager Engineering and Public Works;
 - f. Resolution of all urban design issues to the satisfaction of the Director Development Services; 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 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 and rental units is registered, and that the rental building receives occupancy first;
 - ii. One or more owner-maintained statutory rights-of-way in favour of the City over portions of the lane for vehicular turning movements;
 - iii. Housing Agreement;
 - iv. A Restrictive Covenant requiring 67 adaptable units; and
 - v. Such other Land Title Office registrable agreements as may be required by the City.

[Development Application at 618/622/ 626 Claremont Street and 631/633 Gardena Drive - Strand \(PROJ 21-021\)](#)

7. REPORT OF THE DIRECTOR DEVELOPMENT SERVICES - DEVELOPMENT APPLICATION AT 719, 720, 722, 723, 727, 728, 730 SEATON AND 710, 712, 720 ROBINSON - WGP SEATON DEVELOPMENT LIMITED PARTNERSHIP (PROJ 19-083)

Staff Recommendation:

That Council:

- 1. Give first reading to City of Coquitlam Zoning Amendment Bylaw No. 5147, 2021;
- 2. Refer Bylaw No. 5147, 2021 to Public Hearing;
- 3. Authorize staff to prepare Development Permit No. 19 118834 DP generally in accordance with the attached drawings (Attachment 7), 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. 5148, 2021;
- 5. Direct City of Coquitlam Highway Dedication Cancellation Bylaw No. 5148, 2021 to be advertised in accordance with the requirements of the Community Charter;
- 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 0.126 hectare (approximately 13,560 square foot (sq. ft.)) portion of Seaton Avenue which is to be acquired by the applicant and consolidated as part of the subject site (Attachment 9);
- 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. Finalize, execute and deliver to the City, the following agreements in Land Title Office registrable form:
 - i. One or more owner-maintained statutory rights-of-way (SROW) in favour of the City over portions of the north and west lane frontages, to the satisfaction of the General Manager Engineering and Public Works;
 - ii. Statutory right-of-way and Section 219 Restrictive Covenant for public access over the Multi-Use Pathway (MUP);
 - iii. Section 219 Restrictive Covenant to restrict stratification of the lock-off units; and
 - iv. Such other Land Title Office registrable agreements as may be required by the City.

[Development Application at 719, 720, 722, 723, 727, 728, 730 Seaton and 710, 712, 720 Robinson - WGP Seaton Development Limited Partnership \(PROJ 19-083\)](#)

8. REPORT OF THE DIRECTOR DEVELOPMENT SERVICES - DEVELOPMENT APPLICATION AT 559, 563, 569 ALDERSON AVENUE, 228, 238, 268, 270, 272, 280 DUNLOP STREET, 540, 544, 550, 560, 564 SUNSET AVENUE, AND 280, 270, 265, 273, 275, 279, 285 EUCLID COURT AND PORTION OF ROAD - MCALLISTER COMMUNITIES LTD. (PROJ 18-038)

Staff Recommendation:
That Council:

- 1. Give first reading to City of Coquitlam Zoning Amendment Bylaw No. 5104, 2021;
- 2. Refer Bylaw No. 5104, 2021 to Public Hearing;
- 3. Give first, second and third readings to City of Coquitlam Highway Dedication Cancellation Bylaw No. 5105, 2021;
- 4. Direct City of Coquitlam Highway Dedication Cancellation Bylaw No. 5105, 2021 to be advertised in accordance with the requirements of the Community Charter;

5. Authorize staff to prepare Development Permit No. 18 122615 DP generally in accordance with the attached drawings (Attachment 6), should Council grant second and third readings to the Bylaw;
6. Acknowledge that the applicant has requested variances to the Zoning Bylaw as described in this report as follows:
 - a. In Subsection 1205(6), in Part 12, in RM-3 Multi-Storey Medium Density Apartment Residential, the lot coverage is increased from 55% to 58%;
 - b. In Subsection 1205(11), in Part 12, in RM-3 Multi-Storey Medium Density Apartment Residential, the building length is increased from 65 m to 85 m for Building 3;
 - c. In Subsection 1205(6), in Part 12, in RM-3 Multi-Storey Medium Density Apartment Residential, the setback to Alderson Avenue and a portion of Sunset Avenue is reduced from 4.0 m to 2.0 m; and
 - d. In Subsection 514(2), in Part 5 General Regulations, the permitted setback siting exception for a balcony, eave or supporting column is increased from 1.5 m to 1.6 m; 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. Collect a security for:
 - i. the civil works required in connection with the final build-out of Alderson Avenue; and
 - ii. the estimated costs of acquiring seven Provincially-owned parcels of land (MOTI parcels) adjacent to the subject lands in an amount satisfactory to the City's Manager Real Estate; and enter into a security agreement addressing the maintenance and use of such security in a form satisfactory to the General Manager Planning and Development;
 - d. Completion of road closure process for Euclid Court and a lane which is to be consolidated as part of the subject site;
 - e. Resolution of all urban design issues to the satisfaction of the Director Development Services; and
 - f. Finalize, execute and deliver to the City, the following agreements in Land Title Office registrable form:

- i. Section 219 Covenant for development and phasing over the subject site as well as the lands pertaining to Sienna PROJ 18-037 (civic addresses 530, 532, 534, 538, 542, 546, 550 Delestre Avenue, 527, 533, 539, 545, 551, 555 Sunset Avenue, and 316 Loring Street);
- ii. Section 219 Covenant for “no separate transfer” over the remainder parcels resulting after consolidation of the subject site and the lands pertaining to Sienna PROJ 18-037;
- iii. Section 219 Restrictive Covenant to restrict sale and conversion of the guest suite located in Building 2; and
- iv. Such other Land Title Office registrable agreements as may be required by the City.

[Development Application at 559, 563, 569 Alderson Avenue, 228, 238, 268, 270, 272, 280 Dunlop Street, 540, 544, 550, 560, 564 Sunset Avenue, and 280, 270, 265, 273, 275, 279, 285 Euclid Court and Portion of Road - McAllister Communities Ltd. \(PROJ 18-038\)](#)

OTHER BUSINESS

NEXT MEETING DATE – October 4, 2021

ADJOURNMENT - REGULAR COUNCIL