



**CITY OF COQUITLAM  
AGENDA - REGULAR COUNCIL**

**REGULAR COUNCIL**

**MONDAY, OCTOBER 4, 2021**

**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, September 27, 2021**

*Staff Recommendation:*

That the Minutes of the Public Hearing held on Monday, September 27, 2021 be approved.

[Minutes of the Public Hearing held on Monday, September 27, 2021](#)

**2. Minutes Of The Regular Council Meeting Held On Monday, September 27, 2021**

*Staff Recommendation:*

That the Minutes of the Regular Council Meeting held on Monday, September 27, 2021 be approved.

[Minutes of the Regular Council Meeting held on Monday, September 27, 2021](#)

**COMMITTEE MINUTES AND RECOMMENDATIONS**

**3. Notes Of The Multiculturalism Advisory Committee Meeting Held On Wednesday, September 8, 2021**

*Staff Recommendation:*

That the Notes of the Multiculturalism Advisory Committee Meeting held on Wednesday, September 8, 2021 be received.

[Notes of the Multiculturalism Advisory Committee Meeting held on Wednesday, September 8, 2021](#)

## REPORTS OF STAFF

### **PLANNING AND DEVELOPMENT**

#### **4. Report Of The Director Development Services – Development Application At 931 Grant Street – Newgen Group (Proj 20-091)**

*Staff Recommendation:*

That Council:

1. Give first reading to City of Coquitlam Zoning Amendment Bylaw No. 5149, 2021;
2. Refer Bylaw No. 5149, 2021 to Public Hearing;
3. Authorize staff to prepare Development Permit No. 20 115113 DP generally in accordance with the attached drawings (Attachment 6), should Council grant second and third readings to the Bylaw; 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. 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; and
  - c. Resolution of all urban design issues to the satisfaction of the Director Development Services.

[Development Application at 931 Grant Street - Newgen Group \(PROJ 20-091\)](#)

#### **5. Report Of The Director Development Services – Zoning Amendment Bylaw No. 5151, 2021 At 1038 Delestre Avenue – Architype Design Ltd. (Proj 20-011)**

*Staff Recommendation:*

That Council:

1. Give first reading to City of Coquitlam Zoning Amendment Bylaw No. 5151, 2021;
2. Refer Bylaw No. 5151, 2021 to Public Hearing; and
3. 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. 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;
  - b. Resolution of all urban design issues to the satisfaction of the Director Development Services; and
  - c. Finalize, execute and delivery to the City any such other Land Title Office registrable agreements as may be required by the City.

[Zoning Amendment Bylaw No. 5151, 2021 at 1038 Delestre Avenue - Architype Design Ltd. \(PROJ 20-011\)](#)

**6. Report Of The Director Development Services – Development Application At 1525 And 1541 Dayton Street – Pgtl Burke Mountain Ltd. (Townline) And Citywide Official Community Plan Housekeeping Amendments – City Of Coquitlam (Proj 18-134)**

*Staff Recommendation:*

That Council:

1. Give first reading to City of Coquitlam Citywide Official Community Plan Amendment Bylaw No. 5153, 2021;
2. Give first reading to City of Coquitlam Citywide Official Community Plan Amendment Bylaw No. 5155, 2021;
3. In accordance with the Local Government Act, consider Bylaw No. 5153, 2021 and Bylaw No. 5155, 2021, in conjunction with City of Coquitlam 2021 Five Year Financial Plan Bylaw No. 5086, 2020 and the Regional Solid Waste Management Plan;
4. Give first reading to City of Coquitlam Zoning Amendment Bylaw No. 5154, 2021;
5. Refer Bylaws No. 5153, 2021, 5154, 2021 and 5155, 2021 to Public Hearing; and
6. Instruct staff to complete the following items prior to Council's consideration of fourth and final readings of Bylaws No. 5153, 2021 and 5154, 2021, 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, are addressed to the satisfaction of the General Manager Engineering and Public Works;
  - c. Finalize the minor amendment to Watercourse Protection Development Permit (13 007464 DP) to the satisfaction of Environmental Services;
  - d. Determine the final design of the Multi-Use Pathway trail connection to the satisfaction of the General Manager Parks, Recreation, Culture and Facilities;
  - e. Transfer of title to the City the Streamside Protection and Enhancement Area (SPEA) and trail connection for park purposes;
  - f. Finalize, execute and deliver to the City, the following agreements in Land Title Office registrable form:
    - i. Section 219 Restrictive Covenant to protect the windfirm trees and root zones outside the Streamside Protection and Enhancement Area (SPEA), to the satisfaction of Environmental Services;
    - ii. Section 219 Restrictive Covenant prohibiting occupancy of the properties adjacent the trail and SPEA until a post-clearing and post-construction report from a QEP is received that evaluates the trees for safety, to the satisfaction of Urban Forestry;
    - iii. Section 219 Restrictive Covenant to ensure adequate water pressure is provided for each single family residential lot;
    - iv. Statutory rights-of-way and Section 219 Restrictive Covenants for public access over the temporary turnarounds on the remainder lot;
    - v. Section 219 "No Build" Restrictive Covenant on the large remainder lot having future subdivision potential; and
    - vi. Such other Land Title Office registrable agreements as required by the City.

[Development Application at 1525 and 1541 Dayton Street - PGTL Burke Mountain Ltd. \(Townline\) and Citywide Official Community Plan Housekeeping Amendments - City of Coquitlam \(PROJ 18-134\)](#)

## **ENGINEERING AND PUBLIC WORKS**

### **7. Report Of The General Manager Engineering And Public Works And The General Manager Planning And Development – Updates To The Subdivision And Development Servicing Bylaw (Introductory Comments By General Manager Engineering And Public Works)**

#### *Staff Recommendation:*

That Council give first, second, and third readings to City of Coquitlam Subdivision and Development Servicing Amendment Bylaw No. 5143, 2021, which updates the City's Supplementary Specifications and Design Criteria, and (going forward) authorizes the General Manager Engineering and Public Works to update the City's Supplementary Specifications, and to update the City's Stormwater Management Manual.

#### **Updates to the Subdivision and Development Servicing Bylaw**

### **8. Report Of The General Manager Engineering And Public Works – Residential Water Metering Review And Next Steps (Introductory Comments By General Manager Engineering And Public Works)**

#### *Staff Recommendation:*

That Council:

1. Direct staff to amend the Water Distribution Bylaw and Subdivision and Development Servicing Bylaw to require single family meter setters as a condition of new development approval.
2. Direct staff to implement a statistical metering program to inform a future decision on multi-family meter setters and a future report on residential water metering implementation options.

#### **Residential Water Metering Review and Next Steps**

### **9. Report Of The General Manager Engineering And Public Works And The General Manager Finance, Lands, And Police – Water And Sewer Rate Updates (Introductory Comments By General Manager Engineering And Public Works)**

#### *Staff Recommendation:*

That Council:

1. Direct staff to amend the Sewer and Drainage Bylaw to replace the Sewer Parcel Tax with a Sewer Use Fee as outlined in this report;
2. Direct staff to amend the Water Distribution Bylaw with a base water meter rate that is scaled according to the size of the meter;
3. Direct staff to amend the Water Distribution Bylaw and Sewer and Drainage Bylaw to initiate a five-year transition towards a balanced metered water and sewer rate that ensures revenues are collected commensurate with the consumption; and
4. Direct staff to amend the Water Distribution Bylaw and Sewer and Drainage Bylaw to adjust the timing of charging developers the flat water and sewer charges for new dwelling units and to implement construction water and sewer charges as outlined in this report.

#### **Water and Sewer Rate Updates**

**FINANCE, LANDS AND POLICE**

**10. Report Of The General Manager Finance, Lands And Police – Permissive Taxation Exemption Amendment Bylaw 5156, 2021**

*Staff Recommendation:*

That Council give first, second and third readings to Taxation Exemption Amendment Bylaw 5156, 2021.

[Permissive Taxation Exemption Amendment Bylaw 5156, 2021](#)

**OTHER BUSINESS**

**NEXT MEETING DATE – October 18, 2021**

**ADJOURNMENT**