



## CITY OF COQUITLAM AGENDA

### REGULAR COUNCIL

**MONDAY, FEBRUARY 22, 2021**

**7:00 P.M.**

**Council Chambers  
3000 Guildford Way**

#### CALL TO ORDER

#### ADOPTION OF MINUTES

**1. MINUTES OF THE REGULAR COUNCIL MEETING HELD ON MONDAY, FEBRUARY 8, 2021**

*Staff Recommendation:*

That the Minutes of the Regular Council Meeting held on Monday, February 8, 2021 be approved.

[Minutes of the Regular Council Meeting held on Monday, February 8, 2021](#)

#### COMMITTEE MINUTES AND RECOMMENDATIONS

**2. MINUTES OF THE SUSTAINABILITY AND ENVIRONMENTAL ADVISORY COMMITTEE MEETING HELD ON TUESDAY, NOVEMBER 24, 2020**

*Staff Recommendation:*

That the Minutes of the Sustainability and Environmental Advisory Committee Meeting held on Tuesday, November 24, 2020 be received.

[Minutes of the Sustainability and Environmental Advisory Committee Meeting held on Tuesday, November 24, 2020](#)

**3. MINUTES OF THE COQUITLAM RIVER WATERSHED ROUNDTABLE CORE COMMITTEE MEETING HELD ON WEDNESDAY, JANUARY 13, 2021**

*Staff Recommendation:*

That the Minutes of the Coquitlam River Watershed Roundtable Core Committee Meeting held on Wednesday, January 13, 2021 be received.

[Minutes of the Coquitlam River Watershed Roundtable Core Committee Meeting held on Wednesday, January 13, 2021](#)

**CONSIDERATION OF THE AGENDA ITEM FROM THE PUBLIC HEARING HELD FEBRUARY 22, 2021**

**4. CITY OF COQUITLAM ZONING AMENDMENT BYLAW NO. 5044, 2021 – 1334 CHARLAND AVENUE**

*Staff Recommendation:*

That Council give second and third readings to City of Coquitlam Zoning Amendment Bylaw No. 5044, 2021.

**REPORTS OF STAFF**

**PLANNING AND DEVELOPMENT**

**5. REPORT OF THE DIRECTOR DEVELOPMENT SERVICES – ZONING AMENDMENT BYLAW NO. 5009, 2020, AT 597, 599, 601 AND 603 DANSEY AVENUE – BELFORD PROPERTIES (PROJ 19-074)**

*Staff Recommendation:*

That Council:

1. Rescind second and third readings of City of Coquitlam Zoning Amendment Bylaw No. 5009, 2020;
2. Refer Bylaw No. 5009, 2020 to a new Public Hearing in light of new information being provided for Council's consideration;
3. Authorize staff to prepare Development Permit No. 19 115734 DP generally in accordance with the attached drawings (Attachment 4) should Council grant second and third readings to the Bylaw;
4. Acknowledge that the applicant has requested variances to Zoning Bylaw No. 3000, 1996, 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 is increased from 45% to 57%;
  - b. In Subsection 1205 (8)(a) in Part 12, RM-3 Multi-Storey Medium Density Apartment Residential zone, the minimum setback along the Clayton Street frontage is reduced from 4.0 metres (m) (13 feet (ft.)) to 2.0 m (6.6 ft.); and
  - c. In Subsection 1205 (11)(a) in Part 12, RM-3 Multi-Storey Medium Density Apartment Residential zone, the maximum building length is increased from 55 m (180.5 ft.) to 62 m (203.4 ft.).

5. 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. Resolution of all urban design issues to the satisfaction of the Director Development Services; and
  - d. Finalize, execute and deliver to the City the following agreements in Land Title Office registrable form:
    - i. Such other Land Title Office registrable agreements as may be required by the City.

[Zoning Amendment Bylaw No. 5009, 2020, at 597, 599, 601 and 603 Dansey Avenue - Belford Properties \(PROJ 19-074\)](#)

**6. REPORT OF THE DIRECTOR DEVELOPMENT SERVICES – CITYWIDE OFFICIAL COMMUNITY PLAN AMENDMENT BYLAW NO. 5067, 2021 AND ZONING AMENDMENT BYLAW NO. 5068, 2021 AT 3489 BAYCREST AVENUE – WOODBRIDGE DEVELOPMENTS (PROJ 19-056)**

*Staff Recommendation:*

That Council:

1. Give first reading to City of Coquitlam Citywide Official Community Plan Amendment Bylaw No. 5067, 2021;
2. In accordance with the Local Government Act, consider Bylaw No. 5067, 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. 5068, 2021;
4. Refer Bylaw Nos. 5067, 2021 and 5068, 2021 to Public Hearing;
5. Authorize staff to prepare Development Permit No. 19 111956 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 Zoning Bylaw No. 3000, 1996, as described in this report as follows:
  - a. In Subsection 1201 (10) (a) (i), in Part 12, RT-2 Townhouse Residential zone, the townhouse use building height is increased from two storeys to:
    - i. three storeys on the north and west elevations for Building #2; and
    - ii. three storeys on the west elevation for Building #3;
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. Resolution of all urban design issues to the satisfaction of the Director Development Services; and
- d. Finalize, execute and deliver to the City, the following agreements in Land Title Office registrable form:
  - i. Owner-maintained statutory right-of-way and Section 219 Covenant in favour of the City with respect to a shared vehicular/pedestrian access over the internal north-south driveway to allow for future access to the adjacent property to the west (3481 Baycrest Avenue); and
  - ii. Such other Land Title Office registrable agreements as may be required by the City.

[Citywide Official Community Plan Amendment Bylaw No. 5067, 2021 and Zoning Amendment Bylaw No. 5068, 2021 at 3489 Baycrest Avenue - Woodbridge Developments \(PROJ 19-056\)](#)

**7. REPORT OF THE DIRECTOR DEVELOPMENT SERVICES – FOURTH AND FINAL READING OF ZONING AMENDMENT BYLAW NO. 5015, 2019, HOUSING AGREEMENT BYLAW NO. 5095, 2021, AND AUTHORIZATION OF DEVELOPMENT PERMIT NO. 19 104286 DP AT 533 COTTONWOOD AVENUE “ANTHEM” (PROJ 19-008)**

*Staff Recommendation:*

That Council:

- 1. Give fourth and final reading to City of Coquitlam Zoning Amendment Bylaw No. 5015, 2019;
- 2. Give fourth and final reading to City of Coquitlam Housing Agreement Bylaw No. 5095, 2021; and
- 3. Approve the signing and sealing of Development Permit No. 19 104286 DP and that the Mayor and City Clerk be authorized to execute this Permit on behalf of the City of Coquitlam.

[Fourth and Final Reading of Zoning Amendment Bylaw No. 5015, 2019, Housing Agreement Bylaw No. 5095, 2021, and Authorization of Development Permit No. 19 104286 DP at 533 Cottonwood Avenue "Anthem" \(PROJ 19-008\)](#)

**8. REPORT OF THE GENERAL MANAGER PLANNING AND DEVELOPMENT – TRI-CITIES FOOD COUNCIL TERMS OF REFERENCE 2020-2022**

*Staff Recommendation:*

That Council endorse the Tri-Cities Food Council Terms of Reference 2020-2022, as per Attachment 1 of the report of the General Manager Planning and Development dated February 12, 2021 and entitled “Tri-Cities Food Council Terms of Reference 2020-2022.”

[Tri-Cities Food Council Terms of Reference 2020-2022](#)

## **PARKS, RECREATION, CULTURE AND FACILITIES**

### **9. REPORT OF THE GENERAL MANAGER PARKS, RECREATION, CULTURE AND FACILITIES – TOWN CENTRE FIREHALL TRAINING STRUCTURE REPLACEMENT FINAL DESIGN AND BUDGET (INTRODUCTORY COMMENTS BY GENERAL MANAGER PARKS, RECREATION, CULTURE AND FACILITIES)**

*Staff Recommendation:*

That Council:

1. Approve the final detail design for the Town Centre Firehall Training Structure Replacement; and
2. Authorize staff to proceed to procurement and construction with a project budget of \$2.1 million.

[Town Centre Firehall Training Structure Replacement Final Design and Budget](#)

## **REPORTS OF COUNCILLORS**

### **10. METRO VANCOUVER BOARD IN BRIEF (JANUARY 29, 2021) – 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 \(January 29, 2021\)](#)

## **OTHER BUSINESS**

**NEXT MEETING DATE - March 1, 2021**

## **ADJOURNMENT**