

## REGULAR COUNCIL MEETING

Monday, June 13, 2022

*Immediately following the adjournment of the Public Hearing*

Council Chambers  
3000 Guildford Way  
Coquitlam, B.C.

*Note: This meeting will be broadcast online at [coquitlam.ca/webcasts](http://coquitlam.ca/webcasts).*

### CALL TO ORDER

### ADOPTION OF MINUTES

1. [Minutes of the Public Hearing held on Monday, May 30, 2022](#)  
*Staff Recommendation:*  
That the Minutes of the Public Hearing held on Monday, May 30, 2022 be approved.
2. [Minutes of the Regular Council Meeting held on Monday, May 30, 2022](#)  
*Staff Recommendation:*  
That the Minutes of the Regular Council Meeting held on Monday, May 30, 2022 be approved.

### COMMITTEE MINUTES AND RECOMMENDATIONS

3. [Minutes of the Sports and Recreation Advisory Committee Meeting held on Wednesday, April 13, 2022](#)  
*Staff Recommendation:*  
That the Minutes of the Sports and Recreation Advisory Committee Meeting held on Wednesday, April 13, 2022 be received.
4. [Minutes of the Sustainability and Environmental Advisory Committee Meeting held on Tuesday, April 26, 2022](#)  
*Staff Recommendation:*  
That the Minutes of the Sustainability and Environmental Advisory Committee Meeting held on Tuesday, April 26, 2022 be received.

5. [Minutes of the Multiculturalism Advisory Committee Meeting held on Wednesday, May 18, 2022](#)

*Staff Recommendation:*

That the Minutes of the Multiculturalism Advisory Committee Meeting held on Wednesday, May 18, 2022 be received.

**CONSIDERATION OF ITEMS FROM THE PUBLIC HEARING HELD JUNE 13, 2022**

6. **City of Coquitlam Zoning Amendment Bylaw No. 5212, 2022 – 3025 Lougheed Highway (Unit 100) – Save-On-Foods**

*Staff Recommendation:*

That Council give second, third, and fourth and final readings to *City of Coquitlam Zoning Amendment Bylaw No. 5212, 2022*.

7. **City of Coquitlam Zoning Amendment Bylaw No. 5193, 2022 and City of Coquitlam Land Use Contract Discharge Bylaw No. 5194, 2022 – Land Use Contract Discharge for Meadowbrook**

*Staff Recommendation:*

That Council:

1. Give second, third, and fourth and final readings to *City of Coquitlam Zoning Amendment Bylaw No. 5193, 2022*; and
2. Give second, third, and fourth and final readings to *City of Coquitlam Land Use Contract Discharge Bylaw No. 5194, 2022*.

8. **City of Coquitlam Zoning Amendment Bylaw Nos. 5217, 5218 and 5219, 2022 – 552 Clarke Road (Unit 105), 512 Young Drive, and 935 Brunette Avenue (Unit 102)**

*Staff Recommendation:*

That Council:

1. Give second and third readings to *City of Coquitlam Zoning Amendment Bylaw No. 5217, 2022*;
2. Give second and third readings to *City of Coquitlam Zoning Amendment Bylaw No. 5218, 2022*; and
3. Give second and third readings to *City of Coquitlam Zoning Amendment Bylaw No. 5219, 2022*.

**REPORTS OF STAFF**

**PLANNING AND DEVELOPMENT**

9. [Report of the Acting Director Development Services – Fourth and Final Reading of Development Application at 618/622/626 Claremont Street and 631/633 Gardena Drive – Strand \(PROJ 21-021\)](#)

*Staff Recommendation:*

That Council:

1. Give fourth and final reading to *City of Coquitlam Zoning Amendment Bylaw No. 5144, 2021*;

2. Give fourth and final reading to *City of Coquitlam Housing Agreement Bylaw No. 5223, 2022*;
3. Give fourth and final reading to *City of Coquitlam Highway Dedication Cancellation Bylaw No. 5145, 2021*; and
4. Approve the signing and sealing of Development Permit No. 21 104081 DP and authorize the Mayor and City Clerk to execute this Permit on behalf of the City of Coquitlam.

**10. Report of the Acting Director Development Services – Fourth and Final Reading of Development Application at 373 and 375 Clayton Street, 572, 602, 604, 606, 608, and 612 Rochester Avenue, and 390 and 394 Guilby Street – Allaire Headwater (Rochester) Residences (PROJ 18-076)**

*Staff Recommendation:*

That Council:

1. Give fourth and final reading to *City of Coquitlam Citywide Official Community Plan Amendment Bylaw No. 4984, 2021*;
2. Give fourth and final reading to *City of Coquitlam Zoning Amendment Bylaw No. 4985, 2021*;
3. Give fourth and final reading to *City of Coquitlam Heritage Revitalization Agreement Authorization Bylaw No. 4986, 2021*;
4. Give fourth and final reading to *City of Coquitlam Heritage Designation Bylaw No. 4987, 2021*; and
5. Approve the strata title conversion of three previously-occupied heritage residential buildings into three stratified one-family residential dwelling units.

**11. Report of the Acting Director Development Services – Third Reading Extension of Zoning Amendment Bylaw No. 4988, 2020 at 558, 562, 566, and 568 Madore Avenue, and 555, 559, 561, and 565 Rochester Avenue – Landmark and PureWest (PROJ 18-039)**

*Staff Recommendation:*

That Council extend third reading of *City of Coquitlam Zoning Amendment Bylaw No. 4988, 2020* for an additional 12-month period to June 15, 2023.

**12. Report of the Acting Director Development Services – Development Application at 637, 639, 641 Aspen Street, 574, 582 Foster Avenue, and a Lane – PrimeInvest Management (PROJ 21-003)**

*Staff Recommendation:*

That Council:

1. Give first reading to *City of Coquitlam Zoning Amendment Bylaw No. 5230, 2022*;
2. Refer *Bylaw No. 5230, 2022* to Public Hearing;
3. Give first, second, and third readings to *City of Coquitlam Highway Dedication Cancellation Bylaw No. 5246, 2022*;
4. Direct *City of Coquitlam Highway Dedication Cancellation Bylaw No. 5246, 2022* to be advertised in accordance with the requirements of the Community Charter;
5. Authorize staff to prepare Development Permit No. 21 102419 DP generally in accordance with the attached drawings (Attachment 5), should Council grant second and third readings to the *Bylaws*; 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 Bylaws:
  - a. Submit 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. Complete the road closure process for the lane;
  - d. Enter into a Purchase and Sale Agreement to the satisfaction of the City Solicitor;
  - e. Resolve 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. One or more owner-maintained statutory rights-of-way in favour of the City over all publically accessible spaces, including the minor node located at the northwest corner of the site; and
    - ii. Such other Land Title Office registrable agreements as may be required by the City.

**13. [Report of the General Manager Planning and Development – Consideration of the Metro Vancouver Regional Growth Strategy \(RGS\) Update – Metro 2050 \(Introductory Comments by General Manager Planning and Development\)](#)**

*Staff Recommendation:*

That Council:

1. Accept the proposed Metro 2050 Regional Growth Strategy (*Metro Vancouver Regional District Regional Growth Strategy Bylaw No. 1339, 2022*), as presented, pursuant to section 436 of the *Local Government Act*; and
2. Direct staff to forward the Council resolution of acceptance of Metro 2050 Regional Growth Strategy (*Metro Vancouver Regional District Regional Growth Strategy Bylaw No. 1339, 2022*) to Metro Vancouver Regional District.

**FINANCE, LANDS AND POLICE**

**14. [Report of the General Manager Finance, Lands and Police – City Initiatives Reserve and Land Sale Reserve Investment Fund Allocations \(Introductory Comments by General Manager Finance, Lands and Police\)](#)**

*Staff Recommendation:*

That Council:

1. Approve funding from the City Initiatives Reserve of \$1,780,000 and from the Land Sale Reserve Investment Fund of \$1,350,000 for the initiatives contained in *Attachment 1* of the report of the General Manager Finance, Lands and Police dated June 7, 2022 and entitled “City Initiatives Reserve and Land Sale Reserve Investment Fund Allocations”; and
2. Approve a funding transfer of \$1,000,000 from the City Initiatives Reserve to the Development Stabilization Reserve to address property assessment appeals’ tax refunds and other growth related costs.

**CORPORATE SERVICES**

**15. [Report of the General Manager Corporate Services – Reducing Barriers to Local Public Office Participation \(Introductory Comments by General Manager Corporate Services\)](#)**

*Staff Recommendation:*

That Council:

1. Approve the Council Personal Leave Procedure (For Leaves Not Currently Administered by the *Community Charter*) (Attachment 1);
2. Approve the Pension Benefit Allowance in the amount equivalent to the employer contribution under the Municipal Pension Plan (MPP) to be effective from commencement of the next Council term; and
3. Continue engagement efforts through the Union of British Columbia Municipalities (UBCM) to encourage the Provincial Government to establish leave guidelines for elected officials.

**REPORTS OF COUNCILLORS**

**16. [Metro Vancouver Board in Brief \(May 27, 2022\) - Metro Vancouver Board Representatives Available to Respond to Questions](#)**

*Staff Recommendation:*

That Council receive for information the Metro Vancouver Board in Brief.

**OTHER BUSINESS**

**NEXT MEETING DATE – June 20, 2022**

**ADJOURNMENT**

[Regular Agenda Package \(Click Here to download fully bookmarked package – 311MB\)](#)