

A Regular Meeting of Council for the City of Coquitlam convened in the Council Chambers of City Hall, 3000 Guildford Way, Coquitlam, BC on Monday, March 27, 2023 at 8:15 p.m. with all members of Council present. Members of staff present were the Deputy City Manager, General Manager Engineering and Public Works, General Manager Finance, Lands and Police, Director Community Planning, Director Development Services, Development Servicing Engineer Manager, Planner 3, Planner 2, City Clerk, and Legislative Services Clerk.

CALL TO ORDER

The Mayor, on behalf of Council, acknowledged the following:

- Festival du Bois, which was held March 24 to 26, 2023, at Mackin Park
- Gary Crews, a Coquitlam Rotary Club member, former long-serving Coquitlam Board of Variance member, and a dedicated resident, who recently passed

ADOPTION OF MINUTES

1. Minutes of the Regular Council Meeting held on Monday, March 6, 2023

MOVED BY COUNCILLOR MARSDEN
AND SECONDED

That the Minutes of the Regular Council Meeting held on Monday, March 6, 2023 be approved.

CARRIED UNANIMOUSLY

CONSIDERATION OF ITEMS FROM THE PUBLIC HEARING HELD MARCH 27, 2023

2. Zoning Amendment Bylaw No. 5299, 2023 – 817 and 823 Cornell Avenue

MOVED BY COUNCILLOR ASMUNDSON
AND SECONDED

That Council give second and third readings to *Zoning Amendment Bylaw No. 5299, 2023*.

CARRIED UNANIMOUSLY

3. Zoning Amendment Bylaw No. 5292, 2023 – 200 Marmont Street, 1053, 1055, 1057, and 1059 James Avenue, and a Portion of James Avenue

MOVED BY COUNCILLOR HODGE
AND SECONDED

That Council give second and third readings to *Zoning Amendment Bylaw No. 5292, 2023*.

CARRIED UNANIMOUSLY

4. Zoning Amendment Bylaw No. 5238, 2022 – 628, 630, 632, 634, 636, 638 Claremont Street, 635, 637, 639, 641, 643, 645 Gardena Drive, a Lane and a Portion of Gardena Drive

Discussion ensued relative to concern with regard to the treatment of residents neighbouring the proposed development sites, and the importance of positive developer-resident relationships.

MOVED BY COUNCILLOR MARSDEN
AND SECONDED

That Council give second and third readings to *Zoning Amendment Bylaw No. 5238, 2022*.

CARRIED UNANIMOUSLY

REPORTS OF STAFF

PLANNING AND DEVELOPMENT

5. Report of the Director Development Services – Development Application at 820 and 826 Dogwood Street, and 615/617 and 633 Lea Avenue – West Fraser Dogwood Developments Ltd. (PROJ 21-145)

The Director Development Services provided introductory comments relative to the report and acknowledged two errors in the report as follows:

- Page 8: last bullet notes that 6 units are “adaptable” but should read “accessible”
- Page 12: middle paragraph states “5 accessible units” but should read “6 accessible units”

Concerns were expressed relative to the following:

- Reducing the number of below-market rental units in development proposals
- Educating residents when amending the City of Coquitlam Citywide Official Community Plan (OCP)
- Demolishing houses that are less than ten years old

- The belief that mass-timber developments and below-market rentals are a priority for future developments

MOVED BY COUNCILLOR MARSDEN
AND SECONDED

That Council:

1. Give first reading to *City of Coquitlam Citywide Official Community Plan Amendment Bylaw No. 5278, 2023*;
2. In accordance with the *Local Government Act*, consider Bylaw No. 5278, 2023, in conjunction with *City of Coquitlam 2023 Five Year Financial Plan Bylaw No. 5300, 2023* and the Regional Solid Waste Management Plan;
3. Give first reading to *City of Coquitlam Zoning Amendment Bylaw No. 5277, 2023*;
4. Refer *Bylaw Nos. 5277, 2023* and *5278, 2023* to Public Hearing;
5. Authorize staff to prepare Development Permit No. 21 117377 DP generally in accordance with the attached drawings (Attachment 9), should Council grant second and third readings to the Bylaws;
6. Acknowledge that the applicant has requested variances to the Zoning Bylaw as described in this report as follows:
 - a. In Subsection 1206(6), in Part 12, in the RM-4 Multi-Storey High Density Apartment Residential zone, the maximum lot coverage is varied from 55% to 63.3%; and
 - b. In Subsection 1206(10), in Part 12, in the RM-4 Multi-Storey High Density Apartment Residential zone, the minimum height is varied from eight storeys to seven storeys for the mid-rise building only; 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 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. Resolution of the transportation demand management (TDM) plan and submission of associated security and/or restrictive covenants, to the satisfaction of the General Manager Engineering and Public Works;
 - d. Resolution of all urban design issues to the satisfaction of the Director Development Services; and
 - e. Finalize, execute and deliver to the City, the following agreements in Land Title Office registrable form:
 - i. Housing Agreement to secure the delivery of 199 market rental units and five below-market rental units; and
 - ii. Such other Land Title Office registrable agreements as may be required by the City.

CARRIED UNANIMOUSLY

OTHER BUSINESS

NEXT MEETING DATE – April 3, 2023

ADJOURNMENT

MOVED BY COUNCILLOR MARSDEN
AND SECONDED


That the Regular Council Meeting adjourn – 9:07 p.m.

CARRIED UNANIMOUSLY

MINUTES CERTIFIED CORRECT

CHAIR

I hereby certify that I have recorded the Minutes of the
Regular Council Meeting held Monday, March 27, 2023
as instructed, subject to amendment and adoption.



Katie Karn
City Clerk