



**CITY OF COQUITLAM
AGENDA - REGULAR COUNCIL**

REGULAR COUNCIL

MONDAY, APRIL 3, 2023

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, March 27, 2023

Staff Recommendation:

That the Minutes of the Public Hearing held on Monday, March 27, 2023 be approved.

[Minutes of the Public Hearing held on Monday, March 27, 2023](#)

2. Minutes Of The Regular Council Meeting Held On Monday, March 27, 2023

Staff Recommendation:

That the Minutes of the Regular Council Meeting held on Monday, March 27, 2023 be approved.

[Minutes of the Regular Council Meeting held on Monday, March 27, 2023](#)

REPORTS OF STAFF

PLANNING AND DEVELOPMENT

3. Report Of The Director Development Services – Development Application At 622 Kemsley Avenue – Qualex-Landmark Como Lake Limited Partnership (PROJ 22-162)

Staff Recommendation:

That Council approve the signing and sealing of Temporary Use Permit No. 22 124802 TU

and that the Mayor and City Clerk be authorized to execute this Permit on behalf of the City of Coquitlam.

[Development Application at 622 Kemsley Avenue - Qualex-Landmark Como Lake Limited Partnership \(PROJ 22-162\)](#)

4. Report Of The Director Development Services – Third Reading Extension Of Development Application At 3420 And 3428 Queenston Avenue – 1357312 B.C. LTD. (PROJ 19-096)

Staff Recommendation:

That Council extend Third Reading of City of Coquitlam Official Community Plan Amendment Bylaw No. 5093, 2021 and City of Coquitlam Zoning Bylaw No. 5094, 2021 for an additional 12-month period to April 12, 2024.

[Third Reading Extension of Development Application at 3420 and 3428 Queenston Avenue - 1357312 B.C. Ltd. \(PROJ 19-096\)](#)

5. Report Of The Director Development Services - Development Application At 3333 Willerton Court - True Light Building & Development (PROJ 21-176)

Staff Recommendation:

That Council:

1. Give first reading to City of Coquitlam Zoning Amendment Bylaw No. 5293, 2023;
2. Refer Bylaw No. 5293, 2023 to Public Hearing;
3. Give first, second, and third readings to City of Coquitlam Highway Dedication Cancellation Bylaw No. 5294, 2023;
4. Direct City of Coquitlam Highway Dedication Cancellation Bylaw No. 5294, 2023 to be advertised in accordance with the requirements of the Community Charter; and
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 Zoning Amendment Bylaw No. 5293, 2023:
 - 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 an unconstructed portion approximately 107.0 square metres (m²) (1151.7 square feet (ft²)) in area, which is to be acquired by the applicant (True Light Building & Development Ltd.), and consolidated as part of Proposed Lot 1;
 - d. Enter into a Purchase and Sale Agreement to the satisfaction of the City Solicitor;
 - e. Finalize Watercourse Protection Development Permit (21 119875 DP) to the satisfaction of Environmental Services;
 - f. Transfer of title to the City, the Streamside Protection and Enhancement Area (SPEA); and
 - g. Finalize, execute and deliver to the City, the following agreements in Land Title Office registrable form:

- i. A s. 219 covenant confirming that future development shall abide by the recommendations of the applicant's geotechnical report, inclusive of the recommended 6.0 metre (m) (19.7 feet (ft.)) setback from top-of-slope;
- ii. A s. 219 covenant confirming that future development shall abide by the recommendations of the applicant's arborist report; and
- iii. Such other Land Title Office registrable agreements as may be required by the City.

[Development Application at 3333 Willerton Court - True Light Building & Development \(PROJ 21-176\)](#)

6. Report Of The Director Development Services - Development Application At 618, 622, 624 Tyndall Street, 617, 629, 631 Claremont Street And A Portion Of A Lane - Strand Holding LTD. (PROJ 21-205)

Staff Recommendation:

That Council:

1. Give first reading to City of Coquitlam Zoning Amendment Bylaw No. 5250, 2023;
2. Refer City of Coquitlam Zoning Amendment Bylaw No. 5250, 2023 to Public Hearing;
3. Authorize staff to prepare Development Permit No. 22 121656 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. 5296, 2023;
5. Direct City of Coquitlam Highway Dedication Cancellation Bylaw No. 5296, 2023 to be advertised in accordance with the requirements of the Community Charter; 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 Zoning Amendment Bylaw No.5250, 2023:
 - 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 portion of a lane located adjacent to 618, 622, 625 Tyndall Street and 617, 629, 631 Claremont Street;
 - d. Enter into a Purchase and Sale Agreement to the satisfaction of the City Solicitor;
 - e. Satisfy the Transportation Demand Management (TDM) 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;
 - g. Other conditions as applicable; and
 - h. Finalize, execute and deliver to the City, the following agreements in Land Title Office registrable form:

- i. Section 219 Restrictive Covenant prohibiting occupancy of the market condominium towers unless the six-storey purpose –built rental building receives occupancy prior to the market condominium tower;
- ii. 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 access and shared on-site parking among the market condominium units;
- iii. One or more owner-maintained temporary Statutory Rights-of-Way in favour of the City to maintain lane access to the existing and planned development to the north;
- iv. Housing Agreement;
- v. Section 219 Restrictive Covenant to provide TDM measures;
- vi. Section 219 Restrictive Covenant to restrict sale and conversion of the guest suite located in the residential tower; and
- vii. Such other Land Title Office registrable agreements as may be required by the City.

[Development Application at 618, 622, 624 Tyndall Street, 617, 629, 631 Claremont Street and a portion of a lane - Strand Holding Ltd. \(PROJ 21-205\)](#)

OTHER BUSINESS

NEXT MEETING DATE – April 17, 2023

ADJOURNMENT

[Regular Council Agenda Package](#)