



**CITY OF COQUITLAM
AGENDA - REGULAR COUNCIL**

REGULAR COUNCIL

MONDAY, APRIL 4, 2022

7:00 P.M.

**Council Chambers
3000 Guildford Way
Coquitlam, B.C.**

CALL TO ORDER

PRESENTATIONS

1. Commemoration Of Service – Former Councillor Terry O’neill

[Commemoration of Service - Former Councillor Terry O’Neill](#)

ADOPTION OF MINUTES

2. Minutes Of The Public Hearing Held On Monday, March 28, 2022

Staff Recommendation:

That the Minutes of the Public Hearing held on Monday, March 28, 2022 be approved.

[Minutes of the Public Hearing held on Monday, March 28, 2022](#)

3. Minutes Of The Regular Council Meeting Held On Monday, March 28, 2022

Staff Recommendation:

That the Minutes of the Regular Council Meeting held on Monday, March 28, 2022 be approved.

[Minutes of the Regular Council Meeting held on Monday, March 28, 2022](#)

COMMITTEE MINUTES AND RECOMMENDATIONS

4. Minutes Of The Multiculturalism Advisory Committee Meeting Held On Wednesday, March 9, 2022

Staff Recommendation:

That the Minutes of the Multiculturalism Advisory Committee Meeting held on Wednesday, March 9, 2022 be received.

[Minutes of the Multiculturalism Advisory Committee Meeting held on Wednesday, March 9, 2022](#)

BYLAWS FOR FINAL ADOPTION

5. Report Of The Director Intergovernmental Relations And Legislative Services – Fourth And Final Reading Of Housing Agreement Bylaw No. 5206, 2022

Staff Recommendation:

That Council give fourth and final reading to Housing Agreement Bylaw No. 5206, 2022.

[Fourth and Final Reading of Housing Agreement Bylaw No. 5206, 2022](#)

6. Report Of The Director Intergovernmental Relations And Legislative Services – Fourth And Final Reading Of Rochester Avenue And Walls Avenue Lane Paving Local Area Service Bylaw No. 5202, 2022

Staff Recommendation:

That Council give fourth and final reading to Rochester Avenue and Walls Avenue Lane Paving Local Area Service Bylaw No. 5202, 2022.

[Fourth and Final Reading of Rochester Avenue and Walls Avenue Lane Paving Local Area Service Bylaw No. 5202, 2022](#)

7. Report Of The Director Intergovernmental Relations And Legislative Services – Fourth And Final Reading Of Drinking Water Conservation Plan Amendment Bylaw No. 5185, 2022 And Bylaw Notice Enforcement Amendment (Drinking Water Conservation Plan) Bylaw No. 5186, 2022

Staff Recommendation:

That Council:

1. Give fourth and final reading to Drinking Water Conservation Plan Amendment Bylaw No. 5185, 2022; and
2. Give fourth and final reading to Bylaw Notice Enforcement Amendment (Drinking Water Conservation Plan) Bylaw No. 5186, 2022.

[Fourth and Final Reading of Drinking Water Conservation Plan Amendment Bylaw No. 5185, 2022 and Bylaw Notice Enforcement Amendment \(Drinking Water Conservation Plan\) Bylaw No. 5186, 2022](#)

8. Report Of The Director Intergovernmental Relations And Legislative Services – Fourth And Final Reading Of Bylaw Notice Enforcement Amendment Bylaw No. 5211, 2022

Staff Recommendation:

That Council give fourth and final reading to Bylaw Notice Enforcement Amendment Bylaw No. 5211, 2022.

[Fourth and Final Reading of Bylaw Notice Enforcement Amendment Bylaw No. 5211, 2022](#)

REPORTS OF STAFF

PLANNING AND DEVELOPMENT

9. Report Of The Director Development Services – Proposed City Centre Cannabis Retail Stores At 2957 Glen Drive (Unit 109) – The Local Leaf Cannabis (Proj 22-003) And 2700 Barnet Highway (Unit 103) – Kj’s Best Cannabis (Proj 22-005)

Staff Recommendation:

That Council:

1. Give first reading to City of Coquitlam Zoning Amendment Bylaw No. 5209, 2022 and City of Coquitlam Zoning Amendment Bylaw No. 5210, 2022;
2. Refer Bylaws Nos. 5209, 2022 and 5210, 2022 to Public Hearing; and
3. Instruct staff to address the following item for each application prior to Council’s consideration of fourth and final reading, should Council grant second and third readings to Bylaw No. 5209, 2022 and/or Bylaw No. 5210, 2022:
 - a. Receipt of a Suitability Letter (Applicant Security Screening and Financial Integrity Check) from the Liquor and Cannabis Regulation Branch.

[Proposed City Centre Cannabis Retail Stores at 2957 Glen Drive \(Unit 109\) - The Local Leaf Cannabis \(PROJ 22-003\) and 2700 Barnet Highway \(Unit 103\) - KJ’s Best Cannabis \(PROJ 22-005\)](#)

10. Report Of The Director Development Services – Development Application At 3639 Crouch Avenue, 3512 David Avenue, 3561 Gislason Avenue, 1381 Mitchell Street, 1387 Mitchell Street, Plus Various Unaddressed Parcels – City Of Coquitlam (Proj 21-157)

Staff Recommendation:

That Council:

1. Give first reading to City of Coquitlam Citywide Official Community Plan Amendment Bylaw No. 5203, 2022;
2. In accordance with the Local Government Act, consider Bylaw No. 5203, 2022, in conjunction with City of Coquitlam 2022 Five Year Financial Plan Bylaw No. 5176, 2021 and the Regional Solid Waste Management Plan;
3. Give first reading to City of Coquitlam Zoning Amendment Bylaw No. 5204, 2022;
4. Refer Bylaw Nos. 5203, 2022 and 5204, 2022 to Public Hearing;

5. Give first, second and third readings to City of Coquitlam Highway Dedication Cancellation Bylaw No. 5205, 2022;
6. Direct City of Coquitlam Highway Dedication Cancellation Bylaw No. 5205, 2022 to be advertised in accordance with the requirements of the Community Charter; 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 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. Completion of the road closure process for the unconstructed portion of Crouch Avenue and the unconstructed portion of unnamed road that runs east-west from Mitchell Street;
 - d. Finalize Watercourse Protection Development Permit (21 119211 DP) to the satisfaction of Environmental Services;
 - e. Section 219 Restrictive Covenant to protect the Streamside Protection and Enhancement Area (SPEA), to the satisfaction of Environmental Services;
 - f. Determine the final alignment and design of the trail and multi-use path through 3561 Gislason Avenue to the satisfaction of the General Manager Parks, Recreation, Culture and Facilities; and
 - g. 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 multi-use path running through 3561 Gislason Avenue;
 - ii. Section 219 Restrictive Covenant that prohibits occupancy on the lots adjacent the SPEA until a post-clearing and post-construction report from a Qualified Environmental Professional (QEP) is received that evaluates the trees along any new forested edges; and
 - iii. Such other Land Title Office registrable agreements as may be required by the City.

[Development Application at 3639 Crouch Avenue, 3512 David Avenue, 3561 Gislason Avenue, 1381 Mitchell Street, 1387 Mitchell Street, Plus Various Unaddressed Parcels - City of Coquitlam \(PROJ 21-157\)](#)

11. Report Of The Director Development Services – Fourth And Final Readings Of Zoning Amendment Bylaw No. 5140, 2021 And Housing Agreement Bylaw No. 5207, 2022 And Development Permit Authorization At 631, 633 Smith Avenue And 708, 712, And 716 Dogwood Street - Marcon (Proj 19-021)

Staff Recommendation:

That Council:

1. Give fourth and final reading to City of Coquitlam Zoning Amendment Bylaw 5140, 2021;
2. Give fourth and final reading to City of Coquitlam Housing Agreement Bylaw No. 5207 2022; and

3. Approve the signing and sealing of Development Permit No. 19 105831 DP and authorize the Mayor and City Clerk to execute this Permit on behalf of the City of Coquitlam.

[Fourth and Final Readings of Zoning Amendment Bylaw No. 5140, 2021 and Housing Agreement Bylaw No. 5207, 2022 and Development Permit Authorization at 631, 633 Smith Avenue and 708, 712, and 716 Dogwood Street - Marcon \(PROJ 19-021\)](#)

12. Report Of The General Manager Parks, Recreation, Culture And Facilities – Park, Recreation, Culture And Facilities Program Initiatives (Introductory Comments By General Manager Parks, Recreation, Culture And Facilities)

Staff Recommendation:

That Council approve \$250,000 for the initiatives described in this report, from the Land Sales Reserve Investment Fund Reserve (LSRIF).

[Park, Recreation, Culture and Facilities Program Initiatives](#)

REPORTS OF COUNCILLORS

13. Metro Vancouver Board In Brief (March 25, 2022) - 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 \(March 25, 2022\)](#)

OTHER BUSINESS

NEXT MEETING DATE – April 11, 2022

ADJOURNMENT

[Regular Council Agenda Package](#)