



**CITY OF COQUITLAM  
AGENDA - REGULAR COUNCIL**

**REGULAR COUNCIL**

**MONDAY, APRIL 25, 2022**

**IMMEDIATELY FOLLOWING THE ADJOURNMENT OF THE PUBLIC HEARING**

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

**CALL TO ORDER**

**PRESENTATIONS**

- 1. Day Of Mourning 2022 – New Westminster And District Labour Council – Laurie Irvine**

[Day of Mourning 2022 - New Westminster and District Labour Council - Laurie Irvine](#)

**ADOPTION OF MINUTES**

- 2. Minutes Of The Regular Council Meeting Held On Monday, April 11, 2022**

*Staff Recommendation:*

That the Minutes of the Regular Council Meeting held on Monday, April 11, 2022 be approved.

[Minutes of the Regular Council Meeting held on Monday, April 11, 2022](#)

**COMMITTEE MINUTES AND RECOMMENDATIONS**

- 3. Minutes Of The Universal Access-Ability Advisory Committee Meeting Held On Tuesday, March 1, 2022**

*Staff Recommendation:*

That the Minutes of the Universal Access-Ability Advisory Committee Meeting held on Tuesday, March 1, 2022 be received.

### **3.5 Review and Approve 2022 Universal Access-Ability Advisory Committee Work Plan**

Committee Recommendation:

That Council approve the 2022 Universal Access-Ability Advisory Committee Work Plan.

[Minutes of the Universal Access-Ability Advisory Committee Meeting held on Tuesday, March 1, 2022](#)

## **CONSIDERATION OF ITEMS FROM THE PUBLIC HEARING HELD APRIL 25, 2022**

### **4. City Of Coquitlam Zoning Amendment Bylaw No. 5184, 2022 – 753 Edgar Avenue**

*Staff Recommendation:*

That Council give second and third readings to City of Coquitlam Zoning Amendment Bylaw No. 5184, 2022.

### **5. City Of Coquitlam Zoning Amendment Bylaw No. 5209, 2022 And Bylaw No. 5210, 2022 – 109 – 2957 Glen Drive (The Local Leaf Cannabis) And 103 – 2700 Barnet Highway (Kj’s Best Cannabis)**

*Staff Recommendation:*

That Council give second and third readings to City of Coquitlam Zoning Amendment Bylaw Nos. 5209, 2022 and 5210, 2022.

### **6. City Of Coquitlam Citywide Official Community Plan Amendment Bylaw No. 5203, 2022 And City Of Coquitlam Zoning Amendment Bylaw No. 5204, 2022 – 3639 Crouch Avenue, 3512 David Avenue, 3561 Gislason Avenue, 1381 Mitchell Street, 1387 Mitchell Street, Plus Various Unaddressed Parcels**

*Staff Recommendation:*

That Council give second and third readings to City of Coquitlam Citywide Official Community Plan Amendment Bylaw No. 5203, 2022 and City of Coquitlam Zoning Amendment Bylaw No. 5204, 2022.

[Consideration of Items from the Public Hearing held on Monday, April 25, 2022](#)

## **REPORTS OF STAFF**

### **PLANNING AND DEVELOPMENT**

### **7. Report Of The Director Development Services – Fraser Mills Development Application At 2/10/12/14 King Edward Street And 1200/1316 United Boulevard – Beedie (Proj 16-004) (Introductory Comments By General Manager Planning And Development And Director Development Services)**

*Staff Recommendation:*

That Council:

1. Give first reading to City of Coquitlam Citywide Official Community Plan Amendment Bylaw No. 4918, 2022;

2. In accordance with the Local Government Act, consider Bylaw No. 4918, 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. 4920, 2022;
4. Refer Bylaw Nos. 4918 and 4920, 2022 to Public Hearing; 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 the Bylaws:
  - a. Submission of a subdivision plan for Phase 1A of the development to the satisfaction of the Approving Officer;
  - b. Registration of a Development Agreement, to the satisfaction of the General Manager Planning and Development;
  - c. Finalization of the Waterfront Village Centre Neighbourhood Design Guidelines, to the satisfaction of the General Manager Planning and Development;
  - d. Provision of a Transit Services Terms Sheet signed by the applicant and TransLink, to the satisfaction of the General Manager Engineering and Public Works;
  - e. Finalization of a 20-year lease with the Vancouver Fraser Port Authority for the use of land and amenities along the Fraser River, including a publicly accessible pier and refurbished wharf;
  - f. Resolution of all engineering requirements and issues including restrictive covenants, dedications and rights-of-way where necessary, to the satisfaction of the General Manager Engineering and Public Works; and
  - g. Finalization, execution, and delivery to the City of any Land Title Office registrable agreements as may be required by the City.

[Fraser Mills Development Application at 2/10/12/14 King Edward Street and 1200/1316 United Boulevard - Beedie \(PROJ 16-004\)](#)

**8. Report Of The Director Development Services – 594, 596, 600 And 602 Sydney Avenue – City Of Coquitlam (Proj 21-031)**

*Staff Recommendation:*

That Council give fourth and final reading to City of Coquitlam Zoning Amendment Bylaw No. 5190, 2022.

[594, 596, 600 and 602 Sydney Avenue - City of Coquitlam \(PROJ 21-031\)](#)

**9. Report Of The Director Development Services – Development Application At 560 Sydney Avenue – City Of Coquitlam (Proj 21-119)**

*Staff Recommendation:*

That Council:

1. Give fourth and final reading to City of Coquitlam Zoning Amendment Bylaw No. 5191, 2022; and

2. Resolve that the City will address the child care demand resulting from the future development on the subject site by providing the appropriate amount of child care in a future civic facility or a future development on City lands.

[Development Application at 560 Sydney Avenue - City of Coquitlam \(PROJ 21-119\)](#)

**10. Report Of The Director Development Services – Fourth And Final Reading Of Zoning Amendment Bylaw No. 5126, 2021 And Housing Agreement Bylaw No. 5182, 2021 At 1175 Pipeline Road – Ledingham Mcallister (Proj 20-085)**

*Staff Recommendation:*

That Council:

1. Give fourth and final reading to City of Coquitlam Zoning Amendment Bylaw No. 5126, 2021;
2. Give fourth and final reading to City of Coquitlam Housing Agreement Bylaw No. 5182, 2021; and
3. Approve the signing and sealing of Development Permit No. 20 113998 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. 5126, 2021 and Housing Agreement Bylaw No. 5182, 2021 at 1175 Pipeline Road - Ledingham McAllister \(PROJ 20-085\)](#)

**11. Report Of The General Manager Finance, Lands And Police – 2022 Annual Tax Rates Bylaw No. 5208, 2022**

*Staff Recommendation:*

That Council give first, second and third readings to the 2022 Annual Tax Rates Bylaw No. 5208, 2022.

[2022 Annual Tax Rates Bylaw No. 5208, 2022](#)

**OTHER BUSINESS**

**NEXT MEETING DATE – May 2, 2022**

**ADJOURNMENT**

[Regular Council Agenda Package](#)