

REGULAR COUNCIL MEETING

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Monday, July 25, 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 www.coquitlam.ca/webcasts

CALL TO ORDER

ADOPTION OF MINUTES

1. [Minutes of the Public Hearing held on Monday, July 11, 2022](#)
Staff Recommendation:
That the Minutes of the Public Hearing held on Monday, July 11, 2022 be approved.
2. [Minutes of the Regular Council Meeting held on Monday, July 11, 2022](#)
Staff Recommendation:
That the Minutes of the Regular Council Meeting held on Monday, July 11, 2022 be approved.

COMMITTEE MINUTES AND RECOMMENDATIONS

3. [Minutes of the Economic Development Advisory Committee Meeting held on Wednesday, May 25, 2022](#)
Staff Recommendation:
That the Minutes of the Economic Development Advisory Committee Meeting held on Wednesday, May 25, 2022 be received.
4. [Minutes of the Culture Services Advisory Committee Meeting held on Thursday, June 9, 2022](#)
Staff Recommendation:
That the Minutes of the Culture Services Advisory Committee Meeting held on Thursday, June 9, 2022 be received.
5. [Minutes of the Sustainability and Environmental Advisory Committee Meeting held on Tuesday, June 21, 2022](#)
Staff Recommendation:
That the Minutes of the Sustainability and Environmental Advisory Committee Meeting held on Tuesday, June 21, 2022 be received.

CONSIDERATION OF ITEMS FROM THE PUBLIC HEARING HELD JULY 25, 2022

- 6. City of Coquitlam Citywide Official Community Plan Amendment Bylaw No. 5244, 2022 and City of Coquitlam Zoning Amendment Bylaw No. 5245, 2022 – 1200 Cartier Avenue**
Staff Recommendation:
That Council give second and third readings to *City of Coquitlam Citywide Official Community Plan Amendment Bylaw No. 5244, 2022* and *City of Coquitlam Zoning Amendment Bylaw No. 5245, 2022*.
- 7. City of Coquitlam Zoning Amendment Bylaw Nos. 5240, 2022 and 5247, 2022 – 1015 Austin Avenue**
Staff Recommendation:
That Council:
 1. Give second and third readings to *City of Coquitlam Zoning Amendment Bylaw No. 5240, 2022*; and
 2. Give second, third, and fourth and final readings to *City of Coquitlam Zoning Amendment Bylaw No. 5247, 2022*.
- 8. City of Coquitlam Zoning Amendment Bylaw No. 5242, 2022 – 1155, 1159 Pipeline Road and 1110 Inlet Street**
Staff Recommendation:
That Council give second and third readings to *City of Coquitlam Zoning Amendment Bylaw No. 5242, 2022*.
- 9. City of Coquitlam Zoning Amendment Bylaw Nos. 5201, 2022 and 5249, 2022 – 580, 584, 588, 592, 596, 600 Harrison Avenue and 581, 585, 591, 593, 597 and 601 Kemsley Avenue**
Staff Recommendation:
That Council:
 1. Give second and third readings to *City of Coquitlam Zoning Amendment Bylaw No. 5201, 2022*; and
 2. Give second, third, and fourth and final readings to *City of Coquitlam Zoning Amendment Bylaw No. 5249, 2022*.
- 10. City of Coquitlam Zoning Amendment Bylaw No. 5220, 2022 – 803, 805 and 807 North Road and 603, 607, 613 and 617 Tyndall Street**
Staff Recommendation:
That Council give second and third readings to *City of Coquitlam Zoning Amendment Bylaw No. 5220, 2022*.
- 11. City of Coquitlam Citywide Official Community Plan Amendment Bylaw No. 5234, 2022 and City of Coquitlam Zoning Amendment Bylaw No. 5256, 2022 – Citywide Update to the Density Bonus Program**
Staff Recommendation:
That Council give second and third readings to *City of Coquitlam Citywide Official Community Plan Amendment Bylaw No. 5234, 2022* and *City of Coquitlam Zoning Amendment Bylaw No. 5256, 2022*.

REPORTS OF STAFF

PLANNING AND DEVELOPMENT

12. [Report of the Director Development Services – Development Application at 3535 Highland Drive \(formerly 3508 Hall Avenue\) – Streetside Developments \(BC\) Ltd. \(PROJ 21-057\)](#)
Staff Recommendation:
That Council approve the signing and sealing of Development Permit No. 21 107175 DP and that the Mayor and City Clerk be authorized to execute this Permit on behalf of the City of Coquitlam.
13. [Report of the Director Development Services – Development Application at 625 Cottonwood Avenue – Polygon Skylark Homes Ltd. \(PROJ 22-024\)](#)
Staff Recommendation:
That Council approve the signing and sealing of Development Permit No. 22 104214 DP and that the Mayor and City Clerk be authorized to execute this Permit on behalf of the City of Coquitlam.
14. [Report of the Director Development Services – Conservation Permit Application 22 109106 CP – 1200 United Boulevard and 2 King Edward Street](#)
Staff Recommendation:
That Council authorize the issuance of Conservation Permit – 22 109106 CP, with the conditions (Attachment 1), to the Beedie Group (Beedie) for placement of preload material on the property at 1200 United Boulevard, as well as a portion of the property at 2 King Edward Street, and relocation of existing preload material from 2 King Edward Street.
15. [Report of the Director Development Services – Final Approval of Development Application at 3580 Victoria Drive – Burke Mountain II Ltd. Partnership \(commonly known as Wesbild\) \(PROJ 17-007\)](#)
Staff Recommendation:
That Council:
 1. Give fourth and final reading to *City of Coquitlam Zoning Amendment Bylaw No. 5006, 2019*; and
 2. Approve the signing and sealing of Development Permit No. 17 154773 DP and that the Mayor and City Clerk be authorized to execute this Permit on behalf of the City of Coquitlam.
16. [Report of the Director Development Services – Final Approval of Development Application at 3646, 3648, 3650, 3654, 3674, 3680 Victoria Drive, 4189 Cedar Drive, an Unaddressed Parcel \(“o” Cedar Drive\) and a Portion of an Unconstructed Road Allowance – Polygon \(PROJ 19-006\)](#)
Staff Recommendation:
That Council:
 1. Give fourth and final reading to *City of Coquitlam Citywide Official Community Plan Amendment Bylaw No. 5146, 2021*;
 2. Give fourth and final reading to *City of Coquitlam Zoning Amendment Bylaw No. 5133, 2021*;

3. Give fourth and final reading to *City of Coquitlam Highway Dedication Cancellation Bylaw No. 5134, 2021*; and
4. Approve the signing and sealing of Development Permit No. 19 104140 DP and that the Mayor and City Clerk be authorized to execute this Permit on behalf of the City of Coquitlam.

17. Report of the Director Development Services – Final Approval of Development Application at 724 and 736, 738 Como Lake Avenue, and 750, 752, 754, 756 and 758, 760 Robinson Street – Sol Adera Projects Limited and RED Sol Projects Limited (commonly referred to as Adera) (PROJ 20-143)

Staff Recommendation:

That Council:

1. Give fourth and final reading to *City of Coquitlam Zoning Amendment Bylaw No. 5177, 2022*;
2. Give fourth and final reading to *City of Coquitlam Housing Agreement Bylaw No. 5183, 2022*; and
3. Approve the signing and sealing of Development Permit No. 20 119971 DP and that the Mayor and City Clerk be authorized to execute this Permit on behalf of the City of Coquitlam.

18. Report of the Director Development Services – Final Approval of Development Application at 2957 Glen Drive (Unit 109) – The Local Leaf Cannabis (PROJ 22-003)

Staff Recommendation:

That Council give fourth and final reading to *City of Coquitlam Zoning Amendment Bylaw No. 5209, 2022*.

19. Report of the Director Development Services – Final Approval of Development Application at 1052 Austin Avenue (Unit B) – Northern Lights Cannabis (PROJ 22-011)

Staff Recommendation:

That Council give fourth and final reading to *City of Coquitlam Zoning Amendment Bylaw No. 5231, 2022*.

20. Report of the Director Development Services – Third Reading Extension of Zoning Amendment Bylaw No. 4975, 2020 at 625 North Road – Pacific Property Group (PROJ 19-014)

Staff Recommendation:

That Council extend third reading of *City of Coquitlam Zoning Amendment Bylaw No. 4975, 2020* for an additional 12-month period to July 6, 2023.

21. Report of the Director Development Services – Development Project at 600 Shaw Avenue – Jayen Properties (PROJ 18-087)

Staff Recommendation:

That Council give first, second, and third readings to *City of Coquitlam Housing Agreement Bylaw No. 5239, 2022*.

22. Report of the Director Development Services – Proposed Transfer of Development Rights and Obligations Policy

Staff Recommendation:

That Council approve the proposed policy entitled “Transfer of Development Rights and Obligations Policy and Procedure” as per Attachment 1 of this report.

23. [Report of the General Manager Planning and Development – 2022 Eligible School Sites Proposal – School District No. 43 \(Introductory Comments by Director Community Planning\)](#)

Staff Recommendation:

That Council:

1. Accept the 2022 Eligible School Sites Proposal submitted by School District No. 43; and
2. Direct staff to relay the City's concern about the estimated land costs for the City Centre school site set out in the report of the General Manager Planning and Development dated July 19, 2022.

LEGISLATIVE SERVICES

24. [Report of the General Manager Legislative Services – 2022 General Local Election Updates](#)

Staff Recommendation:

That Council:

1. Appoint Katie Karn as Chief Election Officer for the 2022 General Local Election, replacing Stephanie Lam in this role; and
2. Appoint Sean O'Melinn and Kimberly Ho as Deputy Chief Election Officers for the 2022 General Local Election, replacing Katie Karn in this role.

OTHER BUSINESS

NEXT MEETING DATE – September 6, 2022

ADJOURNMENT