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## REGULAR COUNCIL MEETING

Monday, July 4, 2022

7:00 p.m.

Council Chambers  
3000 Guildford Way  
Coquitlam, B.C.

*Note: This meeting will be broadcast online at [coquitlam.ca/webcasts](https://coquitlam.ca/webcasts).*

### CALL TO ORDER

### ADOPTION OF MINUTES

1. **Minutes of the Public Hearing held on Monday, June 20, 2022**  
*Staff Recommendation:*  
That the Minutes of the Public Hearing held on Monday, June 20, 2022 be approved.
2. **Minutes of the Regular Council Meeting held on Monday, June 20, 2022**  
*Staff Recommendation:*  
That the Minutes of the Regular Council Meeting held on Monday, June 20, 2022 be approved.

### COMMITTEE MINUTES AND RECOMMENDATIONS

3. **Minutes of the Universal Access-Ability Advisory Committee Meeting held on Tuesday, May 10, 2022**  
*Staff Recommendation:*  
That the Minutes of the Universal Access-Ability Advisory Committee Meeting held on Tuesday, May 10, 2022 be received.

### BYLAWS FOR FINAL ADOPTION

4. **Fourth and Final Reading of City of Coquitlam Highway Dedication Cancellation Bylaw No. 5260, 2022 – 585 Como Lake Avenue, 603 and 609 Clarke Road and 606 and 612 Elmwood Street and Adjacent Lane**  
*Staff Recommendation:*  
That Council give fourth and final reading to *City of Coquitlam Highway Dedication Cancellation Bylaw No. 5260, 2022*.

*PWS*

**5. Fourth and Final Reading of City of Coquitlam Responsible Consumption of Liquor in Public Places Bylaw No. 5251, 2022 and Parks and Community Facilities Rules and Regulations Amendment Bylaw No. 5254, 2022**

*Staff Recommendation:*

That Council:

1. Give fourth and final reading to *Responsible Consumption of Liquor in Public Places Bylaw No. 5251, 2022*; and
2. Give fourth and final reading to *Parks and Community Facilities Rules and Regulations Amendment Bylaw No. 5254, 2022*.

**6. Fourth and Final Reading of City of Coquitlam Development Cost Charges Bylaw No. 5222, 2022**

*Staff Recommendation:*

That Council give fourth and final reading to *City of Coquitlam Development Cost Charges Bylaw No. 5222, 2022*.

**REPORTS OF STAFF**

**PLANNING AND DEVELOPMENT**

**7. Report of the Director Development Services – Final Approval of Development Application at 552 Clarke Road (Unit 105) – Imagine Cannabis (PROJ 22-007)**

*Staff Recommendation:*

That Council give fourth and final reading to *City of Coquitlam Zoning Amendment Bylaw No. 5217, 2022*.

**8. Report of the Director Development Services – Final Approval of Development Application at 935 Brunette Avenue (Unit 102) – Brunette Cannabis Company (PROJ 22-002)**

*Staff Recommendation:*

That Council give fourth and final reading to *City of Coquitlam Zoning Amendment Bylaw No. 5219, 2022*.

**9. Report of the Director Development Services – Final Approval of Development Application at 3640 Sheffield Avenue – Double Kappa Holdings Ltd. (commonly known as Wesbild) (PROJ 20-043)**

*Staff Recommendation:*

That Council:

1. Give fourth and final reading to *City of Coquitlam Citywide Official Community Plan Amendment Bylaw No. 5124, 2021*; and
2. Give fourth and final reading to *Zoning Amendment Bylaw No. 5125, 2021*.



**10. Report of the Director Development Services – Final Approval of Development Application at 719, 720, 722, 723, 727, 728, 730 Seaton Avenue and 710, 712, 720 Robinson Street – WGP Seaton Development Limited Partnership (PROJ 19-083)**

*Staff Recommendation:*

That Council:

1. Rescind third reading of *City of Coquitlam Zoning Amendment Bylaw No. 5147, 2021*;
2. Give third, fourth and final readings to *City of Coquitlam Zoning Amendment Bylaw No. 5147, 2021*;
3. Give fourth and final reading to *City of Coquitlam Highway Dedication Cancellation Bylaw No. 5148, 2021*; and
4. Approve the signing and sealing of Development Permit No. 19 118834 DP and that the Mayor and City Clerk be authorized to execute this Permit on behalf of the City of Coquitlam.

**11. Report of the Director Development Services – Housing Agreement Bylaw No. 5239, 2022 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*.

**12. Report of the Director Development Services – Proposed Civic Addressing Bylaw No. 4476, 2022 and Bylaw Notice Enforcement Amendment Bylaw No. 5228, 2022**

*Staff Recommendation:*

That Council:

1. Give first, second, and third readings to *Civic Addressing Bylaw No. 4476, 2022*; and
2. Give first, second, and third readings to *Bylaw Notice Enforcement Amendment Bylaw No. 5228, 2022*.

**13. Report of the Director Development Services – Development Application at 580, 584, 588, 592, 596, 600 Harrison Avenue and 581, 585, 591, 593, 597 and 601 Kemsley Avenue – Qualex-Landmark Kemsley Limited Partnership and Zoning Bylaw Housekeeping Amendment – City of Coquitlam (PROJ 21-186)**

*Staff Recommendation:*

That Council:

1. Give first reading to *City of Coquitlam Zoning Amendment Bylaw No. 5201, 2022*;
2. Give first reading to *City of Coquitlam Zoning Amendment Bylaw No. 5249, 2022*;
3. Refer *Bylaw Nos. 5201, 2022 and 5249, 2022* to Public Hearing;
4. Authorize staff to prepare Development Permit No. 21 120413 DP generally in accordance with the attached drawings (Attachment 7), should Council grant second and third readings to *Bylaw No. 5201, 2022*; and
5. Instruct staff to complete the following items prior to Council's consideration of fourth and final reading of *Bylaw No. 5201, 2022*, 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. Satisfy the Transportation Demand Management measures and Traffic Impact Assessment (TIA) comments 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. Section 219 Restrictive Covenant prohibiting occupancy until such time as one or more access easements, Statutory Rights-of-Way and Section 219 Covenants with respect to shared vehicular/pedestrian areas among the market condominium units and commercial unit are registered;
  - ii. Section 219 Restrictive Covenant to restrict the sale and conversion of the guest suite;
  - iii. Section 219 Restrictive Covenant to ensure the commercial parking spaces are used for commercial parking only;
  - iv. One or more owner-maintained Statutory Rights-of-Way in favour of the City over all publically accessible spaces, including the northeast and southeast seating plazas; and
  - v. Such other Land Title Office registrable agreements as may be required by the City.

**14. Report of the Director Development Services – Development Application at 1155, 1159 Pipeline Road and 1110 Inlet Street – Ledingham McAllister (PROJ 21-078)**

*Staff Recommendation:*

That Council:

- 1. Give first reading to *City of Coquitlam Zoning Amendment Bylaw No. 5242, 2022*;
- 2. Refer *Bylaw No. 5242, 2022* to Public Hearing;
- 3. Authorize staff to prepare Development Permit No. 21 109572 DP generally in accordance with the attached drawings (Attachment 5), should Council grant second and third readings to the Bylaw; and
- 4. 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. Resolution of all urban design issues to the satisfaction of the Director Development Services; and



- d. Finalize, execute and deliver to the City, the following agreements in Land Title Office registrable form:
  - i. 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 areas among the market condominium units and rental units;
  - ii. Housing Agreement;
  - iii. Section 219 Restrictive Covenant to restrict sale and conversion of the guest suite located in residential tower; and
  - iv. Such other Land Title Office registrable agreements as may be required by the City.

**15. Report of the Director Development Services – Development Application at 803, 805 and 807 North Road and 603, 607, 613 and 617 Tyndall Street – Qualex-Landmark Gateway Limited Partnership (PROJ 21-177)**

*Staff Recommendation:*

That Council:

- 1. Give first reading to *City of Coquitlam Zoning Amendment Bylaw No. 5220, 2022*;
- 2. Refer *Bylaw No. 5220, 2022* to Public Hearing;
- 3. Authorize staff to prepare Development Permit No. 21 119966 DP generally in accordance with the attached drawings (Attachment 7), should Council grant second and third readings to the Bylaw; and
- 4. 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. Satisfy the Transportation Demand Management measures and Traffic Impact Assessment (TIA) comments 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. Section 219 Restrictive Covenant prohibiting construction other than in accordance with the density transfer requirements laid out in the covenant;
    - ii. Section 219 Restrictive Covenant prohibiting construction until such time that 608 Regan Avenue has Building Permit issuance and substantive construction above grade to the satisfaction of the Director Development Services;
    - iii. 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 vehicle access, shared on-site parking and shared amenity space among the market condominium and rental units;

- iv. One or more owner-maintained statutory rights-of-way in favour of the City over all publically accessible spaces, including the plaza on the southwest corner of North Road, the plaza off North Road (mid-site), and the pedestrian walkway that runs along the north property line;
- v. Housing Agreement;
- vi. Section 219 Restrictive Covenant to ensure compliance with the recommendations outlined in the Arborist Report dated April 12, 2022; and
- vii. Such other Land Title Office registrable agreements as may be required by the City.

**PARKS, RECREATION, CULTURE AND FACILITIES**

**16. Report of the General Manager Parks, Recreation, Culture and Facilities – Spring 2022 Spirit of Coquitlam Grant Disbursements (Introductory Comments by General Manager Parks, Recreation, Culture and Facilities)**

*Staff Recommendation:*

That Council endorse the disbursements of the Spirit of Coquitlam Grant totaling \$79,274 as detailed in the report of the General Manager of Parks, Recreation, Culture and Facilities dated June 27, 2022 and entitled “Spring 2022 Spirit of Coquitlam Grant Disbursements”.

**CORPORATE SERVICES**

**17. Report of the General Manager Corporate Services – Community Engagement Framework (Introductory Comments by General Manager Corporate Services / Presentation by Manager Communications and Civic Engagement)**

*Staff Recommendation:*

That Council adopt Coquitlam’s Community Engagement Framework as attached to the report of the General Manager, Corporate Services dated June 27, 2022 and entitled “Community Engagement Framework”.

**OTHER BUSINESS**

**NEXT MEETING DATE – July 11, 2022**

**ADJOURNMENT**