

A Regular Council Meeting for the City of Coquitlam convened in the Council Chambers of City Hall, 3000 Guildford Way, Coquitlam, BC on Tuesday, July 26, 2022 at 1:11 a.m. All members of Council were present. Members of staff present were the City Manager, Deputy City Manager, General Manager Engineering and Public Works, General Manager Planning and Development, General Manager Legislative Services, Acting General Manager Finance, Lands and Police, Director Community Planning, Director Development Services, Planner 2, Planner 2, Planner 1, Legislative Services Manager, and Legislative Services Clerk.

CALL TO ORDER

The Mayor, on behalf of Council, thanked participants of the Public Hearing, held on July 25, 2022, for their patience.

ADOPTION OF MINUTES

1. Minutes of the Public Hearing held on Monday, July 11, 2022

MOVED BY COUNCILLOR MARSDEN
AND SECONDED

350 That the Minutes of the Public Hearing held on Monday, July 11, 2022 be approved.

CARRIED UNANIMOUSLY

2. Minutes of the Regular Council Meeting held on Monday, July 11, 2022

MOVED BY COUNCILLOR HODGE
AND SECONDED

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

CARRIED UNANIMOUSLY

COMMITTEE MINUTES AND RECOMMENDATIONS

3. Minutes of the Economic Development Advisory Committee Meeting held on Wednesday, May 25, 2022

MOVED BY COUNCILLOR MANDEWO
AND SECONDED

352 That the Minutes of the Economic Development Advisory Committee Meeting held on Wednesday, May 25, 2022 be received.

CARRIED UNANIMOUSLY

4. Minutes of the Culture Services Advisory Committee Meeting held on Thursday, June 9, 2022

MOVED BY COUNCILLOR MARSDEN
AND SECONDED

353 That the Minutes of the Culture Services Advisory Committee Meeting held on Thursday, June 9, 2022 be received.

CARRIED UNANIMOUSLY

5. Minutes of the Sustainability and Environmental Advisory Committee Meeting held on Tuesday, June 21, 2022

MOVED BY COUNCILLOR TOWNER
AND SECONDED

354 That the Minutes of the Sustainability and Environmental Advisory Committee Meeting held on Tuesday, June 21, 2022 be received.

CARRIED UNANIMOUSLY

CONSIDERATION OF ITEMS FROM THE PUBLIC HEARING HELD JULY 25 / JULY 26, 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

Discussion ensued relative to the appreciation of Staff for the work on this application.

MOVED BY COUNCILLOR ASMUNDSON
AND SECONDED

- 355 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*.

CARRIED UNANIMOUSLY

7. City of Coquitlam Zoning Amendment Bylaw Nos. 5240, 2022 and 5247, 2022 – 1015 Austin Avenue

Discussion ensued relative to the desire to remove the separate secondary entrance for non-market rental housing in the proposal.

MOVED BY COUNCILLOR ASMUNDSON
AND SECONDED

- 356 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*.

CARRIED UNANIMOUSLY

8. City of Coquitlam Zoning Amendment Bylaw No. 5242, 2022 – 1155, 1159 Pipeline Road and 1110 Inlet Street

Discussion ensued relative to the following:

- The reiteration that checking the Citywide Official Community Plan (CWOCPP) will provide indication of future potential developments
- The importance of educating residents on the local housing issues

MOVED BY COUNCILLOR MANDEWO
AND SECONDED

- 357 That Council give second and third readings to *City of Coquitlam Zoning Amendment Bylaw No. 5242, 2022*.

CARRIED UNANIMOUSLY

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

Discussion ensued relative to the following:

- Appreciation for the Applicant's community engagement
- The desire for a café style operator to occupy the designated commercial space
- The desire for Staff to engage with local businesses and connect them with developers

MOVED BY COUNCILLOR MARSDEN
AND SECONDED

358 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*.

CARRIED UNANIMOUSLY

10. City of Coquitlam Zoning Amendment Bylaw No. 5220, 2022 – 803, 805 and 807 North Road and 603, 607, 613 and 617 Tyndall Street

Discussion ensued relative to the following:

- Appreciation for the Applicant and Staff on their efficiency of this project
- The desire for an compilation of Development Cost Charges (DCC) metrics

MOVED BY COUNCILLOR MARSDEN
AND SECONDED

359 That Council give second and third readings to *City of Coquitlam Zoning Amendment Bylaw No. 5220, 2022*.

CARRIED UNANIMOUSLY

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

Discussion ensued relative to the following:

- Concern for the financial implications of this project on residents
- Uncertainty with regard to the future real estate market
- The belief that growth will inevitably be required to pay for more growth
- The reiteration that rentals are not apart of the proposed framework
- The desire for a meeting in September to clarify the Density Bonus Program

- The desire to refer the report back to Staff with direction to bring the report back to Council after a meeting and/or workshop in September

MOVED BY COUNCILLOR MARSDEN
AND SECONDED

- 360 That Council refer the matter back to Staff and that a meeting and/or workshop be held in September.

CARRIED

Mayor Stewart and Councillors Asmundson and Wilson registered opposition.

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)**

Discussion ensued relative to the potential for basement suites at the identified property.

MOVED BY COUNCILLOR MARSDEN
AND SECONDED

- 361 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.

CARRIED UNANIMOUSLY

- 13. Report of the Director Development Services – Development Application at 625 Cottonwood Avenue – Polygon Skylark Homes Ltd. (PROJ 22-024)**

MOVED BY COUNCILLOR MARSDEN
AND SECONDED

- 362 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.

CARRIED UNANIMOUSLY

**14. Report of the Director Development Services – Conservation Permit Application
22 109106 CP – 1200 United Boulevard and 2 King Edward Street**

Discussion ensued relative to the creation of dust and dust management systems.

MOVED BY COUNCILLOR ASMUNDSON
AND SECONDED

- 363 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.

CARRIED UNANIMOUSLY

**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)**

MOVED BY COUNCILLOR MANDEWO
AND SECONDED

- 364 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.

CARRIED UNANIMOUSLY

**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)**

Discussion ensued relative to appreciation for the developer’s site drawings.

MOVED BY COUNCILLOR ASMUNDSON
AND SECONDED

- 365 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.

CARRIED UNANIMOUSLY

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)

MOVED BY COUNCILLOR MARSDEN
AND SECONDED

- 366 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.

CARRIED UNANIMOUSLY

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)

MOVED BY COUNCILLOR MARSDEN
AND SECONDED

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

CARRIED UNANIMOUSLY

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

MOVED BY COUNCILLOR MARSDEN
AND SECONDED

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

CARRIED UNANIMOUSLY

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)

MOVED BY COUNCILLOR MARSDEN
AND SECONDED

- 369 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.

CARRIED UNANIMOUSLY

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

Discussion ensued relative to the appreciation for the tidiness of the development site.

Council directed Staff to write a letter to Minister Hussen requesting a review of Canada Mortgage and Housing Corporation (CMHC) programs and policies.

MOVED BY COUNCILLOR MANDEWO
AND SECONDED

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

CARRIED UNANIMOUSLY

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

MOVED BY COUNCILLOR TOWNER
AND SECONDED

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

CARRIED UNANIMOUSLY

23. Report of the General Manager Planning and Development – 2022 Eligible School Sites Proposal – School District No. 43

The Director Community Planning provided introductory comments relative to the report.

Discussion ensued relative to increasing School District (SD 43) participation during planning and development processes.

MOVED BY COUNCILLOR ASMUNDSON
AND SECONDED

372 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.

CARRIED UNANIMOUSLY

LEGISLATIVE SERVICES

24. Report of the General Manager Legislative Services – 2022 General Local Election Updates

MOVED BY COUNCILLOR MANDEWO
AND SECONDED

373 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.

CARRIED UNANIMOUSLY

OTHER BUSINESS

The Mayor, on behalf of Council, thanked Stephanie Lam, Legislative Services Manager, and wished her good luck and much success in new role at a different municipality.

NEXT MEETING DATE – September 6, 2022

ADJOURNMENT

MOVED BY COUNCILLOR KIM
AND SECONDED

374 That the Regular Council Meeting adjourn – 2:55 a.m.

CARRIED UNANIMOUSLY

MINUTES CERTIFIED CORRECT

CHAIR

I hereby certify that I have recorded the Minutes of the
Regular Council Meeting held Tuesday, July 26, 2022
as instructed, subject to amendment and adoption.



Ashland Selby-Brown
Legislative Services Clerk