

A Regular Meeting of Council for the City of Coquitlam convened in the Council Chambers of City Hall, 3000 Guildford Way, Coquitlam, BC on Monday, November 28, 2022 at 7:01 p.m. with all members of Council present. Members of staff present were the City Manager, Deputy City Manager, General Manager Engineering and Public Works, General Manager Planning and Development, Director Development Services, Manager Environment, Environmental Education and Enforcement Manager, Planner 2, Planning Technician 1, Legislative Services Manager, and Legislative Services Clerk.

CALL TO ORDER

ADOPTION OF MINUTES

1. Minutes of the Public Hearing held on Monday, November 21, 2022

MOVED BY COUNCILLOR TOWNER
AND SECONDED

529 That the Minutes of the Public Hearing held on Monday, November 21, 2022 be approved.

CARRIED UNANIMOUSLY

2. Minutes of the Regular Council Meeting held on Monday, November 21, 2022

MOVED BY COUNCILLOR HODGE
AND SECONDED

530 That the Minutes of the Regular Council Meeting held on Monday, November 21, 2022 be approved.

CARRIED UNANIMOUSLY

REPORTS OF STAFF

PLANNING AND DEVELOPMENT

3. Report of the Director Development Services – Temporary Use Permit Renewal for a Portion of 2 King Edward Street – Beedie Development Group (PROJ 19-070)

MOVED BY COUNCILLOR ASMUNDSON
AND SECONDED

- 531 That Council approve the signing and sealing of Temporary Use Permit No. 19 114788 TU and that the Mayor and City Clerk be authorized to execute this Permit on behalf of the City of Coquitlam.

CARRIED UNANIMOUSLY

4. Report of the Director Development Services – Final Approval of Development Application at 724, 726 and 728 Lea Avenue – Domus Projects Ltd. (PROJ 20-088)

MOVED BY COUNCILLOR HODGE
AND SECONDED

- 532 That Council:
1. Give fourth and final reading to *City of Coquitlam Zoning Amendment Bylaw No. 5187, 2022*; and
 2. Approve the signing and sealing of Development Permit No. 20 114317 DP and that the Mayor and City Clerk be authorized to execute this Permit on behalf of the City of Coquitlam.

CARRIED UNANIMOUSLY

5. Report of the Director Development Services – Final Approval of Development Application at 1200 Cartier Avenue – City of Coquitlam (PROJ 22-048)

MOVED BY COUNCILLOR TOWNER
AND SECONDED

- 533 That Council:
1. Give fourth and final reading to *City of Coquitlam Citywide Official Community Plan Amendment Bylaw No.5244, 2021*; and
 2. Give fourth and final reading to *City of Coquitlam Zoning Amendment Bylaw No.5245, 2021*.

CARRIED UNANIMOUSLY

6. Report of the Director Development Services – Housing Agreement Bylaw No. 4976, 2022 at 625 North Road – Pacific Properties Group (PROJ 19-014)

MOVED BY COUNCILLOR MARSDEN
AND SECONDED

Discussion ensued relative to the following:

- Clarification with regard to comprehensive development zones
- Concern with regard to below-market rentals

534 That Council give first, second, and third readings to *City of Coquitlam Housing Agreement Bylaw No. 4976, 2022*.

CARRIED UNANIMOUSLY

7. Report of the Director Development Services – Development Application at 1125 Cartier Avenue – ArchiType Design Ltd. (PROJ 21-191)

MOVED BY COUNCILLOR HODGE
AND SECONDED

Discussion ensued relative to the following:

- Clarification with regard to the purpose of the report and the corresponding heritage agreement and designation
- Concern for tandem parking
- Appreciation for the report and past heritage agreements brought before Council

535 That Council:

1. Give first reading to *City of Coquitlam Heritage Revitalization Agreement Authorization Bylaw No. 5258, 2022*;
2. Give first reading to *City of Coquitlam Heritage Designation Bylaw No. 5259, 2022*;
3. Refer *Bylaw Nos. 5258, 2022* and *5259, 2022* to Public Hearing; 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 Bylaws:
 - a) Submission of a subdivision plan to the satisfaction of the Approving Officer;
 - b) 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;
 - c) Resolution of all urban design issues to the satisfaction of the Director Development Services; and

- d) Finalization, execution and delivery to the City, the following agreements in Land Title Office registrable form:
 - i. Section 219 Restrictive Covenant prohibiting occupancy until the Beaubien Residence has been restored to the satisfaction of the General Manager Planning and Development; and
 - ii. Such other Land Title Office registrable agreements as may be required by the City.

CARRIED

Councillor Asmundson registered opposition.

ENGINEERING AND PUBLIC WORKS

8. Report of the General Manager Engineering and Public Works – Real-Time Water Quality Monitoring – Creeks and Construction Sites

The Manager Environment provided introductory comments relative to the report and the Environmental Education and Enforcement Manager provided a presentation included in the report as Attachment 3.

MOVED BY COUNCILLOR ASMUNDSON
AND SECONDED

Discussion ensued relative to the following:

- The length of time it would take to amend the bylaw in the future
- The definition of ‘multiplex’
- Concern with regard to the exclusion of multiplexes in the proposed bylaw
- The desire to implement the bylaw City-wide
- The desire to share the results of the pilot with local neighbourhood associations
- The desire for economic development staff to reach out to the local business involved in the pilot with potential growth opportunities
- Concern for areas of the City that have upcoming large-scale developments

- 536 That Council give first, second, and third reading to the *City of Coquitlam Stream and Drainage System Protection Amendment Bylaw No. 5273, 2022*.

CARRIED UNANIMOUSLY

OTHER BUSINESS

NEXT MEETING DATE – December 5, 2022

ADJOURNMENT

MOVED BY COUNCILLOR ASMUNDSON
AND SECONDED

537 That the Regular Council Meeting adjourn – 8:07 p.m.

CARRIED UNANIMOUSLY

MINUTES CERTIFIED CORRECT

CHAIR

I hereby certify that I have recorded the Minutes of the
Regular Council Meeting held Monday, November 28, 2022
as instructed, subject to amendment and adoption.



Ashland Selby-Brown
Legislative Services Clerk