

READY FOR BINDING -

COMMITTEE
MINUTES
1979

1978 12 19

PLANNING AND DEVELOPMENT COMMITTEE MINUTES

A meeting of the Planning and Development Committee was held in the Council Chambers on Tuesday, 1978 12 19 at 4:00 p.m., with the following persons present:

COMMITTEE:

- Ald. Parks, Chairman
- Ald. Campbell
- Ald. Sekora

STAFF:

- R.A. LeClair, Municipal Manager
- D.M. Buchanan, Planning Director
- E. Tiessen, Deputy Planning Director



ITEM 501-1

REGULAR MEETING DATES, TIMES AND PROCEDURES

The Committee decided to meet on alternate Mondays from the Council meetings at 7:30 p.m. It was also decided that the procedure would be for delegations to be heard at the beginning of the meeting and then the Committee debate items on the agenda after all delegations left.

ITEM 501-2

CLARKE ROAD SELECT COMMITTEE

The Committee recommends:

"That the Select Committee be dissolved and the Planning and Development Committee take over its responsibility."
(Meeting - 1979 01 09)

APP'D BY
RES # 15/79

ITEM 501-3

Z-45-78 - COMMERCIAL USES IN INDUSTRIAL AREAS AND LETTER FROM BRYAN R. LEDINGHAM DATED 1978 12 14

After extensive discussion of the report and letter, the Committee recommends:

"That repeal of Subsections (1)(a)(i) and (1)(b)(i) of Section 802 of the Zoning By-law be referred to Public Hearing, and that the Planning Department include in the new draft consolidated and metricized Sign Control By-law currently being prepared a provision for wording on signs to refer only to permitted uses."

APP'D BY
RES # 16/79

ITEM 501-4

Z-46-78 - 41 UNIT THREE-STOREY APARTMENT BUILDING AT 1113-1125 RIDGEWAY AVENUE - J.A. SHEPPARD

The Committee recommends:

"That application Z-46-78 be referred to Public Hearing subject to a favourable review of preliminary plans by the Planning Department and the Design Committee."

APP'D BY
RES # 17/79

PLANNING AND DEVELOPMENT
COMMITTEE MINUTES

1978 12 19

ITEM 501-5

Z-18-78 - BUILDING IN AREAS SUBJECT TO FLOODING (BY-LAW NO. 886)

The Committee recommends:

"That Council give three readings to the District of Coquitlam Building in Areas Subject to Flooding By-law No. 886, 1978."

ITEM 501-6

Z-42-78 - LANDSCAPE STRIPS AT THE REAR OF COMMERCIAL BUILDINGS WHERE A LANE INTERVENES BETWEEN COMMERCIAL & RESIDENTIAL USE

The Committee recommends:

"That By-law No. 915, 1978 be referred to Public Hearing."

ITEM 501-7

Z-47-78 - OXBOW LAKE ESTATES

The Committee recommends:

"That this item be tabled for:

- 1) input from the mobile home industry on strata lot mobile home parks;
- 2) review of the development plans;
- 3) the previous information from the Engineering Department on servicing standards to be recirculated;
- 4) Mr. Beedie to be present to discuss his proposals."

ITEM 501-8

Z-39-78 & Z-7-77 - ACCESS TO PROPOSED COMMERCIAL BUILDING ON THE NORTH SIDE OF AUSTIN AVENUE AT 1017 AUSTIN AVENUE

The Committee recommends:

"That the best long term access point to Ridgeway be determined by the Engineering and Planning Departments and a temporary access to Austin Avenue be considered for sites developed prior to development on the site where the access to Ridgeway is installed."

TABLED ITEMS:

1. Design Committee Minutes - 1978 11 29
2. Subdivision Committee Minutes - 1978 12 05

Ald. J. Parks, Chairman

1979 01 08

PLANNING & DEVELOPMENT COMMITTEE MINUTES

A meeting of the Planning and Development Committee was held in the Council Chambers on Monday, 1979 01 08 at 7:30 p.m., with the following persons present:

COMMITTEE:

- Ald. J. Parks, Chairman
- Ald. W. Campbell
- Ald. L. Sekora

STAFF:

- Mr. R.A. LeClair, Municipal Manager
- Mr. D.M. Buchanan, Planning Director



ITEM 501-1

Z-2-79 - SQUIRE MOTOR INN LTD. - 631 LOUGHEED HIGHWAY

The Committee recommends:

"That application Z-2-79 be referred to Public Hearing subject to a favourable review of preliminary plans by the Design Committee."

APPROVED BY RES # 57/79

ITEM 501-2

Z-3-79 - LITCHFIELD BULLDOZING & DEMOLITION LTD. - 1601 LOUGHEED HIGHWAY

The Committee recommends:

"That the plans be modified, specifically including the outside storage area and screening therefore, be reviewed by the Design Committee and then the application be placed again before this Committee."

APPROVED BY RES # 58/79

ITEM 501-3

Z-47-78 - OXBOW LAKE ESTATES

The Committee first heard from Mr. Glen Nicholl of the Ministry of Housing on the present situation as to the mobile home market. Basically, he indicated that mobile home parks over two years old are essentially full while the four developed in 1977 and 1978 have experienced marketing problems and only enjoy a 40% to 65% occupancy. The Planning Director indicated that Sea Ridge Bays developed by Mr. V. Hoing at King George Highway and 20th Avenue had reached a point of 70 of 120 units being occupied, though only 20 of the 70 were sold outright, the rest being rented. Mr. Nicholl advised that these lots sold for \$21,500 to \$25,000, and in conclusion advised that the mobile home market had dissipated in the last two years.

Mr. Beedie then tabled a letter dated 1979 01 08 from Metro Homes Ltd., which is attached. On questioning, he advised that the letter was not "personal and confidential", as noted thereon, and could be discussed in public. He further indicated that his lot prices, not including the lake-front lots, were \$19,500 to \$24,000, comparable to Surrey. For a factory-built mobile home, the cost picture was generally as follows:

- unit	\$30,000
- lot preparation	6,000
- lot price	20,000
- total	<u>56,000</u>

The Metro Homes letter basically confirmed Mr. Nicholl's advice as to the mobile home market.

ITEM 501-3 - Z-47-78 - OXBOW LAKE ESTATES con't

The Committee then discussed servicing standards and asked Mr. Beedie as to problems in switching to RS-4 standards beyond Phases 1 & 2. He advised that:

- 1) The 480 total lots were needed to defray the costs of the community centre and RS-4 would mean a reduction in total lots.
- 2) The roads would not line up to those in Phases 1 & 2.
- 3) All the engineering design work done for the future phases would have to be redone.

There was then extensive discussion of the servicing standards and the unfairness to the developers of RS-4 subdivisions west of the Coquitlam River.

The Committee recommends:

"That a pilot area of the lots requested by Career Holdings Ltd. within Phases 1 & 2 be considered for rezoning, subject to reports from the Engineering, Legal and Planning Departments being received and considered by Council prior to any referral to Public Hearing."

The Chairman requested that Mr. Beedie canvass existing residents as to the proposal for basements and 1½-storey homes within the next few days.

*SEE Co. RES
6/2/79
SUBSEQUENT
ACTION BY MAYOR
IN MINUTES
OF JAN. 18/79*

ITEM 501-4

Z-62-75 - EXPANSION OF JACK CEWE LTD. GRAVEL PIT INTO THE NE¼, SEC. 23, TWP. 39 TO THE NORTH OF THE WESTWOOD RACE TRACK

The Planning Director tabled a memo from the Parks and Recreation Director dated 1979 01 05.

The Committee recommends:

"That this item be tabled until the Parks and Recreation Director completes his review of park implications to this expansion."

ITEM 501-5

Z-35-78 - PARKING REQUIREMENTS FOR PLANNED SHOPPING CENTRES

Mr. R. Boileau appeared as spokesman for Monterey Developments Ltd., owners of Westwood Mall. He advised that expansion of the Mall was desired to compete with Coquitlam Centre.

The Committee recommends:

- 1) That the tenants of each Shopping Centre be invited to nominate a spokesman to present their views on changing the parking standard to the Committee.
- 2) That the owners of each Centre be invited to the same meeting and the tenants.
- 3) That the meeting of 1979 01 22 be set for this purpose in the interest of expediting the Westwood Mall proposals."

*APPR'D Boileau
Co. RES
6/4/79*

ITEM 501-6

CORRESPONDENCE FROM COQUITLAM CHAMBER OF COMMERCE DATED 1978 12 12 RE BUSINESS INFORMATION CENTRES

The Committee recommends:

"That the Chamber be invited to attend a future meeting of the Committee to provide background as to the proposed business centre."

ITEM 501-7

PROPOSED FILLING AT 796 ADIRON AVENUE

The Committee recommends:

"That Mr. Fonseca be required to submit a plan prepared by a Professional Engineer indicating the proposed fill area and retaining wall, and that the Planning Director report back on the amount and type of security and hours of operation which should be set for the proposed two-day filling programme."

APP'D BY
Co. Res # 67/79

ITEM 501-8

Z-1-79 - SALE OF PICKUP TRUCKS IN INDUSTRIAL (M-2) ZONES

The Committee recommends:

"That the Committee await an official application by Marathon for the change in regulations to permit sale of pickup trucks in the M-2 zone."

ITEM 501-9

COQUITLAM RIVER WATER MANAGEMENT STUDY

The Committee recommends:

"That the Parks and Recreation Director and Planning Director meet with the GVRD Parks Director to discuss implementation of the Study as to parkland acquisition and development."

APP'D BY
Co. Res # 68/79

ITEM 501-10

TRUCK TRAFFIC AMENDMENT BY-LAW NO. 918, 1979 FOR MAYFAIR INDUSTRIAL PARK

The Committee recommends:

"That Council give three readings to By-law No. 918, 1979."

Co. Res # 70/79

ITEM 501-11

COMMUNICATIONS PROGRAMME ON TOWN CENTRE


The Committee recommends:

"That this item be tabled until the meeting of 1979 01 22 when the consultants will be present."

TABLED ITEMS:

1. DESIGN COMMITTEE MINUTES - 1978 12 13.
2. SUBDIVISION COMMITTEE MINUTES - 1978 12 19.

Ald. J. Parks, Chairman



D.M. Buchanan
Executive Secretary

1979 01 22

PLANNING AND DEVELOPMENT COMMITTEE MINUTES

A meeting of the Planning and Development Committee was held in the Council Chambers on Monday, 1979 01 22 at 7:30 p.m., with the following persons present:

COMMITTEE:

- Ald. J. Parks, Chairman
- Ald. W. Campbell
- Ald. L. Sekora



STAFF:

Mr. D.M. Buchanan, Planning Director

ITEM 501-1

COMMUNICATIONS PROGRAM ON TOWN CENTRE - TORRESAN/ROSE MARKETING COMMUNICATIONS

The Planning Director circulated further material entitled "Town Centre Design Guidelines".

The Committee recommends:

"That this item be deferred to a time when the consultants can be present."

ITEM 501-2

Z-35-78 - PARKING REQUIREMENTS FOR PLANNED SHOPPING CENTRES

Westwood Mall was the only Centre represented. Mr. F. Peters of Monterey Developments advised that a small expansion was proposed to make "a better rounded" centre to offer further services. Mr. D. Andrews of The Cumberland Group, managers of the Centre, advised that the A & W land was now free and that such uses as a small junior department store was now a possibility. Actual names of tenants could not be mentioned at this stage.

Mr. G. Smith, representing the merchants, indicated that he welcomed expansion of the Westwood Mall and no parking shortage was indicated at this time.

The Committee recommends:

"That Council refer proposed By-law No. 897 to Public Hearing and that Council authorize special notice of the Hearing to all Shopping Centre Owners and Merchants Associations, in addition to normal advertising."

APP'D BY
CO. RES
118/79

ITEM 501-3

CORRESPONDENCE FROM L. GANGER RE APPLICATION FOR CABARET LICENCE AT 801 BRUNETTE AVENUE (B-2388)

Larry Ganger presented the attached material to members of the Committee. He further advised that the Municipal Act and the Liquor Administration Branch powers were sufficient to avoid problems.

Section 42(d) of Liquor Control Act allows for suspension of liquor licence and this was referred to in his material. He further suggested that a restrictive covenant to control the hours of operation so newcomers cannot come in after 1:00 a.m.

ITEM 501-3 con't

The Committee recommends:

"That the material submitted by Mr. Ganger be referred to the Municipal Solicitor for his opinion as to whether Council has sufficient powers to avoid future community problems and he report back to the Committee on an in-camera basis."

APP'D BY
CO. RES
#119/79
SEE ALSO
RES #120/79

ITEM 501-4

CORRESPONDENCE FROM COQUITLAM CHAMBER OF COMMERCE RE BUSINESS INFORMATION CENTRES

Irene Turnbull, Secretary Manager of the Coquitlam Chamber of Commerce, attended and explained the provincial program to benefit small business by information being made available.

The Committee recommends:

"That the Planning Department continue to co-operate with the Chamber of Commerce on supplying information to them."

APP'D BY
CO. RES
#121/79

ITEM 501-5

PUBLIC MEETING OF 1979 01 09 RE CLARKE ROAD AREA

The Committee recommends:

"That the notes on the meeting be received and the Planning Department prepare a report on development alternatives to the Committee by 1979 03 31, utilizing the input from the public, the objective being to hold another public meeting once the Clarke Road improvements are completed."

APP'D BY
CO. RES
#122/79

ITEM 501-6

CORRESPONDENCE FROM MARATHON REALTY COMPANY LIMITED DATED 1979 01 18 RE MAYFAIR INDUSTRIAL PARK - PROPOSED SUBDIVISION FOR FINNING TRACTOR (Z-24-76)

The Planning Director advised that Schedule R of the 1977 10 12 Agreement was now no longer valid as to the CP Transport and Western Assembly sites and now modification was required.

Mr. Birkett of Marathon then explained that CP Intermodal are now proceeding with their development. He further noted that 30 of the total 50 salable areas have been sold. He indicated that Phase 3 was not budgeted but may go ahead anyway if sales continue to proceed as they have to this time.

The Committee recommends:

"That no objection be made to the subdivision to create the Finning site and that staff be authorized to work out amendments to the 1977 10 12 Agreement for presentation to the Committee and Council."

APP'D BY
CO. RES
#123/79

ITEM 501-7

Z-1-79 - MARATHON REALTY COMPANY LIMITED - BOWMAC TRUCK DEALERSHIP

The Planning Director noted that Mr. J. Birkett had indicated to him that the "personal and confidential" letter from Bowmac dated 1979 01 18 was in order to be reviewed in public by the Committee and Council.

Mr. Birkett indicated that an offer has been received from Bowmac subject to certain conditions such as obtaining a GM full line franchise. The major complex would likely be on the north side of United Boulevard. The Committee then tabled the item for further review by staff prior to the next meeting.

ITEM 501-8

PROPOSED OFFICE BUILDING BY GREYFRIARS REALTY LTD. - 230 BLUE MTN. ST. (Z-32-72)

Mr. W. Turner indicated that Greyfriars has an option on the land and proposes a \$1 million building on the approximate one-acre site.

The Committee recommends:

"That prior to redesignation of the Community Plan Map being considered by the Committee, Greyfriars provide certain basic information in order that the implications of the development can be reviewed on a preliminary basis by staff."

APP'D BY
Co. RES
124/79

ITEM 501-9

Z-39-78 & Z-7-77 - ACCESS TO PROPOSED COMMERCIAL BUILDING ON THE NORTH SIDE OF AUSTIN AVENUE AT 1017 AUSTIN AVENUE

The Committee recommends:

- "1. That the owners of Lot 298, under application Z-7-77, be advised that prior to any development, a development permit is required and that when a permit application is made, revised plans will be required providing for access to Ridgeway Avenue from the underground parking structure in a location acceptable to the Municipal Engineer, and that no temporary access to Austin Avenue will be permitted.
2. That the applicant for rezoning of Lot 297, under Z-39-78, be advised that a temporary access would be permitted to their site from Austin Avenue until such time as access is available from Ridgeway Avenue or Nelson Street, and that access to Ridgeway Avenue would not be required to their lot. Furthermore, plans for the development will provide for access westward and eastward to adjoining lots at appropriate grade and removal of the temporary access will be required at such time as access from Ridgeway Avenue or Nelson Street is available, and this shall be assured by conditions to the development permit. A cash deposit or bond equivalent to the cost of closing such temporary access shall be provided and legal authority granted to the Municipality for such closure; signing of the access to advise of its temporary status shall also be made a condition of the development permit.
3. That application Z-39-78 be referred to Public Hearing subject to revised plans reflecting the above being given a favourable review by the Planning Director who may seek the advice of the Design Committee thereon.
4. That the Building Department review the need for walls along the lot lines at the parking structure level and consider Mr. White's proposal for supporting columns."

APP'D BY
Co. RES
125/79

APP'D BY
Co. RES
125/79

APP'D BY
Co. RES
126/79

APP'D BY
Co. RES
127/79

ITEM 501-10

CORRESPONDENCE FROM MOUNTAIN VIEW PTA RE PROPOSED SCHOOL CLOSURE IN COQUITLAM WEST (CLERK'S REF. NO. 1)

The Committee recommends:

"That the Chairman and the Planning Director meet with the Secretary-Treasurer of the School Board on the status of the school closure proposals and which alternate schools would be proposed to serve."

ITEM 501-11

B-3987 - ALLOWABLE USES WITHIN INDUSTRIAL BUILDING ON SOUTH SIDE OF ABERDEEN AVENUE EAST OF LANSDOWNE STREET AT 2794 ABERDEEN AVENUE

The Committee recommends:

"That Mr. DeGobbi's appeal be denied."

ITEM 501-12

Z-31-74 - DAON OZADA RS-4 SUBDIVISION - DESIGN CONTROL COVENANT

The Committee recommends:

"That Council approve signing and sealing of the attached agreement by the Mayor and Clerk, and such agreement shall become binding upon the District when duly executed and delivered for and on behalf of the Corporation by the Mayor and Municipal Clerk, who are specifically authorized to sign the same and to affix the Corporate Seal thereto, and to deliver the same and that all as the Act and Deed of the District of Coquitlam."

Concern was expressed by the Chairman regarding the seven days allowed for registration and the wording of the legal undertaking.

ITEM 501-13

BY-LAW NO. 813, 1977 RE TEMPORARY BUILDINGS

The Committee recommends:

"That staff be instructed to draft an amending by-law to specifically state that only one building be allowed for each individual permit issued for a temporary building."

ITEM 501-14

CORRESPONDENCE FROM BUSINESS LIFE IN WESTERN CANADA DATED 1978 12 22

The Committee recommends:

"That no advertising be purchased since the deadline has passed and the Torresan/Rose Report on a Town Centre Communications Program is still to be reviewed by the Committee and Council."

APP'D BY
Co. RES
128/79

SEE Co.
RES #
116/79

APP'D BY
Co. RES
129/79

ITEM 501-15

DP-6-78 - DEVELOPMENT PERMIT FOR PROPOSED SERVICE STATION RECONSTRUCTION AT SOUTH-WEST CORNER OF WESTWOOD STREET AND BARNET HIGHWAY

The Committee recommends:

"That Council approve signing and sealing of the Development Permit by the Mayor and Clerk, and such Permit shall become binding upon the District when duly executed and delivered for and on behalf of the Corporation by the Mayor and Municipal Clerk, who are specifically authorized to sign the same and to affix the Corporate Seal thereto, and to deliver the same and that all as the Act and Deed of the District of Coquitlam."

APP'D
BY Co.
Res # 130/79

OTHER BUSINESS

a) Walkway Between Duval Crt. and Quinton Ave.

Ald. Campbell indicated that residents had certain concerns with regard to the walkway and the Municipal Manager undertook to direct the Municipal Engineer to report to Council thereon.

b) Road Resurfacing

The Chairman raised a concern with regard to deterioration of pavements throughout the Municipality.

The Committee recommends:

"That the Engineering Department develop a list of priorities for resurfacing of arterials and collectors which have deteriorated as a result of the frost experienced in the last month and report to Council."

TABLED ITEM

Design Committee Minutes of 1979 01 10

Ald. J. Parks, Chairman

D.M. Buchanan
Executive Secretary

PLANNING & DEVELOPMENT COMMITTEE MINUTES

A meeting of the Planning and Development Committee was held in the Council Chambers on Monday, 1979 02 05 at 7:30 p.m., with the following persons present:

COMMITTEE:

Ald. L. Sekora, Acting Chairman
Ald. W. Campbell

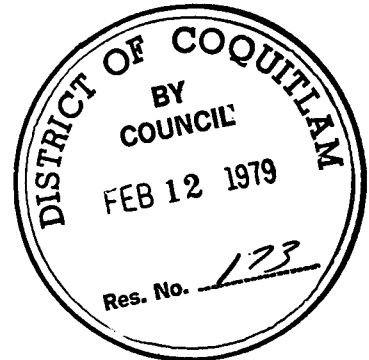
STAFF:

R.A. LeClair, Municipal Manager
E. Tiessen, Deputy Planning Director

ALSO PRESENT FOR ITEM #8:

Mayor Tonn
Ald. L. Garrison
Ald. B. Robinson
Ald. L. Bewley
D.M. Buchanan, Planning Director

L. Rose } of Torresan/Rose Marketing
D. Torresan }
D. Mann of Thompson, Berwick, Pratt & Partners



ITEM 501-1

B-2388 - APPLICATION FOR CABARET LICENCE AT 801 BRUNETTE AVENUE

The Committee recommends:

"That Council reconsider this matter at its regular meeting on 1979 02 12."

*SEE
Co RES.
No. 174*

ITEM 501-2

B-3987 - ALLOWABLE USES WITHIN INDUSTRIAL BUILDING ON SOUTH SIDE OF ABERDEEN AVENUE EAST OF LANSDOWNE STREET AT 2794 ABERDEEN AVENUE

The Committee informed Mr. DeGobbi that it was intended to hold a special meeting of the Committee with owners of industrial land in the Barnet and Schoolhouse areas in order to discuss an appropriate means of handling incidental commercial uses within industrial lands in those areas; the Committee instructed the Planning Department to invite Mr. DeGobbi to such meeting.

ITEM 501-3

Z-43-75 (8-3419) - PROPOSED SKILL DRIVING FACILITY ON MUNICIPAL LAND ON THE SOUTH SIDE OF LOUGHEED HIGHWAY WEST OF SCHOOLHOUSE STREET

The information submitted by the applicants was received by the Committee; the applicant's representative stated that he was prepared to make a full presentation at the Committee's meeting of 1979 02 19.

ITEM 501-4

Z-32-72 - REVIEW OF COMMUNITY PLAN DESIGNATION OF NORTHWEST CORNER OF BLUE MOUNTAIN STREET AND RODERICK AVENUE

The Committee recommends:

"That Council give consideration to amending the Community Plan designation of this site to permit office commercial use, but that any application for development be limited, by restrictive covenant or other appropriate means, to exclude retail uses."

*App'd by
Co. Res.
No. 175*

ITEM 501-5

Z-1-79 - PROPOSED BOWMAC TRUCK DEALERSHIP AT BRUBRIDGE STREET AND UNITED BOULEVARD

As the Committee felt this application could create a large scale problem of service commercial encroachment in prime industrial areas, further consideration of the application was tabled for the Planning Department to discuss with Bowmac representatives:

- a) the possibility of alternate sites within the District, under service commercial zoning, and
- b) the proposed development schedule for the project.

ITEM 501-6

PROPOSED EXPANSION OF GRAVEL PIT D BY MR. A. JOHNSON

The Committee tabled further consideration of this application to its next meeting to allow time for Alderman Campbell to report on proposed administrative arrangements for gravel pit regulation.

ITEM 501-7

COMMUNICATIONS PROGRAM ON TOWN CENTRE - TORRESAN/ROSE REPORT PRESENTATION

The Committee recommends:

"That Council refer Program 2 to its budget deliberations in February, and that for that purpose, the consultants be requested to prepare an amended budget reflecting phasing-in considerations and pro-rated as to expenditures required in the 1979 budget year."

*App'd by
Co. Res.
No. 176*

ITEM 501-8

B-4918 - PROPOSED PURCHASE OR LEASE OF MUNICIPAL PROPERTY ON PHEASANT AVENUE

The Committee recommends:

"That Council advise the applicant that Lot 156, D.L. 381, Pl. 48139 or any part thereof is not considered surplus to municipal needs and is therefore not available for sale or lease at this time."

*App'd by
Co. Res.
No. 178*

ITEM 501-9

Z-3-79 - PROPOSED REZONING OF PROPERTY AT 1601 LOUGHEED HIGHWAY

App'd by Co.
Res. No. 179

The Committee recommends:

"That application Z-3-79 be declined in view of the fact that no firm commitment can be made on the construction of a substantial building on this site."

ITEM 501-10

Z-41-78 - COQUITLAM RIVER PARK

App'd by
Res. No. 180

The Committee recommends:

"That rezoning of the Coquitlam River Park in the manner suggested in the Planning Director's report be referred to Public Hearing, subject to a preliminary plan for the park being prepared, and favourably reviewed by the Design Committee and municipal staff."

ITEM 501-11

PROPOSED SCHOOL CLOSURES IN WEST COQUITLAM

The Committee tabled this matter for a verbal report from Alderman Parks.

ITEM 501-12

Z-20-78 - PROPOSED REZONING OF A PORTION OF PROPERTY ON THE SOUTH SIDE OF LOUGHEED HIGHWAY AT SCHOOLHOUSE STREET

App'd by
Co. Res. No. 181

The Committee recommends:

"That this application be referred to Public Hearing."

ITEM 501-13

M-4 ZONING ON GRAVEL PIT G

App'd by
Co. Res. No. 182

The Committee recommends:

"That in view of existing and proposed land uses in the area, and the designation of the proposed site under the Official Regional Plan, Council decline the proposal for M-4 zoning on Gravel Pit G."

ITEM 501-14

APPLICATION UNDER BY-LAW NO. 836 FOR FILLING OF PROPERTY AT 929 FRESNO PLACE

App'd by
Co. Res. No. 183

The Committee recommends:

"That a permit under By-law No. 836 be granted to Mr. & Mrs. Bond for filling of the property located at 929 Fresno Place in accordance with their application, By-law No. 836, and the following further requirements:

PLANNING & DEVELOPMENT COMMITTEE MEETING
MINUTES

A meeting of the Planning & Development Committee was held on Monday, 1979 02 19 at 7:30 in the Council Chambers, with the following persons present:

COMMITTEE:

- Ald. J. Parks, Chairman
- Ald. W. Campbell
- Ald. L. Sekora

STAFF:

- R.A. LeClair, Municipal Manager
- D.M. Buchanan, Planning Director



ITEM 501-1

PROPOSED SCHOOL CLOSURES IN WEST COQUITLAM

Alderman Parks referred to Item #2 in the School Board's policy statement "Collection of Data" and he indicated that the Planning Department should provide input as far as development policy in attendance areas. Burquitlam Elementary School in the Clarke Road area was cited as an example where increased housing could affect school planning.

The Committee recommends:

"That the Mountain View PTA be advised that the School Board staff will be obtaining information as a matter of procedure from our planning staff as to school closures and the School Board be thanked for their co-operation on this subject."

APP'D B.C. Co. Res # 218

ITEM 501-2

PROPOSED CHANGES TO BUS ROUTES IN 1979-1980

The Committee reviewed the proposed changes to bus service in Coquitlam and found them acceptable, but deferred action until a final formal submission was made.

The Committee recommends:

"That this report be received for information."

ITEM 501-3

REFERRAL BY LAND MANAGEMENT BRANCH ON ACCESS ROAD BETWEEN WESTWOOD RACE TRACK ROAD AND DISTRICT LOT 6694

The Committee recommends:

"That further information be obtained from Mr. McConnachie and Mr. Johnson on the purpose of the proposed access road between the Westwood Race Track Access Road and District Lot 6694."

ITEM 501-4

EXPANSION OF GRAVEL PIT D

The Committee tabled this item.

PLANNING & DEVELOPMENT COMMITTEE MEETING
MINUTES OF 1979 02 19

ITEM 501-5

Z-39-78 - REPORT FROM CHIEF BUILDING INSPECTOR DATED 1979 02 15 RE PROPOSED COMMERCIAL BUILDING ON THE NORTH SIDE OF AUSTIN AVENUE AT 1017 AUSTIN AVENUE (AS PER COUNCIL RESOLUTION 127/79)

The Committee received this report for information.

ITEM 501-6

Z-508 - LETTER FROM J. VOLKOMMER DATED 1979 02 10 RE COMMERCIAL RECREATION IN INDUSTRIAL ZONES

The Committee tabled this item for information as to timing of the Nu-West Development and road access.

ITEM 501-7

Z-29-77 (8-2687) - ROAD RESERVATION AGREEMENT PERTAINING TO DEVELOPMENT OF LANDS ON THE SOUTH SIDE OF DUNKIRK AVENUE AND SOUTH SIDE OF OZADA AVENUE

The Committee recommends:

"That Council give three readings to By-law No. 922, 1979."

ITEM 501-8

Z-43-75 (8-3419) - PROPOSED MINI RACE TRACK ON THE SOUTH SIDE OF LOUGHEED HIGHWAY WEST OF SCHOOLHOUSE STREET

The Committee tabled this item till 1979 03 05, but in the interim, the Planning Department is instructed to review alternative site possibilities for presentation at the next meeting.

ITEM 501-9

SIGNS ERECTED ON BUILDING AT 204 BLUE MOUNTAIN STREET (CLERK'S REF. NO. 10)

The Committee recommends:

"That Council refuse the request for permission to retain the three existing signs, and inform the applicant that he must comply with the Sign Control By-law."

ITEM 501-10

Z-1-79 - MARATHON REALTY COMPANY LIMITED - BOWMAC TRUCK DEALERSHIP

The Committee recommends:

"That more detail as to the number of employees, square footage of building, financial investment, etc. be obtained from Bowmac."

*3 READINGS
Co. Res # 219 220 221
1979*

*APP'D
Co. Res # 222/79*

PLANNING & DEVELOPMENT COMMITTEE MEETING
MINUTES OF 1979 02 19

ITEM 501-11

Z-73-76 - R.G. STEEVES CONSTRUCTION CO. LTD. - SE CORNER AUSTIN AND HICKEY

The Committee asked the Planning Director to review whether sale of vacant lots to builders was possible under the Land Use Contract. Alderman Sekora indicated that vacant lots are being listed for sale by a realtor and asked whether this was possible under the terms of the Land Use Contract.

ITEM 501-12

SIGN AT PERFECT AUTO BODY ON BRUNETTE AVENUE

The Planning Director, upon questioning as to why the sign was still there, advised that he understood the "owner" of the land was now an estate and no charge could be laid.

The Committee recommends:

"That the Legal Department review this matter in view of possible time limits for action."

TABLED ITEMS

Subdivision Committee Minutes of 1979 01 30
Design Committee Minutes of 1979 02 07

Ald. J. Parks, Chairman

D.M. Buchanan,
Executive Secretary

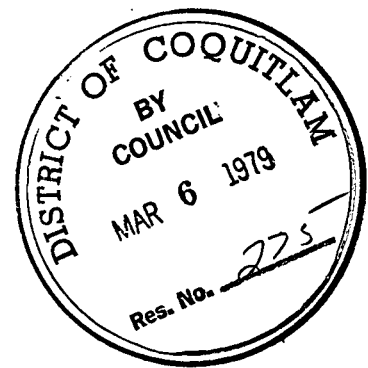
SEE Co. RES
223/79

PLANNING & DEVELOPMENT COMMITTEE MEETING
MINUTES

A meeting of the Planning & Development Committee was held on Monday, 1979 03 05 at 7:30 in the Council Chambers, with the following persons present:

COMMITTEE:

- Ald. L. Sekora, Deputy Chairman
- Ald. W. Campbell
- Mayor J. Tonn



STAFF:

- R.A. LeClair, Municipal Manager
- R. Rush, Chief Building Inspector
- D.M. Buchanan, Planning Director

ITEM #501-1

Z-43-75 (8-3419) - PROPOSED MINI RACE TRACK ON THE SOUTH SIDE OF LOUGHEED HIGHWAY WEST OF SCHOOLHOUSE STREET

Mr. J. Lundin presented this proposal to the Committee. He also advised that they would employ a sound engineer to provide further information to the Committee.

Mr. B. Phillips, a Coquitlam citizen, also spoke of such a facility in California and is in favour of the proposal.

The Committee recommends:

"That Council:

- 1) declare that portion of Parcel C, District Lot 61, Plan 11914 south of Lougheed Highway surplus and not reserved or dedicated;
- 2) instruct the Municipal Solicitor to commission an appraisal on a filled and non-filled basis;
- 3) consider designation of a five-acre site west of Schoolhouse Street and south of Lougheed Highway for commercial recreation use on the Community Plan Map when
 - a) an acoustical analysis of the proposal determines that acceptable sound levels will be generated by a mini race track use,
 - b) VenDev agrees to disposition of adjoining land to the west.

ITEM #501-2

PROPOSED TRUCK WASH IN MAYFAIR INDUSTRIAL PARK - Z-24-76

Mr. W. Ketting presented material and advised that Marathon proposes a Phase I west of Williams Moving and Storage.

The Committee recommends:

"That Council give favourable consideration to this development by inviting the applicants to make a rezoning application therefore."

*App'd
Co. Res. 276/79*

*App'd
Co. Res. 278*

PLANNING & DEVELOPMENT COMMITTEE
MEETING MINUTES OF 1979 03 05 con't

ITEM #501-3

B-2388 - APPLICATION FOR CABARET LICENCE AT 801 BRUNETTE AVENUE

The Committee recommends:

"That Council approve issuance of the liquor licence, providing that the maximum off-street parking possible be provided on the site and the adjoining land to the west."

Ald. Sekora requested that his objections to this recommendation be registered.

ITEM #501-4

SIGN - COQUITLAM CENTRE DATSUN LIMITED - 2786 BARNET HIGHWAY

The Committee recommends:

"That the By-law Enforcement Officer be instructed to enforce the by-law in regard to the non-complying signs."

ITEM #501-5

TEMPORARY BUILDING PERMIT - 615 NORTH ROAD

Mrs. McIntyre spoke and indicated that 16 children are being looked after on a full time basis. Some other individuals then spoke in favour of the proposal.

The Committee recommends:

"That the permit for a temporary building be approved for a period of two years and the rate charged be \$40 per year rather than the \$500 prescribed by the Building By-law and the 16 children limit be indicated on the permit as the limit for full time children at the facility."

ITEM #501-6

FREESTANDING SIGN - PERFECT CAR REPAIRS - 960 BRUNETTE AVENUE

The Committee recommends:

"That the 36 square foot area and 15 foot height limits be conformed to, as directed by Council Resolution 229 of 1978 02 20 and staff be further directed to continue to enforce the Sign By-law in this respect at 960 Brunette Avenue."

ITEM #501-7

EXPANSION OF GRAVEL PIT D

The Committee recommends:

"That the Ministry of Mines be asked to comment on this proposal as input into consideration by the Committee of possible expansion to Gravel Pit D."

DELETED
REG. 279
ALSO SEE REG 280

APP. O.
CO. RES. 281

APP. O.
CO. RES. 282

APP. O.
CO. RES. 283

APP. O.
CO. RES. 284

PLANNING & DEVELOPMENT COMMITTEE
MEETING MINUTES OF 1979 03 05 con't

ITEM #501-8

Z-5-79 - 1205-1215 HOWIE AVENUE - 41 UNIT THREE-STOREY APARTMENT - J. SHEPPARD

The Committee recommends:

"That Council refer application Z-5-79 to Public Hearing."

*App'd.
Co. Res. 285*

ITEM #501-9

Z-6-79 - DISTRICT OF COQUITLAM - AMENDMENTS TO SECTION 313(3) AND SECTION 802(4) OF ZONING BY-LAW NO. 1928

The Committee recommends:

"That Council authorize the Planning Department to prepare the necessary by-laws to accommodate the amendments to Zoning By-law No. 1928 and that these by-laws be referred to Public Hearing."

*App'd.
Co. Res. 286*

ITEM #501-10

DEVELOPMENT PROCESS - DISTRICT OF COQUITLAM

The Committee recommends:

"That the Planning Director's report be received for information."

ITEM #501-11

FRASER RIVER ESTUARY STUDY

The Committee recommends:

"That the position of the municipalities having an effective voice in the preparation of and administration of the management plan for the estuary area be endorsed by Council and be transmitted to the Ministry of Environment, GVRD, and other affected municipalities."

*App'd.
Co. Res. 287*

ITEM #501-12

8-1785 - APPLICATION FOR STRATA TITLE CONVERSION OF AN EXISTING DUPLEX AT 2318-2320 HAVERSLEY AVENUE

The Committee recommends:

"That Council, as Approving Authority under the Strata Titles Act, approve the conversion into strata lots on Lot 119, District Lot 359, Plan 45650, subject to the installation of two additional parking spaces adjacent to the lane to ensure that the existing building would comply with the Zoning By-law minimum requirement for parking prior to final approval."

*App'd.
Co. Res. 288*

PLANNING & DEVELOPMENT COMMITTEE
MEETING MINUTES OF 1979 03 05 con't

ITEM #501-13

8-2651 - APPROVAL FOR STRATA CONVERSION OF EXISTING 57 UNIT APARTMENT BUILDING AT 630 CLARKE ROAD

The Committee recommends:

"That Council, as the Approving Authority under the Strata Titles Act, approve the strata subdivision of Lot 5, Block 25, District Lot 9, Group 1, Plan 12204, and Parcel A, (Explanatory Plan 12087) of Lot 25, District Lot 9, Group 1, Plan 4485, subject to the conditions listed in the Planning Director's report of 1979 02 16 being met prior to signing of the necessary form or forms by the Approving Officer and Municipal Clerk."

*App'd.
Co. Res. 289*

ITEM #501-14

DP-1-79 (B-5492) - APPROVAL OF ISSUANCE OF A DEVELOPMENT PERMIT FOR PENNANT MARINA LTD. AT 335 NORTH ROAD

The Committee recommends:

"That Council approve signing and sealing of the Development Permit by the Mayor and Clerk, and such Permit shall become binding upon the District when duly executed and delivered for and on behalf of the Corporation by the Mayor and Clerk, who are specifically authorized to sign the same and to affix the Corporate Seal thereto, and to deliver the same and that all as the Act and Deed of the District of Coquitlam."

*App'd.
Co. Res. 290*

ITEM #501-15

DP-2-79 (B-5504) - APPROVAL OF ISSUANCE OF A DEVELOPMENT PERMIT TO CANADIAN INDUSTRIES LTD.

The Committee recommends, subject to the required funds being deposited prior to 4:00 p.m. on 1979 03 06:

"That Council approve signing and sealing of the Development Permit by the Mayor and Clerk, and such Permit shall become binding upon the District when duly executed and delivered for and on behalf of the Corporation by the Mayor and Clerk, who are specifically authorized to sign the same and to affix the Corporate Seal thereto, and to deliver the same and that all as the Act and Deed of the District of Coquitlam."

*TABLED
Co. Res. 291*

ITEM #501-16

Z-1-79 - PROPOSED BOWMAC TRUCK DEALERSHIP AT BURBRIDGE STREET AND UNITED BOULEVARD

The Committee recommends:

"That Mr. Birkett's letter of 1979 02 28, indicating withdrawal of the Bowmac rezoning application, be received for information."

PLANNING & DEVELOPMENT COMMITTEE
MEETING MINUTES OF 1979 03 05 con't

ITEM #501-17

ALTERNATE DATES FOR COMMITTEE

The Committee recommends:

"That March 12th be set as the next meeting date since March 19th has been set as a Council meeting date and the Committee give consideration at that meeting as to a second meeting in late March or early April in lieu of the meeting of April 2nd, also set for a Council meeting."

ITEM #501-18

OTHER BUSINESS

1. Place Maillardville

- a) Ald. Campbell requested that the project architect be asked to review the safety of the interior "pit" area in view of an elderly lady recently tripping into it.
- b) Ald. Sekora requested that the project architect consider better signing to the stairs to the basement from the area to the right of the upstairs entrance.

2. North Fraser Mills

Ald. Campbell requested the Municipal Manager to refer to the RCMP complaints regarding noisy trail bikes on the VenDev lands.

TABLED ITEMS

Subdivision Committee Minutes - 1979 02 13
Design Committee Minutes - 1979 02 21

Ald. L. Sekora, Deputy Chairman

D.M. Buchanan, Executive Secretary

1979 03 12

PLANNING & DEVELOPMENT COMMITTEE MEETING

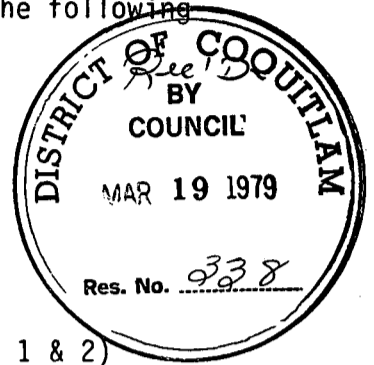
A meeting of the Planning & Development Committee was held on Monday, 1979 03 12 at 7:30 p.m. in the Council Chambers, with the following persons present:

COMMITTEE:

- Ald. J. Parks, Chairman
- Ald. L. Sekora, Deputy Chairman
- Ald. W. Campbell

STAFF:

- R.A. LeClair, Municipal Manager
- R. Rush, Chief Building Inspector (for Items 1 & 2)
- D.M. Buchanan, Planning Director



ITEM #501-1

COQUITLAM CENTRE DATSUN LIMITED - SIGN - 2786 BARNET HIGHWAY

Mr. John Ward appeared before the Committee. He advised that the movable sign has been removed and that the round rooftop sign will be removed. He also advised that he had two buildings on two separate lots and it appeared to the Building Inspector that this may solve the remaining conflict with the by-law. The Committee left the matter to staff for discussion with Mr. Ward.

ITEM #501-2

BUILDING BY-LAW AMENDMENT RE \$500 RENEWAL FEE FOR CLASS THREE TEMPORARY BUILDINGS

The Committee recommends:

"That By-law No. 928 be given three readings by Council."

ITEM #501-3

Z-7-79 - REZONING APPLICATION FOR WARNER HOUSING LTD. - NESTOR STREET FOR RS-4 COMPACT ONE-FAMILY

The Committee recommends:

"That this application be referred to Public Hearing subject to the Subdivision Committee finding the subdivision technically feasible."

ITEM #501-4

Z-33-77 - 1300 BLOCK BRUNETTE AVENUE - LOTS 3 & 4, BLK. 7, D.L. 46, PL. 2624

This item was tabled for Mr. Senay to be invited to appear at the next meeting.

*3 READINGS
By No. 239, 240
12/41/79*

*APP'D
By Co. Res
#242/79*

PLANNING & DEVELOPMENT COMMITTEE
MEETING MINUTES OF 1979 03 12

ITEM #501-5

Z-12-78 - AMENDMENTS TO CS-2 SPECIAL SERVICE COMMERCIAL ZONE & CRESTVIEW PLAZA

Ald. Parks excused himself from this item due to a potential conflict of interest and Ald. Sekora took his place.

The Committee recommends:

"That representatives of Crestview Plaza be invited to appear at the next meeting to discuss the problems of vacant upper storey space and lack of parking at certain times in the development."

ITEM #501-6

DP-2-79 - APPROVAL OF ISSUANCE OF A DEVELOPMENT PERMIT TO CANADIAN INDUSTRIES LTD.

The Committee recommends:

"That Council approve signing and sealing of the Development Permit by the Mayor and Clerk, and such Permit shall become binding upon the District when duly executed and delivered for and on behalf of the Corporation by the Mayor and Clerk, who are specifically authorized to sign the same and to affix the Corporate Seal thereto, and to deliver the same and that all as the Act and Deed of the District of Coquitlam."

*APPR'D BY
CO. RES
243/79*

ITEM #501-7

Z-10-78 - EXTENSION OF REZONING APPLICATION - 1126 AUSTIN AVENUE

The Committee recommends:

"That a six month extension be granted to this application to 1979 11 11."

*APPR'D BY
CO. RES
244/79*

ITEM #501-8

PROPOSED SERVICE ROAD - WOOLRIDGE STREET TO AREA EAST OF SCHOOLHOUSE STREET
Z-43-75, Z-43-78, 8-3419, 8-3149

The Planning Director tabled the attached letter of 1979 03 08 from the Ministry of Highways and advised that he had met with the Ministry on 1979 02 13, along with representatives of the Engineering Department and VenDev. Another meeting is planned for 1979 03 14.

Dr. F. Whipple then spoke as to their development proposals, indicating that the Highways proposal would take up four acres of land in addition to the widening of Lougheed, whereas the "Ashford Plan" of 1979 02 21 had only 1.02 acres. He stressed that this demand could make the subdivision uneconomic.

Mr. W. Wright then advised that the mini race track did not require a fully serviced site which, in fact, could result in too high a land price. He stressed that the soil conditions made for limited use in this area and that the servicing should be considered in relation to potential use.

Mr. Buchanan advised that negotiations were underway between VenDev and Highways as to land acquisition for the highway widening, which could involve construction of a portion of the service road system.

PLANNING & DEVELOPMENT COMMITTEE
MEETING MINUTES OF 1979 03 12

ITEM #501-8 con't

The Committee recommends:

"That the Engineering Department report to the Committee evaluating -

- a) the Plan of 1979 02 21 prepared by VenDev's consultants, and especially the traffic consultant's input thereto;
- b) the soils report for the area and how the uses possible for the area are limited by the soil conditions."

ITEM #501-9

NEXT MEETING AND CLARKE ROAD PUBLIC MEETING DATES

The Committee decided the following:

- 1) to have no meeting prior to 1979 04 17, the Tuesday after Easter;
- 2) to authorize the Planning Department to report directly to Council on April 2 or 9 on any essential or emergency matters;
- 3) to set 1979 04 25 as the date of the public meeting on the Clarke Road Area, subject to Ald. Campbell and the Planning Director confirming on April 1 that the meeting should proceed prior to advertising, etc.

ITEM #501-10

GRAVEL PIT CATCH-UP REPORT - MINISTRY OF MINES

Ald. Campbell tabled a letter dated 1979 02 26 from the Ministry of Mines and Petroleum Resources. He advised that the Municipal Clerk has already confirmed Council's financial commitment to the \$40,000 programme in a letter to the Ministry.

TABLED ITEMS:

1. Subdivision Committee Minutes of 1979 02 27
2. Design Committee Minutes of 1979 03 08

Ald. J. Parks, Chairman

D.M. Buchanan
Executive Secretary

PLANNING & DEVELOPMENT COMMITTEE MEETING

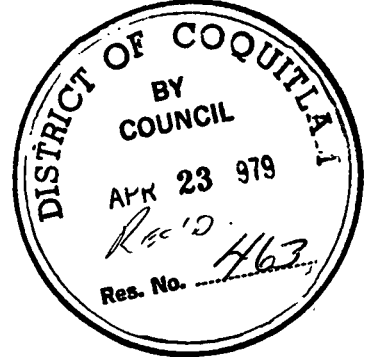
A meeting of the Planning & Development Committee was held on Tuesday, 1979 04 17 at 7:30 p.m. in the Council Chambers, with the following persons present:

COMMITTEE:

Ald. L. Sekora, Deputy Chairman
Ald. W. Campbell

STAFF:

D.M. Buchanan, Planning Director
R.A. LeClair, Municipal Manager



✓ ITEM #501-1

PRELIMINARY REPORT ON APPLICATION Z-4-79 - DISTRICT OF COQUITLAM - LOT 108, D.L. 384A, BLK. 9, PLAN 56302 (M-1 TO CS-1)

Mr. McConnachie was present at the meeting and stated that he did not oppose the proposed zoning change.

*App'd.
Res. 464*

The Committee recommends:

"That the CS-1 zoning of Lot 108, D.L. 384A, Blk. 9, Pl. 56302 be referred to Public Hearing."

✓ ITEM #501-2

PROPOSED ACCESS ROAD BETWEEN WESTWOOD RACE TRACK AND DISTRICT LOT 6694

Mr. McConnachie indicated that the road through the Allard property is public highway and requested the Committee to support his client in dealing with the Land Management Branch in obtaining access to the Westwood Race Track Road. The Planning Director indicated that Mr. Gerbrandt of the Land Management Branch had advised him on 1979 03 16 that he was preparing a letter of consent for the private road.

Mr. McConnachie further noted that the provincial studies did not go beyond the Crown land on the east side of the Westwood Plateau and requested municipal support in extending their studies.

The Committee recommends:

*App'd.
Res. 465*

"That Council approve the private access route between District Lot 6694 and Westwood Race Track Road and authorize a letter to be sent to Mr. J. Gerbrandt of the Land Management Branch in this regard; and that the Ministry of Lands, Parks and Housing be requested to take into account the physically contiguous lands to their Westwood Plateau holdings when refining their studies and plans."

ITEM #501-3

Z-33-77 - 1300 BLK. BRUNETTE AVE. - LOTS 3 & 4, BLK. 7, D.L. 46, PL. 2624

Mr. G. Senay appeared at the meeting, requesting light industrial use of Lots 3 & 4, Block 7, District Lot 46, Plan 2624.

PLANNING & DEVELOPMENT COMMITTEE
MEETING MINUTES OF 1979 04 17 con't

ITEM #501-3 - Z-33-77 con't

The Committee recommends:

"That a copy of the proposed Fraser Mills land use designations be tabled with the Committee at the meeting of 1979 04 30 to review proposed development in the vicinity of the subject land."

✓ ITEM #501-4

Z-17-79 - DESIGNATION OF PROPERTY WEST OF RANCH PARK SCHOOL BETWEEN SPURAWAY DRIVE AND MARINER WAY

Mr. W. Hays of Genstar Ltd. spoke regarding their proposal for small lots of a range in size averaging 5,300 square feet. He indicated that the objective was to create homes of a comparable quality and value to homes in the immediate area.

The Committee recommends:

"That Council advise Genstar that it would not consider designation of the subject land for lots below 6,000 square feet (555 m²) in size."

*APP'D
RES. 464*

✓ ITEM #501-5

Z-12-78 - AMENDMENTS TO CS-2 SPECIAL SERVICE COMMERCIAL ZONE AND CRESTVIEW PLAZA

Mr. M. Huculak and Mr. J. Janzen appeared, indicating that the parking situation is now under control. They felt offices on the second floor would not adversely affect the parking situation. The non-pub parking spaces are in locations where cars can be towed away under the authority of the adjacent tenant.

The Committee recommends:

"That By-law No. 926 be referred to Public Hearing."

*APP'D
RES. 467*

✓ ITEM #501-6

PRELIMINARY REPORT ON APPLICATION Z-12-79 - W.D. LATHAM - 1260 THOMAS AVE.

Mr. Lathan advised that the basement area is for a child's play area, storage, and for a future bedroom, and no additional suites are contemplated.

The Committee recommends:

"That application Z-12-79 be referred to Public Hearing."

*APP'D
RES. 468*

✓ ITEM #501-7

Z-15-79 - STENE ASSOCIATES - 230 BLUE MOUNTAIN STREET (RT-1 TO C-2)

Mr. R. Barnaby of Gordon Stene Architects spoke on the question of a restaurant in the development, seeking the advice of the Committee in this regard.

The Committee recommends:

- 1) That Council amend the Community Plan Map designation of this site to a neighbourhood commercial designation;

*APP'D
RES. 469*

PLANNING & DEVELOPMENT COMMITTEE
MEETING MINUTES OF 1979 04 17 con't

ITEM #501-7 - Z-15-79 con't

- 2) That this application be referred to Public Hearing on the understanding that development will be limited by restrictive covenant or other appropriate means to exclude retail uses, subject to no restaurant being permitted, and subject to a favourable review of preliminary plans by the Design Committee and Planning Department staff."

ITEM #501-8

KAY-SON LETTER OF 1979 03 15 RE PROPOSED SIGNS AT 25 LEEDER AVENUE

The Committee recommends:

"That Mr. G.W. Kay and the Chief Building Inspector be invited to appear at the meeting of 1979 04 30."

ITEM #501-9

LETTER FROM B.J. & J.M. MARNER DATED 1979 03 09 RE CLARKE ROAD AREA

The Committee recommends:

"That the letter from B.J. & J.M. Marner dated 1979 03 09 be received and acknowledged and they be advised of the proposed meeting on the Clarke Road Area."

ITEM #501-10

TIME-TABLE FOR CLARKE ROAD STUDY

The Committee recommends:

"That 1979 05 16 be set for the Clarke Road meeting."

ITEM #501-11

ACCESS AND ROAD PLANNING IN AREA SOUTH OF LOUGHEED HIGHWAY EAST OF KING EDWARD STREET AND IN THE VICINITY OF SCHOOLHOUSE STREET

The Committee received the Planning Director's report of 1979 03 30 for information.

ITEM #501-12

Z-45-78 - COMMERCIAL USES IN INDUSTRIAL AREAS

The Committee recommends:

"That this item be placed on the agenda of the meeting of 1979 05 14 and interested industrial property owners be invited to that meeting."

✓ ITEM #501-13

1978 REVISIONS TO CROWN LAND INVENTORY

The Committee recommends:

"That the comments of the Planning Director be forwarded to the Minister of Lands, Parks and Housing."

APP'D
RES. 470

PLANNING & DEVELOPMENT COMMITTEE
MEETING MINUTES OF 1979 04 17 con't

✓ ITEM #501-14

Z-14-79 - MARATHON REALTY COMPANY LIMITED - MAYFAIR INDUSTRIAL PARK

The Committee recommends:

*App'd
Res. 471*

"That application Z-14-79 for M-2 zoning, with a regulatory change to permit a service station use for motor vehicles exceeding 4,600 kilograms gross vehicle weight rating be referred to Public Hearing subject to either:

- 1) the submission of preliminary plans for the development and their favourable review by the Design Committee and Municipal Staff, or
- 2) an undertaking in writing being received from Marathon Realty Company Limited that the 24A Restrictive Covenants in the M-2 zoned area south of Trans Canada Highway are accepted and will be placed on the subject property prior to final adoption of the M-2 zoning by Council, if the rezoning proceeds after the due process of Public Hearing and initial by-law readings."

✓ ITEM #501-15

PRELIMINARY REPORT ON APPLICATION Z-16-79 - AUSTIN DEVELOPMENTS LTD. - PORTER STREET - RS-1 TO RS-3

The Committee recommends:

*App'd
Res. 472*

"That this application be referred to Public Hearing subject to the Subdivision Committee finding the subdivision of the property technically feasible."

✓ ITEM #501-16

Z-13-79 - SPECIAL ZONE FOR CABARETS

The Committee recommends:

*App'd
Res. 473*

"That Council not proceed with a special zoning category for cabarets."

✓ ITEM #501-17

POLICY REPORT NO. 1/79 - LAND USE POLICY FOR THE LANDS ADJACENT TO THE DEBOVILLE SLOUGH AND THE PITT RIVER EAST TO ADDINGTON POINT AND NORTH TO THE NORTH BOUNDARIES OF DISTRICT LOTS 15 AND 16 (MINNEKHADA FARMS)

The Committee recommends:

*App'd
Res. 474*

"That Council declare the following as its land use policies for the various areas shown on Appendix A:

1. That Area No. 1, which has agricultural capability, be designated to remain in long term agricultural use; and that pedestrian and non-motorized bicycle access to the adjacent dyke be ensured;
2. That Area No. 2, the Addington Point Marsh, be designated in the long term for conservation reserve;
3. That Areas No. 3 and No. 4, with their knolls, marshes and uplands, together with the existing lodge, be studied further, with a view to recreational and educational uses; and that the Planning Director and the Park & Recreation Director be authorized to

PLANNING & DEVELOPMENT COMMITTEE
MEETING MINUTES OF 1979 04 17 con't

ITEM #501-7 - POLICY REPORT NO. 1/79

3. con't

participate in a multi-level planning group to ensure municipal input into an exploratory report on this property north and east of the farming area.

and that
It is further recommended that the Planning Director be authorized to place before a Public Hearing a By-law for the rezoning of Area No. 1 to A-3 Agricultural and Resource designation, pursuant to the request of the Agricultural Land Commission."

TABLED ITEMS

1. Design Committee Minutes of 1979 04 04.
2. Subdivision Committee Minutes of 1979 03 13.
3. Design Committee Minutes of 1979 03 21.
4. Subdivision Committee Minutes of 1979 03 27.

Ald. L. Sekora,
Deputy Chairman

D.M. Buchanan

D.M. Buchanan,
Executive Secretary

1979 04 30

PLANNING & DEVELOPMENT COMMITTEE MEETING

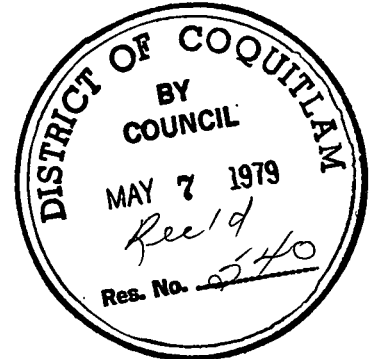
A meeting of the Planning & Development Committee was held on Monday, 1979 04 30 at 7:30 p.m. in the Council Chambers with the following persons present:

COMMITTEE:

Ald. J. Parks, Chairman
Ald. L. Sekora
Ald. W. Campbell

STAFF:

R.A. LeClair, Municipal Manager
E. Tiessen, Deputy Planning Director
R. Fitzpatrick, Long Range Planner
D.M. Buchanan, Planning Director

ITEM #501-1

KAY-SON STEEL FABRICATORS LTD. - PROPOSED SIGNS AT 25 LEEDER AVENUE

The Committee recommends:

"That the Planning Department review the Sign Control By-law as to height of freestanding signs in industrial areas adjacent to freeways and report to the Committee on 1979 05 14."

ITEM #501-2

PROPOSED SERVICE ROAD - WOOLRIDGE STREET TO AREA EAST OF SCHOOLHOUSE STREET (Z-43-75, Z-43-78, 8-3419, 8-3149)

The Committee received the report from the Engineering Department dated 1979 04 17 for information.

ITEM #501-3

Z-33-77 - 1300 BLOCK BRUNETTE AVENUE - LOTS 3 & 4, BLK. 7, D.L. 46, PL. 2426

Mr. George Senay appeared on behalf of service industrial use south of Brunette Avenue in the 1300 Brunette Avenue block. He advised that he had contacted VenDev and they had no immediate plans for development in the area south of his site.

The Committee recommends:

"That the Community Plan Map designation in the area south of Brunette Avenue be reviewed as to its low-density apartment designation with a change to industrial use being considered."

Ald. Parks registered his opposition.

ITEM #501-4

WESTMINSTER UNITARIAN CHURCH - CO-OP HOUSING SITE

The Committee recommends:

"That Mr. Winters be asked to discuss alternative sites in the Town Centre for this development with staff."

SEE Co
REG # 24/79

PLANNING & DEVELOPMENT COMMITTEE
MEETING MINUTES OF 1979 04 30 con't

ITEM #501-5

Z-18-79 - CRESSEY DEVELOPMENTS LTD. - 1101-1111 RIDGEWAY AVENUE

The Committee recommends:

"That application Z-18-79 be referred to Public Hearing subject to a favourable review of preliminary plans by the Design Committee." ✓

APP'D BY
Co. RES
242/79

ITEM #501-6

Z-19-79 - I. SPORAR - 628 COTTONWOOD AVENUE

The Committee recommends:

"That this application be tabled for the Committee to see subdivision designs based on RS-1 and RS-3 zoning."

ITEM #501-7

Z-20-79 - CRESSEY DEVELOPMENTS LTD. - 1056-1060 KING ALBERT AVENUE AND 538 MARMONT STREET

The Committee recommends:

"That application Z-20-79 be referred to Public Hearing subject to a favourable review of preliminary plans by the Design Committee." ✓

APP'D BY
Co. RES
243/79

ITEM #501-8

PROPOSED USE BY DOUGLAS COLLEGE OF WINSLOW JUNIOR HIGH SCHOOL

The Committee recommends:

"That the Planning Department be authorized to place before a Public Hearing a Zoning By-law amendment that would introduce a parking standard of 0.4 spaces per student for college uses into Section 404(2)(d) of the Zoning By-law." ✓

APPROVED AS
AMENDED BY
Co. RES
244/79

ITEM #501-9

DP-8-79 - APPROVAL OF ISSUANCE OF DEVELOPMENT PERMIT & ADOPTION OF BY-LAW NO. 921 - SQUIRE MOTOR INN LTD. - COMMERCIAL BUILDING AT 631 LOUGHEED HIGHWAY

The Committee recommends:

"1. That Council approve signing and sealing of the development permit by the Mayor and Clerk, and such permit shall become binding upon the District when duly executed and delivered for and on behalf of the Corporation by the Mayor and Municipal Clerk who are specifically authorized to sign the same and to affix the Corporate Seal thereto and to deliver the same and that all as the Act and Deed of the District of Coquitlam." ✓

APP'D BY
Co. RES
247/79

2. That Council finally adopt By-law No. 921, 1979, given three readings on 1979 01 29."

APP'D BY
Co. RES
248/79

PLANNING & DEVELOPMENT COMMITTEE
MEETING MINUTES OF 1979 04 30 con't

ITEM #501-10

DP-10-79 - APPROVAL OF ISSUANCE OF A DEVELOPMENT PERMIT TO THE COLUMBIAN

The Committee recommends:

APPRO'D BY
CO. RES
2549/79

"That Council approve signing and sealing of the development permit by the Mayor and Clerk, and such permit shall become binding upon the District when duly executed and delivered for and on behalf of the Corporation by the Mayor and Clerk, who are specifically authorized to sign the same and to affix the Corporate Seal thereto and to deliver the same and that all as the Act and Deed of the District of Coquitlam."



ITEM #501-11

COMMUNICATIONS PROGRAM - INDUSTRIAL AND COMMERCIAL DEVELOPMENT

The Committee recommends:

"That the Planning Director report on the \$60,000 Communications Program for industrial and commercial development and as to how to proceed with the program."

ITEM #501-12

POLICY REPORT NO. 3/79 - CLARKE ROAD FRONTAGE

Mr. Tiessen presented the Clarke Road Policy Report No. 3/79 of April 1979 to the Committee.

Mr. J. Sheppard spoke regarding the 3.6 acres (Lot 210 and Rem. 1), owned by the District on Smith Avenue, and 44,000 square feet of commercial development plus a building for a public library, and recreation uses and outside play area. The public building and land area would be deeded back to the District. Simpsons-Sears, with a "clearance house", would be the prime commercial use.

TABLED ITEMS:

1. Subdivision Committee Minutes of 1979 04 10
2. Design Committee Minutes of 1979 04 18
3. Subdivision Committee Minutes of 1979 04 24

Ald. J. Parks
Chairman

D.M. Buchanan
Executive Secretary

PLANNING & DEVELOPMENT COMMITTEE MEETING

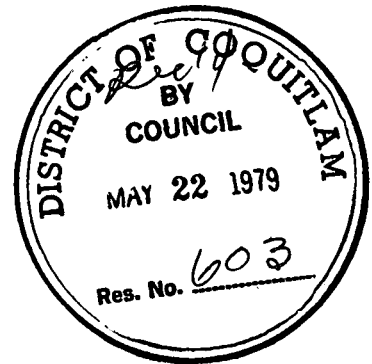
A meeting of the Planning & Development Committee was held on Monday, 1979 05 14 at 7:30 p.m. in the Council Chambers, with the following persons present:

COMMITTEE:

Ald. J. Parks, Chairman
Ald. W. Campbell

STAFF:

R.A. LeClair, Municipal Manager
D.M. Buchanan, Planning Director



ITEM #501-1

Z-7-77 - LETTER FROM KEITH WHITE DESIGNER LTD. DATED 1979 04 30 - PROPOSED COMMERCIAL BUILDING AT 1015 AUSTIN AVENUE

Mr. Keith White spoke further to his letter and Mr. S. Bonnetmaker also spoke on this subject, representing Mr. A. Lacroix, the future potential developer of the Canway site. He wanted access to both sites on a joint basis.

The Committee recommends:

"That the two consultants, staff, and the Committee, meet in a working session in the week of 1979 05 22."

ITEM #501-2

Z-19-79 - I. SPORAR - 628 COTTONWOOD AVENUE

The Committee recommends:

"That this application be declined due to prevailing lot sizes in the area."

ITEM #501-3

Z-17-79 - REZONING OF PROPERTY WEST OF RANCH PARK SCHOOL BETWEEN SPURAWAY DRIVE AND MARINER WAY

The Committee recommends:

"That this application be referred to Public Hearing for RS-3 zoning of the site subject to the Subdivision Committee finding the subdivision of the property technically feasible."

ITEM #501-4

Z-21-79 - 3137-3147 OZADA AVENUE - RS-2 & RS-1 TO RS-4

The Committee recommends:

"That this application be referred to Public Hearing."

APPROVED
CO. RES
604/79

APPROVED
SEE RES
605/79

APPROVED
CO. RES
606/79

PLANNING & DEVELOPMENT
COMMITTEE MEETINGS
MINUTES OF 1979 05 14 con't

ITEM #501-5

Z-22-79 - 219 BERNATCHEY STREET - RT-1 TO CS-1

The Committee recommends:

"That this application be tabled for the applicants to be present."

ITEM #501-6

Z-24-79 - 1006 WESTWOOD STREET - M-1 TO CS-1

The Committee recommends:

- "1. That the Coquitlam Town Centre Plan be amended to designate the privately held lands on the north side of Gordon Avenue west of Westwood Street for CS-1 Service Commercial zoning.
2. That the applicants, under Z-24-79, be advised to proceed with their application in the normal manner, with submission of preliminary plans for review by the Design Committee.
3. That Council refer application Z-24-79 to Public Hearing subject to a favourable review of preliminary plans by the Design Committee."

*APPR'D
CO. RES
607/79*

ITEM #501-7

Z-58-76 - APPLICATION FOR EXTENSION TO REZONING APPLICATION FOR RS-3 ZONING AT 100 WARRICK STREET

The Committee recommends:

"That this application be granted a six-month extension to 1979 11 16."

*APPR'D
CO. RES
608*

ITEM #501-8

SIGN CONTROL BY-LAW REVIEW OF PERMITTED HEIGHTS FOR FREEWAY SIGNS IN INDUSTRIAL AREAS ADJACENT TO FREEWAYS

The Committee reviewed the report and then the specifics of the Kay-son proposal.

The Committee recommends:

"That the crane structures be interpreted as buildings and therefore the signs be allowed as fascia signs."

*NOT APPR'D
CO. RES
609/79*

ITEM #501-9

Z-45-78 - COMMERCIAL USES IN INDUSTRIAL AREAS

R. Jones (Architect for Ledingham) - He considered Clause 7 still ambiguous as it still does not set a numerical limit. After explanation, he felt that he could live within the proposed M-6 Zone. He suggested that the 25% be also used for other M-Zones.

PLANNING & DEVELOPMENT
COMMITTEE MEETING
MINUTES OF 1979 05 14 con't

ITEM #501-9 con't

S. Murker (Thunderbird Electric) - He indicated that his business had a varying percentage of retailing and wholesaling sales in various locations. He further indicated that they would like to build on the south side of Barnet, with 25% of the building as warehousing, 25% sales counter area, and 50% display areas.

D. Howard (North Pacific Sales, 2614 Barnet Highway) - He asked about service commercial designation of the south side of Barnet. The Planning Director advised of the review in 1976 with the Town Centre Plan. Mr. Howard favoured M-6 zoning for his site. Later he noted that service roads were available so that service commercial uses were feasible.

J. Morgan (Realtor, representing Perma Shine) - Perma Shine want a site at 2966 Pheasant Street. Mr. Morgan advised that this use was paint conditioning and thus similar to an auto paint shop. Dieter Meuser also spoke as owner of the property. This matter was deferred to later on in the meeting.

C. DeGobbi (2794 Aberdeen Avenue) - Repair of cars is not a permitted use and Mr. DeGobbi wants this allowed. He wants to have mechanical operations in industrial areas. He indicated that he is not fronting on a highway so that he will not have the commercial incentive which exists for other properties in the area.

D. Burton (Macaulay, Nicolls, Maitland, representing Thunderbird Electric) - The cost of land is a factor, and the fact that only a few vacant pieces of land are left. Thunderbird propose a 12,000 square foot building with seven employees. The cost of land is \$5/sq. ft. for M-1 land on the south side of the Highway, and \$10/sq. ft. on the CS-1 land on the north side. CS-1 buyers are restaurants and auto-related retailers. The Planning Director advised that retail sale of building supplies was a permitted use in certain industrial zones in Burnaby.

R. Jones (representing Ledingham) - He felt it should be 25% of a building rather than of one business. Alderman Campbell questioned as to whether this would create future discriminatory problems between businesses.

The Committee recommends:

"That the Committee meet in a working session on this subject on 1979 05 17 in order to produce a second draft proposal for the next regular Committee meeting."

J. Morgan was invited to speak again on the subject of the Perma Shine proposal at 2966 Pheasant Street.

The Committee recommends:

"That Perma Shine be permitted at 2966 Pheasant Street as a body shop, subject to a review in the working session as to automobile repair in industrial areas."

ITEM #501-10

INDUSTRIAL AND COMMERCIAL DEVELOPMENT COMMUNICATIONS PROGRAM

The Committee tabled this item to the next meeting of 1979 05 28.

Approved
Co. R-3a
6/11

PLANNING & DEVELOPMENT
COMMITTEE MEETING
MINUTES OF 1979 05 14 con't

TABLED ITEM:

Design Committee Minutes of 1979 05 02.

Ald. J. Parks
Chairman

D.M. Buchanan
Executive Secretary

1979 05 28

PLANNING & DEVELOPMENT COMMITTEE MEETING
MINUTES

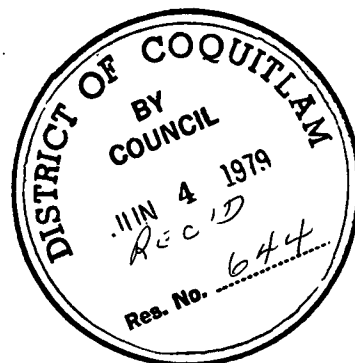
A meeting of the Planning & Development Committee was held on Monday, 1979 05 28 at 7:30 p.m. in the Council Chambers, with the following persons present:

COMMITTEE:

- Ald. J. Parks, Chairman
- Ald. W. Campbell
- Ald. L. Sekora

STAFF:

- E. Tiessen, Deputy Planning Director
- R. Fitzpatrick, Long Range Planner



ITEM #501-1

CORRESPONDENCE FROM F.J. COLLINS, ARCHITECT, DATED 1979 05 17 RE WESTERN CANADA HYDRAULIC LABORATORIES LTD. - 1186 PIPELINE ROAD

The Committee recommends:

"That this application be tabled to the meeting of 1979 06 11 pending a report from staff. It was further suggested that Mr. Collins be invited to attend the next meeting of the Committee to provide further information."

ITEM #501-2

SHOPS CLOSING REGULATIONS

Mrs. Miyo Ling presented a brief to the Committee outlining the feelings of corner store operators with respect to the regulation of shopping hours. Mr. John Kim, also present to represent the views of corner store operators, provided additional information to members of the Committee. The Committee members agreed that, in the interests of corner store viability, the hours of operation of major chain stores should be regulated. However, the question of legal authority was raised. It was therefore recommended by the Committee:

"That Council inform the Attorney-General of B.C. by letter that it favours the regulation of store operating hours and that such letter seek clarification of whether the Province has jurisdictional authority, and if so, if the Province intends to provide such regulation."

APPR'D BY
CO. RES # 645/79

ITEM #501-3

VERBAL PRESENTATION AND SUBMISSION OF OLD PLANS RE SOUTHEAST CORNER OF CLARKE AND ROBINSON FROM MIKE BALDIGARA OF SUBURBAN ESTATES

Mr. Baldigara presented plans for a 25,000 square foot commercial development at the southeast corner of Clarke and Robinson. Following discussion of the details of this proposal, the Committee discussed the broader land use policies applicable to the Clarke Road Area and contained in Policy Report No. 3/79 "Clarke Road Frontage".

The Committee recommends:

"That Council amend the Community Plan for the Clarke Road Area to conform to Alternative B, contained in Policy Report No. 3/79, providing for commercial development on the west side of Clarke

TABLED BY
CO. RES # 647/79

PLANNING & DEVELOPMENT COMMITTEE
MEETING MINUTES OF 1979 05 28

ITEM #501-3 con't

between Chapman Avenue and Glenayre and also on the southeast corner of Clarke and Robinson, such development to be limited to the low density now being proposed, and that the Planning Department be instructed to report on appropriate means of so limiting density."

ITEM #501-4

INDUSTRIAL AND COMMERCIAL DEVELOPMENT COMMUNICATIONS PROGRAM

The Committee tabled this item to the meeting of 1979 06 11 requesting that Mr. Rose be invited to attend the meeting to provide clarification of his capabilities with respect to this program.

ITEM #501-5

Z-27-79 - PROPOSED COMPACT HOUSING SITE ON NORTH SIDE OF COMO LAKE AVENUE EAST OF CHARLES BEST JUNIOR HIGH SCHOOL

Mr. Tom Pierce of Cressey Developments Ltd. presented plans for this site to the Committee. He requested that the formula for defining lot area be reinterpreted in this case to allow 120 townhouse units rather than the 95 units which the present interpretation permits. Upon advice from Mr. Pierce that his attendance at tonight's meeting was requested on very short notice, the Committee tabled this item to the meeting of 1979 06 11.

ITEM #501-6

Z-45-78 - REPORT OF THE WORKING SESSION OF THE PLANNING AND DEVELOPMENT COMMITTEE ON 1979 05 17

The Committee recommends:

✓ "That Council now refer By-law No. 963 to Public Hearing."

ITEM #501-7

Z-17-79 - DESIGNATION OF SITE ON SOUTH SIDE OF SPURAWAY DRIVE WEST OF RANCH PARK SCHOOL

The Committee tabled further consideration of this application pending receipt of a submission from Genstar in light of the new information.

ITEM #501-8

DP-11-79 (B-5912),- SERVICING FOR DEVELOPMENT AT BARNET HIGHWAY AND CORNWALL STREET AT 2560 BARNET HIGHWAY

Mr. Ledingham of Ledingham Developments Ltd. advised the Committee that this project is not of sufficient scale to support servicing costs totalling \$83,600.00. He further advised that the development would be prepared to pay \$25,000.00 of actual costs for surface improvements, as well as dedication to the District, 33 feet of property adjoining Cornwall Street for road widening purposes. Mr. Tiessen noted that the development permit system and development cost charges provision of recent Municipal Act amendments had introduced some substantive changes in regard to industrial applications within development permit areas.

PLANNING & DEVELOPMENT COMMITTEE
MEETING MINUTES OF 1979 05 28

ITEM #501-8 con't

After reviewing the situation, the Committee recommends:

APP'D BY
CO. RES # 648/79

"That Council direct that Development Permit DP-11-79 require the dedication of Cornwall Street road allowance and the servicing of the abutting frontage of Cornwall to the standards of the Subdivision Control By-law."

Mr. Ledingham consented to this compromise.

ITEM #501-9

Z-22-79 - COQUITLAM TAXI (1977) LTD. - 219 BERNATCHEY STREET - RT-1 TO CS-1

Mr. B.S. Dhillon of Coquitlam Taxi (1977) Ltd. advised the Committee that the purpose of this application was to provide a site for dispatch and general office purposes for the taxi operation, and to provide two service bays for the repair of taxi vehicles. The Committee expressed some reservations; comprehensive development on larger sites is desired in this location, and the Committee is concerned about the impact of the proposed use on adjacent residences. In light of these concerns, the Committee tabled this item, advising the applicant to consult with Planning Department staff with a view to finding a more suitable alternative site.

ITEM #501-10

LETTER FROM J. BRYANT DATED 1979 05 24 RE PROPERTY AT 1131-1135 LANSDOWNE STREET

A delegation, including Mr. and Mrs. Arthur Bryant, Mr. Mike Funera of Aquilla Construction, and Alice Smith of Block Bros. Realty Ltd., approached the Committee seeking advice on how to proceed with plans to develop the above-mentioned property. The Committee advised them to contact the Planning Department as to how to proceed with this proposal.

ITEM #501-11

EXPANSION OF GRAVEL PIT "D" BY JOHNSON TRUCKING WESTERN LIMITED

The Committee recommends:

APP'D BY
CO. RES # 649/79

"That Council direct staff to go back to Mr. Dudas and raise the land use implications of the expansion westward, now being suggested, as opposed to expanding Gravel Pit 'D' only as far as was suggested in the Planning Director's report of 1979 01 24."

ITEM #501-12

PRELIMINARY REPORT ON REZONING APPLICATION Z-26-79 - CRESSEY DEVELOPMENT CORPORATION - 515-523 BLUE MOUNTAIN STREET

The Committee recommends:

APP'D BY
CO. RES # 650/79

"That Council refer this application to Public Hearing."

PLANNING & DEVELOPMENT COMMITTEE
MEETING MINUTES OF 1979 05 28

ITEM #501-13

DP-1-79 - WITHDRAWAL OF DEVELOPMENT PERMIT AND REFUND OF PERFORMANCE BOND
FOR PENNANT MARINA LTD. AT 335 NORTH ROAD

The Committee recommends:

"That Council:

*APPR'D BY
CO. RES
651/79*

- a) rescind issuance of the development permit issued to Pennant Marina Ltd., and numbered DP-1-79, and dated 1979 03 02, as requested by the applicant;
- b) authorize the Treasury Department to refund to Pennant Marina Ltd. the performance bond provided for the above development permit in the form of Royal Bank Term Deposit #326372 through the branch at Lougheed Highway and North Road, Coquitlam."

ITEM #501-14

B-5963 - APPROVAL OF ISSUANCE OF A DEVELOPMENT PERMIT FOR PENNANT MARINA LTD.
AT 335 NORTH ROAD

This application was tabled pending the signing and sealing by the applicants of the development permit, and also the deposit of required moneys with the District of Coquitlam.

ITEM #501-15

Z-11-79 - REZONING OF LAND ON THE EAST SIDE OF NESTOR STREET NORTH OF GEORGESON
AVENUE AND SOUTH OF PATHAN AVENUE IN THE 1200 BLOCK NESTOR STREET - BY-LAW NO. 948

The Committee recommends:

*APPR'D BY
CO. RES
653/79*

"That Council finally adopt By-law No. 948, 1979, given three readings on 1979 04 23."

TABLED ITEMS:

- 1. Subdivision Committee Minutes of 1979 05 08.
- 2. Design Committee Minutes of 1979 05 16.

Ald. J. Parks, Chairman

R. Fitzpatrick
R. Fitzpatrick,
Acting Secretary

501

1979 06 11

PLANNING & DEVELOPMENT COMMITTEE MEETING
MINUTES

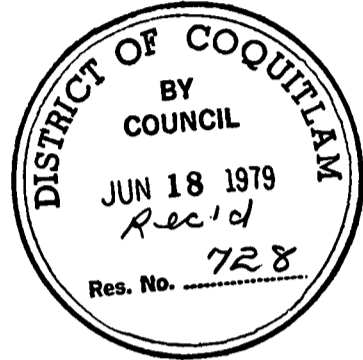
A meeting of the Planning & Development Committee was held on Monday, 1979 06 11 at 7:30 p.m. in the Council Chambers, with the following persons present:

COMMITTEE:

Ald. J. Parks, Chairman
Ald. W. Campbell

STAFF:

R.A. LeClair, Municipal Manager
E. Tiessen, Deputy Planning Director
D.M. Buchanan, Planning Director



ITEM #501-1

APPEAL BY WESTERN HYDRAULICS LABORATORIES LTD. ON SERVICING REQUIREMENTS UNDER DEVELOPMENT PERMIT DP-13-79

Mr. F. Collins, the project architect, was present, along with his client, Mr. R. Anderson. Mr. Collins indicated a concern that the \$33,000 estimate for services might be low. Further, he indicated that the whole project was in question with the servicing requirement. Mr. Anderson indicated that the company did not wish to relocate at this time, although their offices were crowded and the viability of the needed addition was now in question. The addition would take the land to the saturation point. As to the longer term future, he would see the facility remaining in the area for five to ten years, at which time the economics might be right for redevelopment.

The Committee recommends:

SEE Co. RES # 729/79

"That this item be referred to Council with a recommendation to waive servicing except for those services feasible in the form of roadwork that will be of continuing value with future apartment redevelopment."

Mr. LeClair was asked to instruct the Engineering Department to report on this matter at the next Council meeting.

ITEM #501-2

INDUSTRIAL AND COMMERCIAL DEVELOPMENT COMMUNICATIONS PROGRAM

Mr. Rose reported that he is leaving Torresan/Rose to join another firm and will be available starting this week. He advised that the photographer and graphics artist would be local residents if he were retained to initiate this programme. He stated that the proposed communications program could be improved, within the limits of the budget envisaged by Council.

The Committee recommends:

APP'D B Co. RES # 730/79

"That a Committee of the Mayor, Municipal Manager, Town Centre Consultant Dick Mann, and the Chairman of the Planning & Development Committee, be struck to review the program and submit a revised program to Council, this Committee to work with Mr. Rose and his new firm of Block, Walden, Batten & Shaw."

PLANNING & DEVELOPMENT COMMITTEE
MEETING MINUTES OF 1979 06 11

ITEM #501-3

LETTER DATED 1979 06 05 FROM MRS. VIVIAN BOSSLEY RE LOT 21, BLKS. 4 & 5,
D.L. 106, PL. 21226 - 725 CLARKE ROAD

The letter of 1979 06 05 from Mrs. Bossley was received and referred to the Special Meeting to be held in regard to the Clarke Road Study.

ITEM #501-4

LETTER DATED 1979 06 04 FROM PERMA-SHINE RE 2710 BARNET HIGHWAY

The Committee recommends:

"That Perma-Shine be allowed as a body shop at 2710 Barnet Highway."

ITEM #501-5

STUDY OF DEVELOPMENT PROCESS - DISTRICT OF COQUITLAM

The Committee received the correspondence on this item from the Economic Council of Canada for information.

ITEM #501-6

LETTER FROM CHAMBER OF COMMERCE DATED 1979 05 22 RE INFORMATION CENTRE (CABOOSE)

The Committee recommends:

- 1) That this application proceed by way of temporary building permit application.
- 2) That confirmation be provided that the location will be as assumed by the Planning Department from the sketch submitted by the Chamber of Commerce.
- 3) That the normally required bond to be posted with a temporary building permit application be waived, but that the application fee for a building permit and required plans be submitted.
- 4) That the Building Inspector not require the applicants to comply with the siting requirements of Zoning By-law No. 1928, as he is allowed to do under Section 401(4)(d) of Zoning By-law No. 1928.
- 5) That a development permit not be required for this temporary building."

ITEM #501-7

WORKING SESSION ON PROPOSED COMMERCIAL DEVELOPMENT AT 1015 & 1017 AUSTIN AVENUE (Z-7-77 & Z-39-78)

The report of the Planning Director dated 1979 06 01 was received for information.

APP'D BY
CO. RES
12/1/79

APP'D BY
CO. RES
12/2/79

PLANNING & DEVELOPMENT COMMITTEE
MEETING MINUTES OF 1979 06 11

ITEM #501-8

PROPOSED RACQUET CLUB AT 2326 CAPE HORN AVENUE (Z-28-78 & Z-508)

The Committee recommends:

"That the Planning Director be authorized to contact the three property owners, secure a cost estimate from the Engineering Department of interim and full construction of the road across the three properties, and to secure the viewpoint of Volkommer Construction Ltd. as to whether they would be willing to finance this construction as a condition to their development permit."

APP'D B.Y.
CO. RES
722/79

ITEM #501-9

FINAL ADOPTION OF BY-LAW NO. 930, 1979 (Z-6-79)

The Committee recommends:

"That Council finally adopt By-law No. 930, given three readings on 1979 04 02."

APP'D B.Y.
CO. RES
724/79

ITEM #501-10

SECOND STAGE LANDS FOR DEVELOPMENT - REGIONAL TOWN CENTRE

The Committee recommends:

"That Council authorize staff to deal with development proposals compatible with the Town Centre Plan, in the area shown as Stage 2 on the plan attached to the Planning Director's report of 1979 06 06."

APP'D B.Y.
RES # 722/79

ITEM #501-11

FINAL ADOPTION OF BY-LAW NO. 929 (Z-6-79)

The Committee recommends:

"That Council finally adopt By-law No. 929, given three readings on 1979 04 02."

APP'D B.Y.
CO. RES
724/79

ITEM #501-12

EXTENSION OF TIME FOR APPLICATION Z-21-78 FOR A PROPOSED 65-UNIT MOTEL ON THE SOUTH SIDE OF LOUGHEED HIGHWAY EAST OF NORTH ROAD AT 566 LOUGHEED HIGHWAY

The Committee recommends:

- "1) That application Z-21-78 be granted a six month extension to 1979 12 18.
- 2) That the applicants be advised of the Planning Department's pending study of commercially zoned land relating to the Community Plan Map designation, and of the possible recommendation of the Planning Department for Council to proceed with CS-1 Service Commercial zoning of this site in order to bring the zoning in line with the Community Plan Map designation."

APP'D B.Y.
CO. RES
727/79

PLANNING & DEVELOPMENT COMMITTEE
MEETING MINUTES OF 1979 06 11

ITEM #501-13

APPROVAL OF ISSUANCE OF A DEVELOPMENT PERMIT FOR AN INDUSTRIAL BUILDING AT 2560 BARNET HIGHWAY AT THE SOUTH-WEST CORNER OF BARNET HIGHWAY AND CORNWALL STREET (DP-11-79, B-5912)

The Committee recommends:

"That Council approve signing and sealing of the development permit by the Mayor and Clerk, and such permit shall become binding upon the District when duly executed and delivered for and on behalf of the Corporation by the Mayor and Municipal Clerk, who are specifically authorized to sign the same, and to affix the Corporate Seal thereto, and to deliver the same and that all as the Act and Deed of the District of Coquitlam."

APPROVED BY CO. RES # 128/79

ITEM #501-14

SPECIAL MEETING WITH MEMBERS OF COUNCIL ON CLARKE ROAD AREA

The Committee set 1979 06 25 at 7:30 p.m. as the date for the special meeting to be held in regard to the Clarke Road Study. The meeting will be an open meeting; interested parties may attend and be available to answer questions, but the Committee will not be hearing further presentations.

ITEM #501-15

APPROVAL OF ISSUANCE OF THREE DEVELOPMENT PERMITS FOR THREE SEPARATE TOWNHOUSE PROJECTS WITHIN PHASE I OF EAGLE RIDGE FOR CRESSEY DEVELOPMENT CORPORATION (DP-14-79, DP-16-79, DP-17-79)

The Committee recommends:

"That Council approve signing and sealing of Development Permits DP-14-79, DP-16-79 and DP-17-79 by the Mayor and Municipal Clerk, and such Permits shall become binding upon the District when duly executed and delivered for and on behalf of the Corporation by the Mayor and Municipal Clerk, who are specifically authorized to sign the same and to affix the Corporate Seal thereto, and to deliver the same and that all as the Act and Deed of the District of Coquitlam."

APPROVED BY CO. RES # 74/79 X AMENDED

ITEM #501-16

PROPOSED REZONING BY CRESSEY DEVELOPMENT CORPORATION FOR PROPERTY ON NORTH SIDE OF COMO LAKE AVENUE WEST OF SPURAWAY AND MARINER WAY INTERSECTION AND EAST OF CHARLES BEST JR. HIGH SCHOOL (Z-27-79), AND GENSTAR LTD. OF PROPERTY BETWEEN MARINER WAY AND SPURAWAY, EAST OF B.C. HYDRO RIGHT-OF-WAY (Z-17-79)

The Planning Director tabled an addendum, dated 1979 06 11, to his original report on application Z-27-79. Mr. Tom Pierce of Cressey Developments (Z-27-79) and Mr. W. Hayes of Genstar (Z-17-79) then addressed the Committee to give the background on their proposals. After considerable discussion, the Committee resolved to recommend:

- "1) That Council refer application Z-17-79 (Genstar) for an RS-4 subdivision of 26 lots to Public Hearing, subject to favourable review of the subdivision plan by the Subdivision Committee.
- "2) That Council refer application Z-27-79 (Cressey) to Public Hearing on the basis of rezoning to RM-1, but with the maximum number of dwelling units to be limited to 113, and subject to favourable review of preliminary plans by the Design Committee."

SEE CO. RES # 742, 743, 744/79 ALSO PLANNERS RESPONSE OF 1979 06 14

PLANNING & DEVELOPMENT COMMITTEE
MEETING MINUTES OF 1979 06 11

ITEM #501-16 con't

The Committee noted that both sites are presently designated for RT-2 townhousing and could accommodate 41 units (Z-17-79, Genstar) and 98 units (Z-27-79, Cressey) respectively, under that designation. The effect of the Committee's recommendation would be to transfer 15 units for density from the Genstar site to the Cressey site.

ITEM #501-17

LETTER OF 1979 05 31 FROM DAON DEVELOPMENT CORPORATION (Z-53-77, Z-54-77, Z-55-77)

Mr. Townsend of Daon addressed the Committee and related his firm's request for RM-1 designation of the Daon lands covered under applications Z-54-77 and Z-55-77 to the previous discussion of applications Z-17-79 and Z-27-79. Mr. Townsend stressed that in his opinion there would be insufficient cost differential between RS-4 and RT-2 housing to make the latter attractive on the present market, hence his request for a higher density. After considerable further discussion, the Committee recommended:

"That Council amend the Town Centre plan as it pertains to the Daon property, to redesignate the area covered by application Z-53-77 for compact one-family housing, and the area covered by applications Z-54-77 and Z-55-77 for RM-1 low-density apartment housing."

ITEM #501-18

LOT AREA DEFINITION IN THE ZONING BY-LAW AS IT PERTAINS TO THE RT-2 TOWNHOUSING ZONE

Arising from the discussion of Items 16 & 17, the Committee felt it would be wise to review the appropriateness of the "lot area" definition in the Zoning By-law, particularly as it pertains to the RT-2 zone. As such review would be pertinent to the Committee's recommendations in regard to Items 16 & 17, the Chairman instructed the Planning Department to prepare a report in this regard to be ready for the June 18th Council meeting. In this way, the Committee would be in a position to amend its recommendations to Council on Items 16 & 17 at that time, if the Planning Department's review indicated grounds for so doing.

TABLED ITEMS

1. Subdivision Committee Minutes of 1979 05 22
2. Design Committee Minutes of 1979 05 30

Ald. J. Parks, Chairman

E. Tiessen
Acting Secretary

1979 06 25

PLANNING & DEVELOPMENT COMMITTEE MINUTES

A meeting of the Planning & Development Committee was held in the Council Chambers on Monday, 1979 06 25 at 12 noon, with the following persons present:

COMMITTEE:

- Ald. J. Parks, Chairman
- Ald. W. Campbell
- Ald. L. Sekora



STAFF:

- R.A. LeClair, Municipal Manager
- D.M. Buchanan, Planning Director
- R. Fitzpatrick, Acting Secretary

ITEM #501-1

CORRESPONDENCE FROM NOOTKA INTERNATIONAL REALTY CORP. DATED 1979 06 21 RE MALIBU GRAND PRIX FACILITY - MAYFAIR INDUSTRIAL PARK

*SUGGESTED
THAT GO
BACK TO
P.D. Comm.
w/ SARBIC
PROPOSAL*

Mr. Bill Wright of Nootka International Realty Corp. outlined the type of facility envisioned by the Malibu Grand Prix people and requested that the Committee give some indication of whether or not the District would like to see such a facility in Coquitlam. He also suggested that, should the District desire this kind of recreational operation, the developers would like to know where Council would consider locating it. Mr. Wright reported further that the President of Malibu had examined three potential sites in the lower mainland, two in Richmond and the preferred site in the Mayfair Industrial Park. Examples were cited of similar facilities in several American cities, these being located adjacent to or in close proximity to residential, retail, office and industrial use.

The Committee recommends:

- "a) That this proposal be referred to Public Hearing, the date for which to be set following receipt of a rezoning application, accompanied by a site plan and acoustical study;
- b) That the Planning Department be authorized to prepare the necessary Zoning By-law amendment to permit the proposed use, the zoning category to be limited to outdoor recreation, as allowed by the Official Regional Plan in Industrial Areas."

ITEM #501-2

CORRESPONDENCE FROM ADVANX TIRE (1939) LTD. RE PROPOSED USE OF PROPERTY WITHIN THE M-1 ZONE IN MAYFAIR INDUSTRIAL PARK

Mr. F.B. Stewart of Advanx Tire reviewed the kind of facility intended in this application. The Committee concluded that the proposal is not inconsistent with the intent of the Zoning By-law and advised Mr. Stewart that it would be in order for him to make application for a building permit.

ITEM #501-3

Z-9-72 - PROPOSED TOWNHOUSE SITE AT 1131 LANSLOWNE STREET

Mrs. Bryant appeared, seeking direction with respect to this application. The Committee advised her to make application to the Planning Department for RT-2 zoning, noting that the processing of this application will be affected

PLANNING & DEVELOPMENT COMMITTEE
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ITEM #501-3 con't

by the proposed change in the definition of "lot area" for RT-2 sites, but that their application can be considered concurrently with the Zoning By-law amendment effecting this change.

✓ ITEM #501-4

Z-19-79 - APPEAL ON REZONING APPLICATION Z-19-79 - 628 COTTONWOOD AVENUE

The Committee recommends:

App'd.
RES. 793
"That the appeal by Mr. Sporar, as outlined in his letter of 1979 06 11 for RS-3 zoning south of the centre line of Adler Avenue, be referred to Public Hearing."

✓ ITEM #501-5

PRELIMINARY REPORT ON REZONING APPLICATION Z-28-79 FOR PROPERTY AT THE CORNER OF MARINER AND SPURAWAY - Z-28-79

The Committee recommends:

RES. 794
"That this application be referred to Public Hearing subject to:

- App'd.*
- 1) the applicants providing written confirmation to the Planning Department of B.C. Hydro permission for them to place accessory off-street parking under the B.C. Hydro right-of-way;
 - 2) favourable consideration of preliminary plans by the Design Committee."

✓ ITEM #501-6

Z-23-79 - DOUGLAS COLLEGE PARKING

The Committee recommends:

- RES. 795*
Tabled
- "1) That the consultant's standard for the required number of parking spaces, as provided for in Zoning Amendment By-law No.958, having been given three readings, continue to be employed as the required standard for this kind of use;
 - 2) That all Zoning By-law requirements with respect to construction standards for off-street parking be required; and
 - 3) That Douglas College be encouraged to implement a system to preclude the use of on-street parking facilities adjacent to the Winslow site.

✓ ITEM #501-7

Z-21-79 - PROPOSED REZONING OF PROPERTY ON THE NORTH SIDE OF OZADA AVENUE JUST EAST OF PIPELINE ROAD

The Committee recommends:

RES. 796
"That Council finally adopt By-law No. 965, 1979, given three readings on 1979 06 18."

PLANNING & DEVELOPMENT COMMITTEE
MINUTES OF 1979 06 25

✓
ITEM #501-8

DP-13-79 - APPROVAL OF ISSUANCE OF DEVELOPMENT PERMIT TO ALLOW CONSTRUCTION OF ADDITION TO PRESENT FACILITIES AT 1186 PIPELINE ROAD FOR WESTERN CANADA HYDRAULIC LABORATORIES LTD.

The Committee recommends:

RES. 797
APP'D.
"That Council approve signing and sealing of the development permit by the Mayor and Clerk, and such permit shall become binding upon the District when duly executed and delivered for and on behalf of the Corporation by the Mayor and Clerk, who are specifically authorized to sign the same, and to affix the Corporate Seal thereto, and to deliver the same, and that all as the Act and Deed of the District of Coquitlam."

✓
ITEM #501-9

COMMITTEE MEETINGS IN JULY AND AUGUST

The Committee recommends:

"That the dates for the Council and Planning & Development Committee meetings for July and August of 1979, as outlined in the Planning Department report of 1979 06 18, be approved."

TABLED ITEMS:

1. Subdivision Committee Minutes of 1979 06 05.
2. Design Committee Minutes of 1979 06 13.

Ald. J. Parks
Chairman

R. Fitzpatrick
Acting Secretary

504
502

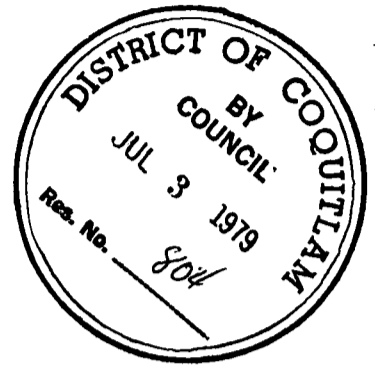
1979 06 25

MINUTES OF SPECIAL MEETING OF PLANNING & DEVELOPMENT COMMITTEE

A special meeting of the Planning & Development Committee was held on Monday, 1979 06 25 at 7:30 p.m. in the Council Chambers of the Municipal Hall, with the following persons present:

COUNCIL:

- Ald. J. Parks, Chairman
- Ald. L. Sekora
- Ald. W. Campbell
- Mayor J.L. Tonn
- Ald. L. Garrison
- Ald. B. Robinson
- Ald. L. Bewley



STAFF:

- D.M. Buchanan, Planning Director
- R.A. LeClair, Municipal Manager
- R. Fitzpatrick, Long Range Planner

The Chairman called the meeting to order at 7:30 p.m., stating that the purpose of the meeting was to review the recommendations contained in Policy Report No. 3/79 - Clarke Road Frontage, and to make a recommendation to Council with respect to future land use along Clarke Road between Como Lake Avenue and the Port Moody boundary.

MOVED BY ALD. GARRISON
SECONDED BY ALD. ROBINSON

That the existing Community Plan Map designation be retained for Clarke Road, between Como Lake Avenue and the Port Moody boundary.

Before inviting discussion on the motion, the Chairman requested the Planning Director to review the existing situation. The Planning Director proceeded to review existing land use and zoning, noting that the two, in some cases, do not coincide.

The Chairman then briefly outlined the history of the recent land use review by the Planning & Development Committee, noting the two public meetings and the previous Committee meeting, all of which offered ample opportunity for discussion. The Planning Director directed the Committee's attention to a letter received recently from the GVRD Rapid Transit Project Manager, suggesting that the route through the subject area has not finally been determined, and that all options should be kept open.

Ald. Bewley expressed the concern that property owners on Clarke Road itself want higher intensity uses, while those behind Clarke Road wish the area to remain in single-family use. He suggested that Alternative B seemed like a reasonable compromise, allowing immediate development of certain portions to commercial use, while offering later opportunities for redevelopment to commercial of properties to the south.

Mayor Tonn suggested that, with the development of the Austin-Hickey lands and the Essondale project at the eastern end of Austin Avenue, the arguments for commercial development along the full length of Austin Avenue would be as compelling as the arguments for commercial development along Clarke Road. He noted that Alternative B would constitute an attempt to "create a demand", noting that the college park development had failed in a similar attempt. He suggested that he had difficulty rationalizing the contention that, while the area is unsuitable for single-family dwellings, it is appropriate for multi-family. He felt that an area inappropriate for low-density use should not be developed for higher intensity use, thereby subjecting even more people to what are considered by many to be unsuitable conditions. With respect to the argument that the traffic volumes contributed to a substantial number of accidents, Mayor Tonn felt that the road improvements recently completed should, in fact, contribute to a reduction in the number of accidents witnessed

MINUTES OF SPECIAL MEETING OF PLANNING & DEVELOPMENT COMMITTEE
1979 06 25 con't

on Clarke Road. He agreed that it is not his preference to raise children on a major arterial such as Clarke Road, but he did concede that some individuals had indeed indicated to him that they had recently purchased property on Clarke Road for just such a purpose.

Mayor Tonn then proceeded to explore the market implications of the proposal in more detail, noting that adequate vacant lands exist in the existing Burquitlam Centre, and inquiring why it was considered necessary to designate more commercial space further north. He cited the Schoolhouse and Lougheed case of approximately five years ago in which the Council of the day expedited the rezoning process in order to accommodate a development, such development not having proceeded to this day. He expressed the view that the depth of lots was not adequate to accommodate commercial development in the subject area, and that in any case strip development is not an attractive alternative. He agreed that designation does not necessarily mean development, and he took issue with the contention that residents in the area would have an opportunity to express their views at a Public Hearing; he felt that this would be of little consolation to those who were subjected to the high traffic volumes and high noise levels in the Clarke Road area. He concluded his remarks by suggesting that Alternative B would result in the eventual development of the entire strip from Como Lake Avenue to the Port Moody boundary, and he argued that the evidence did not suggest that the projected demand for commercial space in this area could justify such development.

Ald. Bewley replied that the existing buildings had not been designed to withstand the kinds of noise levels which Clarke Road is presently witnessing. Mayor Tonn cited the examples of Granville Street, Broadway and Renfrew Streets in Vancouver, where volumes are at least as high as those on Clarke Road, and the setbacks are much less, sometimes as little as approximately 12 feet. Ald. Bewley suggested that perhaps the Ministry of Highways might consider buying out houses in the strip as they have done in other street widening projects with similar conditions. It was noted, however, that Highways expropriates only part of the property. At this point, the Planning Director drew the Committee's attention to a map of the GVRD showing all the existing truck routes in the Region.

Ald. Sekora expressed the view that service commercial development, at least for the two commercial sites identified in Alternative B, was the only choice open to the Committee. He argued that the tax revenues from single-family and duplex residential development are sufficient only to cover the municipal costs of such development, and that they may, in fact, be insufficient for this purpose. Replying to Ald. Sekora's remarks, Mayor Tonn suggested that, in fact, now is the time where a choice is possible, and that the choice of Alternative B would result in the elimination of such choice inasmuch as the Municipality would lose control of properties to the south. In terms of the tax benefits of low-density residential development, Mayor Tonn suggested that, under the provisions of the Subdivision Control By-law, such residential subdivision, in effect, cost the Municipality very little. He noted also that there had been, to this point, no indication from the public that a market existed for commercial development in the subject area.

Ald. Campbell noted that he could perceive no market demand for the Town Centre either. Mayor Tonn considered it vital to take a firm stand, thereby removing the uncertainty which had surrounded the Clarke Road area for the last five years. He argued that any suggestion that Council's action with respect to the designation of the Clarke Road area is temporary would result in a continuation of the speculation and further deterioration of conditions in the subject area.

Ald. Campbell argued that improvements such as the road widening on Clarke Road ultimately lead to changes and increased demand for higher intensity uses. He also suggested that whereas the traffic volumes on other streets in the District might be comparable to the volumes on Clarke Road, the type of traffic is much different, with the larger proportion of heavy vehicles using the Clarke Road route. Mayor Tonn agreed that the type of traffic was different on Clarke Road, but he contended that the development of the Town Centre area was a response to a demand for developable land.

Chairman Parks cited the college park shopping centre in Port Moody as an example of the fallibility of developers in assessing market demand, and he suggested that the Committee should give very careful consideration to the

MINUTES OF SPECIAL MEETING OF PLANNING & DEVELOPMENT COMMITTEE
1979 06 25 con't

objective analyses from a variety of sources, all of which agree that the demand for higher intensity commercial and residential uses in the Clarke Road area are limited.

Ald. Garrison expressed a preference for confirming the existing Community Plan but conceded that there may be a justification for a modified Alternative B. He felt that inasmuch as 60% of the traffic using the Clarke Road route have origins and destinations outside the District, it would be appropriate to explore in further detail the potential for additional service commercial space on Clarke Road rather than the designated service commercial space on the south side of Como Lake Avenue west of Clarke Road. He concluded by stating that should demand for such space be identified, it should be limited either to the Clarke/Robinson site or the Clarke/Chapman site. He personally preferred the Clarke/Robinson site.

Ald. Bewley expressed a preference for Alternative B since it seems a natural extension of the Slumberlodge development, and he also suggested that townhouse development be considered along Clarke Road.

Mayor Tonn again assessed the implications of Alternative B, noting that other sites along Clarke Road offer equal opportunities to the two identified in this Alternative. He reiterated his previously noted concern that the choice of Alternative B might result in a snowball effect, with additional pressures for further rezonings. In response to the contention that developers will not risk investing in developments which they do not believe to be viable, the Mayor noted that, in most cases, properties with commercial potential are purchased at residential values and that the subsequent rezoning to commercial use results in a substantial increase in value. Because the bulk of the purchase price is financed, the increase in value resulting from the rezoning equals or exceeds the developer's personal investment; consequently, the developer's risk is nominal.

Ald. Robinson expressed a preference for maintaining the present Community Plan Map designation for the Clarke Road area, drawing a parallel with Kingsway in Vancouver, which he did not perceive as an attractive alternative. He felt that with the development of the Ira Young Centre and the amendments to the industrial zone allowing for 25% commercial use in M-6 zones, further designation for commercial use in the Clarke Road area could not be justified. He also reiterated the comments previously made that several objective studies had indicated a limited demand for additional commercial space on Clarke Road.

Ald. Sekora noted that the Coquitlam Centre would, in fact, attract a different market since the rent structure for a Centre such as this is much higher than for the kinds of developments proposed for Clarke Road.

MOVED BY ALD. GARRISON

That the motion be amended to confirm the existing Community Plan designations for Clarke Road, except that the site at the south-east corner of Clarke Road and Robinson be designated for service commercial use.

This motion was ruled out of order by the Chair. The Chair's ruling was challenged and the Chair was sustained.

The Chairman briefly reviewed the major points raised during the discussion and concluded that no justification could be found for changing the Community Plan designation for the Clarke Road area. He called for the Committee to vote on the motion which is repeated for convenience below.

MOVED BY ALD. GARRISON
SECONDED BY ALD. ROBINSON

That the existing Community Plan Map designation be retained for Clarke Road, between Como Lake Avenue and the Port Moody boundary.

CARRIED

Ald. Bewley, Ald. Campbell & Ald. Sekora registered their opposition.

RES. 805
APP'D.

MINUTES OF SPECIAL MEETING OF PLANNING & DEVELOPMENT COMMITTEE
1979 06 25 con't

Ald. Garrison requested that the Planning and Development Committee review the implications of designating for service commercial use the site at the south-east corner of Clarke and Robinson rather than the presently designated service commercial property on the south side of Como Lake Avenue west of Clarke Road. Ald. Parks agreed that the Committee would undertake such a review.

ADJOURNMENT

MOVED BY ALD. SEKORA
SECONDED BY ALD. GARRISON

That the special meeting of the Planning and Development Committee adjourn. (8:47 p.m.)

CARRIED

Ald. J. Parks, Chairman

R. Fitzpatrick,
Acting Secretary

1979 07 09

PLANNING & DEVELOPMENT COMMITTEE MINUTES

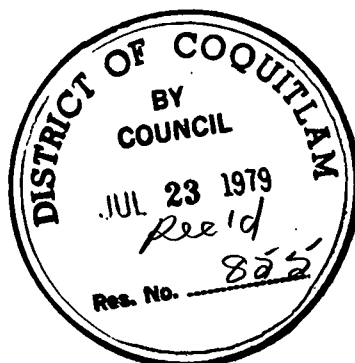
A meeting of the Planning & Development Committee was held on Monday, 1979 07 09 at 12 noon in the Council Chambers of the Municipal Hall, with the following persons present:

COMMITTEE:

Ald. J. Parks, Chairman
Ald. W. Campbell

STAFF:

R.A. LeClair, Municipal Manager
E. Tiessen, Deputy Planning Director
R. Fitzpatrick, Long Range Planner



ITEM #501-1

PROPOSED ACREAGE SUBDIVISION ON L.S. 6, SEC. 21, TWP. 40

The applicant, Mrs. Olga Getejanc, was present to answer questions from the Committee. The Deputy Planning Director reviewed the concerns of the Planning Department, noting that in order to prevent premature public costs, it has been the intention to proceed with development of the Town Centre and later, the Westwood Plateau area before opening new areas east of the Coquitlam River. He also advised that the Ministry of Housing has commissioned a study of the Burke Mountain area, and that the present proposal is contrary to the Official Regional Plan.

After some discussion, the Committee concluded it would be premature to entertain any development proposals such as the present one until the Provincial study is concluded, and the Planning Department has reported on the implications of that study.

The Committee therefore recommends:

- "1) That Council advise the applicant that it would not give approval to rezoning and subdivision of the subject property, since the proposal is contrary to the Official Regional Plan, and is considered premature, and
- 2) That Council instruct the Planning Department to ascertain the projected completion date of the Provincial study, and advise the applicant thereof,"

APP'D
Co. Res
856/79

ITEM #501-2

Z-31-79 - APPLICATION OF CAREER HOLDINGS LTD. FOR CONVENTIONAL ONE-FAMILY HOUSING ON STRATA LOTS IN PHASES 3-10 OF THE OXBOW DEVELOPMENT (RMH-1 TO RS-5)

The Committee recommends:

- "1) That the rezoning to RS-5 of Phases 3, 4, 6 and 10A be referred to Public Hearing, together with rezoning of the bluff area to P-3 and RS-3, as recommended in the Planning Director's report of 1979 07 04, and
- 2) That final approval of such rezoning not be considered by Council until such time as the proposed changes to the recreation complex, and the adequacy of the bond amount for that complex, have been approved by the Council."

APP'D BY
Res
857/79

PLANNING & DEVELOPMENT COMMITTEE
MINUTES OF 1979 07 09 con't

ITEM #501-3

B-2217 & Z-309 - C-2 ZONING AT 565 CLARKE ROAD

The Committee recommends:

"That this application be declined and that the applicant be advised that appropriate zoning designations for this area are presently being reviewed by the Planning Department."

APP'D BY
CO. RES
808/79

ITEM #501-4

Z-32-79 - REPEAL OF SECTION 703(1)(d) OF ZONING BY-LAW

The Committee recommends:

"That Council refer to Public Hearing the deletion from the Zoning By-law of Section 703(1)(d)."

APP'D BY
CO. RES
809/79

ITEM #501-5

1977 COMMERCIAL STUDY

The Committee received this report for information.

ITEM #501-6

STATUS OF COMMERCIAL PROPOSALS FOR 1015 AND 1017 AUSTIN AVENUE

The Deputy Planning Director reported on discussions held with the architects for these two projects, noting that a common design approach appeared to be evolving, but that there was not yet agreement on an equitable distribution of available parking spaces. He noted that both architects were preparing revised drawings, and that a further report would be made to the next meeting of the Committee.

TABLED ITEMS:

1. Subdivision Committee Minutes of 1979-06 19
2. Design Committee Minutes of 1979 06 27
3. Subdivision Committee Minutes of 1979 07 03

Ald. J. Parks, Chairman

R. Fitzpatrick,
Acting Secretary

#501

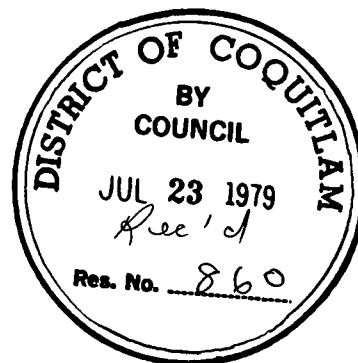
1979 07 16

PLANNING & DEVELOPMENT COMMITTEE MINUTES

A meeting of the Planning & Development Committee was held on Monday, 1979 07 16 at 7:30 p.m. in the Council Chambers, with the following persons present:

COMMITTEE:

- Ald. J. Parks, Chairman
- Ald. Campbell
- Ald. Sekora



STAFF:

- E. Tiessen, Deputy Planning Director
- R.A. LeClair, Municipal Manager

ITEM #501-1

Z-36-79 - MALIBU GRAND PRIX FACILITY - MAYFAIR INDUSTRIAL PARK

The Committee recommends:

"That Council refer application Z-36-79 to Public Hearing subject to:

- a. Report from the Engineering Department as to the servicing and access requirements for the project, and
- b. Satisfactory Design Committee review of preliminary drawings."

*APP'D BY
CO. RES # 861/79*

ITEM #501-2

Z-23-79 - PARKING STANDARD FOR DOUGLAS COLLEGE

The Committee recommends:

"That Council:

- a. Rescind the three readings given to By-Law No. 958, 1979 on 1979 06 04, and
- b. Amend By-Law No. 958, 1979 by deleting from Clause 1 the figure '0.46' and substituting therefor the figure '0.40', and
- c. Give three readings to By-Law No. 958, 1979 as amended."

*RES # 862/79
RES # 863/79
RES # 864/79*

ITEM #501-3

Z-12-78 - FINAL ADOPTION OF BY-LAW NO. 926, 1979 - CRESTVIEW DEVELOPMENTS LTD. - 1001 AUSTIN AVENUE

The Committee recommends:

"That Council give fourth and final reading to By-Law No. 926, 1979."

*(SEE CO. MINUTES OF JULY 20/79
(ALD. PARKS EXCUSED HIMSELF FROM DISCUSSION ON THIS ITEM) X*

ITEM #501-4

Z-7-77, Z-39-78, B-4284 - DEVELOPMENT AT 1015 & 1017 AUSTIN AVENUE

*APP'D BY
CO. RES # 861/79*

The Committee instructed the Deputy Planning Director to arrange a working session

PLANNING & DEVELOPMENT COMMITTEE MINUTES
OF 1979 07 16

ITEM #501-4 Con't.

of the Committee to be held at noon on Thursday, 1979 07 19, at which time the Committee would meet with the architects for the project proposals at 1015 and 1017 Austin, as well as the project at the corner of Austin and Nelson. The purpose of the meeting will be to work out final details of a compatible approach to parking, access and building location for the several building projects. The Committee notes that it will expect the various architectural proposals to incorporate:

- a. A two-way manoeuvring aisle, accessed to Nelson at its east end and to Ridgeway at its west end; by ramps, such manoeuvring aisle and ramps to be covered by joint easements;
- b. The principle of some allocation of parking spaces on 1017 Austin to the credit of 1015 Austin, to compensate to some degree for the loss of spaces due to the ramp location on 1017 Austin, such allocation, however, to recognize the floor space that would be permissible on 1015 Austin under the Zoning By-Law;
- c. Compatible manoeuvring aisle locations, compatible pedestrian circulation, compatible building grades, and compatible setbacks.

ITEM #501-5

REZONING APPLICATION Z-33-79 FOR DAON DEVELOPMENT CORPORATION FOR PROPERTY AT THE NE CORNER OF INLET STREET AND TAHSIS AVENUE

The Committee recommends:

"That Council refer application Z-33-79 to Public Hearing."

APP'D BY
CO. RES
8008/79

ITEM #501-6

REZONING APPLICATION Z-34-79 FOR DAON DEVELOPMENT CORPORATION FOR PROPERTY AT THE SW CORNER OF TAHSIS AVENUE AND NESTOR STREET

The Committee recommends:

"That Council refer application Z-34-79 to Public Hearing, subject to favourable review of preliminary plans by the Design Committee."

APP'D BY
CO. RES
469/79

ITEM #501-7

REZONING APPLICATION Z-35-79 FOR SE NEILSON FOR PROPERTY AT 1167 LANSLOWNE STREET

The Committee recommends:

"That application Z-35-79 be referred to Public Hearing once the Subdivision Committee has found subdivision of the property technically feasible."

APP'D BY
CO. RES
890/79

ITEM #501-8

Z-25-79 - FINAL ADOPTION OF BY-LAW NO. 959, 1979 - REZONING OF A PORTION OF THE MINNEKHADA FARM TO A-3 AGRICULTURAL AND RESOURCE

The Committee recommends:

"That Council give fourth and final reading to By-Law No. 959, 1979."

APP'D BY
CO. RES
871/79

PLANNING & DEVELOPMENT COMMITTEE MINUTES
OF 1979 07 16

ITEM #501-9

DP-5-79, Z-11-78, B-5755 - APPROVAL OF ISSUANCE OF A DEVELOPMENT PERMIT AND FINAL ADOPTION OF BY-LAW NO. 931 - COMMERCIAL BUILDING ON THE SOUTH SIDE OF AUSTIN AVENUE IN THE 1100 BLOCK

The Committee recommends:

- "1. That Council approve signing and sealing of the restrictive covenant by the Mayor and Clerk, and such restrictive covenant shall become binding upon the District when duly executed and delivered for and on behalf of the Corporation by the Mayor and Municipal Clerk, who are specifically authorized to sign the same and to affix the Corporate Seal thereto, and to deliver the same and that all as the Act and Deed of the District of Coquitlam.
2. That Council approve signing and sealing of the development permit by the Mayor and Clerk, and such permit shall become binding upon the District when duly executed and delivered for and on behalf of the Corporation by the Mayor and Municipal Clerk who are specifically authorized to sign the same and to affix the Corporate Seal thereto, and to deliver the same and that all as the Act and Deed of the District of Coquitlam.
3. That Council finally adopt By-Law No. 931, 1979 given three readings on 1979 03 19.
4. That the Mayor and Municipal Clerk do not sign the development permit until such time as the easement under 1 above has been registered, or an undertaking to the satisfaction of the Municipal Solicitor has been received which would guarantee registration of this easement."

APPROVED BY CO. # 872/79

APPROVED BY CO. # 873/79

APPROVED BY CO. # 874/79

ITEM #501-10

DP-12-79, Z-46-78 - APPROVAL OF ISSUANCE OF A DEVELOPMENT PERMIT AND ADOPTION OF BY-LAW NO. 920 - 41 UNIT APARTMENT AT 1100 BLOCK RIDGEWAY AVENUE FOR CRESSEY DEVELOPMENT CORPORATION

The Committee recommends:

- "1. That Council approve signing and sealing of the development permit by the Mayor and Clerk, and such permit shall become binding upon the District when duly executed and delivered for and on behalf of the Corporation by the Mayor and Municipal Clerk, who are specifically authorized to sign the same, and to affix the Corporate Seal thereto, and to deliver the same and that all as the Act and Deed of the District of Coquitlam.
2. That Council finally adopt By-Law No. 920, 1979, given three readings on 1979 01 29."

TABLED SEE RES # 878/79

ITEM #501-11

DP-20-79 - APPROVAL OF ISSUANCE OF A DEVELOPMENT PERMIT AND ADOPTION OF BY-LAW NO. 932 - 41 UNIT APARTMENT AT 1209 - 1215 HOWIE AVENUE FOR QUALICO DEVELOPMENTS LTD

The Committee recommends:

- "1. That Council approve signing and sealing of the development permit by the Mayor and Clerk, and such permit shall become binding upon the District when duly executed and delivered for and on behalf of the Corporation by the Mayor and Municipal Clerk, who are specifically authorized to sign the same and to affix the Corporate Seal thereto, and to deliver the same and that all as the Act and Deed of the District of Coquitlam.

APPROVED BY CO. # 874/79

PLANNING & DEVELOPMENT COMMITTEE MINUTES
OF 1979 07 16

ITEM #501-11 Con't.

2. That Council finally adopt By-Law No. 932, 1979, given three readings on 1979 04 02."

APPROV
4, 20
8/7/79
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Ald. J. Parks, Chairman

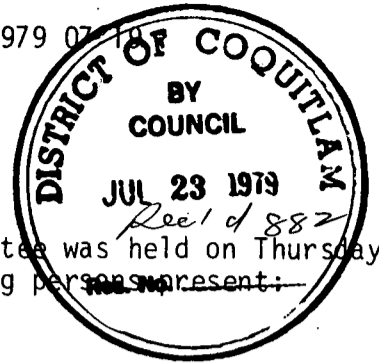


E. Tiessen,
Acting Secretary

505

1979 07 19

PLANNING AND DEVELOPMENT COMMITTEE MINUTES



A working session of the Planning and Development Committee was held on Thursday, 1979 07 19 at noon in the Council Chambers, with the following persons present:

- Ald. J. Parks, Chairman
- Ald. W. Campbell
- E. Tiessen, Deputy Planning Director
- Mr. A. Lacroix, Representing 1015 Austin Avenue
- Mr. S. Bonnettemaker, Representing 1015 Austin Avenue
- Mr. K. White, Representing 1017 Austin Avenue
- Mr. T. Thompson, Representing 1027 Austin Avenue

The subject of the meeting was to discuss, with representatives of the properties involved, compatible arrangements for commercial development at 1015, 1017 and 1027 Austin Avenue, along the lines suggested by the Committee at its meeting of 1979 07 16, and based in turn on the Planning Director's report dated 1979 07 12 (copy attached).

The three architects involved agreed that based on their preliminary investigation, the layout suggested in the sketch attached to the Planning Director's report would be workable. Mr. Bonnettemaker felt that the site at 1015 Austin could accommodate 32 parking spaces (29 underground, plus 3 on surface), while Mr. White indicated that 39 spaces (34 underground and 5 on surface) could be achieved at 1017 Austin. After some discussion, the Committee concluded that it would be equitable for 1017 Austin to grant the use of three parking spaces to 1015 Austin, in recognition of the spaces that 1015 Austin would lose to provide a joint access ramp to Ridgeway Avenue. Mr. White indicated that as this would still permit the maximum development contemplated by his client, he would seek her assent.

Various other aspects of the proposed developments were discussed. The architects felt that it would be possible to work out compatible floor elevations, pedestrian circulation and building setbacks. It was agreed that each development should provide its own loading space as required by the Zoning By-Law.

Mr. Tiessen indicated that he would be willing to recommend in favour of variances under the Development Permits for these developments to permit:

- a. the 25 ft. building setback from Austin Avenue as now proposed,
- b. minor adjustment of maximum building height, and
- c. variance of the site coverage permitted for the second storey.

The Committee agreed that when the development of the "Woodbin" property between 1017 and 1027 Austin Avenue proceeds, it should be held to similar arrangements as are now proposed for 1017 Austin, ie. compatible grades and setbacks, a joint access aisle, and an equitable credit of parking spaces to the development at 1027 Austin (which will incur a loss of spaces to provide the easterly access ramp to Nelson Street).

Mr. Lacroix requested development approval before 1979 08 02 to meet on option date. Further discussion revealed that it would likely not be possible to prepare and process working drawings and other documentation required to issue a development permit by that date. However, the Chairman undertook to have the Committee's general recommendations on this matter placed before the 1979 07 23 meeting of Council, provided that the prospective developer of 1017 Austin had by that time indicated agreement in writing to the proposed crediting of three parking spaces from 1017 to 1015 Austin Avenue.

The Committee therefore RECOMMENDS:

"THAT Council indicate that it would be willing to give consideration to approval for C-2 commercial developments on properties at 1015 to 1027 Austin Avenue inclusive, provided that:


- a. such development proposals meet all normal servicing and design review requirements, and all By-Law requirements except those which Council may vary under a Development Permit, and
- b. such development proposals make appropriate provisions for:
 - i. A two-way manoeuvring aisle, accessed to Nelson at its east end and to Ridgeway at its west end by ramps, such manoeuvring aisle and ramps to be covered by joint easements;

AS
 MINUTED
 SEE RE 3
 # 880/79

PLANNING AND DEVELOPMENT COMMITTEE MINUTES
OF 1979 07 19

- ii. The principle of some allocation of parking spaces on 1017 and 1021 Austin to the credit of 1015 and 1027 Austin, to compensate to some degree for the loss of spaces due to the ramp locations on 1027 and 1015 Austin, such allocation, however, to recognize the floor space that would be permissible on 1015 and 1021 Austin under the Zoning By-Law;
- iii. Compatible manoeuvring aisle locations, compatible pedestrian circulation, compatible building grades, and compatible setbacks."

Ald. J. Parks, Chairman



E. Tiessen,
Acting Secretary

AUGUST 7, 1979

PLANNING & DEVELOPMENT COMMITTEE MINUTES

A meeting of the Planning & Development Committee was held in the Council Chambers at 12 noon, Tuesday, 1979 08 07, with the following persons present:

COMMITTEE:

Ald. J. Parks, Chairman
Ald. W. Campbell

STAFF:

E. Tiessen, Deputy Planning Director
D.M. Buchanan, Planning Director



ITEM #501-1

DISCUSSION OF LAND USES IN THE AREA OF MARINER AND SPURAWAY

Mr. Arthur Brumpton tabled a brief dated 1979 08 07 on behalf of area residents. Five other persons appeared with him with regard to this matter. Extensive discussion on the 26-lot subdivision site followed (Z-17-79) as to RS-1 or RS-3 subdivision. The townhousing site north-west of Mariner Way (Z-27-79) was then discussed.

The Committee recommends:

"That the Planning Department be authorized to review and report to the Committee on the Z-17-79 site at Mariner Way and Spuraway Drive, examining RS-1 and RS-3 subdivision alternatives, seeking input from Genstar Development Ltd. on that subject."

SEE RES # 955/79 RE Z-27/79

The Planning Director was instructed to discuss with the Municipal Clerk the location of the public hearing for application Z-27-79 at the Charles Best Jr. High School, in view of the likely large turnout expected.

ITEM #501-2

EXPANSION OF GRAVEL PIT "D"

The Committee recommends:

- "1) That the District of Coquitlam advise the Land Management Branch that it has no objection to lease of the South-west Quarter Lot 4, Section 24, and a triangular portion at the eastern extremity of District Lot 7155, Section 23, east of the existing creek, for gravel quarry purposes.
- 2) That Council authorize staff to prepare an amendment to By-law No. 969 to amend Section 14(iv) to extend the legal description of Gravel Pit D to include the South-west Quarter Lot 4, Section 24, and the eastern portion of District Lot 7155, Section 23, east of the existing creek, and place said draft amending by-law before Council, upon being advised in writing that a lease has been granted by the Crown of the subject land."

PLANNING & DEVELOPMENT COMMITTEE
MINUTES OF AUGUST 7, 1979

ITEM #501-3

DESIGN COMMITTEE MINUTES OF 1979 07 11

Items 6 & 9 were discussed. The Committee received the minutes and endorsed the Design Committee comments on Item 9 as to the applicant reconsidering certain fundamental changes to their design. Ald. Parks was then authorized to send a letter to the applicant in this regard.

ITEM #501-4

DEDICATION OF A SMALL TRIANGULAR PORTION OF MUNICIPAL LAND ADJACENT TO LANSLOWNE STREET TO PROVIDE ACCESS TO A LANE AND FRONTAGE FOR A PROPOSED SUBDIVISION

The Committee recommends:

"That Council approve dedication, as road allowance, of the small triangular portion of land shown on sketch 8-964A and authorize the Mayor and Municipal Clerk to sign any documentation or survey plans required to facilitate this dedication, subject to all costs associated with this dedication, including documentation, land registry fees if any, and survey plans being borne by the applicant."

*App'd By
Co. Res
957/79*

ITEM #501-5

APPROVAL OF ISSUANCE OF DEVELOPMENT PERMIT AND ADOPTION OF BY-LAW NO. 935 (DP-18-79)

This item was tabled until the Committee meeting of 1979 08 20 in order to

1. invite a Design Committee representative to the meeting, noting their serious reservations, and that the Committee shares their concerns, and for
2. the applicant to be present.

ITEM #501-6

APPLICATION FOR STRATA TITLE CONVERSION - 1108 AUSTIN AVENUE (8-3525)

Ald. Parks excused himself on this item since he had a conflict of interest.

The Committee recommends:

"That Council, as the Approving Authority under the Strata Titles Act, approve the strata subdivision of Lot 3 of Lot 1, District Lot 109, Plan 7872, and authorize the Mayor and Clerk and the Strata Titles Approving Officer to sign the necessary forms."

*App'd By
Co. Res
959/79*

ITEM #501-7

PROPOSED SUBDIVISION ON ADLER SOUTH OF COTTONWOOD (8-1669, Z-19-79)

The Committee recommends:

"That staff invite comments on the two alternatives from residents on Adler Avenue and the Planning Department report to the Committee on 1979 08 20, noting that one of the streets would have to be renamed if it were to be closed; residents are to be given to 1979 08 15 to respond to the Planning Department."

App'd

PLANNING & DEVELOPMENT COMMITTEE
MINUTES OF AUGUST 7, 1979

ITEM #501-8

RIVER SPRINGS - OXBOW LAKE ESTATES - PROPOSED AMENDMENT TO PHASING PLAN
(8-3415)

The Committee recommends:

- 1 & 2
APP'D BY
CO RES
9461/79
- "1) That Council approve the requested phasing amendment, as outlined in the letter from Hean, Wylie & Company dated 1979 07 31, and as approved by the Subdivision Committee on the same date;
 - 2) That Council authorize the Strata Plan Approving Officer to approve the amended Form E subject to Council first determining the adequacy of the facilities, such amount to include the cost of the land upon which they are sited;
 - 3) That the major recreation building on Strata Lot 51 of Phase 1 be required to be completed by 1980 12 31."

TABLED ITEMS:

1. Design Committee Minutes of 1979 07 25
2. Subdivision Committee Minutes of 1979 07 31

Ald. J. Parks
Chairman

D.M. Buchanan
Executive Secretary

1979 08 20

PLANNING AND DEVELOPMENT COMMITTEE MINUTES

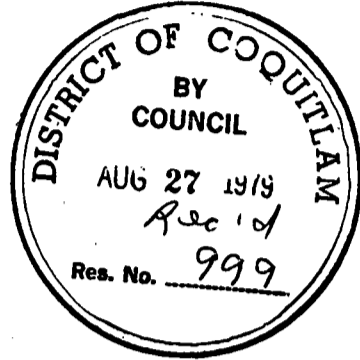
A meeting of the Planning and Development Committee was held on Monday, 1979 08 20 at 7:30 p.m. in the Council Chambers, with the following persons present:

COMMITTEE:

- Ald. John Parks, Chairman
- Ald. W. Campbell
- Ald. L. Sekora

STAFF:

- D.M. Buchanan, Planning Director
- R.A. LeClair, Municipal Manager



ITEM #501-1

Z-19-79 & 8-1669 - CONTINUATION OF ADLER AVENUE THROUGH PROPERTY AT 628 COTTONWOOD AVENUE

Mr. Dave White and Mr. Peter Barrington appeared before the Committee, expanding on the brief from 17 homes on Adler. They advised that dedication of Adler be required but that an "island" should be created adjacent to the area proposed for rezoning.

The Chairman, Ald. Parks, inquired as to residents' feelings with regard to emergency vehicle access, and Mr. White indicated that he was willing to forego this and pointed out that Aspen itself was a problem for access in any event with its narrowness adjacent the park.

Mr. and Mrs. G. Mitchell spoke in favour of the road being put through.

Mr. Sporar, the applicant, then spoke noting that Option A, noted in his letter, was 8-1669D, the last subdivision sketch.

A Mr. Buttell then spoke in favour of 8-1669D and noted the name of the street would have to be changed in one section.

Ald. Sekora noted that closure would seem reasonable until Aspen was improved.

Ald. Campbell indicated that Adler should be dedicated but barricaded until Aspen is improved, with renaming of one part of the street.

Mr. White suggested that "Aspen" be used as the name for the south portion of Adler since it extends from Aspen coming from Foster Avenue.

The Committee recommends:

*APP'D BY
CO. RES
1000*

- 1000 "1) That Adler be dedicated through and constructed to municipal standards.
- 1001 2) That 'Adler' west of W₂ Lot 14, Blk. A, D.L. 7, Pl. 4352 be renamed 'Aspen'.
- 1002 3) That a temporary barricade and two turnarounds be constructed adjacent the land proposed to be rezoned by By-law No. 971.
- 1003 4) That By-law No. 971 be given third reading by Council.
- 1004 5) That the Engineering Department review whether improvements to Aspen Street adjacent Cottonwood Park and north of Foster Avenue are warranted at this time, and particularly elimination of the ditch."

PLANNING AND DEVELOPMENT COMMITTEE
MINUTES OF 1979 08 20

ITEM #501-2

DP-18-79, Z-9-79, B-6106 - APPROVAL OF ISSUANCE OF A DEVELOPMENT PERMIT AND ADOPTION OF BY-LAW NO. 934 - MINI-WAREHOUSE DEVELOPMENT AT 1601 LOUGHEED HWY.

Mr. Dave Nichols and Mr. Tom Thompson of the Design Committee gave background as to the application. The widening of Lougheed and the need for quality design along that highway was emphasized, along with the change to higher buildings and more floor space since the plans reviewed prior to Public Hearing.

Mr. M. Marquardt then appeared with Dr. P. Allinger as to the proposal and said it was designed like housing as far as height was concerned. He also advised that poor fill at the north end precluded a two-storey building in that area and 50,000 square feet was the objective for an economic development.

The Committee recommends:

"That this application be referred back to the applicants to work with the Design Committee on modifying the plans to reflect their concerns with two-storey buildings on the site, with a view to meeting with the Design Committee on 1979 08 20 and the matter coming back to the Planning and Development Committee on 1979 09 04."

APP'D BY
CO. RES
1002/79

ITEM #501-3

Z-37-79 - NU-WEST DEVELOPMENT CORPORATION LTD. - 2500 CAPE HORN AVENUE - RS-2 TO M-3 FOR A BUSINESS PARK

The Committee recommends:

"That this application be referred to Public Hearing subject to the Subdivision Committee finding the proposed subdivision plan technically feasible."

APP'D BY
CO. RES
1006/79

ITEM #501-4

DP-21-79 - APPROVAL OF ISSUANCE OF DEVELOPMENT PERMIT AND ADOPTION OF BY-LAW NO. 947 - 41-UNIT THREE-STOREY MEDIUM-DENSITY APARTMENT FOR QUALICO DEVELOPMENTS LTD. AT 1118-1130 KING ALBERT AVENUE (Z-10-79, B-6276)

The Committee recommends:

- "1) That Council approve signing and sealing of the Development Permit by the Mayor and Clerk, and such Permit shall become binding upon the District when duly executed and delivered for and on behalf of the Corporation by the Mayor and Municipal Clerk, who are specifically authorized to sign the same and to affix the Corporate Seal thereto, and to deliver the same and that all as the Act and Deed of the District of Coquitlam.
- 2) That Council finally adopt By-law No. 947, 1979, given three readings on 1979 04 23."

APP'D BY
CO. RES
1007/79

APP'D BY
CO. RES
1008/79

ITEM #501-5

Z-41-78 - PROPOSED REZONING OF COQUITLAM RIVER PARK

The Committee recommends:

"That this application be referred to the September Public Hearing."

APP'D BY
CO. RES
1008/79

PLANNING AND DEVELOPMENT COMMITTEE
MINUTES OF 1979 08 20

ITEM #501-6

DEVELOPMENT COST CHARGES BY-LAW - HOUSEKEEPING CHANGES

The Committee recommends:

"That Council give three readings to By-law No. 988, 1979."

ITEM #501-7

DP-22-79 - APPROVAL OF ISSUANCE OF A DEVELOPMENT PERMIT AND ADOPTION OF BY-LAW NO. 957 - 32-UNIT THREE-STORY MEDIUM-DENSITY APARTMENT FOR CRESSEY DEVELOPMENT LTD. AT 1056-1060 KING ALBERT AVENUE AND 538 MARMONT STREET (Z-20-79, B-6232)

The Committee recommends, subject to acceptable Letters of Credit being submitted to the Planning Department by 4:00 p.m. on 1979 08 27:

"1) That Council approve signing and sealing of the Development Permit by the Mayor and Clerk, and such Permit shall become binding upon the District when duly executed and delivered for and on behalf of the Corporation by the Mayor and Municipal Clerk, who are specifically authorized to sign the same and to affix the Corporate Seal thereto, and to deliver the same and that all as the Act and Deed of the District of Coquitlam.

2) That Council finally adopt By-law No. 957, 1979, given three readings on 1979 06 04."

Ald. Campbell left at this time.

ITEM #501-8

COMPACT HOUSING SITE - MARINER AND SPURAWAY - WEST OF RANCH PARK ELEMENTARY SCHOOL - (FILE Z-17-79)

Three persons appeared in regard to this site. They spoke in favour of removing the designation for compact housing on the site in question. Ald. Sekora spoke in favour of this change in view of Council turning down RS-4 zoning on this site.

The Committee recommends:

"That the designation on the Community Plan Map for Compact Housing be removed by Council for the site east of Mariner Way and west of Ranch Park Elementary School."

TABLED ITEMS:

1. Subdivision Committee Minutes of 1979 07 31
2. Design Committee Minutes of 1979 08 08

Ald. John Parks
Chairman

D.M. Buchanan
Executive Secretary

APP'D BY
CO. RES
1010
1011
1012/79

APP'D BY
CO. RES
1013/79

APP'D BY
CO. RES
1014/79

APP'D BY
CO. RES
1015/79

1979 09 04

PLANNING AND DEVELOPMENT COMMITTEE MINUTES

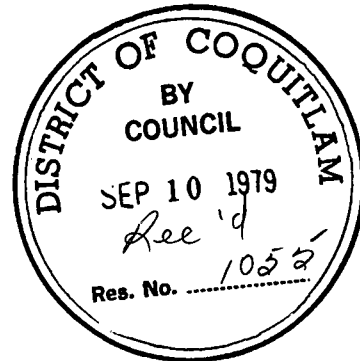
A meeting of the Planning and Development Committee was held on Tuesday, 1979 09 04 at 7:30 p.m. in the Council Chambers, with the following persons present:

COMMITTEE:

- Ald. J.M. Parks, Chairman
- Ald. L. Sekora
- Ald. W. Campbell

STAFF:

- D.M. Buchanan, Planning Director
- R. Fitzpatrick, Long Range Planner



ITEM #501-1

UPDATE OF THE OFFICIAL REGIONAL PLAN

A delegation, including Mr. G.F. Farry, Mr. P. George and Mr. R. Taylor from the GVRD Planning Department, was present to inform the Committee of the current status of the Official Regional Plan Update undertaken approximately one year ago by the Greater Vancouver, Dewdney-Alouette, Central Fraser Valley and Fraser-Cheam Regional Districts. Mr. Farry briefly reviewed the history of the process, noting that the first draft of the revised plan had reached the stage where it was considered appropriate to inform the local councils of the progress to date. Mr. George then reviewed in general terms the changes in form and content which the plan was undergoing. It was pointed out that the revised plan represented an attempt to rationalize and reconcile regional, municipal and senior government objectives. The GVRD representatives then responded to questions from members of the Committee.

The Committee recommends:

*APP'D BY
CO. RES
#1056/79*

- 1) That the current effort to update the Official Regional Plan be strongly supported by Council since the proposed preliminary regional structure map, the proposed designations replacing the current ORP designations, and the proposed regulatory and advisory maps will complement and reinforce Council's own planning policies.

*APP'D BY
CO. RES
#1057/79*

- 2) That the long range transportation right-of-way regulatory map be referred to the Committee and Council for review, along with the Centres regulatory map when these are made available."

ITEM #501-2

Z-38-79 - EAGLE MANAGEMENT SERVICES LTD. - 1101-1111 RIDGEWAY AVENUE

The Committee recommends:

*APP'D BY
CO. RES
#1059/79*

"That this application be declined as it is not in keeping with the land use policies of Council, as expressed on the Community Plan Map."

ITEM #501-3

Z-39-79 - L. FOUNTAIN - 449 WALKER STREET

Ald. Parks excused himself from the discussion due to a possible conflict of interest and Ald. Sekora assumed the chair.

*APP'D BY
CO. RES
#1060/79*

PLANNING & DEVELOPMENT COMMITTEE
MINUTES OF 1979 09 04

ITEM #501-3 con't

The Committee recommends:

"That this application be tabled until the Subdivision Committee finds the proposed RS-3 subdivision feasible."

ITEM #501-4

Z-29-79 - TRECO DEVELOPMENT CORP. - 1018 QUADLING AVENUE

The Committee recommends:

"That this application be referred to Public Hearing."

*APP'D BY
CO. RES
1062/79*

ITEM #501-5

CHAMPLAIN HEIGHTS DEVELOPMENT

The Committee requested that the Planning Director arrange for a tour of the Champlain Heights area of Vancouver early in the week of 1979 09 24 with the Planning Director, the Long Range Planner, Ald. Sekora, Ald. Campbell, and possibly Ald. Parks expected to attend.

ITEM #501-6

FINNISH CANADIAN REST HOME AT 1226 JOHNSON STREET

Recognizing that this proposal would be welcome in the Town Centre and not inconsistent with plans for the area, but realizing that advance street plans and servicing of the area will not be available until 1980, the Committee recommends:

"That the Finnish Canadian Rest Home Association be encouraged to pursue this proposal and that the Association be advised of the expected timing."

ITEM #501-7

8-3588 - ROAD RESERVATION AGREEMENT OVER THE REAR 33 FEET OF LOT 2 OF LOT 1 OF SE¼, SEC. 11, TWP. 39, PL. 9604 - 1215 PIPELINE ROAD

The Committee recommends:

"That Council approve signing and sealing of the Road Right-of-way Agreement by the Mayor and Clerk, and such Agreement shall become binding upon the District when duly executed and delivered for and on behalf of the Corporation by the Mayor and Municipal Clerk, who are specifically authorized to sign the same and to affix the Corporate Seal thereto, and to deliver the same and that all as the Act and Deed of the District of Coquitlam."

*APP'D BY
CO. RES
1043/79*

ITEM #501-8

Z-23-79 - WINSLOW CAMPUS - DOUGLAS COLLEGE

The Committee recommends:

"That the Traffic Supervisor be requested to monitor the operations and parking implications of the Winslow Campus over the next two weeks and report his findings to the Committee at its meeting of 1979 10 01."

PLANNING & DEVELOPMENT COMMITTEE
MINUTES OF 1979 09 04

ITEM #501-9

Z-9-79 & DP-18-79 - MARGAZ ENTERPRISES LTD. - 1601 LOUGHEED HIGHWAY

The Planning Director advised that the Design Committee's reservations regarding certain provisions of the Development Permit had been largely resolved with other provisions left to be resolved to the satisfaction of the Planning Director. The Committee therefore recommends:

"That the Planning Director be authorized to report directly to Council on this application subject to the satisfactory resolution of the outstanding Development Permit provisions and subject also to Ministry of Highways approval of the Development Permit."

SEE Co.
RES #
1067 & 1068
1979

ITEM #501-10

Z-36-79 - MALIBU GRAND PRIX RACETRACK

The Committee unanimously recommends:

"That Council reconsider and give three readings to By-law No. 976, 1979."

SEE Co RES
1067
1068
1069/79

ITEM #501-11

B-2783 - ADERA FINANCIAL CORPORATION - LANDSCAPING AND SERVICING OF APARTMENT AT 707 NORTH ROAD

The Committee recommends:

"That the Planning Director report to the Committee regarding the status of the landscaping bond."

TABLED ITEMS:

1. Subdivision Committee Minutes of 1979 08 14
2. Design Committee Minutes of 1979 08 22

Ald.J.M. Parks, Chairman

D.M. Buchanan,
Executive Secretary

1979 09 17

PLANNING & DEVELOPMENT COMMITTEE MINUTES

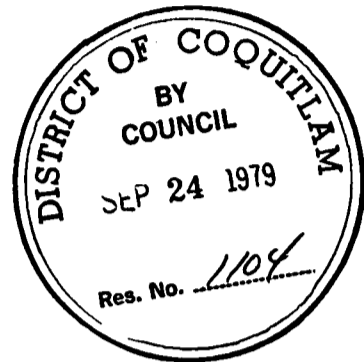
A meeting of the Planning & Development Committee was held on Monday, 1979 09 17 at 7:30 p.m. in the Council Chambers with the following persons present:

COMMITTEE:

Ald. J.M. Parks, Chairman
Ald. L. Sekora

STAFF:

Mr. R.A. LeClair, Municipal Manager
Mr. D.M. Buchanan, Planning Director

ITEM #501-1Z-38-79 - EAGLE MANAGEMENT SERVICES LTD. - 1101-1111 RIDGEWAY AVENUE

Mr. J. Sheppard proposed a 7,000 square foot area for commercial development, possibly including the Branch library and 20 suites above. CMHC financing was now possible on the residential portion on a conventional financing basis. He advised that he had worked on apartments in the area and had succeeded with six in the Austin area. He noted that east of the three subject lots, apartments were now under construction. He indicated that the property would have to be held two years for CMHC financing on a non-conventional basis.

The Chairman suggested that conceptual plans be submitted by Mr. Sheppard in order that staff could evaluate the proposal.

The Committee recommends:

"That staff evaluate the proposal for a mixed use approach, examining the conceptual plans, and report back to the Committee."

ITEM #501-2Z-45-78 - COTTMAN TRANSMISSION LTD. - 2724B BARNET HIGHWAY

Mr. M. McGuire spoke on behalf of Mr. Paul Dhesi, who had written to the District. He indicated that one of the four bays would be for trucks and that 7 to 8 motor vehicles a day would be the maximum. About 25% of the vehicles are proposed for trucks.

Mr. Ian McIntosh, representing the owner of the building, then spoke, stressing that a one-way road system was proposed southbound on the east side of the building at 2724 Barnet Highway. The Planning Director gave him copies of letters to North Pacific Sales Ltd. and other property owners to the west, dated 1979 09 17. Mr. McIntosh undertook to contact Mr. Lloyd Paulson of Highways to determine if removal of the "island" on the north-west corner access would solve the access situation.

The Committee instructed the Planning Department to divide By-law No. 863 into separate by-laws rezoning lands to M-6, with the subject lands to proceed independently if Mr. McIntosh can reach agreement with the Ministry of Highways.

PLANNING & DEVELOPMENT COMMITTEE
MINUTES OF 1979 09 17

ITEM #501-3

LETTER OF 1979 09 10 FROM T. HEINONEN RE PROPERTY AT 2786 BARNET HIGHWAY
(FORMER DATSUN DEALERSHIP)

Mr. T. Heinonen appeared and expressed his desire for CS-2 zoning. He indicated the eastern building, the subject of his concern, was of minimal height, which reduced its capability for service commercial use. Fifty per cent of the main floor of one building is proposed for office space.

The Committee recommends:

"That staff review the permitted uses in the CS-1 zone and determine which uses appear feasible in the east building, and advise Mr. Heinonen in this regard."

Mr. Heinonen advised Buffer King was a potential client and thereupon Ald. Parks withdrew from the discussion at that point.

ITEM #501-4

Z-36-78 - EXTENSION TO REZONING APPLICATION FOR PROPOSED 53-UNIT STRATA
TITLE APARTMENT DEVELOPMENT AT 635-637 NORTH ROAD AND 508-510 FOSTER AVENUE

The Committee tabled this item for a further report on the by-law problems referred to by the Planning Department.

ITEM #501-5

Z-23-79 - PARKING AT DOUGLAS COLLEGE

The Committee recommends:

"That Council reconsider, finally pass and adopt By-law No. 958."

Ald. Sekora recorded his opposition since he felt the standard set was too low.

ITEM #501-6

BY-LAW NO. 990 TO AMEND SIGN CONTROL BY-LAW REGULATIONS FOR COMPREHENSIVE
SIGN PLANS AND THIRD PARTY SIGNS

The Committee tabled this item for Dominion Neon to present a plan in colour of the proposed sign and more information from the Planning Department on the size of the proposed sign in relation to the maximum size of freestanding signs normally permitted in the C-2 zone.

ITEM #501-7

Z-13-79 - PARKING REQUIREMENTS FOR CABARETS AND NEIGHBOURHOOD PUBS

The Committee recommends:

"That the Planning Department be authorized by Council to draft a by-law based on the standards recommended in the Planning Director's report of 1979 09 07, and such by-law then be placed on the agenda of a Public Hearing."

App'd
Co. Res.
1105

✓

App'd
Co. Res.
1106

PLANNING & DEVELOPMENT COMMITTEE
MINUTES OF 1979 09 17

ITEM #501-8

APPROVAL OF ISSUANCE OF A DEVELOPMENT PERMIT TO ALLOW CARPORTS TO BE ADDED TO A PROJECT UNDER CONSTRUCTION AT 1180 LANSDOWNE STREET

The Committee recommends:

*App'd
Co.
Res.
1107*
"That Council approve signing and sealing of the development permit by the Mayor and Clerk, and such permit shall become binding upon the District when duly executed and delivered for and on behalf of the Corporation by the Mayor and Clerk, who are specifically authorized to sign the same and to affix the Corporate Seal thereto, and to deliver the same and that all as the Act and Deed of the District of Coquitlam."

ITEM #501-9

APPROVAL OF ISSUANCE OF A DEVELOPMENT PERMIT TO THE COLUMBIAN - 329 NORTH ROAD

The Committee recommends:

*App'd
Co.
Res.
1108*
"That Council approve signing and sealing of the development permit by the Mayor and Clerk, and such permit shall become binding upon the District when duly executed and delivered for and on behalf of the Corporation by the Mayor and Clerk, who are specifically authorized to sign the same and to affix the Corporate Seal thereto, and to deliver the same and that all as the Act and Deed of the District of Coquitlam."

ITEM #501-10

Z-33-79 - FINAL APPROVAL OF BY-LAW NO. 979, 1979

The Committee recommends:

*App'd
Co.
Res.
1109*
"That Council finally adopt By-law No. 979, 1979, given three readings on 1979 08 27."

ITEM #501-11

DEVELOPMENT AT 773-779 CLARKE ROAD

Mr. C. Filiatrault appeared before the Committee. He advised that his firm, Creative Management Systems Ltd., was taking over Alley Estates Ltd., and was looking at an eventual Town Centre office location. The firm has taken over the subject property legally described on material tabled with the Committee. He initially requested consideration of RM-3 high-rise zoning for the 2.1 acres, featuring approximately 114 units. Ald. Parks suggested three-storey apartments would likely be the maximum to be considered. The Planning Director advised as to the present policy of Council of two-family and one-family housing in the area. General discussion then took place on consideration of multiple-family housing.

The Planning Director recommended that a report on implications of medium-density apartment designation on the Community Plan Map be authorized.

The Committee recommends:

"That the Planning Department report on the implications of medium-density apartment designation on the Community Plan Map for properties at 773-779 Clarke Road, the report to be submitted for the meeting on 1979 10 01."

PLANNING & DEVELOPMENT COMMITTEE
MINUTES OF 1979 09 17

TABLED ITEMS

1. Subdivision Committee Minutes of 1979 08 28
2. Design Committee Minutes of 1979 09 05
3. Subdivision Committee Minutes of 1979 09 11

Ald. J.M. Parks, Chairman

D.M. Buchanan
Executive Secretary

1979 10 01

PLANNING AND DEVELOPMENT COMMITTEE MEETING

A meeting of the Planning and Development Committee was held in the Council Chambers on Monday, 1979 10 01, at 7:30 p.m., with the following persons present:

COMMITTEE:

- Ald. J.M. Parks, Chairman
- Ald. L. Sekora
- Ald. W. Campbell

STAFF:

- R.A. LeClair, Municipal Manager
- D.M. Buchanan, Planning Director
- R. Fitzpatrick, Long Range Planner



ITEM #501-1

PROPOSED SIGN AT AUSTIN ENTRANCE TO CARIBOO SHOPPING CENTRE - DRAFT BY-LAW NO. 990

A Mr. Lemand appeared in place of Mr. Scroggs of Diamond Neon. Ald. Sekora indicated a concern with visual obstruction. Ald. Parks raised concern with accentuating the access on Austin to the Shopping Centre. Mr. Lemand noted that the flashing lights indicated on the sign are to be removed and the sign reduced in height from the existing sign.

The Committee recommends:

"That Council give three readings to By-law No. 990."

*3 READINGS
RES 1161
1162/1163
1979*

ITEM #501-2

EXTENSION TO REZONING APPLICATION Z-36-78 FOR PROPOSED 53-UNIT STRATA TITLE APARTMENT DEVELOPMENT AT 635-637 NORTH ROAD AND 508-510 FOSTER AVENUE

Mr. Gould appeared and answered the Committee's questions regarding the "by-law problems" with the development and the difficulties of the owners in proceeding with development.

The Committee recommends:

"That Council grant a six month extension to rezoning application Z-36-78."

*APPR'D
CO. RES
1164/79*

ITEM #501-3

NEW USES FOR BUILDING AT 2786 BARNET HIGHWAY - T. HEINONEN

A Mr. Hays appeared with Mr. Heinonen before the Committee. The Committee then discussed the Planning Department report.

The Committee recommends:

"That the Planning Department be authorized to prepare a draft by-law to extend the range of commercial uses allowed in the CS-1 zone, incorporating a limited number of uses currently allowed in the CS-2 zone, and table said draft by-law with the Planning and Development Committee, noting that the study should be made on a general basis rather than specifically oriented to Mr. Heinonen's particular situation."

*APPR'D
CO. RES
1165/79*

PLANNING & DEVELOPMENT COMMITTEE
MINUTES OF 1979 10 01

ITEM #501-4

PROPOSED APARTMENT DESIGNATION - COMMUNITY PLAN MAP - 773-770 CLARKE ROAD
(FILE 8-3472)

Mr. Rod Fitzpatrick presented the Planning Department report and answered questions thereon. Ald. Parks questioned the "conservative" forecasting of apartment demand and Mr. Fitzpatrick reviewed the studies for the Ministry of Housing. As to alternative sites available in West Coquitlam, the Planning Director advised that sites along North Road and in the Cariboo and Maillardville areas were available. Members of the Committee, however, felt that one and two-family housing was not feasible.

Mr. Filiatrault then appeared indicating he had been in discussion with a potential developer who proposed two separate buildings, one accessing to Glenayre and one to Chapman. He also advised that there was a market for rental to University students.

The Committee recommends:

" That Council redesignate the four properties south of Glenayre to Chapman on the west side of Clarke Road to Medium-Density Apartment (equivalent to RM-2 zoning) on the Community Plan Map."

*APP'D B.
Co. Res
1166/79*

ITEM #501-5

Z-45-78 - COTTMAN TRANSMISSION AT 2724 BARNET HIGHWAY

Mr. Ian McIntosh appeared before the Committee regarding the portion of his building at 2724B Barnet Highway, Site 14, in the attached Highways letter of 1979 09 27.

The Committee recommends:

"That the M-6 By-law be implemented on Lot 51, District Lot 383, Plan 54857, subject to the Municipal Solicitor reviewing the letter of 1979 09 27 and advising the Planning Department on legal implications."

ITEM #501-6

Z-14-79 - DEVELOPMENT OF PROPERTY AT THE SOUTHEAST CORNER OF UNITED BOULEVARD
AND SHUSWAP AVENUE (BY-LAW NO. 953)

The Committee recommends:

1. That Council rescind third reading given to By-law No. 953, read three times on 1979 06 04.
2. That By-law No. 953 be amended in order that only the portion proposed for the truck service station be zoned M-2.
3. That Council give third reading to By-law No. 953, as amended."

*APP'D B.
Co. Res
1167,
1168,
1169/79*

ITEM #501-7

APPROVAL OF ISSUANCE OF DEVELOPMENT PERMIT & FINAL ADOPTION OF BY-LAW NO. 906 -
COMMERCIAL BUILDING ON WEST SIDE OF CLARKE ROAD AT 545 CLARKE ROAD

This item was withdrawn from the agenda since the signed and sealed development permit was not received from the applicants and the security therefore.

PLANNING & DEVELOPMENT COMMITTEE
MINUTES OF 1979 10 01

ITEM #501-8

Z-40-79 - GENSTAR DEVELOPMENT COMPANY - EAGLE RIDGE DEVELOPMENT - STAGE III

The Committee recommends:

"That this application be tabled for the reasons outlined by the Subdivision Committee at their meeting of 1979 09 11.

ITEM #501-9

Z-41-79 - B.C. CONFERENCE OF MENNONITE BROTHERS CHURCH - LANSLOWNE STREET

The Committee recommends:

"That Council refer application Z-41-79 for the rezoning of Lot 58, District Lot 383, Plan 56824 to Public Hearing for consideration of rezoning to P-2."

*APPR'D BY
CO. RES
#1170/79*

ITEM #501-10

8-3587 - PROPOSED STRATA TITLE CONVERSION OF EXISTING 38-UNIT APARTMENT BUILDING AT 1045 HOWIE AVENUE

The Committee recommends:

"That Council, as Approving Authority under the Strata Titles Act, not approve the proposed conversion of Lot E, Blocks 24 & 25, District Lot 356, Plan 1714, as the existing vacancy rate is approximately 1.9%, and therefore this proposal would not comply with Council's guideline regarding consideration being given to conversion applications if the vacancy rate is less than 3.5%."

*APPR'D BY
CO. RES
#1171/79*

ITEM #501-11

Z-44-78 - EXTENSION TO REZONING APPLICATION FOR A PROPOSED 76-BED INTERMEDIATE CARE FACILITY AT 560 AUSTIN AVENUE

Ald. Parks declared a conflict of interest and withdrew from the discussion.

The Committee recommends:

"That an extension of six months be granted for application Z-44-78."

*APPR'D BY
CO. RES
#1172/79*

ITEM #501-12

Z-23-79 - DOUGLAS COLLEGE CAMPUS - ON-STREET PARKING

The Committee received the report from the Engineering Department dated 1979 09 27 for information.

ITEM #501-13

INFILL COMPACT HOUSING

The Committee reviewed how to proceed with Council Resolution No. 1123 and the 1976 Policy Report on this subject.

PLANNING & DEVELOPMENT COMMITTEE
MINUTES OF 1979 10 01

ITEM #501-13 con't

The Committee recommends:

"That staff report on removing of the designation of the infill sites identified on page 7 of the June 1976 report and reflected on the Community Plan Map."

ITEM #501-14

SCHOOL DISTRICT NO. 43 FACILITIES STUDY

The Committee received the Planning Director's report dated 1979 09 26 for information.

ITEM #501-15

STADIUM - SOUTH FRASER MILLS AREA

The members noted that they had attended a short meeting with the Parks and Recreation Committee at 7:30 p.m. on this item. It was noted that Ald. Parks and Ald. Sekora are to be on a Stadium Committee, with Ald. Garrison representing the Parks and Recreation Committee along with Mayor Tonn.

ITEM #501-16

PROPOSED COMMERCIAL BUILDING ON NORTH SIDE OF RIDGEWAY AVENUE EAST OF NELSON STREET AT 1041 RIDGEWAY AVENUE

Mr. Yzerman appeared before the Committee and he indicated he was proposing a two-storey building at 1041 Ridgeway Avenue. The problem is inadequate parking and he wants leniency in this regard.

The Committee recommends:

"That staff report on this matter and provide background on this site in relation to the Zoning By-law and Ridgeway Parking Mall."

TABLED ITEM:

Design Committee Minutes of 1979 09 19

Ald. J. Parks
Chairman

D.M. Buchanan
Executive Secretary

1979 10 15

PLANNING AND DEVELOPMENT COMMITTEE MINUTES

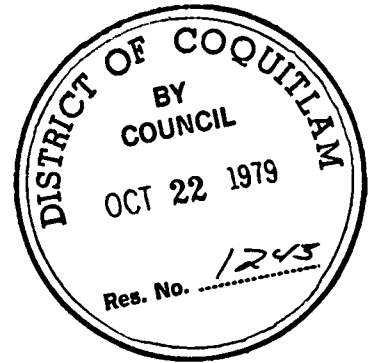
A regular meeting of the Planning and Development Committee was held on Monday, 1979 10 15 at 7:30 p.m. in the Council Chambers, with the following persons present:

COMMITTEE:

Ald. J.M. Parks, Chairman
Ald. L. Sekora

STAFF:

Mr. D.M. Buchanan, Planning Director
Mr. R. Fitzpatrick, Long Range Planner
Mr. H. Castillou, Municipal Solicitor



ITEM #501-1

LETTER FROM HAYES & ASSOCIATES REALTY LTD. DATED 1979 10 10 RE 2786 BARNET HIGHWAY REAL ESTATE OFFICES IN SERVICE COMMERCIAL AREAS

Mr. Walter Hayes presented material to the Committee on the marketing approach employed by the Realty World franchise chain, suggesting that their concept is more consistent with CS-1 zoning than with C-2. He noted that similar approaches have been applied in London, Ontario and Chicago. The Maple Ridge office of Hayes and Associates employs 16 sales people and requires 30 parking spaces.

The Planning Director advised that the Planning Department recommended against such offices in the CS-1 zones, it being felt that office uses should be located in neighbourhood centres.

The Committee suggested that this proposal be considered during the Planning Department's review of uses in the CS-1 zone. The Planning Director was directed to advise Mr. Hayes before the matter is again considered by the Committee.

ITEM #501-2

PROPOSED C-2 DEVELOPMENT ON SOUTH SIDE OF LOUGHEED WEST OF DUNLOP STREET AT 566 LOUGHEED HIGHWAY - HERON DEVELOPMENT LTD.

Mr. R.E. Little of Heron Development Ltd. presented his proposal for a C-2 development with a single storey restaurant and a three-storey retail/office building on this site. He noted that prospective tenants including the restaurant, a life insurance company, and a financial institution, were prepared to commit themselves if the development can be expected to proceed before the end of the year.

Ald. Parks inquired into the feasibility of developing a motel should Coquitlam's stadium proposal be accepted. Mr. Little advised that he could not consider such a prospect since most of the space in the C-2 development was essentially occupied and, in any case, the stadium proposal could not be expected to generate a demand for tourist accommodation for approximately three years.

The Committee recommends:

"That Council not object to the proposal by Heron Development Ltd. for a C-2 development at 566 Lougheed Highway, such proposal being consistent with existing zoning."

APP'D RES
BU CO.
1244/79

PLANNING AND DEVELOPMENT
COMMITTEE MINUTES OF 1979 10 15

ITEM #501-3

PROPOSED COMMERCIAL DEVELOPMENT ON THE SOUTHEAST CORNER OF CLARKE AND ROBINSON -
SUBURBAN ESTATES LTD.

Mr. M. Baldigara of Suburban Estates presented a proposal for a small scale commercial development on this site. The Committee expressed concern that a commercial project at this location would result in further commercial proposals, both for the site of the old motel to the south and also for sites on the other side of the Slumber Lodge.

The Committee recommends:

"That the proposal by Suburban Estates Ltd. for a C-2 development on the southeast corner of Clarke and Robinson be declined as being not consistent with Council's established land use policies for this area."

*NOT APPLICABLE
SEE CO. RES
#1245/79*

ITEM #501-4

APPROVAL OF DEVELOPMENT PERMIT AND ADOPTION OF BY-LAW NO. 862 - MOLIN ESTATES LTD.
COMMERCIAL BUILDING AT 1126 AUSTIN AVENUE

Ald. Parks withdrew from the discussion.

The Committee recommends:

1. That Council approve signing and sealing of the restrictive covenant by the Mayor and Clerk, and such restrictive covenant shall become binding upon the District when duly executed and delivered for and on behalf of the Corporation by the Mayor and Municipal Clerk, who are specifically authorized to sign the same and to affix the Corporate Seal thereto, and to deliver the same and that all as the Act and Deed of the District of Coquitlam.
2. That Council table final adoption of By-law No. 862², 1978, given three readings on 1979 03 19 and issuance of Development Permit DP-19-79 until such time as the outstanding landscaping requirements for 1112, 1116-1120 and 1130-1132 Austin Avenue have been rectified in keeping with the Development Permit plans or any approved revisions, to the satisfaction of the Planning Director."

*APPLICABLE
CO. RES
#1246/79*

*NO ACTION
ON PART
2*

ITEM #501-5

PROPOSED COMMERCIAL BUILDING ON THE NORTH SIDE OF RIDGEWAY AVENUE EAST OF
NELSON STREET AT 1041 RIDGEWAY AVENUE

Mr. Yzerman appeared before the Committee requesting that the Zoning By-law parking requirements, as they apply to his proposed development, be relaxed to permit the construction of his building. He noted that a substantial number of parking spaces in the Ridgeway Mall concept are to be located along the back wall of the Safeway store and that these spaces relate more to his properties and the post office than to the Safeway store. He felt therefore that the more intense development of his site would not result in a shortage of parking.

The Committee recommends:

"That Mr. Yzerman's application for a commercial building requiring 19 parking spaces under the provisions of the Zoning By-law be approved, notwithstanding that only 14 spaces can be accommodated on the site, such approval assuming that all by-law requirements with respect to the size of parking spaces and allowable lot coverage on both the first and second storeys are met."

*NOT APPLICABLE
SEE CO. RES
#1247/79*

PLANNING AND DEVELOPMENT
COMMITTEE MINUTES OF 1979 10 15

ITEM #501-6 - AMENDED BY CO. RES # 1243
"AND PARKS EXCUSED HIMSELF FROM DISCUSSION ON THIS ITEM"
Z-42-79 - BURQUITLAM SENIOR HOUSING SOCIETY - 560 AUSTIN AVENUE

The Committee recommends:

"That the Planning Department be authorized to:

- a. prepare a zoning by-law amendment which would permit the crediting of accessory off-street parking spaces for this use from the southerly lot to the northerly lot by way of restrictive covenant;
- b. place this zoning by-law amendment before a Public Hearing."

APP'D B:
CO. RES
1248/79

ITEM #501-7

Z-38-79 - EVALUATION OF MIXED USE PROPOSAL FOR 1101-1111 RIDGEWAY AVENUE

The Long Range Planner reviewed the proposal for a mixed use development providing 7,700 square feet of commercial space and ten apartment suites on each of the second and third floors. He noted the Planning Department's concern regarding the amount of commercial land in the Austin area and the rising vacancies in the centre. He also suggested that a mixed use approach adjacent to an apartment development warrants more design sensitivity and innovation than is demonstrated in the conceptual plans submitted to the Planning Department.

Mr. J. Sheppard of Eagle Management Services advised that the Library Board had expressed interest in occupying the entire ground floor since the present proposal provides more suitable accommodation in terms of floor space and ceiling height than does their present accommodation.

The Committee recommends:

"That this proposal be tabled pending input from the Library Board, with the proposal to be reconsidered at the meeting of 1979 10 29."

TABLED ITEMS:

1. Subdivision Committee Minutes of 1979 09 25.
2. Design Committee Minutes of 1979 10 03.

Ald. J.M. Parks, Chairman

D.M. Buchanan
Executive Secretary

1979 10 29

PLANNING AND DEVELOPMENT COMMITTEE MINUTES

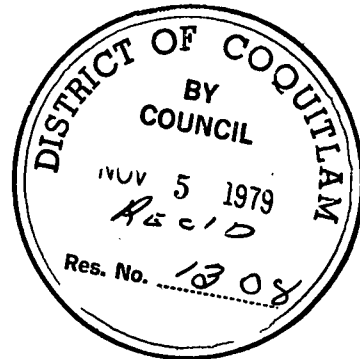
A meeting of the Planning and Development Committee was held in the Council Chambers on Monday, 1979 10 29 at 7:30 p.m., with the following persons present:

COMMITTEE:

- Ald. J.M. Parks, Chairman
- Ald. L. Sekora
- Ald. W. Campbell

STAFF:

- R.A. LeClair, Municipal Manager
- D.M. Buchanan, Planning Director
- S. Jackson, Community Planner



ITEM #501-1

Z-38-79 - EVALUATION OF MIXED USE PROPOSAL FOR 1101-1111 RIDGEWAY AVENUE

On 1979 10 15, the Committee recommended:

"That this proposal be tabled pending input from the Library Board, with the proposal to be reconsidered at the meeting of 1979 10 29."

Mr. Jim Sheppard of Eagle Management Services appeared before the Committee, noting that he proposed to offer the Library Board the first right of refusal.

The Planning Director stated that he received a message from Heather Harbord, Chief Librarian, that this site was only one of the sites being considered.

The Chairman advised Mr. Sheppard that the Committee would consider this matter again if a formal joint proposal was made by Eagle Management Services and the Library Board, or alternatively if a signed agreement between Eagle Management Services and the Library Board was presented to the Committee. In the meantime, no change in the Medium-Density Community Plan designation would be considered.

ITEM #501-2

Z-27-78 - EXTENSION TO REZONING APPLICATION FOR PROPOSED GROUP DAY CARE AND AFTER SCHOOL DAY CARE AT 2222 KUGLER AVENUE

The Planning Director and Community Planner discussed with the Committee some of the details about the application.

The Chairman noted that the Committee would like to discuss the matter with the applicant.

The Committee recommends:

"That this item be tabled to give Mrs. Eckstein an opportunity to appear before the Committee."

ITEM #501-3

Z-43-79 - SOLAR ENTERPRISES - 1124 WESTWOOD STREET - RS-2 TO C-2

Firstly, it was noted by the Planning Director that a traffic report on the area to the west has now been received.

The Planning Director noted that the Committee may wish to direct the Planning Department to prepare a report on the approval process for developments in the Town Centre area.

PLANNING AND DEVELOPMENT COMMITTEE
MINUTES OF 1979 10 29

ITEM #501-3 - Z-43-79 con't

The Chairman stated that the Committee should consider, during its term of office, recommendations to Council on how to proceed with Town Centre development.

The Committee recommends:

- "1) That this item be tabled till the next meeting of the Committee; and
- 2) That the Planning Department report on development procedures for the Town Centre area."

ITEM #501-4

PROPOSED AMENDMENT TO THE ZONING BY-LAW TO PERMIT COMMUNITY CARE USES IN RESIDENTIAL ZONES

The Planning Director distributed to members of the Committee a revised draft of Amendment By-law No. 1015, 1979.

Mrs. Mary Brown, Community Care Co-ordinator, Simon Fraser Health Unit, was present. Mrs. Mildred DeHaam spoke on behalf of the New Westminster and Coquitlam District Society for the Retarded. She noted that research was done in North Vancouver which showed that property values were not adversely affected by the establishment of small group homes in an area. Mrs. DeHaam further noted that the children living in the home would be attending Sunny Cedars School regularly, that the grounds and the home would be maintained at a high standard, and that if the Association sells the home, it would be specifically for a single-family dwelling unit.

The Chairman took note of the Association's concern about the timing involved in getting the amendment approved and indicated that the application can be sent to the Ministry of Highways immediately to expedite the process.

The Committee recommends:

- "1) That Council place By-law No. 1015, 1979 before an early Public Hearing.
- 2) That Council not waive the requirements of Zoning By-law No. 1928 to permit the establishment of a Specialized Residential Care Facility at 705 Gauthier Avenue."

*APP'D B.Y.
R:3*

ITEM #501-5

Z-26-79 - APPROVAL OF ISSUANCE OF A DEVELOPMENT PERMIT AND FINAL ADOPTION OF BY-LAW NO. 966, 1979 - 35-UNIT APARTMENT PROJECT AT THE SOUTHEAST CORNER OF BLUE MOUNTAIN STREET AND HOWIE AVENUE

The Committee recommends:

- "1) That Council approve signing and sealing of the development permit by the Mayor and Clerk, and such permit shall become binding upon the District when duly executed and delivered for and on behalf of the Corporation by the Mayor and Municipal Clerk, who are specifically authorized to sign the same and that all as the Act and Deed of the District of Coquitlam.
- 2) That Council finally adopt By-law No. 966, 1979, given three readings on 1979 06 18, subject to the technical problems with the securities being solved prior to 1979 11 05."

*APP'D
Res # 1310/79*

*APP'D
Res No. 1311/79*

PLANNING AND DEVELOPMENT COMMITTEE
MINUTES OF 1979 10 29

ITEM #501-6

PROPOSAL TO AMEND THE ACCESSORY HOME OCCUPATION REGULATIONS IN ZONING BY-LAW 1928

The Committee discussed the proposal to amend the Zoning By-law to permit dance schools for children in small group classes in residential zones. The Chairman observed that more school space is becoming available for public use.

The Planning Director noted that rooms in Burquitlam and Millside Schools have recently been approved for nursery and day care groups and that neither use is sponsored by the School Board.

The Committee recommends:

"That this item be tabled for the applicants, Mr. and Mrs. Gracie, to attend the next meeting of the Committee, and that the Planning Department endeavour to have at that meeting a viewpoint of School District No. 43 officials on the question of schoolroom use by private dance instructors."

ITEM #501-7

Z-17-79 - REVIEW OF RS-1 AND RS-3 SUBDIVISION ALTERNATIVES FOR SITE ON NORTH SIDE OF SPURAWAY DRIVE AND SOUTH SIDE OF MARINER WAY

The Committee recommends:

"That this report be received for information."

ITEM #501-8

Z-35-79 - FINAL APPROVAL OF BY-LAW NO. 981, 1979 - 1167 LANSLOWNE STREET

The Committee recommends:

"That Council give final approval to By-law No. 981, 1979, given three readings on 1979 08 27."

ITEM #501-9

EXISTING NON-CONFORMING SIGN AT SOUTHWEST CORNER OF LOUGHEED HIGHWAY AND BARNET HIGHWAY

The Community Planner read a letter from Mr. R.E. Little of P.C.S. Industries Ltd. to the Mayor and Council, requesting consideration be given to leave the third party sign in place contrary to the Sign Control By-law. He reported further that the Building Inspector recommends that the provisions of the Sign Control By-law be enforced, and that P.C.S. Industries Ltd. be instructed to remove the non-conforming sign which advertises a motel use in Port Coquitlam.

The letter was submitted following a request by the By-law Enforcement Officer to have the sign removed.

The Committee recommends:

"That Council refuse to waive the requirements of the Sign Control By-law and that P.C.S. Industries Ltd. be instructed to remove the non-conforming sign forthwith."

✓
APP'D
RES # 1312

✓
APP'D
CO. RES # 1312

PLANNING AND DEVELOPMENT COMMITTEE
MINUTES OF 1979 10 29
con't

TABLED ITEMS:

1. Subdivision Committee Minutes of 1979 10 09
2. Design Committee Minutes of 1979 10 17

Ald. J.M. Parks
Chairman

S. Jackson
Acting Secretary

1979 11 13

PLANNING & DEVELOPMENT COMMITTEE MINUTES

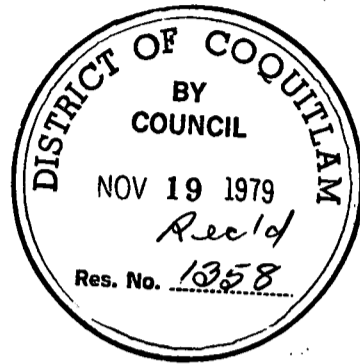
A meeting of the Planning & Development Committee was held in the Council Chambers on Tuesday, 1979 11 13 at 7:30 p.m., with the following persons present:

COMMITTEE:

- Ald. J.M. Parks, Chairman
- Ald. L. Sekora (from 8:30 p.m. on)
- Ald. W. Campbell

STAFF:

- R.A. LeClair, Municipal Manager
- D.M. Buchanan, Planning Director
- S. Jackson, Community Planner



ITEM #501-1

Z-27-78 - EXTENSION TO REZONING APPLICATION FOR PROPOSED GROUP DAY CARE AND AFTER SCHOOL DAY CARE AT 2222 KUGLER AVENUE

This item was lifted from the table. Mrs. Eckstein appeared before the Committee to discuss the status of the application, with particular emphasis on the National Building Code requirement for a three-quarter hour fire separation.

The Committee recommends:

- 1) That Council grant a six month extension to 1980 06 18 for application Z-27-78.
- 2) That Building Department staff give specific examples to Mrs. Eckstein on how to install a three-quarter hour fire separation in her home which complies with the requirements of the National Building Code, noting that other methods may be utilized to achieve acceptable results.
- 3) That the three outstanding changes undertaken by Mrs. Eckstein on 1979 01 09 be completed before the six month extension on the rezoning application lapses."

*APP'D
By Co. Res
1258-9/79*

ITEM #501-2

ACCESSORY HOME OCCUPATIONS - ZONING BY-LAW NO. 1928 AMENDING BY-LAW NO. 1013

This item was lifted from the table and Mr. and Mrs. Gracie appeared before the Committee to discuss the possibility of using vacant public school space for private dance lessons. The Community Planner distributed to Committee members a copy of a memorandum, "School District #43 Policy and Rates for the Rental of School Facilities".

Mrs. Gracie detailed a number of reasons why public school facilities would not be suitable for their purposes.

The Committee recommends:

- "That By-law No. 1013, 1979 be placed before the next scheduled Public Hearing."

*APP'D
By Co. Res
1260/79*

PLANNING & DEVELOPMENT COMMITTEE
MINUTES OF 1979 11 13 con't

ITEM #501-3

LETTER FROM THE ROBERTS GROUP RE PROPERTY ON THE EAST SIDE OF WESTWOOD STREET
ALONG THE COQUITLAM RIVER

Mr. C. Vanee introduced Mr. LaRonge of The Roberts Group who discussed the potential for industrial development of a 15.8 acre site east of Westwood Street. He noted that his client has owned the property since 1972 and would like to proceed as quickly as possible to develop the site for M-2 Service Industrial.

Ald. Sekora arrived at the meeting.

The Planning Director noted that Council may require a security to cover servicing of the site, similar to that for Mayfair Industrial Park.

The Committee discussed the possibility of a Public Hearing being held in December.

The Committee recommends:

"That The Roberts Group pursue its intent to apply to have the property rezoned to M-2 Service Industrial."

ITEM #501-4

THIRD PARTY SIGNS AT CORNERS OF LOUGHEED AND PINETREE, AND LANSDOWNE AND GLEN -
R.H. NIETSCHMANN DEVELOPMENT CORP. SIGNS

The Committee reviewed a letter from Mr. S. Macnab, Project Manager, Nietschmann Development Corp., dated 1979 10 30, requesting Council to grant permission to Nietschmann to retain its third party signs.

The Committee recommends:

"That this item be tabled to request Mr. Macnab to appear at the next meeting of the Committee."

ITEM #501-5

Z-47-79 - A.H. BHARWANI - AMENDMENT TO CS-1 ZONE TO ALLOW CONVENIENCE STORE IN
CONJUNCTION WITH FULL SERVICE GASOLINE DISPENSING

Mr. A.H. Bharwani discussed with the Committee his proposal to construct a \$100,000 renovation to the Husky Service Station at Austin Avenue and North Road. He noted that the service bays would be closed to accommodate the proposed grocery store.

The Committee recommends:

"That this item be tabled for:

- 1) staff to report on technical concerns; and
- 2) Committee members to discuss the concept with business operators who may be interested parties to the proposal."

PLANNING & DEVELOPMENT COMMITTEE
MINUTES OF 1979 11 13 con't

ITEM #501-6

Z-30-79, Z-32-79 - FINAL ADOPTION OF BY-LAWS NO. 985 & NO. 978, 1979

The Committee recommends:

"That Council finally adopt By-laws No. 978 and No. 985, 1979, given three readings by Council on 1979 08 27."

*APP'D B.
Co. Res.
1201/79
* 1202/79*

ITEM #501-7

8-3543 - EXTENSION OF ASHURST AVENUE

The Committee received the Planning Director's report dated 1979 10 26 for information.

ITEM #501-8

SIGNS FOR THE SALE OF LOTS AT MAYFAIR INDUSTRIAL PARK

Mr. John Morrison and Mr. Dale Williams of Marathon Realty Company Limited appeared before the Committee to discuss the proposed temporary signage for the sale of lots in Mayfair Industrial Park.

The Committee also reviewed the Planning Director's report dated 1979 11 09 and the letter to the District of Coquitlam from Mr. W.D. Thorneloe of Marathon, dated 1979 10 31, on the subject matter.

The Committee recommends:

"That Marathon be advised to consider both permanent and temporary signs for the industrial park, noting that they can obtain the desired results within the provisions and intent of the Sign Control By-law."

ITEM #501-9

Z-48-79 - DISTRICT OF COQUITLAM - GALE AVENUE WEST OFF HICKEY STREET - RS-1 TO RS-3

The Committee recommends:

1. that application Z-48-79 be referred to Public Hearing;
2. that the Committee recommend that Council:
 - a) approve the cancellation of the portion of Gale Avenue, as shown on sketch 8-3035C, and that this cancellation proceed by way of road exchange by-law;
 - b) authorize the Legal Department to prepare the documentation required to effect the road exchange;
 - c) authorize the Mayor and Clerk to affix the Corporate Seal of the District to the documentation required to transfer title to the lands to the District of Coquitlam."

*APP'D B.
Co. Res.
1202/79*

ITEM #501-10

LARGE SCALE PROPERTY ACQUISITION - HICKEY STREET AREA

The Committee recommends:

"That Mr. Thompson be informed that his proposals are not accepted."

*APP'D B.
Co. Res.
1204/79*

PLANNING & DEVELOPMENT COMMITTEE
MINUTES OF 1979 11 13 con't

ITEM #501-11

COMMUNITY PLAN MAP - 1979

The Committee received for information the Planning Director's report dated 1979 11 07 with a copy of the Community Plan Map dated 1979 09 attached, and noted that the map reflects Council policy at 1979 09.

ITEM #501-12

REQUIREMENT FOR ACCEPTABLE PRELIMINARY PLANS PRIOR TO PUBLIC HEARING ETC. IN TOWN CENTRE DEVELOPMENT PERMIT AREA

The Committee received a report on the approval process from the Planning Director dated 1979 11 08 and discussed it in some detail.

The Committee recommends:

"That the Planning Director's conclusions for the approval process for development in the Town Centre Development Permit Area be the basis for processing applications and that the report be brought forward to the incoming Committee of Council for review."

ITEM #501-13

Z-44-79 - IRA YOUNG & ASSOCIATES LTD. - NE CORNER LOUGHEED AND PINETREE - RS-2 TO C-2

The Committee recommends:

"That this application be referred to Public Hearing subject to:

- 1) the Subdivision Committee approving a layout which is technically feasible;
- 2) a preliminary indication from the Ministry of Transportation, Communications and Highways that access and rezoning arrangements are feasible;
- 3) review of preliminary plans by the Design Committee."

*APP'D B
R33
1262/79*

ITEM #501-14

Z-45-79 - CUMBERLAND REALTY GROUP LIMITED - 3000 LOUGHEED HIGHWAY - CS-1 TO C-2

The Committee recommends:

"That Council refer application Z-45-79 to Public Hearing."

*APP'D B
Co. R33
1264/79*

ITEM #501-15

Z-43-79 - SOLAR ENTERPRISES - 1124 WESTWOOD STREET - RS-2 TO C-2

The Committee recommends:

"That this application continue to be tabled."

PLANNING & DEVELOPMENT COMMITTEE
MINUTES OF 1979 11 13 con't

ITEM #501-16

Z-46-79 - GENSTAR DEVELOPMENT COMPANY - LANSLOWNE STREET AND GUILDFORD WAY -
CS-1 TO C-2

The Committee recommends:

- APP'D B
Co. Res
1247/79*
- "1. That Council amend the service commercial designation at the southwest corner of Guildford Way and Lansdowne Street to extensive commercial, in keeping with the rest of the lot.
 2. That Council refer to Public Hearing application Z-46-79 for the rezoning of the subject portion of Lot 154 from CS-1 Service Commercial to C-2 Neighbourhood Commercial."

ITEM #501-17

Z-40-79 - GENSTAR DEVELOPMENT COMPANY - EAGLE RIDGE DEVELOPMENT STAGE III

The Committee recommends:

"That Council refer application Z-40-79 to Public Hearing."

TABLED ITEMS:

1. Subdivision Committee Minutes of 1979 10 23
2. Design Committee Minutes of 1979 10 30

Ald. J.M. Parks,
Chairman

S. Jackson,
Acting Secretary

1979 11 26

PLANNING AND DEVELOPMENT COMMITTEE MINUTES

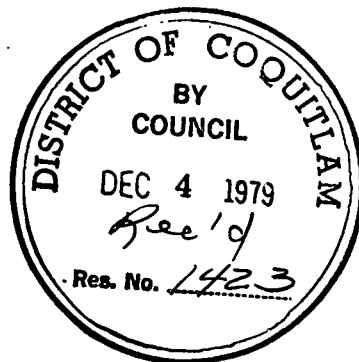
A meeting of the Planning and Development Committee was held on Monday, 1979 11 26 at 7:30 p.m. in the Council Chambers, with the following persons present:

COMMITTEE:

- Ald. J.M. Parks, Chairman
- Ald. L. Sekora
- Ald. W. Campbell

STAFF:

- D.M. Buchanan, Planning Director
- R. Fitzpatrick, Long Range Planner
- R.A. LeClair, Municipal Manager



ITEM #501-1

Z-47-79 - PROPOSED AMENDMENT TO CS-1 ZONE TO ALLOW GROCERY STORES IN CONJUNCTION WITH SERVICE STATIONS

The Chairman expressed concern that changing the by-law to permit grocery stores in conjunction with service stations may be expected to affect adversely both the viability of corner stores and the extent of service at service stations, his concern being that such an amendment may lead eventually to renewed pressure to allow self-serve gas stations in the District.

Mr. A.H. Bharwani, representing the owners, Husky Oil Marketing Ltd., informed the Committee that the business at the Austin and North Road station had been declining over the past several years in part because of the self-serve station across the street on the Burnaby side of North Road. He indicated that, unless some form of diversification were permitted to stimulate sales, they would be forced to close the station.

Representing operators of corner grocery stores, Mr. John Kim suggested that the proposed amendment would eventually result in corner stores being forced to close. He felt that the oil companies have sufficient alternatives to choose from without destroying corner stores.

The Committee recommends:

"That Z-47-79, an application by Husky Oil Marketing Ltd. to permit grocery stores in conjunction with service stations, be declined as not being in the interests of the community."

*APP'D B.
CO. RES
1424/79*

Ald. Campbell wished it to be noted in the minutes that, inasmuch as he would not be sitting as a Council member hereafter, he would prefer that his comments be accepted as suggestions rather than recommendations.

ITEM #501-2

R.H. NIETSMANN DEVELOPMENT CORP. SIGNS

Mr. Scott Macnab, project manager for R.H. Nietschmann Development Corp., drew to the Committee's attention that the area they are developing in the Town Centre area is hard to find, and that other forms of advertising such as newspapers, radio and television cannot adequately deal with this situation.

Chairman Parks admitted that these new subdivisions were indeed difficult to locate, and he noted that since the Committee was actively encouraging development in the Town Centre area, it would be appropriate to permit temporary directional signs under some circumstances. Consequently, the Committee recommends:

PLANNING & DEVELOPMENT COMMITTEE
MINUTES OF 1979 11 26

ITEM #501-2 con't

APP'D BY
Co. Res
#1425/79

"That Council instruct that an amendment to the Sign Control By-law be drafted to allow temporary directional signs in situations deemed by Council to be appropriate."

✓ ITEM #501-3

MOTHER'S PIZZA - 2575 BARNET HIGHWAY

Mr. Ed Dodson appeared before the Committee requesting that the building permit for this project be issued without the changes to the roof suggested by the Design Committee, it being a national design accepted by other municipalities in the lower mainland and elsewhere across the country.

Mr. Dave Nichols and Mr. Walter Roper, representing the Design Committee, were also in attendance, and Mr. Nichols expressed the unanimous concern of the Design Committee that the roof is too dominant a feature of the building and that because the roof and the exterior of the vertical elements of the building are of similar colours, the overall effect is too monochromatic.

Mr. Dodson expressed the concern of the developers for the maintenance implications of cedar shakes or shingles, noting also that these are not consistent with the impression they wish to achieve. Mr. Nichols indicated that a more textured material than that proposed would also serve to soften the impact of the roof. Mr. Dodson indicated he would be prepared to discuss this matter further with staff and consequently the Committee recommends:

APP'D BY
Co. Res.
#1426/79

"That the building permit be issued, subject to determination of an appropriate roof treatment for the building by the Design Committee in further consultation with Mr. E. Dodson, the project architect."

ITEM #501-4

PROPOSED RACQUET CLUB AT 2326 CAPE HORN AVENUE

The Planning Director briefly reviewed the locational concerns and access problems implied by this proposal. Chairman Parks expressed concern with respect to encroachment on industrial lands, noting that, should Coquitlam's stadium proposal be accepted, a substantial amount of land presently designated for industrial use would be lost. The difficulties with access were also discussed, in particular the questionable soil conditions between the subject site and Cape Horn Avenue east of Mathewson, and the anticipated difficulty in obtaining agreement from one or more of the owners through whose property the road would pass. The Committee suggested that since this is considered an appropriate facility for this location, and since access could, with appropriate traffic controls, be provided directly to Cape Horn Avenue, it would be in order for Mr. J. Volkommer to make formal application for this facility.

ITEM #501-5

BRIEF FROM PLANNING INSTITUTE OF BRITISH COLUMBIA

The Committee received the Planning Director's report dated 1979 11 14 for information.

ITEM #501-6

✓ Z-40-78 - EXTENSION OF TIME FOR REZONING APPLICATION - AUSTIN AND RIDGEWAY

The Committee recommends:

APP'D BY
Co. Res
#1427/79

"That application Z-40-78 be granted a six month extension to 1980 05 14."

PLANNING & DEVELOPMENT COMMITTEE
MINUTES OF 1979 11 26

ITEM #501-7

APPROVAL OF ISSUANCE OF A DEVELOPMENT PERMIT FOR THE CONSTRUCTION OF A
COMMERCIAL BUILDING AT 504 CLARKE ROAD

The Committee recommends:

APP'D BY
Co. RES
1428/79

"That Council approve signing and sealing of the Development Permit by the Mayor and Clerk, and such Permit shall become binding upon the District when duly executed and delivered for and on behalf of the Corporation by the Mayor and Municipal Clerk, who are specifically authorized to sign the same and to affix the Corporate Seal thereto, and to deliver the same and that all as the Act and Deed of the District of Coquitlam."

ITEM #501-8

REQUIREMENT FOR ACCEPTABLE PRELIMINARY PLANS PRIOR TO PUBLIC HEARING ETC.
IN TOWN CENTRE DEVELOPMENT PERMIT AREA

The Planning Director noted that this item was intended to be discussed by the new Committee, and it was therefore tabled for discussion at the next meeting of the Planning and Development Committee.

ITEM #501-9

Z-50-79 - THE H.A. ROBERTS GROUP LTD. - WESTWOOD STREET - RS-1 to M-2

The Committee recommends:

"That rezoning and Development Permit Area designation of the site under application Z-50-79 be referred to Public Hearing, subject to:

- a) the Subdivision Committee finding a subdivision sketch depicting dedications, park leave strips, and consolidation of the site technically feasible.
- b) the Subdivision Committee and/or the Planning Department working out acceptable access proposals to the site with the applicants, and securing preliminary comments from the Ministry of Environment, Ministry of Transportation, Communications and Highways, and B.C. Hydro and Power Authority."

APP'D BY
Co. RES
1429/79

ITEM #501-10

APPLICATION FOR EXTENSION TO REZONING APPLICATION Z-58-76 FOR RS-3 ZONING
AT 100 WARRICK STREET

The Committee recommends:

"That this application be granted a six month extension to 1980 05 16."

APP'D BY
Co. RES
1430/79

ITEM #501-11

SERVICE COMMERCIAL DESIGNATIONS IN BURQUITLAM - CLARKE ROAD AREA

The Long Range Planner summarized the report, noting that consideration of such factors as topography, effects on the existing commercial area, impact on adjacent uses and traffic circulation, led to the conclusions that service commercial designations are appropriately located on the south side of Como Lake Avenue west of Clarke Road rather than the site at Clarke and Robinson, and that the Clarke/Robinson site should not be considered for neighbourhood commercial use.

PLANNING & DEVELOPMENT COMMITTEE
MINUTES OF 1979 11 26

ITEM #501-11 con't

The Committee recommends:

"That Council confirm the service commercial designation for the south side of Como Lake Avenue west of Clarke Road."

Ald. Sekora wished the minutes to record his dissenting vote.

REFERRED
SEE RES #
1430 A.

ITEM #501-12

Z-42-75 - 648 LOUGHEED HIGHWAY AND 291 GUILBY STREET TO RS-3

The Committee recommends:

"That Council refer application Z-42-75 to Public Hearing."

APP'D BY
CO. RES
1421/79

ITEM #501-13

REZONING APPLICATION Z-39-79 - 449 WALKER STREET TO RS-3

The Committee recommends:

"That Council refer application Z-39-79 to Public Hearing."

APP'D BY
CO. RES
1422/79

ITEM #501-14

Z-29-79 - FINAL APPROVAL OF BY-LAW NO. 992 - 1018 QUADLING AVENUE

The Committee recommends:

"That Council finally adopt By-law No. 992."

APP'D BY
CO. RES
1423/79

ITEM #501-15

APPROVAL OF ISSUANCE OF A DEVELOPMENT PERMIT COVERING A PROPOSED COMMERCIAL BUILDING ON THE SOUTH SIDE OF LOUGHEED HIGHWAY AT 566 LOUGHEED HIGHWAY

The Committee recommends:

"That Council approve signing and sealing of the development permit by the Mayor and Clerk, and such permit shall become binding upon the District when duly executed and delivered for and on behalf of the Corporation by the Mayor and Municipal Clerk, who are specifically authorized to sign the same, and to affix the Corporate Seal thereto, and to deliver the same and that all as the Act and Deed of the District of Coquitlam."

APP'D BY
CO. RES
1424/79

ITEM #501-16

8-2925 - PROPOSED SUBDIVISION AND CONSTRUCTION OF INDUSTRIAL BUILDINGS ON THE SOUTH SIDE OF UNITED BOULEVARD WEST OF BURBIDGE STREET

The Committee recommends:

"That Council authorize approval of this subdivision by the Municipal Approving Officer and authorize issuance of building permits and licences for the three proposed new lots in accordance with uses or plans acceptable to the Design Committee or municipal staff."

APP'D BY
CO. RES
1425/79

PLANNING & DEVELOPMENT COMMITTEE
MINUTES OF 1979 11 26

TABLED ITEMS:

1. Subdivision Committee Minutes of 1979 11 06.
2. Design Committee Minutes of 1979 11 14.

Ald. J.M. Parks, Chairman

R. Fitzpatrick,
Acting Secretary

1979 12 10

PLANNING AND DEVELOPMENT COMMITTEE MINUTES

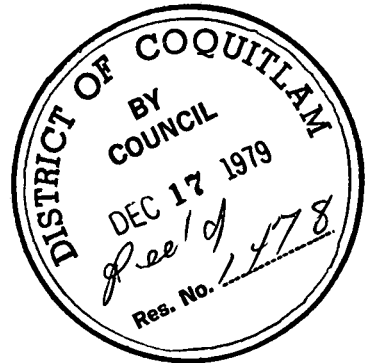
A meeting of the Planning and Development Committee was held on Monday, 1979 12 10 at 7:30 p.m. in the Council Chambers, with the following persons present:

COMMITTEE:

- Ald. L. Garrison, Chairman
- Ald. B.T.H. Robinson
- Ald. J.M. Parks

STAFF:

- Mr. D.M. Buchanan, Planning Director
- Mr. R. Fitzpatrick, Long Range Planner
- Mr. R.W. Rush, Chief Building Inspector



ITEM #501-1

PROPOSAL FOR REZONING AT 1530 PIPELINE ROAD

Ald. L. Bewley spoke on behalf of Mr. O.L.L. Ralston and this application, noting that Mr. Ralston had purchased the property in 1973 for the purpose of storing and servicing heavy equipment. A subsequent zoning by-law amendment precluded construction of a building for servicing vehicles and, since the intended use cannot be pursued, he seeks some indication from the Committee of uses which would be considered for this area.

The Planning Director noted that the area had not been studied in sufficient detail to identify the best long term use, but preliminary indications would suggest that park use may be appropriate. The timing, however, is unknown since it is not clear how long the gravel operations will remain economically viable. The Committee therefore recommends:

"That the proposal for rezoning at 1530 Pipeline Road be tabled pending a report from staff on the life expectancy of gravel operations in the area."

ITEM #501-2

TEMPORARY BUILDING AT 2796 BARNET HIGHWAY

Mr. J.B. Nordstrand appeared before the Committee requesting that the temporary building permit for this site be renewed for a further twelve months. He noted that approximately six months remains on a three-year lease, and that he holds an option to renew the lease for a further three years. He indicated that he could afford neither to purchase the land nor to improve it. The Committee recommends:

"That a twelve-month extension be granted for the temporary building permit at 2796 Barnet Highway."

*App'd
By RES
#1479/79*

ITEM #501-3

Z-53-79 - REVIEW OF PERMITTED USES IN CS-1 ZONES

The Long Range Planner reviewed the Planning Department report, noting that the major objective in drafting the by-law amendment was to increase the range of permitted uses in the CS-1 zone without adversely affecting other commercial zones in the District. Consequently, uses such as warehouse scale furniture sales and rentals, certain entertainment and recreation uses, non-medical health service centres, and radio, recording and television studios are added to the

ITEM #501-3 Z-53-79 con't

CS-1 zone while businesses which either contribute to or rely on neighbourhood commercial traffic remain limited to other commercial zones. These uses include the sale and rental of sporting and camping goods, studios for artists, photography and display, retail general grocery sales, commercial schools and offices.

Mr. Walter Hayes suggested that the marketing approach employed by Hayes and Associates Realty compared more with an automobile dealership than with a typical office function. The Committee indicated a reluctance to permit office uses in the CS-1 zone, but agreed that there might be some justification for permitting a "showroom" type of real estate operation such as the one proposed by Mr. Hayes. Some concerns were expressed with respect to enforcing by-law requirements such as those required to regulate this kind of use. In light of these concerns, the Committee recommends:

"That Zoning By-law No. 1022 be tabled pending a report from staff, such study to evaluate further the proposal to permit a real estate 'showroom' in the CS-1 zone, to determine the market relationship between such a use and other commercial uses in the area; and to draft regulations to control such 'showroom' uses if it is found to be appropriate to allow them in the CS-1 zone."

ITEM #501-4

SIGNS - LOUGHEED HIGHWAY AND DEWDNEY TRUNK ROAD

The Planning Director noted that Council, at its meeting of 1979 12 04, had authorized staff to prepare an amendment to the Sign Control By-law to permit third party directional signs where deemed by Council to be appropriate. The Committee therefore recommends:

"That the matter of Nu Land Realty directional signs at Lougheed Highway and Dewdney Trunk Road be tabled pending preparation of an amendment to the Sign Control By-law to permit third party directional signs where deemed by Council to be appropriate."

ITEM #501-5

RIVER SPRINGS - OFF-SITE SERVICES - SHAUGHNESSY STREET

The Committee recommends:

"That staff be directed to draft appropriate addenda to the Development Agreement for River Springs (formerly Oxbow Lake Estates) to incorporate the changes requested in the letter dated 1979 11 30 from Career Holdings Ltd."

*APP'D B
Co. RES
1481/79*

ITEM #501-6

Z-43-79 - REZONING TO C-2 - WESTWOOD AND LINCOLN (224 WESTWOOD STREET)

The Committee recommends:

"That the rezoning of the four parcels west of the north-south lane be referred to Public Hearing subject to:

- 1) favourable consideration of preliminary plans on one of the proposed parcels by the Design Committee;
- 2) the applicant agreeing in writing to servicing of the whole subdivision or bond therefore prior to consideration of the development permit for the initial development."

*APP'D B
Co. RES
1482/79*

ITEM #501-7

BONDING TO GUARANTEE PERFORMANCE OF DEVELOPMENT

The Committee expressed concern that the bonding requirements, as outlined in the Municipal Manager's report of 1971 08 10, may not reflect the very different conditions in the current financial market. The Committee therefore requests that the Manager undertake a comprehensive review of the bonding requirements and report to the Committee at its first meeting in February 1980.

ITEM #501-8

REQUIREMENT FOR ACCEPTABLE PRELIMINARY PLANS PRIOR TO PUBLIC HEARING ETC. IN TOWN CENTRE DEVELOPMENT PERMIT AREA

The Planning Director reviewed the report, indicating that, in most cases, preliminary plans should be required prior to Public Hearings, but in the case of staged developments, this may constitute a substantial expense for the developer. The Committee noted that the procedure works effectively as it is now followed, but recognized that in some cases some variation in the requirements, as noted in the Planning Director's report, may be justified.

TABLED ITEMS:

1. Subdivision Committee Minutes of 1979 11 20
2. Design Committee Minutes of 1979 11 28

Ald. L. Garrison,
Chairman

R. Fitzpatrick,
Acting Secretary