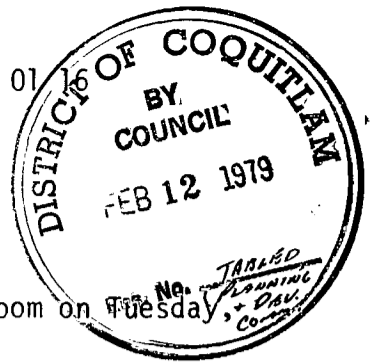


SUBDIVISION COMMITTEE

1979 01 16



SUBDIVISION COMMITTEE MINUTES

A meeting of the Subdivision Committee was held in the Committee Room on Tuesday 1979 01 16 at 9:30 a.m. with the following persons present:

A. Phillips, Municipal Engineer
D. M. Buchanan, Planning Director
L. T. Scott, Subdivision Co-ordinator
K. D. McLaren, Development Control Technician
N. Maxwell, Planning Assistant

8-3149

VENDEV ENTERPRISES LTD.

Property bounded by Lougheed Highway on the North, Casey Street on the East, 401 Highway on the South & Nelson Street on the West

Tabled for the Planning Department to redesign the proposed subdivision in relation to the comments in a letter dated 1978 12 08 from the Ministry of Highways and Public Works.

In the meantime the Committee would suggest that the applicants review the proposed subdivision in relation to the following:

1. The possible drainage problems outlined in Item 5 of the Ministry of Highways and Public Works letter.
2. The established design for the intersection of King Edward Street and the Lougheed Highway with the Ministry of Highways and Public Works as to its implications for design of King Edward Street.

The Committee also notes that if and when a preliminary approval for subdivision is granted one of the requirements would be compliance with the requirements in the letter from the Ministry of the Environment dated 1978 12 22.

In addition to the above the Committee would draw to the applicant's attention By-Law No. 886 which is a By-Law to regulate buildings in areas subject to flooding.

8-3552

B.C. BUILDING CORPORATION

Foot of Brubridge Street

Ref. Plan of S. Ptn. of D.L. 22 Pl. 56090

Approved subject to submission of the necessary survey plans to the District of Coquitlam Approving Officer for final approval. The Committee notes that Marathon Realty Co. Ltd. in a letter dated 1978 03 23 undertook to consolidate the subject lands.

8-3553

CALVERT ROY PETER

1181 & 1183 Creekside Drive

Lot 104, D.L. 383, Grp. 1, Plan 53820

The Committee recommends that the Strata Title Approving Officer approve this application after being satisfied by the Chief Building Inspector that the party wall and attic access have been constructed to National Building Code standards.

8-3549A

MARATHON REALTY COMPANY LIMITED

Leeder Avenue

Lot 24, D.L. 21 & 22, Pl. 53660

The Committee acknowledges receipt of a letter dated 1979 01 04 from the applicant withdrawing the proposed subdivision.

SUBDIVISION COMMITTEE MINUTES
1979 01 16

8-3551 MARATHON REALTY COMPANY LIMITED
Braid Street
Ptn. of Lot 22, D.L.'s 21 & 22, Grp. 1, Pl. 53660, N.W.D.

Approved subject to Council agreeing to modify the development agreement as it relates to this proposed subdivision and the building configuration contained in the development agreement.

8-3525 DR. MIKKELSEN / DR. MCKENZIE
PROFESSIONAL MANAGEMENT SERVICES LTD.
1108 Austin Avenue
Lot 3 of Lot 1, D.L. 109, Plan 7872

The Committee recommends that Council approve the proposed Strata Title conversion subject to the applicant first submitting to the Planning Director evidence that the present tenants have no objection to the proposed conversion.

8-3550 MARATHON REALTY COMPANY LIMITED
Braid Street
Ptn. of Lot 41, D.L.'s 22 & 67, Group 1

Tabled for clarification from the applicant in relation to the conversion of 1979 01 15 between the Planning Director and Mr. Birkett regarding the intended use of this site. The Committee understands that S.L. Paving is no longer the intended purchaser.

The Committee also requests assurance by the applicant that the proposed subdivision is acceptable to the Land Registry Office in the form indicated on the survey plans submitted.

8-704 REMPEL BROS. CONCRETE LTD.
1700 Blk. Pipeline Road
Pcl. A of LS 13, Sect. 24, Twp. 39, Pl. 12986

The Committee recommends that the District of Coquitlam Approving Officer sign the reference plan which defines the 3.436 acre leasehold portion of Pcl. A of LS 13, Sect. 24, Twp. 39, Pl. 12986 subject to the term of the leasehold being a maximum of 20 years.

8-1785G MARY BETH AND JOHN T. BOSSHARD
2318 - 2320 Haversley Avenue
Lot 119, D.L. #359, Pl. 45650

Tabled for submission of the following information:

1. a list of all present tenants, and the names of all tenants whose tenancies terminated during the six months preceding the application.
2. a written statement of the provisions established, if any, for existing tenants to purchase to relocate or to extend their tenancies.

If this application is recommended for approval of Council by the Committee one of the conditions of approval would be the installation of two additional parking spaces adjacent to the lane to comply with the Zoning By-Law minimum requirements for parking.

SUBDIVISION COMMITTEE MINUTES

A meeting of the Subdivision Committee was held in the Committee Room on Tuesday, 1979 01 30 at 10:00 a.m. with the following persons present:

A. Phillips, Municipal Engineer
 E. Tiessen, Deputy Planning Director
 L. T. Scott, Subdivision Co-ordinator
 K. D. McLaren, Development Control Technician
 N. Maxwell, Planning Assistant

8-3524 TECHRAM SECURITIES LTD.
BARNET HIGHWAY
Lot 160 of District Lot 238 and 383, Group 1,
Plan 53820 N.W.D.

Tabled for comments on the proposed subdivision from the Ministry of Highways and Public Works as the proposed subdivision abuts a controlled access highway. The Committee understands that the applicant has applied to the Ministry of Highways for an access from Barnet Highway to a private frontage road and the Ministry's comments on this are also requested.

8-3149 VENDEV ENTERPRISES LTD.
I & J PROPERTY BOUNDED BY LOUGHEED HIGHWAY ON THE NORTH, CASEY STREET
ON THE EAST, 401 HIGHWAY ON THE SOUTH & NELSON STREET ON THE WEST.

The Planning Department presented several sketch alternatives of possible road configurations for discussion by the Committee. The Committee then tabled sketches 8-3149 I & J for review and comments from the Ministry of Highways and Public Works.

8-3554 GENSTAR DEVELOPMENT COMPANY
WEST SIDE OF LANSLOWNE STREET, SOUTH OF GLEN DRIVE
Lot 151 of District Lot 383, Grp. 1, Pl. 53820 N.W.D.

Tabled for clarification in writing from the applicant on the intended use of the proposed two new lots.

8-2651B CORONATION MANAGEMENT SERVICES LTD.
630 CLARKE ROAD
Lot 5, Blk. 25, D.L. 9, GP. 1, Pl. 12204 N.W.D. and Pcl. "A"
(Ex. Pl. 12087) of Lot 25, D.L. 9, GP. 1k, Pl. 4485 N.W.D.

The Committee acknowledges receipt of the information requested in their letter dated 1977 12 13. The application remains tabled pending reports from the Building, Engineering and Fire Departments.

8-3134B GREEN VALLEY DEVELOPMENTS LTD.
ORANDA AVENUE
Lot 298, Grp. 1, D.L. 112, Pl. 46079

Tabled for the Planning Department to review the location of the proposed cul-de-sac at the eastern end of Shawna Way in relation to the top of the ravine bank.

SUBDIVISION COMMITTEE MINUTES
1979 01 30

8-2687 DAON DEVELOPMENT CORPORATION
OZADA AVENUE AND NESTOR STREET
Lot E, Ex. Pl. 13789 of Lot 1, SE¼ Sec. 11, Twp. 39, Pl. 8385

The Committee reviewed the applicant's request for reconsideration of the earlier requirement of obtaining road dedication at the rear of 1215 Pipeline Road, and the proposed intersection design submitted by the applicant. The Committee feels this design is not adequate and reiterates its earlier requirement of obtaining the necessary dedication from 1215 Pipeline Road in order to affect an acceptable entrance to the proposed subdivision. The Committee further requests that the Planning Department seek comments from the owner of 1215 Pipeline Road in relation to the required road dedication.

8-2333L GENSTAR DEVELOPMENT COMPANY
EAGLE RIDGE PHASE II OF STAGE II

Approved subject to:

1. The requirements of Subdivision Control By-Law No. 1930 including:
 - a. Physical construction of all services required by Subdivision Control By-Law No. 1930 on all roads bounding and within the subdivision, including the road to be dedicated at the most northerly point of this phase.
 - b. Payment of the estimated 1979 municipal taxes before final approval.
 - c. Registration in the Land Registry Office of any necessary easements.
2. Perimeter ruling being granted by the Approving Officer.
3. Approval in writing from B.C. Hydro of the proposed upper crossing of the hydro line.

The Committee reviewed its earlier request that the applicant be in contact with the Ministry of Highways and Public Works to discuss the matter of the David-Pathan connector, which is proposed to infringe on the property along the northern perimeter of the development, and the possibility of a land exchange to rectify this situation. The Committee requests that the results of the discussion with the Ministry of Highways be transmitted to the Committee.

8-3550 MARATHON REALTY COMPANY LIMITED
BRAID STREET
Ptn. of Lot 41, D.L.'s 22 & 67, Group 1

Approved.

SUBDIVISION COMMITTEE MINUTES

A meeting of the Subdivision Committee was held in the Committee Room on Tuesday, 1979 02 13 at 9:30 a.m. with the following persons present:

A. Phillips, Municipal Engineer
 D. M. Buchanan, Planning Director
 L. T. Scott, Subdivision Co-ordinator
 K. D. McLaren, Development Control Technician
 N. Maxwell, Planning Assistant

8-3549B MARATHON REALTY COMPANY LIMITED
 LEEDER AVENUE
Lot 24, D.L. 21 & 22, Plan 53660, Group 1, N.W.D.

Approved subject to:

1. Payment of the estimated 1979 Municipal Taxes before final approval.
 2. Service connections being provided to each new lot.
 3. Chain link fencing being provided along the park access road to the District Lot boundary line to ensure the curtailment of access to the park road.
 4. Construction of additional driveway letdowns as may be required.
- The applicant is reminded of the District's intention to close the park access road at the southern end of the cul-de-sac in order to impose a curfew on the use of the park facilities.

8-3556 DORIS E. HOLMQUIST
 HOCKADAY STREET
N5 Chains of LS 6 Sec. 13 Twp 39

Tabled for the following:

1. The Planning Department to review the proposed subdivision in relation to the future subdivision of the area.
2. The Engineering Department to review the servicing implications of the proposed subdivision.
3. The comments from the Water Investigations Branch of the Ministry of the Environment in relation to the proposed subdivision and for the Water Investigations Branch to determine the precise location of the 200 Year Flood Plain Boundary of Coquitlam River.
4. Comments from the Simon Fraser Health Unit.

8-3396F MRS. C. DUHANE
 941 & 943 PORTER STREET
Rem. Lot 15, Pl. 1265 & Lot Pl. 21520, both D.L. 368

Approved subject to the requirements of Subdivision Control By-Law No. 1930 including:

1. Physical construction of the required services on Merritt Street.
2. Provision of storm sewer connections to all lots.
3. Registration in the Land Registry Office of all necessary easements.
4. Payment of the estimated 1979 Municipal Taxes before final approval.

SUBDIVISION COMMITTEE MINUTES
1979 02 13

8-3554 GENSTAR DEVELOPMENT COMPANY
WEST SIDE OF LANSLOWNE STREET, SOUTH OF GLEN DRIVE
Lot 151 of D.L. 383, Grp. 1, Pl. 53820 N.W.D.

The Committee reviewed the letter received in the Planning Department 1979 02 08 with regard to the proposed use of the land. The application remains tabled pending clarification from the applicant of the intended land use.

8-1785G JOHN T. AND MARY BETH BOSSHARD
2318 - 2320 HAVERSLEY AVENUE
Lot 119, D.L. #359, Pl. 45650

The Committee recommends that Council and the Strata Title Approving Officer approve this application for Strata Title Subdivision 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.

8-2687 DAON DEVELOPMENT CORPORATION
OZADA AVENUE AND NESTOR STREET
Lot E, Ex. Pl. 13789 of Lot 1, SE¼, Sec. 11, Twp. 39, Pl. 8385

The Committee reviewed the access alternative received in the Planning Department 1979 01 25. The Committee does not find the alternative acceptable and requests that the applicant review the access problem and submit further detailed proposals.

8-3555 MAURICE G. GRAVELLE
The South Half of Block "G" of the North East Quarter of
Section 10, Twp. 39, Pl. 2664, N.W.D.

Approved subject to:

1. The requirements of Subdivision By-Law No. 1930 including:
 - a. Physical construction of all services required on Johnson Street to an arterial standard including storm sewers, pavement widening, curb and gutter, sidewalks and streetlighting.
 - b. Provision of one additional water connection to the new lot being created.
2. Payment of the estimated 1979 Municipal Taxes before final approval.
3. Approval of the proposed subdivision by the Simon Fraser Health Unit.
4. Removal of all existing buildings in accordance with the applicants submission.

8-3300A RICHELLE HOMES LTD.
839 GROVER AVENUE
Lot 7, Blk. 5, D.L. 366, Pl. 20732

Approved subject to:

1. The requirements of Subdivision Control By-Law No. 1930 including:
 - a. Physical construction of sidewalks, storm sewers,

SUBDIVISION COMMITTEE MINUTES
1979 02 13

8-3300A Con't.

- streetlighting, pavement and watermains on Grover Avenue.
- b. Paving of the lane north and south of Grover Avenue.
 - c. Payment of the estimated 1979 Municipal Taxes before final approval.
2. Payment of the development cost charge as required under By-Law No. 847 consisting of \$600 for each of the four dwelling units permitted to be constructed.
 3. The approval of B.C. Hydro and Power Authority if required for the removal of the existing easement on Grover Avenue.

8-2651B

CORONATION MANAGEMENT SERVICES LTD.
630 Clarke Road
Lot 5, Blk. 25, D.L. 9, Gp. 1, Pl. 12204 N.W.D. and Pl. "A"
(Ex. Pl. 12087) of Lot 25, D.L. 9, Gp. 1k, Pl. 4485 N.W.D.

The Committee recommends that Council and the Strata Title Approving Officer approve the Strata Plan subject to the terms and conditions listed below being met prior to final approval:

Building Department

1. Lighting in parking garage to be brought up to minimum standard of 5 ft. candles.
2. Ventilation in parking garage to be brought up to standard of providing a continuous supply of fresh air at a rate of at least .75 cu. ft. of air per minute for each square ft. of floor area.
3. Exit lights are required in parking area.
4. Guard rails around stair openings to be minimum 42" high and 36" high on open side of stairs with max. 4" openings non climbable.
5. Chimney to be min. 3'0" above elevator penthouse roof.
6. Max. 1/4" opening under all fire doors and stairway doors.
7. Guards on all interior stairs to be 42" high at landings and 36" high between stairs measured from the nose of the stairs.
8. Handrails are required both sides of stairs 44" and wider.
9. Heat detectors or smoke detectors are required to be installed at the top of all stairwells.
10. Exit sign is required at south east exit between 2nd and 3rd floor.
11. Proper exit light is required in exit corridor to outside next to Suite 217.
12. Proper exit light is required at firewall near Suite 301.
13. Handrail required to both sides of exterior stair from exit stairwell opposite Suite 208.
14. Exit light required over exit door in stairwell at south end of 1st floor corridor near Suite 107.
15. Exit light required at lobby end of 1st floor corridor.
16. Horizontal guard required across windows in lobby area.

SUBDIVISION COMMITTEE MINUTES
1979 02 13

8-2651B Con't.

17. Vestibule required between parking and corridor leading to locker room, boiler room and elevator.
18. Vestibule required between parking and 1st floor corridor at Suite 110.
19. Self closures are required to all suite doors and laundry and service room doors.

Engineering Department

1. Dedication of a 10' strip of property along the Lea Avenue frontage for road purposes.
2. Physical construction of a monolithic curb walk and pavement widening along the Lea Avenue frontage.
3. Physical construction of streetlighting on Lea Avenue.
4. Consolidation of the site.
5. The adjustment of the catch basin location on Lea Avenue if required by the Municipal Engineer.

Planning Department

1. Installation of curb stops on all nonparallel peripheral accessory off-street parking spaces.
2. The painted lines for the parking spaces have faded badly and in a number of instances are nonexistent. The lines for the parking spaces should be repainted wherever necessary.
3. The required loading bay has not been clearly indicated on the site.

8-3134C GREEN VALLEY DEVELOPMENTS LTD.
ORANDA AVENUE
Lot 298, Grp. 1, D.L. 112, Pl. 46079

Approved subject to:

1. The requirements of Subdivision Control By-Law No. 1930 including:
 - a. Physical construction of storm sewers, sanitary sewers, watermains, sidewalks, pavement, underground wiring and streetlighting on Shawna Way and Oranda Avenue.
 - b. Registration in the Land Registry Office of any necessary easements.
 - c. Payment of the estimated 1979 Municipal Taxes before final approval.
2. Payment of the development cost charge as required by By-Law No. 847 consisting of \$600 for each of the four new dwellings which are permitted to be constructed.
3. Confirmation by a B.C. Land Surveyor that the proposed lot on the north side of Shawna Way will be a minimum of 650m² in area.

The Committee notes that the sanitary sewer connection to the most southerly lot will be limited in depth and therefore, it appears unlikely that basement plumbing can be installed in a building on this lot.

SUBDIVISION COMMITTEE MINUTES
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8-1818
C & D

SEMICO ENTERPRISES LTD.
1271 PIPELINE ROAD
Lot 23, Sec. 2, Twp. 39, Plan 3022 N.W.D.

The Committee reviewed subdivision sketches 8-1818C and 8-1818D. The Committee notes that these subdivision proposals are not approvable, as the subject land is not zoned RS-4 as would be required for such subdivision, nor is most of the subject land designated for future RS-4 use. However, in the Committee's opinion, sketches 8-1818C and 8-1818D represent the maximum lot yield that would be approvable in the hypothetical case that the subject land were rezoned to RS-4.

SUBDIVISION COMMITTEE MINUTES

A meeting of the Subdivision Committee was held in the Committee Room on Tuesday, 1979 02 27 at 9:30 a.m. with the following persons present:

A. Phillips, Municipal Engineer
 D. M. Buchanan, Planning Director
 E. Tiessen, Deputy Planning Director
 L. T. Scott, Subdivision Co-ordinator
 N. Maxwell, Planning Assistant

8-3558 CROWN ZELLERBACH CANADA LIMITED
 VENDEV ENTERPRISES LTD.
 DISTRICT OF COQUITLAM
 161, 165, 168 KING EDWARD STREET
 Lot 1, Blk. 1, D.L. 46, Pl. 2624
 Lots 2 & 3, Blk. 1, D.L. 46, Pl. 2624
 Lot 96, D.L. 3, Etc. Pl. 874

Tabled for the Planning Department to review the road and lot configurations in relation to the location of the proposed King Edward Street relocation.

8-3149 VENDEV ENTERPRISES LTD.
 PROPERTY BOUNDED BY LOUGHEED HIGHWAY ON THE NORTH, CASEY STREET ON THE EAST, 401 HIGHWAY ON THE SOUTH & NELSON STREET ON THE WEST

The Committee reviewed a drawing numbered 2279 P/00/02/A prepared by Allan & Ashford Ltd. and tabled their comments for a response from the Ministry of Highways and Public Works in relation to this latest subdivision proposal.

8-3557 JOHN N. BAERG
 914 COTTONWOOD AVENUE
 Rem. Lot 25, Blk. 10 13, D.L. 366, SE W 62.50, Pl. 6908

Approved subject to:

1. The requirements of Subdivision Control By-Law No. 1930 including:
 - a. Physical construction of all services required by Subdivision Control By-Law No. 1930 on Spruce Avenue.
 - b. The existing dwelling being connected to the new storm sewer system on Spruce Avenue.
 - c. Registration in the Land Registry Office of any necessary easements.
2. Payment of the estimated 1979 Municipal taxes before final approval.

8-2119 H.V. & C. DAGG
 905 MACINTOSH STREET
 Lot 54, Bl. 5, D.L. 368, Pl. 1374

Approved subject to:

1. The servicing requirements of Subdivision Control By-Law No. 1930 including:
 - a. Physical construction of the services on Jarvis Street consisting of sidewalk and streetlighting.

SUBDIVISION COMMITTEE MINUTES
1979 02 27

8-2119 Con't.

- b. Cash payment for the future installation of storm sewer, pavement widening, curbwalk and streetlighting on MacIntosh Street and Jarvis Street.
 - c. Provision of adequate drainage facilities being provided for the two new lots on Jarvis Street.
 - d. Registration of an easement in the Land Registry Office for the drainage facilities required in number "c" above.
 - e. Payment of water connection and water mains for the two new lots on Jarvis Street.
2. Payment of the estimated 1979 Municipal taxes before final approval.

8-1058A LOREA SHALEN
655 CHAPMAN AVENUE
Lot 1, D.L. 106, Pl. 21465

Tabled for the Planning Department to write the City of Port Moody requesting approval of an access onto Ailsa for the new lots.

8-3524B MCELHANNEY ASSOCIATES
BARNET HIGHWAY
Lot 160 of D.L. 238 and 383, Grp. 1, Pl. 53820 N.W.D.

The Committee reviewed a letter from the Ministry of Highways and Public Works containing comments on the proposed subdivision. The application remains tabled pending clarification from the applicant as to which of the two alternatives suggested by the Ministry of Highways the applicant wishes to pursue.

8-3554 GENSTAR DEVELOPMENT COMPANY
WEST SIDE OF LANSDOWNE STREET, SOUTH OF GLEN DRIVE
Lot 151 of D.L. 383, Grp. 1, Pl. 53820 N.W.D.

Approved subject to the payment of the estimated 1979 Municipal taxes before final approval.

8-3545C DISTRICT OF COQUITLAM
SOUTHWEST CORNER OF JOHNSON STREET AND GLEN DRIVE
Lots 8 & 9, D.L. 383, Pl. 148

The Committee finds the proposed road and lot layout acceptable.

8-2750E AUSTIN DEVELOPMENTS LTD.
900 BLK. PORTER ST., LILLIAN ST., & MERITT AVENUE
Lot 323, D.L. 368, Pl. 55433

Approved subject to:

1. Approval of the Right-Of-Way agreement to provide access to Meritt Street being granted by Council and registration of that agreement in the Land Registry Office.
2. The requirements of Subdivision Control By-Law No. 1930 including:

SUBDIVISION COMMITTEE MINUTES
1979 02 27

8-2750E Con't.

- a. Physical construction of all services required by Sub-division Control By-Law No. 1930 on Meritt Street.
 - b. Physical construction of the access road including pavement, curb - both sides, sidewalk - one side, and the construction of adequate lighting.
 - c. Payment of the estimated 1979 Municipal taxes before final approval.
 - d. Cash payment for future installation of the services required by Subdivision Control By-Law No. 1930 on Lillian Street.
 - e. Registration in the Land Registry Office of any necessary easement as required.
 - f. Physical construction of storm sewer drains to the lots fronting Porter Street and Lillian Street if found to be required.
3. Payment of the development cost charge as required by By-Law No. 847 consisting of \$600.00 for each of the 17 new dwellings which are to be constructed.

8-2687P

DAON DEVELOPMENT CORPORATION
OZADA AVENUE AND NESTOR STREET
Lot E, Ex. P1. 13789 of Lot 1, SE¼ Sec. 11, Twp. 39, P1. 8385

The Committee reviewed the comments from the owner of 1215 Pipeline Road in relation to the proposed road dedication at the rear of 1215 Pipeline Road and the applicant's request for reconsideration of the requirement of obtaining road dedication at the rear of 1215 Pipeline Road. The drawing prepared by Allan & Ashford Ltd. being drawing no. 2240 S/02/01/B resolves the Committee's concern that a suitable access be provided to the proposed subdivision.

The subdivision is therefore approved subject to the following:

1. Perimeter ruling being granted by the approving officer.
2. Registration in the Land Registry Office of the required road reservation by-laws.
3. The requirements of Subdivision Control By-Law No. 1930 including:
 - a. Physical construction of all roads and services to the standards of Subdivision Control By-Law No. 1930.
 - b. Payment of the estimated 1979 Municipal taxes before final approval.
 - c. Registration in the Land Registry Office of any necessary easement.

The Committee notes that they would have no objections to the subdivision proceeding by way of phases subject to the Municipal Solicitor reviewing the necessary documentation and Council adopting the By-Laws reserving the additional areas noted in number two above.

8-3025
A,B,&C

DISTRICT OF COQUITLAM
PCL. K (SOUTH OF R/W CPR), D.L. 383

Tabled for review of the proposed subdivisions by the Water Investigations

SUBDIVISION COMMITTEE MINUTES
1979 02 27

8-3025 Con't.

Branch of the Ministry of Environment in relation to the proposed subdivisions and the water courses which traverse the subject land.

8-3548 &
8-3548A

DISTRICT OF COQUITLAM
DACRE AVENUE
Pc. P, D.L. 381, S & E Pl. 10394, Ref. Pl. 7816,
Pt. of D.L. 381, Sk. 10394

Tabled for review of the proposed subdivisions by the Water Investigations Branch of the Ministry of Environment in relation to the proposed subdivisions and the water courses which traverse the subject land.

8-3549

MARATHON REALTY COMPANY LIMITED
LEEDER AVENUE
Lot 24, D.L. 21 & 22, Pl. 53660, Grp. 1, N.W.D.

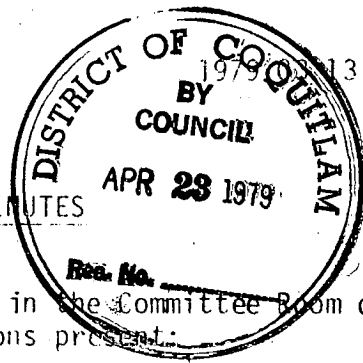
The Committee reviewed a letter from the applicant regarding the approval conditions for the proposed subdivision dated 1979 02 19. The Committee is concerned with the potential use of the park access road recognizing the fact that the road was not constructed to the normal Subdivision Control By-Law standards.

The agreement was executed on the understanding that there was to be no further subdivision of the subject site. It should be noted that had further subdivision of the property been originally contemplated the Committee would have required the extension of Burbidge Street southwards to the waterfront to provide for a more desirable frontage and access arrangement.

If the applicant wishes the Committee to review this matter further, the Committee would request comments from the applicant on how they would curtail the use of the park access road south of the cul-de-sac.

In regards to items 2 and 4 of the preliminary approval letter, it is the subdividers' responsibility to provide the services and access to new lots and not the responsibility of the builders. Therefore, prior to final approval an estimate of these items must be made and the work done or a performance bond deposited with the District.

SUBDIVISION COMMITTEE MINUTES



A meeting of the Subdivision Committee was held in the Committee Room on Tuesday, 1979 03 13 at 9:30 a.m. with the following persons present:

- A. Phillips, Municipal Engineer
- D.M. Buchanan, Planning Director
- L.T. Scott, Supervisor of Subdivision and Development
- K.D. McLaren, Development Control Technician
- N. Maxwell, Planning Assistant
- E. Tiessen, Deputy Planning Director (For items 8-3499 & 8-3391A only)

8-3484A J. J. CARLSON
3043 Spuraway Avenue
Lot 15, Blk. 1, D.L. 374

Approved subject to:

1. The servicing requirements of Subdivision Control By-Law No. 1930 including:
 - a. Physical construction of storm sewer, curb, sidewalk, pavement, streetlighting and underground wiring for the new road being dedicated.
 - b. Registration in the Land Registry Office of any necessary easements.
 - c. Construction of sanitary and storm sewer connections or relocation of same.
2. Payment of the estimated 1979 Municipal Taxes before final approval.

8-3258B J. & L. VANDEVOORD
2340 Dawes Hill Road
Lot 69, D.L. 65, Pl. 46617, Rem. A, D.L. 65, Sk. 931

Approved subject to payment of the estimated 1979 Municipal Taxes before final approval.

8-2757A J. & T. TIRE LTD.
1024 Christmas Way
Lot 54, D.L. 381, Pl. 37169; Lot 48, Blk. 8, D.L. 381, Pl. 28702

Approved subject to payment of the estimated 1979 Municipal Taxes on both properties prior to final approval.

8-3524B MCELHANNEY ASSOCIATES & TECHRAM SECURITIES
Barnet Highway
Lot 160 of D.L. 238 and 383, Grp. 1, Pl. 53820 N.W.D.

Approved subject to:

1. Payment of the estimated 1979 Municipal taxes before final approval.
2. Signing of the survey plans by the Approving Officer of the Ministry of Highways prior to final approval of the Municipal Approving Officer.
3. Payment of lot connections and a new driveway letdown if required by the Municipal Engineer.

SUBDIVISION COMMITTEE MINUTES
1979 03 13

8-3544A HERBERT AND SUZANNE PARKIN
422 Walker Street
Lot 292, D.L. 3, Gp. 1, Pl. 56501 N.W.D.

Tabled for the applicant to obtain from the owner of the property directly to the north or the west a portion of their land as road allowance. The approximate 3.5 metre wide access connection to Dansey Avenue is not of sufficient width to provide a proper connection to a constructed and usable road system. The Committee would suggest that the minimum acceptable width would be 8.53 metres which is the width of the present road allowance in front of the future lot on Selman Street.

The Committee notes that if the subdivision is granted a preliminary approval one of the conditions would be the physical construction of all services required by Subdivision Control By-Law No. 1930 on Selman Street including storm sewers through to an existing drainage system, sanitary sewer, watermain, underground wiring, pavement, sidewalk and streetlighting. If the applicant is not presently residing on the property then the following services would be required on Walker Street: pavement widening, curbwalk and streetlighting.

8-3501A GEORGE GAUDET
2994 Pinnacle Street
Lot 12, Blk. 24, D.L. 361, Pl. 30929

Approved subject to:

1. The requirements of Subdivision Control By-Law No. 1930 including:
 - a. The physical construction of sidewalks, streetlighting and utility connections for Spuraway Avenue and Pinnacle Street.
 - b. Registration in the Land Registry Office of any necessary easements.
2. Payment of the estimated 1979 Municipal Taxes before final approval.

8-1936H DORIS A. LUSSIER
2039 Austin Avenue
W $\frac{1}{2}$ Lot 3, D.L. 358, Pl. 1729

Approved subject to:

1. The requirements of Subdivision Control By-Law No. 1930 including:
 - a. Physical construction of Midvale Street to the standards of Subdivision Control By-Law No. 1930.
 - b. Cash payment for the future installation of services required by Subdivision Control By-Law No. 1930 for the frontage of the property on Austin Avenue including the cost of driveway culvert removal.
 - c. Registration in the Land Registry Office of any necessary easements.
2. Payment of the estimated 1979 Municipal Taxes before final approval.
3. Removal of the garage or alternatively its relocation to comply with the Building and Zoning By-Laws.
4. All accesses to the lots being from Midvale Street.

- 3 -

SUBDIVISION COMMITTEE MINUTES
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8-474E P. B. RICHARDS
1888 Austin Avenue
Rem. N $\frac{1}{2}$ Lot 3, D.L. 111, Pl. 3137

Approved subject to:

1. Council adopting a by-law as required to provide for a right-of-way across municipal property to the proposed land dedication.
2. Registration in the Land Registry Office of the right-of-way across the municipal property to provide access to the lane being dedicated.
3. The requirements of Subdivision Control By-Law No. 1930 including:
 - a. Physical construction of the lane to the standards of Subdivision Control By-Law No. 1930.
 - b. Provision of a storm drainage facility to serve the land and the abutting properties.
 - c. Payment of the estimated 1979 Municipal Taxes before final approval.
4. Provision of an easement for the watercourse pipe enclosure over the proposed easterly lot.
5. Filling of the site to create a building site on the easterly lot and to facilitate the construction of the lane, all filling to be carried out in accordance with an approved plan prepared by the applicant's professional engineer and professional soils consultant.
6. Foundation designs by a professional engineer (soils consultant) will be required prior to building permit issuance.
7. Removal of the existing easterly building on the site and a portion of the carport on the east side of the westerly building to comply with the District's sideyard clearances.
8. Submission of a surveyor's plot plan for the westerly dwelling.
9. Access to all new buildings to be from the proposed lane south of Austin only and removal of all accesses to Austin Avenue other than the existing access to the westerly dwelling.
10. Transfer clear title of the portion of property south of the proposed land dedication to the ownership of the District of Coquitlam without charge in accordance with the applicant's proposal.

8-964 REICH CONSTRUCTION LTD.
1167 Lansdowne
Lot 6, D.L. 383, Gp. 1, Pl. 148, N.W.D.

The Committee reviewed several sketch alternatives for subdivision of the subject property and the neighbouring land. The Committee then tabled this application for the Planning Department to finalize the road and lot layout for the subject property and the neighbouring properties to the east.

8-3391B WARNER HOUSING LTD. & WAYNE HALL
Nestor Street
North 198' of Lot 15, Pl. 3022, Part 15, Pl. 3022 both of Sec. 12, Twp. 39

Approved subject to:

1. Rezoning of the land to RS-4 One-Family Compact Residential.
2. The servicing requirements of Subdivision Control By-Law No. 1930

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8-3391B Con't.

including:

- a. The physical construction of all the services required by Subdivision Control By-Law No. 1930 on all roads bounding and within the subdivision.
 - b. Registration in the Land Registry Office of any necessary easements.
 - e. Payment of watermain charges on Nestor Street.
3. Payment of the estimated 1979 Municipal Taxes before final approval.
 4. Payment of the development cost charge as required by By-Law No. 847 consisting of \$600.00 for each of the 25 dwelling units permitted to be constructed.
 5. Approval of the proposed subdivision by the Ministry of Environment.

8-3558

DISTRICT OF COQUITLAM
 161, 165, 168 King Edward
 Lot 1, Blk. 1, D.L. 46, Pl. 2624
 Lots 2 & 3, Blk. 1, D.L. 46, Pl. 2624
 Lot 96, D.L. 3, etc. Pl. 874

The Committee reviewed a memo dated 1979 03 05 from Mr. D.L. Cunnings, Parks and Recreation Director regarding the future alignment of King Edward Street. The Committee notes, however, that the alignment of King Edward Street can be designed so as to not affect the row of existing trees and this matter will be taken into consideration when the remaining portion of King Edward Street is reconstructed.

The application remains tabled for the Planning Department to finalize proposed road and lot configurations for this area.

8-3549B

MARATHON REALTY COMPANY LIMITED
 Leeder Avenue
 Lot 24, D.L. 21 & 22, Pl. 53660, Grp. 1, N.W.D.

The Committee reviewed a letter dated 1979 03 09 from Mr. W.D. Thorneloe, Operations Manager, Land Subdivision of Marathon Realty regarding the conditions of approval for the proposed subdivision. The subdivision is therefore approved subject to:

1. Payment of the estimated 1979 Municipal Taxes before final approval.
2. Service connections being provided to each new lot.
3. Construction of additional driveway letdowns as may be required.
4. The provision of a chain gate device across the opening in the landscaped berm on the west side of the park access.

MARATHON REALTY COMPANY LIMITED
Mayfair Industrial Park

The Committee reviewed a letter addressed to Mayor Tonn dated 1979 03 09 from Marathon Realty Company Limited regarding subdivisions within

SUBDIVISION COMMITTEE MINUTES
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MARATHON REALTY COMPANY LIMITED
Mayfair Industrial Park Con't.

the Mayfair Industrial Park. The Committee then tabled their comments on the letter pending advice from the Municipal Solicitor on the implications of amending the normal bonding procedure for provision of service connections.

8-1977A GEORGE A. AND CAROL D. MACLEOD
1118 Cottonwood Avenue
Lot 93, D.L. 365, Pl. 31339, Gp. 1, N.W.D.

Approved subject to:

1. Removal of the carport and sundeck.
2. Board of Variance Approval of the approximate 3.95 ft. setback to the proposed new property line from the existing home.
3. Reconstruction of the eastern wall of the existing house to comply with the spacial separation requirements of the National Building Code.
4. The requirements of Subdivision Control By-Law No. 1930 including:
 - a. Cash payment for the future installation of the storm sewers, sidewalk, pavement widening and streetlighting for the frontage of the new lot being created.
 - b. Cash payment for one additional driveway culvert if required.
 - c. Payment for one additional water connection.
 - d. Cash payment for the future installation of the lane paving.
5. Payment of the estimated 1979 Municipal Taxes before final approval.
6. Reconstruction of the perimeter drain tile along the eastern wall of the existing house within the proposed 3.95 ft. side-yard setback.

8-1818 & DISTRICT OF COQUITLAM
8-3499 Nestor Street Replotting Scheme

The Committee reviewed the revised replotting scheme received in the Planning Department 1979 03 08. The scheme as represented on "Plan B" is approved subject to:

1. The existing road pattern of the Pinetree Way, Pathan and Nestor intersection being contained within a road allowance or alternatively protected by easements.
2. Proposed Lot 5 being eliminated.
3. The approximate 24' x 48' most easterly projection of proposed Lot 10 being consolidated with proposed Lot 1 to create more desirable future lotting in this area.

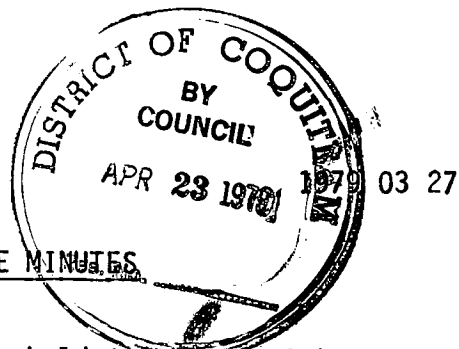
The Committee also reviewed "Plan C" which is the ultimate plan of subdivision upon which "Plan B" was prepared. The Committee found

SUBDIVISION COMMITTEE MINUTES
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8-1818 & 8-3499 Con't.

the overall design of future subdivision acceptable, however, would suggest that the Planning Consultant, Mr. O'Brien, give consideration to the following comments:

1. Turning the corner lots thereby creating more desirable building sites;
2. Dedication of the proposed road on Lot 10 at this time to provide adequate rear access to the school site.



SUBDIVISION COMMITTEE MINUTES

A meeting of the Subdivision Committee was held in the Committee Room on Tuesday, 1979 03 27 at 9:30 a.m., with the following persons present:

- L. Scott, Supervisor-Subdivision & Development
- K. McLaren, Development Control Technician
- N. Maxwell, Planning Assistant

8-964

M. ROESCH
1167 LANSLOWNE STREET
Lot 6, D.L. 383, Pl. 148

Approved subject to:

- 1) The servicing requirements of Subdivision Control By-law No. 1930 including:
 - a) Physical construction of all services required by Subdivision Control By-law No. 1930 on Glen Drive and Lansdowne Street.
 - b) Paving of the lane east off Lansdowne Street.
 - c) Payment for one additional watermain connection.
 - d) Payment for one driveway crossing on Glen Drive if required by the Municipal Engineer.
- 2) Payment of the estimated 1979 municipal taxes before final approval.

8-3563

R. & P. GARDNER & D. & K. SLATTEN
NORMAN AVENUE
Lot 313, D.L. 373, Pl. 46007 and W $\frac{1}{2}$ Lot 7,
Blk. 10, D.L. 373, Pl. 1258

Approved subject to:

- 1) Payment of the estimated 1979 municipal taxes on both properties before final approval.
- 2) Removal of the existing home on the west half of Lot 7 prior to final approval.

8-3158C

W. SOROKA
1455 DAYTON STREET
N. 165' of S $\frac{1}{2}$ of Lot 12, Sec. 18, Twp. 40, Pl. 23487

Declined, as the proposed subdivision does not provide for a continuation of Dayton Street through the subject property to the land immediately to the north.

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8-3158D

W. SOROKA
1455 DAYTON STREET
N. 165' of S $\frac{1}{2}$ of Lot 12, Sec. 18, Twp. 40, P1. 23487

Tabled for a report from the Simon Fraser Health Unit on the suitability of the soil to accept a septic tank disposal system.

8-2364E

E.M. CANNELL
830 IRVINE STREET
Lot 79, D.L. 378 (S & E P1. 46046), P1. 32866

Approved subject to:

- 1) The requirements of Subdivision Control By-law No. 1930 including:
 - a) Physical construction of all services required by Subdivision Control By-law No. 1930 on all roads bounding and within the subdivision.
 - b) Payment of the estimated 1979 municipal taxes before final approval.
 - c) Payment of the development cost charge as required by By-law No. 847, consisting of \$600.00 for each dwelling unit permitted to be constructed.
 - d) Registration in the Land Registry Office of any necessary easements.
- 2) The requirements of the Ministry of Environment, as outlined in the letter received in the Planning Department 1978 01 30.

8-3524D

TRUSCAN REALTY LTD.
BARNET HIGHWAY & CORNWALL STREET
Part of Lot 165, D.L. 238, P1. 53820

Approved subject to:

- 1) Payment of the estimated 1979 municipal taxes before final approval.
- 2) Signing of the survey plans by the Approving Officer of the Ministry of Highways prior to final approval of the Municipal Approving Officer.
- 3) Physical construction of service connections to each new lot.
- 4) Driveway crossings being provided from the service road.

8-3562

M.C. & C.C. YU
SPARROW COURT
Lot 138, D.L. 346, P1. 53820

Tabled for the applicants to advise the Planning Department whether or not they wished to pursue the proposed subdivision in light of the construction problems in relation to the proposed building.

SUBDIVISION COMMITTEE MINUTES

A meeting of the Subdivision Committee was held in the Council Chambers on Tuesday, 1979 04 10, at 2:30 p.m., with the following persons present:

A. Phillips, Municipal Engineer
 D.M. Buchanan, Planning Director
 L.T. Scott, Supervisor - Subdivision & Development
 K. McLaren, Development Control Technician
 N. Maxwell, Planning Assistant

8-3253

J. WYCHERLEY
 1563 MADORE AVENUE
Lot 25, Blks. 18-20, D.L. 110, Pl. 2357

Approved subject to:

- 1) The requirements of Subdivision Control By-law No. 1930 including:
 - a) Physical construction of storm sewer, pavement widening, curb and sidewalk, for the approximate 84-foot frontage of the new lot being created.
 - b) Cash payment for the future installation of streetlighting on Decaire Street.
 - c) Payment of the estimated 1979 municipal taxes before final approval.
 - d) Registration of any necessary easements if required by the Municipal Engineer.
- 2) Physical construction of a water-main on Decaire Street to provide adequate water service to the new lot.

8-3517

B. LAFRANCE
 1260 THOMAS AVENUE
Lot A, Pt. of Lots 7 & 8, Blk. 4, D.L. 46, Pl. 9573

Approved subject to:

- 1) An easement being obtained along the south property line of the neighbouring lot, Rem. 8, in favour of both proposed new lots and across the eastern end of the southerly lot in favour of the proposed new northerly lot.
- 2) Storm drainage pipes being constructed within the easements to drain both new lots through to Laval Street.
- 3) The requirements of Subdivision Control By-law No. 1930 including:
 - a) The physical construction of monolithic curb and sidewalk, pavement widening and road drainage for the full frontage of Tech Street and Thomas Avenue.
 - b) Cash deposit for the future installation of streetlighting.
 - c) Payment of the 1979 municipal taxes.
 - d) Removal of all existing buildings prior to final approval.

The Committee notes that this preliminary subdivision approval in no way indicates approval of the proposed rezoning to RT-1 Two-Family Residential.

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con't

8-3564 F.E. & J.L. SHERMAN
3037 SPURAWAY AVENUE
Lot 16, Blk. 1, D.L. 374, Pl. 15657

Approved subject to:

- 1) Physical construction of all services required by Subdivision Control By-law No. 1930 on Reddington Court.
- 2) Payment of water-main charges on Reddington Court.
- 3) Payment for one new water connection.
- 4) Payment of the estimated 1979 municipal taxes before final approval.
- 5) Registration in the Land Registry Office of any necessary easements.

8-2750H AUSTIN DEVELOPMENTS LTD.
PORTER STREET
W $\frac{1}{2}$ Lot C, Blk. 13, Pl. 8923 & N $\frac{1}{2}$ Lot A,
Blk. 12, Pl. 9945, both in D.L. 368

Approved subject to:

- 1) Rezoning of the proposed two lots at the rear of 841 Porter Street to RS-3 One-Family Residential (555 m²).
- 2) Physical construction of all services required by By-law No. 1930.
- 3) Payment of the estimated 1979 municipal taxes before final approval on both properties.

The Committee notes that they are willing to remove the temporary access requirement from subdivision approval 8-2750E once subdivision 8-3396F and 8-2750H have been registered in the Land Registry Office.

8-1059B VOLKOMMER CONSTRUCTION LTD.
GLENAYRE DRIVE
Lot 62, D.L. 367, Pl. 28285

The Committee reviewed a letter from the applicant, received in the Planning Department 1979 04 10, regarding the possible elimination of the proposed lane allowance within the subdivision.

The Committee tabled their decision and requested the Planning Department to contact the three property owners along Clarke Road for their comments in regard to the proposed lane system.

SUBDIVISION COMMITTEE
MINUTES OF 1979 04 10
con't

8-3562 M.C. & C.C. YU
SPARROW COURT
Lot 138, D.L. 346, 383, Pl. 53820

The Committee received a verbal report from the Planning Department that the applicant has revised his proposed building plans, and that there may still be problems with complying with the National Building Code requirements. The Committee suggests that the applicant pursue this matter with the Building Department in order to resolve any problems in this regard. The Committee also notes that if this proposed subdivision is approved, the applicant will be responsible for, amongst other things, either the physical construction or cash payment for all necessary connections to each new lot being created.

The application therefore remains tabled for the applicant to advise the Planning Department whether or not they intend to pursue the proposed subdivision in light of the above-noted concerns.

8-3549 MARATHON REALTY COMPANY LIMITED
MAYFAIR INDUSTRIAL PARK

The Committee reviewed a legal opinion from the Municipal Solicitor regarding the bonding requirements for subdivisions within Mayfair Industrial Park. The question of establishing a special bond to ensure the provision of service connections appears to be possible, however, a modification to the development agreement between the District of Coquitlam and Marathon Realty Company Limited would be required. If Marathon Realty wish to pursue this matter, the Committee suggests that they have their solicitor propose amendments to the agreement to our Legal Department.

8-3391D WARNER HOUSING LTD., H. TULLIS & ASSOCIATES LTD.
1200 BLOCK NESTOR STREET
Rem. & N. 198' of Lot 15, Lots 13 & 14, Pl. 3022;
Lots 22, 23 & 24, Pl. 41101; all in Sec. 12

Approved subject to:

- 1) Rezoning of the land to RS-4 One-Family Compact Residential.
- 2) The servicing requirements of Subdivision Control By-law No. 1930 including:
 - a) The physical construction of all services required by Subdivision Control By-law No. 1930 on all roads bounding and within the subdivision, the exception being Pathan Avenue as Pathan Avenue is proposed to be developed as parkland.
 - b) Registration in the Land Registry Office of any necessary easements.
 - c) Payment of water-main charges on Nestor Street.
 - d) Construction of the emergency access to a standard acceptable to the Municipal Engineer.
 - e) Perimeter ruling being granted by the Approving Officer where required.

SUBDIVISION COMMITTEE
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con't

8-3391D con't

- 3) Payment of the estimated 1979 municipal taxes on all properties prior to final approval.
- 4) Payment of the development cost charge as required by , By-law No. 847, consisting of \$600 for each of the 210 dwelling units permitted to be constructed.
- 5) Removal of all existing buildings and structures except for the homes at 1299 and 1313 Nestor Street prior to final approval.
- 6) Approval of the proposed subdivision by the Ministry of Environment.

8-1427

D. & R. ERWIN
572 SCHOOLHOUSE STREET
Lot 5, Blk. 17, D.L. 357, Pl. 21582

Approved subject to:

- 1) The requirements of Subdivision Control By-law No. 1930 including:
 - a) Cash payment for the future installation of streetlighting, lot drainage, lane paving and future paving on Schoolhouse Street for the width of the southerly lot.
 - b) Payment of the estimated 1979 municipal taxes before final approval.
- 2) Removal of the existing dwelling, or alternatively its relocation onto the southerly lot in compliance with the requirements of the zoning and building by-laws.

SUBDIVISION COMMITTEE MINUTES

A meeting of the Subdivision Committee was held in the Committee Room on Tuesday, 1979 04 24 at 9:30 a.m., with the following persons present:

- A. Phillips, Municipal Engineer
- L. Scott, Supervisor - Subdivision & Development
- K. McLaren, Development Control Technician

8-3562

M.C. & C.C. YU
SPARROW COURT
Lot 138, D.L. 346 & 383, Pl. 53820

Approved subject to:

- 1) The physical construction of one new driveway letdown if required.
- 2) The physical construction of service connections to both lots, such service connections to include sanitary sewer, storm sewer, water-main, hydro and telephone.
- 3) Payment of the estimated 1979 municipal taxes before final approval.

8-3527

A.W. & D.J. URIDGE
569 COTTONWOOD AVENUE
E $\frac{1}{2}$ of Lot F, D.L. 7, Pl. 5619

Tabled for the Planning Department to seek the comments of the adjacent owner on this proposed subdivision, noting that if this subdivision were approved, it would limit the possible methods of subdivision of the neighbouring property, which is the west half of Lot F.

8-3558

DISTRICT OF COQUITLAM, VENDEV ENTERPRISES, CROWN ZELLERBACH
161-168 KING EDWARD STREET
Lot 1, Blk. 1, D.L. 46, Pl. 2624; Lots 2 & 3, Blk. 1,
D.L. 46, Pl. 2624; Lot 96, D.L. 3 etc., Pl. 874

The Committee recommends as follows on this application:

- 1) That the cancellation of the existing King Edward Street dedication, and the dedication of the new King Edward Street alignment, proceed by way of Road Exchange By-law since the areas involved are very similar.
- 2) That the balance of property in private ownership, lying between the existing Mackin Park and the proposed new King Edward Street alignment, be acquired utilizing accumulated parkland acquisition funds.
- 3) That the remaining portion of dedication required to complete the King Edward Street alignment, and crossing the corner of Mackin Park, be dedicated by way of Road Exchange By-law, in exchange for the unopened portion of road lying to the west of the King Edward Street alignment and being between the two privately owned parcels of land.

The Committee notes that the one-storey annex to the existing dwelling will have to be removed to clear the new King Edward Street right-of-way.

SUBDIVISION COMMITTEE
MINUTES OF 1979 04 24

8-3158D

W.M. SOROKA
1455 DAYTON STREET
N. 165' of S $\frac{1}{2}$ of Lot 12, Sec. 18, Twp. 40, Pl. 23487

The Committee received a letter from the Simon Fraser Health Unit indicating their acceptance of the proposed subdivision.

Approved subject to:

- 1) The servicing requirements of Subdivision Control By-law No. 1930 including:
 - a) Physical construction of all services required by By-law No. 1930 for the full frontage of the property on Coast Meridian Road and Dayton Street.
- 2) Payment of the estimated 1979 municipal taxes before final approval.

8-1669A

I. & E. SPORAR
628 COTTONWOOD AVENUE
W $\frac{1}{2}$ Lot 14, Blk. A, D.L. 7, Pl. 4352

Approved subject to:

- 1) Rezoning of the property by Council to RS-3 One-Family Residential (555 m² lots).
- 2) The servicing requirements of Subdivision Control By-law No. 1930 including:
 - a) Physical construction of all services required by Subdivision Control By-law No. 1930 for the full frontage of the property on Adler Avenue and Cottonwood Avenue.
 - b) Physical construction of the lane to the standards of Subdivision Control By-law No. 1930.
 - c) Registration in the Land Registry Office of any required easements.
- 3) Payment of the estimated 1979 municipal taxes before final approval.
- 4) Payment of the development cost charge as required by By-law No. 847, consisting of \$600 for each of the six dwelling units permitted to be constructed.
- 5) Removal of all existing buildings on the property.

8-3524E

TRUSCAN REALTY LIMITED
BARNET HIGHWAY
Part of Lot 160, D.L. 238 & 383, Pl. 53820

Approved subject to:

- 1) Payment of the estimated 1979 municipal taxes before final approval.
- 2) Signing of the survey plans by the Approving Officer of the Ministry of Highways prior to final approval by the Municipal Approving Officer.

SUBDIVISION COMMITTEE
MINUTES OF 1979 04 24

8-3524E con't

- 3) Physical construction of service connections to the new lot.
- 4) A driveway crossing or crossings being provided from the service road.

8-1059B

VOLKOMMER CONSTRUCTION LTD.
975 GLENAYRE DRIVE
Lot 62, D.L. 367, P1. 28285

The Committee acknowledges receipt of a letter from the owner of this property requesting the Committee to consider a cash deposit in lieu of physical construction of the lane involved in this application.

The Committee also received a letter from the owner of Lots 61 & 63 adjacent to the proposed lane, who advises that he does not wish to see the lane constructed.

The Committee therefore approves this subdivision subject to:

- 1) Cash payment of 50% of the cost of constructing the lane to the standards of the Subdivision Control By-law No. 1930, to be estimated by the Engineering Department.
- 2) Payment of the estimated 1979 municipal taxes before final approval.
- 3) The subdivider undertaking in writing to notify the purchaser of the future lot which will abut the lane dedication of the existence of this lane dedication.
- 4) Payment of the development cost charge, as required by By-law No. 847, consisting of \$600 for each of the six dwelling units permitted to be constructed under the existing zoning.

SUBDIVISION COMMITTEE MINUTES

A meeting of the Subdivision Committee was held in the Committee Room on Tuesday, 1979 05 08 at 9:30 a.m. with the following persons present:

A. Phillips, Municipal Engineer
 D.M. Buchanan, Planning Director
 L.T. Scott, Supervisor - Subdivision & Development
 K. McLaren, Development Control Technician
 N. Maxwell, Planning Assistant

8-3158D W. M. SOROKA
 1455 Dayton Street
N. 165' of S $\frac{1}{2}$ of Lot 12, Sec. 18, Twp. 40, Pl. 23487

The Committee reviewed a letter from the applicant received in the Planning Department 1979 05 03 requesting a relaxation of the service requirements of Subdivision Control By-Law No. 1930. The by-law requires that if a subdivision is approved and the existing parcel has the potential of creating four or more new lots under the current zoning then all roads bounding and within the subdivision must be serviced to the standards of the Subdivision Control By-Law. Therefore in order to proceed with the proposed subdivision the conditions outlined in a letter dated 1979 04 27 are still applicable.

8-2333L GENSTAR DEVELOPMENT COMPANY
Eagle Ridge Phase II of Stage II

Approved subject to:

1. The requirements of Subdivision Control By-Law No. 1930 including:
 - a. Physical construction of all services required by Subdivision Control By-Law No. 1930 on all roads bounding and within the subdivision, including the road to be dedicated at the most northerly point of this phase.
 - b. Payment of the estimated 1979 municipal taxes before final approval.
 - c. Registration in the Land Registry Office of any necessary easements.
2. Perimeter ruling being granted by the Approving Officer.
3. Approval in writing from B.C. Hydro of the proposed upper crossing of the hydro line.

8-1058A LOREA SHALEN
 655 Chapman Avenue
Lot 1, D.L. 106, Pl. 21465

The Committee received a letter from the City of Port Moody wherein a number of potential problems with the proposed subdivision were outlined. In light of the numerous arguments against the subdivision put forward by the City of Port Moody, the Committee suggests that the applicant consider a panhandle lot as an alternative to the present proposal.

The Committee suggests that if the applicant wishes to pursue subdivision of the subject property a formal subdivision application should be submitted to the Planning Department for review in the normal manner.

8-3565 MARIO ZAPPA
617 Chapman Avenue
Lot B, of Lot 14, Blk. 3, D.L. 106, Grp. 1

Approved subject to:

1. Relocation of existing house on the proposed westerly lot in compliance with the requirements of the Zoning and Building By-Laws.
2. The requirements of Subdivision Control By-Law No. 1930 including:
 - a. Cash payment for the future installation of storm sewer, pavement widening, sidewalks and streetlighting for the approximate 14.78 metre frontage of the new lot being created.
 - b. Payment for one additional water connection.
 - c. Payment for one additional driveway crossing.
3. Payment of the estimated 1979 municipal taxes before final approval.

8-3025D DISTRICT OF COQUITLAM
Pcl. K (South of R/W CPR), D.L. 383

The Committee received the Ministry of Environment's letter dated 1979 04 09. It was agreed that sketch 8-3025D was acceptable if it was assumed that the Hydro Transmission lines were not located through the subject land subject to the requirements of the Ministry of Environment and servicing as per the Engineering Department's memo of 1979 01 23.

8-3025B & DISTRICT OF COQUITLAM
8-3025C & Pcl. K (South of R/W CPR), D.L. 383

The Committee received a Ministry of Environment letter dated 1979 04 09. It was agreed that sketches 8-3025B & C while theoretically creating lots with buildable sites north of the hydro line right-of-way they were not acceptable since the lots were not suitable for their intended use being directly adjacent a mainline railway, severed by easements, being of a limited depth and having excessive grades.

8-3548 DISTRICT OF COQUITLAM
Pc. P, D.L. 381, S & E Pl. 10394, Ref. Pl. 7816
Pt. of D.L. 381, Sk. 10394

The Committee received the Ministry of Environment's letter dated 1979 04 09. It was agreed that sketch 8-3548 was not acceptable since it extended lots into the B.C. Hydro Right-of-Way and a leave strip along Scott Creek was inadequate in relation to Fisheries Canada standards (Ref: Fisheries and Marine Service Technical Report No. 807)

8-3548A DISTRICT OF COQUITLAM
Pc. P, D.L. 381, S & E Pl. 10394, Ref. Pl. 7816
Pt. of D.L. 381, Sk. 10394

The Committee received the Ministry of Environment's letter dated 1979 04 09. It was agreed that sketch 8-3548A was probably acceptable since all lots had building sites of adequate elevation and setback in accord with

that letter according to municipal contour mapping, subject to removal of buildings on proposed rights-of-way or too close to or on proposed lot lines and subject to the above Ministry of Environment letter and servicing as per the Engineering Department's memo of 1979 01 23. The Committee noted that a six or seven lot subdivision with all building sites to be west of the Creek was also probably acceptable subject to the same requirements. These statements were made subject to detailed engineering studies being made by a subdivider to prove out the elevations etc. if the theoretical subdivision was applied for in the future.

8-3265B

GENSTAR DEVELOPMENT COMPANY

That portion of Lot 260, D.L. 361, Pl. 40139 lying east of the
B.C. Hydro Right-of-Way, N.W.D.

Tabled for review of the road and lot layout, access, grades and building sites.

8-3566A

RODERICK AND FILOMENA LUSCHNAT

EMIL KRUGEL

3147 Ozada Avenue

3137 Ozada Avenue

Lot 27, L.S. 21, Sec. 11, Twp. 39, Pl. 30779

Lot 26, Blk. 21, Sec. 11, Twp. 39, Pl. 30779

Approved subject to:

1. Rezoning of the property to RS-4 One-Family Compact Residential.
2. The servicing requirements of Subdivision Control By-Law No. 1930 including:
 - a. Physical construction of all services required by Subdivision Control By-Law No. 1930 on all roads bounding and within the subdivision. The Committee notes that it is the municipality's intention to construct the Lafarge Lake Drainage System within Ozada Avenue in late 1979 early 1980 and therefore servicing on Ozada Avenue will be delayed until after that time.
 - b. Registration in the Land Registry Office of any necessary easements.
3. The existing driveway connections to Ozada Avenue being relocated to the rear access road.
4. Payment of the estimated 1979 municipal taxes on both properties prior to final approval.
5. Payment of the Development Cost Charge as required by By-Law No. 847 consisting of \$600 for each of the 25 dwelling units permitted to be constructed.
6. Submission of a plan prepared by a B.C. Land Surveyor which verifies that each of the proposed lots will have the required 375 sq. metres.
7. Removal of the existing garage in the proposed road right-of-way to the rear of 3137 Ozada Avenue.

8-3480A

RUDOLF WOLF

Spuraway Avenue

Lot 18, D.L. 374, Pl. 15657

Approved subject to:

1. The requirements of Subdivision Control By-Law No. 1930 including:
 - a. Physical construction of all services required by Subdivision

Control By-Law No. 1930 on the new road being dedicated.

- b. Cash payment for the future installation of the services required by Subdivision Control By-Law No. 1930 on Spur-away Drive. The Committee notes that this requirement would not be applicable if the owner of the property was to be living in a home constructed on this westerly lot.
 - c. Construction of storm and sanitary sewer connections from Reddington Court to service the proposed westerly lot.
 - d. Registration in the Land Registry Office of easements to accommodate the services required in item "c" above.
 - e. Payment of water main charges on Reddington Court.
2. Payment of the estimated 1979 municipal taxes before final approval.

8-27821

AUSTIN DEVELOPMENTS LTD.
824 Lillian Street and 1103 Como Lake Avenue
Re. Lot 2-8, D.L. 368, Gp. 1, Pl. 47368
S 66' of Lot A, D.L. 368, Pl. 7804

Approved subject to:

1. Registration of the appropriate subdivisions to the north to provide proper access to this development.
2. The requirements of Subdivision Control By-Law No. 1930 including:
 - a. The physical construction of all services required by By-Law No. 1930 on the new road being dedicated, the approximate 33.22 metre frontage on Porter Street and the approximate 16.93 metre frontage on Como Lake Ave.
 - b. Construction of the lane to the standards required by Subdivision Control By-Law No. 1930.
 - c. Registration in the Land Registry Office of any necessary easements.
3. Payment of the estimated 1979 municipal taxes on all properties prior to final approval.
4. Payment of the Development Cost Charge as required by By-Law No. 847 consisting of \$600 for each of the 14 dwelling units permitted to be constructed.

8-3544B

HERBERT AND SUZANNE PARKIN
422 Walker Street
Lot 292, D.L. 3, Gp. 1, Pl. 56501, N.W.D.

Approved subject to:

1. The servicing requirements of Subdivision Control By-Law No. 1930 including:
 - a. Physical construction of all services required by Subdivision Control By-Law No. 1930 on Selman Street including storm sewers through to an existing drainage system, sanitary sewer, water-main, underground wiring, pavement, sidewalk and streetlighting.
 - b. Physical construction of pavement widening, curbwalk and streetlighting on Walker Street to the standards of Subdivision Control By-Law NO. 1930.
2. Payment of the estimated 1979 municipal taxes on Lot 292, Pl. 56501 prior to final approval.

8-3567 MARATHON REALTY COMPANY LIMITED
Rem. Lot 41, D.L.'s 22 & 67, Grp. 1, Pl. 53659, N.W.D.

Approved subject to:

1. The payment of the estimated 1979 municipal taxes before final approval.

The Engineering Department notes that if a building is centered on the property it will preclude the possibility of future subdivision of the lot as the location of the sanitary grinder pump is in the middle of the front property line.

8-3568 MARATHON REALTY COMPANY LIMITED
That portion of Lot 52, D.L. 22, Grp. 1, Pl. 55503, N.W.D.

Approved subject to:

1. The payment of the estimated 1979 municipal taxes before final approval.

SUBDIVISION COMMITTEE MINUTES

A meeting of the Subdivision Committee was held in the Committee Room on Tuesday, 1979 05 22 at 1:15 p.m., with the following persons present:

- A. Phillips, Municipal Engineer
- D.M. Buchanan, Planning Director
- L.T. Scott, Supervisor - Subdivision & Development
- K. McLaren, Development Control Technician
- N. Maxwell, Planning Assistant

8-3258B

J. & L. VANDEVOORD
2340 DAWES HILL ROAD
Lot 69, D.L. 65, Pl. 46617, Rem. A, D.L. 65, Sk. 931

Approved subject to payment of the estimated 1979 municipal taxes before final approval.

8-3563

R. & P. GARDNER AND D. & K. SLATTEN
NORMAN AVENUE
Lot 313, D.L. 373, Pl. 46007 & W $\frac{1}{2}$ Lot 7, Blk. 10,
D.L. 373, Plan 1258

Approved subject to:

- 1) Payment of the estimated 1979 municipal taxes on both properties prior to final approval.
- 2) Removal of the existing home on the west half of Lot 7 prior to final approval.

8-3550A

MARATHON REALTY COMPANY LIMITED
MAYFAIR INDUSTRIAL PARK
Rem. 41, Pl. 53659; Rem. 53, Pl. 56426, both in D.L. 67

Approved subject to:

- 1) Physical construction of a new sanitary sewer connection to service the proposed new northerly lot.
- 2) Payment of the estimated 1979 municipal taxes.

8-3527

A.W. & D.J. URIDGE
569 COTTONWOOD AVENUE
E $\frac{1}{2}$ of Lot F, D.L. 7, Pl. 5619

The Committee reviewed a letter from the owner of 567 Cottonwood Avenue stating that he had no objection to the proposed subdivision.

The Committee notes that the subdivision appears technically feasible, however, we now require the submission of a surveyor's plot plan of the present house location in order to finalize the review of this application.

SUBDIVISION COMMITTEE
MINUTES OF 1979 05 22 con't

8-3543C DISTRICT OF COQUITLAM
HICKEY STREET
Lot 190, D.L. 113, Pl. 43915; Rem. D.L. 112

Approved subject to:

- 1) Physical construction of all services required by Subdivision Control By-law No. 1930 on all roads bounding and within the proposed subdivision.
- 2) Registration in the Land Registry Office of any necessary easements.
- 3) Payment of the development cost charge, as required by By-law No. 847, consisting of \$600.00 for each of the twelve dwelling units permitted to be constructed.

8-3531 W. HALL
MILLARD AVENUE
SW $\frac{1}{4}$ of L.S. 8, Sec. 13, Twp. 39

The Committee finds the preliminary road and lot layout prepared by the Planning Department acceptable.

8-1600 E. & A. ADOLF
959 BLUE MOUNTAIN STREET
Lot 8, Blks. 1 & 2, D.L. 368, S & E Pl. 24250
and Pl. 43904, Pl. 1374

Approved subject to:

- 1) The requirements of Subdivision Control By-law No. 1930 including:
 - a) Physical construction of a sidewalk on Kelvin Street by the owner of the property.
 - b) Cash payment for the future installation of street-lighting on Kelvin Street.
 - c) Cash payment for two new water connections.
- 2) Payment of the estimated 1979 municipal taxes before final approval.

8-3566A FARS GROUP
3137-3147 OZADA AVENUE
Lots 26 & 27, L.S. 11, Twp. 39, Pl. 30779

The Committee was in receipt of a report from the Building Department regarding the existing buildings on the two existing parcels. The Committee concurred with the recommendations of the Building Department and recommended that the following two additional conditions be included in the Planning Department letter dated 1979 05 15:

- 1) All existing buildings and structures be removed from Lot 27 (3147 Ozada Avenue) except for the existing dwelling.
- 2) The existing house on Lot 26 (3137 Ozada Avenue) be remodelled to comply with the spatial separation requirements of the National Building Code. In particular, the area of

SUBDIVISION COMMITTEE MINUTES
OF 1979 05 22 con't.

8-3566A 2) con't.

the window and door openings on the east side of the existing home must be reduced from 48.5 square feet to a maximum of 35.5 square feet, or alternatively increase the proposed setback from the east property line from 1.5 metres to 2.2 metres.

LANE SYSTEM AROUND 560 AUSTIN AVENUE
Pcl. "A" (Ref. Pl. 2112A) of Lots 23 & 23A, D.L. 3, Pl. 874

The Committee received a verbal report from the Planning Department on the question of possible lane dedication from this site to complement the existing lane system. This report evolved from a meeting with the project architect and Planning Department staff.

The Committee notes that at the time of the original proposal for a senior citizens' development on this site Council approved and the applicants provided an unrestricted easement along the east side of the property connecting the two existing lanes and Sydney Avenue, in lieu of actual lane dedication.

The Committee would have no objection to this proposal proceeding subject to the easement being paved to a standard suitable for service vehicles. Furthermore, on the question of the construction of a cul-de-sac at the end of Sydney Avenue, the Committee would not see this as a requirement.

SUBDIVISION COMMITTEE MINUTES

A meeting of the Subdivision Committee was held in the Committee Room on Tuesday, 1979 06 05 at 9:30 a.m. with the following persons present:

A. Phillips, Municipal Engineer
 D.M. Buchanan, Planning Director
 L.T. Scott, Supervisor - Subdivision & Development
 K. McLaren, Development Control Technician
 N. Maxwell, Planning Assistant

8-2384B ADVANCE HOLDINGS LTD.
 932 MacIntosh
Lot 31, Blk. 3 & 5, D.L. 365, Pl. 1374

Approved subject to:

1. The requirements of Subdivision Control By-Law No. 1930 including:
 - a. Physical construction of storm sewers, watermains, curbs and sidewalks, paving and streetlighting for the frontages of the property on MacIntosh Street and Kelvin Street.
 - b. Physical construction of watermain and underground wiring on Kelvin Street noting that underground wiring is not required on MacIntosh Street.
 - c. Registration in the Land Registry Office of any necessary easements.
2. Payment of the 1979 Municipal Taxes noting that if final approval is sought after 1979 09 01 then the estimated 1980 Municipal Taxes must be paid as well.

8-3353B HARVEY WILLIAMS
 924 MacIntosh Street
Lot 30 of Blks. 3 & 5, D.L. 365, Pl. 1374, N.W.D.

Approved subject to:

1. The requirements of Subdivision Control By-Law No. 1930 including:
 - a. Physical construction of all services required by Subdivision Control By-Law No. 1930 for Kelvin Street and MacIntosh Street.
 - b. Registration in the Land Registry Office of any necessary easements.
2. Payment of 1979 Municipal Taxes noting that if final approval is sought after 1979 09 01 then the estimated 1980 Municipal Taxes must be paid as well.

8-3570 ROBERT & CHERIE THIRD
 2215 Paradise Avenue
Lot #3 (Subdivision of Lot #15 of Portion of Lot #112, Grp. 1, N.W.D.)
 (Pl. 9620) Ref. No. 252007E (10800)

Tabled for the Planning Department to contact the abutting property owners with a view of obtaining their comments on the proposed lane closure.

8-966E CRESSEY DEVELOPMENTS CORPORATION
146 Montgomery
Lot A, Blk. 5, D.L. 64, Pl. 5466, N.W.D.

Tabled for review of the following:

1. The road and lot layout and the implications of the lane which is proposed to the west off the north end of Logan Street.
2. The possible necessity of providing a walkway between Montgomery Street and the north end of Logan Street on the presently unopened portion of Kaptey Avenue.

8-3314A ALBERT & ISABEL LEE
738 Rochester Avenue
Lot 2, Blk. 39, D.L. 3, Pl. 8095

Declined as the proposed two southerly lots would not contain buildable sites in relation to the siting requirements contained in Coquitlam's Conservation By-Law No. 836. In addition the municipality would not see the requirement for construction of the lane across this protected ravine area.

8-3035A DISTRICT OF COQUITLAM
Lot 11, D.L. 112, Pl. 4888

Tabled for the Planning Department to review the lotting and walkway system.

8-3524F McELHANNEY ASSOCIATES
TRUSCAN REALTY LIMITED
Barnet Highway
Part of Lot 160 of D.L. 238 and 383, Grp. 1, Pl. 53820, N.W.D.

Approved subject to:

1. Payment of 1979 Municipal Taxes noting that if final approval is sought after 1979 09 01 then the estimated 1980 Municipal Taxes must be paid as well.
2. Signing of the survey plans by the Approving Officer of the Ministry of Highways prior to final approval by the Municipal Approving Officer.
3. Physical construction of service connections to the new lot.
4. A driveway crossing or crossing being provided from Runnel Drive.

SUBDIVISION COMMITTEE MINUTES

A meeting of the Subdivision Committee was held in the Engineering Department Committee Room on Tuesday, 1979 06 19 at 2:00 p.m., with the following persons present:

A. Phillips, Municipal Engineer
L.T. Scott, Supervisor - Subdivision & Development
D.M. Buchanan, Planning Director
K. McLaren, Development Control Technician
N. Maxwell, Planning Assistant

8-2158B POWER LUMBER LTD.
641 LOUGHEED HIGHWAY
Lot 98, D.L. 1 & 3, Pl. 55634

Tabled for comments from the Ministry of Highways on the proposed subdivision, with particular regard for the proposed new access.

The Committee notes that if the subdivision is approved, one of the approval conditions would be the servicing of the entire frontage along Lougheed Highway to the standards of Subdivision Control By-law No. 1930.

8-966F CRESSEY DEVELOPMENT CORPORATION
146 MONTGOMERY STREET
Lot A, Blk. 5, D.L. 64, Pl. 5466

Approved subject to:

- 1) Council approval of the required road exchange after favourable comments have been obtained from the property owners abutting the proposed road closures.
- 2) The requirements of Subdivision Control By-law No. 1930 including:
 - a) The physical construction of all services required by Subdivision Control By-law No. 1930 on all roads bounding and within the proposed subdivision.
 - b) Paving of the 6.1m wide portion of Kaptey Avenue which is to remain east of Logan Street to provide rear access to 134 Montgomery Street.
 - c) The provision of a lighted walkway on the remainder of the Kaptey Avenue right-of-way.
 - d) Registration of all necessary easements.
 - e) Payment of 1979 municipal taxes, noting that if final approval is sought after 1979 09 01, then the estimated 1980 municipal taxes must be paid as well.
- 3) Payment of the development cost charge, as required by By-law No. 847, consisting of \$600 for each of the twenty building units permitted to be constructed.
- 4) A B.C. Land Surveyor certifying that all lots will exceed 650m² in area.

SUBDIVISION COMMITTEE
MINUTES OF 1979 06 19

8-3265C ENGINEERED HOMES LTD.
MARINER WAY & SPURAWAY AVENUE
Ptn. of Lot 260, D.L. 361, Pl. 40139

Approved subject to:

- 1) Rezoning of the property to RS-4 One-Family Compact Residential.
- 2) The servicing requirements of Subdivision Control By-law No. 1930 including:
 - a) Physical construction of all services required by Subdivision Control By-law No. 1930 on all roads bounding and within the subdivision.
 - b) Registration in the Land Registry Office of any necessary easements.
- 3) Removal of the existing sidewalk letdown on Mariner Way on the B.C. Hydro right-of-way.
- 4) Payment of 1979 municipal taxes, noting that if final approval is sought after 1979 09 01, then the estimated 1980 taxes must be paid as well.
- 5) Payment of the development cost charge, as required by By-law No. 847, consisting of \$600 for each of the 26 dwelling units permitted to be constructed.

8-1936H D.A. LUSSIER
2039 AUSTIN AVENUE
W $\frac{1}{2}$ of Lot 3, D.L. 358, Pl. 1729

Approved subject to:

- 1) The requirements of Subdivision Control By-law No. 1930 including:
 - a) Physical construction of Midvale Street to the standards of Subdivision Control By-law No. 1930.
 - b) Cash payment for the future installation of services required by Subdivision Control By-law No. 1930 for the frontage of the property on Austin Avenue, including the cost of driveway culvert removal.
 - c) Registration in the Land Registry Office of any necessary easements.
- 2) Payment of 1979 municipal taxes, noting that if final approval is sought after 1979 09 01, then the estimated 1980 taxes must be paid as well.
- 3) Removal of the garage, or alternatively, its relocation to comply with the Building and Zoning By-laws.
- 4) All accesses to the lots being from Midvale Street.

SUBDIVISION COMMITTEE
MINUTES OF 1979 06 19

8-2800H C. & E. SUNDE
2298 KUGLER AVENUE
Rem. Lot 287, D.L. 112, Pl. 39960

Approved subject to:

- 1) The requirements of Subdivision Control By-law No. 1930 including:
 - a) Physical construction of all services required by Subdivision Control By-law No. 1930 on the roads being dedicated.
 - b) Lane pavement being provided on the proposed lane outlet and the portion of lane being dedicated.
- 2) Payment of 1979 municipal taxes, noting that if final approval is sought after 1979 09 01, then the estimated 1980 taxes must be paid as well.

8-1102D LEDINGHAM DEVELOPMENT LTD.
2560 BARNET HIGHWAY
Lot 51, Blk. 7, D.L. 238, Pl. 31173

Tabled for a report from the Building Department as there may be serious National Building Code problems with the proposed subdivision in relation to the existing and proposed buildings on the site.

The Committee notes that if the subdivision is approved, one of the conditions would be the servicing of Barnet Highway and Cornwall Street to the standards of Subdivision Control By-law No. 1930.

8-3572 PORT MOODY-COQUITLAM DEVELOPMENT LTD.
NORTH END OF CORONA CRESCENT
Rem. 402, Pl. 34335; Lot 608, 608A, Pl. 48874, all in D.L. 371

Tabled for the following:

- 1) The submission of a soils report prepared by a qualified soils expert hired by the applicant.
- 2) The applicant's engineer to discuss with the Engineering Department the feasibility of redesigning the cross slope on the proposed cul-de-sac.
- 3) The submission of drawings which prove there are adequate building sites and the grades on the driveways are not excessive.
- 4) Redesign of the subdivision to close part of the roadway east of the cul-de-sac and creation of an emergency vehicle lane connection to Brookmount Avenue.

8-3573 J. BUTLER
835 PORTER STREET
N $\frac{1}{2}$ Pcl. A, Blk. 12, D.L. 368, Pl. 1265 (Sk. 9945)

Approved subject to:

- 1) The physical construction of all services required by Subdivision Control By-law No. 1930 on the road being dedicated.

SUBDIVISION COMMITTEE
MINUTES OF 1979 06 19

8-3573 con't

- 2) Payment of 1979 municipal taxes, noting that if final approval is sought after 1979 09 01, then the estimated 1980 taxes must be paid as well.

8-3574

V. DALLYN
900 LILLIAN STREET
Lot 2, Blk. 13, D.L. 368, Pl. 19195

Approved subject to:

- 1) The registration in the Land Registry Office of the proposed subdivision to the south and west to provide legal and physical access to the proposed rear lot.
- 2) Physical construction of all services required by Subdivision Control By-law No. 1930 for the frontage of the new lot being created.
- 3) Registration in the Land Registry Office of any necessary easements.
- 4) Payment of 1979 municipal taxes, noting that if final approval is sought after 1979 09 01, then the estimated 1980 taxes must be paid as well.

8-3524G
8-3524H

TRUSCAN REALTY
BARNET HIGHWAY
Lot 160, D.L. 238 & 383, Pl. 53820

Approved subject to:

- 1) Signing of the survey plans by the Approving Officer of the Ministry of Highways prior to final approval by the Municipal Approving Officer.
- 2) Physical construction of service connections to the new lots being created.
- 3) Driveway crossings being provided to each lot from Runnel Drive.
- 4) Payment of 1979 municipal taxes, noting that if final approval is sought after 1979 09 01, then the estimated 1980 taxes must be paid as well.

8-2681F

KAI HUI CONSTRUCTION CO. LTD.
1400 BLOCK ROCHESTER
Lot 20, D.L. 109, Pl. 23975

Tabled for the following:

- 1) The applicant to submit a plan prepared by a B.C. Land Surveyor which indicates the natural boundary of the watercourse which traverses the western side of the subject property.
- 2) The applicant to submit a site plan drawing prepared by a professional engineer which indicates proposed building siting on the two most westerly lots, and also a professional engineering report on what is proposed to prevent debris from entering the watercourse and restricting the water flow.

SUBDIVISION COMMITTEE
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8-2782I AUSTIN DEVELOPMENTS LTD.
824 LILLIAN STREET & 1103 COMO LAKE AVENUE
Rem. Lot 288, Pl. 47368; S. 66' of Lot A, Pl. 7804;
Lot 115, Pl. 30041; S $\frac{1}{2}$ Pcl. A, Pl. 1265; all in D.L. 368

The Committee reviewed a letter from the applicant, received in the Planning Department 1979 06 11, requesting reconsideration of the service requirements of Subdivision Control By-law No. 1930 for the frontage of the property at 825 Porter Street. Subdivision Control By-law No. 1930 states that if a property is being subdivided, and it has the potential to create four or more parcels, the entire frontage of the existing lot must be upgraded to the requirements of the Subdivision Control By-law. As a result, the Committee cannot accept the proposed exemption as outlined, and therefore the requirements contained in the Planning Department's letter dated 1979 05 16 must be followed in order to finalize the proposed subdivision.

SUBDIVISION COMMITTEE MINUTES

A meeting of the Subdivision Committee was held in the Committee Room on Tuesday, 1979 07 03 at 9:30 a.m., with the following persons present:

E. Tiessen, Deputy Planning Director
L.T. Scott, Supervisor - Subdivision & Development
N. Maxwell, Planning Assistant

8-2687Q DAON DEVELOPMENT CORPORATION
NE CORNER INLET STREET AND TAHSIS AVENUE
Lot 73, SE $\frac{1}{4}$, Sec. 11, Twp. 39, Pl. 56775

Approved subject to:

- 1) The dedication and construction of the necessary road reservation areas to provide physical and legal access to the proposed subdivision from the north and east.
- 2) Rezoning of the property to RS-4 One-Family Compact Residential.
- 3) Physical construction of all roads bounding and within the proposed subdivision to the standards of Subdivision Control By-law No. 1930.
- 4) Corner "cutoffs" being provided where necessary.
- 5) Registration of any necessary easements.
- 6) Payment of 1979 municipal taxes, noting that if final approval is sought after 1979 09 01, then the estimated 1980 taxes must be paid as well.
- 7) Payment of the development cost charge, as required by By-law No. 847, consisting of \$600 for each of the 42 building units permitted to be constructed.

8-1764 J.A. MURI
951 BLUE MOUNTAIN STREET
Lot 70, D.L. 368 (S&E Pl. 439041), Pl. 26569

Approved subject to:

- 1) The requirements of Subdivision Control By-law No. 1930 including:
 - a) Physical construction of a sidewalk and curb letdown on Kelvin Street.
 - b) Cash payment for future installation of streetlighting on Kelvin Street.
 - c) Cash payment for two additional water connections.
 - d) Payment of water-main charges on Kelvin Street.
- 2) Payment of 1979 municipal taxes, noting that if final approval is sought after 1979 09 01, then the estimated 1980 taxes must be paid as well.

SUBDIVISION COMMITTEE
MINUTES OF 1979 07 03

8-3258C J. & L. VANDEVOORD
2340 DAWES HILL ROAD
Lot 69, D.L. 65, Pl. 46617, Rem. A, D.L. 65, Sk. 931

Approved subject to payment of 1979 municipal taxes, noting that if final approval is sought after 1979 09 01, then the estimated 1980 taxes must be paid as well.

The Committee notes that further subdivision of the proposed lot under the existing zoning category would not be possible as there is insufficient area to meet the minimum lot size requirement. Future resubdivision into RS-3 One-Family Residential (555m²) lots is technically feasible, however, Council approval of the necessary rezoning would be required.

8-3580 C.K. YU, CHINA INDUSTRIES LTD.
2669-2671 STELLAR COURT
Lot 132, D.L. 346, 383, Pl. 53820

Declined, as the proposed subdivision would create an undesirable lot configuration.

The Committee notes that the proposed building siting would create an awkward situation in relation to the site lines of adjoining properties.

8-3580A C.K. YU
2669-2671 STELLAR COURT
Lot 132, D.L. 346, 383, Pl. 53820

Approved subject to:

- 1) Individual service connections being provided to each new lot being created.
- 2) Physical construction of new sidewalk crossings.
- 3) Payment of 1979 municipal taxes, noting that if final approval is sought after 1979 09 01, then the estimated 1980 taxes must be paid as well.

8-3543D DISTRICT OF COQUITLAM
WEST OF ASHURST AVENUE
Rem. Lot 190, D.L. 113, Pl. 43915 & Rem. D.L. 112

The Committee finds the proposed road and lot layout acceptable.

8-3570 R. & C. THIRD
2215 PARADISE AVENUE
Lot 3, Blk. 15, D.L. 112, Pl. 10800 & lane allowance

The Committee reviewed the responses from the abutting property owners on the proposed cancellation, and due to the strong objections expressed by the adjoining property owners, the Committee cannot recommend cancellation of the lane allowance.

SUBDIVISION COMMITTEE
MINUTES OF 1979 07 03

8-3577 K.S. HOMES LTD.
1189-1191 CREEKSIDE DRIVE
Lot 87, D.L. 383, Pl. 53820

Approved subject to:

- 1) Individual service connections being provided to each new lot being created.
- 2) Physical construction of new sidewalk crossings.
- 3) Payment of 1979 municipal taxes, noting that if final approval is sought after 1979 09 01, then the estimated 1980 taxes must be paid as well.

8-3578 CRESSEY DEVELOPMENT LTD.
1056-1060 KING ALBERT AVENUE
Lots 140,141,142, Blks. 21-30, D.L. 346, Pl. 1714

Approved.

8-3527A A.W. & D.J. URIDGE
569 COTTONWOOD AVENUE
E $\frac{1}{2}$ of Lot F, D.L. 7, Pl. 5619

Approved subject to:

- 1) Board of Variance approval of the proposed 5.6 foot side yard setback to the proposed property line.
- 2) Removal or relocation of the garage to conform with the Building and Zoning By-laws.
- 3) The requirements of Subdivision Control By-law No. 1930 including:
 - a) Payment for one additional storm sewer and water connection.
 - b) Physical construction of a new sidewalk driveway crossing.
 - c) Physical construction of an additional storm sewer connection for the existing dwelling.
 - d) Payment for the future installation of streetlighting.
- 4) Payment of 1979 municipal taxes, noting that if final approval is sought after 1979 09 01, then the estimated 1980 taxes must be paid as well.

It should be noted that the District must seek the approval of the Trans-Mountain Oil Pipeline Company for the crossing of the pipeline by any of the proposed service connections.

SUBDIVISION COMMITTEE
MINUTES OF 1979 07 03

8-3575 EISLINGER HOLDINGS LTD.
2665-2667 STELLAR COURT
Lot 133, D.L. 383, Pl. 53820

Approved subject to:

- 1) Individual service connections being provided to each new lot being created.
- 2) Physical construction of new sidewalk crossings.
- 3) Payment of 1979 municipal taxes, noting that if final approval is sought after 1979 09 01, then the estimated 1980 taxes must be paid as well.

8-3576 EISLINGER HOLDINGS LTD.
1157-1159 EAGLERIDGE DRIVE
Lot 141, D.L. 383, Pl. 53820

Approved subject to:

- 1) Individual service connections being provided to each new lot being created.
- 2) Physical construction of new sidewalk crossings.
- 3) Payment of 1979 municipal taxes, noting that if final approval is sought after 1979 09 01, then the estimated 1980 taxes must be paid as well.
- 4) The proposed building complying with the requirements of the National Building Code and the Zoning By-law.

8-2607D COAST HOLDINGS LTD., DISTRICT OF COQUITLAM
1000 LOUGHEED HIGHWAY
Lot 62, D.L. 16, Pl. 35507 & closure of Nelson between
Lougheed & Hwy. No. 1

Tabled for comments from the Ministry of Highways and Public Works on the proposed road cancellation.

The Committee notes that if the cancellation and consolidation is approved, the approval conditions would include the following:

- 1) The consolidation of the existing properties on the east side of Nelson Street prior to final approval of the subject closure.
- 2) The retention of any area required for the eastward extension of Woolridge Street.
- 3) The granting of an easement for the protection of the existing watercourse.

8-3574 AUSTIN DEVELOPMENTS LTD.
900 LILLIAN STREET
Lot 2, Blk. 13, D.L. 368, Pl. 19195

Further to the Planning Department's letter of 1979 06 25, it has come to the Committee's attention that the applicant does not reside on the property. Therefore, the approval conditions listed in the above-referenced letter must be adjusted to include the full servicing of the frontage of the property on Lillian Street to the standards required under Subdivision Control By-law No. 1930 as the service exemption is no longer applicable.

SUBDIVISION COMMITTEE MINUTES

A meeting of the Subdivision Committee was held in the Committee Room on Tuesday, 1979 07 31 at 1:30 p.m., with the following persons present:

A. Phillips, Municipal Engineer
 D.M. Buchanan, Planning Director
 K. McLaren, Development Control Technician
 N. Maxwell, Planning Assistant
 M. Carver, Subdivision & Development Technologist

8-1669D

I. & E. SPORAR
 628 COTTONWOOD AVENUE
W $\frac{1}{2}$ Lot 14, Blk. A, D.L. 7, Pl. 4352

At the direction of Council, the Committee has developed the present subdivision proposal, 8-1669D, as the neighbourhood residents are strongly opposed to Adler Avenue becoming a through street. As a result of the redesign of the proposed subdivision, the Committee notes there is no need for rezoning of the two southerly lots to RS-3 One-Family Residential (555m²) as there is sufficient area to create proper-sized lots in the existing RS-1 category. The Committee does, however, see the need for renaming of the present street system as Adler Avenue will no longer connect through to Cottonwood Avenue.

Subdivision 8-1669D is therefore approvable subject to:

- 1) The servicing requirements of Subdivision Control By-law No. 1930, including:
 - a) Physical construction of all services required by Subdivision Control By-law No. 1930 for the full frontage of the property on Adler Avenue and Cottonwood Avenue.
 - b) Physical construction of a turnaround at the eastern end of Adler Avenue.
 - c) Physical construction of the lane to the standards of Subdivision Control By-law No. 1930.
 - d) Registration in the Land Registry Office of any necessary easements.
- 2) Payment of 1979 municipal taxes before final approval, noting that if final approval is sought after 1979 09 01, then the estimated 1980 taxes must be paid as well.
- 3) Payment of the development cost charge as required by By-law No. 847, consisting of \$600 for each of the five dwelling units permitted to be constructed.
- 4) Removal of all existing buildings.

8-2718G

ESTATE OF H. & A. WRIGHT
 701 ALDERSON AVENUE
Lot 240, Blk. 37, D.L. 1 & 3, Pl. 4577

Approved subject to:

- 1) Approval of the Approving Officer of the Ministry of Transportation, Communications and Highways since the property abuts a controlled access highway.

SUBDIVISION COMMITTEE
MINUTES OF 1979 07 31

8-2718G con't

- 2) The servicing requirements of Subdivision Control By-law No. 1930 including:
 - a) Physical construction of the lane to the standards required by Subdivision Control By-law No. 1930, including storm sewers.
 - b) Provision of driveway letdowns across the existing sidewalk on Quadling Avenue.
 - c) Payment for three new water connections.
 - d) Registration in the Land Registry Office of any required easements.
 - e) Provision of storm sewer connections to the two new lots on Quadling Avenue.
- 3) Payment of 1979 municipal taxes, noting that if final approval of the subdivision is sought after 1979 09 01, then the estimated 1980 taxes must be paid as well.
- 4) Removal of all existing buildings on the property.
- 5) Payment of the development cost charge as required by By-law No. 847, consisting of \$600 for each of the four new dwelling units permitted to be constructed."

8-2518B

W.D. FALK
2927 COMO LAKE AVENUE & 814 SHARPE STREET
Pcl. A of S $\frac{1}{2}$ Lot 7, Blk. 1, D.L. 378, Sk. 10295,
N $\frac{1}{2}$ Lot 7, Blk. 1, D.L. 378, Pl. 3467

Declined, as the proposed subdivision does not:

- 1) provide for convenient subdivision of the lands to the south,
- 2) conform with the established amenities in the area (lot size),
- 3) provide access from a constructed and usable street for the proposed most southwesterly lot.

The Committee would, however, be prepared to review a proposal which dealt with the complete subdivision of the property.

8-1973A

W. BYRNELL
821 COTTONWOOD AVENUE
Lot 47, Blks. 10 & 13, D.L. 366, Pl. 24764

Approved subject to:

- 1) Physical construction of all services required by Subdivision Control By-law No. 1930 on the road being dedicated.
- 2) Cash payment for the future construction of the lane to the standards of Subdivision Control By-law No. 1930.
- 3) Registration of any necessary easements.
- 4) Payment of 1979 municipal taxes, noting that if final approval is sought after 1979 09 01, then the estimated 1980 taxes must be paid as well.

SUBDIVISION COMMITTEE
MINUTES OF 1979 07 31

8-3525 DR. MIKKELSON, DR. MCKENZIE
1108 AUSTIN AVENUE
Lot 3 of Lot 1, D.L. 109, Pl. 7872

The Committee recommends that Council and the Strata Titles Approving Officer approve this application for strata title conversion.

8-3335 G.G. TURNER
602 LINTON STREET
Pcl. A of Lot 6, D.L. 356, Ex. Pl. 10967

Approved subject to:

- 1) The requirements of Subdivision Control By-law No. 1930 including:
 - a) Physical construction of all services required by Subdivision Control By-law No. 1930 for the frontage of the two new lots on Ascot Street and Lemax Avenue.
 - b) Construction of the lane to the standards required by Subdivision Control By-law No. 1930.
 - c) Payment of water-main charges on Lemax Avenue.
- 2) Payment of 1979 municipal taxes, noting that if final approval is sought after 1979 09 01, then the estimated 1980 taxes must be paid as well.

8-2352A W. MARSHALL
428 FAIRWAY STREET
Lot 139, Blks. 13 & 14, D.L. 1 & 16, Pl. 30445

Tabled for the Planning Department to contact the property owners abutting the proposed new lot in an effort to obtain their comments on the subdivision in relation to possible effect on established amenities.

8-2607D COAST HOLDINGS LTD., DISTRICT OF COQUITLAM
Lot 62, D.L. 16, Pl. 35507 and closure of Nelson
between Lougheed and Highway No. 1

The Committee reviewed a letter from the Ministry of Highways and Public Works, received in the Planning Department 1979 07 16, regarding the proposed Nelson Street closure. The application remains tabled for the following:

- 1) The Highways Department to clarify:
 - a) whether the Woolridge extension and the Lougheed Highway widening lands have now been acquired, and
 - b) the suggestion regarding the road exchange, mentioned in the second paragraph of the above-referenced letter, and whether this pertains to the land required to extend Woolridge further east across Nelson Creek to King Edward Street.
- 2) The applicant to have a plan prepared by a B.C. Land Surveyor which clearly indicates the location of Nelson Creek from Lougheed Highway to the Trans Canada Highway.

SUBDIVISION COMMITTEE
MINUTES OF 1979 07 31

8-2607D con't

The Committee, upon receipt of the above requested information, would then be able to give consideration to recommending Council approval of a Road Exchange By-law.

8-3584 S. & R. BELL
811-815 ROCHESTER AVENUE
Lots 20 & 21, Blk. 14, D.L. 3, Pl. 2030

Declined, as the proposed lot line adjustment would create an unnecessary jogged lot line.

8-3584A S. & R. BELL
811-815 ROCHESTER AVENUE
Lots 20 & 21, Blk. 14, D.L. 3, Pl. 2030

Approved subject to payment of 1979 municipal taxes, noting that if final approval is sought after 1979 09 01, then the estimated 1980 taxes must be paid as well.

8-3554A CRESSEY DEVELOPMENTS
EAGLERIDGE DRIVE
Lot 59, D.L. 346, Pl. 56824

Approved subject to the Strata Titles Approving Officer being satisfied that the lots will allow the siting of buildings in accordance with the development permit plans and Zoning By-law No. 1928. In particular, the Committee questions proposed Strata Lots 10 and 21.

8-3585 CRESSEY DEVELOPMENTS
EAGLERIDGE DRIVE
Lot 157, D.L. 346, Pl. 53820

Approved subject to the Strata Titles Approving Officer being satisfied that the lots will allow the siting of buildings in accordance with the development permit plans and Zoning By-law No. 1928. In particular, the Committee questions proposed Strata Lot 7.

8-3415 OXBOW LAKE ESTATES
REVISED FORM E - PHASING

The Committee reviewed the proposed changes to the phasing for this strata subdivision. The Committee has no objection to the changes as they would provide for more orderly development, which would be consistent with the servicing design. Therefore, the Committee recommends that Council approve the amendments to the phasing plan, as provided for under Section 2.06(f) of the agreement between the District and Career Holdings Ltd. It is noted that the Strata Titles Approving Officer cannot approve the Form E until Council, as Approving Authority under Section 45 of the Strata Titles Act, determines the adequacy of the Irrevocable Letter of Credit for the major common facilities, and that amount should include the cost of the land upon which they are sited.

SUBDIVISION COMMITTEE
MINUTES OF 1979 07 31

8-3415E OXBOW LAKE ESTATES
 PHASE 3

Approved, on the understanding that the servicing is being constructed as per the servicing plans approved by the Municipal Engineer for this area of the development, and subject to final approval by the Strata Titles Approving Officer being withheld until the Form E is approved.

8-3415F OXBOW LAKE ESTATES
 PHASE 4

Approved subject to:

- 1) the necessary revisions to the servicing drawings being approved by the Municipal Engineer;
- 2) final approval by the Strata Titles Approving Officer of the Form E.

SUBDIVISION COMMITTEE MINUTES

A meeting of the Subdivision Committee was held in the Committee Room on Tuesday, 1979 08 28 at 1:30 p.m., with the following persons present:

A. Phillips, Municipal Engineer
D.M. Buchanan, Planning Director
L.T. Scott, Supervisor - Subdivision & Development
K. McLaren, Development Control Technician
N. Maxwell, Planning Assistant

8-3568A

MARATHON REALTY COMPANY LIMITED
SHUSWAP AVENUE AND UNITED BOULEVARD
Lot 52, D.L. 22, P1. 55503

Approved subject to:

- 1) Signing of the survey plans by the Approving Officer of the Ministry of Highways prior to final approval by the Municipal Approving Officer.
- 2) Payment of the estimated 1980 municipal taxes before final approval.
- 3) The developer ensuring, to the satisfaction of the Municipal Engineer, that water, sanitary sewer and storm sewer connections, as well as driveway accesses, are being provided.

8-786E

L. FOUNTAIN
449 WALKER STREET
Lot D, Blk. 14, D.L. 3, P1. 16520

Declined as the proposed subdivision does not provide for the necessary road dedication to resolve the inherent traffic and pedestrian problems associated with this connector between Fairway Street and Walker Street.

8-786F

L. FOUNTAIN
449 WALKER STREET
Lot D, Blk. 14, D.L. 3, P1. 16520

Tabled for the applicant to contact the owner of Lot 31 to the east with a view to obtaining the required dedication to facilitate a proper road system for the movement of traffic and pedestrians through this area.

If the applicant is successful in obtaining the necessary road dedication, this subdivision would be technically feasible and therefore the Committee would recommend referral to Public Hearing in advance of giving any preliminary approval. In this manner, the Committee will be able to receive and review any public input on the proposed rezoning prior to giving consideration to granting preliminary approval.

SUBDIVISION COMMITTEE
MINUTES OF 1979 08 28

8-3590

DISTRICT OF COQUITLAM, R. & B. LAWRYSHYN
LOUGHEED HIGHWAY AND PINETREE WAY
Lots E½ 4, 5-44, D.L. 384A, P1. 2172; Lot 36, D.L. 384A,
P1. 2247; Rem. Lots 12-16 & 45, B1k. 1, D.L. 381, P1. 26250;
Pcl. B, D.L. 384A (S & E P1. 45317), P1. 1328

Tabled for the following:

- 1) Input on the location of the Light Rapid Transit Right-of-way.
- 2) A sketch to be prepared which clearly indicates the proposed next phase of subdivision and consolidation.

8-472

A. LAZARUS
801 ROCHESTER AVENUE
Lot 18, B1k. 14, D.L. 3, P1. 2030 (S & E Pcl. A, P1. 14295)

Tabled for the Planning Department to contact the property owners adjacent the proposed subdivision in an effort to obtain their comments on the subdivision in relation to possible effect on established amenities.

8-2754A

C. & F. FORSTER
VICTORIA DRIVE
Lot 17, SE¼ Sec. 17, Twp. 40, P1. 25042

Tabled for the following:

- 1) The applicant to provide the Simon Fraser Health Unit with satisfactory evidence that a well and septic tank are possible on the proposed lot, as well as evidence that the existing well which serves the house is functioning properly.
- 2) The submission of a surveyor's plot plan which indicates the location of all the existing structures which are to remain on the property.

The Committee notes that if the subdivision is approved, the frontage of the new parcel must be serviced to the standards of Subdivision Control By-law No. 1930.

8-3572

PORT MOODY COQUITLAM DEV. LTD.
CORONA CRESCENT
Rem. 402, P1. 34335; Lot 608, 608A, P1. 48874, all in D.L. 371

Tabled for a review of the information supplied by the applicant's engineering consultants.

8-3353C

ADVANCE HOLDINGS LTD., MURI CONTRACTING LTD.
KELVIN STREET
Lot 405, P1. 57642; Lot 406, P1. 57651, both in D.L. 368

Approved subject to:

- 1) The physical construction of all services required by Subdivision Control By-law No. 1930.
- 2) Payment of the estimated 1980 municipal taxes.

SUBDIVISION COMMITTEE
MINUTES OF 1979 08 28

8-3353C con't

- 3) Payment of the development cost charge as required by By-law No. 847, consisting of \$600 for one additional dwelling unit permitted to be constructed.

8-1764A

E. & A. ADOLF, S. GARRICK, J. & S. MURI
BLUE MOUNTAIN AND KELVIN STREETS
Lot 397, Pl. 57390; Lot 398, Pl. 57575; Lot 69, Pl. 26569;
all in D.L. 368

Approved subject to:

- 1) Physical construction of all services required by Subdivision Control By-law No. 1930.
- 2) Submission of a surveyor's plot plan of the existing home on Lot 69.
- 3) Payment of the estimated 1980 municipal taxes on all properties.
- 4) Payment of the development cost charge as required by By-law No. 847, consisting of \$600 for the one additional dwelling unit permitted to be constructed.

The Committee notes that at present Lot 69 has the potential to create two 555 m² sized lots under the existing by-law provisions. If, however, the property shape of Lot 69 is altered in any way, then Lot 69 would not comply with the by-law provisions which would allow for a 555 m² sized lot under the present zoning category. As a result, in order to achieve two lots of more than 555 m², rezoning to the RS-3 One-Family Residential category would be required. It appears that the resubdivision of the new lot would be technically feasible, however, Council approval of a by-law following a Public Hearing would be necessary to implement such a proposal.

8-3265D

ENGINEERED HOMES LTD.
CORNER OF MARINER AND SPURAWAY
Lot 260, D.L. 361, Pl. 40139

Approved subject to:

- 1) A road reservation agreement being registered over the area required for road widening to facilitate the future realignment of the Mariner Way-Como Lake Avenue intersection.
- 2) The servicing requirements of Subdivision Control By-law No. 1930 including:
 - a) Physical construction of sidewalk and streetlighting for the full frontage of the property along Spuraway Avenue.
 - b) Storm sewer and sanitary sewer connections being provided.
 - c) Payment of the estimated 1980 municipal taxes before final approval.
 - d) Payment of the development cost charge as required by By-law No. 847, consisting of \$600 for the one dwelling unit permitted to be constructed.

SUBDIVISION COMMITTEE
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8-3265D con't

- e) Removal of the existing sidewalk letdown within the B.C. Hydro right-of-way along Mariner Way.
- 3) No accesses being provided to Mariner Way.

8-3587

COQUITLAM DEVELOPMENTS LTD.
1045 HOWIE AVENUE
Lot E, Blks. 24 & 25, D.L. 356, Pl. 1714

The Committee reviewed the information package submitted as part of the proposed strata title conversion. The Committee notes that Central Mortgage and Housing Corporation have informed the Planning Department that the vacancy rate is approximately 1.9% in the Coquitlam area and therefore this proposal would not comply with Council's guideline regarding giving consideration to conversion applications when the vacancy rate is less than 3.5%. This application is therefore tabled for clarification from the applicant as to whether or not they wish to pursue this matter in light of the above-noted vacancy rate.

If this application proceeds, the Committee would require the submission of satisfactory written evidence that all affected tenants consent to the proposed conversion.

The Committee adjourned at this point in the meeting to undertake an on-site inspection of a proposed subdivision on Fairway Street. The Committee then reconvened and recorded the following statement:

8-2352A

W. MARSHALL
428 FAIRWAY STREET
Lot 139, Blks. 13 & 14, D.L. 1 & 16, Pl. 30445

Approved subject to:

- 1) Cash deposit for the future installation of the services required by Subdivision Control By-law No. 1930 for the frontage of the new lot being created.
- 2) Payment of the estimated 1980 municipal taxes before final approval.
- 3) Payment of the development cost charge as required by By-law No. 847, consisting of \$600 for the one additional dwelling permitted to be constructed.
- 4) Payment for one new water connection.
- 5) Registration in the Land Registry Office of a restrictive covenant over the westerly 50 feet of the proposed new lot to ensure retention of the existing deciduous and coniferous tree growth.

SUBDIVISION COMMITTEE MINUTES

A meeting of the Subdivision Committee was held in the Committee Room on Tuesday, 1979 09 11 at 9:30 a.m., with the following persons present:

D.M. Buchanan, Planning Director
L.T. Scott, Supervisor - Subdivision & Development
K. McLaren, Development Control Technician
N. Maxwell, Planning Assistant

8-1669D

I. & E. SPORAR
628 COTTONWOOD AVENUE
W $\frac{1}{2}$ Lot 14, Blk. A, D.L. 7, Pl. 4352

The Committee recommends that the Approving Officer not grant final approval to sketch 8-1669D as this proposal would not be in keeping with the two Council resolutions adopted on 1979 08 27 pertaining to the subdivision of the subject property.

8-1669C

I. & E. SPORAR
628 COTTONWOOD AVENUE
W $\frac{1}{2}$ Lot 14, Blk. A, D.L. 7, Pl. 4352

Approved subject to:

- 1) Rezoning of the portion of property south of Adler Avenue by Council to RS-3 One-Family Residential (555 m² lots).
- 2) The servicing requirements of Subdivision Control By-law No. 1930 including:
 - a) Physical construction of all services required by Subdivision Control By-law No. 1930 for the full frontage of the property on Adler Avenue and Cottonwood Avenue.
 - b) Physical construction of a temporary barricade and two turnarounds.
 - c) Physical construction of the lane to the standards of Subdivision Control By-law No. 1930.
 - d) Registration in the Land Registry Office of any necessary easements.
- 3) Payment of the estimated 1980 municipal taxes before final approval.
- 4) Payment of the development cost charge as required by By-law No. 847, consisting of \$600 for each of the five dwelling units permitted to be constructed.
- 5) Removal of all existing buildings on the property.

8-1672C

U. RICARD
3358 MASON AVENUE
Lot 14, L.S. 9, Sec. 12, Twp. 39, Pl. 24958

Tabled for a report from the Simon Fraser Health Unit.

SUBDIVISION COMMITTEE
MINUTES OF 1979 09 11

8-3550B MARATHON REALTY CO. LTD.
MAYFAIR INDUSTRIAL PARK
Rem. 41, D.L. 22 & 67, Pl. 53659

Approved subject to:

- 1) Signing of the survey plans by the Approving Officer of the Ministry of Highways prior to final approval by the Municipal Approving Officer.
- 2) Payment of the estimated 1980 municipal taxes before final approval.
- 3) The developer ensuring, to the satisfaction of the Municipal Engineer, that water, sanitary sewer and storm sewer connections, as well as driveway accesses, are being provided.
- 4) Driveway access being restricted to the cul-de-sac on Glacier Street and no accesses being granted to either United Boulevard or the temporary access road north of the cul-de-sac.

The Committee notes that this subdivision application requires B.C. Hydro and Power Authority approval.

8-2333M GENSTAR DEVELOPMENT COMPANY
EAGLE RIDGE - STAGE III
Pt. Lot 37, NW $\frac{1}{4}$, Sec. 10, Twp. 39, Pt. Lot 38, NE $\frac{1}{4}$, Sec. 10, Twp. 39, Pl. 32594; Pt. Lot B of Fractional NW $\frac{1}{4}$, Sec. 10, Twp. 39, Pl. 22328, in D.L. 238, 346, 383, 385

Tabled for the following:

- 1) Comments from the Ministry of Housing, the property owner to the north, and the Ministry of Transportation, Communications and Highways.
- 2) The applicant to review the lotting in the north-east corner of the subdivision, with particular reference to the elimination of the panhandle lot since it does not appear to provide a suitable building area.
- 3) The Engineering Department to report on driveway grades in relation to the proposed road centre line design.
- 4) The applicant to comment on the need for introducing the proposed walkway into the subdivision in the extreme north-east corner of the proposal.

The Committee notes that prior to final approval being granted to this stage, the proposed reservoir must be completed to provide an adequate water supply.

8-1802B NU-WEST DEVELOPMENT CORP. LTD.
2500 CAPE HORN AVENUE
Pt. of Lot 10, Pl. 1002, Pcl. A of Lot 10, Pt. of Pcl. C, Pl. 8029F, all in D.L. 65 & 66

The Committee notes that in their tabling motion of 1979 08 14 regarding this proposed subdivision, one of the requests was for a soils report prepared by a soils engineer. The Committee requests that the soils report include information on the soil conditions along the proposed east-west road alignment to the west of the subject site.

SUBDIVISION COMMITTEE
MINUTES OF 1979 09 11

8-2970B

K. HELDT
PIPELINE ROAD
Lot 2, Pl. 24588, Lot B, Pl. 46960; both in D.L. 5882

The Committee reviewed the legal opinion from the Municipal Solicitor received in the Planning Department 1979 08 28 and recommended approval of the proposal in view of the improvement to the lotting arrangement and subject to payment of the estimated 1980 municipal taxes on both properties prior to final approval.

8-2926

BURQUITLAM SENIOR HOUSING SOCIETY
560 AUSTIN AVENUE
Pcl. A of Lots 23 & 23A, D.L. 3, Ref. Pl. 2112A

Declined, since the proposed subdivision would not be compatible with the applicant's proposed building on the southerly lot, particularly in relation to the parking and setback requirements of Zoning By-law No. 1928 and the spatial separation requirements of the National Building Code.

SUBDIVISION COMMITTEE MINUTES

A meeting of the Subdivision Committee was held in the Committee Room on Tuesday, 1979 09 25 at 9:30 a.m. with the following persons present:

D.M. Buchanan, Planning Director
 A. Phillips, Municipal Engineer
 L.T. Scott, Supervisor - Subdivision & Development
 K. McLaren, Development Control Technician
 N. Maxwell, Planning Assistant

8-3587 COQUITLAM DEVELOPMENTS LTD.
 1045 HOWIE AVENUE
Lot E, Blks. 24 & 25, D.L. 356, Pl. 1714

The Committee reviewed a letter from the applicant received in the Planning Department 1979 09 14 regarding the proposed conversion. The Committee recommends that Council, as approving authority under the Strata Titles Act, not approve the proposed conversion as the existing vacancy rate is approximately 1.9% and therefore this proposal would not comply with Council's guideline regarding giving consideration to conversion applications if the vacancy rate is less than 3.5%.

8-3558A DISTRICT OF COQUITLAM
 161 - 168 KING EDWARD STREET
 Lot 1, Blk. 1, D.L. 46, Pl. 2624; Lots 2 & 3, Blk. 1, D.L. 46, Pl. 2624;
Lot 96, D.L. 3 etc., Pl. 874

Approved subject to:

1. The Engineering Department securing an accurate plan of the house location in relation to the proposed road allowance.
2. Removal of the garage at the rear of the building.
3. The Legal Department to suggest a suitable solution if the building does not comply with the Zoning and Building By-Laws regarding set-backs after the garage has been removed.
4. Registration in the Land Registry Office of any necessary easements.
5. Satisfactory negotiations being concluded between the two affected property owners.

8-2926A BURQUITLAM SENIOR HOUSING SOCIETY
 560 AUSTIN AVENUE
Pcl. A of Lots 23 & 23A, D.L. 3, Ref. Pl. 2112A

Approved subject to the applicant first securing from Council a development permit for the proposed expansion thereby assuring that adequate parking spaces will be provided on both sites.

8-3591 JEREMIAH AND ALICE B. GLENNON
 941 LILLIAN STREET
Lot 13, D.L. 368, Pl. 23557

Declined as the proposed panhandle lot would be substandard in terms of its potential building area. Panhandle lots should be as large as possible to allow greater siting flexibility thereby resulting in less disruption of established amenities of adjacent properties.

Subdivision Committee Minutes
of 1979 09 25

8-3591A JEREMIAH AND ALICE B. GLENNON
941 LILLIAN STREET
Lot 13, D.L. 368, Pl. 23557

Tabled for the applicant to demonstrate that the proposed panhandle lot will be able to drain by gravity flow to sanitary and storm sewer mains on Lillian Street.

8-856A MR. RICHARD SMITH
957 LILLIAN STREET
Rem. S $\frac{1}{2}$ Lot 5, D.L. 368, Pl. 1265

Approved subject to:

1. The requirements of Subdivision Control By-Law No. 1930 including:
 - a. Cash deposit for the future installation of all services required by Subdivision Control By-Law No. 1930 for the full frontage of the property on Lillian Street.
 - b. Payment for one new water connection.
 - c. Payment for one additional driveway crossing.
2. Payment of the estimated 1980 municipal taxes before final approval.
3. Removal of the existing dwelling.

8-1516 A.O. WARNER (A.O. WARNER LTD.)
910 LILLIAN STREET
Rem. Lot A, D.L. 368, Grp. 1, Pl. 8923

Approved subject to:

1. The servicing requirements of Subdivision Control By-Law No. 1930 including:
 - a. Cash deposit for the future installation of all services required by Subdivision Control By-Law No. 1930 including an adequate storm drainage system being provided to each lot.
 - b. Payment for one new water connection.
 - c. Payment for one new driveway crossing.
 - d. Registration in the Land Registry Office of any necessary drainage easements.
2. Payment of the estimated 1980 municipal taxes before final approval.

8-3560 DISTRICT OF COQUITLAM
PINETREE WAY & LINCOLN
Lots 13 - 21, 42, 44, Pl. 2172; Lot 36, Pl. 2247, Pcl. B.
(S & E Pl. 45317) Pl. 1328; all in D.L. 384A

Approved noting that the Committee recommends that the lands south of the subject site be consolidated as far southwards as possible. The Committee also notes that servicing of this site should be provided as a condition in any development permit.

Subdivision Committee Minutes
of 1979 09 25

8-472

LARRY FOUNTAIN
801 ROCHESTER AVENUE
Lot 18, Blk. 14, D.L. 3, Pl. 2030 (S & E Pl. A, Pl. 14295)

The Committee reviewed the responses from the neighbouring property owners and is of the opinion that the consensus indicated that the proposed subdivision would create a loss in existing amenities. The Committee therefore recommends that the Approving Officer not approve this subdivision under Section 96 of the Land Registry Act in view of the fact that this subdivision would create two lots considerably smaller than the prevailing lot sizes in the area.

8-900

MALVINE E. DOTTO
1521 REGAN AVENUE
Lot 31 of Blk. 2, D.L. 364, Gp. 1, Pl. 24375

Approved subject to:

1. The requirements of Subdivision Control By-Law No. 1930 including:
 - a. Cash deposit for the future installation of the services required by Subdivision Control By-Law No. 1930 for the frontage of the new lot being created.
 - b. Payment for one additional water connection.
 - c. Payment for one new driveway crossing.
 - d. Payment of the estimated 1980 municipal taxes before final approval.
2. Removal of the carport and storage area from the east side of the existing dwelling.

In relation to this proposed subdivision the Committee would like to comment as follows:

1. due to the very limited drainage in the area and particularly this lot, only a "slab on grade" style of home may be possible;
2. further subdivision of the remaining lot under the existing zoning category would not be possible as there is insufficient area to meet the minimum lot size requirement. Future resubdivision into RS-3 One-Family Residential (555 m²) lots is technically feasible, however, Council approval of the necessary rezoning after a Public Hearing would be required.

SUBDIVISION COMMITTEE MINUTES

A meeting of the Subdivision Committee was held in the Committee Room on Tuesday, 1979 10 09 at 1:30 p.m. with the following persons present:

D.M. Buchanan, Planning Director
A. Phillips, Municipal Engineer
L.T. Scott, Supervisor - Subdivision & Development
N. Maxwell, Planning Assistant

8-283A

WOODWEST DEVELOPMENTS LTD.
204 Cayer Street
Lot 1, D.L. 47, Plan 14309

Tabled for the applicant to clarify the necessity of the proposed Strata Plan application.

The Committee notes that servicing of the site would be required with any strata type subdivision as well as a conventional subdivision.

8-3391

WARNER HOUSING LTD.
H. TULLIS & ASSOCIATES LTD.
Street names for a subdivision North of Georgeson Avenue and East of Nestor Street

The Committee reviewed proposed street names of the subdivision. The street names and their locations are shown on the attached map which form part of these Minutes. The Committee recommends that Council approve the following names of streets which locations are shown on the map attached subject to acceptance by the Post Office of the names: Harwood Avenue, Chrome Crescent and Savary Avenue.

8-2750

Street name for a road East off of Porter Street.

The Committee reviewed the proposed name for this street. The street name and its location is shown on the attached map which forms part of these Minutes.

The Committee recommends that Council approve the following name for the street as shown on the attached map subject to acceptance by the Post Office: Smallwood Avenue

8-3415G

OXBOW LAKE ESTATES
Phase 5

Tabled for the following:

1. the submission of an updated Plan similar to Plan PH 21 which clearly indicates the current phase boundaries and road and lot layout.
2. a statement in writing from the applicants on the proposed timing for extending and completing the public municipal services.
3. written assurance as to the date of commencement of the major recreation facilities in view of the commitment in the Development Agreement as Phase 5 contains the 200th lot.

8-3091I

FARWEST DEVELOPMENTS LTD.
Dawes Hill Road
Lot 75, D.L. 65, Plan 55912

Declined as the proposed central lot does not have physical access from a constructed and useable street.

8-3091J

FARWEST DEVELOPMENTS LTD.
Dawes Hill Road
Lot 75, D.L. 65, Plan 55912

Approved subject to:

1. physical construction of storm and sanitary sewer systems to the standards of Subdivision Control By-law No. 1930 to service the proposed lots on Dawes Hill Road.
2. registration in the Land Registry Office of any necessary rights-of-way.
3. payment of the estimated 1980 Municipal taxes before final approval.
4. payment of the development cost charge as required by By-law No. 847 consisting of \$600.00 for each of the four dwelling units permitted to be constructed.
5. the location of the necessary easement to accomodate the sanitary sewer mentioned in Item 1 above to conform as closely as possible to the proposed 650 square metre future subdivision layout for this area.

8-1442

A.B. MORRISON
843 Porter Street
Rem. West 1/2, Lot B, D.L. 368, Plan 55433

Approved subject to:

1. the physical construction of all services required by Subdivision Control By-law No. 1930 for the frontage of the property on Meritt Street.
2. payment of the estimated 1980 Municipal taxes before final approval.
3. payment of the development cost charge as required by By-law No. 847 consisting of \$600.00 for each of the two dwelling units permitted to be constructed.

8-3313B

MRS. H. FRASER
761 Rochester Avenue
Rem. South East portion of Lot 12, D.L. 3, Plan 874

Approved subject to:

1. the servicing requirements of Subdivision Control By-law No. 1930 including:
 - a. physical construction of all services required by Subdivision Control By-law No. 1930 for the full frontage of the property on Dansey Avenue and the flankage of the proposed corner lot on Selman Street.

The Committee notes that the Approving Officer will waive the servicing requirements of Subdivision Control By-law No. 1930 on the remainder of the Selman Street dedication as well as the Rochester Avenue frontage. The servicing of these dedicated roads however will be a requirement of any future subdivision approvals.

- b. registration in the Land Registry Office of any necessary rights-of-way for sewerage and drainage purposes.
2. payment of the estimated 1980 Municipal taxes before final approval.
3. payment of the development cost charge as required by By-Law No. 847 consisting of \$600.00 for each of the two dwelling units permitted to be constructed.
4. the submission of a Plan prepared by a B.C. Land Surveyor which indicates the location of any buildings which are to remain.

8-3313A

MRS. H. FRASER
761 Rochester Avenue
Rem. South East portion of Lot 12, D.L. 3, Plan 874

Declined as the proposed Subdivision would not provide adequate road dedication to allow for convenient future construction of any necessary road works on Selman Street.

8-2925 0

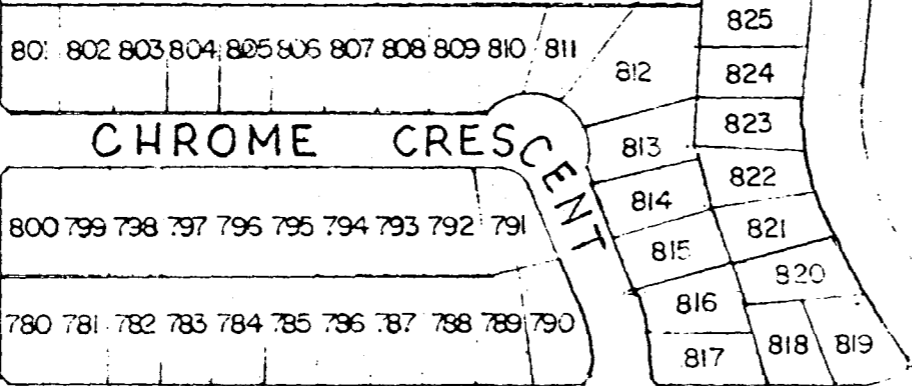
BEEDIE CONSTRUCTION CO. LTD.
United Boulevard
Rem. of Lot 23, D.L. 21 & 66, Plan 53660

Tabled for the applicant to clarify the intended uses of the three parcels particularly since the proposed westerly lot is completely encumbered by B.C. Hydro and Power Authority easements.

8-3391

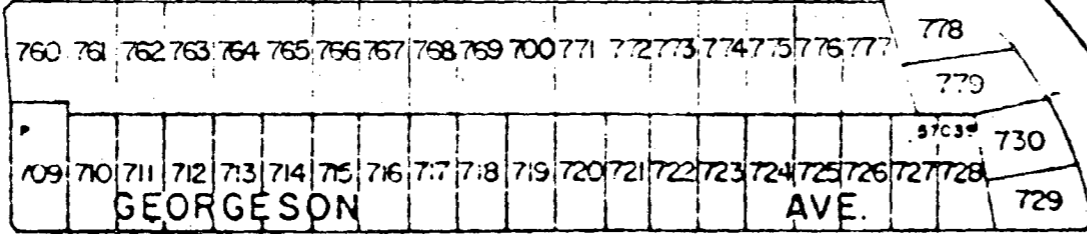
HARWOOD AVE.

746	747
745	748
744	749
743	750
742	751
741	752
740	753
739	754
	755
	756
	757
	758
734	759
733	708
732	709
731	706
451	473
452	472
453	471
454	470
455	469
456	468
457	467
458	466
459	465
	464
	463
	462

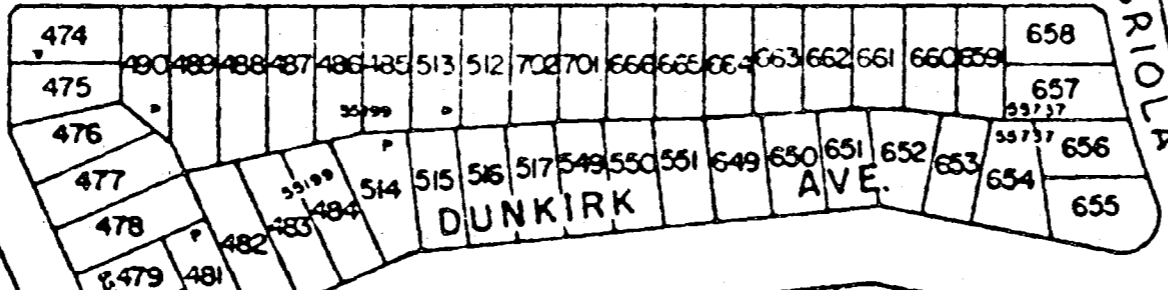


CHROME CRESCENT

SAVARY AVE.



GEORGESON AVE.



DUNKIRK AVE.

GABRIOLA DR.

COQUITLAM RIVER

RIVER

RETURNED TO THE CROWN

126 127 AVE.

129 128 AVE.

NESTOR ST.

HORNBY

COVENANT LINE 19192

SUBDIVISION COMMITTEE MINUTES

A meeting of the Subdivision Committee was held in the Committee Room on Tuesday, 1979 10 23 at 9:30 a.m., with the following persons present:

D.M. Buchanan, Planning Director
 A. Phillips, Municipal Engineer
 L. Scott, Supervisor - Subdivision & Development
 K. McLaren, Development Control Technician
 N. Maxwell, Planning Assistant

8-2881 DISTRICT OF COQUITLAM
 FOSTER AVENUE AND LINTON STREET
 Rem. Lot 174, D.L. 363, P1. 28925

The Committee feels that, due to the complexity of the soil conditions of the site, a low priority be placed on development of these lands, and that the Municipality concentrate its land development in the Austin-Hickey area.

8-384 SOLAR ENTERPRISES
8-384A 1124 WESTWOOD STREET
 Rem. D, D.L. 384A, P1. 3718 (S&E Pcl. A, Ref. P1. 6082 & P1. 27446)

Tabled for review of the road and lot layout, pending completion of a comprehensive traffic report for this area.

8-2681E KAI HUI CONSTRUCTION CO. LTD.
 1400 BLOCK ROCHESTER
 Lot 20, D.L. 109, P1. 23975

The Committee reviewed the letter and accompanying plans from the Engineer, received in the Planning Department 1979 10 11. The application remains tabled for the following:

- 1) The drawings to be revised to clearly indicate the natural boundary of the watercourse.
- 2) The Planning Department to review the lotting and road location, with a view to placing the road further to the west on the top of the bank.
- 3) The submission of a soils report on the site prepared by a professional soils engineer hired by the applicant.
- 4) The applicants to review the proposal in relation to Conservation By-laws #836 and #886.

8-3569A DISTRICT OF COQUITLAM
 HICKEY DRIVE
 Ptn. of Lot 350, D.L. 113, P1. 43736

Approved subject to:

- 1) Physical construction of all services required by Subdivision Control By-law No. 1930 on all roads bounding and within the proposed subdivision.
- 2) Registration in the Land Registry Office of any necessary rights-of-way.
- 3) Payment of the development cost charge, as required by By-law No. 847, consisting of \$600 for each of the 32 dwelling units permitted to be constructed.

SUBDIVISION COMMITTEE
MINUTES OF 1979 10 23

8-3543F

DISTRICT OF COQUITLAM
HICKEY STREET
Lot 190, D.L. 113, Pl. 43915; Rem. D.L. 112

Approved subject to:

- 1) Physical construction of all services required by Subdivision Control By-Law No. 1930 on the extension of Ashurst Avenue.
- 2) Registration in the Land Registry Office of any necessary rights-of-way.
- 3) Payment of the development cost charge, as required by By-Law No. 847, consisting of \$600 for each of the 11 dwelling units permitted to be constructed.

8-3035B

DISTRICT OF COQUITLAM
Lot 11, D.L. 112, Pl. 4888

Approved subject to:

- 1) Physical construction of all services required by Subdivision Control By-Law No. 1930 on Tolmie Avenue, Oranda Avenue, Shawna Way and Leduc Avenue.
- 2) Registration in the Land Registry Office of any necessary rights-of-way.
- 3) Payment of the development cost charge as required by By-Law No. 847, consisting of \$600 for each of the 13 dwelling units permitted to be constructed.
- 4) Submission of a plan prepared by a B.C. Land Surveyor which clearly indicates the location of the natural boundary of the creek which traversed this property to ensure that each lot will contain an adequate building site.
- 5) Registration of a right-of-way or covenant over the lots which contain sensitive lands, in keeping with By-Law No. 836.
- 6) Provision for all excavation and excavated materials to take place in a manner to avoid sloughing into such sensitive lands and fencing or other appropriate placement on the ground of a barrier to prevent such sloughing.

8-3035C

DISTRICT OF COQUITLAM
Lot 11, D.L. 112, Pl. 4888

Approved subject to:

- 1) Rezoning of the property by Council to RS-3 One-Family Residential (555 m² lots).
- 2) Physical construction of all services required by Subdivision Control By-Law No. 1930 on Gale Avenue.
- 3) Registration of any necessary rights-of-way.
- 4) Payment of the development cost charge as required by By-Law No. 847, consisting of \$600 for each of the 8 dwelling units permitted to be constructed.
- 5) Council adopting a Road Exchange By-Law on that portion of Gale Avenue proposed for cancellation in exchange for that portion of Gale Avenue required to be dedicated to facilitate this subdivision.

SUBDIVISION COMMITTEE
MINUTES OF 1979 10 23

8-2333N GENSTAR LIMITED, SOUTHERN SLOPE HOLDINGS (1959) LTD.
EAGLE RIDGE - STAGE III
Pt. Lot 37, NW $\frac{1}{4}$ Sec. 10, Twp. 39, Pt. Lot 38, NE $\frac{1}{4}$ Sec. 10,
Twp. 39, Pl. 32594; Pt. Lot B of Fractional NW $\frac{1}{4}$ Sec. 10,
Twp. 39, Pl. 22328, D.L. 238, 346, 383, 385

Approved subject to:

- 1) Rezoning of the property by Council to RS-1 One-Family Residential (650 m² lots).
- 2) The requirements of Subdivision Control By-law No. 1930 including:
 - a) Physical construction of all services required by Subdivision Control By-law No. 1930 on all roads bounding and within the subdivision.
 - b) Payment of the estimated 1980 municipal taxes before final approval.
 - c) Registration in the Land Registry Office of any necessary rights-of-way.
- 3) Completion of the water tank on the north boundary of this subdivision prior to final approval of this stage.
- 4) Opening of the north traffic lanes of Guildford Way from Cornwall Street to the Port Moody boundary.
- 5) Development of an acceptable turning area adjacent to the temporary termination of the north-south road.

8-2640B J. RIDEOUT
1472 PIPELINE ROAD
Lot 1, L.S. 12, Sec. 13, Twp. 39, Pl. 12521

Declined, as the proposed westerly lot would have no legal or physical access from a constructed and usable street.

8-2640C J. RIDEOUT
1472 PIPELINE ROAD
Lot 1, L.S. 12, Sec. 13, Twp. 39, Pl. 12521

Declined, as the proposed panhandle access to the rear lot does not provide reasonable access due to the excessive slope of the land.

8-2754A C. & F. FORSTER
3700 VICTORIA DRIVE
Lot 17, SE $\frac{1}{4}$, Sec. 17, Twp. 40, Pl. 25042

Approved subject to:

- 1) Confirmation in writing from the Simon Fraser Health Unit that a well and septic tank are possible on the proposed lot, as well as evidence that the existing well which serves the house, is functional.
- 2) Physical construction of the services required by Subdivision Control By-law No. 1930 for the frontage of the new lot being created.

SUBDIVISION COMMITTEE
MINUTES OF 1979 10 23

8-2754A con't

- 3) Payment of the estimated 1980 municipal taxes before final approval.
- 4) Payment of the development cost charge as required by By-law No. 847, consisting of \$600 for the one dwelling unit permitted to be constructed.

8-3265E

ENGINEERED HOMES LIMITED
CORNER OF MARINER AND SPURAWAY
Rem. Lot 260, Pl. 40139, D.L. 361

Approved subject to:

- 1) The physical construction of all services required by Subdivision Control By-law No. 1930 on all roads bounding and within the proposed subdivision.
- 2) Registration in the Land Registry Office of any necessary rights-of-way.
- 3) No water connections being supplied from the existing main on Spuraway Drive.
- 4) No driveway accesses being provided from Mariner Way.
- 5) Payment of the estimated 1980 municipal taxes before final approval.
- 6) Submission of a plan prepared by a B.C. Land Surveyor which verifies that each lot contains a minimum of 650 m² of area.

8-3266C

ENGINEERED HOMES LIMITED
WEST SIDE OF MARINER WAY, NORTH OF COMO LAKE AVENUE
Lot 261, Pl. 40139, D.L. 361

Tabled for the applicants to reconsider the design, taking into account the following suggested guidelines:

- 1) Providing only one road access into the site as far north from the Como Lake/Mariner Way intersection.
- 2) Elimination of proposed Lot 1 in the extreme southwest corner of the original proposal.

The Committee notes that, if a subdivision is approved for this property, one of the conditions of approval would be no driveway accesses being granted from Mariner Way.

The Committee also requests confirmation that the dashed line on Drawing P704-154 is, in fact, the location of the top of the bank.

8-3537

DISTRICT OF COQUITLAM, R. & B. LAWRYSHYN, SHELL CANADA LTD.
WESTWOOD STREET AND CRABBE AVENUE ROAD EXCHANGE

Tabled for the following:

- 1) Shell Canada's comments on the proposed road cancellation. Shell Canada should also be in direct contact with the owner of the property to the north, with a view to deciding on the location of the future boundary between both properties after the portion of road under discussion has been cancelled.
- 2) Comments from the Ministry of Transportation, Communications and Highways.

SUBDIVISION COMMITTEE
MINUTES OF 1979 10 23

8-3537 con't.

- 3) The Engineering Department to contact the City of Port Coquitlam regarding development proposals on the east side of Westwood Street in an effort to design the ultimate improvements and right-of-way required for Westwood Street.

8-283A

WOODWEST DEVELOPMENTS LTD.
CAYER STREET
Lot 1, D.L. 47, Pl. 14309

Approved subject to:

- 1) The requirements of Subdivision Control By-Law No. 1930 including:
 - a) Physical construction of all services required by Subdivision Control By-Law No. 1930 on Cayer Street.
 - b) Physical construction of a sanitary sewer to service the proposed development.
 - c) Registration in the Land Registry Office of any necessary rights-of-way for drainage purposes.
- 2) The applicant obtaining any required approvals from Trans Mountain Oil Pipeline for any necessary pipeline crossings.
- 3) The proposed method of subdivision not being a bare land strata application.

The Committee notes that prior to any future phase approvals being granted, the Committee will contact the owners of the property to the west to resolve the question of any possible extensions and improvements being required for Myrnam Street. If it is found that Myrnam Street should be extended then servicing conditions may be imposed on further phase approvals of this development.

8-2607D

COAST HOLDINGS LTD., DISTRICT OF COQUITLAM
Lot 62, D.L. 16, Pl. 35507 & closure of Nelson between
Lougheed & Hwy. 1

Declined, due to the objections presented by the abutting property owner to the east.

8-29250

BEEIDIE CONSTRUCTION CO. LTD.
UNITED BOULEVARD
Rem. Lot 23, D.L. 21 & 66, Pl. 53660

Declined, as the proposed westerly lot would not be legally part of Lot 27, thereby not complying with the requirement of Zoning By-Law No. 1928, which states that parking for a use must be on the same lot as the use to which it is accessory.

SUBDIVISION COMMITTEE
MINUTES OF 1979 10 23

8-2925P

BEEDIE CONSTRUCTION CO. LTD.
UNITED BOULEVARD
Rem. Lot 23, D.L. 21 & 66, Pl. 53660

Tabled for the following:

- 1) The applicant to clarify why the dyke easement shown on the original sketch 8-29250 was removed.
- 2) If the information requested in 1) above indicates that the dyke has been eliminated, the Planning Department will contact the Ministry of the Environment to obtain their approval as the subdivision would be outside of the area protected by the dyke.

8-3591A

J. & A. GLENNON
941 LILLIAN STREET
Lot 13, D.L. 368, Pl. 23557

Approved subject to:

- 1) The requirements of Subdivision Control By-Law No. 1930 including:
 - a) Cash deposit for the future installation of the services required by Subdivision Control By-Law No. 1930 for the frontage of the new lot being created.
 - b) Physical construction of a new storm sewer connection to service the new lot.
 - c) Registration in the Land Registry Office of any necessary rights-of-way.
- 2) Payment of the estimated 1980 municipal taxes before final approval.
- 3) Payment of the development cost charge as required by By-Law No. 847, consisting of \$600 for the one dwelling unit permitted to be constructed.
- 4) The removal of the accessory building or its relocation to conform with the Building and Zoning By-Laws.

The Committee reviewed the applicant's verbal request to the Planning Department for a reduction in the depth of the panhandle lot. The Committee would not approve a reduction in this regard as the panhandle lot should be as large as possible to lessen the possible disruption of the established amenities of adjacent properties.

SUBDIVISION COMMITTEE MINUTES

A meeting of the Subdivision Committee was held in the Committee Room on Tuesday, 1979 11 20 at 9:30 a.m. with the following persons present:

D.M. Buchanan, Planning Director
 A. Phillips, Municipal Engineer
 L.T. Scott, Supervisor - Subdivision & Development
 K. McLaren, Development Control Technician
 N. Maxwell, Planning Assistant

8-3279A TRIACRES ENTERPRISES LTD.
 LOUGHEED HIGHWAY & GUILBY STREET
Lots 7 & 8, E. ½ Blk. 33, D.L. 1 & 16, Pl. 15352

Approved subject to:

1. Rezoning of the property by Council to RS-3 One-Family Residential (555 2m).
2. Board of Variance Approval of the new setback proposed for both existing homes.
3. Physical construction of all services required by Subdivision Control By-Law No. 1930 on Loughheed Highway, Guilby Street and Grayson Avenue.
4. Signing of the survey plans by the Approving Officer of the Ministry of Highways prior to final approval by the Municipal Approving Officer.
5. Removal of any existing driveway accesses onto Loughheed Highway.
6. Payment of the estimated 1980 Municipal Taxes before final approval on both properties.
7. Payment of the development cost charge as required by By-Law No. 847 consisting of \$600 for each of the four dwelling units permitted to be constructed.
8. Relocation of any existing service connections if required.
9. Registration in the Land Registry Office of any necessary easements.
10. No driveway accesses being provided from Loughheed Highway.

8-786G LARRY FOUNTAIN
 449 WALKER STREET
Lot D, Blk. 14, D.L. 3, Pl. 16520

Approved subject to:

1. Rezoning of Lot D by Council to RS-3 One-Family Residential (555 2m lots).
2. The requirements of Subdivision Control By-Law No. 1930 including:
 - a. Physical construction of all services required by Subdivision Control By-Law No. 1930 on Walker Street and the road being dedicated.
 - b. Registration in the Land Registry Office of any necessary easements.

Subdivision Committee Minutes
of 1979 11 20

8-786G con't.

3. Payment of the estimated 1980 Municipal Taxes before final approval on both properties.
4. Payment of the development cost charge as required by By-Law No. 847 consisting of \$600 for each of the five dwelling units permitted to be constructed.
5. Removal of all existing structures on Lot D and the existing carport and breezeway on Lot 31.

8-1821A MR. & MRS. JOHN H. SCHURMAN
855 GROVER AVENUE & 902 COMO LAKE AVENUE
Lot 78, Blk. A, D.L. 366, Pl. 27636

Approved subject to:

1. Physical construction of all services required by Subdivision Control By-Law No. 1930 on Grover Avenue.
2. Cash deposit for the future installation of the services required by Subdivision Control By-Law No. 1930 on Como Lake Avenue.
3. Physical construction of the lane to the standards of Subdivision Control By-Law No. 1930.
4. Payment of the estimated 1980 Municipal Taxes before final approval.
5. Payment of the development cost charge as required by By-Law No. 847 consisting of \$600 for each of the two dwelling units permitted to be constructed.

8-3415G CAREER HOLDINGS LTD.
"RIVER SPRINGS" SHAUGHNESSY STREET (Formerly Oxbow Lake Estates)
Lot 14, Sections 12 & 13, Twp. 39, N.W.D., Pl. 53172

The Committee recommends that the Strata Titles Approving Officer sign the Form 10 for Phase 5 subject to:

1. The necessary revisions to the servicing drawings being approved by the Municipal Engineer.
2. Physical construction of a gravel surface suitable for use by public traffic of an extension of "Todd Way" westerly to "Flynn Crescent", and on "Flynn Crescent" south-westerly to Shaughnessy Street, and Shaughnessy Street south-easterly to the existing pavement prior to final approval of this phase.
3. Commencement of construction of the Community Centre prior to final approval of this phase.

The Committee notes that the development agreement calls for the completion of Shaughnessy Street by March, 1980. As the applicant indicates in his letter that the construction will not be completed by March, 1980 the Committee requests that the applicant submit a written request to Council for an amendment to the development agreement in this regard.

Subdivision Committee Minutes
of 1979 11 20

8-2681G KAI HUI CONSTRUCTION CO. LTD.
VIC STEELE, CENTURY 21
1400 BLOCK ROCHESTER
Lot 20, D.L. 109, Pl. 23975

Declined as it has not been demonstrated to the Committee's satisfaction that the two building sites proposed within the filling and bank stabilization area will support a structure; nor does the proposal allow for optional ongoing control and protection of the ravine area.

8-2681H KAI HUI CONSTRUCTION CO. LTD.
VIC STEELE, CENTURY 21
1400 BLOCK ROCHESTER
Lot 20, D.L. 109, Pl. 23975

Tabled for the applicant to demonstrate to the satisfaction of the Municipal Engineer that filling and bank stabilization required to facilitate the road construction is feasible.

The Committee notes that in their opinion this proposed layout would provide for better control and protection of the ravine area. The Committee further notes that if this subdivision is approved one of the conditions would be registration in the Land Registry Office of a restrictive covenant and right-of-way over the area below the top of the bank to provide protection to this sensitive area.

8-2754B C. & F. FORSTER
3700 VICTORIA DRIVE
Lot 17, SE $\frac{1}{4}$ Sec. 17, Twp. 40, Pl. 25042

Approved subject to:

1. Physical construction of the services required by Subdivision Control By-Law No. 1930 for the frontage of the new lot being created.
2. Payment of the estimated 1980 Municipal Taxes before final approval.
3. Payment of the development cost charge as required by By-Law No. 847 consisting of \$600 for the one dwelling unit permitted to be constructed.

8-2761B DANILO AND CLARA BROLESE
3434 ROXTON AVENUE
Lot G, Blk. A, SE $\frac{1}{4}$ of NW $\frac{1}{4}$ Sec. 7, Twp. 40, Pl. 17587, N.W.D.

The Committee reviewed a report from the Simon Fraser Health Unit regarding the proposed subdivision. It appears that the method of proposed subdivision submitted to the Simon Fraser Health Unit differs from the layout prepared by the Planning Department. The Committee therefore requests clarification from the applicant as to which method of subdivision is desired.

1979 12 04

SUBDIVISION COMMITTEE MINUTES

A meeting of the Subdivision Committee was held in the Committee Room on Tuesday, 1979 12 04 at 9:30 a.m., with the following persons present:

D.M. Buchanan, Planning Director
A. Phillips, Municipal Engineer
L.T. Scott, Supervisor - Subdivision & Development
K. McLaren, Development Control Technician

8-964A

S.E. NEILSON
1167 LANSDOWNE STREET
Rem. Lot 6, D.L. 383, Pl. 148

Approved subject to:

- 1) Payment of the following development cost charges under By-law No. 847, 1978, as amended:
 - a) \$600 for each of the 24 dwelling units permitted to be constructed.
 - b) \$22,850 per gross hectare of land involved in the proposed subdivision.
- 2) Removal of all existing buildings on the property.
- 3) Submission of a soils report by a qualified soils expert hired by the applicant proving out the adequacy of the subsoil for placing services, roads and future buildings.
- 4) Payment of the estimated 1980 municipal taxes prior to final approval.
- 5) Servicing requirements of Subdivision Control By-law No. 1930 including:
 - a) Physical construction of all services as required by By-law No. 1930 for all roads bounding and within the subdivision.
 - b) Registration in the Land Registry Office of any necessary easements.

The Committee notes that rezoning of the property has been given final approval by Council, and furthermore Council has approved dedication of the small triangular portion of municipal land to facilitate legal access from Lansdowne Street to the existing lane, and to provide frontage on Lansdowne Street for two of the proposed new lots.

8-384B

SOLAR ENTERPRISES
1124 WESTWOOD STREET
Rem. D, D.L. 384A, Pl. 3718 (S&E Pcl. A, Ref. Pl. 6082 & 27446)

The Committee finds this preliminary sketch technically feasible, noting that minor changes may result from:

- a) receipt of legal base map information which the District is presently having prepared;
- b) the final report of our consultant and review thereof with regard to the road system in the area.

8-2681I KAI HUI CONSTRUCTION CO. LTD.
1400 BLOCK ROCHESTER
Lot 20, D.L. 109, Pl. 23975

Approved subject to:

- 1) Council issuing a permit to fill the lands in accordance with a detailed plan to the satisfaction of the Municipal Engineer and showing pipe, intake structure, overflow mechanism, and outline of fill with appropriate cross sections.
- 2) Filling of the land to be carried out under the supervision of and in accordance with a soils report prepared by a qualified soils expert hired by the applicants.
- 3) Submission of a soils report by a qualified soils expert hired by the applicants proving out the proposed house foundations and stability of cut and fill slopes.
- 4) Dedication as park of the area shown on the sketch.
- 5) Physical construction of all services required by Subdivision Control By-Law No. 1930 for all roads bounding and within the subdivision.
- 6) Registration in the Land Registry Office of any necessary easements.
- 7) Payment of the estimated 1980 municipal taxes before final approval.
- 8) The applicants securing the approval in writing of the Water Rights Branch of the Ministry of Environment with regard to the latest proposal to enclose the creek.

The Committee notes that no development cost charge for public open space is being levied on this subdivision in lieu of the dedication for park purposes being requested.

The Committee also notes that the Planning Department report to Council on the application for a permit under the Conservation By-Law will not be prepared until such time as the items mentioned under 1), 2), 3) and 8) above are secured and approved by the Municipal Engineer.

8-3587 COQUITLAM DEVELOPMENTS LTD.
1045 HOWIE AVENUE
Lot E, Blks. 24 & 25, D.L. 356, Pl. 1714

The Committee received and reviewed a letter from Coquitlam Developments Ltd. with regard to the conversion of an apartment at 1045 Howie Avenue, which was declined by Council. The Committee is under the understanding that the applicant was advised of the likelihood of this application being declined due to its not meeting the Council's guideline with regard to vacancy rate prior to his submitting the application and paying the appropriate fee.

8-2761E D. & C. BROLESE
3434 ROXTON AVENUE
Lot G, Blk. A, SE $\frac{1}{4}$ of NW $\frac{1}{4}$, Sec. 7, Twp. 40, Pl. 17587

Approved subject to:

- 1) Clearing of the Roxton Avenue right-of-way for the full frontage of the property on this right-of-way.

8-2761E con't

- 2) Physical construction of all services required by Subdivision Control By-law No. 1930 for the full frontage of the property on Roxton Avenue.
- 3) Payment of the development cost charge as required by By-law No. 847 consisting of \$600 for the one new dwelling unit permitted to be constructed.
- 4) Payment of the estimated 1980 municipal taxes before final approval.
- 5) Water-main charges and water connections.
- 6) Registration in the Land Registry Office of any necessary easements.

The Committee notes that they have on record approval of the Simon Fraser Health Unit of this proposed subdivision, based on information submitted to the Health Unit by the applicant.

SUBDIVISION COMMITTEE MINUTES

A meeting of the Subdivision Committee was held in the Committee Room on Tuesday, 1979 12 19 at 9:30 a.m. with the following persons present:

D.M. Buchanan, Planning Director
 L.T. Scott, Supervisor - Subdivision & Development
 K. McLaren, Development Control Technician
 N. Maxwell, Planning Assistant

8-1669C I. & E. SPORAR
 628 COTTONWOOD AVENUE
W $\frac{1}{2}$ Lot 14, Blk. A, D.L. 7, Pl. 4352

Approved subject to:

1. Rezoning of the portion of property south of Adler Avenue by Council to RS-3 One-Family Residential (555 m² lots).
2. The servicing requirements of Subdivision Control By-Law No. 1930 including:
 - a. Physical construction of all services required by Subdivision Control By-Law No. 1930 for the full frontage of the property on Adler Avenue and Cottonwood Avenue.
 - b. Physical construction of a temporary barricade and two turn-arounds.
 - c. Physical construction of the lane to the standards of Subdivision Control By-Law No. 1930.
 - d. Registration in the Land Registry Office of any necessary easements.
3. Payment of the estimated 1980 municipal taxes before final approval.
4. Payment of the development cost charge as required by By-Law No. 847, consisting of \$600 for each of the five dwelling units permitted to be constructed.

8-659C T. J. ARMSTRONG
 1360 COAST MERIDIAN ROAD
Lot 5, L.S. 1, SE $\frac{1}{4}$ Sec. 13, Twp. 39, Pl. 12942

Declined since the applicant has not provided the necessary information requested by the Simon Fraser Health Unit to properly review this proposed development.

8-1102D LEDINGHAM DEVELOPMENT LIMITED
 2560 BARNET HIGHWAY
Lot 51, Blk. 7, D.L. 238, Pl. 31173

The Committee reviewed a report from the Planning Department on this proposed subdivision. This application remains tabled and the Committee requests clarification from the applicant on whether or not they wish to pursue the proposed subdivision in light of the National Building Code problems.

8-3452 DISTRICT OF COQUITLAM
Ptn. of Miller Avenue at Kinsac Street

Declined since this road allowance is being utilized as a walkway, provides access to adjacent lots and contains B.C. Hydro telephone poles.

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8-3567A MARATHON REALTY COMPANY LIMITED
Ptn. of the rem. of Lot 41, of D.L. 22 & 67, Pl. 53659, Grp. 1,
N.W.D. Mayfair Industrial Park, Coquitlam, B. C.

Approved subject to:

1. Physical construction of any service connections if required by the Municipal Engineer.
2. Payment of the estimated 1980 municipal taxes before final approval.

The Committee requests clarification from the applicant on whether the C.P.R. Spur Line will be left as a right-of-way or created as a parcel.

8-1672C U. RICARD
3358 MASON AVENUE
Lot 14, L.S. 9, Sec. 12, Twp. 39, Pl. 24958

The Committee requests clarification from the applicant as to whether or not he intends to proceed with the proposed subdivision as no response has been received in the Planning Department regarding the Simon Fraser Health Unit request in the letter dated 1979 09 25.

8-3415G CAREER HOLDINGS LTD.
"River Springs" Shaughnessy Street (Formerly Oxbow Lake Estates)
Lot 14, Sections 12 & 13, Twp. 39, N.W.D., Pl. 53172
Phase 5

The Committee reviewed a letter from the applicant received in the Planning Department 1979 12 05 regarding the construction of the Community Centre. The Committee recommends that the Strata Titles Approving Officer sign the Form 10 for Phase 5 subject to approval condition number 3 of 1979 11 27 being adjusted to read "Commencement of construction of the Community Centre prior to registration of this phase".