

GRUPT  
MANAGEMENT

**1997**

**GROWTH MANAGEMENT COMMITTEE  
MINUTES**

---



501

Mayor L. Sekora

**GROWTH MANAGEMENT COMMITTEE MINUTES**

A meeting of the Growth Management Committee was held on Monday, January 13, 1997 at 7:30 p.m. in the Council Chambers, with the following persons present:

COMMITTEE MEMBERS PRESENT: Councillor J. Kingsbury, Chair  
Councillor J. Stangier, Deputy Chair  
Councillor K. Becker

STAFF: N. Cook, City Manager  
D. Day, Planning Director  
T. Murphy, Manager, Traffic & Transportation

**ITEM I - MINUTES OF DECEMBER 9, 1996**

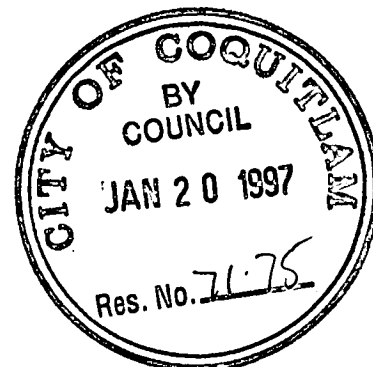
Received.

**ITEM II - BUSINESS ARISING FROM MINUTES**

Nil

**ITEM III - NEW BUSINESS**

**Item #501-1 - Authorization for Issuance of a Development Permit -  
96 050897 DP - To Allow for an Existing Addition  
at 819 Tupper Avenue**



Deb Day briefly outlined the proposed modification to an existing addition to the Blue Mountain Body Shop, which was built in 1988/9 without the requisite Development Permit approval. The Planning Department did not recommend approval of the proposal, which basically involves removal of the overhead garage door of the structure and necessitates two variances to roughly halve the on-site parking requirement and to reduce the rear yard setback.

The Committee discussed the proposal and its site context and felt that the modified addition could be allowed to remain and the variances allowed if the owner put a covenant on the entire site, restricting its use to body shop.

*me*

Growth Management Committee Minutes  
1997 January 13

**ITEM III - NEW BUSINESS** cont'd/

**Item #501-1** - cont'd/

The Committee recommends:

**COUNCIL**

**ACTION** " That Council approve signing and sealing of Development Permit 96 050897 DP and the Mayor and City Clerk be authorized to execute this Development Permit on behalf of the City of Coquitlam."

**Item #501-2 - 5 Percent Provision of Parkland Pursuant to Section 992 of the Municipal Act for the Proposed Subdivisions at 1825 and 1991 Parkway Boulevard on the Westwood Plateau (96 050898 SD and 96 050902 SD)**

---

The Committee recommends:

**COUNCIL**

**ACTION** " That Council not require the owner of the proposed subdivisions under files 96 050898 SD and 96 050902 SD, to pay to the City an amount that equals 5 percent of the market value of the land being subdivided as outlined in Section 992 of the Municipal Act, since land is being provided by said owner."

**Item #501-3 - Preliminary Report on Application (96 048527 RZ) by Ernest Parsons for Rezoning at 926 Marnac Avenue from RS-1 to RT-1 for a Two-Family Residential Building**

---

Deb Day presented a brief overview of the proposal for a two-family residential development on Marnac Avenue, near Miller Park, and reviewed the policy guidance for that use as set out in the OCP. The Committee discussed the proposal with particular reference to the criteria of neighbourhood fit and 180 m separation distance.

The Committee recommends:

**COUNCIL**

**ACTION** " 1. That Council give first reading to City of Coquitlam Zoning Amendment Bylaw No. 3085, 1997;  
2. That Bylaw No. 3085, 1997, and application 96 048527 RZ be referred to Public Hearing."

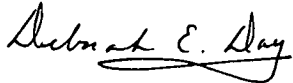
Growth Management Committee Minutes  
1997 January 13

**ITEM V - TABLED ITEMS**

- T-1 Design Committee Meeting Minutes November 26, 1996
- T-2 Design Committee Meeting Minutes December 3, 1996
- T-3 Design Committee Meeting Minutes December 17, 1996
- T-4 Subdivision Committee Meeting Minutes December 3, 1996
- T-5 Subdivision Committee Meeting Minutes December 17, 1996

**ADJOURNMENT** - The meeting adjourned at 8:00 p.m.

MINUTES CERTIFIED CORRECT



DEBORAH E. DAY  
PLANNING DIRECTOR

---

CHAIRMAN



501

Mayor L. Sekora

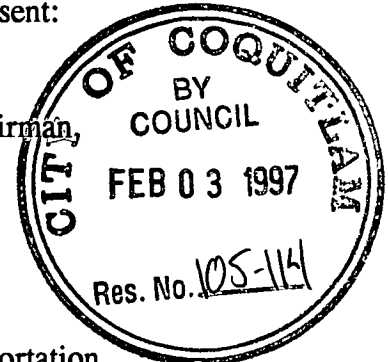
GROWTH MANAGEMENT COMMITTEE MINUTES

A meeting of the Growth Management Committee was held on Monday, January 27, 1997 at 7:30 p.m. in the Council Chambers, with the following persons present:

COMMITTEE MEMBERS PRESENT: Councillor J. Kingsbury, Chairman,  
Councillor J. Stangier  
Councillor K. Becker

STAFF:

N. Cook, City Manager  
D. Day, Planning Director  
T. Murphy, Traffic & Transportation  
K. McLaren, Development Control Technician  
E. Tiessen, Deputy Planning Director



ITEM I - MINUTES OF JANUARY 13, 1997

Received.

ITEM II - BUSINESS ARISING FROM MINUTES

Nil.

ITEM III - NEW BUSINESS

Item #501-1 - Authorization for Issuance of a Development Variance Permit  
96 101762 DV - To Vary Sign Control Bylaw for Petro Canada  
Gas Bar at 1401 Johnson Street

Byron Cook, representing Petro Canada, outlined the signage proposal, particularly the new corporate logo or icon that is proposed to extend above the existing canopy of the service station at 1401 Johnson Street. From their perspective, they see the icon as unifying the design. He cited the general acceptance of this approach in other municipalities but recognized that the extension above the canopy did contravene Coquitlam's rules. The Committee had reservations about allowing an above canopy sign which contravened the Sign Bylaw and recommended that such a variance should be declined. If the above canopy sign is not approved, the remaining two variances would no longer be required as the signage program would be in compliance with the bylaw.

**ITEM III - NEW BUSINESS** cont'd/

**Item #501-1** cont'd/

The Committee recommends:

- COUNCIL ACTION** " 1. That in order to allow the neighbours to be properly notified of the specifics of the variance, this item should not be considered until the February 17, 1997 Council and the notification will acknowledge the original proposal as well as the recommendation by the Committee;
2. That Council deny the application for issuance of Development Variance Permit 96 101762 DV."

**Item #501-2 - Preliminary Report on Application 96 049544 RZ by Parklane Ventures Ltd. for Rezoning at 2561 Panorama Drive from RS-1 to RS-4 and P-5 for 161-lot single-family subdivision**

Mr. Tiessen briefly described the context and setting of the proposed 161-lot single-family development on Parcel 6A above Panorama Drive and its positive relationship to City planning policies fostering ground-oriented housing in compact forms. Mr. McLaren then highlighted the subdivision layout and lot sizes as well as the park areas and leavestrips. He traced the evolution of design guidelines, concurred in by the Planning Department and the developer, which have largely been met by the proposal. On this basis, the proposed amendment of the OCP policy for compact single-family housing as well as the RS-4 single-family zoning are supported, recognizing that a series of variances will be necessary in future to accommodate the development's design.

Questioning ensued related to site slopes and retaining walls. The City has received and reviewed pre-engineering designs for these retaining walls and is satisfied with the solutions, which limit both the linear extent and the individual wall height compared to earlier design solutions.

The Committee recommends:

- COUNCIL ACTION** " 1. That Council give first reading to City of Coquitlam Northwest Coquitlam Official Community Plan amendment Bylaw No. 3090, 1997;
2. That Council give first reading to City of Coquitlam Zoning Amendment Bylaw No. 3091, 1997;
3. That Bylaw Nos. 3090 and 3091, 1997 and application 96 049544 RZ be referred to Public Hearing;
4. That if the application reaches third reading of the relevant bylaws, they not be brought forward to Council for fourth reading until the necessary documentation related to yields, secondary suite prohibition and implementation of design concepts, are submitted in a registrable form satisfactory to the City Solicitor."

App'd  
106, 107, 108, 109

ITEM III - NEW BUSINESS cont'd/

**Item #501-3 - Preliminary Report on Application 96 101794 RZ by Earthbound Enterprises Ltd. for Rezoning at 1280 Johnson Street from RS-1 to RS-4 for Six Compact One-Family Residential Lots**

Mr. McLaren described the proposal for six single-family lots on a site at the corner of Johnson Street and Walton Avenue, including an explanation of the access arrangement from Johnson Court for the corner lot at Johnson and Walton. There were concerns expressed regarding the speed of traffic on Johnson Street in this vicinity where Mr. Murphy indicated further enforcement action will be taken in the near future.

The Committee recommends:

- COUNCIL ACTION** " 1. That Council give first reading to City of Coquitlam Zoning Amendment Bylaw No. 3086, 1997;
2. That Bylaw No. 3086, 1997 and application 96 101794 RZ be referred to Public Hearing."
- App'd  
Res'n #110-111*

**Item #501-4 - Preliminary Report on Application 96 050813 RZ by Craig A. Cook for Rezoning at 1451 Pipeline Road from RS-1 to RS-3 for Five One-Family Residential Lots**

The Committee recommends:

- COUNCIL ACTION** " 1. That Council give first reading to City of Coquitlam Zoning Amendment Bylaw No. 3087, 1997;
2. That Bylaw No. 3087, 1997 and application 96 050813 RZ be referred to Public Hearing."
- App'd  
Res'n 112-113*

**Item #501-5 - 5 Percent Provision of Parkland Pursuant to Section 992 of the Municipal Act for Proposed Subdivision at 557 Chapman Avenue (96 050353 01 SD)**

The Committee recommends:

- COUNCIL ACTION** " That Council require the owner of the proposed subdivision under file 96 050353 01 SD to pay to the City an amount that equals 5 percent of the market value for the land being subdivided as outlined in Section 992 of the Municipal Act.";
- App'd  
Res'n #114*



**ITEM III - NEW BUSINESS** cont'd/

**Item #501-6 - City of Coquitlam Policy and Procedure Manual -  
Growth Management Committee Terms of Reference**

The Committee discussed its broadened mandate which reflects the range of issues related to growth management and concurred in the Terms of Reference.

The Committee received the Terms of Reference for information.

**ITEM IV - OTHER BUSINESS**

**ITEM V - TABLED ITEMS**

- T-1 Subdivision Committee Meeting Minutes January 07, 1997
- T-2 Design Committee Meeting Minutes January 07, 1997

**ADJOURNMENT**

The meeting adjourned at 8:00 p.m.

MINUTES CERTIFIED CORRECT



---

DEBORAH E. DAY  
PLANNING DIRECTOR

---

CHAIRMAN



501

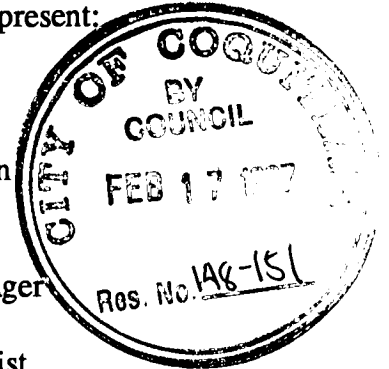
Mayor L. Sekora

**GROWTH MANAGEMENT COMMITTEE MINUTES**

A meeting of the Growth Management Committee was held on Monday, February 10, 1997 at 7:35 p.m. in the Council Chambers, with the following persons present:

COMMITTEE MEMBERS PRESENT: Councillor J. Stangier, Chairman  
Councillor K. Becker

STAFF: D. Buchanan, Acting City Manager  
D. Day, Planning Director  
C. Mohoruk, Traffic Technologist



**ITEM I - MINUTES OF JANUARY 27, 1997**

Received.

**ITEM II - BUSINESS ARISING FROM MINUTES**

**Item #501-1 - Authorization for Issuance of a Development Variance Permit  
96 101762 DV to Vary Sign Control Bylaw for Petro Canada Gas  
Bar at 1401 Johnson Street**

Since the neighbours have now been notified, the Committee wishes the signage proposal brought forward with the appropriate background information regarding their previous deliberations that did not support the placement of an above-canopy sign, which created the need for the variance permit.

The Committee recommends:

COUNCIL ACTION " That Council deny the application for issuance of Development Variance  
96 101 762 DV."

*App'd  
Res. No. 149*

*DMB*

**ITEM III - NEW BUSINESS**

**Item #501-2 - Authorization for Issuance of Amendment to Development Permit 96 049406 DP (96 102081 AM) Proposed Golf Facility at 1001 United Boulevard**

Mr. Jim Wong, representing Eaglequest's architectural firm, described the evolution of the design of the clubhouse. The original design had not fully incorporated structural design and specific safety considerations, which have resulted in a change in the roof system and some window placements. The colour has been changed from golds to greens at the golf course operator's request, a change which does not cause concern for the Design Committee. Mr. Wong indicated that the amount of glazing as compared to solid walls is similar in both designs.

The Committee asked questions regarding the problems the structural changes were seeking to address as well as the safety considerations for the driving range roof.

Mr. Kirat Anand, Chair of the City's Design Committee, outlined the series of design changes, particularly the problem areas of the awkwardness of the clubhouse entry solution, the less positive proportional relationship of solid walls to windows as well as the wall heights to roof massing, and the loss of the "fun" vertical elements such as the cupolas.

Questioning ensued related to the specifics of the entry design, particularly the changes from a free-standing arch to a plainer direct diagonal entry. There were questions regarding cost comparisons between the options, with the proponent's architect indicating that a more expensive structural system will be necessary to address site conditions as illustrated in the revised plans presently before the Committee and that all other material costs are similar. There was also further discussion regarding the entry design choices and the retail merchandising plans.

The Committee discussed further and recommends:

**COUNCIL  
ACTION**

" That Council approve signing and sealing of the Amendment to Development Permit 96 049406 DP (96 102081 AM) and the Mayor and City Clerk be authorized to execute this Amendment to the Development Permit on behalf of the City of Coquitlam."

*Appd  
Jeshu #150*

ITEM III - NEW BUSINESS cont'd/

**Item #501-3 - Authorization for Issuance of a Development Variance Permit  
96 101653 DV Pertaining to Subdivision Control Bylaw Requirements at  
1135 Cartier Avenue**

Based on the input from the Planning and Engineering Departments, the Committee recommends:

*Appd  
Resln #151*

**COUNCIL ACTION** " That Council approve signing and sealing of Development Variance Permit 96 101653 DV and the Mayor and City Clerk be authorized to execute this Development Variance Permit on behalf of the City of Coquitlam."

ITEM IV - OTHER BUSINESS

ITEM V - TABLED ITEMS

- T-1 Subdivision Committee Meeting Minutes January 21, 1997
- T-2 Design Committee Meeting Minutes January 21, 1997

ADJOURNMENT

The meeting adjourned at 8:05 p.m.

MINUTES CERTIFIED CORRECT

*D. E. Day*  
\_\_\_\_\_  
DEBORAH E. DAY  
PLANNING DIRECTOR

\_\_\_\_\_  
CHAIRMAN



501

Mayor L. Sekora

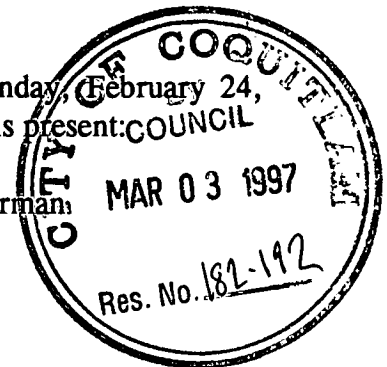
**GROWTH MANAGEMENT COMMITTEE MINUTES**

A meeting of the Growth Management Committee was held on Monday, February 24, 1997 at 7:30 p.m. in the Council Chambers, with the following persons present:

COMMITTEE MEMBERS PRESENT: Councillor J. Kingsbury, Chairman  
Councillor J. Stangier  
Councillor K. Becker

STAFF:

N. Cook, City Manager  
D. Day, Planning Director  
R. Telegus, Engineer - Environment & Development  
R. Innes, Planner  
K. McLaren, Development Control Technician



**ITEM I - MINUTES OF FEBRUARY 10, 1997**

Received.

**ITEM II - BUSINESS ARISING FROM MINUTES**

**ITEM III - NEW BUSINESS**

**Item #501-1 - Development Variance Permit Application 97 100502 DV Servicing Variances for a Proposed Subdivision at 3655 Crouch Avenue**

Mr. Dennis Ratcliffe, 3655 Crouch Avenue, attended as a delegation and submitted the attached letter to the Committee. He outlined his reasons for seeking the variance of the engineering requirements related to the subdivision of his 35 acre parcel and the legal opinion which he had received.

Questioning ensued regarding his intentions for the subdivision to create a parcel for his private home (about 3 acres) separate from the remaining 32 acres, and the reasoning for the subdivision pattern. The Committee moved to defer the decision until the City Solicitor can provide further information.

*Me*

**ITEM III - NEW BUSINESS** cont'd/

**Item #501-2 - Proposed Use Within Existing Building at 1500 Lougheed Highway -  
Cyber City Adventures Ltd.**

Mr. Bill Stewart of Cyber City Adventures of Nanaimo presented his company's concept for "alcohol-free" fun and entertainment, including laser tag, a computer controlled NASCAR race circuit, as well as an array of "virtual reality" sports. He indicated that they worked very closely with the local Nanaimo RCMP to ensure good security and management practices. In Nanaimo, they have successfully joint ventured with an A&W fast food restaurant. They also include a "family arcade" which is well controlled and managed. The range of activities has attracted families and young adults.

He addressed concerns regarding coin-operated redemption games. He recently visited various Lower Mainland sites where "grey" games are occurring which are dependent on luck, which may encourage gambling. He asserted that his facility includes games where skill is rewarded with extra points which can be banked and exchanged for more games and goods such as T-shirts, caps, and so.

He saw his facility as providing all-weather entertainment year round. He felt there might be about 100 people employed in the facility. He sees the facility as attractive to out-of-town visitors, as well as providing a safe and well-run place for local people to visit.

He acknowledged that he felt some urgency to his proposal due to the approach of the prime summer months of operation and the realities of "set-up" time required to order specialized equipment and to make other business commitments. He foresees little change needed to the building and the site at the former Zephyr Truck Centre, except to incorporate food services and to build outdoors the NASCAR race circuit (vehicles powered by Honda lawnmower motors with extra muffling) and a mini golf course.

Discussion and questioning ensued regarding:

- redemption games and Council's policy,
- locational considerations relative to the highways and potentially diverting drivers' attention,
- parking requirements (estimated at 100-125 stalls for patrons and staff with much more land available),
- requirements of site preparation for the car track,
- hours of operation which are noon to 9:00 p.m. in winter and 11:00 a.m. to 11:00 p.m. seven days a week in summer in Nanaimo,
- police contact,
- request for copies of letters of support (copy of submission attached),
- zoning implications and approaches, and
- realistic length of time for rezoning and receiving input from relevant government agencies.

**ITEM III - NEW BUSINESS** cont'd/

Item #501-2 - cont'd/

The Committee is interested in looking at the proposal further in Nanaimo and will recommend it for further consideration.

The Committee recommends:

**COUNCIL ACTION** " That Council advise Mr. Stewart to pursue a text amendment to the Zoning Bylaw to permit his proposed use within the existing building and on the site at 1500 Lougheed Highway subject to the Committee's input after exploring the proposal further."

*Resin # 183*

**Item #501-3 - Authorization for Issuance of a Development Permit 96 050944 DP Proposed Monopole and Electrical Equipment Building for BC Tel Mobility Cellular on the BC Hydro & Power Authority Property at 2600 Barnet Highway**

---

Mr. Rick Carlson of BC Tel has proposed a monopole to serve two companies (BC Tel Mobility and Cantel) to be located on the BC Hydro lands on the south side of Barnet Highway. He saw this solution as meeting certain criteria, including:

- locating in an industrial area
- keeping "ugly" uses together
- having multiple communications companies co-operate
- improving the on-site quality.

BC Hydro has concerns about dedicating the 22 foot road widening strip on Aberdeen Avenue that is the City's requirements.

The Committee questioned the specific location and position as well as the City's requirements for improved traffic circulation along Aberdeen Avenue to serve properties properly along Barnet Highway as turning movements are difficult. The monopole tower would only serve the Barnet Highway corridor and not solve all of Coquitlam's cellular phone needs.

The Committee recommends:

**COUNCIL ACTION** " That Council approve signing and sealing of Development Permit 96 050944 DP and the Mayor and City Clerk be authorized to execute this Development Permit on behalf of the City of Coquitlam."

*App'd Resin # 184*

**ITEM III - NEW BUSINESS** cont'd/

**Item #501-4 - Authorization for Issuance of a Development Permit 96 101142 DP  
for Proposed Car Wash Facility at 3030 Gordon Avenue**

There was questioning regarding recycled water management practices, which will be confirmed by staff.

The Committee recommends:

**COUNCIL ACTION** " Subject to confirmation that water is to be managed and recycled appropriately, that Council approve signing and sealing of Development Permit 96 101142 DP and the Mayor and City Clerk be authorized to execute this Development Permit on behalf of the City of Coquitlam."

see Res'n #185

**Item #501-5 - Preliminary Report on Application 97 102177 RZ by Club Aviva for  
Rezoning of Strata Lot 8 - 86 North Bend Street from M-3 to M-1**

Mr. Ken McLaren described the zoning history of the site which essentially just causes the site to revert to its previous M-1 General Industrial zoning.

The Committee recommends:

**COUNCIL ACTION** " 1. That Council give first reading to City of Coquitlam Zoning Amendment Bylaw No. 3097, 1997;  
2. That Bylaw No. 3097, 1997 and application 97 102177 RZ be referred to Public Hearing."

App'd Res'n 186-187

**Item #501-6 - Preliminary Report on Application 96 050933 RZ by Hobbis & Sons Management Ltd. for Rezoning at 518-524 Smith Avenue from RT-1 to RM-3 for an Official Community Plan Amendment and Rezoning  
to Allow for a 68-Unit Apartment Complex**

Mr. Ken McLaren described the proposal for a 68-unit apartment building on the south side of Smith Avenue. The siting of this project will terminate Whiting Way and rearrange the land use configuration to have all of the site as medium density residential with commercial uses concentrated on North Road. The proponents have worked very co-operatively with the City staff to incorporate a pedestrian and cycle route connection from the termination of Whiting Way to Smith Avenue, to foster convenient access to the future transit service anticipated in Burquitlam.



**ITEM III - NEW BUSINESS** cont'd/

**Item #501-6 - cont'd/**

The Committee recommends:

- COUNCIL ACTION** " 1. That Council give first reading to City of Coquitlam Southwest Coquitlam Official Community Plan Amendment Bylaw No. 3077, 1997;
2. That Council give first reading to City of Coquitlam Zoning Amendment Bylaw No. 3078, 1997;
3. That Council refer Bylaw Nos. 3077 and 3078, 1997, and application 96 050933 RZ to Public Hearing."

Resh App'd #188, 189, 190

**Item #501-7 - Request for Extension of Deadline for Planning Grant Payment**

The Committee recommends:

- COUNCIL ACTION** " That Council support the request for a one-year extension for payment of the Provincial Planning Grant for Phase II of the Northeast Coquitlam Official Community Plan Review."

Resh App'd #191

**Item #501-8 - Development Variance Permit Application 97 101476 DV Proposed Subdivision at 1133 and 1137 Charland Avenue**

The Committee decided that consideration of the application should be deferred to allow Mr. Bralic to provide his input as a delegation.

**Item #501-9 - Northeast Coquitlam Official Community Plan Process - Status Report**

Mr. Rob Innes provided an overview of the Northeast OCP planning process relative to the past, the present and the future. He outlined the role of the Community Planning Advisory Committee, chaired by Councillor Kingsbury, as well as other opportunities for public input including a series of public open houses and a recent newsletter.

Right now we are focussed on evaluating the land use options as the basis to select a preferred land use concept. He reviewed the fundamental principles developed collaboratively to guide the planning process as well as sharing the design parameters. He outlined the further survey work that is being undertaken to gain greater mapping accuracy, in response to concerns expressed by the public. The future steps in the planning process were traced.

**ITEM III - NEW BUSINESS** cont'd/

Item #501-9 - cont'd/

The Committee discussed the planning process and land use proposals at some length.

The Committee recommends:

**COUNCIL** " That Council receive the Status Report dated February 17, 1997 for  
**ACTION** information."

**ITEM IV - OTHER BUSINESS**

**ITEM V - TABLED ITEMS**

- T-1 Subdivision Committee Meeting Minutes February 04, 1997
- T-2 Design Committee Meeting Minutes February 04, 1997

**ADJOURNMENT**

The meeting adjourned at 9:15 p.m.

MINUTES CERTIFIED CORRECT

*Deborah E. Day*

\_\_\_\_\_  
DEBORAH E. DAY  
PLANNING DIRECTOR

\_\_\_\_\_  
CHAIRMAN

CITY OF

# COQUITLAM



501

Mayor L. Sekora

## GROWTH MANAGEMENT COMMITTEE MINUTES

A meeting of the Growth Management Committee was held on Monday, March 10, 1997 at 7:45 p.m. in the Council Chambers, with the following persons present:

COMMITTEE MEMBERS PRESENT: Councillor J. Kingsbury, Chair  
Councillor J. Stangier  
Councillor K. Becker

STAFF: N. Cook, City Manager  
D. Day, Planning Director  
R. Telegus, Engineer - Environment & Development  
K. McLaren, Development Control Technician

### ITEM I - MINUTES OF FEBRUARY 24, 1997

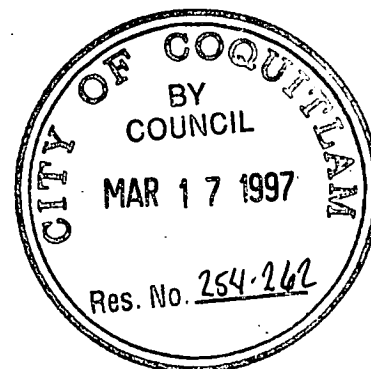
Received.

### ITEM II - BUSINESS ARISING FROM MINUTES

### ITEM III - NEW BUSINESS

#### Item #501-1 - Development Variance Permit Application 97 101476 DV Proposed Subdivision at 1133 and 1137 Charland Avenue

Mr. Dennis Bralic, 1137 Charland Avenue, outlined the reasons why he does not want to provide sidewalks on his property, since the existing houses on both sides of the street do not provide sidewalks on this street, which ends in the cul-de-sac. The Committee asked questions about the requested City engineering requirements for the payment of money instead of actual construction for the three lots involved in this rezoning and subdivision. There were concerns expressed about the possible precedent set for others in the City if this engineering requirement were not met here.



*Me*

ITEM III - NEW BUSINESS cont'd/

Item #501-1 cont'd/

The Committee could support the setback variance and suggested Mr. Bralic satisfy the engineering requirement through a cash payment under the Subdivision Control Bylaw if he did not want to construct the sidewalks.

The Committee recommends:

COUNCIL  
ACTION

1. That Council amend Development Variance Permit 97 101476 DV by deleting Subsection 2 of Clause A of Schedule "A" which effectively removes the proposed variance to the Subdivision Control Bylaw requirement.
2. That Council approve signing and sealing of Development Variance Permit 97 101476 DV as amended and the Mayor and City Clerk be authorized to execute the Development Variance Permit on behalf of the City of Coquitlam."

App'd

Roslin  
255-256

Item #501-2 - Authorization for Issuance of a Development Variance Permit 97 104138 DV - Accessory Off-Street Parking at 1001 Austin Avenue - Martial Arts School

John Johnson, property manager at 1001 Austin Avenue, as well as the potential tenant for the martial arts school, attended as a delegation. Mr. Johnson described the mix of tenants in the plaza and their respective hours of operation and related parking needs, emphasizing that the billiard hall and restaurants have later hours while the produce market and the animal clinic have more conventional business day hours. He indicated that there is overspill parking occurring on the plaza site from commercial operations on adjacent sites to the south and east. He indicated that the martial arts school largely involves dropping off students in the afternoon and early evening with parking needed for adult classes later in the evening, when the rest of the plaza is not busy.

Questioning ensued regarding:

- other sites explored for parking in the area and problems with securing it,
- restaurant is busy on Friday evenings but classes are not given then,
- on Saturday, there may be children's classes early in the day, with drop-in later; no Sunday classes are given,
- there would be several part-time teachers as well as the business owners.

The Committee concluded that there would not be a parking problem if this martial arts school use were allowed.

**ITEM III - NEW BUSINESS** cont'd/

Item #501-2 cont'd/

The Committee recommends:

**COUNCIL ACTION** " That Council approve the signing and sealing of Development Variance Permit 97 104138 DV and the Mayor and City Clerk be authorized to execute the Development Variance Permit on behalf of the City of Coquitlam."

*To be considered @ April 07/97 Council mtg*

**Item #501-3 - Authorization for Issuance of a Development Variance Permit 96 048588 DV Proposed Club Aviva Multi-Activity Fitness Centre and Accessory Day-Care at 98 Brigantine Drive**

The Committee focussed on the specific variances requested for the proposed multi-activity fitness centre and accessory day-care development, including reduced off-street parking spaces, reduced side yard setback and increased building height.

The Committee recommends:

**COUNCIL ACTION** " That Council approve signing and sealing of Development Variance Permit 96 048588 DV and the Mayor and City Clerk be authorized to execute this Development Variance Permit on behalf of the City of Coquitlam."

*App'd Res'n 257*

**Item #501-4 - Final Adoption of Bylaw Nos. 3039 and 3040, 1996 and Authorization for Issuance of a Development Permit - Proposed 32-Unit Limited Equity Seniors Co-operative Apartment Project at 1136 Brunette Ave.**

The Committee discussed the need for this type of housing in Coquitlam as well as the positive relationship between this project and Place des Arts.

The Committee recommends:

**COUNCIL ACTION** " 1. That Council reconsider, finally pass and adopt City of Coquitlam Maillardville Official Community Plan Amendment Bylaw No. 3039, 1996;  
2. That Council reconsider, finally pass and adopt City of Coquitlam Zoning Amendment Bylaw No. 3040, 1996;

*App'd Bylaws 258, 259, 260 & 261*

**ITEM III - NEW BUSINESS** cont'd/

**Item #501-4** cont'd/

3. That Council approve signing and sealing of Development Permit 96 045774 DP and the Mayor and City Clerk be authorized to execute this Development Permit on behalf of the City of Coquitlam;
4. That Council approve signing and sealing of the restrictive covenant pertaining to this development and the Mayor and City Clerk be authorized to execute this restrictive covenant on behalf of the City of Coquitlam."

**Item #501-5 - Secondary Suites Study - Consultant**

The Committee discussed the progress report on the study and is anxious to have the process commence. The need for a press release to inform the public was discussed.

The Committee recommends:

**COUNCIL**

**ACTION** "That Council receive this report for information."

**ITEM IV - OTHER BUSINESS**


**ITEM V - TABLED ITEMS**

- T-1 Subdivision Committee Meeting Minutes February 18, 1997  
T-2 Design Committee Meeting Minutes February 18, 1997

**ADJOURNMENT**

The meeting adjourned at 8:30 p.m.

MINUTES CERTIFIED CORRECT

  
\_\_\_\_\_  
DEBORAH E. DAY  
PLANNING DIRECTOR

\_\_\_\_\_  
CHAIRMAN



501

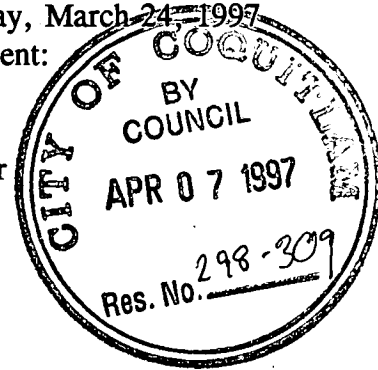
Mayor L. Sekora

GROWTH MANAGEMENT COMMITTEE MINUTES

A meeting of the Growth Management Committee was held on Monday, March 24, 1997 at 7:30 p.m. in the Council Chambers, with the following persons present:

COMMITTEE MEMBERS PRESENT: Councillor J. Kingsbury, Chair  
Councillor J. Stangier  
Councillor K. Becker

STAFF: N. Cook, City Manager  
D. Day, Planning Director  
E. Tiessen, Deputy Planning Director  
K. McLaren, Development Control Technician  
R. Telegus, Engineer - Environment & Development



ITEM I - MINUTES OF MARCH 10, 1997

Received.

ITEM II - BUSINESS ARISING FROM MINUTES

Item #501-1 - Authorization for Issuance of a Development Variance Permit  
97 104138 DV - Accessory Off-Street Parking at 1001 Austin -  
Martial Arts School

At the Growth Management Committee meeting of March 10, 1997, John Johnson, property manager at 1001 Austin Avenue, as well as the potential tenant for the martial arts school, attended as a delegation. Mr. Johnson described the mix of tenants in the plaza and their respective hours of operation and related parking needs, emphasizing that the billiard hall and restaurants have later hours while the produce market and the animal clinic have more conventional business day hours. He indicated that there is overspill parking occurring on the plaza site from commercial operations on adjacent sites to the south and east. He indicated that the martial arts school largely involves dropping off students in the afternoon and early evening with parking needed for adult classes later in the evening, when the rest of the plaza is not busy.

**ITEM II - BUSINESS ARISING FROM MINUTES**

**Item #501-1 cont'd/**

Questioning ensued regarding:

- other sites explored for parking in the area and problems with securing it,
- restaurant is busy on Friday evenings but classes are not given then,
- on Saturday, there may be children's classes early in the day, with drop-in later; no Sunday classes are given,
- there would be several part-time teachers as well as the business owners.

The Committee concluded that there would not be a parking problem if this martial arts school use were allowed.

In order for the notification procedures required under the Municipal Act to be completed, the Growth Management Committee re-affirmed its previous position and recommends:

**COUNCIL ACTION** " That Council approve the signing and sealing of Development Variance Permit 97 104138 DV and the Mayor and City Clerk be authorized to execute the Development Variance Permit on behalf of the City of Coquitlam."

Feed  
Resin # 299

**ITEM III - NEW BUSINESS**

**Item #501-2 - Development Variance Permit Application 97 100502 DV - Servicing Variances for a Proposed Subdivision at 3655 Crouch Avenue**

Ken McLaren highlighted the changes in the Development Variance Permit reports related to the hydrological study requirements. Rosa Telegus distributed a Terms of Reference for a hydraulic study (attachment).

The Committee recommends:

**COUNCIL ACTION** " That Council approve signing and sealing of the amended version of Development Variance Permit 97 100502 DV, attached to the Planning Director's report of March 19, 1997, and the Mayor and City Clerk be authorized to execute this Development Variance Permit on behalf of the City of Coquitlam."

Appl  
Resin # 300



ITEM III - NEW BUSINESS cont'd/

**Item #501-3 - Development Variance Permit Application (97 104847 DV) Elimination of Certain Servicing Requirements in Relation to School Reconstruction of Mountainview Elementary School at 699 Robinson Street**

Mr. K. McLaren briefly described the renovations proposed at Mountainview Elementary, particularly the entry and the interconnection of the school buildings on the site. The School District has proposed to construct new sidewalks on portions of Robinson Street and Smith Avenue, which is a solution acceptable to the City Engineering Department in conjunction with this renovation. Councillor Kingsbury expressed his concerns with allowing the School District not to meet the full servicing requirement.

The Committee recommends:

*App'd Res'n # 301*  
**COUNCIL ACTION** " That Council approve signing and sealing of Development Variance Permit 97 104847 DV and the Mayor and City Clerk be authorized to execute this Development Variance Permit on behalf of the City of Coquitlam."

**Item #501-4 - Final Adoption of Bylaws and Issuance of Development Permit 96 101692 DP - Proposed 190-Unit Apartment Project at 1420 Parkway Boulevard**

The Committee recommends:

*Deferred Res'n # 302*  
**COUNCIL ACTION** " 1. That Council reconsider, finally pass and adopt City of Coquitlam - Northwest Coquitlam Official Community Plan Amendment Bylaw No. 3068, 1996;  
2. That Council reconsider, finally pass and adopt City of Coquitlam Zoning Amendment Bylaw No. 3069, 1996;  
3. That Council approve signing and sealing of Development Permit 96 101692 DP and the Mayor and City Clerk be authorized to execute this Development Permit on behalf of the City of Coquitlam."

**Item #501-5 - Authorization for Issuance of a Development Permit 97 102989 DP Proposed Exterior Alteration for Chapters Book Store at 2991 Lougheed Highway - Pinetree Village Shopping Centre**

The Council recommends:

*App'd Res'n # 303*  
**COUNCIL ACTION** " That Council approve signing and sealing of Development Variance Permit 97 102989 DP and the Mayor and City Clerk be authorized to execute this Development Permit on behalf of the City of Coquitlam."

ITEM III - NEW BUSINESS cont'd/

**Item #501-6 - Final Adoption of Bylaw Nos. 3090 and 3091, 1997 and Authorization for Issuance of a Development Variance Permit 96 102006 DV - Rezoning, Subdivision and Development of Lands at 2561 Panorama**

The Committee recommends:

COUNCIL  
ACTION

1. That Council reconsider, finally pass and adopt City of Coquitlam Northwest Coquitlam Official Community Plan Amendment Bylaw No. 3090, 1997;
2. That Council reconsider, finally pass and adopt City of Coquitlam Zoning Amendment Bylaw No. 3091, 1997;
3. That Council approve signing and sealing of the amendment to the Westwood Plateau Development Agreement attached to the Planning Director's report of March 18, 1997 as Schedule "D" to Development Variance Permit 96 102006 DV and the Mayor and City Clerk be authorized to execute this Development Agreement Amendment on behalf of the City of Coquitlam;
4. That Council approve signing and sealing of Development Variance Permit 96 102006 DV and the Mayor and City Clerk be authorized to execute this Development Variance Permit on behalf of the City of Coquitlam."

Appd  
25/4 K  
304, 305, 306  
307

**Item #501-7 - Progress Report on Implementation of New Development Review Process**

---

Ms. D. Day provided an overview of the process that led to changes in the City's development review process and then focussed on our corporate experience during the first year of implementation. She highlighted the progress made in moving to a customer-based system of application file management in all the key departments and in improved information about the approval process for customers and the public. A process to monitor and discuss progress and any problems is ongoing. The key results achieved in 1996 were identified as well as aspects to be addressed over the next year of implementation.

Questioning ensued regarding customer reaction and computer accessibility. In general, customer concerns have focussed on particular issues related to an individual file rather than the new process itself. As yet, we have not moved towards direct public or customer access to the computerized permit tracking system to allow them to check on progress without phoning or making other contact with staff. However, the City Manager indicated that the City is working towards enhancing our current Web-site for a variety of purposes but achievement of this type of direct access likely remains some time in the future.

ITEM III - NEW BUSINESS cont'd/

Item #501-7 cont'd/

The Committee recommends:

**COUNCIL** " That Council receive the progress report for information."

**ACTION**

Handwritten notes: "Add", "slh", "368"

Item #501-8 - Planning Grant Application (Community Plan - Northeast Coquitlam)

The Committee supports applying for Provincial grant money to further implementation of the new Northeast Coquitlam Official Community Plan.

The Committee recommends:

**COUNCIL** " That Council support the attached Planning Grant application to assist in the implementation of a new Official Community Plan for Northeast Coquitlam."

**ACTION**

Handwritten notes: "Add", "slh", "#309"

ITEM IV - OTHER BUSINESS

ITEM V - TABLED ITEMS

T-1 Design Committee Meeting Minutes March 04, 1997

The Committee felt that the Planning Department's proposal to add a note to the title of each item identifying whether this was the first, second or subsequent time Design Committee had reviewed the application would be helpful and should be done in the Minutes in the future.

T-2 Subdivision Committee Meeting Minutes March 04, 1997

ADJOURNMENT

The meeting adjourned at 8:00 p.m.

MINUTES CERTIFIED CORRECT

*Deborah E. Day*

DEBORAH E. DAY  
PLANNING DIRECTOR

CHAIRMAN

CITY OF

COQUITLAM



501

Mayor L. Sekora

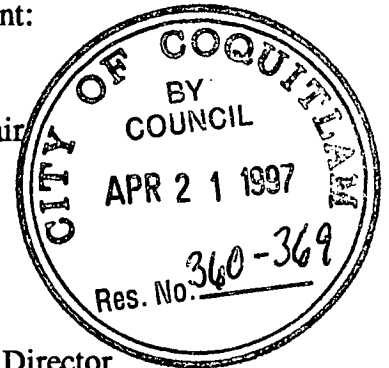
**GROWTH MANAGEMENT COMMITTEE MINUTES**

A meeting of the Growth Management Committee was held on Monday, April 14, 1997 at 7:45 p.m. in the Council Chambers, with the following persons present:

COMMITTEE MEMBERS PRESENT: Councillor J. Kingsbury, Chair  
Councillor J. Stangier  
Councillor K. Becker

STAFF:

N. Cook, City Manager  
D. Day, Planning Director  
E. Tiessen, Deputy Planning Director  
K. McLaren, Development Control Technician  
T. Murphy, Manager - Traffic & Transportation



**ITEM I - MINUTES OF MARCH 24, 1997**

Received.

**ITEM II - BUSINESS ARISING FROM MINUTES**

Nil.

**ITEM III - NEW BUSINESS**

**Item #501-1 - Authorization for Issuance of a Development Variance Permit  
96 101123 DV - 47-Unit Housing Project at 1681 Sugarpine Court**

Mr. K. McLaren briefly described the proposed single family housing project on 47 fee simple, small lots. Since the lands are currently zoned as RT-2, which is primarily intended for townhousing purposes but allows single detached units, a number of variances are necessary to allow the single family development, particularly related to building setbacks, lot coverage and common amenity area.

*MS*

**ITEM III - NEW BUSINESS** cont'd/

**Item #501-1** cont'd/

Mr. John O'Donnell of Polygon described the development proposal, including typical house plans (1880 - 2200 square feet plus basement) and the "cottage-style" elevations; the merits of fee simple ownership in the marketplace; and the positive relationship of these proposed new single family detached units to the neighbouring single family homes that have already been developed.

Questions were raised about the double garage size (19 feet by 19 feet) and the possible interior floor space trade-offs that would occur if garages were enlarged as well as the availability of tot lots in the vicinity. Since the land is already zoned for 47 units, there is no increase in density proposed so the anticipated school enrolment is similar. It was also noted that the project will likely be built out in two phases and may attract people at different stages of life.

The Committee discussed the future need for the Planning Department to address the zoning issues related to single family housing in the RT-2 Townhousing zone.

The Committee recommends:

- COUNCIL ACTION** " 1. That Council approve the signing and sealing of Development Variance Permit 96 101123 DV and the Mayor and City Clerk be authorized to execute this Development Variance Permit on behalf of the City of Coquitlam.
2. That staff review and bring forward a bylaw amendment addressing one-family residential use in the RT-2 zone."
- App'd  
B. Shin #361+362*

**Item #501-2 - Final Adoption of Bylaw No. 3085, 1997 and Authorization for Issuance of a Development Permit 97 104992 DP - Proposed Two-Family Residential Building at 926 Marnac Avenue**

The Committee recommends:

- COUNCIL ACTION** " 1. That Council reconsider, finally pass and adopt City of Coquitlam Zoning Amendment Bylaw No. 3085, 1997;
2. That Council approve signing and sealing of Development Permit 97 104992 DP and the Mayor and City Clerk be authorized to execute this Development Permit on behalf of the City of Coquitlam."
- App'd  
B. Shin #363+364*

ITEM III - NEW BUSINESS cont'd/

**Item #501-3 - Preliminary Report on Application 97 105159 RZ by Randy and Harry Bloy for Rezoning of 875 Greene Street from RS-1 One-Family Residential to RT-1 Two-Family Residential**

The Committee discussed the site in terms of its planning history as well as neighbourhood concerns about traffic, parking and project design. The Planning Department reviewed the project relative to the criteria for two-family residential development.

The Committee recommends:

- COUNCIL ACTION** " 1. That Council give first reading to City of Coquitlam Zoning Amendment Bylaw No. 3100, 1997;
2. That Bylaw No. 3100, 1997, and application 97 105159 RZ be referred to Public Hearing."

**Item #501-4 - Authorization for Issuance of a Development Variance Permit 97 104605 DV - Proposed Scoreboard Sign with Sponsor Logo at Blue Mountain Park**

The Committee recommends:

- COUNCIL ACTION** " That Council approve signing and sealing of Development Variance Permit 97 104605 DV and the Mayor and City Clerk be authorized to execute this Development Variance Permit on behalf of the City of Coquitlam."

**Item #501-5 - Authorization for Issuance of a Development Variance Permit 96 101790 DV - Proposed 39-Unit Townhouse Development on Westwood Plateau at 1751 Paddock Drive**

Mr. McLaren reviewed the variances of maximum lot coverage and the front and side yard setbacks along Paddock Drive for the second phase of the townhouse project, which are similar to those granted in the development's first phase.

The Council recommends:

- COUNCIL ACTION** " That Council approve signing and sealing of Development Variance Permit 97 101790 DP and the Mayor and City Clerk be authorized to execute this Development Permit on behalf of the City of Coquitlam."

**ITEM III - NEW BUSINESS** cont'd/

**Item #501-6 - Authorization for Issuance of a Development Permit 96 104392 DP -  
Proposed Dining Room Addition to the Existing Institutional Building  
at 1131 Dufferin Street**

The Committee recommends:

**COUNCIL ACTION** " That Council approve signing and sealing of Development Permit 97 104392 DP and the Mayor and City Clerk be authorized to execute this Development Permit on behalf of the City of Coquitlam."

eed  
skn \* 368

**Item #501-7 - Extension of Rezoning Application Z-78-93 (97 105563 ZE) Proposed  
Addition to Intermediate Care Facility - 560 Sydney Avenue**

Mr. McLaren indicated that the extension of a previous approval for an addition to this intermediate care facility is necessary due to the recent Provincial funding freeze, which may be lifted soon and may allow the project to proceed.

The Committee recommends:

**COUNCIL ACTION** " That application Z-78-93 be granted a six-month extension to a termination date of September 04, 1997."

Appd  
-estn \* 369

**Item #501-8 - Status Report - Transportation Demand Measures - Engineering Dept.**

Mr. Tim Murphy highlighted that the first priority action arising from the transportation demand management (TDM) measures work which has been co-ordinated by the GVRD involves incentives for trip reduction services such as van pools and ride-sharing to be implemented by major employers. The Committee discussed ideas from other places including job decentralization to suburbs in Metro Toronto by major employers. There was also a discussion of the City's potential role in implementing TDM programs both for our own employees and by employers/developers locating in Coquitlam. Financial incentives that could be offered throughout the region such as insurance premium discounts and variable parking rates were also discussed.

The Committee received the report for information.

**ITEM IV - OTHER BUSINESS**

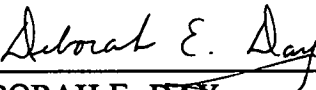
**ITEM V - TABLED ITEMS**

- T-1 Subdivision Committee Meeting Minutes March 18, 1997
- T-2 Design Committee Meeting Minutes March 18, 1997

**ADJOURNMENT**

The meeting adjourned at 8:35 p.m.

MINUTES CERTIFIED CORRECT

  
\_\_\_\_\_  
DEBORAH E. DAY  
PLANNING DIRECTOR

\_\_\_\_\_  
CHAIRMAN





**GROWTH MANAGEMENT COMMITTEE MINUTES**

A meeting of the Growth Management Committee was held on Monday, April 28, 1997 at 6:15 p.m. in the Council Chambers, with the following persons present:

**COMMITTEE MEMBERS PRESENT:** Councillor J. Kingsbury, Chair  
Councillor J. Stangier, Deputy Chair  
Councillor K. Becker

**OTHER COUNCILLORS PRESENT:** Councillor L. Hollington  
Councillor D. Thorne

**STAFF:** N. Cook, City Manager  
D. Day, Planning Director  
E. Tiessen, Deputy Planning Director  
M. Nihls, Asst. Dir. Parks & Env.  
R. Telegus, Eng. Env. & Dev.

**ITEM I - MINUTES OF APRIL 14, 1996**

Received.

**ITEM II - BUSINESS ARISING FROM MINUTES**

Nil

**ITEM III - NEW BUSINESS**

**Item #501-1 - P.N.E.**

Russ Anthony, RPA Projects Ltd., reviewed the process of studying the relocation of the PNE. From the initial stages, it was apparent that the PNE could not continue as a stand alone facility but should also include at least three features:

- family-oriented theme park
- open air amphitheatre
- facilities for PNE

Growth Management Committee Minutes  
1997 April 28

**ITEM III - NEW BUSINESS** cont'd/

**Item #501-1** - cont'd/

RPA was brought in as a consultant by the Province at the end of 1996 to study certain questions related to the market feasibility of locating this proposed combination of leisure/entertainment uses in the Lower Mainland. It was also concluded that the private sector should be invited to make proposals with the public sector facilitating the proposal process. It is recognized that the project will be very capital-intensive costing at least \$200 million to start, and \$5 -7 million for upgrading and adding attractions every few years.

RPA has concluded that this type of facility could be viable in the Lower Mainland, recognizing that the area is in competition with potential sites in Seattle and Portland. He acknowledged the seasonal employment potential as well as the significant tourism spin-off benefits that could accrue from such a facility.

Earlier in the process, about 22 sites were proposed but many had significant problems, particularly since the majority were located in the Agricultural Land Reserve. This initial list was narrowed down to two sites meriting further investigation:

- Coquitlam/New Westminster boundary site, and
- Stokes Pit in Surrey, near the Township of Langley

The analysis has focused on the two sites, assessing relative locational attraction power, ease of land assembly, land cost, infrastructure costs, processing time-lines and other factors. The Province reviewed this material and concluded that a request for proposals for a leisure entertainment centre should be issued with a deadline for submissions by June 4, 1997. It is hoped that the proposals will be reviewed and a deal reached initially by the end of the summer with the details to be worked out for an opening in 2000, justifying a two-year extension of the existing arrangements with Vancouver for the PNE.

Extensive questioning ensued. The role of the Municipal Councils was discussed. Mr. Anthony saw the onus of responsibility on proponents to approach the municipality to discuss ideas further. In another municipality, Council has designated a member, a staff member and citizens to encourage and to be central contacts for proponents to answer the question of whether the community and Council would entertain the project further.

**ITEM III - NEW BUSINESS** cont'd/

**Item #501-1** - cont'd/

There were questions about the locational criteria of the two sites and the press coverage associated with the process. It was acknowledged that the Coquitlam-New Westminster site does pose environmental challenges but there are also opportunities. Mr. Anthony stressed that the process has been set up to be fair. However, the proponents will be weighing out their chances of success locally as one of many considerations. Transportation access (water, rail, transit, road) is another major consideration that is important to the project. The complexity of securing approvals from two, not just one, municipalities is also acknowledged. RPA is working as a consultant for the Provincial Government, not the PNE. RPA have provided analysis and information but has not favoured one site over another. He also acknowledged that a large percentage of visitors are domestic so proximity to the International Boundary is not an overwhelmingly positive factor on its own.

The proposal call identifies the theme park as seasonal with 165 days of operation but proponents may come forward with more. Both sites have advantages and disadvantages, and other sites may surface through the process. A site of 225 acres has been a working assumption, but each proponent must weight their design alternatives to fit their proposal and its siting.

The Committee discussed whether Coquitlam should be setting up a centralized contact point for proponents, which Mr. Anthony encouraged as well as appreciating the opportunity to share information.

The municipal role in the review process to select the winning submission was questioned with an acknowledgement that the local Council will have to be consulted but negotiations will have to remain confidential. There is a concern that opportunities for economic development, even of failed proposals, should be made known to the municipalities so they could be pursued further. There were also concerns that the Mayor on behalf of Coquitlam Council did write the Provincial Minister early in 1997 asking for information and received no reply. Mr. Anthony requested a copy of that correspondence which will be forwarded.

The Committee recommends:

**COUNCIL  
ACTION**

- " 1. That Council express its encouragement and support for a leisure/entertainment centre in the City of Coquitlam;

*Speed  
Res # 408*

**ITEM III - NEW BUSINESS** cont'd/

**Item #501-1** - cont'd/

2. That Council appoint a Committee comprised of Councillors Kingsbury and Hollington as a central contact for potential leisure/entertainment centre proponents;
3. That staff be directed to secure the Request for Proposal from RPA Projects Limited."

Eric Tiessen left the room citing his ownership of a neighbouring property on Rochester Avenue.

**Item #501-2 - Preliminary Report on Application 97 105867 RZ by Pomeroy Engineering Ltd. for Rezoning at 725 Rochester Avenue from RS-1 to RS-6 for 5 Bare Land Strata Residential Lots**

Cyril Pomeroy and John Holleyfield attended as a delegation on this matter. Mr. Holleyfield, the architect, described the proposal and illustrated the conventional subdivision approach and the proposed bare land strata subdivision, which allows better siting of the houses. Mr. Pomeroy outlined the consultation process with the neighbours, which involved about 45 people. Two issues with the six lot designs were identified by the neighbours, related to the desire to see major trees retained and the number of lots created. Subsequently, an arborist studied the trees to identify key trees to retain, resulting in a redesign to five lots. Now most neighbours support the redesign and the single family housing use. The three households who did not provide written support were reported as in transition of buying or selling the property or gave verbal support.

Questioning ensued about the disruption of tree roots during construction of the housing, but these issues have been addressed between the arborists and the designers. There were concerns that the visitor parking on the southeast corner of the site will eventually be extended right to Rochester Avenue, creating an unattractive streetscape. Mr. Pomeroy pointed out that there is a large evergreen tree that will be retained between the sidewalk and the parking area, so there should not be any encroachment.

The Committee recommends:

**COUNCIL  
ACTION**

- " 1. That Council give first reading to City of Coquitlam Zoning Amendment Bylaw No. 3107, 1997;

*Approved  
ESH 409,410*

Growth Management Committee Minutes  
1997 April 28

**ITEM III - NEW BUSINESS** cont'd/

**Item #501-2** cont'd/

2. That Bylaw No. 3107, 1997 and application 97 105867 RZ be referred to Public Hearing."

**Item #501-3 - Proposed LRT Routing Through Miller Ravine (LRT Imp. Project)**

Eric Tiessen provided an overview of the history of rapid transit planning for Coquitlam within the Greater Vancouver Region. Recently Port Moody Council passed a motion related to locating the proposed light rail transit system in the Miller Ravine and an alternate routing along the Lougheed Highway. There is concern that this motion may not have weighed all the relevant information arising from the past transit studies and studies Coquitlam has undertaken. As the LRT system planning proceeds, there will need to be very careful attention paid to routing and system construction/design to ensure that environmental considerations are integrated and that any remediation measures are incorporated.

Questioning ensued regarding the findings of past transit studies on various routing options since transit is so important to the overall regional strategy for the Green Zone and the air quality objectives. Mr. Tiessen reviewed the general technical requirements of the transit system for a maximum 6% slope on the trackage and the past studies that Golder Associates have done to investigate the feasibility of a routing down Miller Ravine. Subsequent technical studies focused on but re-affirmed the Miller Ravine as the feasible option. Other options on the Chines were reviewed but had real difficulties and effects due to the nature of those slopes.

The Committee recommends:

**COUNCIL  
ACTION**

- " That Council authorize the Mayor to transmit to the Mayor and Council of Port Moody the brief and covering letter attached to the Planning Director's report of April 23, 1997, with a request that Port Moody reconsider its position. "

Growth Management Committee Minutes  
1997 April 28

**ITEM III - NEW BUSINESS** cont'd/

**Item #501-4 - Authorization for Issuance of a Development Variance Permit -  
97 105607 DV - Proposed Variance to the Sign Control Bylaw for  
Primerica Financial Services at 25 King Edward Street**

---

The Committee would like to see a comprehensive signage plan for the building at 25 King Edward Street so that all the tenants in the office building have an opportunity to have adequate signage and produce a more attractive facade.

The Committee recommends:

**COUNCIL  
ACTION**

" The land owner and property manager provide a comprehensive signage package appropriate for the building at 25 King Edward for review by the relevant City staff and consideration of Growth Management Committee in a timely manner prior to Council's consideration of Development Variance Permit 97 105607 DV."

**Item #501-5 - Authorization for Issuance of a Development Variance Permit -  
97 105629 DV - Proposed Variance to the Sign Control Bylaw  
for Sterling Shoe Warehouse at 15 King Edward Street**

---

Deb Day described the two proposed signs which would require variances to allow increased sizes. The sign on the northern elevation is supported but the Committee indicated that the sign on the eastern elevation should be sized to comply with the Bylaw.

The Committee recommends:

**COUNCIL  
ACTION**

1. That Council amend Development Variance Permit 97 105629 DV to remove Clause A.2.b. and Clause B.2., both of Schedule A;
2. That Council approve signing and sealing of Development Variance Permit 97 105629 DV as amended and the Mayor and the City Clerk be authorized to execute this Development Permit on behalf of the City of Coquitlam."

**ITEM III - NEW BUSINESS** cont'd/

**Item #501-6 - Development Variance Permit 96 049880 DV - Height of  
Commercial Building Within Pacific Reach Industrial Park at  
1500 United Boulevard**

---

Deb Day provided a brief description of the commercial project, indicating that the requested height variance for the office tower was supported. Some concerns were raised about the mix of commercial services in each project phase.

The project architect, Tom Bunting, answered detailed questions about phasing of office uses and restaurants on the northern portion of the site. The office building could accommodate a restaurant, if a tenant were interested.

Patti Parente, Intracorp Developments, clarified the height variance related to the office and the phasing with Phase I including the offices and restaurants along United Boulevard and Phase II comprised of retail services to follow once more traffic capacity is available. She stressed that the project will be market-driven so she is hopeful that the project could be completed expeditiously.

The Councillors then discussed the duration over which Phase I might extend but no firm estimate could be given due to the market-driven nature of the development. There was concern expressed that this question of project phasing is important to Pacific Reach overall but also a realization that the market will largely dictate timing and it is difficult to establish strict time-lines as a practical matter.

The Committee recommends:

**COUNCIL  
ACTION**

" That Council approve signing and sealing of Development Variance Permit 96 049880 DV and the Mayor and City Clerk be authorized to execute this Development Variance Permit on behalf of the City of Coquitlam."

**Item #501- 7 - Preliminary Report on Application 97 104964 RZ by Janet Choi  
for Rezoning at 2733 Barnet Highway from CS-1 and CS-2 to  
CS-2 for that portion of the site zoned CS-1 for an Existing  
Commercial Complex**

---

Eric Tiessen outlined the zoning history for the CS-2 zone and its relevance to this site. The Committee discussed the planning history of the Barnet Highway and confirmed this approach as essentially "grandfathering."

Growth Management Committee Minutes  
1997 April 28

**ITEM III - NEW BUSINESS** cont'd/

Item #501-7 cont'd/

The Committee recommends:

**COUNCIL  
ACTION**

- App'd  
slip #415 & 416
- " 1. That Council give first reading to City of Coquitlam Zoning Amendment Bylaw No. 3106, 1997;
  2. That Bylaw No. 3106, 1997 and application 97 104964 RZ be referred to Public Hearing."

**Item #501-8 - Development Variance Permit Application 97 105345 DV -  
Elimination of Servicing Requirements in Relation to Field-  
house Addition Within Mackin Park at 1046 Brunette Avenue**

Deb Day briefly outlined the issue related to servicing requirements for the new addition to the fieldhouse sponsored by a sports club.

Questioning ensued regarding the streetlighting that currently exists along Nelson Street and the need for three additional light standards for the park users at Mackin Park fields. The Committee members saw the lighting benefiting the park as a whole, not just the football club. The addition itself will be used primarily for equipment storage by the minor football club. The Committee felt that this lighting should be considered for inclusion in a future capital improvement budget.

The Committee recommends:

**COUNCIL  
ACTION**

- App'd  
Reslip 417
- " That Council approve signing and sealing of Development Variance Permit 97 105345 DV and the Mayor and City Clerk be authorized to execute this Development Variance Permit on behalf of the City of Coquitlam."



**ITEM III - NEW BUSINESS** cont'd/

**Item #501-9 - Summary of Evaluation of Land Use Options for Northeast  
Coquitlam**

---

Eric Tiessen reviewed the Northeast Coquitlam planning study as well as the public participation process. He emphasized the principles of sustainability on which the plan has been based. He observed that the land use planning and parks master planning processes are coming together to produce well-founded and mutually supportive results.

Kent Munro of Ekistics briefly outlined the evaluation process that has been undertaken to compare the two options ("linear" and "nodal") on 74 indicators or factors in the INDEX model. The process also integrated the analysis of each option by the various engineering consultants as well as input from service providers such as BC Transit, BC Gas and the School District.

The results of the analysis indicate that either the "linear" or the "nodal" option would largely achieve the sustainability principles, better than conventional suburbs characteristic of the 1970s to 1990s. He highlighted issues related to air quality, energy consumption, land use diversity, job to housing ratios, auto distance travelled, plus proximity to parks and schools. Measured against the six principles of sustainability, the differences were marginal with both options being very workable. However, the engineering analyses favoured the "nodal" option as did the urban design criteria. In conclusion, the "nodal" option is recommended as the preferred land use concept.

Mr. Tiessen identified the next steps in the process related to formulating appropriate zoning districts, evaluating alternative development servicing, and undertaking financial analyses to yield implementation strategies. A briefing of the local MLAs is also proposed to foster a partnership approach.

Mike Nihls highlighted the key parks and open space aspects of the plan related to the protection of creeks and ravines as natural areas; the pairing of school sites and parks; and locating of small urban parks in the village centre. Two major parks with a City-wide function are identified: the Coquitlam River Park which will largely be natural and the area outside Minnehada Park for a major sportsfield complex since it is mostly flat with some scenic knolls. There are also open space corridors to link the various components of the parks system together. Potential cemetery sites have been explored and will be pursued further. There does not appear to be a readily apparent area of 150 A in size for a golf course given the topographic constraints.

Growth Management Committee Minutes  
1997 April 28

**ITEM III - NEW BUSINESS** cont'd/

**Item #501-9** cont'd/

Questioning ensued regarding the physical elevation limits on development related to water pressure zones, bicycle paths and alternative servicing design standards. The storm water management plan is currently underway and at the data-gathering stage. There is also some inventorying of trails which will assist in the later more detailed planning of the trail network.

The Committee recommends:

**COUNCIL  
ACTION**

- App'd  
4/8/97*
- " 1. That Council authorize staff to continue with the planned Official Community Plan work program based on a preferred "nodal" land use option and seek additional public input on this option at a Public Open House in May 1997;
  2. That Council authorize staff to organize a briefing session to review the Northeast Coquitlam land use plan proposals with local Members of the Legislative Assembly."

**Item #501-10 - Amendment to Development Permit 96 050944 DP - Proposed  
Monopole and Electrical Equipment Building for BC Tel  
Mobility Cellular on the BC Hydro & Power Authority Property  
at 2600 Barnet Highway**

---

The Committee recommends:

**COUNCIL  
ACTION**

- App'd  
Resh #420*
- " That Council approve the amendment proposed by BC Hydro to Development Permit 96 050944 DP."

**ITEM III - NEW BUSINESS** cont'd/

**Item #501-11 - 5 Percent Provision of Parkland Pursuant to Section 941 of  
*The Municipal Act* for the Proposed Subdivisions at 1451 Pipeline  
Road; 1280 Johnson Street; 2299 Gale Avenue; Parcels 8I, 8N and  
8P on the Westwood Plateau (96 050814 01 SD; 96 101793 02 SD;  
96 101812 SD; 96 050899 SD; 96 050900 SD)**

---

The Committee recommends:

**COUNCIL  
ACTION**

- App'd  
2/5/97  
File 121
- " 1. That Council require the owner of the proposed subdivision under file 96 050814 01 SD (1451 Pipeline Road) to pay to the City an amount that equals 5 percent of the market value of the land being subdivided as outlined in Section 941 of *the Municipal Act*;
  2. That Council require the owner of the proposed subdivision under file 96 101793 02 SD (1280 Johnson Street) to pay to the City an amount that equals 5 percent of the market value of the land being subdivided as outlined in Section 941 of *the Municipal Act*;
  3. That Council require the owner of the proposed subdivision under file 96 101812 SD (2299 Gale Avenue) to pay to the City an amount that equals 5 percent of the market value of the land being subdivided as outlined in Section 941 of *the Municipal Act*.
  4. That Council **not** require the owner of the proposed subdivision under file 96 050899 SD (Parcel 8N and 8P) to pay to the City an amount that equals 5 percent of the market value of land being subdivided as outlined in Section 941 of *the Municipal Act*, since land is being provided by said owner.
  5. That Council **not** require the owner of the proposed subdivision under file 96 050900 SD (Parcel 8I) to pay to the City an amount that equals 5 percent of the market value of land being subdivided as outlined in Section 941 of *the Municipal Act*, since land is being provided by said owner."

Growth Management Committee Minutes  
1997 April 28

**ITEM III - NEW BUSINESS** cont'd/

**Item #501-12 - Extension to Rezoning Application Z-12-95 - 827 North Road  
to RT-1 Two-Family Residential**

The Committee would support this extension but wishes to advise the applicant that the project should commence in a timely way since they would not support a further extension.

The Committee recommends:

**COUNCIL  
ACTION**

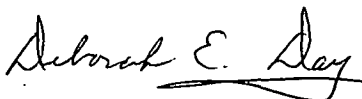
- " 1. That application Z-12-95 be granted a six month extension to September 5, 1997;
2. That the applicant be advised that a further extension of this application beyond September 5, 1997 will not be supported."

**ITEM V - TABLED ITEMS**

- T-1 Design Committee Meeting Minutes April 8, 1997
- T-2 Subdivision Committee Meeting Minutes April 8, 1997
- T-3 TAC Meeting - April 18, 1997 - GVRD Strategic Planning Department:  
Greater Vancouver - the fastest growing metropolitan area in Canada 1991-1996

**ADJOURNMENT** - The meeting adjourned at 10:00 p.m.

MINUTES CERTIFIED CORRECT



DEBORAH E. DAY  
PLANNING DIRECTOR

---

CHAIRMAN



501

Mayor L. Sekora

**GROWTH MANAGEMENT COMMITTEE MINUTES**

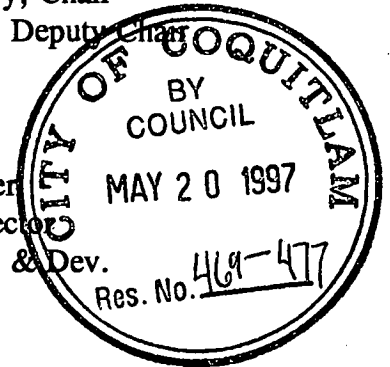
A meeting of the Growth Management Committee was held on Monday, May 12, 1997 at 7:30 p.m. in the Council Chambers, with the following persons present:

**COMMITTEE MEMBERS PRESENT:**

- Councillor J. Kingsbury, Chair
- Councillor J. Stangier, Deputy Chair
- Councillor K. Becker
- Mayor L. Sekora

**STAFF:**

- N. Cook, City Manager
- D. Day, Planning Director
- R. Telegus, Eng. Env. & Dev.



**ITEM I - MINUTES OF APRIL 28, 1997**

Received.

**ITEM II - BUSINESS ARISING FROM MINUTES**

Nil

**ITEM III - NEW BUSINESS**

**Item #501-1 - Austin Avenue Revitalization**

Lewis Villegas, an architect with offices at 830 E. 7th Avenue in Vancouver, outlined his past involvement in Coquitlam planning issues in Maillardville and along Austin Avenue. He remains interested and concerned about the area's vitality so he has approached the City to spark interest. He showed the Committee the video, "Transformation in Urban Places" in Suisun City, California which emphasized the need for a vision and comprehensive plan for the character and heart of the City as well as the commitment to follow through and implement the plan through measures such as design guidelines for the public and private realm; strategic investments to make land available for development according to the plan; a grant program and design advice to support renovation of the commercial centre; as well as funding to provide new infrastructure. The implementation strategy revolved around tax increment financing.

A handwritten signature or initials in the bottom right corner of the page.

Growth Management Committee Minutes  
1997 May 12

**ITEM III - NEW BUSINESS** cont'd/

**Item #501-1** - cont'd/

Mr. Villegas then concluded with the observation that residential densification around the Austin Avenue commercial strip, particularly to the south, would support commercial revitalization. Although he acknowledged that tax increment financing would not be available as a mechanism here, there is the potential for Official Community Plan policies to shape growth and change positively to create a "local heart" to better serve the community.

The Mayor and the Committee discussed their concerns about the City getting involved directly in purchasing land since they see municipal government as the facilitator, not the financier or developer. Mr. Villegas suggested that the City give the merchants a "pep talk" to encourage vision and commitment for development. The Committee also discussed the desire for higher capacity transit routes being located to serve the densest development, with Austin Avenue not being slated for LRT service. The Committee thought that there would be merit in considering Austin Avenue as a special study area in the future Southwest Official Community Plan review. The Committee is also open to considering development proposals by individuals or groups of owners and developers. Mr. Villegas still felt an overall vision for Austin Avenue is needed. The Committee encouraged Mr. Villegas to contact the owners directly to pursue the idea further.

**Item #501-2 - Authorization for Issuance of a Development Variance Permit -  
97 105607 DV - Proposed Variance to the Sign Control Bylaw  
for Primerica Financial Services at 25 King Edward Street**

Maurie Feldberg of Opus attended to provide background information on the proposal in response to the Committee's previous request for a comprehensive signage package. The Committee discussed the concern with the "Winners" signage being located on this northern building while that store is actually located in the other western building. Mr. Feldberg indicated that the northern building will be renovated with stucco to match the new building to the west. He feels the northern building will only have four tenants so signage for other tenants will be accommodated on the east and west elevations, and there will be no more signage needed on this northern elevation.

Growth Management Committee Minutes  
1997 May 12

**ITEM III - NEW BUSINESS** cont'd/

**Item #501-2** - cont'd/

The Committee discussed their concerns about the multiple tenants and their individual needs for signage, necessitating a continuing series of decisions on variance permits. From the Committee's perspectives there still seemed to be some advantage to Opus putting in place a comprehensive signage plan for that the City, then tenants and the property owner/manager would have clear expectations to create a consistent and attractive image for this project. Mr. Feldberg made the commitment that there would be negotiations with the tenants, including Winners, to try to achieve better signage presentation and that there will not be any further variances requested.

The Committee recommends:

**COUNCIL**

**ACTION** " That Council approve signing and sealing of Development Variance Permit 97 105607 DV and the Mayor and the City Clerk be authorized to execute this Development Permit on behalf of the City of Coquitlam."

**Item #501-3 - Assignment and Amendment to Development Permit - DP-27-93 -  
38-Unit Apartment at 1145 Heffley Crescent**

Deb Day briefly described the changes in the project's ownership and design that necessitated this application.

The Committee recommends:

**COUNCIL**

**ACTION** " 1. That Council approve signing and sealing of Development Permit DP-27-93 and the Mayor and City Clerk be authorized to execute this assignment on behalf of the City of Coquitlam;

2. That Council approve signing and sealing of the amendment to Development Permit DP-27-93 and the Mayor and City Clerk be authorized to execute this amendment on behalf of the City of Coquitlam."

Growth Management Committee Minutes  
1997 May 12

**ITEM III - NEW BUSINESS** cont'd/

**Item #501-4 - Development Variance Permit application (97 105841 DV) to Facilitate Construction of Two-Family Residential Townhomes on Block Parcels 8C, 8E, 8J and 8N on Parkway Boulevard**

---

The Committee recommends:

**COUNCIL**

**ACTION** " That Council approve signing and sealing of Development Variance Permit 97 105841 DV and the Mayor and City Clerk be authorized to execute this Development Variance Permit on behalf of the City of Coquitlam."

**Item #501-5 - Preliminary Report on Application 97 105496 RZ by Adriatic Construction Ltd. for Rezoning at 1263 Wellington Street from RS-2 to RS-3 and P-5 for Five Single Family Residential Lots and Park Dedication**

---

Deb Day described the proposed rezoning to accommodate the existing home and the lotting pattern to mirror the existing cul-de-sac.

The Committee recommends:

**COUNCIL**

**ACTION** " 1. That Council give first reading to City of Coquitlam Zoning Amendment Bylaw No. 3115, 1997;  
2. That Bylaw No. 3115, 1997 and application 97 105496 RZ by referred to Public Hearing."

**Item #501-6 - Secondary Suites Study - Telephone Survey**

Councillor Becker as Chair of the Study Advisory Committee provided an overview of the survey. The Committee then discussed the potential timing problem of calling at dinner time and the consultant's intention to have interviewers start with the question of whether this time was convenient and arrange to call back if not convenient. Also the question of enforcement during the Study process was raised and a further report on this issue is requested.



Growth Management Committee Minutes  
1997 May 12

**ITEM III - NEW BUSINESS** cont'd/

**Item #501-6** cont'd/

The Committee recommends:

**COUNCIL**

**ACTION** " That Council receive the attached report for information."

Appd  
Zash  
#476

The Mayor left the meeting.

**Item #501- 7 - Consideration of Zoning Amendments (Zoning Bylaw)**

Deb Day outlined the key stages in the rezoning process, emphasizing the ways that Council could by resolution instruct staff to address specific questions or concerns arising from the Public Hearing process. She also highlighted the relationship between the project plans presented at the Public Hearing for rezoning and subsequent plans for development or building permit review.

The Committee recommends:

**COUNCIL**

**ACTION** " That Council receive the report of the Planning Director dated 1997 May 07 for information."

Appd  
Zash  
#477

**ITEM V - TABLED ITEMS**

- T-1 Design Committee Meeting Minutes April 22, 1997
- T-2 Design Committee Meeting Minutes May 06, 1997
- T-3 Subdivision Committee Meeting Minutes April 22, 1997

**ADJOURNMENT** - The meeting adjourned at 8:50 p.m.

*D. E. Day*

DEBORAH E. DAY  
PLANNING DIRECTOR

MINUTES CERTIFIED CORRECT

\_\_\_\_\_  
CHAIRMAN



501

Mayor L. Sekora

**GROWTH MANAGEMENT COMMITTEE MINUTES**

A meeting of the Growth Management Committee was held on Monday, May 26, 1997 at 8:00 p.m. in the Council Chambers, with the following persons present:

**COMMITTEE MEMBERS PRESENT:** Councillor J. Kingsbury, Chair  
Councillor J. Stangier, Deputy Chair  
Councillor K. Becker

**STAFF:** N. Cook, City Manager  
D. Day, Planning Director  
E. Tiessen, Manager, Corporate Planning  
T. Murphy, Manager, Traff. & Transp.

**ITEM I - MINUTES OF MAY 12, 1997**

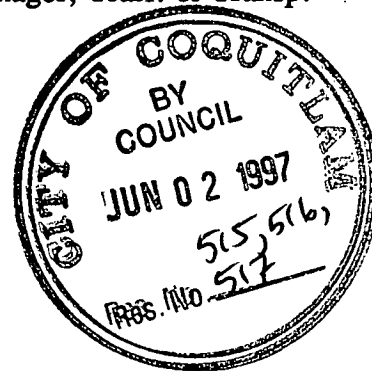
Received.

**ITEM II - BUSINESS ARISING FROM MINUTES**

Nil

**ITEM III - NEW BUSINESS**

**Item #501-1 - 5 Percent Provision of Parkland Pursuant to Section 941 of the *Municipal Act* For the Proposed Subdivision at 1681 Sugarpine Court (96 050881 01 SD)**



The Committee recommends:

**COUNCIL**

**ACTION** " That Council not require the owner of the proposed subdivision under file 96 050881 01 SD (1681 Sugarpine Court) to pay to the City an amount that equals 5 percent of the market value of the land being subdivided as outlined in Section 941 of the *Municipal Act*, since land is being provided."

*MM*

**Item #501-2 - Conservation Permit No. 97-105218 Eaglequest Golf Centre at  
1001 United Boulevard**

---

The Committee recommends:

**COUNCIL**

**ACTION** " That Council approve the conservation permit for Eaglequest Golf Centre to allow for site drainage, irrigation, site grading and siltation control works in preparation of a golf course at 1001 United Boulevard, Coquitlam (site plan attached) with the following conditions:

1. All site preparation (earthworks), including all geotechnical considerations, will proceed under the supervision and recommendations of the geotechnical consultants, Agra Earth and Environmental.
2. The geotechnical consultants will provide a letter of certification at completion that the proposed earthworks are completed in accordance with their report and recommendations.
3. All temporary site drainage and sediment control associated with the site preparation will proceed under the supervision and recommendations of the civil consultants, Aplin & Martin. Erosion and sediment control will be implemented prior to any site earthworks commencing as detailed in Bylaw No. 2929.
4. Monitoring and testing of the Brunette River and Nelson Creek outfalls are required as per M.O.E. and D.F.O.
5. Approval of the golf course management fertilizer/pesticide use plan from the Parks Department.
6. Once site works commence, it will be the responsibility of the applicant to ensure all Municipal roads are maintained, cleaned and proper dust control procedures are implemented. The use of gravel site access pads will be required and public roads are to be swept clean.
7. This permit allows for site works to proceed as outlined within the application and submitted plans. It is the owner(s)' responsibility to ensure any other required permits or approvals are obtained."

Growth Management Committee Minutes  
1997 May 26

**Item #501-3 - Servicing at Pinetree/Guildford Intersection in Town Centre**

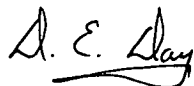
Tim Murphy described the street improvement designs, and their timing as illustrated on the attached map.

The Committee received the verbal report for information.

**ITEM V - TABLED ITEMS**

T-1 Subdivision Committee Meeting Minutes May 6, 1997

**ADJOURNMENT** - The meeting adjourned at 8:55 p.m.



DEBORAH E. DAY  
PLANNING DIRECTOR

MINUTES CERTIFIED CORRECT

---

CHAIRMAN



501

Mayor L. Sekora

**GROWTH MANAGEMENT COMMITTEE MINUTES**

A meeting of the Growth Management Committee was held on Monday, June 9, 1997 at 7:30 p.m. in the Council Chambers, with the following persons present:

COMMITTEE MEMBERS PRESENT: Councillor J. Stangier, Deputy Chair  
Councillor K. Becker

STAFF: N. Cook, City Manager  
D. Day, Planning Director  
E. Tiessen, Manager, Corporate Planning  
C. Carter, Manager, Community Planning  
R. Telegus, Eng. Env. & Dev.

**ITEM I - MINUTES OF MAY 26, 1997**

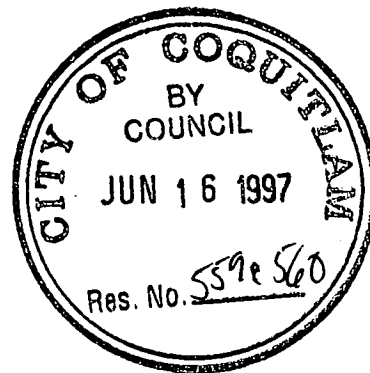
Received.

**ITEM II - BUSINESS ARISING FROM MINUTES**

Nil

**ITEM III - NEW BUSINESS**

**Item #501-1 - Development Variance Permit Application 97 106898 DV - Road Design Variance for Parcel 8I at 2125 Parkway Boulevard, Westwood Plateau**



Rosa Telegus explained the specific request for a variance of the Subdivision Control Bylaw requirements for road grades on roadways at varying speeds and indicated that the 40 km speed limit would be posted.

*M*

Growth Management Committee Minutes  
1997 June 9

Item #501-1 cont'd/

Questioning for clarification followed.

The Committee recommends:

**COUNCIL**

*Appd Resm #560*  
**ACTION** " That Council approve signing and sealing of Development Variance Permit 97 106898 DV and the Mayor and City Clerk be authorized to execute this Development Variance Permit on behalf of the City of Coquitlam."

**ITEM V - TABLED ITEMS**

- T-1 Design Committee Minutes - May 20, 1997
- T-2 Subdivision Committee Meeting Minutes May 21, 1997

**ADJOURNMENT** - The meeting adjourned at 7:45 p.m.

MINUTES CERTIFIED CORRECT

*D. E. Day*

DEBORAH E. DAY  
PLANNING DIRECTOR

\_\_\_\_\_  
CHAIRMAN

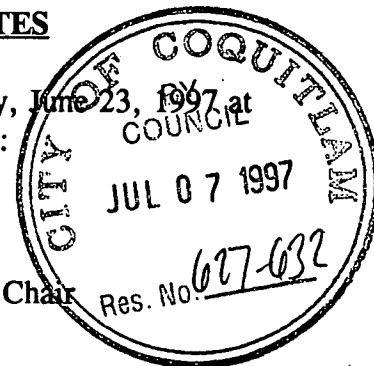


501

Mayor L. Sekora

**GROWTH MANAGEMENT COMMITTEE MINUTES**

A meeting of the Growth Management Committee was held on Monday, June 23, 1997 at 7:30 p.m. in the Council Chambers, with the following persons present:



**COMMITTEE MEMBERS PRESENT:** Councillor J. Kingsbury, Chair  
Councillor J. Stangier, Deputy Chair  
Councillor K. Becker

**STAFF:**  
N. Cook, City Manager  
D. Day, Planning Director  
N. Nyberg, City Engineer  
R. Telegus, Engineer - Env. & Dev.  
T. Wingrove, Deputy City Clerk  
E. Tiessen, Manager - Corporate Planning  
C. Carter, Manager - Community Planning  
K. McLaren, Development Control Technician

**ITEM I - MINUTES OF JUNE 09, 1997**

Received.

**ITEM II - BUSINESS ARISING FROM MINUTES**

Nil.

**ITEM III - NEW BUSINESS**

**Item #501-1 - Overview and Outstanding Issues - 1150 Pinetree Way**

Mr. Andre Molnar of Molnar Capital Corporation provided an overview of the next phases of the Gateway Plaza with the assistance of his design and development team. He retraced the planning history of the Gateway Plaza project and his support for the High Street and the Town Centre concept.

**ITEM III - NEW BUSINESS** cont'd/

**Item #501-1** cont'd/

Mr. Dirk Verbeek of Molnar Capital Corporation then described the project phases statistically as well as supplying a copy of the attached promotional brochure to illustrate the project. He then focussed on the two towers with the northern tower located closer to the High Street to be built first and the southern tower along the connector road between Pinetree Way and High Street to be built subsequently.

Mr. Brian Wallace, of N.D. Lea Consultants of Vancouver, presented the interim vehicular and pedestrian access arrangements which have been negotiated with City staff to satisfy all of the functional requirements, acknowledging that there would be further discussions regarding design details and implementation by the City Engineering Department with the property manager for Coquitlam Centre. With respect to parking, the City staff and the consultant are working towards a solution that will entail a minor relaxation of the number of private stalls of resident parking and the sharing of commercial and residential visitor parking.

Mr. Ken McLaren indicated that the major outstanding elements relate to the resolution and review of the legal agreements, with the intention that the Planning Department would forward the report directly to Council on July 7, 1997 if all the outstanding materials are forwarded by the developer on time and are satisfactory to the City.

The Committee questioned the project phase name. Mr. Molnar also advised the Committee that there may be difficulties in securing consents from the off-shore owner of the adjacent Lots 2 and 4. Mr. McLaren indicated that the relevant legal advice will need to be received for the City to address this issue. The Committee then focussed on the site layout with respect to easements, rights-of-way and other covenants. Mr. McLaren indicated that the redesign of the site layout from the earlier approved design is generally positive. The Committee requested further research regarding the mechanisms available for Molnar Capital Corporation, as the developer, to indemnify the City regarding any risks related to the effect of an approval of this Amendment to the Development Permit on Lots 2 and 4.

The Committee agreed that it would be appropriate for the formal amendment to proceed directly to Council, in the interest of timeliness, and that any outstanding planning and legal issues should be analysed and any necessary reports prepared.



ITEM III - NEW BUSINESS cont'd/

**Item #501-2 - Authorization for Issuance of a Development Permit Amendment -  
97 107621 AM - Extension to Length of Time for a Temporary  
Commercial Sign for Henderson Centre at 1151 Pinetree Way**

The Committee recommends:

*topd*  
*SLA #028*  
**COUNCIL ACTION** " That Council approve signing and sealing of Development Permit Amendment 96 107621 AM and the Mayor and the City Clerk be authorized to execute this Development Permit Amendment on behalf of the City of Coquitlam."

**Item #501-3 - Authorization for Issuance of a Development Permit 97 101804 DP -  
Proposed Addition to Kirmac Collision at 2714 Barnet Highway**

In response to the Committee's questioning, Mr. Ken McLaren highlighted that this owner has agreed to a statutory right-of-way on the south side of the property along Aberdeen Avenue.

The Committee recommends:

*topd*  
*#029*  
**COUNCIL ACTION** " That Council approve signing and sealing of Development Permit 96 101804 DP and the Mayor and the City Clerk be authorized to execute this Development Permit on behalf of the City of Coquitlam."

**Item #501-4 - Authorization for Issuance of a Development Variance Permit  
97 101728 DV for Knight & Day Restaurant at 2635 Barnet Highway**

Mr. Ken McLaren described the signage that has been erected without the necessary permits as well as the concerns raised by the Design Committee and the Permits & Licences Department.

Mr. Ken Pappas of Richmond and Mr. Peter Kyriakdes of Vancouver as the operators of the restaurant, emphasized the problems they are having with exposure of the site from Barnet Highway as well as the access difficulties for their customers, especially in the west to east direction along the Highway. The signage was explained in more detail as well as circulating a photo of the previous signage arrangements.

The Committee questioned why the signage was put up without the necessary approvals in place. The Chair explained that this problem of oversize signage has arisen before on the City's highways and that the signage being built without approval has made the situation very difficult for the Committee. The applicants expressed concerns with the sign regulations in Coquitlam and pointed out that they have eliminated the fascia signage. The specific components of the application were discussed in some detail. The Committee recommended that the applicant re-calculate the sign components and discuss it further with staff prior to the application being brought back to the Committee for further consideration.

**ITEM III - NEW BUSINESS** cont'd/

**Item #501-5 - Development Variance Permit 97 107075 DV - Height of Commercial Building within Neighbourhood Shopping Centre Proposed for 1410 Parkway Boulevard**

---

Mr. Ken McLaren briefly described the shopping centre project and its siting relative to the slope. Due to the "overlook" situation created for neighbouring multiple-family residential properties, an extra roof design element feature was added to address this issue, resulting in the need for the variance to allow the building height to be increased for the food store.

The Council recommends:

*Appd  
Desm #630*

**COUNCIL ACTION** " That Council approve signing and sealing of Development Variance Permit 97 107075 DV and the Mayor and City Clerk be authorized to execute this Development Permit on behalf of the City of Coquitlam."

**Item #501-6 - 5 Percent Provision of Parkland Pursuant to Section 491 of the *Municipal Act* for the Proposed Subdivision qt 1321 Erskine Street (97 105589 SD)**

---

The Committee recommends:

*3  
Appd  
Desm #631*

**COUNCIL ACTION** " That Council require the owner of the proposed subdivision under file 97 105589 SD (1321 Erskine Street) to pay to the City an amount that equals 5 percent of the market value of the land being subdivided as outlined in Section 941 of the *Municipal Act*."

**ITEM IV - OTHER BUSINESS**

**ITEM V - TABLED ITEMS**

T-1 Subdivision Committee Meeting Minutes June 03, 1997

**ADJOURNMENT**

The meeting adjourned at 8:20 p.m.

MINUTES CERTIFIED CORRECT

*Deborah E. Day*

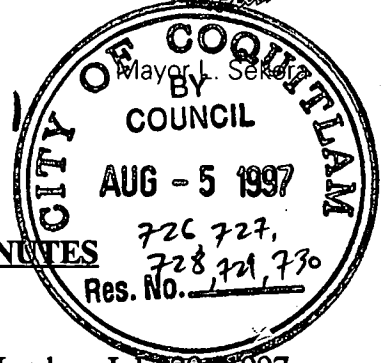
---

DEBORAH E. DAY  
PLANNING DIRECTOR

\_\_\_\_\_  
CHAIRMAN

CITY OF

# COQUITLAM



501

## GROWTH MANAGEMENT COMMITTEE MINUTES

A meeting of the Growth Management Committee was held on Monday, July 29, 1997 at 7:30 p.m. in the Council Chambers, with the following persons present:

COMMITTEE MEMBERS PRESENT: Councillor J. Kingsbury, Chair  
Councillor J. Stangier, Deputy Chair  
Councillor K. Becker

STAFF: N. Cook, City Manager  
D. Day, Planning Director  
E. Tiessen, Manager - Corporate Planning  
C. Carter, Manager - Community Planning  
R. Innes, Planner

### ITEM I - MINUTES OF JUNE 23, 1997

Received.

### ITEM II - BUSINESS ARISING FROM MINUTES

Nil

### ITEM III - NEW BUSINESS

Item #501-1 - Authorization for Issuance of a Development Variance Permit 97 108476 DV - Proposed Cellular Equipment Room and Antenna Structure for the Existing Apartment Complex at 1060 King Albert

Deb Day described the requested variance to reduce the visitor parking requirement by two stalls, which is supported by staff.

Growth Management Committee Minutes  
1997 July 29

**ITEM III - NEW BUSINESS** cont'd/

**Item #501-1** cont'd/

The Committee recognized that the question of telecommunication equipment is emerging as an issue of interest and concern to local citizens. The Committee questioned Rick Carlson, the applicant, on the technical requirements and characteristics of the proposed system.

The Committee recommends:

**COUNCIL**

**ACTION** " That Council approve signing and sealing of Development Variance Permit 97 108476 DV and the Mayor and City Clerk be authorized to execute this Development Variance Permit on behalf of the City of Coquitlam."

**Item #501-2 - Authorization for Issuance of a Development Variance Permit -  
97 108983 DVP - Signage for the Citibank Building at  
2991 Lougheed Highway - Pinetree Village Shopping Centre**

---

The Committee observed that recently there seems to be a greater frequency of Development Variance Permits related to signs, many of which are supported by staff. This might lead to the conclusion that a review of the Sign Control Bylaw is needed to address the types of regulations that should be changed to avoid unnecessary Development Variance Permit applications. There were also concerns with the many sign companies and their clients who install signs without securing proper approvals and necessary permits.

The Committee recommends:

**COUNCIL**

**ACTION** " 1. That Council approve signing and sealing of Development Variance Permit 97 108983 DVP and the Mayor and City Clerk be authorized to execute this Development Variance Permit on behalf of the City of Coquitlam;

2. That Council direct staff to prepare a report on the need for a review of the Sign Control Bylaw and propose methods for its inclusion in an upcoming annual work program."

**ITEM III - NEW BUSINESS** cont'd/

**Item #501-3 - Zoning Amendment for Flea Markets**

Christine Carter reviewed the issues related to flea markets and the amendments to the Zoning Bylaw and Trades Licensing Bylaw that would address those issues. She reviewed the characteristics of flea markets and the regulatory approach adopted to the use, its built form and parking requirements in other municipalities, particularly Vancouver and Surrey. She then focused on the proposed changes to the CS-1 and CS-2 Service Commercial Zones as well as the M-6 Retail Industrial Zone, particularly the parking requirements and the requirement for all sales areas to be contained within the buildings. The related amendments to the Trades Licensing Bylaw were reviewed.

Questioning ensued regarding the licensing fee assessment, the experience of other municipalities with existing operations and enforcement issues. The distinctions between uses in institutional were reviewed as well as complexities of store operations.

The Committee recommends:

**COUNCIL**

- ACTION " 1.** That Council give first reading to City of Coquitlam Zoning Amendment Bylaw No. 3125, 1997 and City of Coquitlam Trades Licensing Bylaw No. 3126, 1997;
2. That Bylaw No. 3125, 1997 and Bylaw No. 3126, 1997 be referred to Public Hearing."

**Item #501-4 - Northeast Coquitlam Land Use Planning Study**

Rob Innes reviewed the progress on the NE OCP review process in both the Village Centre area and the surrounding areas. The process has also included a study of sustainability indicators comparing the preferred nodal land use concept and the conventional subdivision patterns characteristic of the 1970's and 1980's. This work clearly demonstrated the greater environmental and economic sustainability of the preferred nodal option.

He also highlighted the ideas and principles known as "New Urbanism" that are relevant to the principles of sustainability and the preferred nodal land use concept emerging in the Northeast plan. These articles provide good summaries of the ideas and insights gained from actual developments in other provinces, particularly Ontario and Alberta.

Growth Management Committee Minutes  
1997 July 29

**ITEM III - NEW BUSINESS** cont'd/

**Item #501-4** cont'd/

Questioning ensued regarding the status of Freemont Park; methods to create more affordable housing through alternative development standards; child care centres and the creation of small scale tot-lots distributed to serve neighbourhoods.

The Committee received the Planning Director's report of July 23, 1997 for information.

**Item #501-5 - Riverview Land Use Study**

Christine Carter conveyed the information shared with the Riverview Land Use Study Advisory Committee that the study process would be put on hold until February 1998 so that the Ministry of Health can complete their study related to mental health issues.

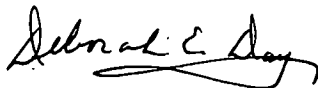
The Committee received the Planning Director's report of July 23, 1997 for information and asked staff to arrange a tour of the Riverview lands with the BCBC Project Manager, Mike Robinson.

**ITEM V - TABLED ITEMS**

- T-1 Design Committee Meeting Minutes June 17, 1997
- T-2 Design Committee Meeting Minutes July 8, 1997
- T-3 Subdivision Committee Meeting Minutes June 17, 1997
- T-4 Subdivision Committee Meeting Minutes July 8, 1997

**ADJOURNMENT** - The meeting adjourned at 8:30 p.m.

MINUTES CERTIFIED CORRECT



DEBORAH E. DAY  
PLANNING DIRECTOR

---

CHAIRMAN



Mayor L. Sekora

501

**GROWTH MANAGEMENT COMMITTEE MINUTES**

A meeting of the Growth Management Committee was held on Monday, August 11, 1997 at 7:30 p.m. in the Council Chambers, with the following persons present:

**COMMITTEE MEMBERS**

**PRESENT:**

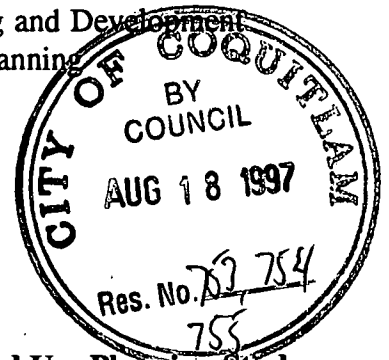
Councillor J. Kingsbury, Chair  
Councillor J. Stangier, Deputy Chair

**STAFF:**

D. Day, General Manager - Planning and Development  
C. Carter, Manager - Community Planning

**ITEM I - MINUTES OF JULY 29, 1997**

Received.



**ITEM II - BUSINESS ARISING FROM MINUTES**

**Related to July 29, 1997 Item #501-4 - Northeast Coquitlam Land Use Planning Study**

The Planning and Development Department wanted to advise Council that BC Hydro and BC Gas contributed \$2,000 and \$1,500 respectively towards the total cost of \$4,000 for the analysis of the sustainability indicators comparing the preferred "nodal" land use concept for Northeast Coquitlam to a conventional development area in the City. This financial assistance is greatly appreciated as well as the expertise and input from the BC Hydro and BC Gas staff involved in the Steering Committee (copies of letters attached).

**ITEM III - NEW BUSINESS**

**Item #501-1 - Authorization for Issuance of a Development Variance Permit 97 1093546 DV to Increase the Number of Allowable Signs for Snackers Convenience Store at 942 Westwood Street**

The Committee recommends:

**COUNCIL ACTION**

" That Council approve signing and sealing of Development Variance Permit 97 109346 DV and the Mayor and the City Clerk be authorized to execute this Development Variance Permit on behalf of the City of Coquitlam."

Need Res'n # 754

Ln

**ITEM III - NEW BUSINESS** cont'd/

**Item #501-2 - Preliminary Discussion of Proposed Northeast Coquitlam Official Community Plan Amendment from "Rural Resource" and "Suburban Residential" to "Urban"**

Michael Sanderson of Aplin & Martin Consultants made a presentation on behalf of the Landview Group regarding 200 acres of land on the east side of the Coquitlam River. He provided an overview of the land use and environmental planning work that has led to the concept for the proposed Official Community Plan amendment. He described the rationale for the geographic division of the lands. Phase 2, comprised of the 78 acres of upper benchlands, would be deferred for completion of the Northeast Official Community Plan process to resolve servicing and other issues further. The lower reaches by the Coquitlam River would comprise the first phase of 130 acres, which is the subject of the proposed OCP amendment. In essence, they see this area as a logical extension of development from the Hockaday/Galette area in the Northwest due to the geographical setting and servicing connections. He referenced the more comprehensive report submissions as the source for further detail.

He identified the potential undevelopable and developable lands based on a classification of their environmental characteristics. In Phase I, about 88 acres would be developable with the remaining 42 acres intended for use as open space and for the preservation of environmentally sensitive and hazard lands. The development would encompass a small commercial component in a village area, surrounded by the highest intensity of residential development then extending outwards at lower densities. The development would encompass a wide range of housing forms from four-storey apartments to townhouses to conventional single family housing ranging in density from 4.5 units to 45 units per gross developable area to reach a total of approximately 1900 units.

Their preliminary review indicates that the access options include extensions from Hockaday, Galette or Pinetree, with different implications for roads and bridging. Within the developable area, the roadways will likely run laterally along the elevational contours to the greatest degree possible, perhaps with a connection upward to Coy Avenue subsequently. The stormwater drainage pattern would lead to the Coquitlam River and meet whatever standards the City would set. The sewage capacity studies have not been undertaken yet. Water service seems to be available based on a preliminary look. The Committee emphasized and the consultant acknowledged that all of these significant questions related to the provision of infrastructure and implications for existing systems would need to be addressed and answered satisfactorily before a development of this magnitude could be considered for approval.



**ITEM III - NEW BUSINESS** cont'd/

**Item #501-2** cont'd/

The proponent would like the proposed OCP amendment for these lands east of the Coquitlam River to proceed concurrently with Council's consideration of overall Northeast OCP policies.

The Committee raised a number of questions regarding the proponents' willingness to build and provide a school to serve this area as well as other infrastructure, which still remains to be studied. The Committee also questioned how this area would be made accessible in terms of roadways and bridges and who would be responsible for such costs. The Committee questioned the density proposed and its potential market acceptability as well as its impact on neighbouring residents. They also mentioned park/green space needs related to this scale of development.

The Committee cautioned the proponents that developing the concept further would require answers to the hard and soft servicing questions that must be addressed in the context of the full OCP process. There was also a discussion that the Northeast OCP process can now encompass this proposal specifically and this proposal will be shared with the Community Planning Advisory Committee and the public for their consideration. The Committee noted that the CPAC will also be looking for answers to these questions. It is anticipated that the overall Northeast OCP policies will be brought forward to Growth Management Committee by December and that the proposed OCP amendment could be considered at that time if all of the necessary studies, consultation and review has been completed satisfactorily.

The Committee recommends:

**COUNCIL ACTION** " That Council be advised that the Committee indicated to the proponents that:

- further consideration of their proposed OCP amendment would be given in the context of the ongoing Northeast OCP process; and
- the proponent needs to study all of the planning and servicing issues raised by the Committee and the staff, and to work with the City and the affected communities."

*Need Res'n # 755*

**ITEM V - TABLED ITEMS**

- T-1 Design Committee Meeting Minutes July 22, 1997
- T-2 Subdivision Committee Meeting Minutes July 22, 1997

Growth Management Committee Minutes  
1997 August 11

ADJOURNMENT - The meeting adjourned at 8:10 p.m.

MINUTES CERTIFIED CORRECT

*Deborah E. Day*

DEBORAH E. DAY  
GENERAL MANAGER -  
PLANNING AND DEVELOPMENT

CHAIRMAN



501

Mayor L. Sekora

**GROWTH MANAGEMENT COMMITTEE MINUTES**

A meeting of the Growth Management Committee was held on Monday, August 25, 1997 at 7:30 p.m. in the Council Chambers, with the following persons present:

**COMMITTEE MEMBERS PRESENT:** Councillor J. Kingsbury, Chair  
Councillor J. Stangier, Deputy Chair  
Councillor K. Becker

**STAFF:** N. Cook, City Manager  
K. Wright, Acting General Manager -  
Planning & Development  
C. Carter, Manager - Community Planning  
R. Innes, Planner  
N. Maxwell, Planning Assistant

**ITEM I - MINUTES OF AUGUST 11, 1997**

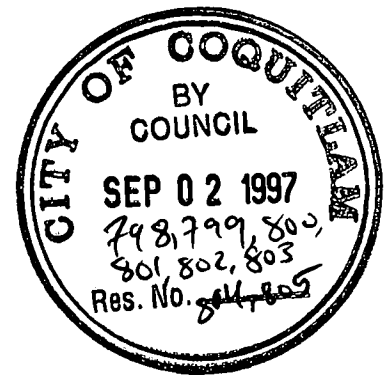
Received.

**ITEM II - BUSINESS ARISING FROM MINUTES**

Received

**ITEM III - NEW BUSINESS**

**Item #501-1 - Preliminary Report on Application 97 109869 RZ by JPH Developments for Rezoning at 2785 Dewdney Trunk Road from RS-2 to RS-4 for Subdivision into Seven Compact One Family Residential Lots**



The Committee recommends:

**COUNCIL**

**ACTION " 1.** That Council give first reading to City of Coquitlam Zoning Amendment Bylaw No. 3134, 1997;

*M*

Growth Management Committee Minutes  
1997 August 25

**ITEM III - NEW BUSINESS** cont'd/

**Item #501-1** cont'd/

2. That Bylaw No. 3134, 1997 and application 97 109869 RZ be referred to Public Hearing;
3. That Bylaw No. 3134, 1997 and application 97 109869 RZ *not* be brought back to Council for possible consideration of final approval until the matter of the ownership of the triangular piece of land north of Hansard Crescent has been resolved to the satisfaction of the City Solicitor."

**Item #501-2 - Final Adoption of Bylaw No. 3107, 1997, Authorization for Issuance of Development Permit 97 105868 DP and Registration of a Restrictive Covenant, all Pertaining to a Proposed Five-Lot One Family Bareland Strata Subdivision at 725 Rochester Avenue**

---

The Committee recommends:

**COUNCIL**

- ACTION** " 1. That Council reconsider, finally pass and adopt Bylaw No. 3107, 1997, given second and third readings on June 2, 1997;
2. That Council approve signing and sealing of Development Permit 97 105868 DP and the Mayor and City Clerk be authorized to execute this Development Permit on behalf of the City of Coquitlam;
  3. That Council approve signing and sealing of the restrictive covenant pertaining to this development and the Mayor and City Clerk be authorized to execute this restrictive covenant on behalf of the City of Coquitlam."

**Item #501-3 - Application for Non-Farm Use in the Agricultural Land Reserve; Pitt River Boat Club - 3757 Lincoln Avenue**

---

The Committee recommends:

**COUNCIL**

- ACTION** " That Council support the Pitt River Board Club's application for a non-farm use related to the Club's facilities and authorize this application to proceed to the Agricultural Land Commission."

Growth Management Committee Minutes  
1997 August 25

**ITEM III - NEW BUSINESS** cont'd/

**Item #501-4 - City of Port Moody Bylaw No. 2350 - "Official Community  
Plan Bylaw 1992, No. 2136, Amendment Bylaw No. 9, 1997"**

The Committee recommends:

**COUNCIL**

**ACTION** " That Council advise the City of Port Moody that the City of Coquitlam has no objections to the City of Port Moody Bylaw No. 2350 - "Official Community Plan Bylaw, 1992, No. 2136, Amendment Bylaw No. 9, 1997."

**ITEM V - TABLED ITEMS**

T-1 Subdivision Committee Meeting Minutes August 6, 1997

**ADJOURNMENT** - The meeting adjourned at 7:55 p.m.

MINUTES CERTIFIED CORRECT

KEN WRIGHT  
ACTING GENERAL MANAGER -  
PLANNING & DEVELOPMENT

  
\_\_\_\_\_  
CHAIRMAN

CITY OF

**C O Q U I T L A M**



501

Mayor L. Sekora

**GROWTH MANAGEMENT COMMITTEE MINUTES**

A meeting of the Growth Management Committee was held on Monday, September 08, 1997 at 7:30 p.m. in the Council Chambers, with the following persons present:

**COMMITTEE MEMBERS :** Councillor J. Kingsbury, Chair  
Councillor J. Stangier, Deputy Chair  
Councillor K. Becker

**STAFF:** N. Cook, City Manager  
K. Wright, Acting General Manager - Planning & Development  
C. Carter, Manager - Community Planning

*AUG. 25?*

**ITEM I - MINUTES OF JUNE 09, 1997**

Received.



**ITEM II - BUSINESS ARISING FROM MINUTES**

Nil.

**ITEM III - NEW BUSINESS**

**Item #501-1 - Authorization for Issuance of a Development Variance Permit  
97-106788 DV Proposed Mezzanine Addition to the Church Building  
Currently Under Construction at 1294 Johnson Street**

The Committee requested that the number of children presently attending the pre-school be confirmed before the next Council meeting.

Audrey Nelles, 1296 Johnson Street, and Francoise Jinnouchi, 2879 Walton Avenue, appeared before the Committee and expressed concern that the church had encroached onto their property and that a property pin had been removed. Staff will visit site and ensure that landscaping has been completed in accordance with the approved landscape plan. Eugene Pisarski, 1277 Johnson Street, also expressed concern that a school occupancy is being allowed in close proximity to his own similar business.

*MU*

ITEM III - NEW BUSINESS cont'd/

Item #501-1 cont'd/

The Committee recommends:

**COUNCIL ACTION** " That Council approve signing and sealing of Development Permit application 97 106788 DV and the Mayor and City Clerk be authorized to execute this Development Variance Permit on behalf of the City of Coquitlam."

#843  
Denied

**Item #501-2 - Conservation Permit No. 110323 for School District No. 43,  
Summit Middle School at 1450 Parkway Boulevard**

In response to an enquiry from the Committee, Mr. Wright confirmed that no fill would be imported to the site, and that only site preparation, retaining walls and excavation is included in the permit.

The Committee recommends:

- COUNCIL ACTION**
1. All on-site cut-off ditches are to be directed to the sediment control pond.
  2. The deposition of building materials and wood waste, including stumps, wood debris and chips, shall *not* occur within the fill area and must be removed from the fill prior to placement and disposed of at an approved location.
  3. All earthworks, sediment control and lock block retaining walls shall conform to the grading plan designed by Hunter Laird Engineering Ltd., Drawing No. 4203, 1, 2 and 3 of 3.
  4. The design engineers, Hunter Laird Engineering Ltd., will be responsible to field review all aspects of the project including but not limited to fill placement, site drainage and siltation control for permit and design compliance, and provide monthly status reports to the City of Coquitlam. Also, the design engineer will provide a letter of undertaking and program of management of the sediment control plan.
  5. All geotechnical considerations will be reviewed and certified by the geotechnical consultants.
  6. A mitigation plan, complete with sediment control facilities for on and off-site construction, to comply with the City of Coquitlam Sediment Control Bylaw No. 2929, must be included in the design plan submission, installed prior to any construction activity and maintained for the duration of the construction period."

Reshin #844  
App'd

Item #501-3 - Good Neighbour Program (Construction Intrusion Into Communities)

The Committee recommends:

**COUNCIL** " That the Good Neighbour Program be adopted and Development Services  
**ACTION** staff directed to administer the program at the building permit stage."

ITEM IV - OTHER BUSINESS

ITEM V - TABLED ITEMS

- T-1 Design Committee Meeting Minutes August 19, 1997
- T-2 Subdivision Committee Meeting Minutes August 19, 1997

ADJOURNMENT

The meeting adjourned at 8:15 p.m.

MINUTES CERTIFIED CORRECT

  
\_\_\_\_\_  
KEN WRIGHT  
ACTING GENERAL MANAGER -  
PLANNING AND DEVELOPMENT

\_\_\_\_\_  
CHAIRMAN



CITY OF

# COQUITLAM



501

Mayor L. Sekora

## GROWTH MANAGEMENT COMMITTEE MINUTES

A meeting of the Growth Management Committee was held on Monday, September 22, 1997 at 7:15 p.m. in the Council Chambers, with the following persons present:

COMMITTEE MEMBERS: Councillor J. Kingsbury, Chair

STAFF:

- N. Cook, City Manager
- D. Day, General Manager - Planning & Development
- K. Wright, Manager of Development Services
- C. Carter, Manager - Community Planning
- R. Innes, Planner
- K. McLaren, Development & Control Technician

### ITEM I - MINUTES OF SEPTEMBER 8, 1997

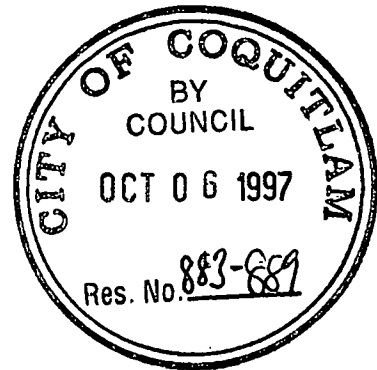
Received.

### ITEM II - BUSINESS ARISING FROM MINUTES

Received

### ITEM III - NEW BUSINESS

Item #501-1 - Authorization for Issuance of Development Variance Permit 97 111167 DV - Proposed Signage for Community Centre and Pinetree Secondary School at 3000 Pinewood Avenue (1270 Pinetree Way)



The Chair recommends that the staff recommendation be brought forward for Council's consideration:

#### COUNCIL

ACTION " That Council approve signing and sealing of Development Variance Permit 97 111167 DV and the Mayor and City Clerk be authorized to execute this Development Variance Permit on behalf of the City of Coquitlam."

*App'd  
Resh # 884*

*llk*

**ITEM III - NEW BUSINESS** cont'd/

**Item #501-2 - Authorization for Issuance of a Development Permit  
96 050817 DP - Proposed Addition to the Existing Commercial  
Building at 2960 Christmas Way**

---

The Chair recommends that the staff recommendation be brought forward for Council's consideration:

**COUNCIL**

*Res'n #885*  
**ACTION** " That Council approve signing and sealing of Development Permit 96 050817 DP and the Mayor and City Clerk be authorized to execute this Development Permit on behalf of the City of Coquitlam."

**Item #501-3 - Extension of Rezoning Application Z-78-93 (97 110863 ZE)  
Proposed Addition to Intermediate Care Facility at  
560 Sydney Avenue**

---

The Chair recommends that the staff recommendation be brought forward for Council's consideration:

**COUNCIL**

*App'd Res'n #886*  
**ACTION** " That application Z-78-93 be granted a six-month extension to a termination date of March 4, 1998, and the applicant be advised that no further extensions to this application will be granted by Council."

**Item #501-4 - 5 Percent Provision of Parkland Pursuant to Section 941 of the  
*Municipal Act* for the Proposed Subdivision at 725 Rochester  
Avenue (97 103670 SB)**

---

The Chair recommends that the staff recommendation be brought forward for Council's consideration:

**COUNCIL**

*App'd Res'n #887*  
**ACTION** " That Council require the owner of the proposed subdivision file 97 103670 SB to pay to the City an amount that equals 5 percent of the market value of the land being subdivided as outlined in Section 941 of the *Municipal Act*."

**ITEM III - NEW BUSINESS** cont'd/

**Item #501-5 - Development Variance Permit Application 97 109278 DV Reduction of Required Setback for an Existing Retaining Wall at  
947 Poirier Street**

---

Harold Davies, 938 Selkirk Crescent, and Troy Davies, 947 Poirier Street, outlined the history of the site, particularly the preliminary survey work which set the property lines prior to the stone wall construction. He acknowledged that there is now a 0.2 m encroachment for a segment of the wall on the Poirier Street right-of-way. He indicated that the wall is purely decorative, not structural. He feels that some problems occurred in the setting of the pins and the string line during the construction process, and he relied on his contractor.

The Chair indicated that the item will go forward for Council's consideration of the staff recommendation but there may need to be a legal opinion on some of the matters:

**COUNCIL**

**ACTION** " That Council approve signing and sealing of Development Variance Permit 97 109278 DV (947 Poirier Street) and the Mayor and City Clerk be authorized to execute this Development Variance Permit on behalf of the City of Coquitlam."

**Item #501-6 - Authorization for Issuance of an Amendment to Development Variance Permit DVP-39-95 (97 110917 AM) 30-Unit Bareland Strata Townhouse Development Under Construction on Westwood Plateau at 1752 Hampton Drive**

---

Greg Moffitt, the developer of Hampton Estates, appeared as a delegation to review the project's history and the need to now request this amendment to increase the flexibility to respond to the single family housing demand as well as some minor design amendments related to side unit treatments and fencing.

Ken McLaren provided an overview of the pros and cons of different approaches the Planning and Development Department has considered to respond to this request for flexibility as outlined in the report. He also described the project in more detail as well as the notification of neighbours who have already moved into this development.

Growth Management Committee Minutes  
1997 September 22

**ITEM III - NEW BUSINESS** cont'd/

**Item #501-6** cont'd/

The Chair recommends that the item be forwarded to Council for consideration and:

**COUNCIL**

*Res'n Flood #888*  
(ACTION " That Council approve signing and sealing of the Development Variance Permit Amendment 97 110917 AM and the Mayor and City Clerk be authorized to execute this Development Variance Permit on behalf of the City of Coquitlam."

**Item #501-7 - Northeast Coquitlam Land Use Planning Study**

Kent Munro, the City's land use consultant, provided an overview of the land use planning process to date, focusing on the most recent refinement of the preferred land use option relative to a number of issues.

The refined plan is reflected on an overall plan for the entire area with greater detail provided for the Village area, where much development will be concentrated (Attachment). Refinements have addressed the following aspects:

- retention of existing boundaries of Fremont and Leigh Parks with consequent amendments to the land use option to achieve similar housing and development potential overall as well as the general alignment of street through the park along the Victoria Drive right-of-way;
- results of transportation analysis of implications of the east/west arterial routing options related to the second crossing of the Coquitlam River, which generally rates Victoria Drive as more appropriate. Some further road network analysis will be required;
- incorporation of findings of top-of-bank survey work on certain critical creeks to refine original generalized environmental study results.

Mr. Munro then focused on the preferred land use concept as it was evaluated using the environmental sustainability model as compared to conventional suburban development characteristic of the 1960s and 1970s. The proposed land use option performs better relative to numerous indicators as indicated on the attachment entitled "Highlights: Achievements in Sustainability".

Rob Innes briefly described the progress of other related consulting work related to the economic feasibility study and alternative development standards.

Growth Management Committee Minutes  
1997 September 22

**ITEM III - NEW BUSINESS** cont'd/

**Item #501-6** cont'd/

Maggie Fankboner of 3327 Coy Avenue questioned why the evaluation would see proximity to environmentally sensitive areas for more people as positive. Kent Munro clarified that the measure related to environmentally sensitive area as an amenity but recognized that certain areas would be accessible while others would not be due to their characteristics.

Gordon Verrall of 1508 Martin Street discussed his choice to live in Northeast Coquitlam for its rural quality, recognizing that fewer urban services are provided. He represents the point of view of those living there who are happy with the way it is and also have concerns with what is proposed, both in terms of the proposed alternative and the consultative process. He sees Northeast as having a positive quality now and he does not want to see that lost. He requested ongoing information and the opportunity for providing input in the future.

The Chair thanked the residents for their input.

The Chair recommends that the staff recommendation be considered by Council:

**COUNCIL**

**ACTION** "That Council receive this report for information and be advised of the upcoming Public Open House in October, 1997."

Res. # 893

**ITEM V - TABLED ITEMS**

T-1 Subdivision Committee Meeting Minutes September 3, 1997

**ADJOURNMENT** - The meeting adjourned at 8:20 p.m.

MINUTES CERTIFIED CORRECT

*D. E. Day*  
DEBORAH E. DAY  
GENERAL MANAGER -  
PLANNING & DEVELOPMENT

\_\_\_\_\_  
CHAIRMAN



**GROWTH MANAGEMENT COMMITTEE MINUTES**

A meeting of the Growth Management Committee was held on Tuesday, October 14, 1997 at 7:30 p.m. in the Council Chambers, with the following persons present:

**COMMITTEE MEMBERS :** Councillor J. Stangier, Vice Chair  
Councillor K. Becker  
Mayor L. Sekora

**STAFF:** D. Day, General Manager Planning and Development  
K. Wright, Manager Development Services

**ITEM I - MINUTES OF SEPTEMBER 22, 1997**

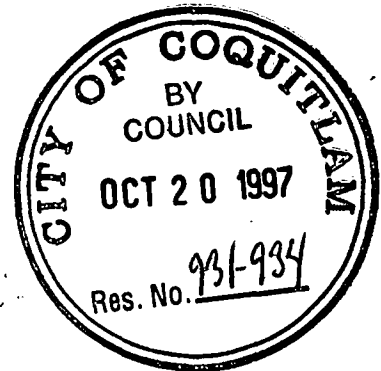
Received.

**ITEM II - BUSINESS ARISING FROM MINUTES**

Nil.

**ITEM III - NEW BUSINESS**

**Item #501-1 - Authorization for Issuance of a Development Variance Permit  
97 101728 DV for Signage at 2635 Barnet Highway for Knight  
& Day Restaurant**



Peter Kriakdes, Knight & Day Restaurant Corp., appeared as a delegation and explained the proposed solutions and his concerns with the interpretation of the Sign Bylaw related to:

- calculation of neon tubing as a sign
- counting the number of signs per building
- calculation of signage area

Tony Ziskos of Alpha Signs indicated that decorative neon tubing is not usually considered signage in other municipalities. At an earlier meeting, he felt that Council members had been open to excluding the clocks from the calculation if they did not include wording.

**ITEM III - NEW BUSINESS** cont'd/

**Item #501-1** cont'd/

The Committee discussed the signage provisions, particularly the interpretation of the neon tubing and the clocks. Councillor Becker questioned the proponents about the specifics of the signage copy and neon tubing. Mr. Wright clarified that the extent of the neon tubing is the most critical issue based on the staff review, particularly the neon outlining of the project's roofline which is intended to draw attention to the building and thus qualifies as signage within the Bylaw's definition. Councillor Becker questioned the signage consultant's suggestion that he was challenging the Sign Bylaw, which would require a legal opinion for Council's advice. Mr. Kriakdes indicated that he is seeking the variance for his project alone and would not need to challenge the Bylaw. In response to questioning, he said the clock is a trademark for his 24-hour restaurant operation and is useful to customers. He also restated his previous concerns with the difficulties of his restaurant's siting relative to the Barnet Highway. This type of neon tube lighting exists at the restaurants on Kingsway and in Richmond and there are plans for upgrading at other restaurants in the chain although the architecture differs on each site.

The Committee is simply considering the variance application and is not considering nor accepting any challenge of the interpretation of the Bylaw. Mayor Sekora asked staff to research the handling of neon tubing in other municipalities as part of revisiting the Sign Bylaw in the future, including the industry's proposed model Sign Bylaw.

The Committee recommends:

*Appeal  
Resin #932*  
**COUNCIL ACTION** " That Council approve signing and sealing of Development Variance Permit 96 101728 DV and the Mayor and City Clerk be authorized to execute this Development Variance Permit on behalf of the City of Coquitlam.

**Item #501-2 - Authorization for Issuance of a Development Variance Permit  
97 110961 DV to Vary the Design Criteria for the Extension of  
Erskine Street (1321 Erskine Street)**

---

Ken Wright presented the requested variances to the details of the roadway design.

The Committee recommends:

*Appeal  
Resin #933*  
**COUNCIL ACTION** "That Council approve signing and sealing of Development Variance Permit 97 110961 DV and the Mayor and City Clerk be authorized to execute this Development Variance Permit on behalf of the City of Coquitlam."

ITEM III - NEW BUSINESS cont'd/

Item #501-3 - Town Centre Issues - Parking and Transit

Deb Day presented an overview of the issues raised by residents in the residential area west of the City Centre Aquatic Centre. The Committee discussed a range of issues including concerns about oversized vehicles on streets, frequency of buses in the area, bus turnaround needs, and the future of Town Centre as Coquitlam's downtown.

The Committee recommends:

*Res'd  
934*  
COUNCIL " That Council receive this report as information."  
ACTION

ITEM IV - OTHER BUSINESS

ITEM V - TABLED ITEMS

- T-1 Design Committee Meeting Minutes September 23, 1997  
T-2 Subdivision Committee Meeting Minutes September 16, 1997

ITEM VI - ADJOURNMENT

The meeting adjourned at 8:45 p.m.

MINUTES CERTIFIED CORRECT

*D. E. Day*  
\_\_\_\_\_  
DEBORAH E. DAY  
GENERAL MANAGER  
PLANNING AND DEVELOPMENT

\_\_\_\_\_  
CHAIRMAN





501

Mayor L. Sekora

**GROWTH MANAGEMENT COMMITTEE MINUTES**

A meeting of the Growth Management Committee was held on Monday, October 27, 1997 at 7:30 p.m. in the Council Chambers, with the following persons present:

COMMITTEE MEMBERS : Councillor J. Stangier, Vice Chair  
Councillor K. Becker

STAFF: N. Cook, City Manager  
D.E. Day, General Manager Planning and Development  
C. Carter, Manager Community Planning  
K. Wright, Manager Development Services

**ITEM I - MINUTES OF OCTOBER 14, 1997**

Received.

**ITEM II - BUSINESS ARISING FROM MINUTES**

Nil.

**ITEM III - NEW BUSINESS**

**Item #501-1 - Application for Preliminary Plan Review and Development Variance Permit 97 111632 DV for Proposed Commercial Project at Austin Avenue and Mariner Way in Coquitlam - 2644 Austin Avenue**



Mr. Fred Jaremchuk provided an overview of the site characteristics as well as the project components of three commercial buildings as well as the vehicular movement pattern. He emphasized the difficulties of carving out a shopping centre on a side hill site dropping 70 feet. His view of the Design Committee comments is that a complete redesign to include a new roof structure would add \$600,000 to the cost of the project which would affect the project's viability.

Questions ensured regarding:

- possible other uses in the project including Fogg 'N' Suds, Ricky's, a restaurant and others but no firm commitments have been made yet;
- adequacy of parking;
- roof line design and cost issue.

ITEM III - NEW BUSINESS cont'd/

Item #501-1 cont'd/

Mr. Kirat Anand, Chair of Design Committee, concurred with the Minutes and pointed out that a complete project redesign is not required but rather some re-studying of heights to introduce some variety in order to avoid a "factory-like" appearance and to fit into the residential character of the neighbourhood better. He did not believe that this would be as costly as presented by the proponent.

Mr. Jaremchuk reiterated his concern with costs. Mr. Ron Hoffart, as project architect, felt that design alterations could be made but the client would have to instruct those changes because costs may be added. He discussed in general terms the implications if the materials or floorplate were changed.

The Committee also asked what the time-line was for the project. Mr. Jaremchuk indicated that he is committed to having a grocery built by next October. The Chair observed that the two points of view did not seem that far apart and it is necessary to fit the project into the neighbourhood appropriately, finding a minimal cost solution. It was resolved that Ron Hoffart would again attend Design Committee on October 28 to discuss possible solutions and staff will report on progress at Council next week.

The Committee recommends:

**COUNCIL ACTION** " That the applicants meet again with the Design Committee to address design issues arising from the preliminary plan review and approval, cognizant of the cost implications of any changes. The General Manager Planning and Development will report on any progress at the November 03, 1997 Council meeting.

Res'n #969

**Item #501-2 - Preliminary Report on Application 97 111148 RZ by Diane McLellan for Rezoning at 1269 Johnson Street from RS-1 to RS-4 for Six Compact One-Family Residential Lots**

Mr. Ken Wright described the proposed rezoning and lotting pattern as well as the City land exchanges.

The Committee recommends:

**COUNCIL ACTION** " 1. That Council give first reading to City of Coquitlam Zoning Amendment Bylaw No. 3147, 1997;  
2. That Bylaw No. 3147, 1997 and application 97 111148 RZ be referred to Public Hearing."

App'd  
Res'n #  
970 = 97

ITEM III - NEW BUSINESS cont'd/

Item #501-3 - Secondary Suites Study - Open Houses

Councillor Becker, Chair of the Secondary Suites Study Advisory Committee, provided an overview of the process, particularly the two upcoming Open Houses. Mrs. Christine Carter reviewed the process in more detail, particularly the Open House content, as well as the next step and invited any further input from Council on questions that should be addressed by the Committee or at the Open Houses.

The Committee recommends:

**COUNCIL** " That Council receive this report as information. "

**ACTION**

ITEM IV - OTHER BUSINESS

ITEM V - TABLED ITEMS

- T-1 Design Committee Meeting Minutes October 07, 1997
- T-2 Subdivision Committee Meeting Minutes October 07, 1997
- T-3 Major Road Network - October 21, 1997:

The report of the General Manager Operations was tabled with the Committee.

ITEM VI - ADJOURNMENT

The meeting adjourned at 8:15 p.m.

MINUTES CERTIFIED CORRECT

A. E. Day

DEBORAH E. DAY  
GENERAL MANAGER  
PLANNING AND DEVELOPMENT

CHAIRMAN

CITY OF

# COQUITLAM



Mayor L. Sekora

501

## GROWTH MANAGEMENT COMMITTEE MINUTES

A meeting of the Growth Management Committee was held on Monday, November 10, 1997 at 8:00 p.m. in the Council Chambers, with the following persons present:

**COMMITTEE MEMBERS:** Councillor J. Stangier, Vice Chair  
Councillor K. Becker

**STAFF:** N. Cook, City Manager  
D. Day, General Manager Planning and Development  
C. Carter, Manager Community Planning  
K. McLaren, Development Control Technician

### ITEM I - MINUTES OF OCTOBER 27, 1997

Received.

### ITEM II - BUSINESS ARISING FROM MINUTES

Received

### ITEM III - NEW BUSINESS

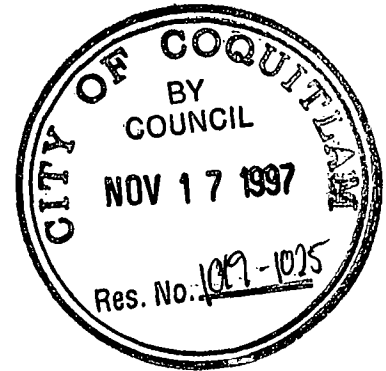
#### Item #501-1 - Amendment to Article 23, Servicing Requirements of Building Bylaw No. 2987, 1996

Mr. Ken McLaren provided an overview of the servicing requirements related to exempting building permits for interior alterations only, not expansions or other changes.

The Committee recommends:

#### **COUNCIL**

**ACTION** " That Council give three readings to Bylaw No. 3157, 1997 Amendment to the City of Coquitlam Bylaw No. 2987, 1996."



*Appl  
Resn # 1020*

**ITEM III - NEW BUSINESS** cont'd/

**Item #501-2 - Authorization for Issuance of a Development Permit  
97 108788 DP - Proposed Relocation of Brass Rail Pub at  
2968 Christmas Way**

---

Mr. Ken McLaren reviewed the history of municipal approvals on the site proposed for the relocation of the Brass Rail Pub, which is shared with the Keg Restaurant. Staff are supporting the front yard variances and the variances to the site servicing requirements.

The Committee recommends:

**COUNCIL**

**ACTION** " That Council approve signing and sealing of Development Permit 97 108788 DP and the Mayor and City Clerk be authorized to execute this Development Permit on behalf of the City."

**Item #501-3 - Authorization for Issuance of Development Variance Permit  
97 109329 DV Storage Room in the Underground Parking  
Structure for the Existing Apartment Complex at  
1591 Booth Avenue**

---

Mr. Ken McLaren briefly described the variance in the visitor parking stalls requirement to accommodate the lockers, including the obligation of the owners to apply for the building permit and meet those requirements..

The Committee recommends:

**COUNCIL**

**ACTION** " That Council approve signing and sealing of Development Variance Permit 97 109329 DV and the Mayor and City Clerk be authorized to execute this Development Variance Permit on behalf of the City of Coquitlam."

**Item #501-4 - Application for Development Variance Permit 97 111592 DV -  
Variance to Rear Yard Setback at 1455 Dormel Court**

---

Mr. Ken McLaren retraced the history of the site and the rear yard setback regulations, which the owner is seeking to have reduced to 6 metres from 7.6 metres to accommodate his house design.

Growth Management Committee Minutes  
1997 November 10

**ITEM III - NEW BUSINESS** cont'd/

**Item #501-4** cont'd/

The Committee recommends:

**COUNCIL**

**ACTION** That upon receipt of input from the public, Council give consideration to the following recommendation:

" That Council approve signing and sealing of Development Variance Permit 97 111592 DV and the Mayor and City Clerk be authorized to execute this Development Variance Permit on behalf of the City of Coquitlam."

*Appd  
Resln # 1023*

**Item #501-5 - Development Variance Permit Application 97 101160 DV -  
Setback Variance for Proposed Three Lot Subdivision  
at 1429 Lambert Way**

---

Mr. Ken McLaren traced the history of the general subdivision of the area and the extensive setback from the natural course of the Coquitlam River. The application involves a reduction of the front yard setback around the cul-de-sac, which is supported by staff.

The Committee recommends:

**COUNCIL**

**ACTION** " 1. That Council approve signing and sealing of Development Variance Permit 97 101160 DV and the Mayor and City Clerk be authorized to execute this Development Variance Permit on behalf of the City of Coquitlam;

2. That Council approve signing and sealing of an amendment to restrictive covenant BH436700 and the Mayor and City Clerk be authorized to execute this amendment on behalf of the City of Coquitlam."

*Appd  
Resln # 1024 &  
1025*

**ITEM V - TABLED ITEMS**

T-1 Design Committee Meeting Minutes October 28, 1997

T-2 Subdivision Committee Meeting Minutes October 21, 1997

Growth Management Committee Minutes  
1997 November 10

ADJOURNMENT - The meeting adjourned at 8:20 p.m.

*D. E. Day*

DEBORAH E. DAY  
GENERAL MANAGER  
PLANNING AND DEVELOPMENT

MINUTES CERTIFIED CORRECT

---

CHAIRMAN



**GROWTH MANAGEMENT COMMITTEE MINUTES**

Mayor L. Sekora

A meeting of the Growth Management Committee was held on Monday, November 24, 1997 at 7:30 p.m. in the Council Chambers, with the following persons present:

COMMITTEE MEMBERS : Councillor J. Stangier, Vice Chair  
Councillor K. Becker

501

STAFF: N. Cook, City Manager  
D. Day, General Manager Planning and Development  
K. Wright, Manager Development Services  
C. Carter, Manager Community Planning  
E. Tiessen, Manager Corporate Planning

**ITEM I - MINUTES OF NOVEMBER 20, 1997**

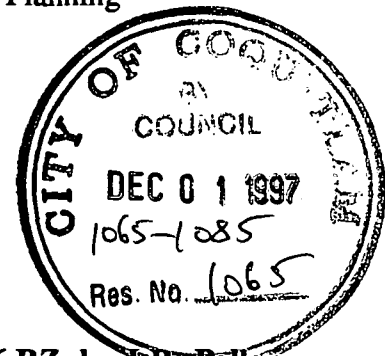
Received.

**ITEM II - BUSINESS ARISING FROM MINUTES**

Nil.

**ITEM III - NEW BUSINESS**

**Item #501-1 - Preliminary Report on Application 97 109396 RZ by J.R. Pallan for Rezoning at #3 - 62 Fawcett Road from M-1 to M-7 to Rezone a Portion of Strata Lot 3 to Allow for a Ten Seat Restaurant in the First Storey Portion of the Building**



Mr. J.R. Pallan, Planning Consultant, provided an overview of the planning request to allow a deli-café, largely a take-out with ten seats for customers drawn from the employees in the general area. Mrs. Christine Carter reviewed the locational criteria for restaurants and the concept of vertical zoning.

The Committee recommends:

- COUNCIL ACTION** " 1. That Council give first reading to City of Coquitlam Zoning Amendment Bylaw No. 3165, 1997;
2. That Bylaw No. 3165, 1997 and application 97 109396 RZ be referred to Public Hearing;
3. That if the application reaches the third reading stage, the owner be required to enter into a restrictive covenant in a form acceptable to the City Solicitor, which would restrict the use to ten seats within the appropriate area."

*MS*



**ITEM III - NEW BUSINESS** cont'd/

**Item #501-2 - Preliminary Report on Application 97 109841 RZ by Wesbild Holdings Ltd. for Official Community Plan Bylaw Amendment to Remove Subject Site from "Special Area A" - Proposed Development 58 Lots**

Mr. Paul Young, Wesbild Holdings, provided an overview of the proposed Official Community Plan amendment as summarized on the attachment. The requested change involves removing the current OCP provision that sets a minimum lot size of 900m<sup>2</sup>. The average lot size remains above the 900m<sup>2</sup> minimum but this application would allow some range of lot sizes to respond to different market demand and reflecting the significant role of retaining walls in dealing with the sloping grades which was the rationale for the original size limit.

Mrs. Carter reviewed the policy analysis that yielded no concerns from staff.

The Committee recommends:

- COUNCIL ACTION** " 1. That Council give first reading to Official Community Plan Amendment Bylaw No. 3164, 1997;
2. That Bylaw No. 3164, 1997 and application 97 109841 RZ be referred to Public Hearing;
3. That Council authorize the discharge of Restrictive Covenant BG126787 over the lands being removed from Special Area A."

**Item #501-3 - Extension of Rezoning Application Z-78-93 (97 110863 ZE) Proposed Addition to Intermediate Care Facility at 560 Sydney Avenue**

Mr. Ken Wright reviewed the recent history of the site and the update from the project architect regarding the timing of the upcoming funding review by the Regional Health Board.

The Committee recommends:

- COUNCIL ACTION** " That application Z-78-93 be granted a six-month extension to a termination date of March 04, 1998, and the applicant be advised that no further extensions to this application will be granted by Council."

**ITEM III - NEW BUSINESS** cont'd

**Item #501-4 - Development Variance Permit Application 97 112322 DV - Increased Signage for Coquitlam Alliance Church at 2601 Spuraway Avenue**

Mr. Ken Wright reviewed the sign proposal for the church and its context.

The Council recommends:

**COUNCIL ACTION** " That Council approve Development Variance Permit 97 112322 DV and the Mayor and City Clerk be authorized to execute this Development Variance Permit on behalf of the City of Coquitlam. "

**Item #501-5 - Development Variance Permit Application 97 111889 DV - Signage for Industrial Building at 1395 United Boulevard**

Mr. Ken Wright reviewed the proposal for signage on an industrial building to accommodate an initial tenant and future tenants. The Committee raised questions related to the visibility and aspects of all of the signage relative to the Trans Canada Highway, United Boulevard and within the site.

The Council recommends:

**COUNCIL ACTION** " That Council approve signing and sealing of Development Variance Permit 97 111889 DV and the Mayor and City Clerk be authorized to execute this Development Variance Permit on behalf of the City of Coquitlam. "

**Item #501-6 - Development Variance Permit Application 97 112073 DV - Reduced Servicing Requirements for Industrial Building at 2300 Rogers Avenue**

Mr. Ken Wright reviewed the provisions of the Building Bylaw for streetlighting on both Leeder Street and Rogers Avenue. The proponent is willing to provide only the two lights on Leeder Avenue instead of the five required by the Bylaw. Staff recommend that the two lights on Leeder Street and on the corner at Rogers Avenue be required since the overhead power cable problem can be overcome by a slight adjustment, and that the other two required lights on Rogers Avenue not be required at this time.

The Committee recommends:

**COUNCIL ACTION** " 1. That Development Variance Permit Application - 97 112073 DV be amended to require three streetlights along Leeder Avenue including the corner light;  
2. That Council approve signing and sealing of Development Variance Permit 97 112073 DV as amended and the Mayor and City Clerk be authorized to execute this Development Variance Permit on behalf of the City of Coquitlam. "

**ITEM III - NEW BUSINESS** cont'd/

**Item #501-7- 5 Percent Provision of Parkland Pursuant to Section 941 of the Municipal Act for the Proposed Subdivision at 2785 Dewdney Trunk Road (97 109868 SD)**

---

Mr. Ken Wright reviewed the reasons for the recommended cash payment.

The Council recommends:

**COUNCIL ACTION** " That Council require the owner of the proposed subdivision under file 97 109868 SD (2785 Dewdney Trunk Road) to pay to the City an amount that equals 5 percent of the market value of the land being subdivided as outlined in Section 941 of the Municipal Act."

**Item #501-8- 5 Percent Provision of Parkland Pursuant to Section 941 of the Municipal Act for the Proposed Subdivision at 1732-1750 Hampton Drive (97 112324 SD)**

---

Mr. Ken Wright reviewed the reasons for the recommendation to not require a cash payment since other lands have been provided.

The Council recommends:

**COUNCIL ACTION** " That Council *not* require the owner of the proposed subdivision under file 97 112324 SD (1732-1750 Hampton Drive) to pay to the City an amount that equals 5 percent of the market value of the land being subdivided as outlined in Section 941 of the Municipal Act, since land is being provided by said owner."

**501-9 - Regional Context Statement**

Mr. Eric Tiessen highlighted the key components of the regional context statements relative to the *Livable Region Strategic Plan*, the regional growth strategy relevant to Coquitlam. Initial discussions with staff at the GVRD have indicated that these proposed statements were generally acceptable except for the absence of a specific reference to the growth targets produced by the GVRD Strategic Planning staff earlier this year. The 2021 population target set out for Coquitlam in this GVRD analysis is 206,000. The present wording of the regional context statements repeats the "estimated population capacity" of 169,000 which Council endorsed in its 1994 acceptance of the *Livable Region Strategic Plan* and continues "that the City will use its best efforts to identify reasonably feasible additional capacity, in order to meet targets suggested by the GVRD for the City's population, local employment, and number of ground-oriented dwelling units, for the year 2021."

**ITEM III - NEW BUSINESS** cont'd/

**501-9** cont'd/

Questioning ensued regarding:

- the relationship between the regional context statement and the formulation of the comprehensive Official Community Plan and other planning projects;
- the relationship to neighbourhood planning;
- the progress in the LRT study work along the announced corridors and its reflection in the wording of the bylaw;
- the Public Hearing content, process and timing to allow public input; and
- the pressures of growth.

The Committee recommends:

- COUNCIL " ACTION**
1. That Council give first reading to the Southwest Coquitlam - Town Centre Official Community Plan Amending Bylaw No. 3166, 1997;
  2. That Council give first reading to the Maillardville Official Community Plan Amending Bylaw No. 3167, 1997;
  3. That Council give first reading to the Northwest Coquitlam Official Community Plan Amending Bylaw No. 3168, 1997;
  4. That Council give first reading to the Northeast Coquitlam Official Community Plan Amending Bylaw No. 3169, 1997;
  5. That Council authorize staff to place Bylaws No. 3166, 3167, 3168 and 3169, 1997, on the agenda of the Public Hearing scheduled to be held on December 18, 1997; and
  6. That Council instruct the General Manager Planning and Development to report to Council, subsequent to such Public Hearing, as to whether any amendments to the said Bylaw appear to be appropriate in light of evidence given at the Public Hearing, or as a result of review by GVRD staff, and if so, to make recommendations as to such amendments, prior to Council's consideration of second and third reading of the Bylaws."

**ITEM III - NEW BUSINESS** cont'd/

**501-10 - Northeast Coquitlam Land Use Planning Study - Public Open House Comments**

Mrs. Christine Carter highlighted the major themes heard at the Open House related to the planning of the Northeast. She also reviewed progress on the various consulting studies related to servicing and financial feasibility.

The Committee recommends:

**COUNCIL** " That Council receive this report for information."  
**ACTION**

**ITEM IV - OTHER BUSINESS**

**739 Alderson Avenue.**

Ms. Deb Day updated the Committee on the likely development of a care facility on the property at 739 Alderson Avenue which the Province is selling. Since this use is allowed by the existing institutional zoning, it is anticipated that the project will proceed directly to the building permit stage in January 1998.

**Brunette Avenue Signage**

The Committee asked staff to follow up on some signage questions.

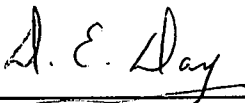
**ITEM V - TABLED ITEMS**

T-1 Subdivision Committee Meeting Minutes November 04, 1997

**ITEM VI - ADJOURNMENT**

The meeting adjourned at 8:35 p.m.

MINUTES CERTIFIED CORRECT



\_\_\_\_\_  
DEBORAH E. DAY  
GENERAL MANAGER  
PLANNING AND DEVELOPMENT

\_\_\_\_\_  
CHAIRMAN

CITY OF

COQUITLAM



501

Mayor L. Sekora

**GROWTH MANAGEMENT COMMITTEE MINUTES**

A meeting of the Growth Management Committee was held on Monday, December 8, 1997 at 7:30 p.m. in the Council Chambers, with the following persons present:

**COMMITTEE MEMBERS:** Councillor K. Becker, Chair  
Councillor J. Stangier, Vice Chair  
Councillor L. Hollington

**STAFF:** N. Cook, City Manager  
D. Day, General Manager Planning and Development  
K. Wright, Manager Development Services  
C. Carter, Manager Community Planning

**ITEM I - MINUTES OF NOVEMBER 24, 1997**

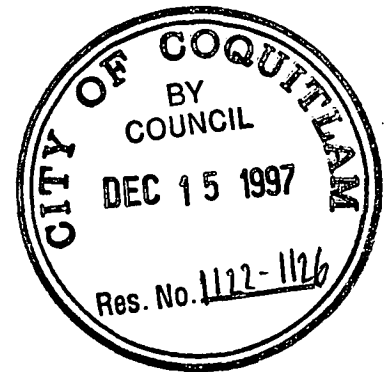
Received.

**ITEM II - BUSINESS ARISING FROM MINUTES**

Received

**ITEM III - NEW BUSINESS**

**Item #501-1 - Preliminary Report on Application 97 110378 RZ by Aniello Manzo for Rezoning at 664 Blue Mountain Street From RS-1 to RT-1 to Allow for a Two-Family Residential Building**



Mr. Oscar Woodman, designer of the duplex, gave a brief presentation to focus on the difference in interpretation related to the basement areas as gross floor area. He cited other duplex sites with similar spaces that have pursued building permits directly where a rezoning is not required. However on this site where rezoning is required, a problem has arisen not due to the OCP policy guidelines but the zoning interpretation. He indicated that the owner wants to develop the site to its maximum potential.

*WCC*

**ITEM III - NEW BUSINESS** cont'd/

**Item #501-1** cont'd/

Then, Mr. Aniello Manzo of Burnaby, the owner of the project, asserted that he will not put in a basement suite on either side of the duplex and will sign any covenant or other legal mechanism to limit its use to a workroom, storage, laundry, utility and washroom, all with an 8 foot ceiling height. Mr. Ken Wright reviewed the situation with respect to the definition of floor space when it is considered directly under the National Building Code and this proposal for a rezoning where the Zoning Bylaw and planning intent and policy must be considered.

Questioning ensued regarding:

- Zoning Bylaw and Building Code definition of basement versus crawl space as well as gross floor area;
- registration of covenants against conversion to multiple units but there may still be a problem with maximum density under the Zoning Bylaw;
- decision-making process clarification relative to Council's powers and the timing;
- consequence of potential conversion to fourplex on this site relative to parking, traffic and OCP policy; and
- secondary suites study is dealing strictly with single family detached dwellings and will not deal with two-family or multiple family lands.

The Committee recommends:

**COUNCIL**

- Application Denied*  
*See Res'n 1123 & 1124*
- ACTION** " 1. That rezoning application 97 110378 RZ be deferred for the applicant to revise the plans to reduce the total floor area of the building to 331.5 m<sup>2</sup> (3569 square feet);
2. That the Planning and Development staff bring forward an amendment to the Zoning Bylaw to reflect the actual floor area proposed for a two-family residential building rather than gross floor area."

**Item #501-2 - Development Permit Application 97 110027 DP - Proposed Subdivision at 170 Schoolhouse Street**

Mr. Ken Wright explained the subdivision history of the site, which was previously consolidated and would now be proposed to revert to its former configuration as two lots.

Growth Management Committee Minutes  
1997 December 8

**ITEM III - NEW BUSINESS** cont'd/

**Item #501-2** cont'd/

Questioning ensued regarding the commercial and industrial land use policy in the general area.

The Committee recommends:

**COUNCIL**

**ACTION** " That Council approve signing and sealing of Development Permit 97 110027 DP (170 Schoolhouse Street) and the Mayor and City Clerk be authorized to execute this Development Permit on behalf of the City of Coquitlam."

*Agreed  
Res'n # 1125*

**Item #501-3 - Final Adoption of Bylaw No. 3134, 1997 Pertaining to a Proposed 7-Lot Subdivision at 2785 Dewdney Trunk Road**

Mr. Ken Wright reported on the resolution of a couple of issues raised regarding the northern triangular parcel and the construction of Hansard Crescent.

The Committee recommends:

**COUNCIL**

**ACTION** " That Council reconsider, finally pass and adopt Bylaw No. 3134, 1997, given second and third readings on October 6, 1997."

*Agreed  
Res'n # 1126*

**ITEM V - TABLED ITEMS**

- T-1 Letter from Urban Outdoor Trans Ad dated November 19, 1997
- T-2 Subdivision Committee Meeting Minutes November 18, 1997
- T-3 Design Committee Meeting Minutes November 19, 1997



Growth Management Committee Minutes  
1997 December 8

ADJOURNMENT - The meeting adjourned at 8:25 p.m.

*D. E. Day*

DEBORAH E. DAY  
GENERAL MANAGER  
PLANNING AND DEVELOPMENT

MINUTES CERTIFIED CORRECT

---

CHAIRMAN

CITY OF

COQUITLAM



501

Mayor L. Sekora

**GROWTH MANAGEMENT COMMITTEE MINUTES**

A meeting of the Growth Management Committee was held on Monday, December 22, 1997 at 10:00 a.m. in the Council Chambers, with the following persons present:

COMMITTEE MEMBERS: Councillor K. Becker, Chair  
Councillor J. Stangier, Vice Chair

STAFF: D. Day, General Manager Planning and Development  
K. Wright, Manager Development Services  
C. Carter, Manager Community Planning

**ITEM I - MINUTES OF DECEMBER 8, 1997**

Received.

**ITEM II - BUSINESS ARISING FROM MINUTES**

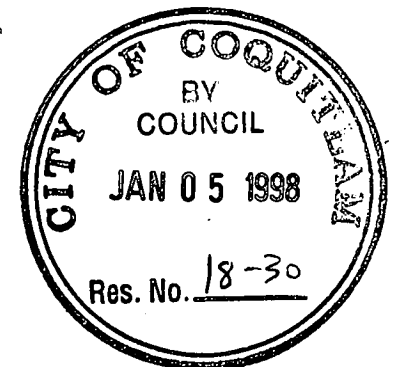
Received

**ITEM III - NEW BUSINESS**

**Item #501-1 - Development Variance Permit 97 112405 DV - Variance to  
Servicing Requirements for a Proposed Subdivision at  
1874 Hillside Avenue**

Mr. Ken Wright outlined the situation of the proposed lots and the existing lane arrangements as opposed to the current Bylaw standards for lanes.

Questioning ensued regarding the Fire Department's role in reviewing such variances, which occurs when Planning and Development staff identify potential problems as opposed to a routine circulation in every case.



Growth Management Committee Minutes  
1997 December 22

**ITEM III - NEW BUSINESS** cont'd/

**Item #501-1** cont'd/

The Committee recommends:

**COUNCIL**

**ACTION** " That Council approve signing and sealing of Development Variance Permit 97 112405 DV (1874 Hillside Avenue) and the Mayor and City Clerk be authorized to execute this Development Variance Permit on behalf of the City of Coquitlam. "

**Item #501-2 - Development Variance Permit Application 97 113110 DV - Signage for Pinetree Community Centre and Secondary School at 3000 Pinewood Avenue**

---

Mr. Ken Wright described the proposed electronic message board sign for Pinetree Community Centre and Secondary School.

The Committee recommends:

**COUNCIL**

**ACTION** " That Council approve signing and sealing of Development Variance Permit 97 113110 DV and the Mayor and City Clerk be authorized to execute this Development Variance Permit on behalf of the City of Coquitlam. "

**Item #501-3 - Preliminary Report on Application for City of Coquitlam Northwest Coquitlam Official Community Plan and Zoning Bylaw Amendment - 97 111627 RZ by Wesbild Holdings for Rezoning of 1998, 2088, 2170, 2208, 2275 Parkway Boulevard from RT-2 to RS-4 for a 124-Lot Single Family Subdivision**

---

Mr. Paul Young of Wesbild Holdings, Vancouver, gave a presentation regarding the site of the proposed rezoning and Official Community Planning Amendment to allow 124 single family lots in fee simple ownership as opposed to Cluster Housing in a bare-land strata tenure as originally envisaged. One lot will be developed as a small tot lot, linked into the trail system. The site is fairly flat and lots will generally be about 46 feet by 96 feet in size allowing houses of a size well-suited to the anticipated local market, likely attractive to younger families.

**ITEM III - NEW BUSINESS** cont'd/

**Item #501-3** cont'd/

Questioning ensued regarding:

- townhousing was the available zoning to allow bare land strata development as originally envisioned;
- availability of school capacity for the target market of younger families was identified as an issue and the developer indicated that it was hoped that the north school would be announced and available by the time the development occurred;
- experience on Parcel 6A with attracting a mix of buyers although major marketing has not commenced;
- the current covenant allows 163 units so the difference of 40 units (123 lots for development) would ultimately be used elsewhere in the overall development area.

The Committee recommends:

**COUNCIL**

- ACTION** " 1. That Council give first reading to City of Coquitlam Northwest Coquitlam Official Community Plan Amendment Bylaw No. 3155, 1998;
2. That Council give first reading to City of Coquitlam Zoning Amendment Bylaw No. 3156, 1998;
3. That Bylaw Nos. 3155 and 3156, 1998 and application 97 111627 RZ be referred to Public Hearing."

**Item #501-4 - Preliminary Report on Application 97 112540 RZ by City of Coquitlam for "Housekeeping" Amendments to the Zoning Bylaw**

Mrs. Christine Carter provided a brief description of each text amendment that is proposed to deal with:

- home occupations;
- definition of townhouses and their insertion into the appropriate districts;
- notification procedures;
- maximum fence heights in some commercial districts;
- off-street parking spaces;

Growth Management Committee Minutes  
1997 December 22

**ITEM III - NEW BUSINESS** cont'd/

**Item #501-4** cont'd/

- lot coverage standard for accessory parking structures and residential use building in some single family zones;
- ability to subdivide certain RS-1 lots prior to February 1996;
- sales as a permitted use in various commercial zones;
- C4 Town Centre Commercial provisions for grade level commercial and related uses;
- typographical errors; and
- two-family residential building rules regarding floor area.

The Committee asked staff to prepare a brief point form summary for Council's use.

The Committee recommends:

**COUNCIL**

- ACTION** " 1. That Council give first reading to Bylaw No. 3152, 1997;
2. That Bylaw No. 3152, 1997 be referred to Public Hearing."

**Item #501-5 - Authorization for Issuance of Development Permit for a  
New Multi-Tenant Industrial Building at 910 Tupper Avenue  
(97 109438 DP)**

Mr. Gerry Blonski, project architect, was present to answer any questions. Mr. Ken Wright gave a brief overview of the proposed industrial building at the corner of Blue Mountain Street and Tupper Avenue.

The Committee recommends:

**COUNCIL**

- ACTION** " That Council approve signing and sealing of Development Permit 97 109438 DP and the Mayor and City Clerk be authorized to execute this Development Permit on behalf of the City of Coquitlam."

**ITEM III - NEW BUSINESS** cont'd/

**Item #501-6 - Authorization for Issuance of a Development Permit 97 112626 DP and Heritage Alteration Permit HAP-1-97 to Enclose the Carport for the Lady of Lourdes Church at 830 Laval Square**

---

Mr. Ken Wright identified the need for both a Development Permit and a Heritage Alteration Permit related to the enclosure of the carport at the Lady of Lourdes Church.

The Committee recommends:

**COUNCIL**

- ACTION** " 1. That Council approve signing and sealing of Development Permit 97 112626 DP and the Mayor and City Clerk be authorized to execute this Development Permit on behalf of the City of Coquitlam;
2. That Council approve signing and sealing of Heritage Alteration Permit HAP-1-97, and the Mayor and City Clerk be authorized to execute this Heritage Alteration Permit on behalf of the City of Coquitlam."

**Item #501-7 - Development Variance Permit Application 97 112579 DV Road Design for Proposed Subdivision at 2785 Dewdney Trunk Road**

---

Mr. Ken Wright described the requested variances of the servicing standards and the size of the actual asphalt area of the cul-de-sac that will be constructed for vehicle use.

The Committee recommends:

**COUNCIL**

- ACTION** " That Council approve signing and sealing of Development Variance Permit 97 112579 DV (2785 Dewdney Trunk Road) and the Mayor and City Clerk be authorized to execute this Development Variance Permit on behalf of the City of Coquitlam."

**Item #501-8 - Five Percent Provision of Parkland Pursuant to Section 941 of the Municipal Act for the Proposed Subdivision at 1269 Johnson Street (97 111152 02 SD)**

---

Mr. Ken Wright outlined the proposed approach to satisfy the parkland obligations.

Growth Management Committee Minutes  
1997 December 22

**ITEM III - NEW BUSINESS** cont'd/

**Item #501-8** cont'd/

The Committee recommends:

**COUNCIL**

**ACTION** " That Council require the owner of the proposed subdivision under file 97 111152 02 SD (1269 Johnson Street) to pay to the City an amount that equals five percent of the market value of the land being subdivided as outlined Section 941 of the Municipal Act."

**ITEM V - TABLED ITEMS**

- T-1 Design Committee Meeting Minutes December 2, 1997
- T-2 Subdivision Committee Meeting Minutes December 2, 1997

**ADJOURNMENT** - The meeting adjourned at 11:05 a.m.

*D. E. Day*

DEBORAH E. DAY  
GENERAL MANAGER  
PLANNING AND DEVELOPMENT

MINUTES CERTIFIED CORRECT

\_\_\_\_\_  
CHAIRMAN