

SUBDIVISION COMMITTEE MINUTES

FEB 11 1969

Res. No. 159

February 3, 1969

The Regular Meeting of the Subdivision Committee was held in the office of the Planning Director at 1013-C Brunette Avenue, on Monday, February 3rd., 1969 at 3:00 p.m. with Mr. D. Koshman, Mr. L. Hiebert. Mr. A. C. Kent, and Mr. D. M. Buchanan, acting as Secretary.

8-1646B R. E. DALBY
V. C. GOUDAL, AGENT
SOUTH SIDE OF CEDAR DRIVE
Ptn. of Lot 8, Plan 32856 & Ptn. of Blk. E, Plan 4229
S.W.¼ and N.W.¼ Section 8, Twp. 40

Declined because of the inherent problem for septic tank and storm drainage, plus the excessive cost to the Municipality for upgrading access roads to the area.

8-1258B J. H. LEEDER
LAWSON, LUNDELL, LAWSON & MACINTOSH, AGENTS
NORTH & SOUTH SIDE OF TRANS CANADA HIGHWAY
Lot 5, Blk. 29,30&31, D.L. 20,21 & 66, Plan 7694

Approved:-

1. With the letter of undertaking from Mr. Leeder.
2. With the understanding that the Engineering Supervisor will be requesting a re-design of the proposed water-main to serve this area.

8-2696 D. PAWELCHUK, AGENT
E. BANKE, OWNER: R. L. TELFORD, OWNER: V. L. FIELDING
WEST SIDE OF SCHOOLHOUSE STREET: NORTH OF HAVERSLEY
Lots 2&3, Blk. 24, D.L. 357, Plan 7093 & Lot 82
Blk. 24, D.L. 357, Plan 28455

Tabled for revision to 8-2696 noting that a schematic plan of drainage facilities will be required and a surveyors plan showing the location of all buildings so as to justify such revision.

8-2690A A. O. WARNER
SOUTHEAST SIDE OF PIPELINE ROAD
Lot A, L. S. 5, Section 13, Twp. 39, Plan 13987

Approved subject to a written favourable recommendation from the Simon Fraser Health Unit to the Approving Officer.

8-2677 FRANCIS A. BOUTIN, OWNER
DAVE WHITLOCK, AGENT
SOUTHEAST SIDE OF DUNKIRK AVENUE AND PIPELINE ROAD
Rem. Lot 3 of 21, Sec. 11,12&14, Twp. 39, Plan 16828

Tabled until:-

1. Revision of plan on lines of future street plan.
2. Report available from Public Works.

8-2617D HOWARD TULLIS: L. BAILEY
EAST SIDE OF PIPELINE ROAD: SOUTH OF GALLETTE AVENUE
BETWEEN PIPELINE ROAD AND HOCKADAY STREET
Rem. Lot 1, L. S. 12, Section 13, Twp. 39, Plan 13987

Re-approved with same conditions as October 28th., 1968.

8-1032D W. J. OLIVER, OWNER
T. OLSEN, AGENT OF BURNETT & COMPANY ENGINEERING LTD.
EAST SIDE OF PIPELINE ROAD: 1100 BLK. PIPELINE ROAD
Pcl. F, Ref. Plan 12346 and Lot 1, Plan 18834 of 1&20,
S.E. ¼ Section 11, Twp. 39.

Re-confirmed decision communicated to applicant on December 11th., 1968 based on an up-to-date report from Public Works.

8-2697 GLENBURN REALTY LTD, AGENT
CANADA SAFEWAY LTD., OWNER
SOUTHEAST CORNER OF GATENSBURY STREET AND COMO LAKE AVE.
Lots 1 & 2, Blk. 1, D.L. 364, Plan 1613

Tabled for schematic diagram of drainage facilities with note that the duplex lot should be located at the corner of Gatensbury Street and Como Lake Avenue.

8-1810 A. W. IVENS, OWNER
GREGORY REALTY LTD, AGENT
BETWEEN INGERSOLL AVENUE AND CATHERINE AVENUE
7.87 Ac. Ptn. of Lot 3, Blks. 3&4, D.L. 367, Ex. Plan 9545

Tabled for investigation as to the road pattern in this area.

8-2126
ET AL GORDON M. THOMPSON REALTY LTD. PER: MR. K. WOLCOSKI
SOUTH SIDE OF COTTONWOOD AVENUE
Lot E. ½ of Lot 19, D.L. 366, Plan 6408; & Lot A &
Lot B of 20, D.L. 366, Plan 18458 & Lot A of 10-13,
D.L. 366, Plan 22481

Declined because of excessive costs to the Municipality for upgrading "down-stream" storm sewers.

8-2130-31 PATRICIA A. FRKOVICH, OWNER
R. DUCHARME, OWNER
BETWEEN COTTONWOOD AVENUE AND SPRICE AVENUE
Lot B, Blk. 10-13, D.L. 366, Plan 22481 & Lot 2, Blks. 10-13
D.L. 366, Plan 6908

Declined because of excessive costs to the Municipality for upgrading "down-stream" storm sewers.

8-1207 ENGLUND CONSTRUCTION LTD. & YORK VENTURES LTD. OWNERS
SOUTH SIDE OF KERWAN AVENUE
Rem. Lot 19, D.L. 356, Plan 10359

Approved subject to a storm sewer extension and sanitary sewer extension, plans to be submitted to the Engineering Department prior to final approval.

8-1972A J. A. ROBINSON, OWNER
SOUTHEAST CORNER OF DAWES HILL ROAD AND FINNIGAN AVENUE
Lot Rem. W. ½ of 30, D.L. 64&111, Plan 1122

Approved subject to relocation of the building from the road allowance.

SUBDIVISION COMMITTEE
MINUTES

8-2609

G. D. & V. E. SMITH
SOUTH SIDE OF GALE AVENUE: BETWEEN GALE AVENUE AND
KUGLER
E. $\frac{1}{2}$ of N. $\frac{1}{2}$ of Blk. 10, D.L. 112, Plan 9620

Tabled for investigation into the question of sanitary sewers and lane dedication requirements by Engineering Department.

8-1083E

SOUTH SEA MORTGAGE CO. LTD.
PER: MR. GARTH WEEKS
NORTHEAST CORNER OF GILROY AND CHAPMAN AVENUE
Lots 343 & 344, Blk. 1, D.L. 54, Plan 34490

Tabled pending submission by applicant to connect to the G.V.S. & D.D. trunk and approval thereof by the Municipality and G.V.S. & D.D.

8-1833G

HULT CONSTRUCTION
WEST SIDE OF PORTER STREET: 600 BLK. PORTER STREET
Lot 119 of Lot 3, Blk. G, D.L. 365, Plan 30995

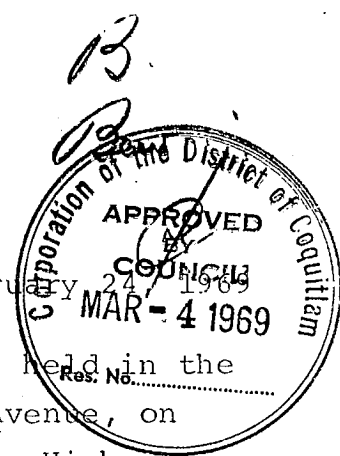
Tabled for schematic diagram of drainage facilities to be prepared by a professional engineer hired by the applicant; it is noted that a sanitary sewer extension will also be required.

8-2602B

FARWEST DEVELOPMENTS LTD.
BETWEEN LAURENTIAN CRESCENT AND LINTON STREET
N. $\frac{1}{2}$ of N. $\frac{1}{2}$ of S. $\frac{1}{2}$ of N. $\frac{1}{2}$ of N. $\frac{1}{2}$ of S. $\frac{1}{2}$ and S. $\frac{1}{2}$ of S. $\frac{1}{2}$ Blk. 5, D.L. 358, Plan 1565

Tabled for an investigation as to width requirements for Laurentian Street by the Engineering Department in consultation with the Municipality's traffic consultants and subsequent re-design by the Planning Department of the subdivision.

SUBDIVISION COMMITTEE MINUTES



February 24, 1969

The Regular Meeting of the Subdivision Committee was held in the office of the Planning Director at 1013-C Brunette Avenue, on Monday, February 24th., 1969 at 3:00 p.m. with Mr. L. Hiebert, Mr. A. C. Kent and Mr. D. M. Buchanan acting as Secretary.

8-2638& CENTRAL DRYWALL (1963) LTD. c/o T. LESOSKY
8-2688 J. RATTENBERRY, AGENT: W. R. BROWNLIE, ARCHITECT.
DUNKIRK AVENUE: WEST SIDE OF THE COQUITLAM RIVER
Lots 16, 17, 18 & 19, Sec. 12, Twp. 39, Plan 3022

Tabled until:-

- 1.) Applicant agrees in principle to angular riprapping of the river bank on the east side of the subdivision and 100 feet to north of its north boundary.
- 2.) Planning Department redrafts the subdivision design with a 66 foot roadway along the river bank, within which a road and dyke will be provided; with the one acre lots behind designed for possible future re-subdivision.

It is also noted that drainage ditches will be permitted if the grade is between 1% and 7%, to be determined by engineering consultant hired by the applicant in preparing schematic diagram of drainage facilities, once road locations are finalized.

8-1616A M. & E. CRAWLEY, OWNERS
BLOCK BROS. REALTY LTD. c/o MRS. E. J. SKORAH, AGENT
NORTH & SOUTH SIDE OF BANBURY STREET, WEST OF JOHNSON RD.
Lot 4, Pt. of Pcl. K, D.L. 385, Plan 18846

Approved subject to provision of evidence to Simon Fraser Health Unit that sanitary disposal regulations can be met.

8-2567A J. A. & M. L. SHARPE, OWNERS
V. C. GOUDAL, AGENT
WEST SIDE OF QUARRY ROAD, NORTH OF OLIVER ROAD
Lot 4, W. 1/2 of S.E. 1/4 Sec. 17, Twp. 40 Plan 1085

Approved subject to reconstruction of the banks of the Creek where necessary and the applicant to provide an easement along said Creek.

8-2677B FRANCIS A. BOUTIN, OWNER
DAVE WHITLOCK, AGENT
SOUTHEAST SIDE OF DUNKIRK AVENUE AND PIPELINE ROAD
Rem. Lot 3 of 21, Sec. 11, 12 & 14, Twp. 39, Plan 16828

Tabled pending submission of schematic diagram of drainage facilities by professional engineer hired by the applicant to Engineering Department.

8-2680 D. M. & M. B. COOPER, OWNER
SOUTH SIDE OF GISLASON AVENUE
Lot 1, Pt. of S.W. 1/4 of N.E. 1/4 Section 7, Twp. 40, Plan 5944

Re-approved.

8-2671D

HULT CONSTRUCTION CO. LTD.
SOUTH SIDE OF SMITH AVENUE, NORTH SIDE OF MILFORD
Lot 6, Blk. 3, D.L. 365, Plan 1604

Approved subject to submission of a road and drainage plan, as required November 15, 1968 and Council approval of the lots since they are below the By-Law requirement of 66 feet and dedication of the 20 foot lane.

8-2696A

D. PAWELCHUK, AGENT
NORTHWEST CORNER OF HAVERSLEY AND SCHOOLHOUSE STREET
Lots 2&3, Blk. 24, D.L. 357, Plan 7093 & Lot 82, Blk. 24
D.L. 357, Plan 28455

Approved subject to:-

- 1.) Provision of storm sewers along Haversley Avenue west of Schoolhouse Street and in the proposed cul-de-sac.
- 2.) Provision of a sanitary sewer extension in the proposed cul-de-sac.
- 3.) Cancellation of the lane to the north in cooperation with the owners of Lots 2&3 on King Albert Avenue.

8-2710

L. ANDERSON
W. M. LINKS, OWNERS
SOUTHEAST CORNER OF BLUE MOUNTAIN STREET AND LELAND AVENUE
Lot 99, Blk. 3&4, D.L. 368, Plan 29288; & Lot 5, Blk. 1&2,
D.L. 368, Plan 1374

Tabled for public works report and investigation as to widening of Leland Avenue.

8-2131A

R. DUCHARME
PATRICIA A. FRKOVICH, OWNERS
BETWEEN COTTONWOOD AVENUE AND SPRICE AVENUE
Lot B, Blks. 10-13, D.L. 366, Plan 22481 & Lot 22, Blks.
10-13, D.L. 366, Plan 6908

Approved for subdivision of Lot 22 into two new lots with no road dedication.

8-2663

N. & J. BRADLEY, OWNERS
EAST SIDE OF MARTIN STREET, SOUTH OF HAZEL DR. NORTH OF COY
N. ½ of Lot 2, L.S. 16, Sec. 13, Twp. 39, Plan 18397

That in order to clarify our requirements the cul-de-sac has to be dedicated at time of subdivision, but private access should remain to the east thereof; please note that that previous requirement of November 29, 1968 for schematic diagram and profile of drainage facilities is still in effect.

8-2609

G. D. & V. E. SMITH, OWNER
SOUTH SIDE OF GALE AVENUE, BETWEEN GALE AND KUGLER
E. ½ of N. ½ of Blk. 10, D.L. 112, Plan 9620

Declined as no sanitary sewers are available to serve the proposed new lot.

8-2300

E. E. LEWENDON, OWNER
NORTH SIDE OF MILLER AVENUE, 700 BLK. MILLER AVENUE
Lot 6, Blk. 1, D.L. 367, Plan 7153

Tabled for public works report.

8-856

MRS. OLGA TURNER
EAST SIDE OF LILLIAN STREET, 900 BLK. LILLIAN
Rem. S.½ Lot 5, D.L. 368, Plan 1265

Tabled for examination of whole area and how it may be subdivided in future.

8-2707

V. C. GOUDAL, AGENT
H. & V. HOSSACK, OWNER
NORTHWEST CORNER OF MILLER AVENUE AND KINSAC STREET
Lot 87, Plan 30468 and a Portion of Lot 1, Blk. 3&4,
D.L. 367, Plan 6604

Tabled until the Parks and Recreation Director comments on the proposed extension of Miller Park down ravine to north.

8-2699

E. & O.A. MADDALOZZO, OWNERS
NORTHEAST SIDE OF SHAW AVENUE
Lot 158, D.L. 3etc., Plan 34123

Tabled subject to Engineered plans prepared by consulting engineer hired by the applicant, showing position of home on lot, sanitary sewer connection, and enclosure or bank construction work in ravine.

8-1196

F. CRAWLEY, OWNER
SOUTH SIDE OF SMITH AVENUE, WEST OF FAIRVIEW STREET
Ptn. of Lot 3 of N.½ of the N.½ of Lot 7, Plan 3967

Tabled noting that a schematic diagram of drainage facilities is no longer required, but that-

- 1.) Road should be dedicated on south side (no storm sewer required in servicing).
- 2.) Board of Variance still has to rule on setback or else house has to be moved on new west lot.

8-2142

O. & I. ROSENAU, OWNER
BETWEEN RUNNYMEDE AVENUE AND COTTONWOOD AVENUE, WEST OF
BLUE MOUNTAIN STREET
Lot 11, Blk. 10, D.L. 366, Plan 6908

Approved as amended (location of lane), subject to a temporary drainage easement on the west side of the lot between the lane and Runnymede Avenue.

8-2602C

FARWEST DEVELOPMENTS LTD.
EL CASA ENTERPRISES
BETWEEN LAURENTIAN STREET AND LINTON STREET NORTH OF
AUSTIN AVENUE AND SOUTH OF LEMAX AVENUE
N.½ of N.½, S.½ of N.½, N.½ of S.½ & S.½ of S.½ of Blk. 5,
D.L. 358, Plan 1565

Approved as amended (width of Laurentian Street) subject to provision of sanitary sewers, drainage facilities and road improvement as required September 17, 1968.

8-2697A

GLENBURN REALTY LTD. AGENT
CANADA SAFEWAY LTD, OWNERS
S. EAST CORNER OF COMO LAKE AVENUE AND GATENSBURY STREET
Lot 1 & 2, Blk. 1, D.L. 364, Plan 1613

That the draft plan submitted with application Z-23-69 with 72 foot lots on west side be approved subject to:-

- 1.) Dedication of Grover Avenue (33 feet).
- 2.) Provision of storm sewers along Gatensbury Street and Grover Avenue.
- 3.) Council approval of the lots below 66 feet in width.

8-2695

D. W. CONSTRUCTION CO. LTD.
SOUTH SIDE OF SMITH AVENUE
Lots D & E of Lot 9, N.½ of N.½ Plan 16925 & Lot 33
Plan 24723 all of D.L. 7

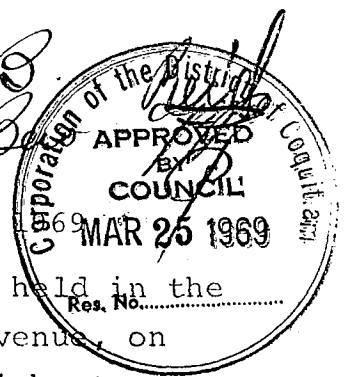
Approved subject to:

- 1.) Lane to the south being cancelled with consolidation.
- 2.) Provision of storm sewer along the north side of Smith Avenue with catch basins on the south side.

Noting that curbs, sidewalks and boulevard treatment are being provided under agreement with the developer on rezoning for apartment use of the new lot.

SUBDIVISION COMMITTEE MINUTES

March 10,



The Regular Meeting of the Subdivision Committee was held in the office of the Planning Director at 1013-C Brunette Avenue, on Monday, March 10th., 1969 at 3:00 p.m. with Mr. L. Hiebert, Mr. A. C. Kent, Mr. M. Robinson, Mr. K. McLaren and Mr. D. M. Buchanan acting as Secretary.

8-2638 & 8-2688 CENTRAL DRYWALL (1963) LTD. c/o T. LESOSKY
J. RATTENBERRY, AGENT
W. RALPH BROWNLEE, ARCHITECT
DUNKIRK AVENUE: WEST SIDE OF THE COQUITLAM RIVER
Lots 16, 17, 18, & 19, Sec. 12, Twp. 39, Plan 3022

Tabled until applicant comes forward in regard to the required "angular riprapping" and the proposed subdivision design.

8-2712 G. GEORGE & R. WILSON, OWNERS
&Z-31-69 NORTHWEST SIDE OF PIPELINE ROAD: 1200 BLK. PIPELINE
Lot 34, Blk. 11, Sec. 12&13, Twp. 39, Plan 3022

Tabled until Council considers the application for the rezoning of this property.

8-1533D MRS. E. I. GARRISON, OWNER
NORTH AND SOUTH SIDE OF HAVERSLEY AVENUE
Rem. Lot 35 of Lot 4, Blk. H, D.L. 359, Plan 24259

Re-approved under same conditions as stated in letter of December 11th., 1968.

8-2590A W. J. INVESTMENTS, MR. WM. J. REID
BURNABY INVESTMENTS
BURNS CONSTRUCTION
W. RALPH BROWNLEE, ARCHITECT, AGENT
N.½ & S.½ of Pt. D.L. 5, Plan 1165A & Lot 6, D.L. 5,
Plan 21177

Approved subject to Engineering Plans being presented by the applicant to Assistant Engineer, provision of all necessary easements to the Municipality, and the highway exchange and zoning by-laws being passed by Council. Storm sewers, sidewalks, curb and gutter and ornamental street lighting shall be required from the south boundary of Perth to the south boundary of Appian Way as the new lot is to be used for high density residential use.

8-2671D HULT CONSTRUCTION CO. LTD. OWNER
NORTH SIDE OF MILFORD AVENUE BETWEEN SMITH AVENUE AND
MILFORD AVENUE
Lot 4, Rem. Lot 5 & Rem. Lot 6, D.L. 365, Plan 1604

Approved. The Subdivision Committee request the Parks and Recreation Commission to finance the building of the turning circle and lane on the edge of the park.

8-2509A T. M. HUESTIS, OWNER
MRS. BLANCHE TYSSDAL, OWNER
NORTH SIDE OF CHAPMAN AVENUE: EAST OF NORTH ROAD
Lot B, D.L. 54&55, Plan 10074

Tabled for investigation as to future roads.

8-1015A

B. POSNIKOFF, OWNER
NORTH SIDE OF THOMPSON AVENUE
W. ½ Pcl. A of 2, Blk. 2, D.L. 54&55, sk. 11414

Approved subject to:-

- 1.) Storm sewers being provided along Thompson Avenue.
- 2.) Removal of the existing carport and surveyors certificate locating existing house being provided.
- 3.) Council resolution approving lots with width below 66 feet.

8-2415B

W. R. FLETCHER, OWNER
ROCHESTER REALTY LTD., AGENT
NORTH SIDE OF AUSTIN AVENUE: WEST OFF OF MIDVALE
VIA CARSON COURT.
W. ½ Lot 2, S.E. ¼ D.L. 358, Plan 1729

Approved subject to provision of sanitary sewer and easement therefore in favour of municipality to serve northerly lot.

8-1810

A. W. IVENS, OWNER
GREGORY REALTY LTD, AGENT
BETWEEN INGERSOLL AVENUE AND CATHERINE AVENUE
7.87 Ac. Ptn. of Lot 3, Blks. 3&4, D.L. 367, Ex. Plan 9545

Approved.

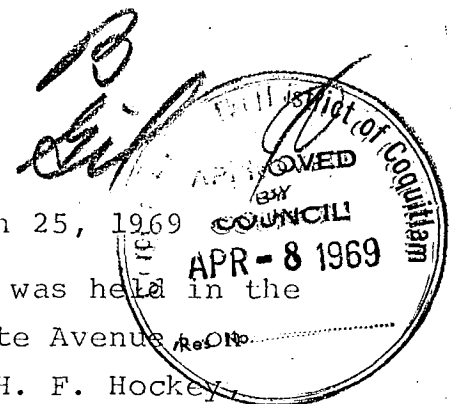
8-2707

V. C. GOUDAL, AGENT
H. & V. HOSSACK, OWNERS
NORTHWEST CORNER OF MILLER AVENUE AND KINSAC AVENUE
Lot 87, Plan 30468 and a Portion of Lot 1, Blks. 3&4, D.L. 367, Plan 6604

Approved.

SUBDIVISION COMMITTEE MINUTES

March 25, 1969



The Regular Meeting of the Subdivision Committee was held in the office of the Planning Director at 1013-C Brunette Avenue Monday, March 25th., 1969 at 3:00 p.m. with Mr. H. F. Hockey, Mr. A. C. Kent, Mr. L. Hiebert and Mr. D. M. Buchanan acting as Secretary.

8-1196B F. CRAWLEY
SOUTH SIDE OF SMITH AVENUE: WEST OF FAIRVIEW STREET
Ptn. Lot 3, of N. 1/2 of the N. 1/2 of Lot 7, Plan 3967

Approved in keeping with the Board of Variance decision subject to:

- a.) Preparation of a surveyors certificate showing the location of both existing buildings to the Approving Officer prior to final approval.
- b.) Council approval of two lots below 66 feet in width.

8-1833E S. & F. WALKER
WEST SIDE OF PORTER STREET: 600 BLK. PORTER STREET
Lot 119 of Lot 3, Blk. G, D.L. 365, Plan 30995

Re-approved.

8-2597 RONALD W. CANNON, BARRISTER & SOLICITOR, AGENT
R. G. & S. L. ANDERSON, OWNERS
BETWEEN LAKEVIEW STREET AND MUNDY STREET: NORTH OF COLFAX
Lot B, Blk. 8, D.L. 111, Plan 4985

Approved with five foot easement along Lakeview Street, a 28 foot road dedication and subject to a 30 foot building setback.

8-1275-76 SPACE INVESTMENTS, E. HULT, AGENT
C. H. & M. ELLIS
J. DOUGLAS
EAST SIDE OF NORTH ROAD: SOUTH OF THOMPSON AVENUE
Rem. of Lot 1, of Lot 2, Blk. C, D.L. 54&55, Plan 7216

Approved subject to:

- 1.) The provision of storm sewers, curb and gutter along Gilroy Street.
- 2.) An easement being provided from Gilroy Street to the ravine for a storm sewer.
- 3.) A sanitary sewer extension if required for engineering reasons.
- 4.) The cancellation of Thompson Avenue by the applicant under the Plans Cancellation Act.

8-2426D B.E. HAWKINS
NORTH SIDE OF KERWAN AVENUE
Ptn. of Lot 319, D.L. 356, Plan 30969

Tabled until Planning Department obtains evidence from the owners of Lot 61, Lot 4 and Rem. 12 on Gatensbury Street that they agree on the change to the street plan.

8-1214B R. E. & O. TOMLINSON, OWNERS
EAST SIDE OF KINSAC: BETWEEN KINSAC AND BLUE MOUNTAIN
Rem. Lot 8, D.L. 367, Plan 12999

Tabled for investigation as to lane requirements, noting that storm sewers, curb and gutter will be required on Kinsac Street to the south property line.

8-2640A

MRS. J. ELLIOT, AGENT & OWNER
NELS HANSEN
ESTHER J. MARTIN
NORTHWEST SIDE OF PIPELINE ROAD
Lots 1 & 2, L. S. 12, Sec. 13, Twp. 39, Plan 12521

Tabled and recommended that Council consider the rezoning of the area south of Gallette Avenue west of Pipeline Road from the Gravel Pit zoning category.

8-2363A

AUSTIN DEVELOPMENTS, AGENTS
E. DAVIES, OWNER
NORTH SIDE OF AUSTIN AVENUE: WEST OF LAURENTIAN CRESCENT
Lots A & B, Blk. E. ½ of 3, D.L. 358, Plan 8330

Tabled noting that:

- 1.) Access is not yet available from the north (Sub. 8-2602C).
- 2.) Storm sewers are to be provided along roads to be dedicated and to Austin Avenue by easement.
- 3.) An increase in the capacity of the driveway culverts on north side of Austin Avenue will be required.
- 4.) A sanitary sewer extension to serve the new lots will be necessary.

8-1513F

D.A. MORRIS, OWNER
R. W. RIGGS, AGENT
BETWEEN MATHEWSON AVENUE AND CAPE HORN AVENUE
Lot Rem. 13, D.L. 67&113, Plan 1002

Declined as no sanitary sewers are available to serve the proposed lots.

8-2711

W. G. & N. FARQUHAR
EAST SIDE OF GATENSBUARY STREET: NORTH OF LEMAX STREET
Lot D of the N. ½ Lot 2, Blk. 20, D.L. 357, Plan 19134

Declined as the lane is not considered sufficient for primary access and a "panhandle lot" would involve destruction of the carport and its addition.

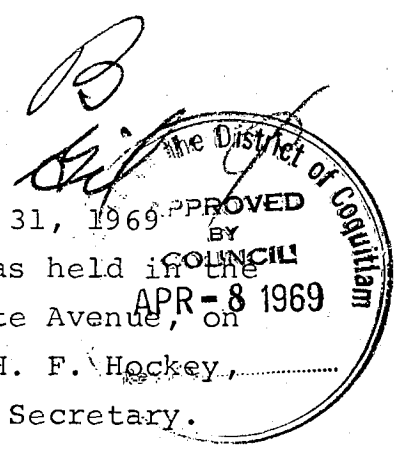
8-1715

MRS. M. VANDERMUELEN, OWNER
BURQUITLAM ENTERPRISES LTD. -A. BREVICK
NORTHEAST SIDE OF BRADA STREET: WEST OF ROBINSON STREET
AND NORTH OF MORRISON AVENUE.
Lots 127, Blk. 20, Plan 28669 and Rem. Lot 2, Blk. 20,
D.L. 106, Plan 10171

Declined as contrary to the public interest and because a joint subdivision involving other properties in the area would appear to be a better alternative.

SUBDIVISION COMMITTEE MINUTES

March 31, 1969



A Special Meeting of the Subdivision Committee was held in the office of the Planning Director at 1013-C Brunette Avenue, on Monday, March 31st., 1969 at 3:00 p.m. with Mr. H. F. Hockey, Mr. A. C. Kent, and Mr. D. M. Buchanan acting as Secretary.

8-2710

L. ANDERSON, OWNER
W. M. LINKS, OWNER
SOUTHEAST CORNER OF BLUE MOUNTAIN STREET AND LELAND
Lot 99, Blk. 3&4, D.L. 368, Plan 29288 and Lot 5,
Blks. 1&2, D.L. 368, Plan 1374

Approved subject to:

- a.) The necessary road widening as determined by the Engineering Department.
- b.) Storm sewers to be provided by the applicant which are designed by a professional engineering consultant hired by the applicant.
- c.) Sanitary sewer connection on easement in favour of middle lot across westerly lot to sanitary sewer on Blue Mountain Street.

8-856

MRS. OLGA TURNER, OWNER
EAST SIDE OF LILLIAN STREET: 900 BLK. LILLIAN
Rem. S. 1/2 Lot 5, D.L. 368, Plan 1265

Approved for two forty-seven (47) foot lots or a panhandle lot subject to review by the Approving Officer.

8-2300

E. E. LEWENDON, OWNER
NORTH SIDE OF MILLER AVENUE: 700 BLK. MILLER
Lot 6, Blk. 1, D.L. 367, Plan 7153

Declined until Sproule Avenue is created for access from the east to serve the northerly two lots.

8-2638&
8-2688

CENTRAL DRYWALL (1963) LTD.
J. RATTENBERRY
W. RALPH BROWNLEE, ARCHITECT
DUNKIRK AVENUE: WEST SIDE OF COQUITLAM RIVER.
Lots 16, 17, 18 & 19, Sec. 12, Twp. 39, Plan 3022

Declined because of excessive costs to the Municipality for "angular riprapping" in the future, after perusal of the applicant's latest submission which does not mention this requirement.

8-1589A

DUNBLANE ESTATES
NORTHEAST CORNER OF GATENSBURY STREET AND FOSTER AVENUE
Lot Rem. 7, Blk. 2, D.L. 364, Plan 24450

Approved subject to:

- a.) The 24 foot setback being 1/4 the height of the existing building.
- b.) Approval of the Zoning Amendment By-Law by Council rezoning the parcel to Special Institutional (P-2).
- c.) A twenty (20) foot easement for the watercourse and walkway on east side of easterly lot.

8-2724

F. & J. LACKMANEC
J. J. DEVERTEILL
EAST SIDE OF DENTON STREET
Lots 38 & 39, D.L. 5, Plan 24898

Approved, subject to the setback requirements of the Zoning By-Law being maintained.

8-1222B

D. A. & M. A. McCONNELL, OWNER
M. PEASE, AGENT
WEST SIDE OF COAST MERIDIAN ROAD
Part of Pcl. B, L. S. 8, Sec. 13, Twp. 39, Plan 15734

Re-approved subject to the applicant providing satisfactory evidence to the Simon Fraser Health Unit in regard to water supply and sanitary disposal.

8-2720

B. & O. B. KRUNIC
NORTH SIDE OF THOMPSON AVENUE
E. ½ Pcl. A of 2, Blk. 2, D.L. 54&55, Plan sk. 11414

Declined as no proper road access is available to northerly lot.

8-1842C

W. JOBB
SOUTH SIDE OF CHAPMAN AVENUE
Lot A of Lot 3, Blk. 1, D.L. 54&55, Plan 21796

Alternative 8-1842C is approved subject to storm and sanitary sewers being provided by the applicant as designed by a professional engineering consultant hired by the applicant.

8-958A

D. F. & A. M. JACKSON
D. C. McLACHLAN
NORTHWEST CORNER OF PORTER STREET AND MILFORD AVENUE
Lot 10, Blk. 6, D.L. 364, Plan 1613

Approved.

SUBDIVISION COMMITTEE MINUTES

April 14, 1969

B. M. A. R. C.
APR 22 1969

The Regular Meeting of the Subdivision Committee was held in the office of the Planning Director at 1013-C Brunette Avenue, on Monday, April 14th., 1969 at 2:30 p.m. with Mr. A. C. Kent, Mr. H. F. Hockey, Mr. M. Robinson, and Mr. D. M. Buchanan acting as Secretary.

8-2426D B. E. HAWKINS, OWNER
W. C. GARDNER, AGENT
NORTH SIDE OF KERWAN AVENUE: EAST OF PORTER STREET
Ptn. of Lot 319, D.L. 356, Plan 30969

Declined on basis of the objection of the adjacent property owner and because the subdivision is not in accord with the official plan for subdivision in this area.

8-2567B J. A. & M. L. SHARPE, OWNERS
WEST SIDE OF QUARRY ROAD, NORTH OF OLIVER ROAD
Lot 4, W. 1/2 of S.E. 1/4 Sec. 17, Twp. 40, Plan 1085

Approved on the basis of Simon Fraser Health Unit's previous recommendations of August 28th., 1968.

8-2699 E. & O. A. MADDALOZZO, OWNERS
NORTHEAST SIDE OF SHAW AVENUE
Lot 158, D.L. 3etc., Plan 34123

Approved with a twenty-five (25) foot radius curve on southwest corner of property to be dedicated and triangle shaped easement on southeast corner ninety (90) feet on south, seventy (70) feet on east to be provided, prohibiting building in that area.

8-2721A C. & J. M. WIPPICH, OWNERS
NORTH SIDE OF VICTORIA DRIVE
Lot 9, Sec. 17, Twp. 40, Plan 1085

Tabled as amended in regard to road improvement requirements.

8-2586 H. & R. SPERLING, OWNERS
NORTH SIDE OF HAZEL AVENUE
Lot 3, Twp. 39, Plan 12789, L. S. 1, Sec. 24

Tabled for a Simon Fraser Health Unit report and a Public Works report.

8-2596A A. H. LAGRANGE, OWNER
SOUTH SIDE OF GIRARD AVENUE: EAST OF THE TRANS CANADA HWY.
Lot 94, Blk. 64, D.L. 1&16, Plan 33383

Tabled for discussion with Department of Highways noting that this proposal is within the Urban Renewal Area.

8-2718 H. & F. WRIGHT, OWNERS
DISTRICT OF COQUITLAM, AGENT - NORTH CORNER OF LOUGHEED &
Rem. E. 1/2 Lot 37, D.L. 3etc., Plan 874 ALDERSON AVE.

Tabled for on-site inspection by the building department and for Associated Engineering to examine the Alderson Avenue connection to the Lougheed Highway.

April 14, 1969

8-1860A

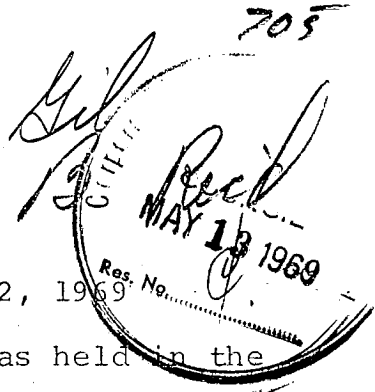
E. & A. SYMONDS, OWNERS
EAST OF BLUE MOUNTAIN STREET: NORTH OF COMO LAKE
Lot B, of 19&20, Blks. 1&2, D.L. 368, Plan 16005

Approved subject to:

- 1.) Lane adjacent to Lot D being cancelled in co-operation with the owner of the said lot.
- 2.) Storm sewers being provided along Como Lake Avenue by the applicant.
- 3.) All easements being provided by the applicant, including a sanitary sewer easement in favour of southwest lot across the southeast and middle lot.

SUBDIVISION COMMITTEE MINUTES

April 22, 1969



The Regular Meeting of the Subdivision Committee was held in the office of the Planning Director at 1013-C Brunette Avenue, on Tuesday, April 22nd., 1969 at 2:30 p.m. with Mr. L. Hiebert, Mr. B. Caine (Public Health Engineer Victoria), Mr. M. Robinson, Mr. K. McLaren, Mr. H. F. Hockey, Mr. A. C. Kent and Mr. D. M. Buchanan acting as Secretary.

8-2722

H. GOULBOURN, OWNER
C. G. MacKINNON, AGENT
SOUTH SIDE OF DAVID AVENUE: WEST OF COAST MERIDIAN
Lot 6 of Sec. 11, 12&14, Twp. 39, Plan 18967

Declined as no subdivision alternative can be conveniently resubdivided in the future.

8-2685

D. C. B. & A. I. McLAINE, OWNER
V. C. GOUDAL, AGENT
WEST OF COY STREET: SOUTH SIDE OF HAZEL DRIVE
N.½ L. S. 15, Section 13, Twp. 39

Approved on the basis of Simon Fraser Health Unit recommendation subject to the construction of storm sewers between the two watercourses and from "the swamp" to Coy Avenue.

8-1487B

R. B. CALLENDER, OWNER
EAST AND WEST SIDE OF QUEENSTON AVENUE
Rem. L. S. 6, Section 18, Twp. 40

Tabled for study by the Engineering Department in regard to the provision of water to the proposed lots.

8-1214C

R. E. & O. TOMLINSON
EAST SIDE OF KINSAC: BETWEEN KINSAC AND BLUE MOUNTAIN
Rem. Lot 8, D.L. 367, Plan 12999

Approved with lane dedication subject to:

- 1.) A surveyors certificate indicating that the house is at least twenty (20) feet away from the lane and its distance from other lot lines.
- 2.) An easement across the west lot in favour of the east lot for storm sewer drainage.
- 3.) Storm sewer, curb and gutter along Blue Mountain and Kinsac Streets.

8-2029B

A. & E. FINNIE
NORTH SIDE OF AUSTIN AVENUE: 2200 BLK. AUSTIN AVENUE
Lots 99 & 100, Blk. A, D.L. 359, Plan 31823

Tabled for an explanation by applicant of reasons for reduction of standard frontage.

8-2726

A. L. ALLARD, OWNER: I. PARSONS, OWNER
GLENWOOD DEVELOPMENT LTD., AGENT
BETWEEN SCHOOLHOUSE AND DECAIRE STREETS: WEST OF THOMAS
Lots 1-6, Blks. 39-40, & Lot 121, Plan 28124, & Lot 5,
Plan 19530 all in D.L. 47&110

Approved subject to:

- 1.) 10% perimeter ruling
- 2.) Cancellation of Thomas Avenue being approved by Council.

8-2595A

W. R. & R. M. FRANKLIN, OWNERS
REMCO HOLDINGS LTD., AGENTS
BETWEEN FLORENCE & ROBINSON STREETS: NORTH OF FOSTER
S. ½ Pcl. E, D.L. Pt. 41, Plan S. ½ Sketch 44

Approved subject to:-

- 1.) Curb and gutter being provided along Florence Street and Robinson Street.
- 2.) Storm sewers as required by the Engineering Department being supplied by the applicant.
- 3.) A cash bond being submitted for completion of the west thirty-three (33) foot segment of Foster Avenue, the east segment not being included as it will be exchanged for land to the south to provide a proper street intersection.

8-2723

DOMINION TAR AND CHEMICAL CO. LTD.
CANADIAN FOREST PRODUCTS LTD.
EAST SIDE OF BRAID STREET: ON THE NORTH SIDE OF THE
FRASER RIVER.
Lot A, Ptn. D.L. 16, sk. 7195 & Lot C, D.L. 16, sk. 4415
and Ptn. Pcl. 2, D.L. 16, Ref. Plan 129725E and Lot D
D.L. 16, Plan 4724

Tabled for study of waterfront access at the New Westminster boundary by the Planning Department.

8-2426A

B. E. HAWKINS, OWNER
W. C. GARDNER, AGENT
NORTH SIDE OF KERWAN AVENUE: EAST OF PORTER STREET
Ptn. of Lot 319, D.L. 356, Plan 30969

Approved subject to:

- 1.) Storm sewers, paved roadway, curb and gutter along Kerwan Avenue and the proposed cul-de-sac.
- 2.) A sanitary sewer extension.

SUBDIVISION COMMITTEE MINUTES

May 5, 1969

B. J. ...
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The Regular Meeting of the Subdivision Committee was held in the office of the Planning Director at 1013-C Brunette Avenue, on Monday, May 5th., 1969 at 3:00 p.m. with Mr. H. F. Hockey, Mr. A. C. Kent and Mr. D. M. Buchanan acting as Secretary being present.

8-2637 W. L. & R. FEDEWA
O.F. & E. S. HARTLEY
G. E. McLAREN, AGENT
SOUTH SIDE OF HILLSIDE AVENUE: 2000 BLK.
Pcl. A of Lot 1, Blk. 3, D.L. 63, Plan 12189

Re-approved subject to provision of easement for sanitary sewers and subject to confirmation that the existing house has been moved.

8-1617B S. R. & F. C. WILLIAMS, OWNERS
CITIZENS MORTGAGE CORPORATION LTD.
BETWEEN COMO LAKE AVENUE & HIBBARD AVENUE: WEST OF
PORTER STREET
Pcl. B of 61&62, Blk. 6, D.L. 368, Plan Ex. 10368

Approved subject to an easement across Lot 131 to west and all costs associated therewith and subject to new lot line being same distance back as in subdivision to west and subject to storm sewers, curb and gutter on Como Lake and Hibbard Avenues.

8-2711 W. G. & N. FARQUHAR
EAST SIDE OF GATENSBURY STREET: NORTH OF LEMAX STREET
Lot D of the N. 1/2 Lot 2, Blk. 20, D.L. 357, Plan 19134

Declined as a ten (10) foot width is considered inadequate for vehicular access to the proposed new lot and because the total existing parcel width precludes a wider access strip.

8-1909B A. & G. BOUCHARD
SOUTHWEST CORNER OF ROCHESTER AVENUE & SCHOOLHOUSE ST.
Pt. Blk. 38, D.L. 109, Plan 12589

Tabled for Parks and Recreation Director to examine in relation to park and cancellation of Schoolhouse Street and to Building Department to report on suitability of sites for houses; it is noted that storm sewers, curb and gutter will be required in keeping with servicing policy.

8-1233A A. DAFOE, OWNER
A. BRYAN, AGENT
BETWEEN McINTOSH STREET AND JARVIS STREET
Pcl. A of 46, Blk. 5, D.L. 368, Ex. Plan 16483

Approved subject to storm sewer, curb and gutter being provided on Jarvis and McIntosh Streets.

8-2730 R. & L. C. MOUSSEAU
A. J. & A. E. JENSEN
SOUTHWEST CORNER OF OLIVER AVENUE & CEDAR DRIVE
Lot 8, N.E. 1/4 Section 8, Twp. 40, Plan 32832

Tabled for examination as to future subdivision design along Cedar Drive with lots backing onto Cedar Drive.

8-2731

W. A. THOMPSON
BYLUND CONSTRUCTION LTD., AGENT
NORTHWEST CORNER SCHOOLHOUSE STREET & REGAN AVENUE
S. 151.1' of Lot A, Blk. 1, D.L. 364, Plan 10099

Tabled to check into whether four lots are possible to north, and as to sanitary sewers.

8-2137

B. A. & D. B. BILODEAU
G. W. MILLER, AGENT
BETWEEN COTTONWOOD AVENUE AND RUNNYMEDE AVENUE
Lot 49, Blks. 10-13, D.L. 366, Plan 24764

Approved subject to storm sewer, curb and gutter, on Cottonwood and Runnymede Avenues.

8-2310A

R. W. STRUGNELL
B. C. INVESTORS, AGENT
ALLAN JOHNSON, AGENT
NORTH SIDE OF KING ALBERT AVENUE: BELOW LEMAX AVENUE
Rem. Lot 2, Blk. 18, D.L. 357, Plan 14021

Tabled for reports from Building Department and Sanitary Sewer Superintendent on feasibility of subdivision.

8-2131B

E. R. & D. M. DUCHARME
AUSTIN DEVELOPMENTS LTD., AGENT
SOUTH SIDE OF COTTONWOOD AVENUE
Lot 22, Blks. 10-13, D.L. 366, Plan 6908

Approved subject to storm sewer, curb and gutter on Cottonwood Avenue.

8-2732

R. F. & M. B. RYDE
SOUTHEAST CORNER OF FAIRVIEW STREET AND EBERT AVENUE
Lot 5, Blk. C, D.L. 41, Plan 13802

Approved subject to pavement, curbs and catch basins along Ebert Avenue and Fairview Street.

8-1585C

W. G. COUSINS
NORTH SIDE OF FOSTER AVENUE: EAST OF ROBINSON STREET
Rem. Lot 68 of 2, Blk. 15, D.L. 366, Plan 27091

Approved subject to storm sewers, curbs and gutters along FOSTER AVENUE.

8-1407B

R. & R. BURLEY
NORTH SIDE OF LORRAINE AVENUE
Lot 230, D.L. 112, Plan 32100

Approved subject to:

- 1.) An appeal to the Board of Variance together with a surveyor's certificate showing the existing dwelling in relation to the proposed lot line.
- 2.) Storm sewers, curb and gutter being provided along Lorraine Avenue.

8-1275B

C. H. & M. ELLIS
J. DOUGLAS
SPACE INVESTMENTS
EAST SIDE OF NORTH ROAD: SOUTH OF THOMPSON AVENUE
Rem. of Lot 1 of Lot 2, Blk. C, D.L. 54&55, Plan 7216

Approved without any servicing requirements in accordance with the original conditions.

8-2174A

L. R. & G. SMITH
SOUTH SIDE OF COMO LAKE AVENUE
Lots 172 and 173, D.L. 367, Plan 33712

Approved subject to the storm sewer and easement being provided by the applicant as proposed in the engineering plans.

8-1487A

R. B. CALLENDER
EAST AND WEST SIDE OF QUEENSTON AVENUE
Rem. L. S. 6, Section 18, Twp. 40

Declined because proposed subdivision would extend into an area for which there is inadequate water pressure or supply.

THE SUBDIVISION COMMITTEE MINUTES

May 20, 1969

The Regular Meeting of the Subdivision Committee was held in the office of the Planning Director at 1013-C Brunette Avenue, on Tuesday, May 20th., 1969 at 3:00 p.m. with Mr. H. F. Hockey, Mr. A. C. Kent, Mr. L. Hiebert and Mrs. D. M. Buchanan acting as secretary.

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8-2586

H. & R. SPERLING
NORTH SIDE OF HAZEL AVENUE
Lot 3, Twp. 39, Plan 12789, L.S. 1, Sec. 24

Approved with favourable recommendation from Simon Fraser Health Unit, but subject to:
(1.) storm sewers, paved road with curb and gutter;
(2.) storm sewer of watercourse.

8-1741A

A. E. BURROWS, OWNER
D. McGARTHY, AGENT
BETWEEN KINSAC STREET AND BLUE MOUNTAIN NORTH OF MILLER AVENUE.
Lot 44, D.L. 367, Plan 26125

Approved subject to paving, storm sewers, curb and gutter, and sidewalks on Blue Mountain Street and Kinsac Street.

8-1759C

SELLS BROS., OWNERS
F. BROWN-JOHN, AGENT
NORTH OFF WALTON AVENUE
Lot C, Sec. 10, Twp. 39, Plan 1686

Approved subject to:-

- 1.) evidence being provided by the applicant to the Simon Fraser Health Unit that the land is suitable for septic tanks.
- 2.) storm sewers, paved road, curb and gutter on road on east side of property.

8-2733

M. V. FOX, OWNER
J. LeMASURIER, AGENT
NORTH SIDE OF LINCOLN AVENUE
Lot 48, Sec. 5 & 8, Twp. 40, Plan 2320

Declined in the public interest because it is in the flood plain with its inherent septic tank, drainage and flooding problems which will create excessive costs for the Municipality.

8-2735

H. L. PONZART
NORTHWEST CORNER OF WALTON AVENUE AND JOHNSON ROAD
Lot 3, S. ½ H, Sec. 10, Twp. 39, Plan 20343

Tabled until intersection is designed by Engineering Department.

8-2573-4A

M. W. & M. MARLATT, OWNER LOT 4
J. S. DON, (V.L.A.) OWNER LOT 5
E. HULT, AGENT
BETWEEN MacINTOSH STREET AND PORTER STREET
Lots 4&5, D.L. 365, Plan 10359

8-2573-4A

M. W. & M. MARLATT, OWNER LOT 4
J. S. DON (V.L.A.) OWNER LOT 5
E. HULT, AGENT
BETWEEN MacINTOSH STREET AND PORTER STREET
Lots 4&5, D.L. 365, Plan 10359

Approved subject to dedication of Folsom Street to full width with cash bonding for required servicing (sanitary sewers, storm sewers, curb and gutter, sidewalks, and pavement).

8-2653A

W. W. PULLINGER, OWNER
J. MOORE, OWNER
BETWEEN JARVIS AND MacINTOSH STREET NORTH OF
HIBBARD AVENUE
S. 1/2 Lot 65, Blk. 6, D.L. 368, Plan 1374

Approved subject to paved road, storm sewers, curb and gutter, sidewalks.

8-2734

W. HERZOG
WEST SIDE OF SADDLE AVENUE
Rem. Lot 5, D.L. 373, Plan 6876

Declined in the public interest because of the lack of sanitary sewers in the area, but it is noted that the nine (9) lot subdivision alternative will be favoured in the future rather than the seven (7) lot subdivision proposal submitted by the applicant.

8-1275A&
8-1276A

E. HULT, SPACE INVESTMENTS
NORTHEAST CORNER OF NORTH ROAD AND GILROY STREET
Ptn. of the Rem. Lot 1 of Lot 2, Plan 2716 & Ptn.
Lot 1 of Lot 2, sk. 11379 all of Blk. C, D.L. 54
&55

Approved subject to:-

- 1.) provision of sanitary sewers.
- 2.) widening of North Road to a full width gravel road.

8-2736

NOORVIR ESTATES LTD.,
A & R DEVELOPMENTS LTD.
PROPOSED MOUNTAINE SUBDIVISION ON BURKE MOUNTAIN
N.W. 1/4 Sec. 17, L.S. 7, 8, 9, 10 & 16 of Sec. 18 and
Lot 8 of the S. E. 1/4 of Sec. 18, Twp. 40, Plan
1399

Tabled until:-

- 1.) engineering consultant provides a report on soil conditions for septic tank sewage disposal, thus providing evidence to Simon Fraser Health Unit that no health hazard will be created by the subdivision.
- 2.) water mains are completely designed by the applicant's consulting engineer with full basis for such system; the design should go from Mason Avenue and Oxford Street to the subdivision and within the subdivision.
- 3.) confirmation from the Greater Vancouver Water District that a supply of water does exist for the subdivision in question and for the whole area, the applicant's consulting engineer to obtain such information.

8-2736

NOORVIR ESTATES LTD.
A & R DEVELOPMENTS LTD.
PROPOSED MOUNTAIRE SUBDIVISION ON BURKE MOUNTAIN

-continued-

- 4.) the road design is re-vamped by the applicant to overcome excessive grades (over 12% on local roads, over 7% on collector-roads profiles being required on roads) to provide a design with two east-west and one north-south collector roads, to avoid closeness of intersections, to tie into adjacent street designs, to show future roads on resubdivision of the area and so on.
- 5.) Parks and Recreation Department and School Board are informed of proposal and comment thereon, the Planning Director to contact these bodies.
- 6.) schematic diagrams are provided by the applicant of the proposed drainage system with full road improvements, including pavement, curb and gutter, sidewalks taken into account and how internal drainage facilities would connect into "downstream" drainage facilities.

8-2723

DOMINION TAR AND CHEMICAL CO. LTD.
CANADIAN FOREST PRODUCTS LTD.
EAST SIDE OF BRAID STREET: ON THE NORTH SIDE
OF FRASER RIVER.

Lot A, Ptn. D.L. 16, sk. 7195; & Lot C, D.L. 16, sk. 4415 and Ptn. Pcl. 2, D.L. 16, Ref. Plan 129725E and Lot D, D.L. 16, Plan 4724

Approved subject to a thirty-three (33) foot road being provided to the Fraser River from the south end of the road on the New Westminster boundary, air rights for proposed industrial facilities across the road is possible subject to the same process as with the easement of the Greater Vancouver Sewerage and Drainage District.

THE SUBDIVISION COMMITTEE MINUTES

May 21, 1969

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Res. No. JUN - 3 1969

A Special Meeting of the Subdivision Committee was held in the office of the Planning Director at 1013-C Brunette Avenue, on Wednesday, May 21st., 1969 at 2:30 p.m. with Mr. H. F. Hockey, Mr. A. C. Kent, Mr. L. Hiebert and Mr. D. M. Buchanan acting as secretary.

8-2029B

A. & E. FINNIE
NORTH SIDE OF AUSTIN AVENUE: 2200 BLK. AUSTIN
Lots 99 and 100, Blk. A, D.L. 359, Plan 31823

Declined as the Committee does not feel that it can favourably recommend the change to Council; a fifty-six (56) foot lot is considered to be too small in a septic tank area.

8-2573-4C

M. W. & M. MARLATT
J. S. DON
E. HULT, AGENT
BETWEEN MacINTOSH AND PORTER STREETS: NORTH END
OF FOLSOM STREET.
Lots 4&5, D.L. 365, Plan 10359

Approved with consolidation of the property fronting onto MacIntosh Street into one parcel.

8-2731

W. A. THOMPSON
NYLUND CONSTRUCTION LTD., AGENT
NORTHWEST CORNER SCHOOLHOUSE STREET & REGAN AVENUE
S. 151.1' of Lot A, Blk. 1, D.L. 364, Plan 10099

Approved subject to sidewalks, curb and gutter, pavement and storm sewers, on Schoolhouse Street and Regan Avenue; a ten (10) foot sanitary sewer easement along the back line of the north-easterly lot.
(Note:- shallow sanitary sewers will serve this subdivision and level should be checked before building).

8-1790

R. & A. ANNAL
MARY DEARDEN
SOUTH SIDE OF SIDNEY AVENUE
Lot 167, Blk. 11, D.L. 3etc., Plan

Approved subject to curb and gutter, pavement and sidewalk being provided.

8-2730

R. & L. C. MOUSSEAU
A. J. & A. E. JENSEN
SOUTHWEST CORNER OF OLIVER AVENUE AND CEDAR DRIVE
Lot 8, N.E. ¼ Sec. 8, Twp. 40, Plan 32832

Approved, noting that the Municipality will not be responsible for providing access to either parcel, subject to evidence being provided to the Simon Fraser Health Unit that water supply and sewage disposal facilities are adequate.

8-2738

R. S. & J. K. KARAIM
SOUTHWEST CORNER OF CROUCH AVENUE AND POLLARD AVENUE
Rem. 4.84 Acres of Lot A, W. ½, S.E. ¼ Sec. 17,
Twp. 40, Plan sketch 10343

Tabled for an investigation of drainage problems by the Engineering Department.

8-2640A

J. C. ELLIOTT, -LOT 2
E.J. MARTIN
N. HANSEN -LOT L
WEST SIDE OF PIPELINE ROAD BELOW GALLETTE AVENUE
Lots 1&2, L. S. 12, Sec. 13, Twp. 39, Plan 12521

Declined as the Committee does not feel it can recommend reduction of the one hundred and thirty-two (132) foot width requirement, and since no action by Council on rezoning the area has taken place.

8-1546A

K. A. STROMBERG
NORTHEAST CORNER OF COMO LAKE AVENUE AND REGENT
STREET AND SOUTH SIDE OF CLIFTON AVENUE
Rem. Lot 17, Blk. 1, D.L. 369, Plan 23972

Tabled, pending Engineering reports.

8-2721

C. & J. M. WIPPICH
NORTH SIDE OF VICTORIA DRIVE
Lot 9, Sec. 17, Twp. 40, Plan 1085

Approved subject to:-

- 1.) evidence being supplied to Simon Fraser Health Unit on water and sewage disposal.
- 2.) storm sewers, pavement, curb and gutter being provided on Victoria Drive and the new road.

8-2718A

H. & F. WRIGHT, OWNER
DISTRICT OF COQUITLAM, AGENT
CORNER OF LOUGHEED HIGHWAY AND ALDERSON AVENUE
Rem. E.½ Lot 37, D.L. 3etc., Plan 874

Approved as far as amended design, implementation being left to Engineering Supervisor.

8-2310A

R. W. STRUGNELL
B. C. INVESTORS
ALLAN JOHNSON
NORTH SIDE OF KING ALBERT AVENUE: BELOW LEMAX
Rem. Lot 2, Blk. 18, D.L. 357, Plan 14021

Approved subject to:-

- 1.) a sanitary sewer extension
- 2.) storm sewers proposed by the Assistant Engineer to drain Tipton Street into the Watercourse.
- 3.) curb and gutter, pavement, sidewalks, storm sewers on King Albert Avenue and the proposed cul-de-sac.

SUBDIVISION COMMITTEE MINUTES

June 16, 1969

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COUNCIL
JUN 24 1969
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The Regular Meeting of the Subdivision Committee was held in the office of the Planning Director at 1013-C Brunette Avenue, on Monday, June 16th., 1969 at 3:00 p.m. with Mr. L. Hiebert, Mr. A. C. Kent, Mr. H. F. Hockey and Mr. D. M. Buchanan, Planning Director, acting as Secretary.

8-2734A

W. HERZOG
WEST SIDE OF SADDLE AVENUE
Rem. Lot 5, D.L. 373, Plan 6876

Approved as -

- 1.) The Medical Health Officer feels that the soil can support septic tanks on a one acre basis.
- 2.) Sanitary sewers proposed will probably only serve existing development based on latest information from the Provincial Department of Health, and existing development with demonstrated septic tank problems.

8-1585C

W. G. COUSINS
NORTH SIDE OF FOSTER AVENUE: EAST OF ROBINSON
Lot Rem. 68 of 2, Blk. 15, D.L. 366, Plan 27091

Approved without storm sewers, curb and gutter requirements since the application was dated April 24th., before the new servicing policy was adopted by Council.

8-2730

PLANNING DEPARTMENT
BETWEEN PORTER AND LILLIAN: SOUTH OF MERRITT AVENUE
Lots 176, Plan 32360; Lot 68, Plan 26484;
Lot 67, Plan 26484; N.½ Lot 2, Plan 12390; Lot
S.½ Lot 2, Plan 12390; Lot 4 of 1, Plan 18937;
Lot 96, Plan 29046; Rem. E, Plan 12390; Rem. W.½
15, Plan 1265, Blk. 14, D.L. 368

Approved subject to:

- a.) Sanitary sewer extension.
- b.) Storm sewer curb and gutter, sidewalk and pavement.

8-2752

E. T. & M. P. WILLIAMS
EAST OF PIPELINE RD.-SOUTH OF GALLETTE WEST SIDE
OF HOCKADAY
Lot B, Pt. of S.½ L. S. 5, Sec. 13, Twp. 39, Ex.
Plan 14093

Approved for house location only subject to not locating on a lot adjacent to the River.

8-2749

M. & H. KOWALENKO
NORTH SIDE OF PARADISE AVENUE EAST OF MUNDY STREET
Lot 18, D.L. 112, Plan 9620

Approved subject to:-

- a.) storm sewer, curb and gutter, pavement and sidewalk along new lot (cash deposit)
- b.) surveyor's certificate showing location of existing house.

8-2748

BURNABY INVESTMENTS LTD.
W. J. INVESTMENTS
C. H. CRAWFORD -LOT PCL. A.
C. & M. J. C. DE GOBBI -PT. W.½ LOT 1
RADATZKE CONSTRUCTION CO. LTD. -E.½ LOT 1
AGENT:- I. R. BOYD (GILLEY BROS. REAL ESTATE
EAST SIDE OF NORTH ROAD AND EBERT AVENUE
E.½ Lot 1, Plan 6422; Pt. W.½ Lot 1, Plan 6422;
Pcl.A of Pt. W.½ Lot 1, Plan 10172, D.L. 7

Tabled until the applicant approaches the owner of Lot 75, Plan 27823 (Burquitlam Mortuary) to provide an outlet for Ebert Avenue to North Road via Webster.

8-1487A

R. B. CALLENDER
EAST AND WEST SIDE OF QUEENSTON AVENUE
Rem. L. S. 6, Section 18, Twp. 40

Approved -

- a.) Subject to favourable recommendation from Simon Fraser Health Unit.
- b.) Storm sewers, curb and gutter and pavement on the new road.

SUBDIVISION COMMITTEE MINUTES

June 18, 1969

705

B. Ben
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A SPECIAL Meeting of the Subdivision Committee was held in the office of the Planning Director at 1013-C Brunette Avenue, on Wednesday, June 18th., 1969 at 1:30 p.m. with Mr. L. Hiebert, Mr. A. C. Kent, Mr. H. F. Hockey, and Mr. D. M. Buchanan, Planning Director, acting as Secretary.

8-2746

J. A. & D. G. CALLAHAN
NORTH OF QUARRY ROAD WEST OF CALGARY STREET
Lot 1 Blk. D, of 13&14, E. ½ of S.E. ¼ Sec. 17,
Twp. 40, Plan 11964

Declined as three acres are needed with no piped water supply under the Regional Plan as endorsed by the Simon Fraser Health Unit.

8-2740

H. A. OVERLAND
EAST OFF PIPELINE ROAD: WEST OF THE COQUITLAM
RIVER
Rem. W. Pt. L. S. 14, Sec. 23, Twp. 39

Tabled until road location is finalized by the Planning Department.

8-2738

R. S. & J. K. KARAIM
SOUTHWEST CORNER OF CROUCH AVENUE AND POLLARD ST.
Rem. 4.84 Acres of Lot A, W. ½, S.E. ¼, S.W. ¼
Sec. 17, Twp. 40, Sk. 10343

Declined as three acres are needed with no piped water supply under the Regional Plan as endorsed by the Simon Fraser Health Unit.

8-2735

H. L. PONZART
NORTHWEST CORNER OF WALTON AVENUE AND JOHNSON STREET
Lot 3, S. ½ H, Sec. 10, Twp. 39, Plan 20343

Declined as far as subdivision into lot below one acre size, but still being examined as far as engineering design of intersection.

8-2586

H. & R. SPERLING
NORTH SIDE OF HAZEL DRIVE
Lot 3, Twp. 39, Plan 12789, L. S. 1, Sec. 24

Approved on basis of Assistant Engineer's recommendations.

8-2645

H. WESTON
WEST OF COAST MERIDIAN ROAD
Rem. Lot 4, Sec. 12&13, Twp. 39, Plan 12942

Approved subject to pavement, curb and storm sewer along the road being dedicated.

8-1709A

R. & R. M. KILMARTIN
H. N. BACHELOR, AGENT
BETWEEN GROVER AVENUE AND REGAN AVENUE
Lot 49, Blk. 1, D.L. 365, Plan 27279

Tabled for investigation by Engineering Department.

8-2651A

G. W. H. G. HOLDINGS
SOUTHEAST SIDE OF CLARKE ROAD
Lot 5, Plan 12204 and Pcl. A, Ex. Plan 12087
Blk. 25, D.L. 9

Approved.

8-1546A

K. A. STROMBERG
NORTHEAST CORNER OF COMO LAKE AVENUE AND REGENT
STREET BOUNDED BY CLIFTON AVENUE
Rem. Lot 17, Blk. 1, D.L. 369, Plan 23972

Approved subject to Board of Variance approving the setback for existing house if the house is off the road allowance, or alternatively relocation if within the allowance or not permitted by the Board.

8-1909B

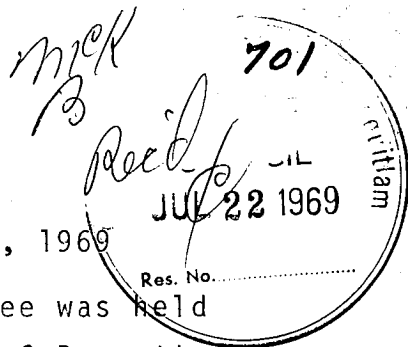
A. & G. BOUCHARD
SOUTHWEST CORNER OF ROCHESTER AVENUE AND SCHOOL-
HOUSE STREET
Pt. Blk. 38, D.L. 109, Plan 12589

Approved subject to:-

- a.) The applicant supplying report by consulting soils engineer hired by the applicant.
- b.) Storm sewers being required along Schoolhouse Street and Rochester Avenue.

SUBDIVISION COMMITTEE MINUTES

June 30, 1969



The Regular Meeting of the Subdivision Committee was held in the office of the Planning Director at 1013-C Brunette Avenue, on Monday, June 30, 1969 at 3:00 p.m. with Mr. L. Hiebert, Mr. A. C. Kent, Mr. H. F. Hockey, and Mr. D. M. Buchanan, Planning Director, acting as Secretary.

8-2518A

W. D. & M. B. FALK
NORTH SIDE OF COMO LAKE AVENUE WEST OF SHARPE
Pct. A of the S. 1/2 Lot 7, Blk. 1, D.L. 378,
Plan 10295

Declined until trunk storm sewer is constructed by the Municipality along Como Lake Avenue and because of the steep approach for access to the upper lot.

8-1709A

R. & R. M. KILMARTIN, OWNERS
H. N. BACHELOR, AGENT
BETWEEN GROVER AVENUE AND REGAN AVENUE
Lot 49, Blk. 1, D.L. 365, Plan 27279

Declined until a required storm sewer is constructed on the easement on the east side of lot by the Municipality.

8-2489B

B. & O. HAYEM
SOUTH SIDE OF CORNELL AVENUE: NORTH SIDE OF SMITH
AND EAST OF PORTER STREET
Lot 8, Blk. 2, D.L. 365, Plan 1604

Tabled for examination of drainage requirements by the Engineering Department.

8-2203A

E. & L. WEISHAUP, OWNER
HUNTER, CROCKFORD & SCOBIE, AGENT
BETWEEN KINSAC STREET AND BLUE MOUNTAIN STREET
Lot 46, D.L. 367, Plan 26125

Tabled for examination of access to the westerly lot by the Planning Department.

8-1404B

J. S. & P. A. BIRD, OWNER
G. H. DOUGLAS, AGENT
NORTHEAST CORNER OF GREENE STREET AND IRVINE STREET
Lot 76, D.L. 378, Plan 31775

Tabled until:

- 1.) a plan for the future re-subdivision of the area is resolved by the Planning Department.
- 2.) drainage problems are examined by the Engineering Department.
- 3.) septic tank problems are examined by the Simon Fraser Health Unit in relation to the location of the proposed subdivision in relation to Scott Creek.

8-2400E

V. & H. INVESTMENTS, OWNERS
D. SHERIDAN, AGENT
SOUTH SIDE OF FOSTER AVENUE
Rem. Lot 131, D.L. 357, Plan 31800

Tabled until the sanitary sewer connection for the westerly lot is examined as to its feasibility by the Engineering Department.

8-1776A

G. & H. BULL
SOUTH SIDE OF AUSTIN AVENUE
Lot Rem. 8, Blk. 6, D.L. 109, Plan 20681

Tabled for the applicant to submit a report prepared by a professional soils engineer on the stability of the side slopes of the existing watercourse and for examination of proposed housing site locations and foundations.

8-1599A

J. & M. ROBINSON
NORTH SIDE OF WYVERN COURT EAST OF SHERIFF STREET
Rem. Lot 7, Blk. 4, D.L. 367, Plan 13109 and
Lot 31, D.L. 367, Plan 24400

Approved subject to:-

- 1.) easement for sanitary sewer on easterly lot.
- 2.) house on easterly lot being six (6) feet or more from proposed lot line.
- 3.) cash deposit for required services in front of one new lot (sidewalk, curb and gutter, pavement.
- 4.) house on westerly lot being either torn down or relocated in conformity with Zoning By-Law setback requirements prior to final approval by the Approving Officer.
- 5.) Exchange By-Law being passed by Council approving exchange of road allowance, this to be prepared by the Municipal Solicitor.

8-1044B

K. GJERNES
SOUTHWEST CORNER OF DARWIN AND COAST MERIDIAN RD.
Rem. Lot 9, L. S. 9, Sec. 12, Twp. 39, Plan 19503

Declined as the proposal is not in agreement with the overall subdivision pattern for the area; also it is impractical in relation to the approved plan by the City's Approving Officer.

8-1741A

A. E. BURROWS, OWNER
D. McCARTHY, AGENT
BETWEEN KINSAC STREET AND BLUE MOUNTAIN STREET
Lot 44, D.L. 367, Plan 26125

Approved without paving, storm sewers, curb and gutter and sidewalks being prepared, as application is dated April 30th., 1969 prior to Council policy requiring same.

SUBDIVISION COMMITTEE MINUTES

July 14, 1969

702
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The Regular Meeting of the Subdivision Committee was held in the office of the Planning Director at 1013-C Brunette Avenue, On Monday, July 14, 1969 at 3:00 p.m. with Mr. A. C. Kent, Mr. M. Robinson and Mr. D. M. Buchanan, Planning Director, acting as Secretary.

8-1275-76

SPACE INVESTMENTS

EAST SIDE OF NORTH ROAD: NORTHEAST & SOUTHEAST
SIDE OF GILROY STREET

Rem. B, Plan 35581 and Rem. Lot 1, Plan 7216
Both of Lot 2, Blk. C, D.L. 55

Approved subject to:

- 1.) sanitary sewer extension and easement therefore for two lots fronting on North Road, south of Gilroy Street.
- 2.) construction of North Road to full width with gravel road and ditch.
- 3.) relocation of lot connections to storm sewers and sanitary sewers where necessary to provide one connection at downstream end of each property.

8-2754

L. & J. H. F. NASH
V. C. GOUDAL, AGENT
SOUTH SIDE OF VICTORIA DRIVE WEST OF GILLEY'S TRAIL
Lot 17, S.E. ¼ Sec. 17, Twp. 40, Plan 25042

Tabled for study by the Simon Fraser Health Unit and Engineering Department.

8-2756

H. E. HAMILTON
NORTHWEST CORNER OF AUSTIN AVENUE AND HICKEY STREET
S. 132' of the E. ½ of 8, D.L. 359, Plan 4888

Tabled for study by the Simon Fraser Health Unit as to whether a septic tank would be permitted on the new lot.

8-2118A

C. N. & D. M. M. MILLER
EAST SIDE OF McINTOSH STREET
S. ½ Lot 53, Blk. 5, D.L. 368, Plan 1374

Approved subject to provision of funds for storm sewers, pavement, curb and gutter and sidewalks on Jarvis Street frontage and subject to access being available from north along Jarvis Street.

8-1487D

R. CALLENDER
W. V. BATY: R. BATY: J. BATY:
D. E. SCHELLENBERG
AT THE END OF QUEENSTON AVENUE EAST OF COAST
MERIDIAN ROAD
Lot 35 & Lot 36, L. S. 6, Sec. 18, Twp. 40, Plan
33451 and Rem. L. S. 6, Sec. 18, Twp. 40

Declined because the subdivision creates a lot below one acre in size and because of the inadequate access to new north-south road.

8-2755A

J. & M. E. NEISH
U. ANDERSON
BETWEEN MADORE AVENUE AND ROCHESTER AVENUE
WEST OF GUILBY STREET

Lot 156, Plan 33210 and 0.37 acres Blk. 7,
Ex. Plan 9068, Both of D.L. 3etc.

Approved subject to:

- a.) provision of a new sanitary sewer connection from the north-easterly lot.
- b.) provision of funds for frontage of north-westerly lot (new lot being created) for storm sewers, sidewalks, curb and gutter.
- c.) verification that the house on the north-easterly lot is at least six (6) feet from new lot line.

8-2757

CORPORATION OF THE DISTRICT OF COQUITLAM
Y. W. & Y.S. QUON

R. L. SCOWCROFT, AGENT
WEST SIDE OF LOUGHEED HWY (PIPELINE ROAD) SOUTH
OF BARNET HWY.

Lot A, Ptn. D.L. 381, Plan 13057, and Lots 18,
19, 20, 21, 22 & 23, Blk. 7, D.L. 381, Plan 2269
and Lot 47, Blk. 8, D.L. 381, Plan 28702

Approved subject to:

- a.) the Road Exchange By-Law and subdivision of municipal land being approved by Council.
- b.) the provision of funds for storm sewers, pavement, curb and gutter, and sidewalks on the 200 foot frontage of the proposed lot on south half of road.
- c.) legal fees being the responsibility of applicant.

8-2400E

V. & H. INVESTMENTS
D. SHERIDAN
SOUTH SIDE OF FOSTER AVENUE

Rem. Lot 131, D.L. 357, Plan 31800

Tabled until a report by a professional engineer hired by the applicant is presented to the Sub-division Committee indicating how the proposed westerly lot can be provided with a sanitary sewer connection.

8-1407A

R. & R. BURLEY
NORTH SIDE OF LORRAINE AVENUE

Lot 230, D.L. 112, Plan 32100

Approved without storm sewers, curb and gutter, sidewalks, and pavement since the application is dated April 25th., 1969 before the policy change by Council.

8-2137

B. A. & D. B. BILODEAU
G. W. MILLER, AGENT
BETWEEN COTTONWOOD AVENUE AND RUNNYMEDE AVENUE

Lot 49, Blks. 10-13, D.L. 366, Plan 24764

Approved without requirements for storm sewers, curb and gutter since application dated April 17th., 1969 before the policy change by Council.

July 14, 1969

8-2741B

FAIRWAY CONSTRUCTION
NORTH SIDE OF COMO LAKE AVENUE WEST OF DOGWOOD
Lots 1, 2&3, Blks. 38&39, D.L. 9, Plan 7920

Declined because of the configuration of northern lot and the strip leading to southern lot from Lea Avenue.

8-2203

E. & L. WEISHAAPT
HUNTER, CROCKFORD & SCOBIE
BETWEEN KINSAC STREET AND BLUE MOUNTAIN STREET
Lot 46, D.L. 367, Plan 26125

Tabled for the applicant to present a plan for the driveway on the westerly lot from Kinsac Street at less than a 20% grade starting at the boundary of the lot at the elevation of centre line of road, such plan to be prepared by a professional engineer or land surveyor.

SUBDIVISION COMMITTEE MINUTES

August 6, 1969

The Regular Meeting of the Subdivision Committee was held in the office of the Planning Director at 1013-C Brunette Avenue, on Wednesday, August 6th., 1969 at 2:30 p.m. with Mr. L. Hiebert, Mr. A. C. Kent and Mr. D. M. Buchanan, Planning Director acting as Secretary.

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8-2756

H. E. HAMILTON, OWNER
NORTHWEST CORNER OF AUSTIN AVENUE AND
HICKEY STREET
S. 132' of the E. ½ of 8, D.L. 359,
Plan 4888

Declined in the public interest because of the sanitation problems in this area.

8-2754

L. & J. H. F. NASH, OWNERS
V. C. GOUDAL, AGENT
SOUTH SIDE OF VICTORIA DRIVE WEST OF GILLEY'S
TRAIL
Lot 17, S.E. ¼ Sec. 17, Twp. 40, Plan 25042

Declined as three (3) acres are needed with no piped water under the Regional Plan as endorsed by the Medical Health Officer.

8-229J

M. P. CULP, OWNER
EAST SIDE OF JOHNSON ROAD AND AT THE SOUTHEAST
CORNER OF GLEN DRIVE AND JOHNSON ROAD
Rem. Lot 1, Blk. E, D.L. 384A, Plan 3975

Tabled for study by the Public Works Department in regard to the improvement of the drainage facilities downstream from Johnson Street.

8-1487E

R. CALLENDER
AT THE END OF QUEENSTON AVENUE EAST OF COAST
MERIDIAN ROAD
Rem. L. S. 6, Sec. 18, Twp. 40, Plan 33451

Tabled for a study by the Engineering Department for availability of piped water and examination of drainage problems.

8-2761

F. BOITSON
SOUTHEAST CORNER OF SOBALL STREET AND ROXTON
AVENUE
Lot G of Lot A, S.E. ¼ S.W. ¼ Sec. 7, Twp. 40
Plan 17587

Tabled for study by Engineering Department.

8-2734 B

W. HERZOG
WEST SIDE OF SADDLE AVENUE
Rem. Lot 5, D.L. 373, Plan 6876

Tabled for Planning Department to re-design with cul-de-sac and to investigate disposition of the triangular parcel to west of Portion D.L. 373.

8-2240B

A. SCHWAB
NORTH SIDE OF EDGAR AVENUE AND SOUTH SIDE
OF STEWART AVENUE
Rem. Lot 21, Plan 6190 and Lot B, Plan
21804, All of Pc. F, D.L. 3etc.

Tabled advising the applicant to consider either a joint subdivision with the three properties to the east (A, Rem. B and sk. 9188) or dividing the subject property into two along the south side of the easement.

8-1749A

H. H. FRIESEN
EAST SIDE OF BLUE MOUNTAIN STREET AND WEST
SIDE OF COLINET STREET
Lot 247, D.L. 365, Plan 34534

Approved subject to the provision of funds for the servicing of Colinet Street and construction of the lane to standards of gravel road and ditches.

8-2155A

W. H. BRADLEY
SOUTH SIDE OF SMITH AVENUE AND NORTH SIDE
OF RUNNYMEDE AVENUE
Lot B of 8, Blks. 10-13, D.L. 366, Plan 19904

Approved subject to provision of funds for the servicing of Runnymede Avenue and construction of the lane to standards of gravel road and ditches

8-1790A

A. ANNAL
SOUTH SIDE OF AUSTIN AVENUE AND NORTH SIDE OF
SIDNEY AVENUE
Lot 166, D.L. 3etc., Plan 35281

Approved subject to pavement, curbs, gutters and sidewalks by way of funds being provided these services to be on both sides of the road as agreed to by the applicant on June 12, 1969.

8-1918A

J. SWIB
NORTHEAST CORNER OF ALDERSON AVENUE AND DUNLOP
STREET
Lot 19 of Lot 3, Blk. 32, D.L. 3etc., Plan 13389

Tabled for reports from Engineering Department.

8-1833F

S. M. & F. J. WALKER
WEST SIDE OF PORTER STREET
Lot 275 of 119, D.L. 365, Plan 35305

Approved subject to:
a.) servicing of frontage on easterly lot with curb and gutter, sidewalk and pavement.
b.) an easement on easterly lot in favour of westerly lot for sanitary sewer.
c.) the house being located over six (6) feet from the new side lot line.

8-2610B

T. H. HOLTBY: F. M. & A. J. BOUCHARD: F. M.
BOUCHARD
NORTHEASTERLY SIDE OF HARPER'S ROAD
Lot 1 & Lot 3 of L. S. 15, Sec. 18, Twp. 40
Plan 34286

Tabled for study by the Engineering Department in regard to the proposed road as to grades and servicing.

8-1643C

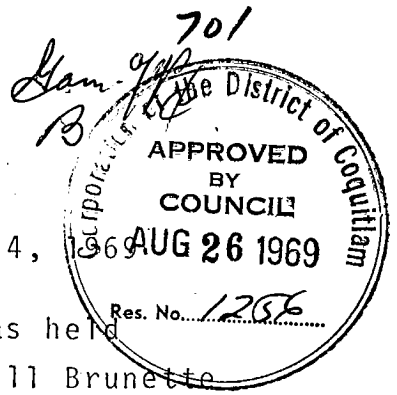
A. PATTERSON

NORTH SIDE OF VICTORIA DRIVE

E. $\frac{1}{2}$ of Pt. S.W. $\frac{1}{4}$ of N.E. $\frac{1}{2}$ Sec. 7, Twp. 40
Plan 11751

Tabled for study by the Engineering Department in regard to the provision of municipal water supply system.

SUBDIVISION COMMITTEE MINUTES



August 14, 1969

A Special Meeting of the Subdivision Committee was held in the office of the Engineering Supervisor at 1111 Brunette Avenue, On Thursday, August 14th., 1969 at 3:00 p.m. with Mr. H. F. Hockey and Mr. D. M. Buchanan being present.

8-2734A

W. HERZOG
WEST SIDE OF SADDLE AVENUE
Rem. Lot 5, D.L. 373, Plan 6876

Approved, subject to:

- 1.) the whole road being cancelled with thirty-three (33) feet to be added to properties to north and south, under the by-law procedure to be undertaken by the Municipal Solicitor.
- 2.) provision of evidence to the Simon Fraser Health Unit that septic tank regulations can be met.

8-2590

W. J. INVESTMENTS
BURNABY INVESTMENTS
BURNS CONSTRUCTION
W. RALPH BROWNLEE, ARCHITECT, AGENT.
EAST SIDE OF NORTH ROAD
N. 1/2 & S. 1/2 of Pt. D.L. 5, Plan 1165A & Lot 6, D.L. 5
Plan 21177

Referred back to the applicant for him to consider the easterly lot being increased from sixty-five (65) to seventy (70) feet in width in view of the prevailing lot size in the area.

8-2509A

T. M. HUESTIS
B. TYSSDAL
NORTHEAST CORNER OF NORTH ROAD AND CHAPMAN AVENUE
Lot B, Blk. 1, D.L. 54&55, Plan 10074

Approved, subject to:

- a.) Council approval of lots below sixty-six (66) feet in width.
- b.) surveyor's certificate showing location of existing house with respect to existing and proposed lot lines.

8-1404C

J. S. & P. A. BIRD
G. H. DLUGOS, AGENT
NORTHEAST CORNER OF IRVINE STREET AND GREENE STREET
Lot 76, D.L. 378, Plan 31775

Tabled, recommending applicant approach owner of Lot 77, to see if frontage on Greene Street can be secured for both lots in order to reduce required servicing costs.

8-2363A

AUSTIN DEVELOPMENTS LTD.
E. DAVIES
NORTH SIDE OF AUSTIN AVENUE: WEST OF LAURENTIAN
Lots A & B, Blk. 3, D.L. 358, Plan 8330

Approved subject to:

- 1.) storm sewers being provided along roadway and to Austin Avenue by easement.
- 2.) an increase in the capacity of the driveway culverts on the north side of Austin Avenue.
- 3.) a sanitary sewer extension.
- 4.) provision of pavement, curbs and gutter and sidewalks.

8-1599A

MR. J. ROBINSON
NORTH SIDE OF WYVERN COURT EAST OF SHERIFF STREET
Rem. Lot 7, Blk. 4, D.L. 367, Plan 13109 & Lot 31
D.L. 367, Plan 24400

Approved with two sixty-five (65) foot lots subject to:

- 1.) registration of ten (10) foot easement for municipal sewer prior to registration of new easement plans which would otherwise be required.
- 2.) six (6) foot easement across the middle lot in favour of the municipality for connection to municipal sewer from westerly lot.
- 3.) road relocation plans and descriptions being prepared by professional surveyor for presentation to Municipal Solicitor for reference in Road Exchange By-Law.
- 4.) removal of house on westerly lot prior to final approval by Approving Officer.
- 5.) cash deposit for sidewalks, curb and gutter and pavement along frontage of middle lot.

8-2745A

PORT MOODY-COQUITLAM DEVELOPMENT CO. LTD.
R. D. BRODIE, SECRETARY
Lot 398 & a Portion of Lot 403 & a Portion of
Lot 401, D.L. 371, Plan 34335

Approved subject to services and easements being provided including sidewalks.

8-1909B

A. & G. BOUCHARD
SOUTHWEST CORNER OF ROCHESTER AVENUE AND SCHOOL-
HOUSE STREET
Pt. Blk. 38, D.L. 109, Plan 12589

Tabled, pending discussion by Council to relieve applicant from previous requirement for storm sewer installation.

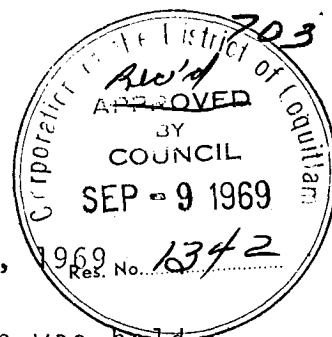
8-2489B

B. & O. HOYEM
SOUTH SIDE OF CORNELL AVENUE: NORTH SIDE OF SMITH
AVENUE AND EAST OF PORTER STREET
Lot 8, Blk. 2, D.L. 365, Plan 1604

Approved subject to:

- a.) storm sewers, curb and gutter and sidewalks.
- b.) approval of lots below sixty-six (66) feet by Council.

SUBDIVISION COMMITTEE MINUTES



September 4, 1969

The Regular Meeting of the Subdivision Committee was held in the office of the Planning Director at 1013-C Brunette Avenue, on Thursday, September 4th., 1969 at 3:00 p.m. with Mr. A. C. Kent, Mr. L. Hiebert, Mr. E. Tiessen and Mr. D. M. Buchanan, Planning Director acting as Secretary.

8-2763 A. STRATICHUK, OWNER
SOUTH SIDE OF COY AVENUE AT MARTIN STREET
E. 1/2 of S.E. 1/4 L.S. 15, Sec. 13, Twp.

Declined since Medical Health Officer recommends three (3) acre minimum in areas without municipal water supply as stated by Regional Plan.

8-2337A F. D. & E. BREWER, OWNERS
V. C. GOUDAL, AGENT
SOUTH SIDE OF WALTON AVENUE EAST OF JOHNSON ROAD
Rem. 4.69 Acres + D.L. 386, Plan 8168

Tabled for School Board and Parks and Recreation Department to examine since future school site and municipal park proposed in Official Street Plan for this area.

Buchanan
10/2/69

8-2766A W. R. & M. FOREMAN, OWNERS
C. deHAAN, AGENT
NORTH SIDE OF VICTORIA DRIVE WEST OF BURKE MOUNTAIN STREET
Lot 43, N.W. 1/4 Section 7, Twp. 40, Plan 26112

Approved subject to:

- 1.) municipal water connection being available to northern lot.
- 2.) evidence being provided by applicant to Simon Fraser Health Unit that septic tank regulations can be met.
- 3.) dedication and servicing of thirty-three (33) feet on north edge of property -storm sewers, curb and gutter and pavement being required.

8-1533D E. & E. A. GARRISON, OWNERS
NORTH SIDE OF AUSTIN AVENUE EAST OF HILLCREST STREET
Rem. Lot 35 of Lot 4, Blk. H, D.L. 359, Plan 24259

Tabled for examination as to presence of existing dwellings and the timing of sanitary sewers in this area.

8-229J M. P. CULP, OWNER
SOUTHEAST CORNER OF JOHNSON STREET AND GLEN DRIVE
Rem. Lot 1, Blk. E, D.L. 384A, Plan 3975

Declined in public interest since northern lot is below one (1) acre in size as required for septic tank disposal by the Medical Health Officer and because of the drainage problem in southern part of property.

8-1658A

K. T. NELSON, OWNER
R. SEGAL, OWNER
EAST SIDE OF NORTH ROAD NORTH OF CHAPMAN AVENUE
Lot A, Blk. 1, D.L. 54&55, Plan 10074

Approved subject to:

- 1.) cash deposit being provided by applicant for storm sewer, curb and gutter, sidewalk, and pavement on cul-de-sac and on North Road.
- 2.) approval of frontages less than sixty-six (66) feet by Council.
- 3.) extension of sanitary sewer from Chapman Avenue.
- 4.) registration of subdivision 8-2509B to south.

8-1918

J. SWIB, OWNER
NORTHEAST CORNER OF ALDERSON AVENUE AND DUNLOP STREET
Lot 19 of Lot 3, Blk. 32, D.L. 3etc., Plan 13389

Approved subject to cash deposit by applicant for storm sewer, curb and gutter and sidewalk on Dunlop Street along side northerly lot, noting depth for sanitary sewer connection for that lot is only four (4) feet.

8-2384

S. & I. HRENCHUK, OWNERS
WEST SIDE OF McINTOSH STREET
Lot 31, Blks. 3,4&5, D.L. 368, Plan 1374

Tabled until applicant shows how drainage facility can be provided either to existing section of Kelvin Street by easement or to McIntosh Street on south side of parcel by easement.

8-2160A

E. HUTCHISON, OWNER
WEST SIDE OF McINTOSH STREET
Lot 32, Blks. 3,4&5, D.L. 368, Plan 1374

Tabled until applicant shows how drainage facility can be provided either to existing section of Kelvin Street by easement or to McIntosh Street on south side of parcel by easement and until rear lot lines are investigated.

8-2247

T. & E. M. HARDING, OWNERS
F. A. THEOBALD, AGENT
BETWEEN REGAN AVENUE AND CORNELL AVENUE
Lot 6, Blk. 4, D.L. 364, Plan 1613

Tabled to investigate the location of lane and number of lots requested by applicant.

8-1822

E. T. BULL, OWNER
SOUTH SIDE OF DELESTRE AVENUE WEST OF LEBLEU STREET
Lot 8, Blk. 102, D.L. 3etc., Plan 13513

Tabled for review of legal basis for approving setback less than six (6) feet.

8-1791C

VAN DEE DEVELOPMENT LTD., OWNER
L. A. THOMAS, SECRETARY
SOUTH SIDE OF LEMAX AVENUE WEST OF MIDVALE STREET
Lot 98, D.L. 358, Plan 34604

Tabled for Engineering Department to investigate watercourse and its effect on subdivision.

8-2415B

W. R. FLETCHER, OWNER
FARWEST DEVELOPMENTS LTD., AGENT
NORTH SIDE OF AUSTIN AVENUE WEST OF MIDVALE STREET
W. 1/4 Lot 2, D.L. 358, Plan 1729

Tabled to establish servicing requirements.

8-2771

J. M. & R. S. LOVELY, OWNERS
BETWEEN COTTONWOOD AVENUE AND MILFORD AVENUE
EAST SIDE OF PORTER STREET
Lot 17, Blk. 3, D.L. 365, Plan 1604

Tabled until Municipal Solicitor indicates status of proposed lane closing by-law for lane east of proposed subdivision.

8-2770

A. & F. JENNINGS, OWNERS
WEST SIDE OF ELMWOOD STREET NORTH OF COMO LAKE AVENUE
Lot J, Blk. 15, D.L. 9, Plan 15820

Tabled for Building Department and Engineering Department reports.

8-1083E

SOUTH SEA MORTGAGE PER GARTH WEEKS
SOUTHEAST CORNER OF GILROY STREET AND CHAPMAN AVENUE
Lots 343&344, Blk. 1, D.L. 54, Plan 34490

Approved.

8-2643

C. I. BROGAN, OWNER
BETWEEN PORTER STREET AND JARVIS STREET
N. 1/2 Lot 68, Blks. 1-6, D.L. 368, Plan 1374

Tabled for Engineering Department report.

8-2240A

A. SCHWAB, OWNER
SOUTH SIDE OF STEWART AVENUE WEST OF BLUE MOUNTAIN
Rem. Lot 21, Plan 6190 & Lot B, Plan 21804 ALL OF
PCL. F, D.L. 3etc.

Declined as the existing situation is deemed best until joint subdivision with properties to the east is possible.

8-2590C

ADVANCE BUILDERS, OWNERS
W. R. BROWNLEE, AGENT
BETWEEN APPIAN WAY AND PERTH AVENUE EAST SIDE OF
NORTH ROAD
N. 1/2 & S. 1/2 of Part of D.L. 5, Plan 1165A & Lot
6, D.L. 5, Plan 21177

Approved subject to same conditions as stated in the letter of March 13th., 1969.

SUBDIVISION COMMITTEE MINUTES



September 16th., 1969

The Regular Meeting of the Subdivision Committee was held in the office of the Planning Director at 1013-C Brunette Avenue, on Tuesday, September 16th., 1969 at 3:00 p.m. with Mr. L. Hiebert, Mr. A. C. Kent, Mr. H. F. Hockey, Mr. E. Tiessen and Mr. D. M. Buchanan, Planning Director acting as Secretary.

8-2763

A. STRATICHUK
SOUTH SIDE OF COY AVENUE AT MARTIN STREET
E. ½ of S.E. ¼ L. S. 15, Sec. 13, Twp. 39

The Committee reconsidered this subdivision; a favourable record of a drilled well's flow rate over considerable time on the property is required before any change to the three acre policy is considered.

8-2638 &
8-2688

W. RALPH BROWNLEE, ARCHITECT
CENTRAL DRYWALL (1963) LTD.
J. RATTENBERRY
DUNKIRK AVENUE: WEST SIDE OF COQUITLAM RIVER
Lots 16, 17, 18, & 19, Sec. 12, Twp. 39, Plan 3022

Referred to Engineering Supervisor on policy of Council in relation to bank protection and the control of the Coquitlam River.

8-2775

ENGINEERED HOMES LIMITED
V.C.GOUDAL, LAND SURVEYOR
Lots 17, 18, 19 & 20, D.L. 361, Plan 1084
COMO LAKE AVENUE EAST OF BAKER DRIVE

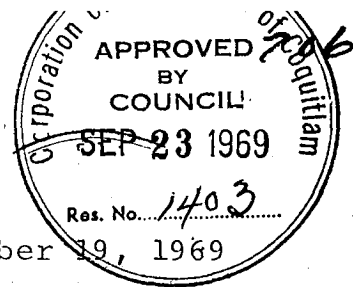
Approved.

8-1819A

FARWEST DEVELOPMENT CO. LTD.
V. C. GOUDAL, LAND SURVEYOR
EAST SIDE OF COLINET STREET
Lot 142, D.L. 365, Plan 33938

Tabled until applicant presents plot plan for new lot.

SUBDIVISION COMMITTEE MINUTES



September 19, 1969

A Special Meeting of the Subdivision Committee was held in the office of the Planning Director at 1013-C Brunette Avenue, on Friday, September 19th., 1969 at 3:00 p.m. with Mr. H. F. Hockey, Mr. A. C. Kent, Mr. E. Tiessen and Mr. D. M. Buchanan, Planning Director acting as Secretary.

8-1819B

FARWEST DEVELOPMENT CO. LTD.
V. C. GOUDAL, LAND SURVEYOR
EAST SIDE OF COLINET STREET
Lot 142, D.L. 365, Plan 33938

Approved subject to cash deposit on new lot for required services.

8-2772

R. E. & V. A. SISSON, OWNERS
EATON & STARR AGENCIES LTD. PER W. CILLIS
SOUTH SIDE OF COMO LAKE AVENUE EAST OF
GATENSBURY STREET
Lot 3, Blk. 1, D.L. 364, Plan 1613

Approved subject to required servicing on Grover Avenue.

8-2310C

R. W. STRUGNELL, OWNER
NORTH SIDE OF KING ALBERT AVENUE AND SOUTH
END OF TIPTON STREET
Rem. Lot 2, Blk. 18, D.L. 357, Plan 14021

Approved subject to:-

- 1.) Sanitary sewer extension to serve northerly lot.
- 2.) Servicing of frontage on King Albert Avenue.
- 3.) Drainage easement for existing ditch crossing on northerly lot.

8-2247B

T. E. & E. M. HARDING
CALVARY BAPTIST CHURCH
A. ZINK, AGENT
SOUTH SIDE OF REGAN AVENUE; NORTH SIDE CORNELL
Lots 6 & 7, Blk. 4, D.L. 364, Plan 1613

Approved subject to:

- 1.) New subdivision plans for both properties being submitted to Approving Officer at same time.
- 2.) Check of location in field on location of existing buildings.
- 3.) Zoning of twenty (20) foot strip being added to church to P-2 being applied for to Planning Department.
- 4.) Sanitary sewer connection directly from land to second building on church site if this is to be retained.
- 5.) Servicing of two (2) southerly lots being created on Cornell from Lot 6, Plan 1613 by way of cash deposit.

8-2773

DISTRICT OF COQUITLAM PLANNING DEPARTMENT
SUBDIVISION OF MERRITT STREET SOUTH
Blk's 11, 12 & 14, D.L. 368

Declined in public interest since capital project for storm sewer required from Como Lake Avenue to Como Lake prior to such subdivision; a report to Council by Planning Dept. on matter is to be prepared.

8-2766

W. R. & M. FOREMAN, OWNER
C. deHAAN, AGENT
NORTH SIDE OF VICTORIA DRIVE WEST OF
BURKE MOUNTAIN STREET

Lot 43, N.W. $\frac{1}{4}$ Section 7, Twp. 40, Plan
26112

Reconsidered and approved without required
road dedication but subject to:
1.) Water supply being available.
2.) Evidence being provided by the applicant
to Simon Fraser Health Unit that sanitary
regulations can be met.

8-2761

FRED BOITSON
V.L.A.
SOUTHEAST CORNER OF SOBALL STREET AND ROXTON"
COURT

Lot G of Lot A, of S.E. $\frac{1}{4}$ of N.W. $\frac{1}{4}$ Sec. 7,
Twp. 40, Plan 17587

Referred to Health Inspector for comments
since no water supply available from adjacent
watermain.

8-1487E

R. CALLENDER
AT THE END OF QUEENSTON AVENUE EAST OF COAST
MERIDIAN ROAD

Rem. L.S. 6, Sec. 18, Twp. 40, Plan 33451

Approved subject to:
1.) Storm sewer on road to be dedicated
and on south boundary of property east
of new road.
2.) Pavement, curb and gutter on new road
to be dedicated.

8-2770A

A. & F. JENNINGS
WEST SIDE OF ELMWOOD STREET NORTH OF COMO LAKE
AVENUE

Lot J, Blk. 15, D.L. 9, Plan 15820

Approved subject to lot line being adjusted
adjacent to existing dwelling to not less
than fifty (50) foot frontage on Elmwood
Street.

8-2643

C. I. BROGAN
BETWEEN PORTER STREET AND JARVIS STREET

N. $\frac{1}{2}$ Lot 68, Blks. 1-6, D.L. 368, Plan 1374

Approved subject to required servicing on
Jarvis Street by cash deposit.

8-2415B

W. R. FLETCHER, OWNER
FARWEST DEVELOPMENTS CO. LTD.
NORTH SIDE OF AUSTIN AVENUE WEST OF MIDVALE

W. $\frac{1}{2}$ Lot 2, D.L. 358, Plan 1729

Approved subject to:
1.) Sanitary sewer extension.
2.) Servicing required by cash deposit on
Austin Avenue.

SUBDIVISION COMMITTEE MINUTES

October 2, 1969

The Regular Meeting of the Subdivision Committee was held in the office of the Planning Director at 1013-C Brunette Avenue, Thursday, October 2, 1969 at 3:00 p.m. with Mr. E. Tiessen, Mr. L. Hiebert, Mr. A. C. Kent, and Mr. D. M. Buchanan, Planning Director, acting as Secretary.

706
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OCT - 7 1969
Res. No. 1496
1497

8-2610B

T. H. HOLTBY, OWNER
F. M. & A. J. BOUCHARD, OWNERS
F. M. BOUCHARD, OWNER
NORTHEASTERLY SIDE OF HARPER'S ROAD
Lot 1 & Lot 3, of L. S. 15, Sec. 18, Twp. 40
Plan 34286

Declined since proposed road is a major road and the grades would be at least 15% which is excessive for such a road.

8-2685

D. C. B. & A. I. McLAINE, OWNERS
V. C. GOUDAL, AGENT
WEST OF COY STREET: SOUTH SIDE OF HAZEL DRIVE
N. 1/2 L. S. 15, Sec. 13, Twp. 39

The Committee recommend that the Approving Officer require a plot plan for the location of buildings, wells and septic tanks in this area keeping in mind the required 100 foot separation between wells and septic tank fields prior to further consideration of this subdivision.

8-2771

J. M. & R. S. LOVELY, OWNERS
BETWEEN COTTONWOOD AVENUE AND MILFORD AVENUE
EAST SIDE OF PORTER STREET
Lot 17, Blk. 3, D.L. 365, Plan 1604

Approved subject to -

1. Reservation of the lane as shown in sketch 8-2771A as per registered agreement to be prepared by the Municipal Solicitor.
2. The dwelling being setback 20 feet from the lane and the garage being removed from the proposed lot line.
3. Required servicing of the Milford Avenue and Cottonwood Avenue frontage.
4. A cash bond for the possible clearing and surfacing of the lane, to be returned if the cancellation programme is not proceeded with by Council after the Solicitor approaches the property owners.
5. All required connections from the existing house.

8-2776A

McCANN REALTY LTD.
PALM SPRINGS HEALTH SPA
EXCELSIOR INVESTMENT LTD.
EAST SIDE OF NORTH ROAD SOUTH OF BROOKMERE AVENUE
Pcl. L, Ref. Plan 7859; Lots A & B, Blk. 1, Plan
18713, and the W. 200' of Lot 2, Pcl. C, Plan
6533, All of D.L. 5

Approved subject to -

1. Dedication of 17.9 foot area on S.E. corner of property to widen the road to 67.9 feet to allow for transition to lane.

8-2776A

CONT.'D.

2. Pavement, curb and gutter, sidewalks, ornamental lighting, underground wiring and boulevard treatment.
3. Improvement of the lane to Austin Avenue to allow for access thereto.

8-2761

F. BOITSON, OWNER
SOUTHEAST CORNER OF SOBALL STREET AND ROXTON COURT

Lot G of Lot A, of S.E.¼ of N.W.¼ Sec. 7,
Twp. 40, Plan 17587

Tabled for evidence of an adequate water supply by means of a well being drilled on both lots and a written record of the flow rate being supplied by the driller to the Health Inspector.

8-2774

W. & N. HOLONKA, OWNERS
EAST SIDE OF MUNDY STREET SOUTH OF DAWES HILL ROAD
AND NORTH OF KAPTEY AVENUE

Lot 64, D.L. 65&66, Plan 34031

Declined since -

1. Not in accordance with plan for future subdivision.
2. The size of lots is considered insufficient for septic tank.
3. The northern lot is not considered buildable for a conventional house.

8-2740

H. A. OVERLAND
EAST OFF PIPELINE ROAD: WEST OF THE COQUITLAM RIVER
Rem. W. Pt. L. S. 14, Sec. 23, Twp. 39

Tabled to obtain legal advice as to public interest under Land Registry Act and copy of subdivision proposal being forwarded to Manager.

8-2193A

D. TRETICK, OWNER
R. TRETICK, AGENT
BETWEEN CLARKE ROAD AND GRANT STREET NORTH OF
SPROULE AVENUE

Lot 3, Blk. 1, D.L. 367, Plan 7153

Tabled for Department of Highways to comment on subdivision in relation to proposed Expressway through the area.

8-1207B

ENGLUND CONSTRUCTION
SOUTH SIDE OF KERWAN AVENUE

Rem. Lot 19, D.L. 356, Plan 10359

Approved with four lots being created subject to -

1. Storm sewer being built along lane at this time.
2. Cash deposit for servicing of frontage on Kerwan Avenue and cul-de-sac with curb and gutter, pavement and sidewalk.
3. Sanitary sewer extension.

8-336B

G. C. NICHOLSON, OWNER
SOUTHEAST END OF STANWOOD AVENUE CUL-DE-SAC
Lot 183, Blk. 14, D.L. 112, Plan 31272

Tabled until funds for the construction of sanitary sewer system in this area are secured by the Municipality.

8-1533B

E. & E. A. GARRISON, OWNERS
NORTH SIDE OF AUSTIN AVENUE EAST OF HILLCREST
Rem. Lot 35 of Lot 4, Blk. H, D.L. 359, Plan
24259

Tabled until funds for the construction of sanitary sewer system in this area are secured by the Municipality.

8-1791C

VAN DEE DEVELOPMENTS LTD.
L. A. THOMAS, SECRETARY
SOUTH SIDE OF LEMAX AVENUE WEST OF MIDVALE STREET
Lot 98, D.L. 358, Plan 34604

Declined since the storm sewer required in the watercourse is considered to represent an excessive cost to the Municipality.

NOV - 4 1969

552

Res. No.

SUBDIVISION COMMITTEE MINUTES

October 29, 1969

The Regular Meeting of the Subdivision Committee was held in the office of the Planning Director at 1013-C Brunette Avenue, Wednesday, October 29, 1969 at 3:00 p.m. with the following persons present:

Mr. A. C. Kent, Assistant Engineer
Mr. L. Hiebert, Public Health Inspector
Mr. E. Tiessen, Assistant Planning Director.
Mr. D. M. Buchanan, Planning Director, acting as Secretary.

WATER SUPPLY IN AREAS NOT SERVED BY MUNICIPAL WATER SUPPLY SYSTEM.

The Subdivision Committee endorse the following as a statement of policy in regard to subdivisions without municipal water:

- 1.) Generally, no subdivision in areas not serviced by the municipal water supply system should be approved which create parcels below three acres in size.
- 2.) Where a person wishes to proceed in any case, the procedure would be as follows:
 - a.) a well should be drilled on each parcel being created.
 - b.) a 48 hour performance record should be presented to the Sanitary Inspector in the form of a letter signed by the driller for each well in the subdivision.

8-1859A

E. W. & P. D. SCOTT, OWNERS
EAST SIDE OF BLUE MOUNTAIN STREET: BETWEEN
BLUE MOUNTAIN AND KELVIN STREETS.
Lot B of 18, Blks. 1&2, D.L. 368, Plan 17694

pavement , Approved subject to storm sewer, curb and gutter, sidewalk in the form of a cash deposit along Kelvin Street.

8-1627A

S. R. & F. C. WILLIAMS, OWNERS
CITIZENS MORTGAGE CORPORATION LTD., AGENTS
BETWEEN COMO LAKE AND HIBBARD AVENUES: WEST
OF PORTER STREET
Pct. B of 61&62, Blk. 6, D.L. 368, Plan Ex. 10368

Approved subject to easement on northerly lot in favour of southerly lot for drainage purposes, the approval being on this basis since the application was made on March 31st., 1969 prior to the servicing policy of May 13, 1969.

8-2781

D. & I. DUPERREAU, OWNERS
SOUTH SIDE OF HARRIS AVENUE: EAST OF BLUE
MOUNTAIN STREET
Bal. of the N. Prt. 84, D.L. 1&16, Plan 874

Approved noting sanitary sewer depth at property line on Harris Avenue is about four (4) feet and subject to cash deposit for the frontage of the vacant lot for storm sewer, curb and gutter, and sidewalk, and pavement.

SURVEYORS CERTIFICATE AND SKETCH PLAN.

It is recommended that a sketch plan showing the location of existing buildings be supplied by all applicants with applications and that a surveyors plot plan be required by the Approving Officer prior to final approval of any subdivision.

8-2780 D. M. & J. E. STEWART, OWNERS
E. HALL
BETWEEN COTTONWOOD AVENUE AND RUNNYMEDE
AVENUE
Rem. of the E. ½ 10, D.L. 366, Plan 6908 &
N. 33' of Lot 10, D.L. 366

Approved subject to provision of storm sewer,
pavement, curb and gutter, sidewalk in form of a cash
deposit on Runnymede Avenue frontage.

8-1791C VAN DEE DEVELOPMENTS LTD., OWNERS
SOUTHWEST CORNER OF LEMAX AVENUE AND MIDVALE
STREET: EAST OF LINTON STREET
Rem. N. ½ Blk. 7, D.L. 358, Plan 1729

Reconsideration tabled for investigation as to
why building permitted to be constructed abutt-
ing watercourse.

8-2779A F. C. KILLINGSWORTH, OWNER
CORPORATION OF THE DISTRICT OF COQUITLAM
PLANNING DEPARTMENT, AGENT
EAST SIDE OF NORTH ROAD: BETWEEN EBERT AND
WEBSTER AVENUES.
Lot 75, D.L. 7, Plan 27823

Recommended that agreement be entered into be-
tween the Municipality and Burquitlam Mortuary
Ltd. subject to:

- 1.) increasing width of Whiting Way to 50 feet
and relocation or demolition of garage ad-
jacent thereto.
- 2.) easement from five (5) feet north of present
property line to centre of Ebert Avenue for
existing waterline and sanitary sewer.
- 3.) easements for B. C. Hydro gas lines and
power lines.
- 4.) providing for future exchange of lands
when Whiting Way is available to the north
and south, subject to review of the Munici-
pal Solicitor.

8-2778 M. SOLDAT, OWNER
C. R. HUGHES, AGENT
EAST SIDE OF BURKE MOUNTAIN STREET: SOUTH OF
GISLASON AVENUE
Lot 26, of Lot 1, Pt. S.W. ¼ of N.E. ¼ Section 7,
Twp. 40, Plan 35096

Tabled for investigation as to municipal water
supply being available and investigation as to
location of creek.

8-1643C A. PATTERSON, OWNER
NORTH SIDE OF VICTORIA DRIVE
E. ½ of Pt. S.W. ¼ of N.E. ¼ Section 7, Twp. 40,
Plan 11751

8-1643C

A. PATTERSON, OWNER
NORTH SIDE OF VICTORIA DRIVE
E. ½ of Pt. S.W. ¼ of N.E. ¼ Section 7, Twp.
40, Plan 11751

Declined since no municipal water supply available to serve the property.

8-2203

E. & L. WEISHAUP, OWNERS
HUNTER, CROCKFORD & SCOBIE, AGENTS
BETWEEN KINSAC AND BLUE MOUNTAIN STREETS .
Lot 46, D.L. 367, Plan 26125

Approved subject to storm sewers, curb and gutter, pavement and sidewalk by way of cash deposit noting that existing grade is not shown and that future residents will be faced with unsightly driveway and possible effect on adjacent property.

8-2160A

E. HUTCHISON, OWNER
J. MURI, AGENT
BETWEEN KELVIN AND MacINTOSH STREETS
Lot 32, Blks. 3&4, D.L. 368, Plan 1374

Declined at this time since adequate temporary drainage is not available.

8-2348

S. & I. HRENCHUK, OWNERS
WEST SIDE OF MacINTOSH STREET
Lot 31, Blks. 3,4&5, D.L. 368, Plan 1374

Declined at this time since adequate temporary drainage is not available.

SUBDIVISION COMMITTEE MINUTES

NOV 25 1969

Res. No.

November 17, 1969

The Regular Meeting of the Subdivision Committee was held in the office of the Planning Director at 1013-C Brunette Avenue, Monday, November 17th., at 3:00 p.m. with the following persons present:

Mr. A. C. Kent, Assistant Engineer
Mr. L. Hiebert, Public Health Inspector
Mr. E. Tiessen, Asst. Planning Director
Mr. D. M. Buchanan, Planning Director
acting as Secretary

8-2607B QUARTER HOLDINGS LTD., OWNERS
P. S. CLEMENT
BETWEEN LOUGHEED HIGHWAY AND TRANS CANADA
HIGHWAY WEST SIDE OF NELSON STREET

Block 62, D.L. 16, Plan 35507

Tabled until:-

- a.) Planning Department contacts the Department of Highways in regard to access.
- b.) Planning Department contacts District of Fraser Mills in regard to dedication of thirty-three (33) feet of Nelson Street on their side.
- c.) Municipal Solicitor and Engineering Department investigate performance bond for sanitary sewer installation to this area.
- d.) Engineering Department investigates whether pump system for sanitary sewers would serve southerly parcel and as to road and drainage requirements.
- e.) Building Department investigates building conditions.

8-1181C STRATHLOCH INVESTMENTS LTD., OWNERS
K. N. BURNETT, AGENT
SOUTH SIDE OF COMO LAKE AVENUE: EAST SIDE OF
LINTON STREET

Lot 161, D.L. 363, Plan 28612

Approved subject to:

- 1.) consolidation of the proposed sixty (60) foot lot with Rem. 3 to the east.
- 2.) surveyors plan indicating location of new lot line in relation to existing retail units and walls between.

8-1966B &
8-1966C M. PURDOM, OWNER
J. PURDOM, AGENT
NORTH SIDE OF SMITH AVENUE: BETWEEN SMITH AND
CORNELL AVENUES

Lot 14, Blk. 4, D.L. 364, Plan 1613

Declined since the configuration of the lot is not considered appropriate.

8-2240D A. SCHWAB, OWNER
BETWEEN EDGAR AND STEWART AVENUES: WEST OF BLUE
MOUNTAIN STREET

Rem. Lot 21, Plan 6190 & Lot B, Plan 21804 all of
Pcl. F, D.L. 3etc.

Declined as lots do not conform to By-Law requirements and since Committee favours 8-2240C as a concept for future subdivision.

8-1739B L. H. DUPRE, OWNER
B. ALLAN, DAVID H. BURNETT & ASSOCIATES
NORTH SIDE OF BRUNETTE AVNEUE: EAST SIDE OF
CUTLER STREET
Rem. Lot G, D.L. 64&111, Plan 21810 & Rem.
Lot 3, D.L. 64&111, Plan 1122

Tabled for review by Associated Engineering Services Ltd., in relation to the proposed Laurentian Street Extension.

8-2782 FARWEST DEVELOPMENT CO. LTD.
NORTH SIDE OF COMO LAKE AVENUE: EAST OF
PORTER STREET
Rem. Lot 48, D.L. 368, Plan 25416

Declined since a major drainage improvement is required in this area prior to further residential development.

8-2740 H. A. OVERLAND, OWNER
EAST OFF PIPELINE ROAD: WEST OF THE COQUITLAM
RIVER
Rem. W. Pt. L.S. 14, Section 24, Twp. 39

Declined since the necessary provision of works along the Coquitlam River to protect this and future one acre lots represents an excessive cost to the Municipality, in the opinion of the Subdivision Committee.

8-2783 E. B. CLARK, OWNER
ALPIN & ASSOCIATES, AGENTS
SOUTH SIDE OF COMO LAKE AVENUE: EAST OF EMERSON
AVENUE
Lot 31 of 17, B1k. 52, D.L. 9, Plan 18782

Approved subject to:-

- 1.) cash deposit for pavement, curb and gutter, sidewalk and storm sewers on frontage of new lot being created.
- 2.) surveyor's plot plan showing location of existing house.
- 3.) Council approval of lot below sixty-six (66) feet in width.

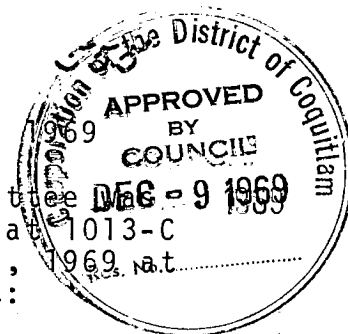
Noting that the Engineering Department will not be granting driveway access permits in future on major arterial streets such as Como Lake Avenue where secondary access from a lane is available.

8-2743A W. J. & G. A. THURNER, OWNERS
AUSTIN DEVELOPMENT LTD., AGENTS
BETWEEN LINTON AND ASCOT STREETS
N.½ Lot 4, D.L. 358, Plan 6833, B1k. 4

Declined since access is not available, noting that the applicants could proceed with 8-2363A at this time which would provide such access.

SUBDIVISION COMMITTEE MINUTES

December 3,



The Regular Meeting of the Subdivision Committee held in the office of the Planning Director at Brunette Avenue, on Wednesday, December 3rd, 1:30 p.m. with the following persons present:

Mr. L. Hiebert, Public Health Inspector
Mr. P. Bardahl, (Provincial Health Dept.)
Mr. E. Tiessen, Asst. Planning Director
Mr. H. F. Hockey, Engineering Supervisor
Mr. A. C. Kent, Asst. Engineer
Mr. D. M. Buchanan, Planning Director

8-2763

A. STRATICHUK, OWNER
SOUTH SIDE OF COY AVENUE AT MARTIN AVENUE
E. 1/2 of S.E. 1/4 L.S. 15, Sec. 13, Twp. 39.

The Committee re-affirms its requirement of a drilled well with a proven flow rate on subdivision to less than 3 acre lots, when no municipal water supply is available, such well to be approved by the Public Health Inspector.

8-1739B

L. H. DUPRE, OWNER
B. ALLAN, DAVID H. BURNETT & ASSOCIATES, AGENT
NORTH SIDE OF BRUNETTE AVENUE: EAST SIDE OF CUTLER STREET.
Rem. Lot G, D.L. 64&111, Plan 21810 & Rem. Lot 3, D.L. 64&111, Plan 1122.

Approved subject to dedication of two portions of road as shown on drawing number 8-1739B.

8-2873

A. & D. A. GILLIS, OWNERS
NORTHWEST CORNER OF HIGHLAND DRIVE AND COAST MERIDIAN ROAD.
S. 1/2 L.S. 9, Sec. 13, Twp. 39

Approved subject to:

- 1.) full servicing and physical construction on Coast Meridian Road for a 46' road.
- 2.) sidewalks being constructed on Coast Meridian since it is a major arterial street to be so serviced as per Council's policy of May 13, 1969.
- 3.) no servicing being required on the westerly 998' of Highland Drive.
- 4.) watermain charges required by By-Law.
- 5.) Actual utilization of the watermain on Coast Meridian, or if the applicant wishes to proceed now, meeting the requirement for a drilled well water supply on each parcel less than 3 acres in size.

8-2874

J. R. & S. L. E. O'BRIEN, OWNERS
NORTH SIDE OF VICTORIA DRIVE
Lot 2, of the S. 1/2 of the N. 1/2 Section 7, Twp. 40, Plan 5944

Declined because:

- 1.) the proposed subdivision does not lend itself to the proposed pattern of future subdivision in this area.
- 2.) one of the lots is below the minimum size recommended by the Medical Health Officer for septic tank disposal.

8-2874 3.) that part of the panhandle lot within the Small Holdings Zone is below the one (1) acre minimum.

8-2778 M. SOLDAT, OWNER
C. R. HUGHES, AGENT
EAST SIDE OF BURKE MOUNTAIN STREET: SOUTH OF
GISLASON AVENUE
Lot 26, of Lot 1, Pt. S.W.¼ of N.E.¼ Sec. 7,
Twp. 40, Plan 35096

Declined since municipal water supply is not available, noting that the applicant may re-apply if he can meet the requirements for a drilled well on parcels less than 3 acres in size.

8-2871 H. F. & C. M. CLARKE, OWNERS
NORTH SIDE OF DAVID AVENUE: WEST OF COAST MERIDIAN
ROAD: EAST OF GLENBROOKE STREET.
Lot 2, L.S. 1, Sec. 13, Twp. 39, Plan 12942

Approved subject to full servicing by way of cash deposit on the 180' of David Avenue, and subject to watermain charges required by by-law.

8-1926B AERO PLUMBING, HEATING & GAS FITTINGS LTD.
SY-MAC DRYWALL LTD.
RAYMOND LARCHER
ALLEY ESTATES LTD., AGENT
SOUTH SIDE OF INGERSOLL AVENUE: EAST OF GRANT STREET
Lot D, Blk. 2, D.L. 367, Plan 21265

Tabled for a reply from the Department of Highways re subdivision along the possible alignment of "Chines Expressway", and for further investigation of the watercourse by the Engineering Department.

8-2799A T. RENTMEESTER, OWNER
G. J. GRAVES, AGENT
BETWEEN GALE AVENUE, KUGLER AVENUE AND LORRAINE
Part of Lot 11, D.L. 112, Plan 9620

Tabled for investigation of drainage by the Engineering Department noting that watermain charges and full servicing will be required upon approval.

8-336B G. C. NICHOLSON, OWNER
SOUTHEAST END OF CUL-DE-SAC ON STANWOOD AVENUE
Lot 183, Blk. 14, D.L. 112, Plan 31272

Approved, subject to a cash deposit for full servicing of the frontage and watermain charges.

8-1533D E. I. GARRISON, OWNER
NORTH SIDE OF AUSTIN AVENUE: EAST OF HAVERSLEY
Rem. Lot 35 of Lot 4, Blk. H, D.L. 359, Plan 24259

Approved subject to the applicant constructing a sewer extension necessary to serve Lot "A" on Haversley Avenue and full servicing on Austin and Haversley plus watermain charges. All servicing to meet Engineering Department standards and to be designed by a professional engineer hired by the applicant.

8-1791D VAN DEE DEVELOPMENT LTD., OWNER
SOUTH SIDE OF LEMAX AVENUE: WEST OF MIDVALE
Lot 98, D.L. 358, Plan 34604

Approved subject to:

- 1.) full servicing along Lemax Avenue.
- 2.) watermain charges.
- 3.) Council approval of the 64.8 foot frontage.

-noting that a third lot could be created west of the watercourse, if an extension of the culvert below Lemax was installed by the applicant and designed by a professional engineer hired by the applicant.

8-1627A S. R. & F. C. WILLIAMS, OWNERS
CITIZENS MORTGAGE CORP. LTD., AGENTS
BETWEEN HIBBARD AVENUE AND COMO LAKE AVENUE
WEST OF PORTER STREET
Pcl. B, of 61&62, Btk. 6, D.L. 368, Plan 10368

Approved subject to:-

- a.) an easement on northerly lot for drainage purposes.
- b.) an easement across Lot 131 to the west for a sanitary sewer extension.

8-2875 A. BECK, OWNER
NORDMAN CONSTRUCTION LTD., AGENTS
NORTH SIDE OF CORNELL AVENUE
Lots 165 & 166, D.L. 366, Plan 33345

Approved.

8-1770A K. E. VINCE, OWNER
BETWEEN ROBINSON & GUILTNER STREETS
Lot 4, Btk. 1, D.L. 366, Plan 5881

Approved subject to:

- 1.) full servicing (by means of cash deposit) on Gultner Street and $\frac{1}{2}$ of frontage on Robinson Street if house is located on one side of westerly lot.
- 2.) sanitary sewer extension.
- 3.) water main charges.

8-1970A JACK CEWE LTD., OWNERS
EAST OFF PIPELINE ROAD
Lot 1, L. S. 14, Plan 28693, Rem. C, L.S. 13, Plan 12986, & Rem. Pcl. 1 of C, L.S. 13, Plan 14983 all of Section 24, Twp. 39.

Approved.

December 15, 1969

The Regular Meeting of the Subdivision Committee was held in the office of the Planning Director at 1013-C Brunette Avenue, on Monday, December 15th., 1969, at 1:30 p.m. with the following persons present:

Mr. L. Hiebert, Public Health Inspector
 Mr. A. C. Kent, Assistant Engineer
 Mr. E. Tiessen, Assistant Planning Director
 Acting as Secretary

8-2874-A

J. R. & S. L. E. O'BRIEN, OWNERS
 NORTH SIDE OF VICTORIA DRIVE
 Lot 2, S. 1/2 of N.E. 1/2 Section 7, Twp. 40, Plan
 5944

Approved subject to:

- 1.) Full servicing and physical construction on Victoria Drive for a 46' road.
- 2.) Sidewalks being constructed on Victoria Drive since it is a major arterial street, to be so serviced as per Council's policy of May 13, 1969.
- 3.) Watermain connection from the Port Coquitlam main being available to the smaller lot, the watermain connection to be satisfactory to the Water Works Superintendent.

8-2740

H. A. OVERLAND, OWNER
 EAST SIDE OF PIPELINE ROAD
 Rem. W. Pt. L.S. 14, Section 24, Twp. 39

Tabled for investigation of the existing dyke works by the Assistant Engineer.

8-2160A

E. HUTCHISON, OWNER
 WEST SIDE OF MACINTOSH, NORTH OF HIBBARD
 Lot 32, Bks. 3, 4 & 5, D.L. 368, Plan 1374

Declined since adequate temporary drainage is not available. However, the Subdivision Committee would consider a joint subdivision of Lot 32 and Lot 31 to the south. Adequate temporary drainage could be provided by a ditch along the south property line of Lot 31.

8-2384

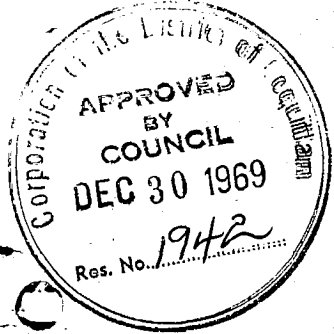
S. & I. HRENCHUK, OWNERS
 WEST SIDE OF MACINTOSH, NORTH OF HIBBARD
 Lot 31, Bks. 3, 4 & 5, D.L. 368, Plan 1374

Declined since no access would be available to rear lots until Lot 32 to the north is subdivided. However, the Subdivision Committee would consider a joint subdivision of Lots 31 and 32 subject to adequate temporary drainage being provided by a ditch along the south property line of Lot 31.

8-1949D

G. W. TURNER, OWNER
 C. & D. HOWELL, OWNERS
 V. C. GOUDAL, AGENT
 SOUTH EAST CORNER OF LINTON STREET AND FOSTER AVENUE
 Lot 11, Plan 14773 and Lot 131, Plan 33027, D.L. 358

Approved, with no servicing requirement, since no additional lots are being created.



8-2193

D. TRETICK, OWNER.
R. TRETICK, AGENT
BETWEEN CLARKE ROAD AND GRANT STREET NORTH OF
SPROULE AVENUE.
Lot 3, Blk. 1, D.L. 367, Plan 7153

Tabled for report on drainage by the Engineering Department. It is noted that a reply is expected shortly from the Department of Highways, stating that the Department would not object to subdivision in this area.

8-2872

B. G. DAWSON, OWNER
RUTHERFORD, THOMPSON, McRAE LTD., AGENTS
WEST SIDE OF HILLCREST STREET, SOUTH OF WINSLOW
Lot 201, D.L. 358, Plan 30547.

Approved subject to:

- 1.) Approval by Council of two lot frontages of less than 66'.
- 2.) Full servicing on the 120' frontage on Hillcrest Street of the two new lots being created; services to be physically constructed.

8-2653A

W. W. PULLINGER, OWNER
J. MOORE, AGENT
WEST SIDE OF PORTER STREET, NORTH OF HIBBARD
S. 1/2 Lot 65, Blk. 6, D.L. 368, Plan 1374

Approved subject to:

- 1.) Same servicing requirements on the Jarvis Street frontage, that were a condition of the original approval of May 26, 1969.
- 2.) The applicant providing a surveyor's certificate showing the location of the existing house, and subject to there being a 20' rear yard between the house and the new property line.

8-2876

B. C. GOLF CLUB, OWNER
NORTH SIDE OF AUSTIN AVENUE, EAST OF BROOKMERE PARK
Pt. of D.L. 5

Tabled for future study by the Planning Department in regard to requirements of the Parks and Recreation Commission.

8-2337A

F. D. & E. BREWER, OWNERS
V. C. GOUDAL, AGENT
SOUTH SIDE OF WALTON AVENUE, EAST OF JOHNSON ROAD
Rem. 4.69 Ac., D.L. 386, Ex. Plan 8168

Tabled for report from the Engineering Department on drainage and for a subdivision of revised plans by Mr. V. C. Goudal.

8-2877

E. T. BANKE, OWNER
WEST SIDE OF SCHOOLHOUSE STREET, NORTH OF HAVERSLEY
Rem. of Lot 2, Blk. 24, D.L. 357, Plan 7093

Approved subject to:

- 1.) Full servicing on the 51.56' frontage on Schoolhouse Street of the new lot being created, including physical construction of storm sewers to drain this portion of Schoolhouse Street and to provide drainage connections for both lots, and a cash deposit for the other required services.
- 2.) Approval by Council of two lot frontages of less than 66'.

PAGE 3/

8-2247B

T. E. & E. M. HARDING, OWNERS
CALVARY BAPTIST CHURCH
A. ZINK, AGENT
BETWEEN REGAN AND CORNELL AVENUES WEST OF
PORTER STREET
Lots 6, & 7, Btk. 4, D.L. 364, Plan 1613

Approved subject to the same conditions set
in the original approval of September 29,
1969.

8-2799

T. RENTMEESTER, OWNER
G. J. GRAVES, AGENT
BETWEEN GALE AND LORRAINE AVENUES, EAST OF
MUNDY STREET
Part of Lot 11, D.L. 112, Plan 9620

Approved subject to full servicing on the Gale
Avenue, Kugler Avenue and Lorraine Avenue front-
ages, in the form of a cash deposit, since
physical construction of services is not
feasible at this time.