

533

SUBDIVISION COMMITTEE

JANUARY 8, 1985

SUBDIVISION COMMITTEE MINUTES

A meeting of the Subdivision Committee was held in the Engineering department Committee Room at 9:30 a.m. on Tuesday, January 8, 1985, with the following persons present:

D.M. Buchanan, Planning Director  
L.T. Scott, Supervisor, Subdivision & Development  
N. Maxwell, Planning Assistant

8-2972A

R.L. METLER  
1491 PIPELINE ROAD  
LOT 8, SEC. 13, TWP. 39, PL. 25461

Declined as the applicant has not resolved the concerns contained in a letter dated August 24, 1983 from the Simon Fraser Health District.

8-3794

C. SMEETS (EXECUTOR FOR ESTATE OF F. URBASH)  
329 LAVAL STREET  
LOT 5, BLK. 9, D.L. 46, (S&E E. 78') PL. 2624

Declined as the applicant has not responded to the Planning Department's letter of 1984 05 07, which requested comments on proposed development potential of the lots.

8-3832

REICH CONSTRUCTION LTD.  
3157 DUNKIRK STREET  
LOT 369, SEC. 11, TWP. 39, PL. 62159

The Committee reviewed a request from the applicant dated January 3, 1985 for an adjustment in the approval conditions. After reviewing the request, the Committee approved subdivision sketch 8-3832 subject to:

- 1) the relocation of the existing dwelling onto the proposed northerly lot, in compliance with the Building and Zoning By-laws. The Committee notes that to comply with the lot coverage provisions of the Zoning By-law, the carport must be separated from the principal building by a minimum of 1.6 metres.
- 2) payment for one new water connection;
- 3) payment for one new storm sewer connection;
- 4) payment of the estimated 1985 municipal taxes before final approval.

8-1903E

CAMEX CANADA CORP., BEEDIE CONSTRUCTION CO. LTD.  
BEECAM SUBDIVISION - PHASE I  
L.S. 2 (S&E PL. 28937), SEC. 13, TWP. 39

The Committee acknowledges receipt of a letter dated December 31, 1984, which requests an extension to the preliminary approval. The Committee tabled the request and instructed the Planning Department to refer the said letter to the Receiver Manager for comment.

SUBDIVISION COMMITTEE MINUTES  
OF JANUARY 8, 1985

8-1513L

REWARD INVESTMENTS LTD.  
2664 MATHEWSON AVENUE  
LOT 2, D.L. 113, PL. 63144

The Committee reviewed the letter and accompanying plan from the applicant dated December 31, 1984, which requests an adjustment in the proposed lotting. After reviewing the plan, the Committee tabled sketch 8-1513L for:

- 1) submission of a plan prepared by a B.C. Land Surveyor which locates the crest of slope and provides information on the degree of slope;
- 2) comments from the applicants on how they propose to drain the proposed lots and protect the slopes from erosion;
- 3) a geotechnical report which proves out the adequacy of the proposed building site on the easterly lot. The Committee notes that this request may well lead to the need for a soils report to establish the stability of the slopes in this area.

The Committee notes that, depending on the outcome of the geotechnical report and the request for slope information, the applicant may well be required to appeal the siting requirements of the Zoning By-law to Council under a development permit application.

JANUARY 22, 1985

SUBDIVISION COMMITTEE MINUTES

A meeting of the Subdivision Committee was held in the Engineering Department Committee Room at 9:30 a.m. on Tuesday, January 22, 1985, with the following persons present:

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

8-3249B

R.L. & A.M. DEROUIN  
1550 COMO LAKE AVENUE  
LOT A OF BLK. 2, D.L. 364, PL. 18452

Approved subject to:

- 1) physical construction of the lane allowance to the standards required by Subdivision Control By-law No. 1023;
- 2) payment for one additional water and storm sewer connection;
- 3) removal of all existing buildings and structures prior to final approval;
- 4) payment of the estimated 1985 municipal taxes before final approval;
- 5) any new accesses being restricted to the lane allowance.

8-3663A

M. & J. VENDITTI  
625 COTTONWOOD AVENUE  
LOT 1 OF LOT B, BLK. 13, D.L. 7, PL. 14885

Approved subject to:

- 1) physical construction of Cottonwood Avenue and Vanessa Court to the standards required by Subdivision Control By-law No. 1023;
- 2) removal of all existing buildings and structures prior to final approval;
- 3) payment of the development cost charge as required by By-law No. 988, consisting of \$600 for the two additional dwelling units permitted to be constructed;
- 4) payment of the estimated 1985 municipal taxes before final approval;
- 5) registration in the Land Titles Office of any necessary easements;
- 6) payment of watermain charges on Vanessa Court.

The Committee noted that the applicant would not be entitled to the Homeowner's Service Exemption as the applicant would not be residing on the property at the time of final approval.

SUBDIVISION COMMITTEE MINUTES  
OF JANUARY 22, 1985

8-3696

B.C. BUILDINGS CORPORATION  
"COLONY FARM"  
PORTIONS OF D.L. 22, 23, 60 AND 170, AND A PORTION OF THE BED  
OF COQUITLAM RIVER

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The Committee acknowledges receipt of a letter from the Ministry of Environment, received in the Planning Department January 14, 1985, wherein a further adjustment to the proposed lotting is requested. Prior to commenting further on the request for the creation of the subject 30-acre parcel, and the 55-acre lot proposed adjacent to the Forensic Institute, the Committee would request the submission of a preliminary plan which clearly outlines the boundaries of the proposed two lots.

The Committee notes, for the applicant's information, that Council, on January 7, 1985, recently declined to accept the Ministry of Lands, Parks and Housing proposal for the District of Coquitlam to accept ownership and maintenance responsibility for the dyke and ditch along the west side of the Coquitlam River.

8-2546

B. & T. DEATON  
3108 STARLIGHT WAY  
LOT 1, BLK. 22, D.L. 373 & 374, PL. 20521

The Committee acknowledges receipt of a letter from the applicants, received in the Planning Department January 14, 1985, wherein consideration of subdivision of the subject property was requested. The Committee commented that if a formal application was received, the Committee would recommend to the Approving Officer that the subdivision be declined on the grounds that it would be against the public interest of the neighbourhood.

8-3645B

P. & D. OOREBECK, J.B. MUSGROVE  
2974 & 2986 DEWDNEY TRUNK ROAD  
LOTS A & B OF 7, BLK. 2, D.L. 378, PL. 21730

Declined, as the proposed lotting does not conform to the established road and lot design for the area. In addition, the Committee notes that the cul-de-sac and lot sizes do not meet by-law minimums.

8-3645C

P. & D. OOREBECK, J.B. MUSGROVE  
2974 & 2986 DEWDNEY TRUNK ROAD  
LOTS A & B OF 7, BLK. 2, D.L. 378, PL. 21730

The Committee finds the lotting indicated on sketch 8-3645C technically feasible, noting Council approval of the necessary rezoning to RS-3 One-Family Residential, 555 m<sup>2</sup> lots, will be required.

SUBDIVISION COMMITTEE MINUTES  
OF JANUARY 22, 1985

8-3090F

PARK LANE VENTURES, DISTRICT OF COQUITLAM  
SHERMAN STREET AND ALBION DRIVE  
REM. PCL. A, NORTHWEST ONE-QUARTER, SEC. 11, TWP. 39, EXCEPT  
PART OF PL. 5039; PART OF REF. PL. 11099; AND LOT 3, SEC. 11,  
TWP. 39, PL. 15816

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The Committee acknowledges receipt of a letter dated Jan. 8, 1985 from the applicants wherein a request for deviation from the approved phasing layout was requested. The Committee commented that they would not be prepared to recommend this modification to the previously agreed to phased boundaries. The Committee then approved the creation of the lots within Phase II, as indicated on sketch 8-3090F, subject to:

- 1) the requirements of Subdivision Control By-law No. 1023, including:
  - a) physical construction of the extension of Albion Drive, Franklin Street and Sherman Street, to the standards required by Subdivision Control By-law No. 1023;
  - b) registration in the Land Titles Office of any necessary easements;
- 2) payment of the development cost charge for drainage as required by By-law No. 1124, consisting of \$27,420 per gross hectare of land being subdivided;
- 3) payment of the development cost charge as required by By-law No. 988, consisting of \$600 for each of the 27 new dwelling units permitted to be constructed;
- 4) payment of the estimated 1985 municipal taxes before final approval;
- 5) submission of a plan prepared by a B.C. Land Surveyor which verifies that all lots are of adequate by-law size.

The Committee notes that the standard of construction required for the extension of Sherman Street and the construction of service connections has been previously outlined in a letter from the Engineering Department dated February 2, 1984 to the applicant's consultant.

8-2679A

V. GODIN  
823 ROCHESTER AVENUE  
LOT 2, BLK. 15, D.L. 3, (S&E PL. 34675), PL. 4365

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Approved subject to:

- 1) physical construction of Rochester Avenue and Alama Avenue to the standards required by Subdivision Control By-law No. 1023;
- 2) removal of all existing buildings and structures prior to final approval;

SUBDIVISION COMMITTEE MINUTES  
OF JANUARY 22, 1985

8-2679A cont'd

- 3) payment of the development cost charge as required by By-law No. 988, consisting of \$600 for each of the two dwelling units permitted to be constructed;
- 4) registration in the Land Titles Office of any necessary easements;
- 5) payment of the estimated 1985 municipal taxes before final approval.

The Committee commented that the applicant would not be entitled to the homeowner's service exemption as the applicant would not be residing on the property at the time of final approval.

8-2534

THE ARMADA ESTATES LTD.  
1000 KING ALBERT AVENUE  
LOT D, BLK. 21, D.L. 356, PL. 1714

Tabled for:

- 1) inspections by the Building, Engineering, Planning and Fire Departments;
- 2) submission of information by the applicants as to the viewpoints of existing tenants, as outlined in the strata title conversion guidelines.

8-1326C

G. & A. PROPERTIES LTD.  
1241-1259 JOHNSON STREET  
LOT 2, PL. 5038 (S&E PL. 36976); LOT 3, PL. 5038; PCL. G,  
REF. PL. 6021, ALL IN D.L. 386

The Committee acknowledges receipt of a plan, received in the Planning Department January 17, 1985, which provides information on proposed lotting, intersection angles and the proposed lot east of the park dedication. After reviewing the plan, the Committee tabled the proposal for:

- 1) the Planning Department to review the proposed building envelopes within the proposed lots;
- 2) the Engineering Department to review the road intersection angles.

The Committee notes that the Legal and Planning Departments are awaiting receipt of the completed appraisal which would provide information on the value of park dedication versus compensation.

SUBDIVISION COMMITTEE MINUTES  
OF JANUARY 22, 1985

8-3837

A. & B. BURIC  
837 FOSTER AVENUE  
LOT 32, BLKS. 10-13, D.L. 366, PL. 6908

Tabled for the Planning Department to contact adjacent property owners, with a view to obtaining their opinions on the proposed subdivision.

8-2333W

GENSTAR DEVELOPMENT CORP., SOUTHERN SLOPE HOLDINGS LTD.  
PHASES VI & VIII OF EAGLE RIDGE  
REM. 38 OF D.L. 238, 346, 383 & 385, PL. 32594; PCL. "M",  
D.L. 385, PL. 53584; PTN. OF REM. NW 37.7 AC. OF D.L. 385

Approved subject to:

- 1) Council approval of the proposed rezoning;
- 2) implementation of the land exchange approved by Council on January 21, 1985;
- 3) physical construction of Guildford Way and all roads lying within this subdivision to the standards required by Subdivision Control By-law No. 1023, noting that Guildford will be to an arterial standard;
- 4) physical construction of the walkway outlet to Lansdowne Drive;
- 5) provision for the future sanitary sewer trunk siphon to Lansdowne Drive;
- 6) payment of the estimated 1985 municipal taxes before final approval;
- 7) registration in the Land Titles Office of any necessary easements;
- 8) registration in the Land Titles Office of a restrictive covenant, in keeping with the Ministry of Environment Water Management Branch letter dated December 16, 1983;
- 9) registration in the Land Titles Office of a restrictive covenant over the proposed RS-4 area. The covenant would require that prior to building permit applications being submitted to the District, the potential homeowner must first receive approval of his proposed dwelling from a co-ordinating architect, designer or consulting engineer, retained by the applicant. The consultant would review each housing proposal to ensure that the RS-4 lots would be developed in a manner which provides for acceptable driveway grades not exceeding 20%, any necessary earth retention structures, site regrading, surface drainage, and the maximizing of private rear yard space (maximum slope of 5% for a minimum distance of 10 metres).
- 10) registration in the Land Titles Office of a restrictive covenant on all lots adjacent to the Scott Creek ravine, which would make potential purchases aware of the requirement for a 15-metre setback from the crest of slope for all buildings and structures;



SUBDIVISION COMMITTEE MINUTES  
OF JANUARY 22, 1985

8-2333W cont'd

- 11) registration in the Land Titles Office of a restrictive covenant which would prevent the placement of fill in excess of 1.0 metres in depth within 25 metres of the crest of slope of Scott Creek;
- 12) submission of a plan certified correct by a B.C. Land Surveyor which locates the crest of slope and the 15-metre setback line from the crest in relation to the final surveyed property line.

The Committee notes that the remainder of the site adjacent to the watercourse is to be dedicated as "PARK" as part of this subdivision application.

8-3728D

GOODLAND DEVELOPMENTS LTD.  
1392 PIPELINE ROAD  
REM. D.L. 4838; D.L. 4839; LOT 29, PL. 3022; LOT 1, PL.24751;  
LOTS 1, 2 & 3, D.L. 4838, PL. 16168; ALL IN SEC. 14, TWP. 39  
AND PCL. C OF N.1/2 L.S. 5, SEC. 13, TWP. 39

The Committee reviewed the plans and cross sections supplied by the applicant's consultant, received in the Planning Department on January 8, 1985. After considerable review of the plans and previous Committee minutes, the Committee tabled the proposal for:

- 1) the submission of:
  - a) cross sections 1, 1b, 2, 3, 9 and 13. The cross sections should be extended beyond the west property line to include the adjacent watercourse;
  - b) preliminary road centre line designs for the westward extension of the collector road and the most south-westerly roads for approximately 500 feet, to ensure proper road grades are maintained.
  - c) delineation of the "toe of slope" which has been accurately plotted on the site plan;
  - d) degree of slope information below all crests of slope. This information will be utilized in determining the effective building envelopes on all lots adjacent to the slopes.
  - e) a final grading plan and plans in accordance with Schedule 'C' of By-law No. 499 for the proposed earthworks. These plans should include the two mobile home park areas.
  - f) an updated geotechnical report on the subdivision in general, with particular attention being paid to the filling operation proposed for the mobile home park area;

SUBDIVISION COMMITTEE MINUTES  
OF JANUARY 22, 1985

8-3728D cont'd

- 2) the applicants to:
- a) review the proposed residential lotting in relation to removing the undesirable panhandle lots, removing the two downhill dead-end lanes, the proposed narrow lot widths, the amount of dedication proposed for the most southerly cul-de-sac, removing the two lots within the B.C. Hydro right-of-way and removing lots with no effective building envelopes after the setback requirements from crest of slopes have been applied to the proposed lots in the subdivision;
  - b) submit sanitary sewer drainage area calculations which prove out the downstream sewer system capacity;
  - c) submit watermain and pump station calculations for review by the Engineering Department;
  - d) contact the owner of the gravel pit to the south with a view to obtaining a copy of the gravel removal plan for that pit to ascertain how it relates to this proposed development;
  - e) secure comments from the Ministry of Mines in relation to the gravel pit operation to the south and what effect it would have on this proposed development;
  - f) secure comments from the affected property owner to the east as to the acceptability of drainage easements and facilities, as well as in regard to the temporary settling pond on their property;
  - g) comment on the Committee's contention that slope easements should be in perpetuity rather than the three years proposed, and that restrictive covenants should be registered to prevent their cancellation;
  - h) respond to the Committee's concern that development of residential lots south of the B.C. Hydro right-of-way may be premature due to the proximity of the adjacent gravel pit.

In addition to the above, the application also remains tabled for:

- 1) the Planning Department to obtain comments from the adjacent property owners in relation to the location of the roads which are to provide access to their lands, other than the Ministry of Lands, Parks and Housing, who replied on January 17, 1985;
- 2) the Planning Department to seek comments from B.C. Hydro in relation to the narrowing of the Hydro right-of-way and the proposed road crossings within the mobile home park areas;
- 3) the Planning Department to obtain updated comments from the Water Management and Fish and Wildlife Branches of the Ministry of Environment in relation to the latest proposal and its effect on adjacent watercourses;

SUBDIVISION COMMITTEE MINUTES  
OF JANUARY 22, 1985

8-3728D cont'd

- 4) comments from the Building and Fire Departments on the revised road and lot layout within the mobile home park area.

The Subdivision Committee also commented as follows:

- a) the reference to "arterial" street on the site plan should be adjusted to read "collector";
- b) a phased development would be acceptable, however, all earthworks will be required to be completed prior to the applicant proceeding with the first phase;
- c) the Engineering and Planning Departments have no negative comments on the new intersection location proposed for Pipeline Road;
- d) the intersection with the collector road and the upper mobile home park access is not acceptable and therefore should be redesigned;
- e) Council approval of a Road Exchange By-law, as well as final approval of the proposed rezoning, is also required.

FEBRUARY 5, 1985

SUBDIVISION COMMITTEE MINUTES

A meeting of the Subdivision Committee was held in the Engineering Department Committee Room at 9:00 a.m. on Tuesday, February 5, 1985, with the following persons present:

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

8-3535B

ARCO PROPERTIES LTD.

925 TUPPER AVENUE

LOT D, BLKS. 7 & 8, D.L. 16, L.D. 36, EXCEPT PL. 43218, 61376  
AND RW 63067

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Tabled for:

- 1) comments from the Building, Fire, Engineering and Planning Departments;
- 2) the applicant to supply satisfactory written evidence that all affected tenants consent to the proposed conversion.

The Committee notes that if the Committee recommends acceptance of the proposed conversion to Council, one of the approval conditions would be completion of Tupper Avenue to the standards required by Subdivision Control By-law No. 1023.

8-3645D

P. & D. OOREBECK, J. MUSGROVE

2974 & 2986 DEWDNEY TRUNK ROAD

LOTS A & B OF 7, BLK. 2, D.L. 378, PL. 21730

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The Committee reviewed a revised subdivision layout prepared by the applicant's consultant. The Committee, after reviewing the proposed layout, finds sketch 8-3645D technically feasible, noting that consideration of preliminary approval will be given subsequent to a Public Hearing on the necessary rezoning.

8-2779E

A. MACLEOD

625 NORTH ROAD

LOT 75, D.L. 5, PL. 27823

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The Committee reviewed a sketch prepared by the Planning Department which makes provision for a walkway connection between Whiting Way and North Road. The Committee then approved sketch 8-2779E subject to:

- 1) Council approval of the proposed road exchange;
- 2) registration in the Land Titles Office of easements over the area south of the walkway now in the Ebert Avenue road allowance to protect the existing utilities;
- 3) payment of the estimated 1985 municipal taxes before final approval.

The Committee notes that the precise responsibility of servicing requirements would be a matter for consideration by Council.

SUBDIVISION COMMITTEE MINUTES  
OF FEBRUARY 5, 1985

8-3090G

PARK LANE VENTURES LTD.  
SHERMAN STREET AND ALBION DRIVE  
REM. PCL. A, NW 1/4, SEC. 11, TWP. 39, EXCEPT PART OF PL. 5039;  
PART OF REF. PL. 11099; AND LOT 3, SEC. 11, TWP. 39, PL. 15816

The Committee reviewed a revised proposal for phased boundaries, submitted by the applicant. After considering the proposed adjustments, the Committee approved sketch 8-3090G subject to:

- 1) the requirements of Subdivision Control By-law No. 1023 including:
  - a) physical construction of Sherman Street, Franklin Street, Albion Drive and Daimler Street to the standards required by Subdivision Control By-law No. 1023, noting that Daimler Street need only be constructed for the flankage of the proposed corner lot;
  - b) registration in the Land Titles Office of any necessary easements;
- 2) payment of the development cost charge for drainage, as required by By-law No. 1124, consisting of \$27,420 per gross hectare of land being subdivided;
- 3) payment of the development cost charge as required by By-law No. 988, consisting of \$600 for each of the 30 new dwelling units permitted to be constructed;
- 4) payment of the estimated 1985 municipal taxes before final approval;
- 5) submission of a plan prepared by a B.C. Land Surveyor which verifies that all lots are of adequate by-law size.

The Committee notes that the standard of construction required for the extension of Sherman Street and the construction of service connections has been previously outlined in a letter from the Engineering Department dated February 2, 1984 to the applicant's consultant.

8-3696

B.C. BUILDINGS CORPORATION  
"COLONY FARM"  
PORTION OF D.L. 22, 23, 60 AND 170, AND A PORTION OF THE BED OF COQUITLAM RIVER

The Committee reviewed a letter to the B.C. Buildings Corporation dated January 24, 1985, a copy of which has been directed to the District of Coquitlam. The Committee commented that, in addition to their request for plans at their meeting of January 22, 1985, the package of information should also include input as to how BCBC would foresee the existing dyking system being maintained in perpetuity. Furthermore, the Committee questioned what instrument would be utilized if owners do not maintain the dykes to an acceptable level. The Committee is concerned that if proper maintenance was not maintained, it could have a serious impact on adjacent properties and buildings.

It should also be noted that the request for preliminary plans should also include a drawing which provides information on the elevation of the dykes in relation to the 200-year flood elevation standard established by the Water Management Branch of the Ministry of Environment.

SUBDIVISION COMMITTEE MINUTES  
OF FEBRUARY 5, 1985

8-3625B

DISTRICT OF COQUITLAM  
NORTH OF WALTON AVENUE EAST OF SHERMAN AVENUE  
PCL. B, (S&E 4.5 AC., SK. 6071, PL. 5039, PL. 23753); LOT 32,  
PL. 3022, BOTH OF SEC. 11, TWP. 39

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Approved subject to:

- 1) physical construction of all roads bounding, abutting and lying within the subdivision, to the standards required by Subdivision Control By-law No. 1023;
- 2) the applicant resolving the concerns outlined in a letter from the Fish and Wildlife Branch of the Ministry of Environment dated January 14, 1985.

The Committee notes that the Approving Officer would be willing to recommend construction over the existing storm sewer facility, provided adequate access provisions to the system are made at the midpoint for inspection purposes during and after construction.

8-1326D

G. & A. PROPERTIES LTD.  
1241-1259 JOHNSON STREET  
LOT 2, PL. 5038 (S&E PL. 36976); LDT 3, PL. 5038; PCL. G. REF.  
PL. 6021, ALL IN D.L. 386

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Approved subject to:

- 1) Council approval of the necessary rezoning;
- 2) resolution to the satisfaction of Council of the compensation associated with the dedication of the proposed "PARK" along Hoy Creek and related development cost charges for open space at \$600 per lot;
- 3) payment of the development cost charge for drainage, as required by By-law No. 988, consisting of \$27,420 per gross hectare of land for the approximate 5.34 metres of the proposed new lots;
- 4) physical construction of all roads and lanes bounding, abutting and lying within the subdivision, to the standards required by Subdivision Control By-law No. 1023, noting that Johnson Street would be to arterial standards;
- 5) no accesses being granted to Johnson Street;
- 6) registration in the Land Titles Office of any necessary easements;
- 7) payment of the estimated 1985 municipal taxes on all parcels prior to final approval;
- 8) registration in the Land Titles Office of a restrictive covenant to prevent construction on the proposed lot in the extreme southeast corner of the development until access is available from a constructed and usable street, and until Council approve issuance of a development permit;
- 9) registration in the Land Titles Office of a restrictive covenant in keeping with the Water Management Branch of the Ministry of Environment letter dated September 13, 1984.

SUBDIVISION COMMITTEE MINUTES  
OF FEBRUARY 5, 1985

8-1326D cont'd

In relation to the proposed development, the Committee notes the following:

- a) Proposed Lot 53 should be adjusted to read "PARK".
- b) Payment of a development cost charge for public open space will be required pursuant to the issuance of any building permit for the contemplated construction on the proposed townhousing and multiple-family lots.
- c) Proposed Lots 25 and 26, while meeting the minimum width provisions of the Subdivision Control By-law, will have limited building envelopes, and therefore care must be taken in choosing house plans which would be suited to the lot constraints.

8-2534

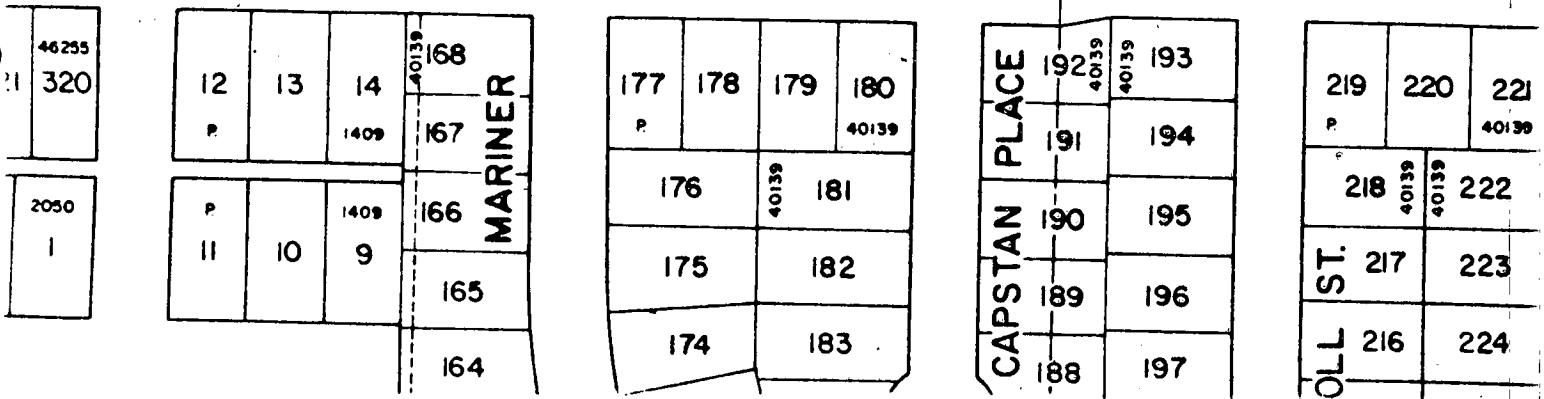
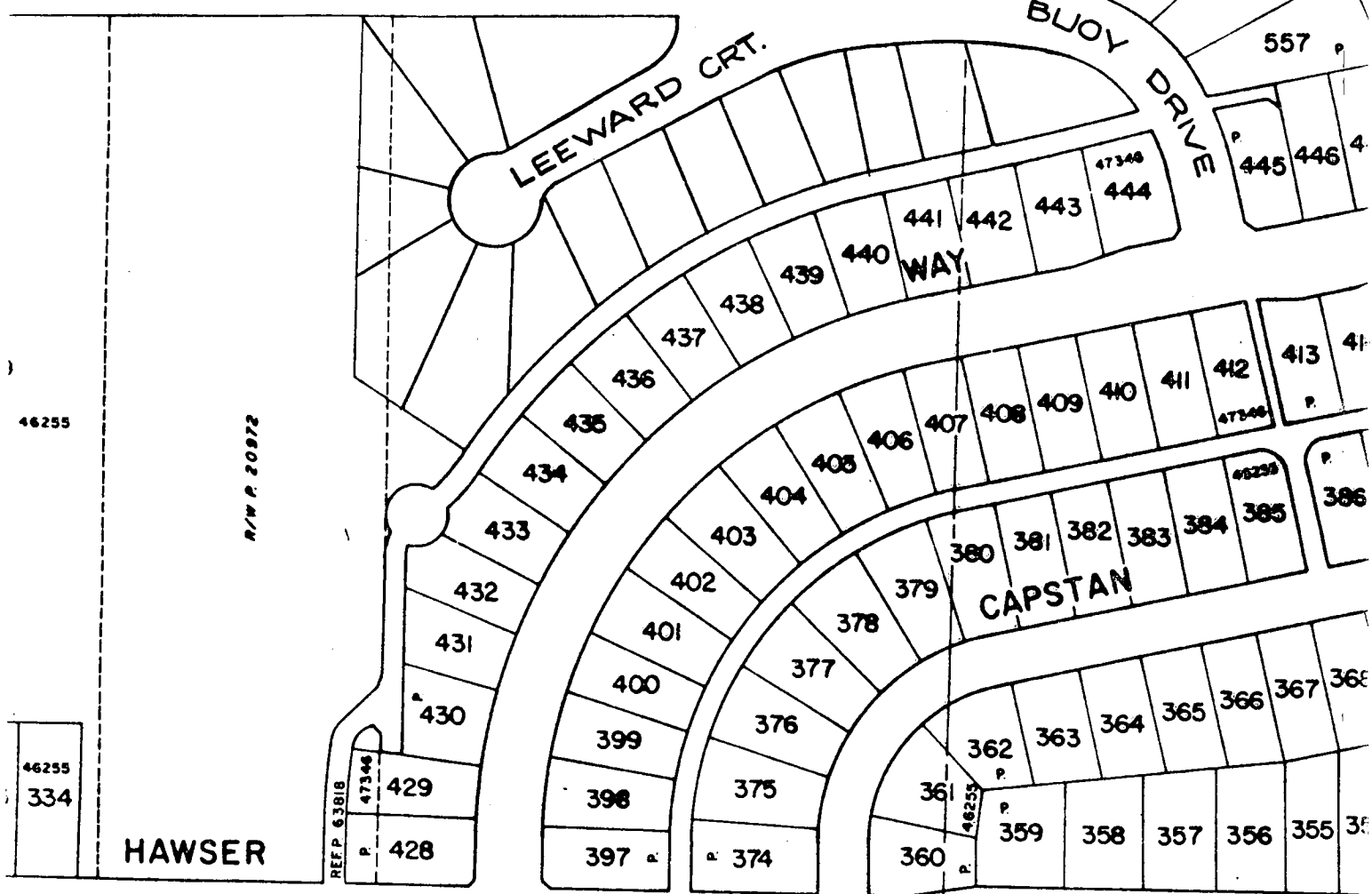
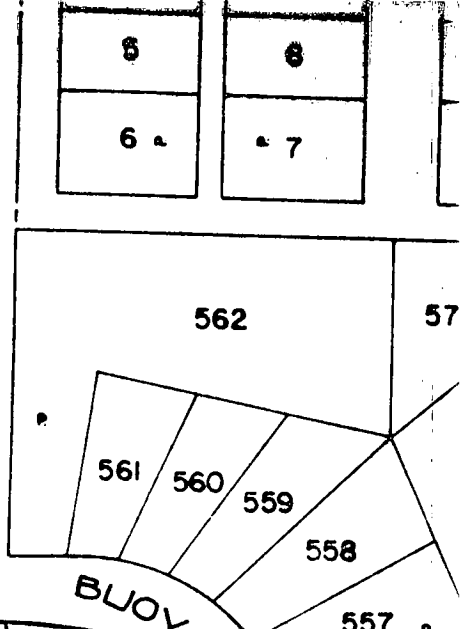
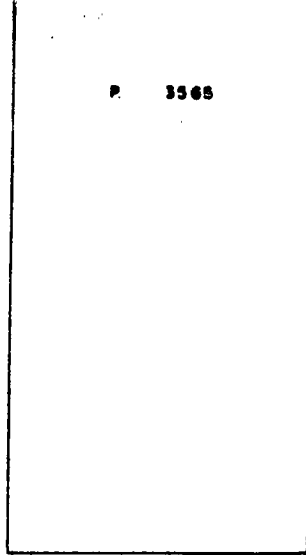
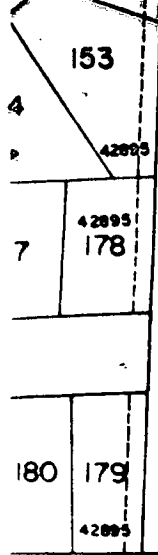
THE ARMADA ESTATES LTD.  
1000 KING ALBERT AVENUE  
LOT D, BLK. 21, D.L. 356, PL. 1714

The Committee reviewed the results of the inspection reports of the Building, Engineering, Fire and Planning Departments. After reviewing the reports, the Committee requested the Planning Department to convey the foregoing Department's comments to the applicants. The application remains tabled pending submission of the information, as required in the Strata Title Conversion Guidelines.

STREET NAMES

The Committee reviewed proposed street names and their locations are as indicated on the attached maps, which form part of the minutes. The Committee recommends that Council approve the following names, subject to acceptance by the Post Office of:

Leeward Court  
Heffley Crescent





3	4	5	6	7	8
R					2247

137  
63481

77

PINETREE WAY

138

63482	R	P	14	15	16	17	18	19	20	B	23	24	25
36828	A											2247	

63482  
P 2247  
27 26

139 140

HEFFLEY CRESCENT

A 11388  
B  
A 11548  
B 10888  
C

P 2247  
22 23 24

P	2247	R 4806	A
35	34		

P. 60686

115

STRATA PLAN  
NW 1728

Ex. P. 61183  
(Area S)

P. 118  
59586

2748 70

P. 71

ST.-

N 198' OF "A"

P. 6082

P. 28206  
P. 6808

WESTWOOD ST.

REM

B/L P. 39359

REM. 23-93  
AC.

P. 10841

FEBRUARY 19, 1985

SUBDIVISION COMMITTEE MINUTES

A meeting of the Subdivision Committee was held in the Engineering Department Committee Room at 9:30 a.m. on Tuesday, February 19, 1985, with the following persons present:

D.M. Buchanan, Planning Director  
L.T. Scott, Supervisor, Subdivision & Development  
N. Maxwell, Planning Assistant

8-3590G

DISTRICT OF COQUITLAM, WESBILD ENTERPRISES  
2991 LOUGHEED HIGHWAY  
LOT 112, PL. 60860; LOTS 143, 144, 145 & 146, PL. 65555, ALL OF  
D.L. 384A

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Approved subject to:

- 1) Council approval of the required Road Exchange By-law;
- 2) provision for a right-of-way for the future construction and ongoing operation of the ALRT facility;
- 3) payment of the estimated 1985 municipal taxes before final approval.

The Committee notes that the location of the new 14.63-metre road is to be confirmed by the Municipal Approving Officer subsequent to review of the architectural and engineering drawings for the contemplated expansion.

The Committee notes further that servicing of the property to the standards required by Subdivision Control By-law No. 1023 will be made a specific condition of the necessary development permit. The servicing requirements will include the relocation of the waterline and the removal of any other works which presently exist in the Anson Avenue road allowance.

8-3535B

ARCO PROPERTIES LTD.  
925 TUPPER AVENUE  
LOT D, BLKS. 7 & 8, D.L.16, PL.1531, (S&E PL.43218, 61376, 63067)

The Committee acknowledges receipt of the report from the Building Department and instructs the Planning Department to forward the comments to the applicants. The application, however, remains tabled pending submission of the information requested previously in regard to the affected tenants consenting to the proposed conversion.

8-474H

GLENHOLME HOLDINGS LTD.  
1900 AUSTIN AVENUE  
LOT 192, D.L. 111, PL. 64096

Tabled for:

- 1) submission of a report prepared by a professional engineer specializing in geotechnical matters, which addresses the suitability of the proposed lots for single-family use;
- 2) the applicant to provide information on the existing and proposed extent of fill in relation to existing property lines, this information to include the location of the new crest of slope and the degree of slope below the crest.

SUBDIVISION COMMITTEE MINUTES  
OF FEBRUARY 19, 1985

8-3661

T. & A. DOUCETTE  
322 MUNDY STREET  
LOT 4, BLK. 35, D.L. 111, PL. 18490

Approved subject to:

- 1) removal of the accessory building or its relocation onto the proposed southerly lot in compliance with the setback requirements of the National Building Code and the Zoning By-law;
- 2) provision of services as required by Subdivision Control By-law No. 1023 for the approximate 16.46-metre frontage of the proposed new lot on Mundy Street and the lane allowance;
- 3) payment of the estimated 1985 municipal taxes before final approval;
- 4) payment of the development cost charge as required by By-law No. 988, consisting of \$600 for the one additional dwelling unit permitted to be constructed.

8-3837

A. & B. BURIC  
837 FOSTER AVENUE  
LOT 32, BLKS. 10-13, D.L. 366, PL. 6908

The Committee, after reviewing the responses from adjacent property owners, recommends to the Approving Officer that this subdivision be declined in the public interest since the majority of the property owners canvassed have shown themselves to be opposed to this subdivision.

MARCH 5, 1985

SUBDIVISION COMMITTEE MINUTES

A meeting of the Subdivision Committee was held in the Engineering Department Committee Room at 9:30 a.m. on Tuesday, March 5, 1985, with the following persons present:

N. Nyberg, Municipal Engineer  
L.T. Scott, Supervisor, Subdivision & Development  
N. Maxwell, Planning Assistant

8-3475F

H. & H. NIEMANN  
2931 FLEMING AVENUE  
LOT 3 OF BLK. 2, D.L. 381, PLAN 19971

Reapproved subject to:

- 1) physical construction of the full frontage of the property along Fleming Avenue to the standards required by Subdivision Control By-law No. 1023;
- 2) payment of the estimated 1985 municipal taxes before final approval;
- 3) registration in the Land Titles Office of any necessary easements;
- 4) payment of the development cost charge, as required by By-law No. 988, consisting of \$600 for the four additional dwelling units permitted to be constructed;
- 5) enclosure of Hanno Creek, noting that a cost-sharing arrangement with the District may be possible for this enclosure.

8-3535B

ARCO PROPERTIES LTD.  
925 TUPPER AVENUE  
LOT D, BLKS.7 & 8, D.L.16, PL.1531 (S&E PL.43218, 61376, & 63067)

The Committee heard a follow-up report from the Engineering Department relative to potential servicing requirements as a condition of the proposed conversion. The Committee commented that in addition to the matter of completion of Tupper Avenue, the conditions would include the enclosure of the ditch in the lane allowance along the rear of the building.

The application, however, remains tabled, pending submission of information requested previously in regard to the affected tenants consenting to the proposed conversion.

8-3711C

TAU HOLDINGS LTD.  
1242-1248 JOHNSON STREET  
S. 135.5' OF PCL. K, (REF. PL. 1132), D.L. 385; LOT 1, D.L. 385, PLAN 6944

Approved subject to:

- 1) the requirements of Subdivision Control By-law No. 1023 including:
  - a) physical construction of all roads lying within the subdivision to the standards required by Subdivision Control By-law No. 1023;

SUBDIVISION COMMITTEE MINUTES  
OF MARCH 5, 1985

8-3711C cont'd

- 1) b) cash payment for the future construction of Johnson Street noting that Johnson Street will be to arterial standards;
- c) registration in the Land Titles Office of any necessary easements;
- 2) payment of the development cost charge for drainage, as required by By-law No. 1124, consisting of \$27,420 per gross hectare of land being subdivided;
- 3) payment of the development cost charge, as required by By-law No. 988, consisting of \$600 for each of the 36 dwelling units permitted to be constructed;
- 4) removal of all existing buildings and structures prior to final approval, or alternatively, the provision of surveyor's plot plans which verify that any buildings constructed which are to remain will comply with the setback requirements of the Building and Zoning By-laws;
- 5) payment of the estimated 1985 municipal taxes on all parcels prior to final approval.

8-3837A

A. & B. BURIC  
837 FOSTER AVENUE  
LOT 32, BLKS. 10-13, D.L. 366, PLAN 6908

The Committee reviewed an alternative to the previous proposal which increases the lot width to 17.67 metres. While increasing the width of the proposed lot by approximately 3 metres, it is dependent upon the Committee recommending to the Approving Officer that he relax the normal side yard requirements between buildings and property lines. The Committee is not prepared to recommend a relaxation in the amount proposed, and also commented that the resulting narrow lot, even though larger than that proposed earlier, is not consistent with the existing character of the neighbourhood in this mid block location.

The Committee commented that they would be prepared to recommend in favour of narrow lots along Spruce Avenue, but not on Foster Avenue, in this location.

8-3841

G. VANDER GULIK  
903-901 DELESTRE AVENUE  
LOT 142, D.L. 45, PLAN 48397

The Committee finds sketch 8-3841 technically feasible, noting that consideration of preliminary approval will be given subsequent to a Public Hearing on the necessary rezoning.

If the applicant is successful at the Public Hearing, the Committee will be looking for a survey certificate which updates the location of all buildings and structures which are to remain on the proposed corner lot.

SUBDIVISION COMMITTEE MINUTES  
OF MARCH 5, 1985

8-3840

W. STRAYSKI  
1191-1197 HAMMOND AVENUE  
LOT 129, D.L. 109, PLAN 42467

The Committee recommends that Council and the Strata Titles Approving Officer approve the proposed conversion.

8-3645D

P. & D. OOREBECK, J. MUSGROVE  
2974-2986 DEWDNEY TRUNK ROAD  
LOTS A & B OF 7, BLK. 2, D.L. 378, PLAN 21730

Approved subject to:

- 1) Council approval of the proposed rezoning to RS-3;
- 2) the requirements of Subdivision Control By-law No. 1023 including:
  - a) physical construction of Dewdney Trunk Road for the frontage of Lot B, the approximate 29.75-metre frontage of Irvine Street at the southeast corner of Lot A, and the proposed roads lying within the subdivision;
  - b) registration in the Land Titles Office of any necessary easements;
- 3) payment of the development cost charge, as required by By-law No. 988, consisting of \$600 for each of the 10 additional dwelling units permitted to be constructed;
- 4) payment of the estimated 1985 municipal taxes on both parcels prior to final approval;
- 5) reconstruction of the home at 2974 Dewdney Trunk Road to comply with the setback requirements of the Zoning and Building By-laws;
- 6) submission of a surveyor's certificate which verifies that the home at 2974 Dewdney Trunk Road complies with the setback requirements of the Building and Zoning By-laws once the reconstruction work under item 5) above has been completed;
- 7) registration in the Land Titles Office of a restrictive covenant, in keeping with the requirements outlined in the letter from the Water Management Branch of the Ministry of Environment dated January 24, 1985.

MARCH 7, 1985

SUBDIVISION COMMITTEE MINUTES

A special meeting of the Subdivision Committee was held in the Engineering Department Committee Room at 9:00 a.m. on Thursday, March 5, 1985, with the following persons present:

N. Nyberg, Municipal Engineer  
D.M. Buchanan, Planning Director  
N. Maxwell, Planning Assistant

8-3728D

GOODLAND DEVELOPMENT LTD.

PIPELINE ROAD

REM. D.L. 4838; D.L. 4839; LOT 29, Pl. 3022; Lots 1, 2 & 3, D.L. 4838; Pl. 16168; ALL IN SEC. 14, TWP. 39 & Pcl. C of N.1/2 L.S. 5, SEC. 13, TWP. 39, & PTN. OF ROAD ALLOWANCE RUNNING WEST OFF PIPELINE ROAD

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The Committee commented that while the project appears to be "technically feasible", there still remain a number of outstanding matters which must be resolved prior to the granting of preliminary approval. These will be reviewed further by the Engineering and Planning Departments. This review could be expedited by the applicant providing a consolidated technical response to the Committee's comments of January 22, 1985.

In addition to the above, the Committee commented that approval from the Water Management and Fish and Wildlife Branches of the Ministry of Environment and B.C. Hydro have not as yet been received.

8-2333

EAGLE RIDGE - PHASE IV

1140-1190 FALCON DRIVE

LOTS 582, 583 & REM. 584, D.L. 238 & 346, PLAN 63079

The Committee reviewed a preliminary plan prepared by the applicants relative to the introduction of RS-4 lots into the subject area. The proposal is not considered suitable for this sloping area. It is the Committee's opinion that the current intended use of two-storey low-density apartment under the current RM-1 zoning is well suited to the site characteristics.

SUBDIVISION COMMITTEE MINUTES

A meeting of the Subdivision Committee was held in the Council Committee Room at 9:45 a.m. on Tuesday, March 19, 1985 with the following persons present:

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

8-1472D B.C. HYDRO & POWER AUTHORITY (Owner)  
ELBE, LOCK, WALLS & ASSOCIATES  
WEST OF HULL COURT, SOUTH OF DEWDNEY TRUNK ROAD  
Blk. N, Pl. 3565 & Blk. S, Pl. 8360, D.L. 238, S & E Pl. 42588

The Committee acknowledges receipt of a letter from B.C. Hydro dated 1985 03 06 which requests reapproval of the southern portion of the site and information on the access problem to the northern portion. In relation to the request for reapproval, the Committee would refer the applicant to the Planning Department letter of 1985 12 10 which requested the applicant to investigate ways of creating more useable rear yards which would have a maximum slope of 5% and be a minimum of 10 meters deep. Turning to the matter of access to the northern part of the land, the Committee commented that it would be the applicant's responsibility to investigate ways of accessing that portion of the lands.

The Committee noted that the Planning and Engineering Departments will be reviewing the District's lands to the east with a view to providing an alternate means of access to the area.

8-3837B A. BURIC  
837 FOSTER  
Lot 32, Blks. 10 - 13, D.L. 366, Pl. 6908

The Committee recommends that the approving officer approve the proposed subdivision with the knowledge that the existing home would become non-conforming as to sideyard setback requirements upon registration of the subdivision. The Committee then approved subdivision sketch 8-3837B subject to:

1. Physical construction of the full frontage of Foster Avenue to the standards required by Subdivision Control By-Law No. 1023.
2. Payment of the development cost charge as required by By-Law No. 988 consisting of \$600 for the one additional dwelling unit permitted to be constructed.
3. Payment of the estimated 1985 Municipal Taxes before final approval.
4. Registration in the Land Titles Office of any necessary easements.
5. Physical construction of a storm sewer connection for the existing house noting that it appears the existing home drains across lands to the west.

8-3843 LYLE GERALD FOULDS (Applicant)  
COQUITLAM CHURCH OF CHRIST (Owner)  
2665 RUNNEL DRIVE  
Lot 159 of D.L. 238 and 383, Gp. 1, Pl. 53820, N.W.D.

Tabled for:

1. Submission of a plan prepared by a B.C. Land Surveyor



8-3843 Con't.

which provides information on the location of the natural boundary of Scott Creek in relation to the eastern property line of the site. The plan should also provide information on the elevation of the natural boundary.

2. The applicant to submit as-built information on the location of the church parking lot in relation to the proposed northern lot line of the church site.

The Committee notes that upon receipt of the information requested above, the Planning Department will review the proposed lotting.

8-2546A

W.M. & T.M. DEATON  
3108 STARLIGHT WAY  
Lot 1, Blk. 22, D.L. 373 & 374, Pl. 20521

Tabled for the Planning Department to contact the adjacent owners with a view to obtaining their opinion on the proposed subdivision.

8-1820C

OLE BAKSTAD (Applicant)  
WESTACK DEV. LTD. (Owner)  
ALLEY ESTATES SALES LTD. (Owner)  
626 ALDERSON  
Lot 1 & 2, Blk. 68, D.L. 1, Gp. 1, Pl. 1304, N.W.D.

Approved subject to:

1. Physical construction of the full frontage of Godwin Court and Alderson Avenue to the standards required by Subdivision Control By-Law No. 1023.
2. Payment of the development cost charge as required by By-Law No. 988, consisting of \$600 for each of the four potential new dwelling units to be constructed (as permitted under RT-1 zoning).
3. Payment of the estimated 1985 Municipal Taxes on both parcels prior to final approval.
4. Registration in the Land Titles Office of any necessary rights-of-way.

8-3728E

GOODLAND DEVELOPMENTS LTD.  
PIPELINE ROAD  
Rem. D.L. 4838; D.L. 4939; Lot 29, Pl. 3022; Lots 1, 2 & 3, D.L. 4838; Pl. 16168; all in Sec. 14, Twp. 39 & Pct. C of N. ½ of L.S. 5, Sec. 13, Twp. 39 & Ptn. of Road Allowance Running West off Pipeline

Approved subject to:

1. Council approval of the proposed rezoning.
2. Council approval of a Road Exchange By-Law.
3. Submission of complete earthworks drawings showing all road cuts and fills through the sections.
4. Submission of a letter from an engineer specializing in geotechnical matters which states that he has been hired on a continuous basis to supervise the earthworks program. The letter should also outline his scope of supervision responsibilities.

8-3728E Con't.

5. Submission of an updated geotechnical report which addresses any proposed filling or other earthworks within the proposed RS-3 area. The report should address the adequacy of building on any filled material.
6. The requirements of Subdivision Control By-Law No. 1023 including:
  - a. Physical construction of all roads bounding, abutting and lying within the development to the standards required by Subdivision Control By-Law NO. 1023 noting:
    - i) All road grades being acceptable to the Municipal Engineer;
    - ii) Pipeline Road will be constructed to arterial standards;
    - iii) The intersection of Pipeline Road and the collector street will be a fully signalized intersection;
    - iv) Installation of an overhead warning signal north of the Pipeline Road / collector intersection.
  - b. Registration in the Land Titles Office of any necessary easements.
  - c. Extension of the sanitary sewer to an existing municipal sewage system in keeping with Clause 16.0 of Subdivision Control By-Law No. 1023.
  - d. Construction or improvements to an off-site storm drainage system.
7. Physical construction of a chain link perimeter fence along the south property line of the RS-3 area and up the west property line to the collector road to the standards of By-Law 1023 as amended.
8. Payment of the estimated 1985 Municipal Taxes on all parcels prior to final approval.
9. Registration in the Land Titles Office of a covenant to ensure that driveways within the proposed RS-3 area will not exceed a maximum slope of 20% and the applicant proving out that this is technically feasible for all proposed lots prior to final approval.
10. Submission of a letter from the Fish and Wildlife Branch of the Ministry of Environment which confirms their approval of the proposed development.
11. Confirmation from B.C. Hydro that right-of-way 31167 has been reduced in width or removed.
12. Submission of plans prepared by a B.C. Land Surveyor which locate the new crests and toes of slopes upon completion of the earthworks as well as all existing crests and toes of slopes within the subdivision. The plan should locate these crests and toes in relation to the proposed property lines. In addition, the plan should also provide degree of slope information to determine the building envelopes on adjacent lots. The Committee notes that upon receipt of this information the lot layout and lot yield may require modification.

8-3728E Con't.

13. Confirmation of ownership prior to the approving officer signing the necessary survey drawings.

In addition, the Committee would note the following:

- a. Building permits will be required to be secured on all retaining walls which exceed 1.2 meters in height.
- b. Approval of the proposed earthworks was predicated on information that no earth would be leaving the site.
- c. The applicant is encouraged to approach the Ministry of Lands, Parks and Housing with regards to the cost sharing of the water and storm sewer system proposed to be constructed within the collector road which will also service the Ministry's land holdings.
- d. All slopes, except those adjacent to Hoy Creek, must be located within the one large easterly lot.
- e. All earthworks associated with the development must be completed and accepted prior to signing of any survey drawings.

APRIL 2, 1985

SUBDIVISION COMMITTEE MINUTES

A meeting of the Subdivision Committee was held in the Engineering Department Committee Room at 9:30 a.m. on Tuesday, April 2, 1985, with the following persons present:

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

8-3287A

P. FERRERO, C.J. VELAY  
311 LAVAL SQUARE  
LOT 2, BLK. 9, D.L. 46, PL. 2624

The Committee reviewed a letter from the applicants requesting clarification on servicing issues and retention of the northerly single-family dwelling upon subdivision of this land.

Firstly, with regard to servicing requirements, the applicant is advised that the servicing requirements are in accordance with the requirements of Subdivision Control By-law No. 1023, as amended. Clarification and more detailed information as to servicing can be secured through the Engineering Department.

With regard to the existing dwelling on the northerly portion of the property, the Committee indicated that this dwelling could remain subject to approval of the Building Department with regard to the building complying with the spatial separation requirements of the Building By-law.

Therefore, the preliminary approval for this application was updated as follows.

Approved subject to:

- 1) physical construction of Hachey Avenue, Laval Square and Cartier Avenue to the standards required by Subdivision Control By-law No. 1023;
- 2) physical construction of a storm sewer system to drain all proposed lots;
- 3) physical construction of the lane adjacent to the proposed upper lot to a walkway standard;
- 4) payment for two additional water connections;
- 5) payment of the development cost charge as required by By-law No. 988, consisting of \$600 for the one additional dwelling unit permitted to be constructed;
- 6) retention of the existing northerly dwelling on the site, to be subject to approval of the Building Department with regard to spatial separation requirements of the Building By-law;
- 7) removal of the most northerly shed prior to final approval.

The Committee notes that as the owner does not reside on the property, the Homeowners' Service Exemption does not apply.

SUBDIVISION COMMITTEE MINUTES  
OF APRIL 2, 1985

8-3812

K. LOCK  
BUOY DRIVE  
LOT 562, D.L. 373, PL. 53845

The Committee received a letter from the applicants for this subdivision requesting a six-month extension to an earlier preliminary approval.

This subdivision is dependent upon development of lands to the west for access. Given the status of the subdivision to the west, attaining of this access would appear uncertain.

This application is therefore tabled pending a more concrete subdivision proposal for the lands to the west, which would provide imminent access to the subject property.

8-3847

E. & M. SOMMERFELD  
1870 HILLSIDE AVENUE  
LOT 15 OF 1, BLK. 37, D.L. 62 & 63, PL. 13049

Approved subject to:

- 1) cash payment for the future installation of services required by Subdivision Control By-law No. 1023 for the frontage of the new lot on Coleman Avenue;
- 2) physical construction of the lane for the frontage of the property in accordance with the requirements of Subdivision Control By-law No. 1023;
- 3) payment of the development cost charge as required by By-law No. 988, consisting of \$600 for the two potential new dwelling units permitted to be constructed on the proposed new lot under the existing RT-1 zoning;
- 4) payment of the estimated 1985 municipal taxes prior to final approval;
- 5) payment for a driveway culvert if necessary;
- 6) payment for one new water connection;
- 7) registration in the Land Titles Office of a restrictive covenant over the proposed new lot to advise prospective owners that the lands directly west of the subject property have an "industrial" Community Plan designation and could be considered for M-3 Special Industrial zoning by Council.

8-3474

ROADRUNNER MOTEL LTD., DISTRICT OF COQUITLAM, CROWN PROVINCIAL  
725 BRUNETTE AVENUE  
PCL. A, D.L. 1, REF. PL.59120; LOT 22 (S&E PL.24399), BLKS. 49-58,  
D.L. 3, PL. 2716 & A PORTION OF JACKSON ST. AND TRANS CANADA HWY.

Tabled for:

- 1) the applicant to provide the Planning Department with a more precise indication as to the lands they wish to acquire in order that a revised subdivision sketch can be prepared;

SUBDIVISION COMMITTEE MINUTES  
OF APRIL 2, 1985

8-3474 cont'd

- 2) the Engineering Department to review relocation costs of underground services which would be affected by the proposed addition to the motel.

8-3637B

DISTRICT OF COQUITLAM  
PACIFIC STREET AND GUILDFORD WAY  
LOT 57, D.L. 386, PL. 61545

Approved subject to:

- 1) inclusion in the agreement for sale of a clause which requires any potential purchaser to service the proposed northerly site to the standards required by Subdivision Control By-law No. 1023, including:
  - a) physical construction of Guildford Way, Pacific Street and the east-west road;
  - b) physical construction of watermains on Guildford Way, Pacific Street and the east-west road;
- 2) payment of the development cost charge for drainage, as required by By-law No. 1124;
- 3) submission of a soils report on the proposed northerly lot.

8-3694B

DISTRICT OF COQUITLAM  
LINCOLN AVENUE AND WESTWOOD STREET  
LOT A, BLK. 4, SK. 4806; LOTS 34 & 35, BLK. 4, PL. 2247; LOT 140,  
PL. 63482; ALL IN D.L. 384A

Approved.

The Committee recommends that the Approving Officer approve this subdivision with the knowledge that upon registration, the existing home would become non-conforming in relation to the siting requirements of the Zoning By-law.

Furthermore, the Committee refers the matter of the road design for Lincoln Avenue to the traffic section of the Engineering Department for preparation of a design on the ultimate improvements to this section of road.

8-3579A

DISTRICT OF COQUITLAM  
2880 GLEN DRIVE  
LOT 1, D.L. 383, PL. 8771

Approved subject to Council including, in any agreement for sale document, a clause which requires the potential purchaser to fully service the adjacent streets to the servicing requirements of Subdivision Control By-law No. 1023.

SUBDIVISION COMMITTEE MINUTES  
OF APRIL 2, 1985

8-3635E

DISTRICT OF COQUITLAM  
WEST SIDE OF DUFFERIN STREET NORTH OF BARNET HIGHWAY  
BLK. 8, PL. 148; PT. BLK. D, (S&E PL. 12019), PL. 6408, BOTH OF  
D.L. 383

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Approved subject to:

- 1) Council including in any agreement for sale document a clause which requires the purchaser to fully service Dufferin Street to the standards required by Subdivision Control By-law No. 1023;
- 2) registration in the Land Titles Office of a restrictive covenant which restricts the scope of development in the area south of the sanitary sewer line, which runs west off Dufferin Street to only those uses which are acceptable to the Water Management and Fish and Wildlife Branches of the Ministry of Environment and Fisheries and Oceans Canada;
- 3) registration in the Land Titles Office of any necessary easements.

The Committee notes that the proposed southerly lot along Barnet Highway should be held in municipal ownership until development with adjacent land is feasible and that no servicing be required at this time.

The Committee also notes that approval of the subdivision plans by the Approving Officer of the Ministry of Transportation and Highways will be required prior to submission of the plans to the Municipal Approving Officer.

8-3717

MINISTRY OF LANDS, PARKS AND HOUSING  
RIVERVIEW HEIGHTS - PHASE II  
LOT 4, D.L. 305, PL. 64144

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Tabled for:

- 1) the applicants' comments in relation to the fact that a portion of area proposed for one-family lots on the advance plan was zoned RT-2 by Schedule A to Zoning By-law No. 1461, 1984;
- 2) the applicants to superimpose the proposed boundaries of the "super blocks" on an advance plan;
- 3) the Planning Department to review proposed lot boundaries in detail against the advance plan and the zoning boundaries under By-law No. 1461, 1984;
- 4) the Engineering Department to review the status of servicing;
- 5) the applicants to provide more precise boundaries of the lands east of Chilko Drive and west of Mariner Way which are to be the subject of land transfer. Furthermore, the applicants should comment on how and when they see the transfer of these properties taking place.
- 6) the applicants to advise in writing as to their proposals for the area along the Ranch Park boundary in terms of tree protection;

SUBDIVISION COMMITTEE MINUTES  
OF APRIL 2, 1985

8-3717 cont'd

- 7) the Planning Department to refer the applicants' letter and sketch of proposed super blocks to the Park and Recreation Director for information.

8-3843

CHURCH OF CHRIST  
2665 RUNNEL DRIVE  
LOT 159, D.L. 238 & 383, PL. 53820

The Committee finds the proposed subdivision layout technically feasible, noting that staff are awaiting comments from the Water Management Branch and Fish and Wildlife Branch of the Ministry of Environment and Federal Fisheries and Oceans which could set out certain minimum building envelopes and other construction restrictions.

8-3590G

DISTRICT OF COQUITLAM, WESBILD ENTERPRISES LTD.  
2991 LOUGHEED HIGHWAY  
LOT 112, PL. 60860; LOTS 143, 144, 145 & 146, PL. 65555, ALL OF D.L. 384A

The Committee received a survey of the proposed road exchange involved with this application. The Committee notes that this survey of the proposed road exchange is acceptable, noting that this alignment will result in an increase in the amount of acquisition required from the lands at the northeast corner of Anson Avenue and Ponderosa Street.

The application was then tabled for:

- 1) the Planning Department to work out with the traffic section of the Engineering Department the westerly portion of the extension to Anson Avenue through to Pinetree Way as to the precise road dedication required;
- 2) the traffic section of the Engineering Department to analyze the proposed road configuration and to provide proposals for adjacent off-street pedestrian facilities in lieu of sidewalks within the road right-of-way;
- 3) the Planning Department to revise the subdivision sketch upon input from the traffic section of the Engineering Department.



APRIL 16, 1985

SUBDIVISION COMMITTEE MINUTES

A meeting of the Subdivision Committee was held in the Engineering Department Committee Room at 9:30 a.m. on Tuesday, April 16, 1985, with the following persons present:

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

8-2546A M. & T. DEATON  
3108 STARLIGHT WAY  
LOT 22, D.L. 373 & 374, PL. 20521

The Committee, after reviewing the responses from adjacent property owners, recommends to the Approving Officer that this subdivision be declined in the public interest since a majority of the property owners canvassed have shown themselves to be opposed to this subdivision.

8-3848 TYCAN DEVELOPMENTS LTD.  
2850 BANBURY AVENUE  
LOT 48, D.L. 385, PL. 35515

Tabled for the applicants to demonstrate how they propose to drain the subdivision.

8-3849 DISTRICT OF COQUITLAM, C. & A. SELA  
2201 AUSTIN AVENUE  
PCL. A (REF. PL. 8885) OF LOT 1, D.L. 359, PL. 4888 AND PORTION OF  
LANE ALLOWANCE

Tabled for a review of future widening implications along Austin Avenue by the traffic section of the Engineering Department.

8-2544C COMO LAKE UNITED CHURCH  
1110-1112 KING ALBERT AVENUE  
LOT 82, PL. 27029; LOT 136, PL. 1714, BOTH IN BLKS. 21-30, D.L. 356

The Committee notes that the existing building would become non-conforming in relation to the side yard separation requirements if the subdivision is approved, hence the necessity for Council approval of a development permit to vary the setback from the existing building to the proposed property line. The Committee then approved subdivision sketch 8-2544C subject to:

- 1) Council approval of a development permit which varies the required side yard setback of the existing church building to 0 metre which, in the Approving Officer's opinion, exceeds his powers to approve subdivisions where minor setback variances are sought;

SUBDIVISION COMMITTEE MINUTES  
OF APRIL 16, 1985

8-2544C cont'd

- 2) removal of the existing church house and single-family dwelling prior to final approval;
- 3) registration in the Land Titles Office of any necessary easements;
- 4) payment of the estimated 1985 municipal taxes prior to final approval;
- 5) reconstruction of the eastern wall of the existing church to the standards required by the Building By-law of the District of Coquitlam.

The Committee notes further that servicing of the proposed easterly lot to the standards required by Subdivision Control By-law No. 1023 are intended to be made a specific condition of the development permit for the proposed new building.

8-2985D

M. GALLOVICH, M. & F. MATULINA  
700 CLARKE ROAD  
LOT 23, D.L. 106 & 107, PL. 4485

The Committee finds sketch 8-2985D technically feasible, however, the application was tabled pending Council consideration of the proposed rezoning to RS-3 for the three lots along Clarke Road.

8-3695E

OCEATAIN INVESTMENTS LTD.  
GLEN DRIVE AND JOHNSON STREET  
CONSOLIDATION OF LOTS D & E, PL. 13001; LOT 45, PL. 31079; PCL. A  
UNDER REF. PL. 4475; PORTION OF SKETCH 1960 AND SKETCH 2108; ALL  
IN D.L. 385

Approved subject to:

- 1) cash payment for the future construction of perimeter roads, as outlined in the Engineering Department letter dated 1985 02 28;
- 2) payment of the development cost charge for drainage as required by By-law No. 988, consisting of \$27,420 per gross hectare of land within the subdivision;
- 3) payment of the estimated 1985 municipal taxes on all parcels of land prior to final approval;
- 4) removal of all existing buildings and structures prior to final approval;
- 5) access to the proposed development being from Glen Drive only;
- 6) registration in the Land Titles Office of a covenant in keeping with the requirements contained in the Ministry of Environment Water Management Branch letter dated 1984 09 13;
- 7) compliance with the requirements in the Ministry of Environment Fish and Wildlife Branch letters dated 1984 10 18 and 1985 03 20;

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OF APRIL 16, 1985

8-3695E cont'd

noting that Council has approved compensation of \$149,000 for the park area of approximately 2.1 hectares to be dedicated along Hoy Creek, and that a net payment subtracting the development cost charge of \$600 per unit will be made by the District of Coquitlam upon the Municipal Solicitor being satisfied as to registration of the subdivision, including said park. Please also note that the \$600 is expected to be reviewed shortly by Council.

8-3844 SCHOOL DISTRICT NO. 43  
1000-1010 AUSTIN AVENUE  
LOT P, D.L. 105, PL. 23800

Tabled for comments from the Building Department and the project architect.

8-3801 VANAC DEVELOPMENT CORP.  
2721 ATLIN PLACE  
LOT 139, D.L. 305, PL. 65386

The Committee recommends that the Strata Titles Approving Officer sign the Form E and the plans for Phases I and II.

8-3474 ROADRUNNER MOTEL LTD., DISTRICT OF COQUITLAM, CROWN PROVINCIAL  
725 BRUNETTE AVENUE  
PCL. A, D.L. 1, REF. PL. 59120; LOT 22 (S&E PL. 24399), BLKS. 49-  
58, D.L. 3, PL. 2716 & PORTION OF JACKSON ST. & TRANS CANADA HWY.

The Committee received a preliminary cost estimate of approximately \$30,000 for relocation of the sanitary sewer, storm sewer and watermain on the east half of the Jackson Street road allowance.

The application remains tabled for the applicant to provide the Planning Department with a more precise indication as to the lands they wish to acquire in order that a revised subdivision sketch can be prepared.

The Committee notes further that provision for a pedestrian outlet from Jackson Street to Brunette Avenue and the dedication of a turnaround for the Jackson Street pavement is proposed by the Engineering Department.

APRIL 30, 1985

SUBDIVISION COMMITTEE MINUTES

A meeting of the Subdivision Committee was held in the Engineering Department Committee Room at 9:30 a.m. on Tuesday, April 30, 1985, with the following persons present:

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

8-3844A      SCHOOL DISTRICT NO. 43  
1000-1010 AUSTIN AVENUE  
LOT P, D.L. 105, PLAN 23800

The Committee tabled sketch 8-3844A pending detailed comments from the Fire and Building Departments.

8-3706C      B. SAYANI, N. SAYANI, S. SAYANI, N. SAYANI  
1235 JOHNSON STREET  
PCL. J, D.L. 386, EX. PL. 13224

It has come to the Committee's attention that there is no access to the proposed PARK area along Hoy Creek. To resolve the concern, the Committee updated their minute of December 18, 1984 to read as follows.

Approved subject to:

- 1) Council approval of the proposed rezoning;
- 2) resolution, to the satisfaction of Council, of the compensation matter associated with the dedication of the proposed park along Hoy Creek;
- 3) payment of the development cost charge for drainage, as required by By-law No. 988, consisting of \$27,420 per gross hectare of land for the approximate 1.84 ha. of the proposed new lot;
- 4) physical construction of Johnson Street and the internal road to the standards required by Subdivision Control By-law No. 1023, noting that Johnson Street would be to arterial standards;
- 5) registration in the Land Titles Office of any necessary easements;
- 6) compliance with the suggestions contained in the June 6, 1984 letter from the Fish and Wildlife Branch of the Ministry of Environment;
- 7) registration in the Land Titles Office of a covenant, in keeping with the May 10, 1984 letter from the Water Management Branch of the Ministry of Environment;
- 8) registration in the Land Titles Office of a covenant in favour of the Fish and Wildlife Branch to prevent disturbance to, or encroachment into, the 'triangular' area south and east of the sanitary sewer right-of-way over to the proposed PARK;

SUBDIVISION COMMITTEE MINUTES  
OF APRIL 30, 1985

8-3706C cont'd

- 9) registration in the Land Titles Office of an access agreement generally in the area located on sketch 8-3706C in a form acceptable to the Planning Director.
- 10) submission of a security to cover the removal of the 'temporary access' to Johnson Street once highway (public street) access is available from the north.

In relation to the proposed development, the Committee notes the following:

- a) payment of the development cost charge for open space will be required pursuant to issuance of any building permits for the contemplated construction;
- b) an extended maintenance agreement between the applicants and the District of Coquitlam will be required on the internal road until access by a public road is available from the development to the north.

8-3711D

TAU HOLDINGS LTD.  
1242-1248 JOHNSON STREET  
S. 135.5' OF PCL. K, (REF. PL. 1132) AND LOT 1, PL. 6944, BOTH IN  
D.L. 385

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The Committee reviewed a plan prepared by the Planning Department which adjusts the location of the north-south road to be consistent with the advance plan for the area. The Committee then approved subdivision sketch 8-3711D subject to:

- 1) the requirements of Subdivision Control By-law No. 1023, including:
  - a) physical construction of all roads lying within the subdivision to the standards required by Subdivision Control By-law No. 1023;
  - b) cash payment for the future construction of Johnson Street noting that Johnson Street will be to arterial standards;
  - c) registration in the Land Titles Office of any necessary easements;
- 2) payment of the development cost charge for drainage, as required by By-law No. 1124, consisting of \$27,420 per gross hectare of land being subdivided;
- 3) payment of the development cost charge, as required by By-law No. 988, consisting of \$600 for each of the 36 dwelling units permitted to be constructed;
- 4) removal of all existing buildings and structures prior to final approval, or alternatively, the provision of surveyor's plot plans which verify that any buildings constructed which are to remain will comply with the setback requirements of the Building and Zoning By-laws;
- 5) payment of the estimated 1985 municipal taxes on all parcels prior to final approval;

SUBDIVISION COMMITTEE MINUTES  
OF APRIL 30, 1985

8-3711D cont'd

- 6) the applicant resolving drainage concerns and development of silt control plans with the Fish and Wildlife Branch of the Ministry of Environment.

8-3849A      DISRICT OF COQUITLAM, C. & A. SELA  
2201 AUSTIN AVENUE  
PCL. A (REF. PLAN 8885) OF LOT 1, D.L. 359, PLAN 4888 AND PORTION  
OF LANE ALLOWANCE

Approved subject to Council adoption of a Road/Lane Exchange By-law, noting the recommendation for a straight exchange of land areas.

8-3696      B.C. BUILDINGS CORPORATION  
"COLONY FARM"  
PTN. OF D.L. 22, 23, 60 & 170 & PTN. OF BED OF COQUITLAM RIVER

The Committee acknowledges receipt of the package of information from the applicant's surveyor, all received in the Planning Department on April 23, 1985. The application was tabled pending receipt of detailed comments from the Engineering and Planning Departments.

8-3851      M. ROLLINGSON  
945-947 DELESTRE AVENUE  
LOT 273, D.L. 45, PLAN 48115

Tabled for an on-site inspection report from the Building Department in relation to the Building By-law requirements.

8-3850      T. SAWYER  
1170 COMO LAKE AVENUE  
LOT 201, D.L. 365, PLAN 31685

Approved subject to:

- 1) physical construction of Grover Avenue and the lane allowance to the standards required by Subdivision Control By-law No. 1023;
- 2) submission of a geotechnical report which verifies that the lands lying within the subdivision are suitable for their intended use. The Committee notes that the geotechnical report should also address the road construction contemplated for Grover Avenue and the lane;
- 3) payment of the development cost charge as required by By-law No. 988, consisting of \$600 for the three additional dwelling units permitted to be constructed;
- 4) payment of the estimated 1985 municipal taxes prior to final approval;
- 5) registration in the Land Titles Office of any necessary easements.

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OF APRIL 30, 1985

8-3852 L. & E. ABRAMS  
321 DECAIRE STREET  
LOT 103, D.L. 47, PLAN 26298

Tabled for the Planning Department to contact the adjacent property owners, with a view to obtaining their comments on how the proposed subdivision may affect their neighbourhood.

8-3819A J. & D. VUCKOVICH  
663 ROBINSON STREET  
LOT 3, D.L. 366, PLAN 8933

Approved subject to:

- 1) physical construction of the new road to the standards required by Subdivision Control By-law No. 1023;
- 2) relocation of the existing carport, if necessary, to comply with municipal by-laws;
- 3) submission of a surveyor's plot plan which verifies that the relocated carport complies with the siting requirements of the Building and Zoning By-laws;
- 4) payment of any current, delinquent or outstanding taxes, and the estimated 1985 municipal taxes before final approval;
- 5) payment of the development cost charge as required by By-law No. 988, consisting of \$600 for the two additional dwelling units permitted to be constructed;
- 6) registration in the Land Titles Office of any necessary easements.

8-2937F DISTRICT OF COQUITLAM  
CHILKO DRIVE  
LOT 439 (S&E PL. 65151), D.L. 378, PLAN 64421

Tabled for the Planning Department to:

- 1) review in detail the lot yield in relation to the minimum required lot size permitted under existing zoning;
- 2) review the adequacy of building envelopes, particularly adjacent the sanitary sewer.

MAY 14, 1985

SUBDIVISION COMMITTEE MINUTES

A meeting of the Subdivision Committee was held in the Engineering Department Committee Room at 9:30 a.m. on Tuesday, May 14, 1985, with the following persons present:

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

8-3851

M. ROLLINGSON  
945-947 DELESTRE AVENUE  
LOT 273, D.L. 45, PLAN 48115

The Committee recommends that Council and the Strata Titles Approving Officer approve the proposed conversion subject to the applicant first installing smoke detectors, to the satisfaction of the Building Inspector, to meet the requirements of the National Building Code.

8-1585D

NOORT DEVELOPMENTS  
769 FOSTER AVENUE  
LOT 68, (S&E PL. 28598 & 35935), Blk. 15, D.L. 366, Plan 27091.

Declined, as the proposed subdivision would create irregular lot lines.

8-1585E

NOORT DEVELOPMENTS  
769 FOSTER AVENUE  
LOT 68, (S&E PL. 28598 & 35935), BLK. 15, D.L. 366, PLAN 27091

Approved subject to:

- 1) the requirements of Subdivision Control By-law No. 1023, including:
  - a) physical construction of Foster Avenue and Spruce Avenue to the standards required by Subdivision Control By-law No. 1023;
  - b) registration in the Land Titles Office of any necessary easements;
- 2) payment of the development cost charge as required by By-law No. 988, consisting of \$600 for the three additional dwelling units permitted to be constructed;
- 3) payment of the estimated 1985 municipal taxes before final approval;
- 4) submission of a plan prepared by a B.C. Land Surveyor, which verifies that all lots will be of adequate by-law size.

The Committee recommends that the Approving Officer approve the proposed subdivision, with the knowledge that upon registration of the subdivision, the existing garage would become non-conforming as to the required rear yard setback.



SUBDIVISION COMMITTEE MINUTES  
OF MAY 14, 1985

8-1833G S. & F. WALKER  
698 PORTER STREET  
LOT 275, D.L. 365, PLAN 35305

Tabled for comments from:

- 1) the Building Department in relation to spatial separation requirements;
- 2) the Approving Officer in relation to the requested relaxation in the front yard setback requirements from 7.6 metres to 3.84 metres from Smith Avenue.

8-3474A ROADRUNNER MOTEL, DISTRICT OF COQUITLAM  
725 BRUNETTE AVENUE  
PCL. A, D.L. 1, REF. PLAN 59120 & PORTION OF JACKSON STREET

Declined, as the proposed building on the proposed new lot would not meet the setback requirements of the Zoning By-law and the private driveway system would be on lands beyond the control of the owner.

8-3474B ROADRUNNER MOTEL, DISTRICT OF COQUITLAM  
725 BRUNETTE AVENUE  
PCL. A, D.L. 1, REF. PLAN 59120 & PORTION OF JACKSON STREET

The Committee recommends Council approval of the proposed road cancellation and its acquisition by the owner.

The Committee notes that no action will be taken by staff on this matter until confirmation in writing has been received from the Ministry of Transportation and Highways and the owners that they agree to the configuration of the proposed cancellation.

8-3856 R. SCHWINGENSCHLOEGL, G. LOJOIE, J. & M. BLEWETT  
1415-1421-1423 KING ALBERT AVENUE  
LOTS 2, 3 & 4 OF LOT 3, BLK. 16, D.L. 357, PLAN 8874

Tabled for a review of the servicing implications by the Engineering Department.

The Committee notes that if a subdivision is approved, one of the approval conditions would be for the removal of all buildings and structures, or alternatively, their relocation to conform to the siting requirements of the Zoning By-law and Building Code. A variation to the conditions could be the creation of a "double" lot to accommodate the existing single-family dwelling on Lot 4.

8-3711E TAU HOLDINGS LTD.  
1242-1248 JOHNSON STREET  
S. 135.5' OF PCL. K, (REF. PL. 1132), LOTS 1 & 2, (S&E PL. 25481)  
PL. 6944, LOT 13, PL. 25481, ALL IN D.L. 385

Tabled for the applicant to demonstrate that there is no negative effect on the future subdivision potential of adjoining lands to the west as a result of the proposed adjustment in the road locations.

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8-3831 CROWN PROVINCIAL, R. & E. JOPE  
907 SHERWOOD AVENUE  
LOTS 51 & 52, BLK. 4, D.L. 16, PLAN 1531

The Committee heard a report from the Planning Department that the consolidation of the subject lands is technically feasible subject to the owner concluding successful negotiations with the Ministry of Transportation and Highways in regard to acquisition of Lot 51.

8-1044 J. & G. RAYMOND  
1200 COAST MERIDIAN ROAD  
LOT 9, L.S. 9, SEC. 12, TWP. 39, PL. 19503

Declined, as the applicant has not provided the information requested by the Subdivision Committee at their meeting of December 12, 1984.

8-2236 M. ANDERSON  
1410 ROSS AVENUE  
LOT 8, BLKS. 2 & 3, D.L. 357, PLAN 8093

Declined, as the applicant has not provided the information requested by the Subdivision Committee at their meeting of October 7, 1984.

8-3818 J. & V. LILLIE  
1401-1403-1407 HOCKADAY STREET  
LOT 7, PL. 28453; REM. A, EX. PL. 16046; REM. 1, PL. 14551 (S&E  
PL. 16046), ALL IN L.S. 6, SEC. 13, TWP. 39

Declined, as the applicant has not provided the information requested by the Subdivision Committee at their meeting of October 23, 1984.

8-3815 S. HOWKER  
2751 DEWDNEY TRUNK ROAD  
LOT A OF 1, D.L. 373, PLAN 12138

Declined, as the applicant has not provided the information requested by the Subdivision Committee at their meeting of August 14, 1984.

8-3696 B.C. BUILDINGS CORPORATION  
"COLONY FARM"  
PTN. OF D.L. 22, 23, 60 & 170 & PTN. OF BED OF COQUITLAM RIVER

The Committee heard a report from the Planning Department relative to the apparent conflict between the proposed lot line and the existing P-1 zoning boundary to the north of the Forensic Institute. As a result, the Committee requests comments from the applicants on the proposed deviation.

The application remains tabled pending receipt of the information requested above, noting that comments from the Engineering Department are still being formulated.

SUBDIVISION COMMITTEE MINUTES  
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8-3717

MINISTRY OF LANDS, PARKS AND HOUSING  
RIVERVIEW HEIGHTS - PHASE II  
LOT 4, D.L. 305, PLAN 64144

The Committee reviewed plans and an accompanying letter from the applicant's engineering consultant, all received in the Planning Department on May 7, 1985, which respond to the Committee's tabling motion of April 2, 1985. After reviewing the information, the Committee commented that the application remains tabled for:

- 1) the applicant to confirm which advance "super block" concept is to be utilized, as without this information the Committee cannot grant a preliminary approval to the creation of the proposed parcels;
- 2) the Engineering Department to review the proposed servicing plan and the landscape and grading works in the proposed park adjacent to Sylvan Place;
- 3) the Engineering Department to review requirements for any further construction or ancillary matters prior to consideration of the subdivision by the Approving Officer;
- 4) the Park and Recreation and Engineering Departments to review the regrading of the area west of Mariner Way under the B.C. Hydro right-of-way.

In addition to the above, the Committee would suggest that the applicant reconsider the location of proposed Road "I". It is suggested that the road be modified to align with proposed Road G or H, thereby reducing the number of intersections on this section of road allowance. Furthermore, preliminary road centre line designs should be submitted to the Engineering Department for review.

The Committee also notes that with the adjustment in the location of Road I, a small, triangular portion of land has been added to the southern end of the proposed school site. The area in question is not zoned P-1, Civic Institutional, and the Committee questions the necessity of adding this portion of land to the school site. It should be noted that if the area in question is to remain part of the school site, a rezoning to the proper category should be initiated.

MAY 28, 1985

SUBDIVISION COMMITTEE MINUTES

A meeting of the Subdivision Committee was held in the Engineering Department Committee Room at 10:00 a.m. on Tuesday, May 28, 1985, with the following persons present:

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

8-3848A TYCAN DEVELOPMENTS LTD.  
2850 BANBURY AVENUE  
LOT 48, D.L. 385, PLAN 35515

The Committee finds sketch 8-3848A technically feasible subject to a drainage easement being secured over lands to the south.

8-3852 L. & E. ABRAMS  
321 DECAIRE STREET  
LOT 103, D.L. 47, PLAN 26298

Approved subject to:

- 1) the requirements of the Subdivision Control By-law No. 1023, including:
  - a) cash payment for the future construction of the approximate 20.7-metre frontage of the new lot on Decaire Street to the standards required by Subdivision Control By-law No. 1023;
  - b) cash payment for one additional water connection;
  - c) cash payment for one additional driveway crossing if required;
- 2) payment of the development cost charge as required by By-law No. 988, consisting of \$600 for the one additional dwelling unit permitted to be constructed;
- 3) payment of the estimated 1985 municipal taxes before final approval.

The Committee recommends that the Approving Officer approve the proposed subdivision, with the knowledge that the existing home would become non-conforming as to the required front yard setback to the existing dwelling upon registration of the subdivision.

8-3857 HOWARD MANAGEMENT LTD.  
1135 FALCON DRIVE  
LOT 579, D.L. 238 & 346, PLAN 63079

The Committee finds sketch 8-3857 technically feasible, noting that the Committee will be looking for notification in the prospectus with regard to park activities on lots adjoining the park areas.

SUBDIVISION COMMITTEE MINUTES  
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8-1833G S. & F. WALKER  
698 PORTER STREET  
LOT 275, D.L. 365, PLAN 35305

The Committee reviewed reports from the Building Department and the Approving Officer and then approved subdivision sketch 8-1833G subject to:

- 1) the requirements of Subdivision Control By-law No. 1023, including:
  - a) cash payment for the future construction of the Porter Street and Smith Avenue frontages of the proposed new lot to the standards required by Subdivision Control By-law No. 1023;
  - b) registration in the Land Titles Office of any necessary easements;
  - c) payment for one additional water connection;
- 2) payment of the development cost charge as required by By-law No. 988, consisting of \$600 for the one additional dwelling unit permitted to be constructed;
- 3) payment of the estimated 1985 municipal taxes before final approval.

The Committee recommends that the Approving Officer approve the proposed subdivision, with the knowledge that upon registration of the subdivision, the existing dwelling would become non-conforming as to the required front and rear yard setbacks.

8-3856 R. SCHWINGENSCHLOEGL, G. LOJOIE, J. & M. BLEWETT  
1415-1421-1423 KING ALBERT AVENUE  
LOTS 2, 3 & 4 OF LOT 3, BLK. 16, D.L. 357, PLAN 8874

The Committee, after hearing a report from the Engineering Department relative to servicing of the site, found sketch 8-3856 technically feasible.

The Committee notes that their previous comments in relation to removal of buildings and structures would still be applicable.

8-2333W GENSTAR DEVELOPMENT CORPORATION, SOUTHERN SLOPE HOLDINGS, DISTRICT OF COQUITLAM  
PHASES VI & VIII - EAGLE RIDGE  
REM. 38 OF D.L. 238, 346, 383 & 385, PL. 32594; PCL. M, D.L. 385, PL. 53584; PTN. OF REM. NW 37.7 AC. OF D.L. 385

The Committee heard a report from the Planning Department relative to implications raised by the Provincial Fish and Wildlife Branch regarding the ground water table and a change in the siting requirements of the Zoning By-law in relation to steep-sloping lands. Apparently a large portion of the subject area feeds the pond adjacent to the southwest corner of Johnson Street and

SUBDIVISION COMMITTEE MINUTES  
OF MAY 28, 1985

8-2333W cont'd

Guildford Way which, in turn, maintains flows to the Terry Fox watercourse. The Fish and Wildlife Branch of the Ministry of Environment have expressed concern in regard to the possible redirection of storm water coming from this subdivision. The Engineering Department advises that the potential problem will be addressed prior to physical construction of Guildford Way west of Johnson Street.

The other matter relates to the introduction of a setback from crest of slope when the slope exceeds 35 degrees. A review of degree of slope information supplied earlier indicates that a majority of the slope down into the Scott Creek greenbelt area exceeds 35 degrees. Therefore, in order to update our information on the building envelopes on the lots adjacent to the sections of slope exceeding 35 degrees, the Planning Department requires the elevation of the crest and toe of slope, plus the distance in plan between the crest and toe.

8-3696

B.C. BUILDINGS CORPORATION  
"COLONY FARM"  
PTN. OF D.L. 22, 23, 60 & 170 & PTN. OF BED OF COQUITLAM RIVER

The Planning Department updated the Committee on the problems associated with the discrepancies between the proposed lot line and the existing P-1 zoning boundary. The Committee was also advised by the Engineering Department that there appear to be no technical problems with regard to any servicing requirements.

In light of the problems associated with the lot line matching the zoning line, the application remains tabled, pending receipt of a legal opinion from the Municipal Solicitor.

The Committee commented further that if the subdivision can be granted a preliminary approval at the meeting scheduled for June 11, 1985, or subsequently the approval conditions could read as follows:

Approved subject to:

- 1) Council approval of an amended Schedule "A" to By-law No. 1395, 1983;
- 2) Council approval of the issuance of a development permit to vary the siting requirements of the Zoning By-law;
- 3) the applicant's surveyor adjusting the proposed property line north of the Forensic Institute to ensure it coincides with the amended Schedule "A" to By-law No. 1395, 1983;
- 4) proof of registration of an acceptable Dyke Maintenance Agreement;
- 5) registration in the Land Titles Office of a right-of-way for access purposes in the District's favour to ensure maintenance of the storm water flood gates on Mundy Creek;
- 6) payment of the estimated 1985 municipal taxes on all parcels prior to final approval;

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8-3696 cont'd

- 7) registration in the Land Titles Office of covenants in keeping with the requirements contained in the letter from the Water Management Branch of the Ministry of Environment dated March 21, 1985;
- 8) registration in the Land Titles Office of a right-of-way over the surface of the dyke to allow public access;
- 9) registration in the Land Titles Office of a restrictive covenant over the area between the dykes along Mundy Creek for dyke and channel maintenance.

8-3625C

DISTRICT OF COQUITLAM  
NORTH OF WALTON AVENUE EAST OF SHERMAN STREET  
PCL. B (S&E 4.5 AC., SK. 6071, PL. 5039, PL. 23753); LOT 32,  
PL. 3022; BOTH OF SEC. 11, TWP. 39

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Approved subject to:

- 1) physical construction of all roads bounding, abutting and lying within the subdivision, to the standards required by Subdivision Control By-law No. 1023;
- 2) the applicant resolving the concerns outlined in a letter from the Fish and Wildlife Branch of the Ministry of Environment, dated January 14, 1985;
- 3) registration in the Land Titles Office of covenants, in keeping with the Water Management Branch of the Ministry of Environment letter dated December 18, 1984.

The Committee notes that the Approving Officer would be willing to recommend construction over the existing storm sewer facility provided adequate access provisions to the system are made at the mid point for inspection purposes during and after construction.

8-3843

CHURCH OF CHRIST  
2665 RUNNEL DRIVE  
LOT 159, D.L. 238 & 383, PLAN 53820

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The Committee heard a report from the Planning Department relative to the Parks and Recreation concerns with regard to the creation of the lot closest to the field house. After discussing the problem, the Committee concluded that if the subdivision is granted a preliminary approval, one of the conditions would be for the applicants to make all potential purchasers aware of the existence of the park and possible problems associated therewith through a combination of signage and an entry on any required prospectus or sales material to be distributed to potential buyers.