

LAND USE COMMITTEE

JULY 5, 1977

504-2

LAND USE COMMITTEE MINUTES

A regular meeting of the Land Use Committee was held on Tuesday, July 5, 1977 at 7:30 p.m. in the Council Chambers, with the following persons present:

COMMITTEE:

- Ald. L. Garrison, Deputy Chairman
- Ald. L. Sekora
- D. Doyle
- R. Francis



STAFF:

- Mr. D. M. Buchanan, Planning Director
- Mr. L. Wolfe, Long Range Planner

ITEM #504-1

MINUTES OF THE REGULAR MEETING OF THE LAND USE COMMITTEE DATED JUNE 28, 1977

The Committee recommends:

"That the minutes of the regular Land Use Committee meeting of June 28, 1977 be received subject to the following change:

Public Information Meeting to be held July 26, 1977 in the Burquitlam area in regard to development on Clarke Road near Robinson Street."

ITEM #504-2

EAST SIDE OF CLARKE ROAD AT ROBINSON STREET

Richard Ingram and Robert Mitchuk were introduced by Mr. Mitchuk and then he presented his proposal to the Committee. Lot "A" is municipal land on the north end of the area involved, while Lot "B" is wanted for service station use with a self-serve pump island, a bay for minor service of vehicles plus a full service pump island. Submitted were news articles on the subject of self-serve gas stations.

The Committee recommends:

"That this proposal also be considered at the Public Information Meeting of July 26, 1977."

See Co. #1040/77
RES

ITEM 504-3

AUSTIN DEVELOPMENTS LTD. INDUSTRIAL AREA - DEWDNEY TRUNK ROAD Z-19-77 (No Report)

Another proposal was shown by Mr. K. White, Designer, for a 0.75 acre parcel on Dewdney Trunk Road with a 25 foot buffer to the north (adding up to 1.18 acres) with 4.5 acres of industrial area to the north and five residential lots to the south-east.

M-3 zoning was discussed, and whether this was acceptable to them. Mr. Bailey indicated that some manufacturing uses were desired. The chairman requested that a list of uses be presented to the Planning Department for the industrial area, to determine whether M-1 or M-2 zoning with a restrictive covenant was feasible.

The Committee recommends:

"That before this Committee can deal further with this application, the Parks and Recreation Committee review the Lower Ranch Park area as to proposed recreational facilities on the Meadowbrook Elementary School site, the future Dacre Park and other lands as well as the applicant's proposal as to its viability for recreation use and as

ITEM #504-3 cont'd

to needs in the area which will be unmet by these proposals and whether additional parkland will be required as put forward by area residents."

ITEM #504-4

REQUEST FOR EXTENSION OF REZONING APPLICATION - PROPERTY AT 1027 AUSTIN AVENUE. Z-15-76

The Committee recommends:

"That an extension of time for this application to January 15, 1978 be approved in order to allow the applicant time to apply for a building permit and submit the necessary plans, following which By-law No. 605, 1976 can be referred back to Council for consideration of fourth and final reading."

APPRO'D BY
CO. RES
#1047/77

ITEM #504-5

DUPLEXES/FOURPLEXES

The Committee recommends:

1. For existing illegal suites that complaints continue to be handled by the By-law Enforcement Officer.
2. That the Building Department be given authority to apply the approach to refuse approval of plans which indicate a design which lends itself or is intended for conversion for additional suites on lots already zoned for duplex use, to bring normal applications in conformity with the policy of rezoning applications for duplexes.

APPRO'D BY
CO. RES
#1048/77
CO.
#1049/77
SEE
#1049/77

ITEM #504-6

PROPOSED 103 UNIT RESIDENTIAL DEVELOPMENT AT HICKEY AND AUSTIN AVENUE - LAND USE CONTRACT. Z-73-76

The Committee recommends:

1. That there be added a provision in the proposed contract for full architectural supervision to guarantee implementation of the plans and reporting in writing of all the proposed changes in advance to the Building Department, and
2. That the Land Use Contract be referred to a Public Hearing by Council with that addition."

APPRO'D BY
CO. RES
#1050/77

..... CHAIRMAN

JULY 19, 1977

LAND USE COMMITTEE MINUTES

A regular meeting of the Land Use Committee was held on Tuesday, July 19, 1977 at 7:30 p.m. in the Council Chambers, with the following persons present:

COMMITTEE:

Ald. L. Bewley, Chairman
Ald. L. Garrison

STAFF:

Mr. L. Wolfe, Long Range Planner
Mr. R. Fitzpatrick, Planning Assistant
Mr. D.M. Buchanan, Planning Director



ITEM #504-1

MINUTES OF REGULAR MEETING OF LAND USE COMMITTEE OF JULY 5, 1977

The Committee recommends:

"That the minutes of the regular meeting of the Land Use Committee of July 5, 1977 be received."

ITEM #504-2

SUBDIVISION COMMITTEE MINUTES OF JUNE 28, 1977

The Committee recommends:

"That the Subdivision Committee Minutes of June 28, 1977 be received."

ITEM #504-3

Z-28-77 - APPLICATION OF WALL & REDEKOP CORPORATION FOR REZONING OF PROPERTY AT NESTOR AND DUNKIRK TO RS-4 AND P-1

Mr. Facer presented to the Committee the background regarding the development. He showed a model and a coloured perspective of small lot homes, which were left at Ald. Bewley's request in order to show to Council on July 25, 1977. He advised that some of the housing could start in late Spring of 1978 or the early summer of 1979.

The Committee recommends:

"That Council refer this application to Public Hearing along with the RS-4 regulations, including P-1 zoning at the east end of the site."

APP'D BY BU
Co. RES
1140/77

ITEM #504-4

Z-27-77 - APPLICATION OF ALDERSON PROPERTIES LTD. FOR REZONING OF PROPERTY AT 430 HICKEY STREET TO RS-3 ONE-FAMILY RESIDENTIAL (6,000 SQ. FT. LOTS)

The Planning Director advised that the Subdivision Committee had given preliminary approval so that the first recommendation in his report of July 6, 1977 was now superseded.

The Committee recommends:

"That this application be tabled for:

SEE Co. RES
1141/77

ITEM #504-4 (Z-27-77) con't

the Engineering Department to review and report on the cost of installing the required sewer main from the existing sanitary sewer line on Hickey Drive at Tolmie Avenue to the existing sanitary sewer line at Bognor Street."

ITEM #504-5

Z-29-77 - APPLICATION OF DAON DEVELOPMENT CORPORATION LTD. FOR THE REZONING OF PROPERTY AT 3158-3168-3174 DUNKIRK AVENUE TO RS-4

The Committee recommends:

"That this application be referred to Public Hearing at the same time as the RS-4 regulations go to Public Hearing."

APP'D B.
CO. RES #1142/77

ITEM #504-6

Z-30-77 - APPLICATION OF SCHOOL DISTRICT NO. 43 FOR REZONING OF PROPERTY AT LANSLOWNE STREET NORTH OF GLEN DRIVE

The Committee recommends:

- "1) That Council advise BACM that no density transfer may be properly considered by Council as a pre-condition of rezoning property for purposes of a Senior Secondary School or any other purpose, and that no understanding regarding density transfer is therefore possible; that densities for Phase II and later phases of the BACM Eagle Ridge development will be reviewed on their merits on the basis of land use considerations.
- 2) That the Coquitlam Town Centre Plan Map be amended as follows:
 - a) to designate the lands under application for P-1 under Z-30-77 as 'school';
 - b) to designate the lands now designated as 'school' and not included within application Z-30-77 as 'compact one-family'.
- 3) That Council refer this application to Public Hearing subject to BACM and the School District agreeing to no pre-conditions regarding density transfer, and subject to acceptance of project design by the Design Committee, and subject to full servicing being available for the whole site, except that portion on the proposed Guilford arterial east of the BACM lands and former Lansdowne right-of-way."

APP'D B.
CO. RES #1143/77

APP'D B.
CO. RES #1144/77

APP'D B.
CO. RES #1145/77

ITEM #504-7

YOUTH EMPLOYMENT PROGRAM

The Committee received the Planning Department report of July 13, 1977 for information.

ITEM #504-8

8-3456 - PROPOSED DEVELOPMENT OF THE SW CORNER OF BARNET HIGHWAY AND CHRISTMAS WAY

The Committee recommends:

"That the subject site be referred to Public Hearing for rezoning to RS-2 One-Family Suburban Residential in keeping with the zoning to the north."

APP'D B
CO. RES
#1146/77

ITEM #504-9

Z-11-77 - REFERRAL TO PUBLIC HEARING OF REVISED LOT LINED PROPERTY AT LAVAL SQUARE

The Committee recommends:

- "1) That Council refer the revised lot lined property shown on subdivision sketch 8-1303C to Public Hearing.
- 2) That the Subdivision Committee review whether the lane should continue eastward along the south-east perimeter of the parcel in order to be extended in future to Laval Street."

Q APP'D B
CO. RES
#1147/77

ITEM #504-10

Z-37-76 - APPROVAL OF ADDENDUM TO AGREEMENT DATED NOVEMBER 9, 1976 BETWEEN THE DISTRICT OF COQUITLAM & BANCORP PROPERTIES LTD. & NORMAN E. CRESSEY FOR 62 UNIT APARTMENT BUILDING AT 1010-1020 KING ALBERT AVENUE

The Committee recommends:

"That Council approve signing and sealing of the addendum to the agreement dated November 9, 1976 by the Mayor and Clerk, and such addendum shall become binding upon the District when duly executed and delivered for and on behalf of the Corporation by the Mayor and Municipal Clerk who are specifically authorized to sign the same, and to affix the Corporate Seal thereto, and to deliver the same and that all as the Act and Deed of the District of Coquitlam."

APP'D B
CO. RES
#1148/77

ITEM #504-11

SERVICING REQUIREMENTS FOR STRATA TITLE DEVELOPMENTS

The Committee recommends:

- "1) That Council formally approve a policy of requiring on-site services to meet the requirements and standards of the Subdivision Control By-law, as determined by the Municipal Engineer, and such policy to be implemented at the time of review of strata plans, and preparation of development agreements or land use contracts.
- 2) That authority be given to draft appropriate by-law amendments to give effect to this policy, if sufficient legal authority can be so given."

APP'D B
CO. RES
#1149/77

APP'D B
CO. RES
#1150/77

ITEM #504-12

DEVELOPMENT ALTERNATIVES FOR LANDS ADJACENT TO CLARKE/CHAPMAN/ROBINSON

The Committee received Council Resolution No. 1032 for information.

ITEM #504-13

FREESTANDING SIGNS - INDUSTRIAL AREAS

The Committee recommends:

"That By-law No. 780, 1977 be given three readings by Council."

SEE Co. RES
1153/1152
1153/77

ITEM #504-14

Z-2-76 - APPROVAL OF ADDENDUM TO AGREEMENT DATED NOVEMBER 30, 1976 BETWEEN THE DISTRICT OF COQUITLAM & CRESTVIEW DEVELOPMENTS LTD.

The Committee recommends:

"That Council approve signing and sealing of the addendum to the agreement dated November 30, 1976 by the Mayor and Clerk, and such addendum shall become binding upon the District when duly executed and delivered for and on behalf of the Corporation by the Mayor and Municipal Clerk who are specifically authorized to sign the same, and to affix the Corporate Seal thereto, and to deliver the same and that all as the Act and Deed of the District of Coquitlam."

APP'D BY
Co. RES
1154/77

ITEM #504-15

Z-2-77 - ZONING OF CORNER STORES

A sub-committee was appointed (Ald. L. Bewley, Ald. L. Garrison, and Ald. L. Sekora) to meet with corner store owners and operators on July 20, 1977.

.CHAIRMAN

AUGUST 2, 1977

LAND USE COMMITTEE MINUTES

A regular meeting of the Land Use Committee was held on Tuesday, August 2, 1977 at 7:30 p.m. in the Council Chambers, with the following persons present:

COMMITTEE:

- Ald. L. Bewley, Chairman
- Ald. L. Sekora
- Mr. R. Francis

STAFF:

- Mr. E. Tiessen, Deputy Planning Director
- Mr. L. Wolfe, Long Range Planner



ITEM #504-1

MINUTES OF REGULAR MEETING OF LAND USE COMMITTEE OF JULY 19, 1977

The Committee recommends:

"That the minutes of the regular meeting of the Land Use Committee of July 19, 1977 be received."

ITEM #504-2

SUBDIVISION COMMITTEE MINUTES OF JULY 19, 1977

The Committee recommends:

"That the Subdivision Committee Minutes of July 19, 1977 be received."

ITEM #504-3

8-3456 - PROPOSED DEVELOPMENT OF THE SW CORNER OF BARNET HIGHWAY AND CHRISTMAS WAY - LOTS 10, 11, 12 & 13

The Committee heard a delegation consisting of Mr. Nairn McConnachie and Mr. Allan Johnson. After considerable discussion, the Committee advised the applicants to proceed with an application for CS-1 zoning.

ITEM #504-4

Z-58-74 - LAND USE CONTRACT FOR PROPOSED 86 UNIT TOWNHOUSE PROJECT AT 2664 MATHEWSON AVENUE - REQUEST FOR EXTENSION OF TIME

The Committee recommends:

"That Council grant a six month extension of this application, to February 14, 1978."

APPROVED
Co. RES
1208/77

LAND USE COMMITTEE
MINUTES OF AUGUST 2, 1977

ITEM #504-5

8-3498 - APPLICATION FOR STRATA TITLE CONVERSION OF AN EXISTING DUPLEX AT
1051-1053 DELESTRE AVENUE

The Committee recommends:

"That Council, as Approving Authority under the Strata Titles Act, approve the conversion into strata lots of Lot 13, Block 19, D.L. 45, Plan 1481."

APPROVED BY
COUNCIL RES
1207/77

ITEM #504-6

Z-2-77 - CORNER STORES

The Committee recommends:

"That By-law No. 758, 1977, in the amended form attached to the Planning Director's July 21, 1977 report, be referred to the Public Hearing to be held on August 25, 1977, with the following further amendments:

1. That the words 'photographic store' in Clause 2 be deleted, and that the words 'sale of cameras and photographic supplies' be substituted therefor;
2. That the word 'instrument' at the end of Clause 2 be deleted, and the word 'implement' be substituted therefor;
3. That Clause 23 be deleted."

APPROVED BY
COUNCIL RES
1208/77

ITEM #504-7

Z-44-75 - APPROVAL OF ADDENDUM TO DEVELOPMENT AGREEMENT DATED JUNE 14, 1976
BETWEEN THE DISTRICT OF COQUITLAM & CRESSEY DEVELOPMENT CORPORATION FOR A
112 UNIT TOWNHOUSE PROJECT AT 2871-2893 DEWDNEY TRUNK ROAD

The Committee recommends, subject to the applicants having signed and sealed the addendum, and having submitted the appropriate deposit and replacement bonds by the time of the August 8, 1977 Council meeting:

"That Council approve signing and sealing by the Mayor and Clerk of the addendum to the agreement dated June 14, 1976, and such addendum shall become binding upon the District when duly executed and delivered for and on behalf of the Corporation by the Mayor and Municipal Clerk, who are specifically authorized to sign the same and to affix the Corporate Seal thereto, and to deliver the same and that all as the Act and Deed of the District of Coquitlam."

WITHDRAWN
SEE Co. RES
1209/77

.....CHAIRMAN

AUGUST 16, 1977

LAND USE COMMITTEE MINUTES

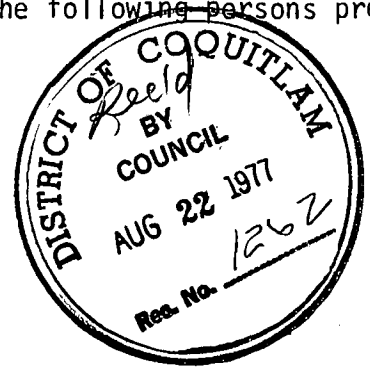
A regular meeting of the Land Use Committee was held on Tuesday, August 16, 1977 at 7:30 p.m., in the Council Chambers, with the following persons present:

COMMITTEE:

- Ald. L. Bewley, Chairman
- Ald. L. Garrison
- Mr. R. Francis

STAFF:

- Mr. E. Tiessen, Deputy Planning Director
- Mr. R. Fitzpatrick, Planning Department



ITEM #504-1

MINUTES OF REGULAR MEETING OF LAND USE COMMITTEE OF AUGUST 2, 1977

The Committee recommends:

"That the minutes of the regular meeting of the Land Use Committee of August 2, 1977 be received."

ITEM #504-2

DAY CARE CENTRES AS A HOME OCCUPATION USE IN RESIDENTIAL AREAS

The Committee recommends:

"That Council not amend the present provisions for day care use as a home occupation in residential zones."

APP'D B.U.
CO. RES
#1263/77

ITEM #504-3

Z-17-75 - FURTHER EXTENSION OF REZONING APPLICATION (BY-LAW NO. 504, 1975)

The Committee recommends:

"That the request for extension of application Z-17-75 be tabled in order for the applicant to appear before the Committee and provide background to the request."

ITEM #504-4

MORATORIUM ON CONVERSION TO STRATA TITLE OF EXISTING RENTAL ACCOMMODATION

The Committee recommends:

1. That Council rescind Resolution No. 1230, 1973, and adopt the 'Strata Title Conversions Guidelines' attached to the Planning Director's report of August 11, 1977.
2. That, as the vacancy rate now exceeds 3.5%, Council give consideration to applications for conversion of existing rental accommodation."

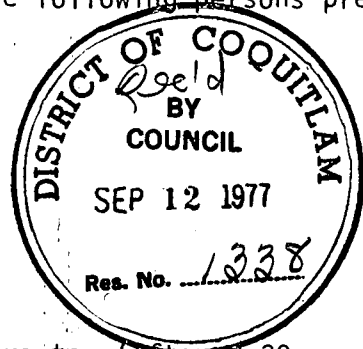
APP'D B.U.
CO. RES
#1264/77

LAND USE COMMITTEE MINUTES

A regular meeting of the Land Use Committee was held on Tuesday, September 6, 1977 at 7:30 p.m. in the Council Chambers with the following persons present:

COMMITTEE:

- Ald. L. Bewley, Chairman
- Ald. L. Garrison
- Mr. M. Baldigara
- Mr. D. Doyle
- Mr. R. Francis



STAFF:

- Mr. D.M. Buchanan, Planning Director
- Mr. D.L. Cunnings, Parks & Recreation Director (after 8:30 p.m.)

ITEM #504-1

MINUTES OF REGULAR MEETING OF LAND USE COMMITTEE OF AUGUST 16, 1977

The Committee recommends:

"That the minutes of the regular meeting of the Land Use Committee of August 16, 1977 be received."

ITEM #504-2

Z-17-75 - FURTHER EXTENSION OF REZONING APPLICATION - 875 BLUE MOUNTAIN STREET

Mr. Pearson appeared before the Committee and advised that all lots were proposed for members of his family and he required further time to finance completion of his subdivision and to apply for a building permit for the duplex.

The Committee recommends:

"That a six month extension be granted by Council on this rezoning application to February 28, 1978."

APP'D BY
CO. RES
1339/77

ITEM #504-3

Z-15-77 - LAFARGE CONCRETE LTD. - PROPOSED ASPHALT BATCH PLANT ON SOUTH SIDE OF LEEDER AVENUE

Mr. Dunsworth and Mr. McGinn appeared on behalf of LaFarge Concrete Ltd. Plans revised as of September 6, 1977 were submitted.

The Committee recommends:

"That the Land Use Committee support the Design Committee in light of the development in the adjacent area and the desire for high quality intensive development at the north end of the site."

APP'D BY
CO. RES
1340/77

LAND USE COMMITTEE
MINUTES

SEPTEMBER 6, 1977

ITEM #504-4

SUBDIVISION COMMITTEE MINUTES OF AUGUST 16, 1977

The Committee recommends:

"That the Subdivision Committee Minutes of August 16, 1977 be received."

ITEM #504-5

MINUTES OF PLANNING ADVISORY COMMITTEE, MAILLARDVILLE NEIGHBOURHOOD IMPROVEMENT PROGRAMME, AREA NO. 1, DATED AUGUST 17, 1977

The Committee recommends:

"That the Planning Advisory Committee Minutes of August 17, 1977 be received."

ITEM #504-6

MINUTES OF PLANNING ADVISORY COMMITTEE, MAILLARDVILLE NEIGHBOURHOOD IMPROVEMENT PROGRAMME, AREA NO. 1, DATED AUGUST 25, 1977

The Committee recommends:

"That the Planning Advisory Committee Minutes of August 25, 1977 be received."

ITEM #504-7

Z-22-77 - PROPOSED COQUITLAM TRANSITION HOUSE AT 813 SHARPE STREET

The Committee recommends:

"That Council give fourth and final reading to By-law No. 768, 1977."

ITEM #504-8

Z-10-77 - APPLICATION OF J.K. AND B.A. PURDY FOR REZONING OF PROPERTY ON LAVAL SQUARE

The Committee recommends:

"That the RM-1 zoning approach be taken, limiting the development to four units, and this application be referred to the September 22, 1977 Public Hearing."
29

APP'D BY
Co. RES
1241/77

APP'D BY
Co. RES
1242/77

ITEM #504-9

Z-13-77 - APPROVAL OF AGREEMENT AND ADOPTION OF BY-LAW NO. 766, 1977 -
PROFESSIONAL MANAGEMENT SERVICES LTD. FOR DEVELOPMENT OF A COMMERCIAL
BUILDING AT 1108 AUSTIN AVENUE

The Committee recommends:

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★
APPROVED
Co. RES
1343/77

- 1) That Council approve signing and sealing of the Agreement by the Mayor and Clerk, and such Agreement shall become binding upon the District when duly executed and delivered for and on behalf of the Corporation by the Mayor and Municipal Clerk, who are specifically authorized to sign the same and to affix the Corporate Seal thereto, and to deliver the same and that all as the Act and Deed of the District of Coquitlam.
- 2) That Council finally adopt By-law No. 766, read three times on July 11, 1977."
- 3) That staff communicate with the property owners to the east of the subject lot on the easement situation and how this will expedite development of their properties."

APPROVED
Co. RES
1344/77

APPROVED
Co. RES
1345/77

ITEM #504-10

Z-74-76 - APPROVAL OF AGREEMENT AND ADOPTION OF BY-LAW NO. 703, 1977 -
OAK SERVICES LTD. - 59 UNIT RENTAL APARTMENT DEVELOPMENT AT 1131-1207
RIDGEWAY AVENUE AND 510 GATENSBURY STREET

The Committee recommends:

- "1) that Council approve signing and sealing of the Agreement by the Mayor and Clerk; and such Agreement shall become binding upon the District when duly executed and delivered for and on behalf of the Corporation by the Mayor and Municipal Clerk, who are specifically authorized to sign the same, and to affix the Corporate Seal thereto, and to deliver the same and that all as the Act and Deed of the District of Coquitlam,
- 2) that Council finally adopt By-law No. 703, 1977, read three times on February 14, 1977,

subject to the required monies being deposited by Monday, September 12, 1977 at 4:30 p.m.; and the Agreement being signed and sealed by Oak Services Ltd."

★
★
TABLED
By RES
1346/77

ITEM #504-11

Z-7-76 - APPROVAL OF ADDENDUM TO DEVELOPMENT AGREEMENT BETWEEN THE DISTRICT
OF COQUITLAM AND DAON DEVELOPMENT CORPORATION FOR 46 UNIT TOWNHOUSE
DEVELOPMENT AT NORTH-EAST CORNER AUSTIN AND GATENSBURY

The Committee recommends:

"That Council approve signing and sealing of the addendum to the Agreement dated August 26, 1976 by the Mayor and Clerk, and such addendum shall become binding upon the District when duly executed and delivered for and on behalf of the Corporation by the Mayor and Municipal Clerk, who are specifically authorized to sign the same and to affix the Corporate Seal thereto, and to deliver the same and that all as the Act and Deed of the District of Coquitlam."

★
★
APPROVED
Co. RES
1347/77

ITEM #504-12

Z-33-77 - APPLICATION OF V. KARL FOR REZONING OF PROPERTY AT 1316-1318
BRUNETTE AVENUE TO RM-1 FOR TOWNHOUSES

The Committee recommends:

"That this application be referred to Public Hearing, noting the favourable review by the Design Committee on August 24, 1977."

APP'D BY
Co. RES
1348/77

ITEM #504-13

Z-34-74 - APPROVAL OF AMOUNT FOR MAJOR RECREATIONAL FACILITIES UNDER
SECTION 45 OF THE STRATA TITLES ACT

The Committee received the Planning Department report of August 25, 1977 for information.

ITEM #504-14

Z-34-74 - OXBOW DEVELOPMENT - FINAL APPROVAL OF BY-LAW NO. 752

The Committee received the Planning Department report of August 25, 1977 for information.

ITEM #504-15

CONTRACT TO BE LET FOR CONSTRUCTION OF MAILLARDVILLE NEIGHBOURHOOD CENTRE

The Committee recommends:

"That the District proceed by general contract in the usual way and not by Construction Management."

APP'D BY
Co. RES
1349/77

ITEM #504-16

Z-32-77 - APPLICATION OF ALDERSON PROPERTIES LTD. FOR REZONING OF PROPERTY
AT 321 LAVAL STREET TO RT-1 FOR A DUPLEX

The Committee recommends:

"That Council table this application to receive written comments from the applicant and the owner on the proposal to rehabilitate the existing house, and for the applicant to resolve the problem of the possible non-compliance with municipal by-laws with regard to the use of the structure at 223 Begin Street."

APP'D BY
Co. RES
1350/77

ITEM #504-17

DEMOLITION OF NIP SITE OFFICE - 306 LAVAL SQUARE

The Committee recommends:

"That the demolition proceed in the normal way and the proposal for disposition of materials not be supported by Council."

ITEM #504-18

Z-70-76 - REVIEW OF COMMUNITY PLAN DESIGNATION FOR NORTH SIDE OF BRUNETTE AVENUE BETWEEN SCHOOLHOUSE STREET AND CASEY STREET

The Committee recommends:

"That this item be tabled for discussion at the next meeting and further information to be provided by the Planning Department."

ITEM #504-19

Z-25-77 - SERVICING REQUIREMENTS FOR BLUE MOUNTAIN RACQUETS CLUB ON THE NORTH SIDE OF DELESTRE AVENUE EAST OF THE TRANS CANADA HIGHWAY

The Committee recommends:

"That since the 33 foot north-south portion of lane and the portion of lane running west across the back of 521 to 527 Delestre Avenue is planned to be cancelled and consolidated with surrounding properties upon development, that servicing not be required on said 33 foot lane."

App'd By Co. Res # 1352/77

ITEM #504-20

SUPPLY AND DEMAND FOR PARKLAND - LOWER RANCH PARK, SCOTT CREEK AREA

The Committee recommends:

"That Council endorse the six proposals of the Parks and Recreation Committee as follows:

- 1) That acquisition of a one-acre lot within the study area east of Scott Creek be initiated and that the source of funds for such an acquisition be the subject of negotiations with the developer.
App'd By Co. Res # 1353/77
- 2) That the private properties falling within the Hydro Right-of-Way west of Irvine Street and immediately adjacent to the Lougheed Highway Bypass between Como Lake Avenue on the south and the CPR main line on the north be acquired for a linear park in order to meet the demand objective of 6.9 acres of parkland east of Scott Creek.
App'd By Co. Res # 1354/77
- 3) That the Engineering Department be requested to study the desirability of having the Department of Highways fence the edge of the Lougheed Highway Bypass between Como Lake Avenue on the south and the Dewdney Trunk pedestrian overpass on the north, with a view to encouraging pedestrian use of the overpass.
App'd By Co. Res # 1355/77
- 4) That the Dacre Avenue park be expanded to 7.4 acres (excluding B.C. Hydro Right-of-Way), and that the negotiations relating to the exchange of B.C. Hydro lands for municipal lands regarding this subject site be accelerated by municipal staff.
App'd By Co. Res # 1356/77
- 5) That the Meadowbrook School site be assigned the playing field function for the Lower Ranch Park population catchment area and that the Parks and Recreation Department report back on the feasibility of soccer and softball being appropriately accommodated on this said sloping Meadowbrook School site.
App'd By Co. Res # 1357/77

LAND USE COMMITTEE
MINUTES

SEPTEMBER 6, 1977

ITEM #504-20 con't

- 6) That construction of a bark mulch pathway along the banks of Scott Creek between the Dacre Avenue park and the eastern end of the Dewdney Trunk pedestrian overpass be undertaken by the Parks Division in 1978.

*See Co.
Res # 1258/77*

*providing necessary budget approval
is obtained*

. CHAIRMAN

SEPTEMBER 20, 1977

LAND USE COMMITTEE MINUTES

A regular meeting of the Land Use Committee was held on Tuesday, September 20, 1977 at 7:30 p.m. in the Council Chambers with the following persons present:

COMMITTEE:

- Ald. L. Bewley, Chairman
- Ald. L. Sekora
- Mr. M. Baldigara
- Mr. R. Francis



STAFF:

- Mr. D.M. Buchanan, Planning Director
- Mr. R. Fitzpatrick, Planner
- Mr. S. Jackson, Community Planner

ITEM #504-1

MINUTES OF REGULAR MEETING OF LAND USE COMMITTEE OF SEPTEMBER 6, 1977

The Committee recommends:

"That the minutes of the regular meeting of the Land Use Committee of September 6, 1977 be received."

ITEM #504-2

SUBDIVISION COMMITTEE MINUTES OF SEPTEMBER 6, 1977

The Committee recommends:

"That the Subdivision Committee Minutes of September 6, 1977 be received."

ITEM #504-3

Z-7-77 - PARKING AND LOADING FOR DEVELOPMENT ON NORTH SIDE OF AUSTIN AVENUE WEST OF NELSON STREET

Two gentlemen represented Canway Developments Ltd. regarding Mr. Bonnettemaker's letter of September 16, 1977.

The Committee recommends:

"That the proposal for removal of the loading bay be declined."

APP'D BY
 Co RES
 # 1433/77

ITEM #504-4

APPOINTMENT OF A CLERK OF WORKS FOR CONSTRUCTION OF THE MAILLARDVILLE NEIGHBOURHOOD CENTRE

Mr. Art Perreault, Chairman of the NIP Committee, and Mr. S. Jackson, NIP Co-ordinator, spoke on the subject. They noted that undertakings for donations of materials had been made and that part of the Clerk of Works job would be co-ordination of delivery and storage of these materials on site. General discussion then took place on the timing and financing of development.

The Committee recommends:

"That the Planning Department contract by purchase order to Mr. D. Sullivan at a price of \$900.00 per month for the period from September 15, 1977 to February 15, 1978 for him to perform the task of Clerk of Works."

APP'D BY
 Co RES
 # 1434/77

ITEM #504-5

Z-34-77 - APPLICATION OF P.E. HANSEN FOR REZONING OF PROPERTY AT 1326-1332 & 1406-1408 BRUNETTE AVENUE TO RM-1 TWO-STOREY LOW-DENSITY APARTMENT

Mr. P. Hansen addressed the Committee in regard to this application. Furthermore, he indicated that he only had a preliminary commitment from CMHC on financing.

The Committee recommends:

"That this application be referred to Public Hearing subject to a favourable review by the Design Committee, and that the Design Committee give particular attention to Council's desire for schemes having considerable design merit."

APP'D BY
Co. RES
1435/77

ITEM #504-6

Z-12-77 - APPROVAL OF AGREEMENT AND ADOPTION OF BY-LAW NO. 757, 1977 FOR DANADA HOLDINGS LTD. - COMMERCIAL BUILDING AT 1116-1120 AUSTIN AVENUE

Mr. D. Bralic and Mr. R. Boileau appeared on behalf of Danada Holdings Ltd. Both they and the Committee agreed to modifying Paragraph H to make the timing of acquisition of temporary easements prior to return of bonds. Subject to this change, the Committee recommends:

- 1) That Council approve signing and sealing of the Agreement by the Mayor and Clerk; and such Agreement shall become binding upon the District when duly executed and delivered for and on behalf of the Corporation by the Mayor and Municipal Clerk, who are specifically authorized to sign the same and to affix the Corporate Seal thereto, and to deliver the same and that all as the Act and Deed of the District of Coquitlam.
- 2) That Council finally adopt By-law No. 757, 1977, given three readings on June 6, 1977."

APP'D BY
Co. RES #
1436/77

APP'D BY
Co. RES
1437/77

ITEM #504-7

Z-70-76 - REVIEW OF COMMUNITY PLAN DESIGNATION FOR NORTH SIDE BRUNETTE AVENUE SCHOOLHOUSE STREET TO CASEY STREET

The Committee recommends:

- 1) That the Community Plan designation of this area be confirmed as compact housing, as provided by both the Plan Maillardville Study and the June 1976 Compact Housing Study.
- 2) That the applicant under Z-70-76 consider the alternative of applying for RT-2 zoning."

APP'D BY
Co. RES
1438/77

APP'D BY
Co. RES
1439/77

ITEM #504-8

Z-36-77 - APPLICATION OF BACM DEVELOPMENT CORP. LTD. FOR REZONING OF PROPERTY TO RS-1 SINGLE-FAMILY (7,000 SQ.FT. LOTS) - EAGLE RIDGE STAGE II

The Committee recommends:

"That this application be referred to Public Hearing subject to favourable review by the Subdivision Committee."

APP'D BY
Co. RES
1440/77

LAND USE COMMITTEE
MINUTES

SEPTEMBER 20, 1977

ITEM #504-9

Z-31-74 - DAON DEVELOPMENT CORPORATION LTD. - OZADA AVENUE EAST OF PIPELINE ROAD

The Committee recommends:

"That the area described on the map attached to the report of September 14, 1977 be referred to Public Hearing for consideration of RS-4 zoning, provided the Planning Director is satisfied that no properties to the west are locked in."

APP'D BY
Co RES
#1441/77

ITEM #504-10

CONFERENCE ON LIGHT RAIL TRANSIT - AUGUST 28-31, 1977

The Committee received the Planning Director's report dated September 12, 1977 for information.

ITEM #504-11

8-3381 - COUNCIL APPROVAL FOR STRATA TITLE OF A DUPLEX AT 625-627 GODWIN COURT

The Committee recommends:

"That Council, as Approving Authority under the Strata Titles Act, approve the conversion into strata lots of Lot 61, D.L. 1, Pl. 46126 subject to:
a) payment of the parkland acquisition fee of \$600.00;
b) removal of the illegal suite in the basement of 627 Godwin Court."

APP'D BY
Co RES
#1442/77

ITEM #504-12

MINUTES OF PLANNING ADVISORY COMMITTEE, MAILLARDVILLE NEIGHBOURHOOD IMPROVEMENT PROGRAM, AREA NO. 1, DATED SEPTEMBER 7, 1977

The Committee recommends:

"That the Planning Advisory Committee Minutes of September 7, 1977 be received, noting that the Land Use Committee is concerned with the last paragraph of page 3 regarding the NIP Committee requesting submission of sketches to them and feels that plan review by the Committee is not appropriate."

APP'D BY
Co RES
#1443/77

ITEM #504-13

PROPOSAL FOR EXTENSION OF MYRNAM STREET SOUTH OF BOOTH AVENUE (FILE 8-3140)

The Committee recommends:

"That this item be referred to the Public Works Committee meeting of September 21, 1977 for their review."

.....
CHAIRMAN

DISTRICT OF COQUITLAM

Inter-Office Communication

TO: Land Use Committee DEPARTMENT: DATE: Sept. 19/77
FROM: Design Committee DEPARTMENT: Planning YOUR FILE:
SUBJECT: Design Committee Minutes OUR FILE: Des. Com.
of September 14, 1977

A regular meeting of the Design Committee was held in the Committee Room on Wednesday, September 14, 1977 at 6:00 p.m., with the following persons present:

Committee:

Mr. J. Finlay
Mr. D. Nichols
Mr. W. Roper
Mr. T. Thompson

Staff:

Mr. K. McLaren, Development Control Technician

1) B-4269 - PROPOSED INDUSTRIAL BUILDING ON THE EAST SIDE OF BRAID STREET SOUTH OF BRUNETTE AVENUE AT 25 BRAID STREET - 1ST REVIEW

The Committee reviewed the plans received in the Planning Department September 1, 1977.

The Committee has no objection to this project.

ACCEPTABLE

2) B-4280 - PROPOSED ALTERATIONS AND ADDITION TO MILLSIDE SCHOOL AT THE SOUTHWEST CORNER OF BRUNETTE AVENUE AND SCHOOLHOUSE STREET AT 1432 BRUNETTE AVENUE - 1ST REVIEW

The Committee reviewed the plans, colored photographs and colored elevation received in the Planning Department September 9, 1977.

The Committee finds this project acceptable.

ACCEPTABLE

Mr. D. Nichols joined the meeting at this point.

Land Use Committee

Re: Design Committee Minutes
of September 14, 1977

September 19, 1977

3) B-4282 - PROPOSED 51 UNIT APARTMENT AT 727 NORTH ROAD NORTH OF SMITH AVENUE -
1ST REVIEW

The Committee reviewed the plans received in the Planning Department
September 8, 1977.

Concern was expressed with the minimal acoustic value of a staggered stud
party wall. Double studded party walls are suggested between suites.

To reduce impact noise the Committee requests resilient channels for the
floor/ceiling system.

In relation to landscaping the Committee feels the ground cover is minimal.
The landscaping plan is difficult to review when limited time is available
and therefore, clarification on location and spacing of all ground cover
and mass planting areas is requested. In general, plant material should be
more clearly distinguished on the plan.

REVISED PLANS REQUESTED

4) B-4203 - PROPOSED COMMERCIAL BUILDING ON THE SOUTH SIDE OF AUSTIN AVENUE
EAST OF MARMONT STREET AT 1116 - 1120 AUSTIN AVENUE - 5TH REVIEW

The Committee reviewed the plans received in the Planning Department September
6, 1977 and the colored perspective received May 20, 1977.

This project is now acceptable.

The Committee trusts that the rooftop mechanical equipment will be adequately
screened and would appreciate submission of the proposed screening once
the method has worked out.

ACCEPTABLE

5) B-3545 - REVISED LANDSCAPE PLAN FOR AN APARTMENT AT 1030 - 1044 KING ALBERT
AVENUE - 1ST REVIEW

The Committee reviewed the revised landscape plan received in the Planning
Department August 24, 1977.

The revised treatment of the patio areas is an improvement over the previous
plan. Similarly, the wood retaining wall planters are well done.

Land Use Committee

Re: Design Committee Minutes
of September 14, 1977

September 19, 1977

5) B-3545, cont'd

The landscaping is generally acceptable, however the plan should call up the numbers of ivy plants by area in order that the Planning Department can carry out a thorough count to assure the 1,000 plants called for are being supplied. Also, the dead plant materials should be replaced prior to any landscape inspection by the Planning Department.

ACCEPTABLE WITH CONDITIONS

6) Z-20-77 - PROPOSED 60 UNIT APARTMENT ON THE NORTH-EAST CORNER OF HOWIE AVENUE AND MARMONT STREET AT 1103 - 1121 HOWIE AVENUE - 2ND PRELIMINARY REVIEW

The Committee reviewed the plans, colored perspective and color chips received in the Planning Department September 9, 1977.

The Committee commends the project architect on his response to their comments of June 8, 1977.

If the project reaches the building permit application stage the Committee will be looking for:

- 1) The profile of the metal siding.
- 2) The treatment of the junctions of the metal cladding and in particular the detail of the projected metal siding window sill that is indicated on the perspective as a planter.
- 3) Fence screening and balcony rail details.
- 4) Resilient channels on the floor/ceiling system to reduce impact noise.
- 5) Double studded party walls between suites.

ACCEPTABLE FOR PUBLIC HEARING

7) Z-34-77 - PROPOSED 36 UNIT LOW DENSITY APARTMENT DEVELOPMENT AT THE SOUTH-EAST AND SOUTH-WEST CORNERS OF BRUNETTE AVENUE AND CASEY STREET AT 1326 - 1408 BRUNETTE AVENUE - 1ST PRELIMINARY REVIEW

The Committee reviewed the plans and colored perspective received in the Planning Department September 1 and September 7, 1977.

Land Use Committee

Re: Design Committee Minutes
of September 14, 1977

September 19, 1977

7) Z-34-77, cont'd

The Committee was advised by Mr. McLaren that the subject site is within an area designated for apartment development at RM-1 density by Council on April 14, 1977, with the condition consideration be given only to schemes having considerable design merit. Furthermore, the Planning Department advised that their recommendation to the Land Use Committee on this application is as follows:

"that this application be referred to Public Hearing subject to a favourable review by the Design Committee, and that the Design Committee give particular attention to Council's desire for schemes having considerable design merit."

The Design Committee does not feel that this project meets Council's policy in this regard, and therefore, requests the project architect to restudy the design.

The Committee would suggest that a more interesting and innovative design is warranted on this site.

REVISED PLANS REQUESTED

8) B-4278 - PROPOSED MAILLARDVILLE NEIGHBOURHOOD CENTRE AT 300 LAVAL SQUARE -
1ST REVIEW

The Committee reviewed the plans received in the Planning Department September 7, 1977 and the colored perspectives received June 8, 1977.

The Committee finds this project acceptable.

ACCEPTABLE


K. D. McLaren, Secretary

KDM/1k

DISTRICT OF COQUITLAM

Inter-Office Communication

504-16

TO:	Land Use Committee	DEPARTMENT:	DATE: Sept. 29, 1977
FROM:	D.M. Buchanan	DEPARTMENT: Planning	YOUR FILE:
SUBJECT:	Parkland Dedication in Lieu of Parkland Acquisition Fee for Wall & Redekop Development at Nestor and Dunkirk		OUR FILE: Z-31-74 8-3491

On September 20, 1977, the Subdivision Committee reviewed subdivision application 8-3491B of Wall and Redekop Corporation (see attached map). The Subdivision Committee recorded the following excerpt:

"Approved subject to:

.
2) The requirements of Subdivision Control By-law No. 1930 including:

.
(d) Council accepting the portion of land between the 100 foot setback line from the natural boundary of the Coquitlam River and the easterly property line of the north-south road, in lieu of a portion of the parkland acquisition fee, the proportions of which will be decided by Council. Alternatively, the payment of the parkland acquisition fee in total would be required and would amount to \$600.00 for each of the 250 potential new dwelling units."

On January 17, 1977, Council received a report of the Planning Department dated January 6, 1977, wherein it was recommended that Council amend the original motion setting the parkland acquisition fee at \$600.00 (Res. 1691/1976), point 3 to read as follows:

"3. Council hereby indicates that where land is contributed at the time of development, said land having been determined suitable for community or neighbourhood park use, and the contribution being accepted by Council, the reflected cost of \$600.00 per unit may be reduced in proportion to which the said land is provided at a ratio of 2.5 acres per 1,000 persons estimated to be accommodated by such development, as determined by the District."

Under subdivision application 8-3491B, Wall and Redekop Corporation will be required to make certain dedications of lands along the Coquitlam River. A portion of these lands is located within the 100 foot leave strip along the River (A). Since conditions of the Water Resources Service concerning this land forbid development of facilities, including park facilities, it could not be deemed "suitable for community or neighbourhood park use". A portion of the lands to be dedicated by Wall and Redekop, however, is located between the 100 foot setback line and the riverside road (B). These lands are suitable for park and recreation use and would be appropriate for acceptance by Council in lieu of a portion of the parkland acquisition fee. The 1.08 acres (0.437 hectare) would be sufficient under the standard of 2.5 acres per 1,000 persons to provide parkland for 135


Land Use Committee . . .

Sept. 29, 1977
Our Files: Z-31-74
8-3491

dwelling units at \$600.00 per dwelling unit (\$81,000.00). Thus, 135 lots should be exempted from the parkland acquisition fee in lieu of the parkland dedication described above, and the parkland acquisition fee required for the remaining 115 lots.

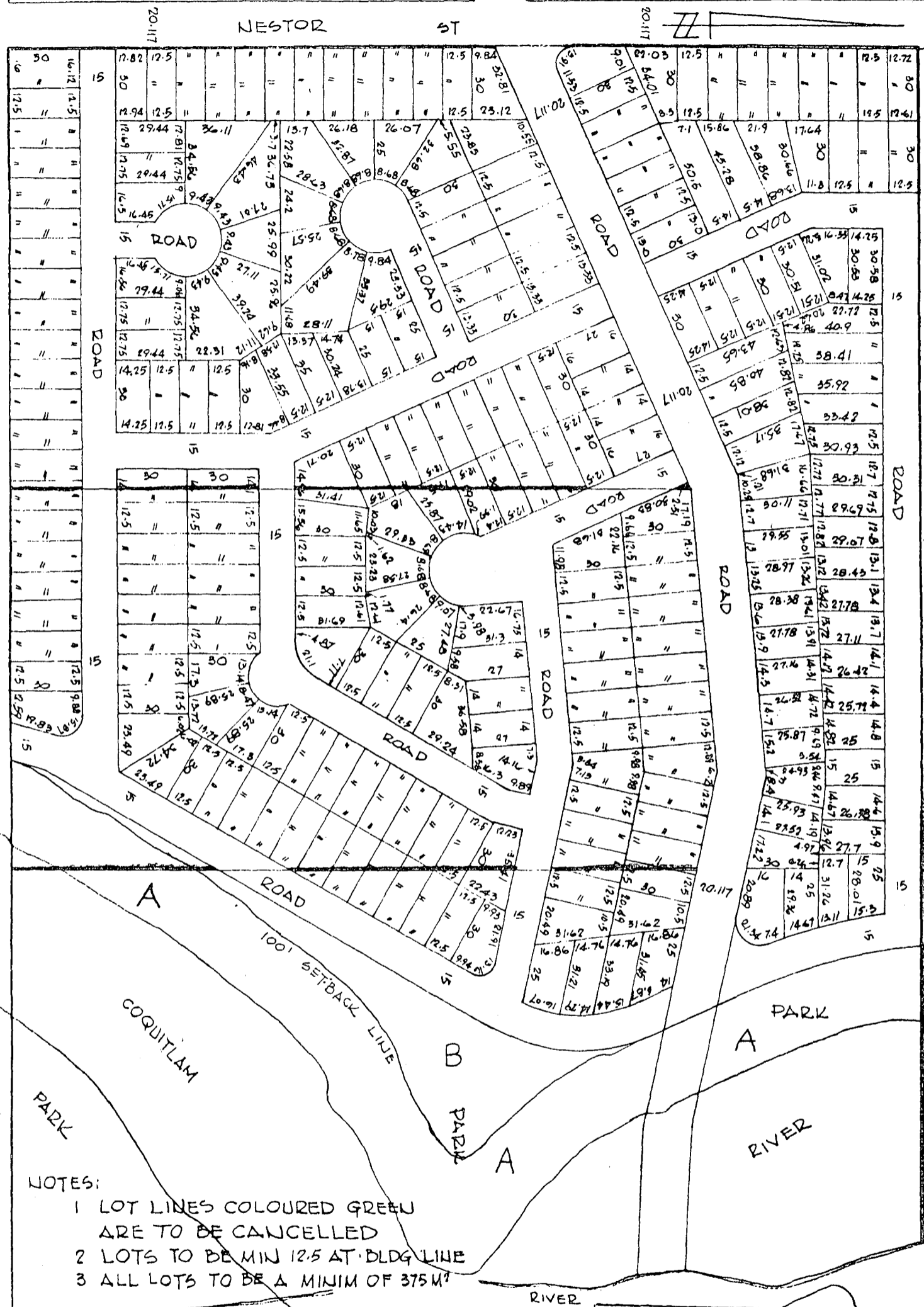
It is recommended "that Council accept the portion of land between the 100 foot setback line from the natural boundary of the Coquitlam River and the easterly property line of the north-south road in lieu of the parkland acquisition fee applicable to 135 of the 250 potential new dwelling units, and that the required parkland acquisition fee for this project be determined on the basis of 115 potential new dwelling units".

LW/ci
Encl.


D.M. Buchanan
Planning Director

SUBDIVISION OF LOTS 16, 17, 18 & 19 SEC 12 TWP 39 PLAN 5022

OWNERS: WALL & REDEKOP CORP



NOTES:

- 1 LOT LINES COLOURED GREEN ARE TO BE CANCELLED
- 2 LOTS TO BE MIN 12.5 AT BLDG LINE
- 3 ALL LOTS TO BE A MINIM OF 375 M²

CORPORATION OF THE DISTRICT OF COQUITLAM

SUBDIVISION PRELIMINARY APPROVAL

Approved with conditions

DATE: Sept 26, 1977

Paul Larson for Planning Director

DRAWN	SCALE	ORG. NO.
RLB	1:2000	B-3491B

This approval expires in 90 days from date shown on this sketch. Surveyors subdivision plans must be submitted to the Approving Officer prior to his date for approval, or a new application must be submitted.

October 4, 1977

LAND USE COMMITTEE MINUTES

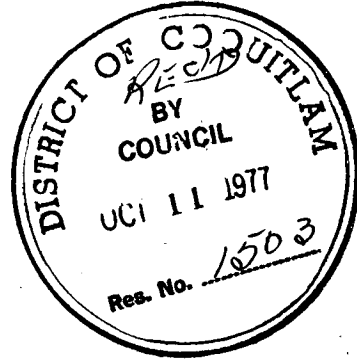
A regular meeting of the Land Use Committee was held on Tuesday, October 4, 1977 at 7:30 p.m. in the Council Chambers, with the following persons present:

COMMITTEE:

- Ald. L. Garrison, Deputy Chairman
- Mr. M. Baldigara
- Mr. D. Doyle
- Mr. R. Francis

STAFF:

- Mr. D.M. Buchanan, Planning Director



ITEM #504-1

MINUTES OF REGULAR MEETING OF LAND USE COMMITTEE DATED SEPTEMBER 20, 1977

The Committee recommends:

"That the minutes of the regular meeting of the Land Use Committee dated September 20, 1977 be received."

ITEM #504-2

CORRESPONDENCE FROM WINDLOCK HOLDINGS LTD. DATED SEPTEMBER 29, 1977 RE PROPERTY AT 2800 BARNET HIGHWAY (FILE Z-479)

The Committee tabled this item for the applicants to present their point of view to the Committee and for the Planning Department to report on implications.

ITEM #504-3

CORRESPONDENCE FROM TEXACO CANADA LIMITED DATED AUGUST 24, 1977 RE PROPERTY AT 1220 COMO LAKE AVENUE FOR A BUTCHER SHOP USE

The Committee recommends:

"That the butcher shop proposal be declined."

*APP'D BY
CO. RES
1504/77*

ITEM #504-4

SUBDIVISION COMMITTEE MINUTES DATED SEPTEMBER 20, 1977

The Committee recommends:

"That the Subdivision Committee Minutes dated September 20, 1977 be received."

ITEM #504-5

PLANNING ADVISORY COMMITTEE, MAILLARDVILLE NEIGHBOURHOOD IMPROVEMENT PROGRAM AREA NO. 1 - MINUTES OF MEETING OF SEPTEMBER 14, 1977

The Committee recommends:

"That the Planning Advisory Committee Minutes dated September 14, 1977 be received."

ITEM #504-6

Z-32-77 - REZONING APPLICATION FOR 321 LAVAL STREET TO RT-1 TWO-FAMILY RESIDENTIAL

This application is tabled until the NIP Area #1 Planning Advisory Committee advises in this regard, noting that the Land Use Committee tends to feel that the owner should have the option of rehabilitation or demolition.

ITEM #504-7

8-3405 - APPLICATION FOR STRATA TITLE CONVERSION OF AN EXISTING DUPLEX AT 780-782 CLARKE ROAD

The Committee recommends:

- "1) That Council, as Approving Authority under the Strata Titles Act, approve the conversion into strata lots of Lot 268, D.L. 367, P1. 47809, being 780-782 Clarke Road."
- "2) That the Planning Department return the strata title conversion guidelines to the Committee for further discussion."

App'd
 Co. Res
 #1808/77
 App'd
 Co. Res
 #1806/77

ITEM #504-8

Z-38-77 - APPLICATION OF R. WILLIAM SULLIVAN CONSULTANTS LTD. FOR REZONING OF PROPERTY AT 730-741 FARROW STREET TO RM-2

The Committee tabled this application to the next meeting of the Land Use Committee on October 18, 1977 for the applicants to make a presentation.

ITEM #504-9

PARKING STALLS FOR THE HANDICAPPED

The Committee recommends:

"That staff provide further research on what standards should apply as to parking requirements for the handicapped on commercial sites, noting that Items 1 and 2 appear to be appropriate for review by the Public Works Committee."

ITEM #504-10

Z-37-77 - APPLICATION OF C.L. WONG FOR REZONING OF PROPERTY AT 1113 HACHEY AVENUE TO RT-1 FOR A DUPLEX

The Committee recommends:

"That this application be referred to Public Hearing."

App'd
 Co. Res
 #1808/77

ITEM #504-11

Z-49-76 - EXTENSION OF REZONING APPLICATION (BY-LAW NO. 687, 1976)

The Committee recommends:

"That a six month extension of time to June 13, 1978 be approved."

App'd
 Co. Res
 #1808/77

ITEM #504-12

Z-9-76 - APPROVAL OF ADDENDUM TO AGREEMENT DATED NOVEMBER 2, 1976 BETWEEN THE DISTRICT AND PORTWOOD CONSTRUCTION LTD. FOR THE 40 UNIT STRATA TITLE APARTMENT AT 1030-1044 KING ALBERT AVENUE

The Committee recommends:

"That Council approve signing and sealing of the addendum to the agreement dated November 2, 1976 by the Mayor and Clerk, and such addendum shall become binding upon the District when duly executed and delivered for and on behalf of the Corporation by the Mayor and Municipal Clerk, who are specifically authorized to sign the same, and to affix the Corporate Seal thereto, and to deliver the same and that all as the Act and Deed of the District of Coquitlam."

APP'D R.
CO. RES
1509/77

ITEM #504-13

APPLICATION OF V.H. DELGATTY FOR REZONING OF PROPERTY ON AUSTIN AVENUE TO P-2

The Committee tabled this application for review by the Engineering Department as to access, egress and parking implications.

ITEM #504-14

Z-10-75 - APARTMENT PROJECT AT THE NORTH-EAST CORNER OF NORTH ROAD AND SMITH AVENUE - LOT 12, D.L. 9, P1. 7776

The Committee received the Planning Department's report dated September 29, 1977 for information.

ITEM #504-15

Z-14-77 - APPROVAL OF AGREEMENT AND ADOPTION OF BY-LAW NO. 735, 1977 - SHERWOOD PARK APARTMENTS LTD. FOR 51 UNIT APARTMENT AT 727 NORTH ROAD NORTH OF SMITH AVENUE

The Committee recommends:

- "1) That, if the agreement has been signed and sealed and the required moneys deposited by Tuesday, October 11, 1977 at 4:30 p.m., Council approve signing and sealing of the agreement by the Mayor and Clerk; and such agreement shall become binding upon the District when duly executed and delivered for and on behalf of the Corporation by the Mayor and Municipal Clerk, who are specifically authorized to sign the same and to affix the Corporate Seal thereto, and to deliver the same and that all as the Act and Deed of the District of Coquitlam; and
- 2) That Council finally adopt By-law No. 735, 1977, read three times on May 9, 1977."

SEEN
* 1510 / 77
CO. RES

LAND USE COMMITTEE
MINUTES

OCTOBER 4, 1977

ITEM #504-16

Z-31-74 - PARKLAND DEDICATION IN LIEU OF PARKLAND ACQUISITION FEE FOR WALL
AND REDEKOP DEVELOPMENT AT NESTOR AND DUNKIRK

The Committee tabled this item for study by the Committee.

ITEM #504-17

Z-40-77 (8-3504) - PROPOSED REZONING OF PROPERTY TO THE REAR OF
632 COTTONWOOD AVENUE

The Committee recommends:

"That this application be referred to Public Hearing."

*APP'D BY
C. R. S.
10/11/77*

ITEM #504-18

Z-34-77 - PROPOSED REZONING OF PROPERTY AT 1326-1407 BRUNETTE AVENUE

The Committee tabled this item for a report from the Engineering Department on servicing and the cancellation of Casey Street and from the Planning Department on other aspects.

.....CHAIRMAN

OCTOBER 18, 1977

LAND USE COMMITTEE MINUTES

A regular meeting of the Land Use Committee was held on Tuesday, October 18, 1977 at 7:30 p.m. in the Council Chambers, with the following persons present:

COMMITTEE:

- Ald. L. Bewley, Chairman
- Ald. L. Sekora
- Mr. M. Baldigara
- Mr. D. Doyle
- Mr. R. Francis



STAFF:

- Mr. D.M. Buchanan, Planning Director
- Mr. L. Wolfe, Long Range Planner

ITEM #504-1

Z-38-77 - APPLICATION OF R. WILLIAM SULLIVAN CONSULTANTS LTD. FOR REZONING OF PROPERTY AT 730-741 FARROW STREET RO RM-2

Mr. W. Sullivan presented arguments regarding this proposal:

1. The Community Plan designation - It is better to mirror image the existing use to the west, i.e. three-storey apartments.
2. Traffic generation - This will be less of a problem than with service commercial use.
3. Shortage of parks -
 - a) The parkland acquisition fee provides for land;
 - b) The design of the building can reduce the number of suites with children - 48 one-bedroom, 13 two-bedroom, and 2 studio units are proposed.

J & S Building Supplies Ltd. use most of the area for lumber storage, but are not making maximum use of their site.

Mr. Baldigara withdrew from the Chambers at this point since he is a principal in the ownership of the land immediately to the north.

The Committee recommends:

"That this application be declined and the applicant be invited to consider service commercial use as designated."

The Planning Director noted that Como Lake Avenue to the north is proposed to be widened to four lanes in the forthcoming November referendum.

APP'D BY
CO. RES
1700/77

ITEM #504-2

Z-41-77 - APPLICATION OF POWER LUMBER LTD. FOR REZONING OF PROPERTY AT 641-655 LOUGHEED HIGHWAY TO CS-1

Mr. Graham Ewans was present representing Power Lumber Ltd. and he answered questions on this application.

The Committee recommends:

"That application Z-41-77 be referred to Public Hearing subject to the total concept on both properties being approved by the Design Committee and no access to Edgar Avenue."

APP'D BY
CO. RES
1701/77

ITEM #504-3

Z-42-77 - APPLICATION FROM G.D. WYLIE FOR REZONING OF PROPERTY AT BROOKMERE AVENUE AND NORTH ROAD TO C-2

Mr. G.D. Wylie presented this application and gave as the reason for the height proposal that the two-storey height limitation would result in a stepped building which would not "do anything" for his client or the District of Coquitlam. He proposes that Brookmere be left open at the moment and that it be closed when Whiting Way is connected to the next street. The May 4, 1977 description of "low key office building of residential character compatible with the residential neighbourhood" is not being followed. It is proposed to be an "impact building" which will "stand on its own feet" but "low key" in terms of type of commercial usage.

The Committee recommends:

"That the Design Committee review the proposed design as to impact on the adjacent residential neighbourhood and the Engineering Department review it as to access and egress implications."

APPR'D RE
1702/77

ITEM #504-4

Z-479 - CORRESPONDENCE FROM WINDLOCK HOLDINGS LTD. DATED SEPTEMBER 29, 1977 RE PROPERTY AT 2800 BARNET HIGHWAY

The Committee tabled this item until such time as Windlock Holdings Ltd. come forward as they originally requested.

ITEM #504-5

Z-29-77, Z-28-77, Z-31-74 - DEVELOPMENT AGREEMENTS FOR DESIGN CONTROL - SMALL LOT REZONING APPLICATIONS

Mr. Townsend spoke regarding the Richmond approach. That Municipality is now leaving the control to the market and Richmond's Planning Department is no longer reviewing individual building designs.

Mr. Facer stated that he had begun with suggesting a land use contract approach and came up with guidelines which are reflected in Appendix A. He felt that the RS-4 regulations were sufficient and particularly the 180 foot requirement as no similar exterior design. Also, there will be a variety of builders involved over 2½ to 3 years in his subdivision.

The prices of lots were questioned and Mr. Townsend advised that prices should be low enough to compete with Surrey and to attract Richmond builders. This is the present situation:

	<u>Nominal Width</u>	
	<u>60'</u>	<u>40'</u>
Richmond	\$39,000	\$30,000
Coquitlam	\$30,000	?
Surrey	\$24,000	\$19,000

Mr. Facer said that his company intends to sell to builders who will do a good job. The intent is good housing from the start as otherwise it would be difficult to sell the rest of the lots. A letter of intent would be agreeable to Mr. Facer but not a formal agreement in the form drafted by the Planning Department.

con't

ITEM #504-5 con't

The Committee recommends:

"That, upon the applicants, in the case of applications Z-28-77 and Z-29-77, having entered into a development agreement in the form attached to the Planning Director's report of October 13, 1977, and subject to all other relevant requirements having been met, the Planning Department be authorized to place the said development agreements and rezoning By-laws No. 1379 and No. 1385 directly before Council for consideration of final approval, together with By-law No. 705, containing the RS-4 regulations."

APPL'D BY
CO. RES
1702/77

ITEM #504-6

Z-31-74 - COMPACT HOUSING AND DUPLEX PHASES - DAON OZADA PROPERTY

Mr. Townsend answered questions in regard to the three areas and advised there may be three separate builders involved.

The Committee recommends:

"That Daon Development Corporation's proposals for development of Areas #2, #3 and #4, as outlined in Daon's letter and attached plans of October 7, 1977, proceed in the normal manner with plans submitted to the Design Committee."

ITEM #504-7

Z-24-77 (B-4075) - CHURCH OF CHRIST at 215 MARMONT STREET

Mr. Ed Gaglardi appeared representing the Church of Christ who would like to be able to use their building, with no off-street parking being provided, until June 1, 1978. Twelve spaces are needed according to the Zoning By-law and Mr. Gaglardi indicated that up to ten cars will be parking on the premises. He also asked if they could possibly use the municipal hall parking lot on Sundays.

The Committee recommends:

"That the Committee express sympathy with the Church of Christ and instruct that the Planning Director refer this to the Municipal Solicitor to report to Council on October 24, 1977 on how best to extend the time for enforcement of the parking requirements to June 1, 1978."

SENIOR
RES
1704/77

ITEM #504-8

APPLICATION BY WOODS HOTEL IN MAILLARDVILLE RE HOURS OF SALE UNDER A LICENCE FOR "A PUB CONCEPT"

Mr. Eikoff appeared for the Woods Hotel and advised that an 80 seat area will be set aside for the pub. Ald. Bewley also tabled the attached letter dated October 17, 1977 from W. Kammerer regarding the Jubilee Hotel to the Mayor and Council which Ald. Sekora had received.

The Committee recommends:

"That both the Jubilee Hotel and the Woods Hotel be approved by Council for the "pub concept", with operating hours to 12 midnight and 1 a.m. respectively."

Mr. Doyle and Mr. Francis abstained from this decision since they did not feel it was appropriate for Committee consideration.

APPL'D BY
CO. RES
1708/77

ITEM #504-9

Z-7-77 - APPROVAL OF AGREEMENT AND ADOPTION OF BY-LAW NO. 732, 1977 - CANWAY DEVELOPMENTS LTD. FOR A COMMERCIAL BUILDING AT 1015 AUSTIN AVENUE

The Committee recommends:

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

"2) That Council finally adopt By-law No. 732, 1977, read three times on August 8, 1977."

APP'D B
CO RES
1707/77

APP'D B
CO RES
1708/77

ITEM #504-10

BY-LAW NO. 706, 1977 TO AMEND THE SUBDIVISION CONTROL BY-LAW NO. 1930, 1971

Mr. Wolfe indicated that the purpose of this By-law was to parallel the RS-4 regulations of the Zoning By-law in the Subdivision Control By-law.

The Committee recommends:

"That Council give three readings to By-Law No. 706, 1977."

RES
1709
1710
1711 / 77

ITEM #504-11

LAND USE COMMITTEE MINUTES OF OCTOBER 4, 1977

The Committee recommends:

"That the regular Land Use Committee Minutes of October 4, 1977 be received."

ITEM #504-12

Z-44-75 - ADDENDUM TO DEVELOPMENT AGREEMENT DATED JUNE 14, 1976 - CRESSEY DEVELOPMENT CORPORATION

The Committee recommends:

"That Council approve signing and sealing of the addendum to the development agreement dated June 14, 1976 by the Mayor and Clerk, and such addendum shall become binding upon the District when duly executed and delivered for and on behalf of the Corporation by the Mayor and Municipal Clerk, who are specifically authorized to sign the same and to affix the Corporate Seal thereto, and to deliver the same and that all as the Act and Deed of the District of Coquitlam."

APP'D B
CO RES
1712/77

Ald. Sekora opposed this proposal and Mr. Baldigara withdrew from the table during discussion.

ITEM #504-13

EXTRACT OF MAILLARDVILLE NIP AREA #1 PLANNING ADVISORY COMMITTEE MEETING OF
OCTOBER 6, 1977 - Z-32-77 AND REVIEW OF SKETCHES

The Committee recommends:

APP'D R?
* CO. RES 10/177

- "1) That application Z-32-77 be referred to Public Hearing.
- 2) That the second item be received by the Committee."

ITEM #504-14

SUBDIVISION COMMITTEE MINUTES OF OCTOBER 4, 1977

The Committee recommends:

"That the Subdivision Committee Minutes of October 4, 1977
be received."

.....CHAIRMAN

DISTRICT OF COQUITLAM

Inter-Office Communication

TO: Land Use Committee DEPARTMENT: DATE: Sept. 28/77
FROM: Design Committee DEPARTMENT: Planning YOUR FILE:
SUBJECT: Design Committee Minutes OUR FILE: Des. Com.
September 28, 1977

A meeting of the Design Committee was held in the Committee Room on Wednesday, September 28, 1977 at 6:00 p.m. with the following persons present:

Committee:

- Mr. J. Finlay
- Mr. K. Harford
- Mr. W. Roper
- Mr. T. Thompson

Staff:

Mr. K. McLaren, Development Control Technician

1) B-4284 - PROPOSED COMMERCIAL BUILDING ON THE NORTH SIDE OF AUSTIN AVENUE WEST OF NELSON STREET AT 1015 AUSTIN AVENUE -1ST REVIEW

The Committee reviewed the plans received in the Planning Department September 27, 1977 and the colored perspective received June 20, 1977.

The Committee reiterates the following comments from their meeting of June 22, 1977:

- 1) Clarification of the material finish on the Austin Avenue elevation grid line "D" is requested.
- 2) The upper floor fascia may be designed so that it helps screen any roof top units proposed.
- 3) Color chips of exterior materials are requested.

Further comments by the Committee are as follows:

- 1) The colored perspective suggests a textured concrete block finish on the east and west walls of the building. This should be called up specifically on the plans.
- 2) Clarification is requested of the treatment of the concrete on the easterly retaining wall at the driveway.

Design Committee Minutes
September 28, 1977

1) B-4284, cont'd

- 3) Details of the location and method of screening any rooftop mechanical equipment are requested. The Committee is very concerned with this matter as it relates to the visibility from the apartments to the north.

REVISED PLANS REQUESTED.

2) Z-10-77 - PRELIMINARY REVIEW OF A PROPOSED FOURPLEX ON THE WEST SIDE OF LAVAL SQUARE SOUTH OF CARTIER AVENUE - 2ND PRELIMINARY REVIEW

The Committee reviewed the plans received in the Planning Department September 26, 1977 and the colored perspective and color chips received August 17, 1977.

The Committee when making their previous comment misread the plans as the site and floor plans were drawn in reverse. The Committee would prefer to see Unit #1 flipped back as in the original plans and then flip Unit #4.

Consideration could be given to a larger rectangular skylight to the loft.

The Committee is not convinced their comment pertaining to windows was taken as intended. Our intent was to explore the window fenestration by the use of overlay sketch studies of the elevations. These sketch studies should be carried out and submitted for discussion prior to the submission of working drawings.

ACCEPTABLE FOR PUBLIC HEARING.

3) B-2783 - REVISED EXTERIOR MATERIALS FOR A 48 UNIT APARTMENT AT 707 NORTH ROAD AND SMITH AVENUE - 1ST REVIEW

The Committee reviewed the revised plan and color chip received in the Planning Department September 27, 1977.

The ivory colored aluminum would be acceptable for the overall siding with the brown color submitted for the fascia.

A heavy wood member should be used on the front face of the balcony fin wall. The stain utilized should be matched as closely as possible to the brown aluminum and a good quality cedar member should be used.

ACCEPTABLE WITH CONDITIONS.

Design Committee Minutes
September 28, 1977

- 4) B-4282 - PROPOSED 51 UNIT APARTMENT ON NORTH ROAD NORTH OF SMITH AVENUE AT 727 NORTH ROAD - 2ND REVIEW

The Committee reviewed the plans received in the Planning Department September 8 and September 22, 1977 and the colored perspective received September 22, 1977.

In relation to landscaping, the spacing of the hedra helix shall govern and not the quantity.

The Committee disagrees with the project architect's comments on the effectiveness of the resilient channel in reducing impact noise, and would suggest that it would be in his client's best interests to provide them.

ACCEPTABLE.

- 5) B-4318 - PROPOSED COMMERCIAL BUILDING ON THE SOUTH SIDE OF AUSTIN AVENUE EAST OF NELSON STREET AT 1034 AUSTIN AVENUE - 1ST REVIEW

The Committee reviewed the plans received in the Planning Department September 26, 1977 and the landscape plan and colored perspective received September 23, 1977.

The Committee trusts the applicant will pay proper attention to the details of the precast concrete joints and the cedar grill.

The applicant is requested to submit an indication of the finish for the precast concrete.

ACCEPTABLE WITH CONDITIONS.

- 6) Z-39-77 - PROPOSED ADDITION TO A CHURCH ON THE NORTH SIDE OF AUSTIN AVENUE EAST OF GATENSBURY STREET AT 1393 AUSTIN AVENUE - 1ST PRELIMINARY REVIEW

The Committee reviewed the plans and model received in the Planning Department September 23, 1977.

It is the Committee's experience that this type of exterior material requires special attention in selection to avoid a patchwork appearance after staining. If this project reaches the building permit application stage, the Committee will be looking for joint and exterior corner details.

ACCEPTABLE FOR PUBLIC HEARING.

Design Committee Minutes
September 28, 1977

- 7) B-4016 - PROPOSED ADDITION TO INDUSTRIAL BUILDING AT THE NORTH-EAST
CORNER OF LOUGHEED HIGHWAY AND SCHOOLHOUSE STREET AT 101 SCHOOLHOUSE
STREET - 1ST REVIEW

The Committee reviewed the plans received in the Planning Department August 5, 1977 and the colored perspective received September 27, 1977.

This project is acceptable subject to color chips of proposed exterior materials being submitted to the satisfaction of the Planning Director.

ACCEPTABLE WITH CONDITION.


K. D. McLaren, Secretary

KDM/1k

DISTRICT OF COQUITLAM

Inter-Office Communication

TO: Land Use Committee DEPARTMENT: DATE: Oct. 14, 1977
FROM: Design Committee DEPARTMENT: Planning YOUR FILE:
SUBJECT: Design Committee Minutes OUR FILE: D.C.
of October 14, 1977

A special meeting of the Design Committee was held in the Council Chambers on Friday, October 14, 1977 at 6:00 p.m., with the following persons present:

COMMITTEE:

Mr. J. Finlay
Mr. K. Harford
Mr. T. Thompson

STAFF:

Mr. K. McLaren, Development Control Technician
Mr. N. Maxwell, Planning Assistant

GUESTS:

Mr. S. Bonnettemaker
Mr. P. Hansen

- 1) B-3794 - CHANGE IN EXTERIOR MATERIAL TO 36 UNIT STRATA TITLE APARTMENT BUILDING UNDER CONSTRUCTION AT THE SOUTH-EAST CORNER OF COTTONWOOD AVENUE AND WHITING WAY.

The Committee reviewed the letter and sample material received in the Planning Department on October 11, 1977, requesting that pre-stained spruce siding be substituted for the cedar siding indicated on the approved drawings.

The Committee finds the proposed substitution acceptable with the stipulation that the spruce siding be plant stained on both sides.

ACCEPTABLE WITH CONDITIONS

- 2) B-4335 - PROPOSED ADDITION TO MOTEL AT THE NORTH-EAST CORNER OF LOUGHEED HIGHWAY AND GUILBY STREET - 1ST REVIEW

The Committee reviewed the plans received in the Planning Department October 3, 1977 and the coloured photographs received October 5, 1977.

Design Committee Minutes
of October 14, 1977

2) B-4335, cont'd

It is the Committee's opinion that the proposed addition will not enhance the appearance of the existing building. Similar details of design should be incorporated into the addition as were used elsewhere on the existing building to break up the mass of the proposed addition.

REVISED PLANS REQUESTED

3) B-4284 - PROPOSED COMMERCIAL BUILDING ON THE NORTH SIDE OF AUSTIN AVENUE WEST OF NELSON STREET AT 1015 AUSTIN AVENUE - 2ND REVIEW

Mr. S. Bonnettemaker was present to discuss with the Committee their previous comments on this project. Mr. Bonnettemaker then left the meeting.

The Committee then reviewed the plans received October 7, 1977 and the coloured perspective dated June 20, 1977.

The Committee now finds this project acceptable.

ACCEPTABLE

4) B-4318 - PROPOSED COMMERCIAL BUILDING ON THE SOUTH SIDE OF AUSTIN AVENUE EAST OF NELSON STREET AT 1034 AUSTIN AVENUE - 2ND REVIEW

The Committee reviewed the plans received in the Planning Department October 14, 1977 and the coloured perspective received September 23, 1977.

Although no objection was expressed to the issuance of a building permit on this project, it was suggested that the monolithic character of the building could be improved by restudying the screen with a view to creating a central design element.

A detail of the screen is requested.

ACCEPTABLE WITH CONDITIONS

5) Z-34-77 - PROPOSED 36 UNIT LOW DENSITY APARTMENT DEVELOPMENT AT THE SOUTH-EAST AND SOUTH-WEST CORNERS OF BRUNETTE AVENUE AND CASEY STREET AT 1326 - 1408 BRUNETTE AVENUE - 2ND PRELIMINARY REVIEW

Mr. P. Hansen, the project architect, was present to discuss the Committee's comments of September 14, 1977. Mr. Hansen then left the meeting.

5) Z-34-77, cont'd

The Committee reviewed the plans and coloured perspectives left by Mr. Hansen at the evening's meeting.

The Committee understands the problems and economic constraints of providing affordable housing and the applicant's concerns in this regard. However, realizing that "design" is subjective, the Committee is still of the opinion that this project does not fulfill Council's desire for schemes having considerable design merit.

REVISED PLANS REQUESTED

N. Maxwell

N. Maxwell, Secretary

NM/1k

NOVEMBER 1, 1977

LAND USE COMMITTEE MINUTES

A regular meeting of the Land Use Committee was held on Tuesday, November 1, 1977 at 7:30 p.m. in the Council Chambers, with the following persons present:

COMMITTEE:

- Ald. L. Bewley, Chairman
- Mr. D. Doyle
- Mr. M. Baldigara

STAFF:

- Mr. S. Jackson, Community Planner
- Mr. D.M. Buchanan, Planning Director



ITEM #504-1

Z-70-76 - CORRESPONDENCE FROM P. HANSEN REGARDING PROPOSED DEVELOPMENT AT 1420 CARTIER AVENUE

The Committee recommends:

"That the letter from Mr. Hansen be acknowledged, advising that the designation of Compact Housing at 12 units per acre has been confirmed by the Committee and Council."

Handwritten: APP'D BY Co. RES # 1795/77

ITEM #504-2

Z-39-77 - APPLICATION OF V.H. DELGATTY FOR REZONING OF PROPERTY ON AUSTIN AVENUE TO P-2

The Committee recommends:

"That this application be referred to the November 24, 1977 Public Hearing."

Handwritten: APP'D BY Co. RES # 1796/77

ITEM #504-3

Z-44-77 - APPLICATION OF I. MCDONALD FOR REZONING OF PROPERTY AT 995 RANCH PARK WAY TO RS-3

The Committee recommends:

"That this application be referred to Public Hearing subject to the Subdivision Committee's favourable review."

Handwritten: APP'D BY Co. RES # 1797/77

ITEM #504-4

Z-45-77 - APPLICATION OF BARSOL ENTERPRISES LTD. FOR REZONING OF PROPERTY AT 3163 & 3173 DUNKIRK AVENUE TO RS-4

The Committee recommends:

"That this application be referred to Public Hearing subject to the Subdivision Committee's favourable review."

Handwritten: APP'D BY Co. RES # 1798/77

ITEM #504-5

Z-74-76 - APPROVAL OF AGREEMENT & ADOPTION OF BY-LAW NO. 703, 1977 - OAK SERVICES LTD. - 59 UNIT RENTAL APARTMENT DEVELOPMENT AT 1131-1207 RIDGEWAY AVENUE AND 510 GATENSBURY STREET

The Committee recommends:

"1) That, if the required monies are deposited by Monday, November 7, 1977 at 12 noon, Council approve signing and sealing of the Agreement by the Mayor and Clerk; and such Agreement shall become binding upon the District when duly executed and delivered for and on behalf of the Corporation by the Mayor and Municipal Clerk, who are specifically authorized to sign the same and to affix the Corporate Seal thereto, and to deliver the same and that all as the Act and Deed of the District of Coquitlam.

"2) That Council finally adopt By-law No. 703, 1977, read three times on February 14, 1977."

*APP'D B.Y.
CO. RES.
#1800/77*

*APP'D B.Y.
RES.
#1800/77*

ITEM #504-6

Z-55-73 - ADDENDUM TO DEVELOPMENT AGREEMENT FOR APARTMENT DEVELOPMENT AT 633 NORTH ROAD

The Committee states that they feel the change is a substantial one and should be considered at a Public Hearing or declined because of lack of recreation facilities in the general area.

The Planning Director noted that a similar development agreement addendum for 601 North Road, in June 1976, also involving Quadrant Development Limited, had been agreed to by Council.

*ADDENDUM
APP'D B.Y.
CO. RES.
#1800/77*

ITEM #504-7

Z-27-77 (8-1745) - ALDERSON PROPERTIES LTD. - HICKEY STREET SANITARY SEWER EXTENSION

Mr. J. McVeigh, representing the applicant, was present and advised that their interest is only on the 1,000 feet of sanitary sewer south to the Dartmoor subdivision, estimated by the Engineering Department at \$42,000 and in possible sharing in those costs with the District. He indicated that Alderson Properties Ltd. would perhaps proceed regardless depending on the market picture improving. A sale price of \$27,500-\$28,000 per lot was indicated, with total costs being \$24,000, including the 1,000 feet of sanitary sewer.

The Committee recommends:

"That this matter be referred to the Executive Committee of Council and that Mr. McVeigh be directed to seek an audience with that Committee at 4:30 p.m. on November 7, 1977."

LAND USE COMMITTEE
MINUTES

NOVEMBER 1, 1977

ITEM #504-8

Z-31-74 - RS-4 DEVELOPMENT BY DAON DEVELOPMENT CORPORATION SOUTH OF OZADA AVENUE

The Committee recommends:

APPL'D
CO. RES.
1504/0/4/77

"That the Highway Reservation By-law No. 815 respecting a portion of Parcel 'E' of Lot 1 of SE $\frac{1}{4}$, Section 11, Township 39, Explanatory Reference Plan 13789, N.W.D., be placed before Council for consideration of three readings as an agenda item following By-law No. 808, dealing with the rezoning to RS-4 of this property."

ITEM #504-9

MINUTES OF REGULAR MEETING OF LAND USE COMMITTEE DATED OCTOBER 18, 1977

The Committee recommends:

"That the minutes of the regular meeting of the Land Use Committee, dated October 18, 1977, be received."

ITEM #504-10

Z-41-77 - APPLICATION OF POWER LUMBER LTD. FOR REZONING OF PROPERTY AT 641-655 LOUGHEED HIGHWAY TO CS-1

Mr. Doyle raised this application as he had examined the site, and after some discussion, the Committee recommended:

REC'D
CO. RES.
#1808

"That the Design Committee strongly consider retention of the existing natural buffer of trees along Edgar Avenue and restricting excavation in that area in order to protect the adjacent residential neighbourhood from noise and the intense lighting on the open-air sales and display areas."

ITEM #504-11

PLANNING ADVISORY COMMITTEE, MAILLARDVILLE NEIGHBOURHOOD IMPROVEMENT PROGRAM AREA NO. 1, MINUTES OF OCTOBER 6, 1977

The Committee recommends:

"That the Planning Advisory Committee Minutes of October 6, 1977 be received."

ITEM #504-12

PLANNING ADVISORY COMMITTEE, MAILLARDVILLE NEIGHBOURHOOD IMPROVEMENT PROGRAM AREA NO. 1, MINUTES OF OCTOBER 19, 1977

The Committee recommends:

"That the Planning Advisory Committee Minutes of October 19, 1977 be received."

NOVEMBER 1, 1977

ITEM #504-12 con't

The Committee then discussed the issue of rehabilitation versus demolition and new development of housing. The Chairman asked that the NIP Committee review the subject and that they be invited to meet with the Land Use Committee on November 29, 1977 to discuss this issue.

ITEM #504-13

SUBDIVISION COMMITTEE MINUTES OF OCTOBER 18, 1977

The Committee recommends:

"That the Subdivision Committee Minutes of October 18, 1977 be received."

ITEM #504-14

HOUSEKEEPING AMENDMENTS TO ZONING BY-LAW NO. 1928 (FILE Z-46-77: BY-LAW NO. 816)

Mr. Jackson reviewed why these amendments are being put forward, noting that the last overall set of housekeeping amendments was passed by Council in 1972. The basic objective is to follow proper rules of drafting to assist the reader, and to remove ambiguities and drafting errors. No change in intent is proposed though many interpretations are being codified. (NOTE: The introduction of the development permit system is an exception to this general statement.)

The Committee recommends:

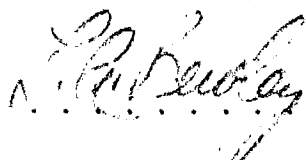
"That Council refer the draft By-law to the November 24, 1977 Public Hearing."

The Planning Director noted that modification to wording would continue to be considered by staff till the time of the Public Hearing. The Chairman directed that this subject be placed on the agenda of the November 15, 1977 meeting of the Land Use Committee in order that members could make further input after reviewing the complete draft by-law over the next two weeks.

ITEM #504-15

AMENDMENT BY-LAW TO CONVERT ZONING BY-LAW TO METRIC

The Planning Director noted that a special Public Hearing in December may be required in order to meet the Provincial Government directive.

 CHAIRMAN

NOVEMBER 15, 1977

LAND USE COMMITTEE MINUTES

A regular meeting of the Land Use Committee was held on Tuesday, November 15, 1977 at 7:30 p.m. in the Council Chambers, with the following persons present:

COMMITTEE:

Ald. L. Bewley, Chairman
Ald. L. Sekora
Mr. D. Doyle
Mr. R. Francis

STAFF:

Mr. L. Wolfe, Long Range Planner
Mr. S. Jackson, Community Planner

ITEM #504-1MINUTES OF REGULAR MEETING OF LAND USE COMMITTEE DATED NOVEMBER 1, 1977

The Committee recommends:

"That the minutes of the regular meeting of the Land Use Committee dated November 1, 1977 be received."

ITEM #504-2SUBDIVISION COMMITTEE MINUTES OF NOVEMBER 1, 1977

The Committee recommends:

"That the Subdivision Committee Minutes of November 1, 1977 be received."

ITEM #504-3Z-4-77 - CORRESPONDENCE FROM TEXACO CANADA LIMITED DATED OCTOBER 31, 1977 RE PROPERTY AT 1220 COMO LAKE AVENUE

Mr. A.R. Cooper, representing Texaco Canada Limited, was present, and he discussed in detail the problem he raised earlier in correspondence with the Committee and with the Planning Department regarding restrictions on the Texaco property at 1220 Como Lake Avenue due to sale-leaseback agreements Texaco has with a real estate investment firm. He asked the Committee to reconsider its recommendation to Council against permitting a butcher shop with prepared foods on this site.

The Committee members noted their concern that the restrictions on the use of the property result in large measure from an agreement between two private parties and that a general commercial zone such as C-2 would allow potentially undesirable uses.

The Committee requests:

"That Mr. Cooper get in touch with the Planning Department to see if more appropriate alternative uses can be found for the subject site."

Mr. Hallman, as the potential occupant of the building on the site, introduced himself and his partner, Mr. J. Bernardo. He discussed with Committee members his proposed business of a butcher shop with meat service and a production line of prepared foods.

LAND USE COMMITTEE
MINUTES OF NOVEMBER 15, 1977

ITEM #504-3 con't

The Committee requests:

"That Mr. Hallman and Mr. Bernardo discuss with the Planning Department potential alternative locations for the type of butcher shop operation they wish to pursue."

ITEM #504-4

Z-43-77 - APPLICATION OF DISTRICT OF COQUITLAM FOR P-1 ZONING FOR A MAJOR MUNICIPAL PARK

The Committee recommends:

"That this application be referred to Public Hearing subject to the preliminary plan for the park being completed and favourably reviewed by the Design Committee and municipal staff."

APP'D BY
Co. RES
#1881/77

ITEM #504-5

Z-49-77 - APPLICATION OF BERDOFF HOLDINGS LTD. FOR REZONING OF PROPERTY AT 1210 PIPELINE ROAD TO M-1

The Committee recommends:

"That this application be referred to Public Hearing subject to a Road Reservation Agreement acceptable to the Municipal Engineer being signed and sealed between the District of Coquitlam and the Applicant before final approval."

APP'D FOR
P.H. BY Co.
RES #1883/77

ITEM #504-6

Z-42-77 - PROPOSED HIGH-RISE COMMERCIAL BUILDING AT BROOKMERE AVENUE AND NORTH ROAD IN COQUITLAM

The Committee recommends:

- "1) That the principals be invited to meet with the Committee and a representative of the Design Committee and of the Engineering Department at the next Land Use Committee meeting on November 29, 1977 to discuss the recommendations of the Design Committee and the Engineering Department regarding the development of this property.
- 2) That Council give consideration to three readings to the attached By-law declaring the subject lands a Development Area."

APP'D BY
Co. RES
#1884/77

TAKEN BY
Co. RES
#1896/77

ITEM #504-7

Z-69-76 - APPLICATION FOR LAND USE CONTRACT - 431 NELSON STREET AND 1046-1062 AUSTIN AVENUE

The Committee recommends:

- "1) That the third reading given By-law No. 683 on December 16, 1976 be rescinded.

LAND USE COMMITTEE
MINUTES OF NOVEMBER 15, 1977

ITEM #504-7 con't

- 2) That Council amend By-law No. 683 by deleting Sections 8, 9, 10, 11 and Section C, leaving Section 6 and Section 4(b) in the contract unchanged and retaining the bonding requirement. *- no provision for landscaping between lanes + property*
- 3) That third reading be given By-law No. 683 as amended."

ITEM #504-8

Z-14-77 - APPROVAL OF ADDENDUM TO AGREEMENT DATED OCTOBER 20, 1977 BETWEEN THE DISTRICT AND SHERWOOD PARK APARTMENTS LTD. FOR THE PROPOSED 51 UNIT APARTMENT BUILDING AT 727 NORTH ROAD

The Committee recommends:

"That Council approve signing and sealing of the addendum to the agreement dated October 20, 1977 by the Mayor and Clerk; and such addendum shall become binding upon the District when duly executed and delivered for and on behalf of the Corporation by the Mayor and Municipal Clerk, who are specifically authorized to sign the same, and to affix the Corporate Seal thereto, and to deliver the same and that all as the Act and Deed of the District of Coquitlam."

ITEM #504-9

Z-33-76 - PROPOSED REZONING OF LOT 116, D.L. 109, PL. 33406 - SOUTH SIDE OF AUSTIN AVENUE EAST OF MARMONT STREET AT 1150 AUSTIN AVENUE

The Committee recommends:

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

ITEM #504-10

Z-28-77 - WALL & REDEKOP APPLICATION FOR RS-4 AND P-1 ZONING ON DUNKIRK AVENUE (ZONING BY-LAW NO. 785)

The Committee recommends:

"That Council authorize referral to Public Hearing of P-5 zoning for that portion of land formerly proposed for P-1 zoning under By-law No. 785."

ITEM #504-11

Z-29-77 & Z-31-74 - DAON RS-4 PROJECTS - NESTOR & DUNKIRK - NESTOR & OZADA

The Committee recommends:

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

APP'D B.
Co. RES
1890/77

APP'D B.
Co. RES
1891/77

APP'D B.
Co. RES
1892/77

APP'D B.
Co. RES
1892/77

LAND USE COMMITTEE
MINUTES OF NOVEMBER 15, 1977

ITEM #504-11 con't

APP'D BY
CO. RES
1894/77

2) That Council give final approval to Highway Reservation By-law No. 815, 1977.

APP'D BY
CO. RES
1895/77

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

APP'D BY
CO. RES
1896/77

4) That Council give final approval to Zoning Amendment By-law No. 705, 1977 establishing the RS-4 zone.

APP'D BY
CO. RES
1897/77

5) That Council give final approval to By-law No. 706, 1977 amending the Subdivision Control By-law to allow for the RS-4 zone.

APP'D BY
CO. RES
1898/77

6) That Council give final approval to Zoning Amendment By-law No. 787, 1977 (portion of Z-31-74).

APP'D BY
CO. RES
1899/77

7) That Council give final approval to Zoning Amendment By-law No. 808, 1977 (Z-29-77)."

ITEM #504-12

Z-47-77 - APPLICATION OF ZAGREB CONSTRUCTION LTD. FOR REZONING OF PROPERTY AT 1112 AUSTIN AVENUE TO C-2

The Committee recommends:

APP'D BY
CO. RES
1900/77

"That this application be referred to Public Hearing subject to favourable consideration by the Design Committee."

ITEM #504-13

Z-11-77 - LETTING OF CONTRACT FOR MAILLARDVILLE NEIGHBOURHOOD CENTRE

The Committee recommends:

APP'D BY
CO. RES
1902/77
SEE ALSO
CO. RES
1901/77

"That, at the same meeting as the Amended Budget is passed, a contract be entered into between the District and Haverland Engineering Ltd., the lowest bidder, for construction of the Maillardville Neighbourhood Centre, and that this contract shall become binding upon the District when duly executed and delivered for and on behalf of the Corporation by the Mayor and Municipal Clerk, who are specifically authorized to sign the same and to affix the Corporate Seal thereto and to deliver the same and that all as the Act and Deed of the District of Coquitlam."

ITEM #504-14

Z-46-77 - HOUSEKEEPING AMENDMENTS TO ZONING BY-LAW NO. 1928

The Committee recommends:

APP'D BY
CO. RES
1903/77

1) That Council hold the December Public Hearing on December 15, 1977 rather than December 22, 1977.

APP'D BY
CO. RES
1904/77

2) That By-law No. 816 be referred to the requested December 15, 1977 Public Hearing."

.....Chairman

504

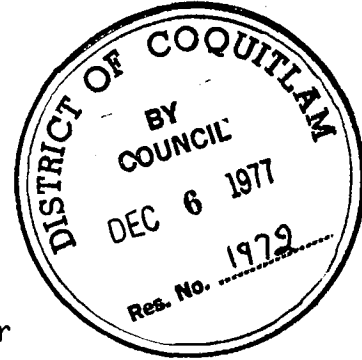
NOVEMBER 29, 1977

LAND USE COMMITTEE MINUTES

A regular meeting of the Land Use Committee was held on Tuesday, November 29, 1977 at 7:30 p.m. in the Council Chambers, with the following persons present:

COMMITTEE:

- Ald. L. Bewley, Chairman
- Ald. L. Garrison
- Ald. L. Sekora (until 9:30 p.m.)
- Mr. D. Doyle
- Mr. M. Baldigara
- Mr. R. Francis



STAFF:

- Mr. D.M. Buchanan, Planning Director
- Mr. J. Duguid, Traffic Supervisor
- Mr. S. Jackson, Community Planner (for Item 7)

ALSO PRESENT:

- Mr. D. Nichols, Design Committee representative
- Mr. A. Perreault, NIP Committee (for Item 7)
- Mr. D. Sullivan (for Item 7)
- Mr. L. Kirk (for Item 7)

ITEM #504-1

MINUTES OF REGULAR MEETING OF LAND USE COMMITTEE OF NOVEMBER 15, 1977

The Committee recommends:

"That the minutes of the regular meeting of the Land Use Committee of November 15, 1977 be received."

ITEM #504-2

MINUTES OF SUBDIVISION COMMITTEE MEETING OF NOVEMBER 15, 1977

The Committee recommends:

"That the minutes of the Subdivision Committee meeting of November 15, 1977 be received."

ITEM #504-3

Z-42-77 - PROPOSED HIGH-RISE COMMERCIAL BUILDING AT BROOKMERE AVENUE AND NORTH ROAD IN COQUITLAM

Mr. Wylie discussed the reports of the Traffic Supervisor dated November 7, 1977 and of the Design Committee dated October 24, 1977.

Traffic Concerns:

1. He felt the parking lot was similar to ones in other commercial developments; he felt the design would avoid backup onto Brookmere Avenue.
2. The grade difference on Brookmere makes awkward the access point being further to the east and Brookmere is to be cancelled in any event so that any problem is limited to the short term.
3. The proposed on-site storage is more than normal for a development of this size.
4. That his client was willing to restudy the matter but stacking for more than one or two cars was not possible.

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Design Concerns:

1. The alternative of a "sophisticated" modern building had been examined but instead a simple, substantial form was evolved, cutting down energy load by reducing windows; a more classic form than exotic is proposed.
2. The lots to the north could not be obtained in spite of a serious attempt therefore but they were simply not available to his client.
3. He agreed that expansion to the north would provide the circulation around the block, but the reality was that the development site could not be expanded.
4. The floor area of 40,000 square feet is in line with that allowed under conventional C-2 zoning and represents an efficient design response.
5. The shadows to the north in winter will be a problem, but development on that property could be east-west and provide its own orientation without a sunny south wall.
6. The public does not always favourably respond to exotic design like the new housing on Austin Avenue, which is completely in cedar and won a design award.

The Committee deferred consideration of this application to the in-camera portion of its meeting.

ITEM #504-4

Z-50-77 - APPLICATION OF E.M. CANNELL FOR REZONING OF PROPERTY AT 830 IRVINE STREET TO RS-3 ONE-FAMILY RESIDENTIAL (6,000 SQ. FT. LOTS)

The Committee recommends:

"That this application be referred to Public Hearing subject to:

- 1) the Municipal Solicitor confirming that the legal status of the lands west of the east boundary of the B.C. Hydro right-of-way is as assumed by the Planning Department;
- 2) the Subdivision Committee finding the subdivision technically feasible."

ITEM #504-5

Z-51-77 - APPLICATION OF GENSTAR LIMITED FOR REZONING OF PROPERTY IN THE EAGLE RIDGE SUBDIVISION ON BARNET HIGHWAY TO CS-1

The Committee recommends:

"That this application be referred to Public Hearing subject to the restrictive covenants being extended to cover the subject land."

ITEM #504-6

Z-52-77 - APPLICATION OF J. DOWLING FOR REZONING OF PROPERTY AT 1101 LANSDOWNE STREET TO CS-1

The Committee recommends:

"That the Ministry of Environment be contacted on their requirements by the Planning Department prior to preliminary plans being requested to be prepared by the applicant in order that their guidelines are identified at an early stage as far as the required leave strip and treatment of Scott Creek are concerned."

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ITEM #504-7

NIP COMMITTEE - REHABILITATION OF EXISTING HOUSING AND DUPLEX LOCATION
POLICY IN MAILLARDVILLE

The issue of rehabilitation was discussed by members of the NIP Advisory Committee and the Land Use Committee. Dwellings of 700-800 square feet exist in the area, available for a moderate price. The value of land for duplex development is substantially higher, in effect discouraging their rehabilitation.

The Committees then discussed the attached duplex criteria as they relate to Maillardville regarding the 600 foot separation not applying.

The Committee recommends:

"That Council reassess its land use policy regarding the 600 foot separation criterion not applying in Maillardville."

A copy of the criteria dated June 14, 1976 is attached.

ITEM #504-8

R. INGRAM & ASSOCIATES - ROBINSON STREET & CLARKE ROAD (FILE Z-104-69)

Mr. R. Mitchuk read his letter of November 22, 1977, which is attached.

Mr. Baldigara declared his interest in property in the area and withdrew from the Committee table.

The Committee then discussed the fact that widening of Clarke Road had been approved in the November 19, 1977 referendum.

The Committee recommends:

"That this Committee recommend that a Select Committee be struck to review the land use policy in the area from North Road to the Miller Park Ravine north of Como Lake Avenue to the Port Moody boundary."

ITEM #504-9

STRATA TITLE CONVERSIONS - GUIDELINES

Mr. Baldigara advised that soundproofing between dwelling units should include not only walls but also ceilings and floors and this should be specifically added.

The Committee recommends:

"That the Guidelines be referred to Council for approval, as attached to the Planning Director's report of November 22, 1977, adding on page one as a revised Item I. 1. d):

'd) soundproofing between dwelling units - walls, ceilings and floors.' "

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DEFEATED
SEE RES #
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Co. Res #
#1978/77

.....CHAIRMAN