

PLANNING AND DEVELOPMENT COMMITTEE MEETING

A meeting of the Planning and Development Committee was held at 7:30 p.m. on Monday, 1980 09 15, in the Council Chambers of the Municipal Hall, with the following persons present:

COMMITTEE:

Ald. L. Garrison, Chairman
Ald. B.T.H. Robinson

STAFF:

D.M. Buchanan, Planning Director
E. Tiessen, Deputy Planning Director
R. Fitzpatrick, Long Range Planner
R.A. LeClair, Municipal Manager

ALSO PRESENT:

J.F. Gilmour, Town Centre Consultant

ITEM #501-1

CORRESPONDENCE FROM VIAM CONSTRUCTION CO. LTD. DATED SEPTEMBER 9TH, 1980
RE 230 BLUE MOUNTAIN STREET

Mr. A. DeCotiis of Viam Construction appeared on behalf of this proposal requesting that consideration be given to a higher density apartment designation permitting approximately 55 units rather than approximately 15 allowable under RM-1 zoning. He indicated that three-storey frame construction with all parking underground was proposed.

The Planning Director noted that Mr. DeCotiis's letter had been received late last week, too late for the Planning Department to prepare a report. In view of expressed concern regarding parking, school capacity and higher density, the Committee recommends:

"That the proposal from Viam Construction for higher density apartment use accommodating approximately 55 units at 230 Blue Mountain Street be tabled pending a report on the land use implications of such a development."

ITEM #501-2TOWN CENTRE CORE AREA - DEVELOPMENT GUIDELINES

The Planning Director advised the Committee that the work represented by Mr. Gilmour's report followed from earlier work undertaken by Mr. Dick Mann of Thompson, Berwick, Pratt and Partners. The present study was commissioned in the Fall of 1979 and reflects contributions by P. Roer of B.C. Research regarding parking and transportation requirements and Golder Associates with respect to foundation conditions. The proposals contained in the report fall into four general categories:

- 1) vehicular and pedestrian circulation,
- 2) new zoning classification,
- 3) parking provisions,
- 4) linkages among LRT, roads and pedestrian routes.

The Planning Director then introduced, to the Committee, Mr. J.F. Gilmour, the Town Centre Design Consultant.

PLANNING AND DEVELOPMENT COMMITTEE
MEETING MINUTES OF 1980 09 15 con't

ITEM #501-2 con't

Mr. Gilmour briefly reviewed the recommendations contained in his report, highlighting those proposals which represent departures from present municipal practice. These comments focussed on the new zoning category to be drafted for the core area, the municipal provision of whatever parking is required over and above that which can be provided under existing by-law standards, specific adjustments in elevation to accommodate grade separated facilities and the LRT alignment, recommendations with respect to the location of various kinds of commercial uses, and guidelines for the provision of sunlight at specific locations. The Deputy Planning Director then reviewed the LRT alignment with reference to the implications of soil conditions in the core area.

The Planning Director then reviewed the steps to be undertaken toward implementing the recommendations of Mr. Gilmour's report.

The Committee recommends:

"That Council endorse proceeding with implementation work on the Town Centre identified in the Planning Director's report of September 9, 1980."

APP'D BY
CO. RES # 2018/80

ITEM #501-3

CANCELLATION OF OLD DEVELOPMENT PERMIT AND AUTHORIZATION FOR ISSUANCE OF A NEW DEVELOPMENT PERMIT FOR COMMERCIAL BUILDING AT 3020 LINCOLN AVENUE

The Committee recommends:

"That Council:

- 1) Rescind Resolution No. 692, passed on the 16th day of June, 1980, thereby repealing issuance of Development Permit DP-9-80.
- 2) Authorize the Treasury Department to return to the applicants the Canadian Imperial Bank of Commerce Term Deposit #8622684 for \$3,520 to Solar Enterprises Ltd.
- 3) Approve signing and sealing of the Development Permit by the Mayor and Municipal Clerk, and such Permit 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 # 2019/80

APP'D BY
CO. RES # 2020/80

APP'D BY
CO. RES # 2021/80

ITEM #501-4

APPROVAL OF ISSUANCE OF DEVELOPMENT PERMIT AND ADOPTION OF BY-LAW NO. 1071 CONCRETE BATCHING PLANT AT 1530 PIPELINE ROAD

The Committee recommends:

- 1) That Council finally adopt By-law No. 1071, given three readings on July 7, 1980
- 2) That Council approve signing and sealing of the Development Permit by the Mayor and Municipal Clerk, and such Permit 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 # 2024/80

APP'D BY
CO. RES # 2020/80

PLANNING AND DEVELOPMENT COMMITTEE
MEETING MINUES OF 1980 09 15 con't

ITEM #501-4 con't

APP'D B.V.
Co. RES #
2026/80

- 3) That Council approve signing and sealing of the Restrictive Covenant by the Mayor and Municipal Clerk, and such Restrictive Covenant 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;

noting that the securities have not yet been deposited with the Municipal Treasurer, and this recommendation is subject to his acceptance thereof prior to 4:00 p.m. on September 22, 1980."

ITEM #501-5

APPROVAL OF ISSUANCE OF DEVELOPMENT PERMIT AND ADOPTION OF BY-LAW NO. 1057 ADDITIONS AND ALTERATIONS TO AN EXISTING CHURCH AT 1666 REGAN AVENUE FOR CALVARY BAPTIST CHURCH

Ald. Robinson excused himself from discussion of this item due to a possible conflict of interest.

The Committee recommends:

APP'D B.V.
Co. RES #
2027/80

- "1) That Council finally adopt By-law No. 1057, given three readings on May 5, 1980.

- 2) That Council approve signing and sealing of the Development Permit by the Mayor and Municipal Clerk, and such Permit 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.V.
Co. RES #
2029/80

ITEM #501-6

UPDATE ON COQUITLAM AREA MOUNTAIN STUDY

The Planning Director advised that, as part of the Coquitlam Area Mountain Study, a public meeting will be held on Wednesday, September 24, 1980, to discuss land use issues in the Westwood Plateau area. The Westwood Race Track was specifically mentioned as a topic of discussion. The Committee received the Planning Director's report for information.

TABLED ITEMS:

- 1. Subdivision Committee Minutes of August 26, 1980
- 2. Design Committee Minutes of September 8, 1980


Ald. L. Garrison, Chairman

R. Fitzpatrick
Acting Secretary

1980 09 29

PLANNING & DEVELOPMENT COMMITTEE

MEETING MINUTES

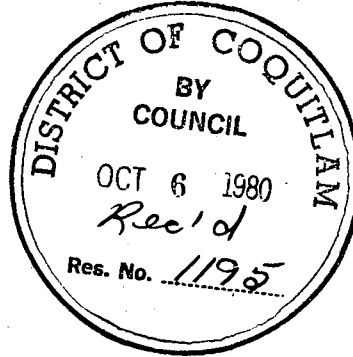
A meeting of the Planning and Development Committee was held on Monday, 1980 09 29 at 7:30 p.m. in the Council Chambers, with the following persons present:

COMMITTEE:

Ald. L. Garrison, Chairman
Ald. B.T.H. Robinson

STAFF:

R.A. LeClair, Municipal Manager
D.M. Buchanan, Planning Director



ITEM #501-1

LETTER FROM L. SOON DATED SEPTEMBER 23, 1980 RE 387 MUNDY STREET

Mr. L. Soon and Mr. B. Kellet appeared before the Committee. The Planning Director noted that the RT-1 lot referred to in his report at two lots to the north (at 397 Mundy) is occupied by a relatively new one-family dwelling.

The Committee recommends:

"That Mr. Soon's inquiry be tabled and the Planning Department approach the owners of the lot at 397 Mundy Street to determine their feelings as to rezoning to RS-1; this resulting in no two-family housing sites within 180 metres on the east side of Mundy Street from the subject site at 387 Mundy Street."

ITEM #501-2

URBAN DESIGNATION AND URBAN RESIDENTIAL DEVELOPMENT NORTH OF DAVID-PATHAN CONNECTOR EAST OF PIPELINE ROAD (8-3616)

Mr. Wilton Allen and Mr. Harper Allen appeared before the Committee and objected to the location of the David-Pathan connector. The idea of a temporary road from Pathan to serve the possible one-family lot subdivision was also rejected by the Allens. In answer to the question of Ald. Robinson, the Planning Director advised that he recommended:

- a) dedication or reservation of the David-Pathan right-of-way, and
- b) dedication of the southeasterly triangle south of that right-of-way as "park", with credit in the form of appropriate reduction in the development cost charges for open space land acquisition.

The Committee then discussed whether the David-Pathan connector could be moved, and the Planning Director advised that the location was fixed with the right-of-way being established by the Replotting Scheme to the south. He also advised that the Ministry of Transportation and Highways was involved in the planning, and most noteworthy, the financing of such roads.

The Committee recommends:

"That the Planning Director review the location of the David-Pathan connector with the appropriate officials in the Ministry of Transportation and Highways."

PLANNING & DEVELOPMENT COMMITTEE
MEETING MINUTES OF 1980 09 29

ITEM #501-3

PRELIMINARY REPORT ON REZONING APPLICATION Z-46-80 FOR G.H. FALCON FOR
PROPERTY AT 1046 ALDERSON AVENUE - RS-1 TO RT-1

The Committee recommends:

"That this application be referred to Public Hearing."

APP'D BY
CO. RES
1196/80

ITEM #501-4

PRELIMINARY REPORT ON REZONING APPLICATION Z-48-80 FOR M. WHITEWOOD FOR
PROPERTY AT 416 MUNDY STREET - RS-1 TO RT-1

The Committee recommends:

"That this application be referred to Public Hearing."

APP'D BY
CO. RES
1197/80

ITEM #501-5

PRELIMINARY REPORT ON REZONING APPLICATION Z-49-80 FOR TRECO DEVELOPMENT
CORPORATION FOR PROPERTY AT 2383 CAPE HORN AVENUE - RS-1 TO RS-3

The Committee recommends:

"That this application be referred to Public Hearing."

APP'D BY
CO. RES
1198/80

ITEM #501-6

PRELIMINARY REPORT ON REZONING APPLICATION Z-50-80 FOR G. CULIG FOR
PROPERTY AT 992 BLUE MOUNTAIN STREET - RS-1 TO RS-3

The Committee recommends:

"That this application be declined since the present RS-1 zoning
is more in keeping with prevailing lot sizes in this area."

APP'D BY
CO. RES
1199/80

ITEM #501-7

PRELIMINARY REPORT ON REZONING APPLICATION Z-51-80 FOR G. DUBRULE FOR
PROPERTY AT 2340 DAWES HILL ROAD - RS-1 TO RS-3

The Committee recommends:

"That this application be referred to Public Hearing subject to
the Subdivision Committee finding subdivision of the property
technically feasible."

APP'D BY
CO. RES
1200/80

ITEM #501-8

PRELIMINARY REPORT ON REZONING APPLICATION Z-52-80 FOR L.W. PASCO BUILDERS
LTD. FOR PROPERTY AT 530 BLUE MOUNTAIN STREET - RS-1 TO RS-3

The Committee recommends:

"That this application be declined since the present RS-1 zoning
is more in keeping with prevailing lot sizes in this area."

APP'D BY
CO. RES
1201/80

PLANNING & DEVELOPMENT COMMITTEE
MEETING MINUTES OF 1980 09 29

ITEM #501-9

LETTER FROM UNION OF BRITISH COLUMBIA MUNICIPALITIES DATED SEPTEMBER 22, 1980 RE DISCUSSION PAPER ON THE PLANNING ACT

The Committee recommends:

"That the Planning Act Discussion Paper be placed on the agenda of the meeting of October 14th for discussion and the Municipal Solicitor and Municipal Engineer be requested to attend that meeting."

ITEM #501-10

CORRESPONDENCE FROM GREATER VANCOUVER REGIONAL DISTRICT DATED SEPTEMBER 18, 1980 RE OFFICIAL REGIONAL PLAN UPDATE PROGRESS

The Committee received the report dated September 18, 1980 from the Greater Vancouver Regional District for information.

ITEM #501-11

ASSIGNMENT OF DEVELOPMENT PERMIT FROM DAON DEVELOPMENT CORP. TO NIETSCHMANN DEVELOPMENT CORPORATION - 3190 TAHSIS AVENUE

The Committee recommends:

- "1) That Council approve signing and sealing of the Assignment of the Development Permit by the Mayor and Municipal Clerk, and such Assignment 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 authorize return of the Irrevocable Clean Letter of Credit submitted by Daon Development Corp., being Letter of Credit #0010/G3080 dated April 30, 1980, from the Royal Bank of Canada, International Centre, Vancouver."

APP'D B.Y.
Co. Res #
1202/80

APP'D B.Y.
Co. Res #
1203/80

ITEM #501-12

ISSUANCE OF A DEVELOPMENT PERMIT TO POWER LUMBER LTD. - 641 LOUGHEED HIGHWAY

The Committee recommends:

"That Council approve signing and sealing of the Development Permit by the Mayor and Municipal Clerk, and such Permit 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.Y.
Co. Res #
1204/80

PLANNING & DEVELOPMENT COMMITTEE
MEETING MINUTES OF 1980 09 29

ITEM #501-13

REZONING APPLICATION Z-37-80 - COMO LAKE AVENUE AND LOUGHEED HIGHWAY

The Committee recommends:

"That this item be tabled for information regarding:

- 1) the applicant's proposals for a buffer along the Lougheed Highway,
- 2) school capacities,
- 3) proximity of neighbourhood parks, existing and proposed."

ITEM #501-14

MODIFICATIONS TO COMMUNITY PLAN MAP IN AREA WEST OF B.C. HYDRO LINE FROM LANSLOWNE TO BARNET AND WEST TO PORT MOODY BOUNDARY (Z-6-80 & 8-2333, STAGE 4)

The Planning Director gave members of the Committee copies of the proposed plan described in his report. After some discussion, the Committee recommended:

APPR'D BY
CO. RES #
1205/80

- "1) That signals at Lansdowne and Barnet be initiated by the Engineering Department, in consultation with the Ministry of Transportation and Highways, noting that the RCMP should be requested to provide data in regard to accidents at that location.
- 2) That the Park and Recreation Director provide an update to the Committee on B.C. Hydro's position on the use of their right-of-way for recreation use."

ITEM #501-15

APPLICATION FOR STRATA TITLE CONVERSION OF AN EXISTING DUPLEX AT 1163-1165 EAGLERIDGE DRIVE (8-3595)

The Committee recommends:

APPR'D BY
CO. RES #
1206/80

"That Council, as Approving Authority under the Strata Titles Act, approve the conversion into strata lots of Lot 135 of District Lot 346, Group 1, Plan 53820, N.W.D., subject to payment of the estimated 1981 municipal taxes."

ITEM #501-16

EAST-WEST ROAD - PORT COQUITLAM AND COQUITLAM

The Committee recommends:

"That the Planning Director send Port Coquitlam a copy of the Community Plan Map and the resolutions of Council in regard to the Roads Review Committee conclusions and on the Austin Avenue East Area Community Plan."

PLANNING & DEVELOPMENT COMMITTEE
MEETING MINUTES OF 1980 09 29

TABLED ITEMS:

1. Letter from N. Slavik & Sons Ltd. dated September 3, 1980 and Letter to Slavik & Sons Ltd. from E. Tiessen dated September 17, 1980 re Riverview Lands.
2. Subdivision Committee Minutes of September 9, 1980
3. Design Committee Minutes of September 17, 1980.


Ald. L. Garrison, Chairman

D.M. Buchanan
Executive Secretary

OCTOBER 14, 1980

PLANNING AND DEVELOPMENT COMMITTEE MINUTES

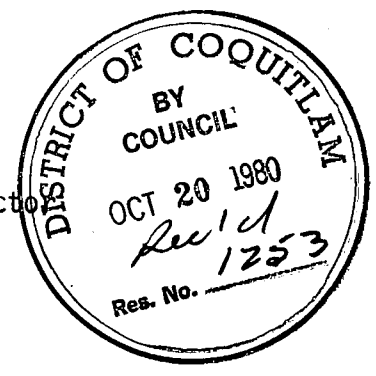
A meeting of the Planning and Development Committee was held on Tuesday, October 14, 1980 at 7:30 p.m., with the following persons present:

COMMITTEE:

- Ald. L. Garrison, Chairman
- Ald. J. Parks

STAFF:

- Mr. E. Tiessen, Deputy Planning Director



ITEM #501-1

SITE 19 - COMMERCIAL ZONING ANOMALIES (FORMER RIVERDALE LUMBER PROPERTY) - Z-1-80, Z-4-80

Mr. J. Gilmour appeared to represent the applicant, Mr. Murray Wood. After some discussion, the Committee instructed that this item be placed on the agenda of its next meeting to give Mr. Wood an opportunity to present his case in greater detail. In the meantime, the Committee recommends:

*APP'D BY
CO. RES
#1254/80*

"1) That Council refer to Public Hearing the rezoning of Lot 1, Block A, District Lot 47, Plan 9285, and Lot 11, Block A, District Lot 47, Plan 9286, for M-3 zoning; and

*APP'D BY
CO. RES
#1255/80*

2) That Council instruct staff to refer any application for building permit on said parcels to Council for possible withholding under Section 724 of the Municipal Act."

ITEM #501-2

PRELIMINARY REPORT ON REZONING APPLICATION Z-53-80 - T. CAVANAGH - SOUTH SIDE OF LATIMER AVENUE EAST OF HICKEY STREET - RS-1 TO RT-2 FOR APPROXIMATELY 52 TOWNHOUSE UNITS

The Committee recommends:

*APP'D BY
CO. RES
#1256/80*

"That Council refer application Z-53-80 to Public Hearing subject to a favourable review of preliminary plans by the Design Committee and municipal staff."

ITEM #501-3

PRELIMINARY REPORT ON REZONING APPLICATION Z-54-80 - DISTRICT OF COQUITLAM - HICKEY STREET BETWEEN LATIMER AND LEDUC - RS-1 TO RS-3 FOR SUBDIVISION INTO RESIDENTIAL LOTS HAVING AN AREA OF NOT LESS THAN 555 M²

The Committee recommends:

*APP'D BY
CO. RES
#1257/80*

"That Council refer application Z-54-80 to Public Hearing subject to the Subdivision Committee finding subdivision of the property technically feasible."

PLANNING AND DEVELOPMENT COMMITTEE
MINUTES OF OCTOBER 14, 1980 con't

ITEM #501-4

- A. DESIGN QUALITY OF DEVELOPMENT IN THE "EXTENSIVE COMMERCIAL" AREA OF THE TOWN CENTRE
- B. UNAUTHORIZED CHANGES WHILE PROJECTS ARE UNDER CONSTRUCTION

The Committee recommends:

APP'D BY
Co. Res
1229/80

"That Council refer the Design Committee's suggestions for design guidelines and for a design inspector to Council's 1981 budget consideration."

ITEM #501-5

Z-45-78 - PROPOSED REZONING OF LOTS 52, 53 & 54, PLAN 54857 - BARNET HIGHWAY - M-6 RETAIL INDUSTRIAL

The Committee recommends:

APP'D BY
Co. Res
1229/80

"That Council extend the termination date for By-law No. 1001 to April 9, 1981."

ITEM #501-6

EXTENSION OF GRAVEL PIT A OPERATED BY ALLARD CONTRACTORS LTD. INTO CROWN LANDS CONTROLLED BY THE MINISTRY OF TRANSPORTATION AND HIGHWAYS

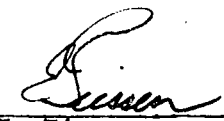
The Committee discussed this matter at some length and concluded that there was insufficient information to enable a decision at this time. The Committee therefore tabled the subject for:

- a) a report from the Municipal Solicitor as to the legal ramifications of this situation, and
- b) a report from the Municipal Engineer as to the implications in terms of:
 - i) the physical development of Pit "A",
 - ii) precedents for other pit expansions,
 - iii) traffic on Pipeline Road.

TABLED ITEMS:

1. Subdivision Committee Minutes of September 23, 1980
2. Design Committee Minutes of September 30, 1980

Ald. L. Garrison
Chairman



E. Tiessen
Acting Secretary

PLANNING AND DEVELOPMENT COMMITTEE MINUTES

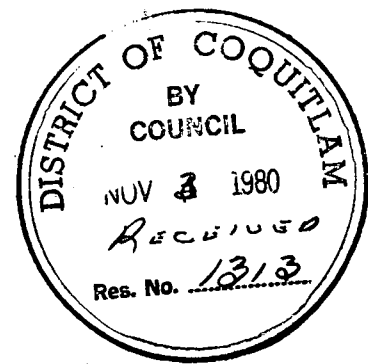
A meeting of the Planning and Development Committee was held at 7:30 p.m. on Monday, October 27, 1980 in the Council Chambers of the Municipal Hall, with the following persons present:

COMMITTEE:

- Ald. L. Garrison, Chairman
- Ald. J.M. Parks
- Ald. B. Robinson

STAFF:

- R.A. LeClair, Municipal Manager
- D.M. Buchanan, Planning Director



ITEM #501-1

NEON PRODUCTS PROPOSAL TO AMEND SIGN CONTROL BY-LAW TO ALLOW MANSARD ROOF SIGNS WHICH PROJECT APPROXIMATELY 3½ FEET

Mr. Beattie of Neon Products Ltd. appeared before the Committee requesting a change to the Sign Control By-law.

The Committee recommends:

"That staff review their interpretation of the by-law in regard to this sign, and if it is not able to be approved, a by-law amendment be drafted to permit signs on mansard roofs, subject to appropriate limitations."

ITEM #501-2

PROPOSED CP TRANSPORT LTD. TRUCKING DISTRIBUTION OPERATION, NORTHEAST CORNER OF MAYFAIR INDUSTRIAL PARK - 150 GLACIER STREET

Mr. W. Thorneloe appeared and advised that 16.6 acres of land are proposed to be used for the facility. He indicated that other uses established in Mayfair have not generated a great deal of truck traffic and noise therefrom. He felt that the storage of other objects, such as containers, were also an aesthetic problem. Also, an undertaking for orderly keeping of the site and screening by CP Transport would be proposed to them by Marathon.

Mr. Thorneloe advised Mr. LeClair that there would be no additional shunting or train movements beyond that with conventional industrial buildings using that spur.

The Committee recommends:

"That Marathon and CP Transport be advised to withhold applying for the rezoning until they secure a commitment from the Provincial Government as to construction timing of the overpass and interchange to Lougheed Highway."

*APP'D BT
Co. RES
1314/80*

Mr. Thorneloe indicated that he would apply for rezoning concurrently with the presentation to the Provincial Government. Ald. Garrison then noted that Marathon or CP Transport were free to so apply, but such an application would likely be tabled by the Committee and Council.

PLANNING AND DEVELOPMENT COMMITTEE
MINUTES OF OCTOBER 27, 1980

ITEM #501-3

PRELIMINARY REPORT ON REZONING APPLICATION Z-57-80 - GENSTAR DEVELOPMENT COMPANY - WEST OF B.C. HYDRO LINE, SOUTH OF LANSDOWNE - EAGLE RIDGE

The Committee recommends:

- "1) That Council approve the modifications to the Community Plan Map for Eagle Ridge, dated September 26, 1980, as prepared by the Planning Department.
- 2) That Council refer application Z-57-80 to Public Hearing subject to:
 - a) the Subdivision Committee finding the parallel subdivision application technically feasible;
 - b) the applicants agreeing in writing to extension of the Design Control Covenants over all parcels proposed to be created by subdivision other than those proposed for RS-1 or RS-4 zoning;
 - c) the applicants agreeing in writing to modifying the overall agreement on provision of park and recreation facilities to provide a sum equivalent to the value of the reduction in land area proposed for the park north of Eagle Ridge Elementary School, this sum to be utilized by the Park and Recreation Department for capital works in that park;
 - d) minor modifications to the zone boundaries and designations, to be finalized by the Planning Department prior to Public Hearing advertising;

noting that the Ministry of Transportation and Highways will be asked for their expeditious consideration of this proposal."

Ald. Robinson noted concerns regarding recreation facilities on the B.C. Hydro right-of-way.

ITEM #501-4

PRESENTATION BY R. BLINN AND P. GERTSON REGARDING FEASIBILITY OF BUILDING A DUPLEX ON THE PROPERTY KNOWN AS 434 MUNDY STREET IN COQUITLAM

Mrs. Blinn tabled a brief on this subject.

The Committee recommends:

"That this inquiry be tabled for two weeks, to be discussed at the next meeting of the Committee, with staff to provide information on this area along Mundy Street as to the location of other two-family dwelling sites."

ITEM #501-5

WOODWEST DEVELOPMENTS LTD. - SE CORNER BRUNETTE AVENUE AND SCHOOLHOUSE STREET

Mr. Murray Wood appeared and outlined his company's recent experience in the Maillardville area of Coquitlam. Mr. Wood expressed concern about withholding of a building permit and indicated he would like to rely on the existing zoning. He also advised that he would like reconsideration of the M-3 zoning proposal which has been referred to Public Hearing by Council. Ald. Garrison then advised Mr. Wood that the forum for presenting his concerns was the Public Hearing. Ald. Parks, Acting Mayor, advised that he was authorizing that Hearing to take place prior to the Council meeting of November 17, 1980.

*Approved
Co. Res
12/25/80*

PLANNING AND DEVELOPMENT COMMITTEE
MINUTES OF OCTOBER 27, 1980

ITEM #501-6

REQUEST BY MR. AND MRS. J. LAUSTRUP TO AMEND COMMUNITY PLAN AT NORTHWEST
CORNER JOHNSON STREET AND GLEN DRIVE

Mr. and Mrs. Laustrup appeared before the Committee and referred to their previously circulated material.

The Committee recommends:

"That this request be tabled for review by the Planning Department of the Town Centre Plan as to the designations west of Hoy Creek in relation to soil conditions east and west of the Creek, proposed street locations, and other considerations."

✓ ITEM #501-7

THE WINDOW WAREHOUSE LTD. - TEMPORARY BUILDING AT 2796 BARNET HIGHWAY

Mr. R.B. Nordstrand appeared before the Committee and explained that his company was not financially viable. He advised that the Western Inspection Co. also utilized that location which was his company.

He advised that Mr. DeGobbi wished to retain both the subject land and that to the south of Aberdeen Avenue to sell for future development.

The Committee recommends:

"That Council approve the applicant's request for a temporary Building Permit, for a period of nine months, from August 3, 1980 to May 2, 1981, with advance notice that the permit will not be renewed beyond that date."

See Co. Res #1304/80

✓ ITEM #501-8

PRELIMINARY REPORT ON REZONING APPLICATION Z-55-80 - SUNNY VENTURES LTD. -
2197 CAPE HORN AVENUE AND 155 MUNDY STREET - RS-1 TO RS-3

The Committee recommends:

"That application Z-55-80 be referred to Public Hearing subject to the Subdivision Committee first finding subdivision of the property technically feasible."

APPROVED BY Co. Res # 1326/80

ITEM #501-9

APPEAL OF DECLINING OF REZONING APPLICATION Z-52-80 - 530 BLUE MTN. STREET

The Committee recommends:

"That the appeal be declined, with only RS-1 zoning being considered and that RT-1 zoning not be considered by the applicant."

APPROVED BY Co. Res # 1327/80

PLANNING AND DEVELOPMENT COMMITTEE
MINUTES OF OCTOBER 27, 1980

ITEM #501-10

COQUITLAM AREA MOUNTAIN STUDY - STATUS REPORT

The Committee received the Planning Director's report dated October 16, 1980 for information.

ITEM #501-11

METRICATION AND HOUSEKEEPING AMENDMENTS TO THE SIGN CONTROL BY-LAW -
SIGN CONTROL BY-LAW NO. 1036, 1980

The Committee recommends:

- "1) That the Planning Department report further directly to Council on the matter of rooftop signs on motor vehicles, and
- 2) That Council give three readings to By-law No. 1036, 1980."

ITEM #501-12

PROPOSED PLANNING ACT AND REGIONAL PLANNING STRUCTURE

The Committee received the Planning Director's report dated October 22, 1980 for information.

ITEM #501-13

SPECIAL MEETING ON THE "DISCUSSION PAPER" ON THE PROPOSED PLANNING ACT

The Committee received the Planning Director's report dated October 21, 1980 for information.

ITEM #501-14

CORRESPONDENCE FROM MARK ROSE, M.P. DATED OCTOBER 17, 1980 RE THE LOCAL
ECONOMIC DEVELOPMENT ASSISTANCE (LEDA) PROGRAM

The Committee suggested that this correspondence be referred to the Chamber of Commerce for information.

TABLED ITEMS:

1. Subdivision Committee Minutes of October 7, 1980
2. Design Committee Minutes of October 14, 1980

Ald. L. Garrison, Chairman

D.M. Buchanan,
Executive Secretary

NOVEMBER 10, 1980

PLANNING AND DEVELOPMENT COMMITTEE MEETING

MINUTES

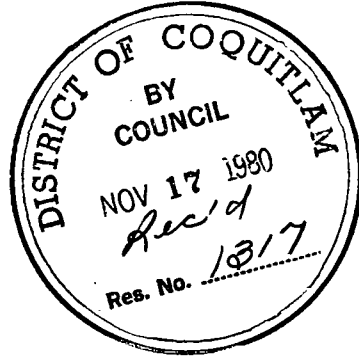
A meeting of the Planning and Development Committee was held on Monday, November 10, 1980 at 7:30 p.m. in the Council Chambers of the Municipal Hall, with the following persons present:

COMMITTEE:

Ald. L. Garrison, Chairman
Ald. B.T.M. Robinson

STAFF:

D.M. Buchanan, Planning Director



ITEM #501-1

PRESENTATION BY R. BLINN AND P. GERTSON REGARDING THE FEASIBILITY OF BUILDING A DUPLEX ON 434 MUNDY STREET

The Committee recommends:

"That the 180 metre criterion be waived, and that an application be invited for RT-1 zoning at 434 Mundy Street for consideration of referral to Public Hearing."

APP'D BY
Co. Res
#1318/80

ITEM #501-2

DUPLEX AT 387 MUNDY STREET

Mr. Milligan indicated no concern with RT-1 zoning at 387 Mundy Street, two lots to the south of his address. Mr. L. Soon and Mr. B. Kellet, proponents of the duplex, appeared before the Committee.

The Committee recommends:

"That the 180 metre criterion be waived for 387 Mundy Street, and that an application be invited for consideration of referral to Public Hearing."

APP'D BY
Co. Res
#1319/80

ITEM #501-3

Z-19-80 - REDUCTION OF 25-FOOT BUFFER ZONE AROUND NORTHERN PORTION OF PHASE 10 IN RIVER SPRINGS DEVELOPMENT

The Planning Director advised as to Mrs. Cooper's concern with access to her property. She was present at the meeting and the Chairman advised her that there was a legal problem with using private roads, and that access should be by way of the McLellan property.

The Committee recommends:

"That removal of the 25-foot buffer be approved by Council in the area north of Lot A, Plan 16324 (the McLellan property), and that access to Rem. S $\frac{1}{2}$ of L.S. 4 (the Cooper property) be reviewed with future subdivision of said Lot A, Plan 16324."

APP'D BY
Co. Res
#1320/80

(Section 15 of the Agreement of June 28, 1977 allows such modification by Council resolution.)

PLANNING AND DEVELOPMENT COMMITTEE
MINUTES OF NOVEMBER 10, 1980

ITEM #501-4

CPM DESIGNATION OF 230 BLUE MOUNTAIN STREET (Z-15-79)

The Committee recommends:

APP'D BY
CO. RES
#1321/80

"1) That the Community Plan designation for 230 Blue Mtn. Street be changed from Low-Density Apartment to Medium-Density Apartment.

APP'D BY
CO. RES
#1322/80

2) That the Planning Department be authorized to review the implications of designating, for medium-density apartment use, those lands bounded by Roderick Avenue, the Lougheed Highway, Bernatchey Street, Gauthrier Avenue and the lane forming the western boundary of 230 Blue Mtn. Street."

ITEM #501-5

CORRESPONDENCE FROM REAL ESTATE BOARD OF GREATER VANCOUVER DATED OCTOBER 21, 1980 RE HOUSING IN THE LOWER MAINLAND

The Committee received the correspondence from the Real Estate Board of Greater Vancouver dated October 21, 1980 for information.

ITEM #501-6

Z-20-78 - LOT 2, PLAN 11942 - SOUTH OF LOUGHEED HIGHWAY AND EAST OF SCHOOLHOUSE STREET

Mr. Ron Lindal of Lynnwood Homes appeared before the Committee and was given a copy of the Planning Director's report dated 1980 11 05.

The Committee recommends:

"1) That Mr. Daher of Wall and Redekop Realty Ltd. be advised that the proposed use is not in keeping with the Community Plan policies of Council, and that he be advised to consider a site which is zoned or designated for commercial purposes.

2) That the Planning Department review the current zoning in North Fraser Mills where Fraser Mills By-law No. 56 is still in force, with a view to replacing such zoning."

ITEM #501-7

RADIO RECEIVING TOWER

The Committee recommends:

"That Council raise a concern with this issue with the Federal Minister of Communications, and that it be determined if a building permit can be required for safety, and that Dr. Townsend be advised to contact Dorothy Elliot, Radio Inspector of the Federal Department of Communications with regard to the matter of his complaint."

APP'D BY
CO. RES
#1324/80

PLANNING AND DEVELOPMENT COMMITTEE
MINUTES OF NOVEMBER 10, 1980

ITEM #501-8

PRELIMINARY REPORT ON REZONING APPLICATION Z-56-80 FOR REZONING OF PROPERTY AT 2849 DACRE AVENUE FROM RS-1 TO RS-3

The Committee recommends:

"That this application be referred to Public Hearing subject to the Subdivision Committee finding subdivision of the property technically feasible."

APP'D BY
CO. RES
#1322/80

ITEM #501-9

PRELIMINARY REPORT ON REZONING APPLICATION Z-58-80 FOR REZONING OF PROPERTY AT 2955 WALTON AVENUE FROM RS-1 & RS-2 TO RS-4

The Committee recommends:

"That this application be tabled pending the Subdivision Committee finding subdivision of the property technically feasible, and in particular, after completion of the Advance Street Plan by the Planning Department and review of sanitary sewer servicing implications by the Engineering Department."

APP'D BY
CO. RES
#1322/80

ITEM #501-10

PRELIMINARY REPORT ON REZONING APPLICATION Z-59-80 FOR REZONING OF PROPERTY FROM RS-2 TO RS-3 - NU-WEST DEVELOPMENT CORPORATION

The Committee recommends:

"That this application be referred to Public Hearing subject to the Subdivision Committee finding the subdivision layout technically feasible, and subject to the Planning Department working out the precise boundaries of the proposed RS-3 zone prior to advertising for the Public Hearing."

APP'D BY
CO. RES
#1327/80

ITEM #501-11

PRELIMINARY REPORT ON REZONING APPLICATION Z-61-80 FOR REZONING OF PROPERTY AT 450 BLUE MTN. ST. TO ALLOW DEVELOPMENT FOR SENIOR CITIZENS' HOME

"That Council refer application Z-61-80 to Public Hearing subject to a favourable review of preliminary plans by municipal staff and the Design Committee."

APP'D BY
CO. RES
#1328/80

ITEM #501-12

APPLICATION FOR EXTENSION TO REZONING APPLICATION Z-58-76 FOR RS-3 ZONING AT 100 WARRICK STREET

The Committee recommends:

"That a six month extension to May 16, 1981 be granted on the understanding that consideration of final approval will not be given until bonding for servicing of the subdivision has been received and survey plans in a registrable form are in the hands of the Municipal Solicitor."

APP'D BY
CO. RES
#1329/80

PLANNING AND DEVELOPMENT COMMITTEE
MINUTES OF NOVEMBER 10, 1980

ITEM #501-13

FINAL APPROVAL OF BY-LAW NO. 1072, 1980 - REZONING OF PORTION OF PROPERTY AT 805 ST. LAWRENCE STREET SOUTH OF EXISTING CHURCH (Z-8-80, 8-1633)

The Committee recommends:

*APP'D BY
Co. RES
#1220/80*

*APP'D BY
Co. RES
#1221/80*

- "1) That Council finally adopt By-law No. 1072, given three readings on July 7, 1980.
- 2) That Council approve signing and sealing of the Restrictive Covenant by the Mayor and Municipal Clerk, and such Covenant 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 #501-14

APPROVAL OF ISSUANCE OF A DEVELOPMENT PERMIT FOR A 61-UNIT MOTEL AT BRUNETTE AVENUE AND BERNATCHEY STREET

The Committee recommends:

*APP'D BY
Co. RES
#1232/80*

- "1) That Council rescind Resolution No. 379, thereby cancelling Development Permit DP-35-79.
- 2) That Council authorize return of the securities taken in conjunction with Development Permit DP-35-79, as follows:
 - a) Bank of Montreal Term Deposit Number 745828 in the amount of \$4,675.00;
 - b) Bank of Montreal Term Deposit Number 745829 in the amount of \$63,800.00.
- 3) That Council authorize staff to delete Clause 5 of By-law No. 2066 before placing it before a Public Hearing.
- 4) That Council approve signing and sealing of Development Permit DP-23-80 by the Mayor and Municipal Clerk, and such Permit 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 #501-15

APPLICATION FOR REZONING - COMO LAKE AVENUE & LOUGHEED HIGHWAY (Z-37-80, 8-3619)

The Committee recommends:

*See Co. RES
#1214/80*

"That this application be sent on to Council for discussion and requesting the Municipal Engineer to report to the meeting as to the possibility of a berm being provided along the highway."

PLANNING AND DEVELOPMENT COMMITTEE
MINUTES OF NOVEMBER 10, 1980

TABLED ITEMS:

1. Subdivision Committee Minutes of October 21, 1980
2. Design Committee Minutes of October 28, 1980

Ald. L. Garrison
Chairman

D.M. Buchanan
Executive Secretary

NOVEMBER 24, 1980

PLANNING AND DEVELOPMENT COMMITTEE MEETING

MINUTES

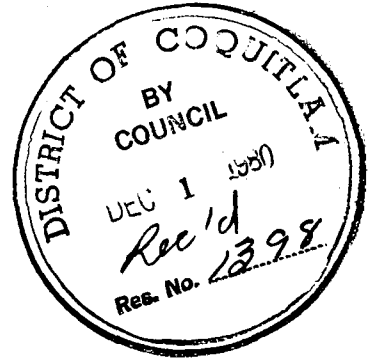
A meeting of the Planning and Development Committee was held at 7:30 p.m. on Monday, November 24, 1980 in the Council Chambers of the Municipal Hall, with the following persons present:

COMMITTEE:

- Ald. L. Garrison, Chairman
- Ald. B.T.H. Robinson (after Item 2)
- Mayor J.L. Tonn

STAFF:

- R.A. LeClair, Municipal Manager
- S. Jackson, Community Planner
- D.M. Buchanan, Planning Director



ITEM #501-1

OFFICE DEVELOPMENT IN MAYFAIR INDUSTRIAL PARK (Z-24-76)

Mr. Jones advised that Revenue Properties Ltd. were his client and that they were interested in four parcels west of the Lougheed Connector between Golden and Shuswap, with 6.9 acres being involved. He also handed out information on "Meadowvale Court" in Mississauga, Ontario, and "Place Frontenac" in Pointe Clair, P.Q.

Mr. Jones indicated that he did not appreciate the logic of GVRD's letter and gave out a list of the office uses in the Pointe Claire and Mississauga developments. He indicated that land values of less than \$200,000 per acre were required for this kind of development.

The Planning Director advised of the shortage of industrial land in Coquitlam and GVRD and that office development, once allowed, could not be regulated by By-law easily as to compatibility with industry.

The Committee recommends:

"That this proposal be turned down for Mayfair Industrial Park and Mr. Jones be advised to consider a location in the Town Centre Area."

*App'd B.V.
Co. Res # 1399/80*

ITEM #501-2

LAND AT DUNRAY AVENUE AND PIPELINE ROAD - W. OLIVER (8-1032)

The Planning Director advised that Mr. Oliver was not attending but still wished to receive a letter in regard to possible future density changes.

The Committee recommends:

"That Mr. Oliver be advised that no change in density is foreseen at this time."

ITEM #501-3

GVRD PLANNING DEPARTMENT REPORT - "THE LIVABLE REGION FROM THE 70's TO THE 80's"

Mr. Ken Cameron presented slides on the Livable Region Program and reviewed the five-part strategy, current issues, and proposed the next steps. Discussion then followed.

PLANNING AND DEVELOPMENT COMMITTEE
MEETING MINUTES OF NOVEMBER 24, 1980

ITEM #501-3 con't

Issues raised by the Committee and members of the audience included the following:

1. Lougheed Mall as a future Transit Centre.
2. Commuter use of LRT.
3. Downtown Vancouver office development.
4. The Transit "Leg" to Port Moody and Coquitlam Town Centre.
5. The cost of Transit Right-of-way acquisition for LRT.
6. The need for Transit with decentralized jobs.
7. Encouragement of job production in suburbs.
8. The effect of the Planning Act.

The Committee then received Mr. Tiessen's report of November 21, 1980.

ITEM #501-4

CORRESPONDENCE FROM UBCM DATED NOVEMBER 6, 1980 RE FLOODPLAIN AREAS

The Planning Director advised that he saw no conflict with Ministry of Environment policies since they were already basically incorporated in the District's By-laws. The Committee wished the UBCM to be so advised.

✓ ITEM #501-5

FINAL APPROVAL OF BY-LAW NO. 1091 - LOT 164, DISTRICT LOT 238, PLAN 53820 TO CS-1 SERVICE COMMERCIAL (Z-32-80)

The Committee recommends:

"That Council reconsider and finally adopt By-law No. 1091, given three readings on September 8, 1980."

App'd By
Co. Res
1400/80

✓ ITEM #501-6

PROPOSED CP TRANSPORT TRUCK TERMINAL, NORTHEAST CORNER OF MAYFAIR INDUSTRIAL PARK - 150 GLACIER STREET

The Committee recommends:

- 1) That Council indicate it is not in favour of that location for a truck terminal.
- 2) That Council advise the Ministry of Transportation and Highways to pursue the overpass and interchange construction at the northeast corner of Mayfair Industrial Park."

App'd By
Co. Res
1401/80

✓ ITEM #501-7

APPROVAL OF ISSUANCE OF DEVELOPMENT PERMIT TO ALLOW CONSTRUCTION OF COMMERCIAL BUILDING WHICH EXCEEDS MAXIMUM ALLOWABLE HEIGHT IN CS-1 ZONE - 2729 BARNET HWY.

The Committee recommends:

"That Council approve signing and sealing of the development permit by the Mayor and Municipal Clerk, and such permit shall become binding upon the District when duly executed and delivered for and

App'd By
Co. Res
1402/80

PLANNING AND DEVELOPMENT COMMITTEE
MEETING MINUTES OF NOVEMBER 24, 1980

ITEM #501-7 con't

on behalf of the Corporation by the Mayor and 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 #501-8

MEETING #10 OF STEERING COMMITTEE OF COQUITLAM AREA MOUNTAIN STUDY

The Committee received the Planning Director's report dated November 20, 1980 for information.

✓ ITEM #501-9

PLACEMENT OF SIGNS ON MOTOR VEHICLES

The Committee discussed this matter extensively and then concluded with the following recommendation for incorporation in the By-law:

"That
'(3) is placed on a motor vehicle other than a taxicab' be placed in Section 4.2.A.(3) of the metricized By-law to be placed before Council for its consideration."

✓ ITEM #501-10

SIGN CONTROL BY-LAW AMENDMENT TO PERMIT SIGNS ON MANSARD ROOFS

The Committee recommends:

"That the amendments in the report of November 20, 1980 be incorporated in the metricized By-law to be placed before Council for its consideration."

TABLED ITEMS:

1. Subdivision Committee Minutes of November 4, 1980
2. Design Committee Minutes of November 12, 1980

Ald. L. Garrison, Chairman

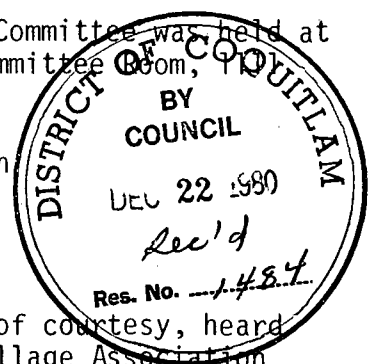
D.M. Buchanan
D.M. Buchanan
Executive Secretary

502

PARK AND RECREATION COMMITTEE MEETING MINUTES

The inaugural meeting of the 1980/81 Park and Recreation Committee was held at 7:30 p.m., on Monday, 1980 December 15, in the Council Committee Room, 101 Brunette Avenue, with the following persons present:

COMMITTEE: Ald. R. Mitchuk, Chairman
STAFF: D.L. Cunnings



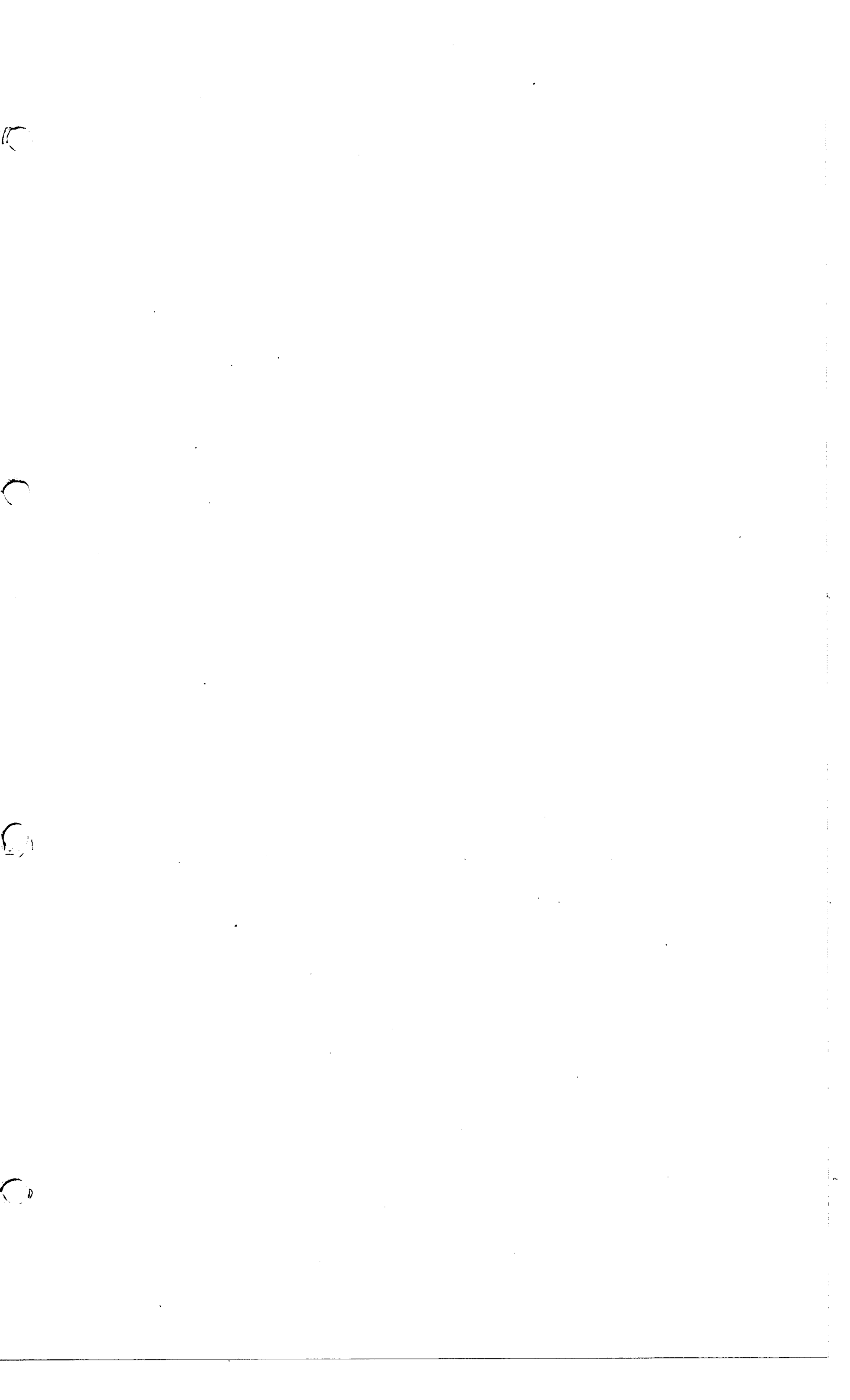
ITEM 502-1: Due to a lack of a quorum, the Chairman, out of courtesy, heard the delegation from the Burke Mountain Ski Village Association and the Summit Seekers Snowmobile Club on their concern over the possibility of exclusive use areas being assigned to cross-country skiing on Burke Mountain.

The Chairman also heard a delegation from the Ranch Park Neighborhood on the subject of landscape improvements to Mariner Park.

ADJOURNMENT - In the absence of a quorum, the Chairman adjourned the meeting and instructed the Park and Recreation Director to place all of the agenda items scheduled for 1980 December 15 meeting - save and except the two delegation matters - onto the first Park and Recreation Committee meeting in January of 1981.


D.L. Cunnings
Executive Secretary

Ald. R. Mitchuk
Chairman



PLANNING & DEVELOPMENT COMMITTEE MINUTES

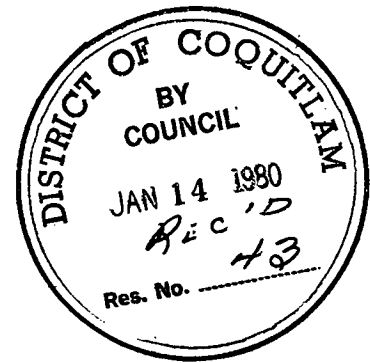
A meeting of the Planning & Development Committee was held on Monday, 1980 01 07 at 7:30 p.m. in the Council Chambers, with the following persons present:

COMMITTEE:

- Ald. L. Garrison, Chairman
- Ald. B.T.H. Robinson
- Ald. J.M. Parks

STAFF:

- R.A. LeClair, Municipal Manager
- D.M. Buchanan, Planning Director
- R. Fitzpatrick, Long Range Planner



ITEM #501-1

CORRESPONDENCE FROM CANADA PERMANENT TRUST COMPANY RE 1504 BRUNETTE AVENUE (Z-168)

Mr. Ray Lewis of Canada Permanent Trust addressed the Committee, seeking an indication of which industrial zoning categories would be considered for this site. He noted that the property would be occupied if an industrial use with outdoor storage were permitted and, consequently his preference would be M-2 zoning. Appreciating the concerns expressed by the Planning Director, he indicated that M-3 would be his second choice.

Members of the Committee indicated that the presence of the school across Schoolhouse Street and the residential development to the east and north preclude the consideration of M-2 zoning but that the Committee would consider M-3 zoning. Mr. Lewis then indicated he would apply for rezoning to M-3.

ITEM #501-2

JOINT ACCESS AISLE AND PARKING - SOUTH SIDE 1100 BLOCK AUSTIN AVENUE

The Planning Director noted that the Engineering Department had approved the second access and that it was now up to Mr. Bralic to construct same. Alderman Garrison undertook to discuss with a representative of the owners, and the appointed representatives of the tenants, the actions suggested in the Planning Director's report of 1979 12 31, including time limitations and signage for parking in the joint access aisle.

ITEM #501-3

AMENDMENT TO THE SIGN CONTROL BY-LAW TO PERMIT THIRD PARTY DIRECTIONAL SIGNS

The Committee recommends:

"That Council give three readings to By-law No. 1033, 1980."

Ald. Robinson opposed.

SEE RES 44/80 BY LAW DEFEATED AT FIRST READING

PLANNING & DEVELOPMENT COMMITTEE
MINUTES OF 1980 01 07 con't

ITEM #501-4

Z-19-79 (8-1669) - 628 COTTONWOOD AVENUE - I. SPORAR

The Committee recommends:

"That the applicant's request for an appeal be denied."

APP'D B.V.
CO. RES
45/80

ITEM #501-5

CORRESPONDENCE FROM ALLEN CONTRACTING LTD. DATED 1979 12 21 RE LEGAL
SUBDIVISION 13 OF SECTION 13, TOWNSHIP 39, N.W.D.

The Planning Director noted that this site is adjacent to the Ralston property at 1530 Pipeline Road for which the Committee considered, at the 1979 12 10 meeting, an industrial use. The Ralston proposal was tabled until the economic life of the gravel operations in the area could be determined and, since the same concerns relate to the present inquiry, the Committee recommends:

"That the inquiries by Allen Contracting Ltd. with regard to M-4 zoning of the property described as Legal Subdivision 13 of Section 13, Township 39, N.W.D., be tabled pending the staff report on gravel operations in the area."

ITEM #501-6

ZONING BY-LAW AMENDMENT TO ALLOW TELEPHONE ANSWERING SERVICE OFFICES IN
CERTAIN INDUSTRIAL ZONES (2966 PHEASANT STREET)

The Committee recommends:

"That By-law No. 1030 be referred to the next scheduled Public Hearing."

APP'D B.V.
CO. RES
46/80

ITEM #501-7

REQUEST FOR EXTENSION OF REZONING APPLICATION Z-39-78 - 1017 AUSTIN AVENUE

The Committee recommends:

"That application Z-39-78 be given a six month extension to 1980 08 26."

APP'D B.V.
CO. RES
47/80

ITEM #501-8

REQUEST FOR EXTENSION OF TIME TO REZONING APPLICATION Z-20-78 - PORTER TRUCKING

The Committee recommends:

"That application Z-20-78 be extended for six months to a termination date of 1980 08 26."

APP'D B.V.
CO. RES
48/80

PLANNING & DEVELOPMENT COMMITTEE
MINUTES OF 1980 01 07 con't

ITEM #501-9

Z-13-79 - PARKING REQUIREMENTS FOR NEIGHBOURHOOD PUBS

The Committee recommends:

"That the subject of parking for neighbourhood pubs be tabled pending the overall review of off-street parking requirements, and that parking for neighbourhood pubs be included in this review."

ITEM #501-10

Z-52-79 - DRAFT AMENDMENT TO THE ZONING BY-LAW UPDATING DESIGNATED MAJOR ARTERIALS

The Committee recommends:

- 1) That Council refer Zoning By-law No. 1029 to Public Hearing.
- 2) That Council direct the Engineering Department to erect signs indicating the major arterial status of those arterials or parts thereof where adjacent current or anticipated residential development to advise potential purchasers of such housing where said signs are considered appropriate."

APPID B:
CO. RES
49/80

ITEM #501-11

LANDSCAPE BUFFER ZONES ALONG THE LANE IN THE 1000 AND 1100 BLOCKS OF AUSTIN AVENUE

The Committee received the Planning Director's report of 1980 01 03 for information.

ITEM #501-12

Z-53-79 - REAL ESTATE "SHOWROOMS" IN CS-1 ZONES

Mr. Walter Hayes appeared before the Committee outlining, from the perspective of his staff and clients, the anticipated market effects of the proposed "showroom" use. He noted that his staff's heavy reliance on automobiles and the clients' single purpose visits to the premises result in minimal support for businesses in the immediate area of the showroom. Furthermore, he felt that the extensive automobile use would more appropriately locate their showroom in the auto-oriented CS-1 areas.

The Long Range Planner reviewed the Planning Department's concerns with respect to the pedestrian traffic generated by real estate display, the anticipated pressure for related businesses to locate in the CS-1 zone, the effect on property values which may be expected as demand for CS-1 space increases, and the maintaining of compatible uses within the CS-1 zone.

The Committee then discussed the issue of real estate offices or showrooms in the CS-1 zone and recommends:

"That By-law No. 1022, amended to provide for inclusion of real estate offices, be referred to Public Hearing."

Ald. Robinson opposed this recommendation.

APPID B:
CO. RES
50/80

PLANNING & DEVELOPMENT COMMITTEE
MINUTES OF 1980 01 07 con't

ITEM #501-13

REPORTS 1, 2 & 3 ON RAPID TRANSIT AND COMMENTS ON STAFF COMMITTEE RECOMMENDATIONS

The Committee recommends:

"That the Rapid Transit reports and staff comments thereon be tabled to be discussed at a special session of the Committee or at a later regularly scheduled meeting in which adequate time would be available."

ITEM #501-14

SERVICE COMMERCIAL DESIGNATIONS IN BURQUITLAM - CLARKE ROAD AREA

The Committee recommends:

"That the subject of service commercial designations in the Clarke Road area be tabled to be discussed at a special session of the Committee or at a later regularly scheduled meeting in which adequate time would be available."

ITEM #501-15

MOTHER'S PIZZA RESTAURANT - 2575 BARNET HIGHWAY

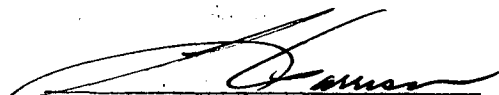
The Committee recommends:

"That the appeal of the double building permit fee by David H. Construction Management Ltd. for Mother's Restaurant be denied."

APPD B
Co. RES
51/80

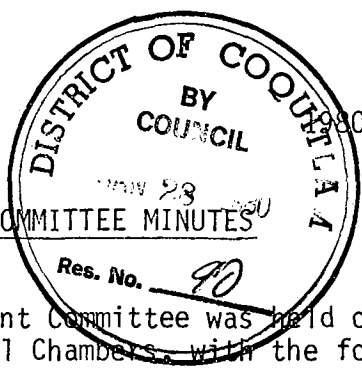
TABLED ITEMS:

1. Subdivision Committee Minutes of 1979 12 04
2. Subdivision Committee Minutes of 1979 12 19
3. Design Committee Minutes of 1979 12 20


Ald. L. Garrison, Chairman

R. Fitzpatrick
Acting Secretary

501



PLANNING & DEVELOPMENT COMMITTEE MINUTES

A meeting of the Planning & Development Committee was held on Monday, 1980 01 21 at 7:30 p.m. in the Council Chambers, with the following persons present:

COMMITTEE:

- Ald. L. Garrison, Chairman
- Ald. B.T.H. Robinson

STAFF:

- D.M. Buchanan, Planning Director
- R. Fitzpatrick, Long Range Planner
- R.A. LeClair, Municipal Manager

ITEM #501-1

Z-49-76 - PROPOSED DEVELOPMENT AT 430 WESTVIEW STREET AND 450 WESTVIEW STREET

The Planning Director reviewed the history of this application, noting that the applicants do not wish to develop the property under the development agreement dated 1977 12 16.

Mr. Brian McLoughlin reviewed the financial and legal implications of this application, requesting return of the letter of credit for \$111,034.00 and the parkland acquisition fee of \$59,400.00, the latter also to include interest at the rate of 11% per annum. He further suggested that the current RM-4 zoning remain in effect.

The Planning Director advised that the Treasurer recommends interest to be paid at rates equivalent to that allowed by the Bank of Nova Scotia for non-chequing savings accounts.

The Committee recommends:

- 1) That Council approve cancellation of the Irrevocable Letter of Credit in the sum of \$111,034.00, due to expire 1980 01 29.
- 2) That Council approve the refund of \$59,400.00 in parkland acquisition fees plus interest calculated at interest rates equivalent to that allowed by the Bank of Nova Scotia for non-chequing savings accounts during the period in which such funds were in the possession of the Municipality.

Mr. McLoughlin indicated that he would accept the terms outlined in recommendations 1) and 2) above.

ITEM #501-2

SERVICE COMMERCIAL DESIGNATIONS IN BURQUITLAM - CLARKE ROAD AREA

The Chairman reviewed briefly the major points contained in the Planning Director's report of 1979 11 20.

Mr. M. Baldigara of Suburban Estates Ltd. discussed several aspects of the analysis and recommendations, concluding that it was his opinion that a C-2 development on the site at the southeast corner of Clarke and Robinson constituted its highest and best use.

The Chairman suggested that Mr. Baldigara submit an application for rezoning to C-2 of the subject site, at which time the suitability of such use can be explored further. In the meantime, the Committee recommends:

"That Council confirm the service commercial designation for the south side of Como Lake Avenue west of Clarke Road."

*Res. 91
App'd*

*Res. 92
App'd*

PLANNING & DEVELOPMENT COMMITTEE
MINUTES OF 1980 01 21

ITEM #501-3

Z-3-80 - BOSA BROS. CONSTRUCTION LTD. - CLARKE ROAD, RS-1 & RT-2 TO RM-2

The Committee expressed concern that parking on Chapman Avenue to the west of the subject site will result in a serious traffic hazard. Furthermore, it is considered advisable to provide a higher proportion of parking underground. Consequently, the Committee recommends:

- Res. 93
Appo.*
- "1) That Council refer application Z-3-80 to Public Hearing.
 - 2) That the traffic supervisor report to the Public Hearing with respect to the traffic safety implications of parking on Chapman Avenue in the vicinity of the proposed development, such review to consider street width, the configuration and dimensions of the curve to the west of Clarke Road, and the suitability of establishing parking prohibitions on Chapman Avenue.

Ald. Robinson registered opposition since he opposed the original designation of this site on the Community Plan Map for Medium-Density Apartments.

ITEM #501-4

CORRESPONDENCE FROM HELGE JACOBSEN & ASSOCIATES DATED 1980 01 15

Mr. Helge Jacobsen addressed the Committee, requesting that his office use be permitted on an M-1 site at 1100 Lansdowne Ave. His remarks are attached to the Planning Director's report dated 1980 01 17.

The Planning Director noted that office uses are intended for the intensive and extensive commercial areas of the Town Centre, and that permitting offices in other areas would reduce the effectiveness of the Town Centre commercial areas. He indicated moreover that, inasmuch as three office proposals are presently in process, the office shortage indicated by the present applicants, as well as Hayes and Associates and others, is likely to be ameliorated as new developments become available. He further advised that permitting a temporary use, as suggested by Mr. Jacobsen, should not be considered since, once established, it is very difficult to discontinue such a use.

It was noted that this site is one of several presently under application for M-6 zoning. Although the M-6 zone permits some uses which are not included in the M-1 zone, it was pointed out that the use proposed by Mr. Jacobsen is not among them. In any case, Mr. Zalkow of Mason Investments Ltd., owner of the property, indicated that the pursuit of M-6 zoning with the Ministry of Transportation, Communications and Highways requirement of rear access road dedication is not feasible at the present time. After further discussion, the Committee recommends:

Res. 94
"That this proposal be firmly rejected by the Committee and Council."

ITEM #501-5

DEVELOPMENT PERMIT FOR PROPOSED RENOVATION AND ADDITION TO COMMERCIAL BUILDING AT 801 BRUNETTE AVENUE

The Committee recommends:

- Res. 95*
- "1) That Council approve signing and sealing of the development permit by the Mayor and Clerk, and such permit 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.

PLANNING & DEVELOPMENT COMMITTEE
MINUTES OF 1980 01 21

ITEM #501-5 con't

*Res. 96
APP'D.*

- 2) That staff advise the Chief Licence Inspector, the Liquor Administration Branch, and the RCMP Coquitlam Detachment of the maximum allowable seating within this building of 126 seats, based on the approved plans under Development Permit DP-30-79."

ITEM #501-6

REPORTS 1, 2 AND 3 ON RAPID TRANSIT AND COMMENTS ON STAFF COMMITTEE RECOMMENDATIONS

The Committee discussed the recommendations contained in the Planning Director's report of 1979 12 27, noting with some concern the inadequacy of funding provisions for right-of-way acquisition, and also the low priority in the GVRD plan for extending the system from Burquitlam Plaza to the Town Centre. It was felt that, despite the position of the GVRD, it would be advisable to work toward the acquisition of rights-of-way for this portion of the line before costs escalate so as to render such acquisition prohibitively expensive.

*Res. 97
APP'D.*

Furthermore, the Committee recommends:

"That the following statements be transmitted to the GVRD Board and Port Moody and Port Coquitlam Councils:

- 1) That the long range goal of building all LRT routes specifically include the Northeast Sector extension to Coquitlam Town Centre and Port Coquitlam.
- 2) That any federal funding for LRT capital costs be specifically allocated to advancing the construction of the LRT Northeast Sector extension to Coquitlam Town Centre and Port Coquitlam.
- 3) That the route proposed from Brunette Avenue along the south side of the Freeway and northwards along North Road to Clarke Road and Burquitlam Plaza be endorsed by Council, subject to such modifications as required for traffic engineering reasons by the Traffic Supervisor.
- 4) That the right-of-way from Burquitlam Plaza northeastwards be reviewed by the Planning Director with GVRD, Port Moody and Port Coquitlam officials.
- 5) That the GVRD-UTA Five-Year Transit Agreement for 1980 include a provision for acquisition of key properties along the route from Lougheed Mall to Coquitlam Town Centre and Port Coquitlam, and in particular properties within which the right-of-way cannot effectively be reserved at the time of development.
- 6) That any acquisition of street right-of-way by a Municipality after December 1979, which includes extra land for future LRT, be subject to compensation to that Municipality for such extra land."

*Res. 98
(ITEM 5
TABLED)*

ITEM #501-7

AMENDMENT TO SOIL REMOVAL BY-LAW FOR GRAVEL PIT D

The Committee recommends:

"That By-law No. 1035 be given three readings, on the understanding that the gravel pit development will not be carried west of the stream cutting through District Lot 7155, and that no further extensions into Section 23 are to be considered."

*Res. 99
100 + 101*

PLANNING & DEVELOPMENT COMMITTEE
MINUTES OF 1980 01 21

ITEM #501-8

Z-1-80 - CANADA PERMANENT TRUST COMPANY - 1504 BRUNETTE AVENUE -
C-2 AND RS-1 TO M-3 WITH A REGULATORY CHANGE TO ALLOW RETAILING AND
WHOLESALE OF BUILDING MATERIALS

The Planning Director noted that the indications for the proposed use on this site, as suggested in the rezoning application, were not as he understood the intention to be from the presentation of Mr. Ray Lewis at the committee meeting of 1980 01 07. The Committee expressed concern over the effect that a retail use would have on residential and school uses and consequently recommends:

"That rezoning application Z-1-80 be tabled, pending further clarification from the applicant of the proposed use, with the applicant being invited to provide such clarifications at the 1980 02 04 meeting of the Committee."

ITEM #501-9

APPROVAL OF DEVELOPMENT PERMIT AND ADOPTION OF BY-LAW NO. 862 -
MOLIN ESTATES LTD. - COMMERCIAL BUILDING AT 1126 AUSTIN AVENUE

The Committee recommends:

- Res. 102,
103 + 104*
- 1) That Council approve signing and sealing of the development permit by the Mayor and Clerk, and such permit 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. 862, given three readings on 1978 05 11.
 - 3) That staff do not issue the development permit until such time as the restrictive covenant with regard to the private access road system has been registered and the applicant has submitted the maintenance bond in a form and amount acceptable to the Municipal Engineer with regard to the servicing which has been constructed."

ITEM #501-10

LANDSCAPING IN THE 1100 BLOCK AUSTIN AVENUE

Res. 105
Ald. Robinson referred to discussion during the meeting of 1980 01 07 regarding this matter, and he reiterated his concern that the landscaping should be completed. The Committee therefore recommends:

"That the Planning Director send letters to the affected property owners on the south side of the 1100 Block Austin Avenue requesting compliance with the landscaping requirements upon which their developments were, in part, conditional."

PLANNING & DEVELOPMENT COMMITTEE
MINUTES OF 1980 01 21

TABLED ITEM:

Design Committee Minutes of 1980 01 09


Ald. L. Garrison, Chairman

R. Fitzpatrick,
Acting Secretary

PLANNING AND DEVELOPMENT COMMITTEE MINUTES

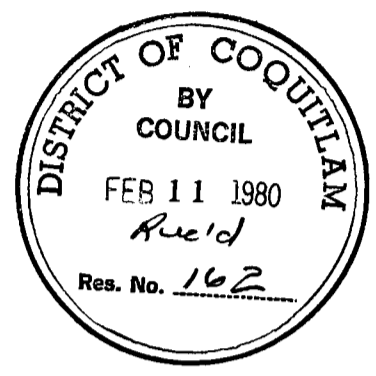
A meeting of the Planning and Development Committee was held on Monday, 1980 02 04 at 7:30 p.m. in the Council Chambers, with the following persons present:

COMMITTEE:

Ald. B.T.H. Robinson, Deputy Chairman
Ald. J.M. Parks

STAFF:

R.A. LeClair, Municipal Manager
D.M. Buchanan, Planning Director



✓ ITEM #501-1

REZONING APPLICATION Z-2-80 - E.A. FAST - 1187 EAGLERIDGE DRIVE - RT-1 TO P-4 FOR A DAY CARE CENTRE

The Committee recommends:

*APP'D BY
Co. RES
#163/80*

"That Council refer this application to Public Hearing subject to revised plans being found acceptable by the Design Committee."

ITEM #501-2

REZONING APPLICATION Z-3-80 - BOSA BROS. CONST. LTD. - PROPOSED 99-UNIT APARTMENT DEVELOPMENT AT CHAPMAN AVENUE AND CLARKE ROAD

The Committee reviewed Mr. Duguid's report of 1980 01 25 and sought clarification as to whether the curved portion of Chapman, or the cul-de-sac, or both, are recommended for widening or prohibitive parking signs. They also wished to determine whether the "no parking" signs should be placed on the curve just west of the cul-de-sac intersection. They raised whether widening of both streets to a collector street width should be a requirement of development. Mr. Duguid was requested to report further, the objective being to place his comments before the Public Hearing.

✓ ITEM #501-3

APPROVAL OF ISSUANCE OF DEVELOPMENT PERMIT TO HERON DEVELOPMENTS LTD. - 566 LOUGHEED HIGHWAY

The Committee recommends:

*APP'D BY
Co. RES
#164/80*

"That Council approve signing and sealing of the development permit by the Mayor and Clerk, and such permit 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."

PLANNING AND DEVELOPMENT COMMITTEE
MINUTES OF 1980 02 04

✓ ITEM #501-4

8-3569 - LAND TO THE SOUTHWEST OF R.C. MACDONALD ELEMENTARY SCHOOL SITE

The Committee recommends:

"That the area on the east side of Hickey Street south of Leduc Avenue on the southwestern side of R.C. MacDonald School be removed from the designation 'Area Under Study' on the Community Plan Map, thus allowing subdivision and building of one-family dwellings as per the existing RS-1 zoning."

APPR'D B.O.
CO. RES
167/80

ITEM #501-5

PROPOSED COMMERCIAL BUILDING ON THE NORTH SIDE OF RIDGEWAY AVENUE EAST OF NELSON STREET AT 1041 RIDGEWAY AVENUE

The Committee received the Planning Director's report of 1980 01 28 for information.

ITEM #501-6

CURRENT STATUS OF THE COQUITLAM AREA MOUNTAIN STUDY

The Committee received the Planning Director's report of 1980 01 21 for information.

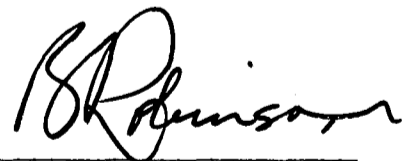
ITEM #501-7

STAFF OVERVIEW: 1980 BUDGET AND 1980 WORK PROGRAMME

The Committee received the Planning Director's report of 1980 01 24 for information.

TABLED ITEMS:

1. Subdivision Committee Minutes of 1980 01 15
2. Design Committee Minutes of 1980 01 23



Ald. B.T.H. Robinson
Deputy Chairman



D.M. Buchanan
Executive Secretary

1980 02 18

PLANNING AND DEVELOPMENT COMMITTEE MINUTES

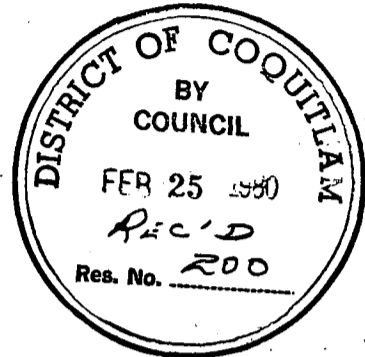
A meeting of the Planning and Development Committee was held on Monday, 1980 02 18 at 12 noon in the Council Chambers, with the following persons present:

COMMITTEE:

- Ald. L. Garrison, Chairman
- Ald. J.M. Parks
- Ald. B.T.H. Robinson

STAFF:

Mr. D.M. Buchanan, Planning Director



ITEM #501-1

Z-1-80 - CANADA PERMANENT TRUST COMPANY (R. LEWIS) - 1504 BRUNETTE AVENUE - C-2 AND RS-1 TO M-3 WITH A REGULATORY CHANGE TO ALLOW RETAILING AND WHOLESALING OF BUILDING MATERIALS

Mr. Ray Lewis indicated that he still desired the ability to have retail sale of building materials on the property.

The Committee recommends:

"That M-3 industrial type uses be considered on the property, with other uses of a similar nature being considered if brought forward by the applicant, and that this application remain tabled until future usage is identified by the applicant."

ITEM #501-2

CORRESPONDENCE FROM SUBURBAN ESTATES LTD. (M. BALDIGARA) DATED 1980 01 29 RE SOUTHEAST CORNER OF CLARKE ROAD AND ROBINSON STREET - 748-752 CLARKE ROAD

The Planning Director noted that the properties at 748-752 Clarke Road are not designated neighbourhood commercial on the Community Plan Map.

Mr. Baldigara then presented plans prepared by Carlberg Jackson Architects dated October, 1979, indicating 2,092 m² of floor area and 84 parking spaces. A 526 m² grocery store and a 311 m² credit union are the proposed prime tenants. A 27% site coverage is proposed. Committee members considered the proposed access on Robinson at the northeast corner of the site a concern. The Planning Director also raised the issue of parking requirements, noting that the development could be considered a "planned shopping centre" and have a higher parking requirement.

The Committee recommends:

"That this matter be reviewed by the Traffic Supervisor, with a report to come to the next Planning and Development Committee meeting from him and the Planning Department with regard to the plans."

ITEM #501-3

PROPOSED COMMERCIAL DEVELOPMENT AT THE NW CORNER OF NELSON AND AUSTIN (Z-40-78)

Mr. Heathcote reviewed letters dated 1980 01 09 and 1979 07 30 and requested that he be able to proceed with his current plans.

The Planning Director advised that this could not legally be accomplished under the Zoning By-law. However, the Committee felt that the four

Planning & Development Committee
Minutes of 1980 02 18

Q
/ ITEM #501-3 con't

spaces could be required from the "Woodbin" site to the west.

The Committee recommends:

"That the development permit be drafted for this site on the basis of Mr. Heathcote being four spaces short, these spaces to be later provided by the property to the west and the Municipal Solicitor to draw up all necessary documents to assure the joint access arrangements to all four properties in this area, and that he review how the property owner to the west can be required to provide the shortfall of parking on the subject property."

APP'D B:
Co. Res
201/80

/ ITEM #501-4

PROPOSED COMMERCIAL BUILDING ON THE NORTH SIDE OF RIDGEWAY AVENUE EAST OF NELSON STREET AT 1041 RIDGEWAY AVENUE

Mr. Yzerman advised that he had set his building six feet further back to co-operate on the Ridgeway parking scheme and he was the last property to be developed on this block. The Planning Director noted that the parking standard had been in effect since the early 1970's and it was unfair to other owners to relax it in this instance.

The Committee recommends:

"That Mr. Yzerman be allowed to proceed on the basis of being four spaces short under his development permit since he is the last developer on the block and has provided six feet of additional setback, subject to the Municipal Solicitor reviewing the implications of affecting density under the development permit prior to the permit being placed before the Committee and Council."

APP'D B:
Co. Res
202/80

/ ITEM #501-5

ISSUANCE OF DEVELOPMENT PERMIT FOR ADDITIONS AND ALTERATIONS TO WESTWOOD MALL - 3000 LOUGHEED HIGHWAY (Z-45-79)

The Committee recommends:

"That if the development permit has been prepared and signed and sealed, and the required monies deposited, and if the restrictive covenant is in the hands of the Municipal Solicitor in a registrable form prior to 1980 02 25:

- 1) Council approve signing and sealing of the restrictive covenant by the Mayor and Clerk, and such restrictive covenant 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. 1018, 1979, given three readings on 1979 11 26.
- 3) That Council approve signing and sealing of the development permit by the Mayor and Clerk, and such permit 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
203/80

APP'D B:
Co. Res
204/80

APP'D B:
Co. Res
205/80

Planning & Development Committee
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ITEM #501-6

CORRESPONDENCE FROM AUSTIN DEVELOPMENTS LTD. (H. TULLIS) DATED 1980 02 11
RE 3216 PATHAN AVENUE - L.S. 4 OF SEC. 13, TWP. 39, PLAN 29278

The Committee recommends:

"That the proposal for land exchange be turned down."

APP'D BY
Co. RES
206/80

ITEM #501-7

Z-7-80 - VOLKOMMER CONSTRUCTION LTD. - 2326 CAPE HORN AVENUE - RS-2 TO M-3
WITH REGULATORY CHANGE

The Committee recommends:

"That this application be referred to Public Hearing subject to the preliminary plans being found acceptable by the Planning Department in relation to by-laws, and by the Design Committee."

APP'D BY
Co. RES
207/80

ITEM #501-8

Z-6-80 - GENSTAR DEVELOPMENT COMPANY - NORTHEAST CORNER GUILDFORD WAY AND
CORNWALL STREET - RS-2 TO RM-1

The Committee recommends:

"That this application be referred to Public Hearing subject to the Subdivision Committee finding subdivision of the property technically feasible and on the basis of restrictive covenants with regard to preliminary plan submission and design standards being registered against the land if the application is given three readings by Council after a Public Hearing."

APP'D BY
Co. RES
208/80

ITEM #501-9

Z-5-80 - GENSTAR DEVELOPMENT COMPANY - NORTHEAST CORNER GUILDFORD WAY AND
LANSLOWNE STREET - RS-2 TO RM-1

The Committee recommends:

"That this application be referred to Public Hearing subject to the Subdivision Committee finding subdivision of the property technically feasible, and on the basis that restrictive covenants with regard to the procedure for preliminary review and design standards will be registered against the lands if the application is given three readings by Council after a Public Hearing."

APP'D BY
Co. RES
209/80

ITEM #501-10

TOWN CENTRE AREA DEVELOPMENT - STAGE 3

The Committee recommends:

"That Council authorize:

- 1) installation of the sanitary sewer system contemplated to be financed under By-law No. 718 in the area north of Glen Drive (Dewdney Trunk Area 2 - Stage 1);

APP'D BY
Co. RES
210/80

Planning & Development Committee
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ITEM #501-10 con't

- 2) the encouragement of applications for rezoning and subdivision in the area north of Stage 2 in the Town Centre area which do not create excessive costs to the District for downstream drainage facilities when such applications are compatible with the Town Centre Plan;
- 3) the Planning Department to discuss acquisition of the 'West Walton' elementary school site with School Board officials."

ITEM #501-11

BY-LAW NO. 1044 - AMENDMENT TO BY-LAW NO. 886 REGULATING BUILDING IN AREAS SUBJECT TO FLOODING

The Committee recommends:

"That By-law No. 1044 be put forward for consideration of three readings by Council."

3 READINGS
Co. Res
211, 212
+ 210/80

ITEM #501-12

Z-13-79, Z-42-79 - ZONING BY-LAW NO. 997 - PARKING REQUIREMENTS FOR RESTAURANTS, NIGHTCLUBS AND CABARETS, ZONING BY-LAW NO. 1016 - LOCATION OF ACCESSORY OFF-STREET PARKING

The Committee recommends:

- "1) That Council finally adopt By-law No. 997, 1979, given three readings on 1979 11 26.
- 2) That Council finally adopt By-law No. 1016, 1979, given three readings on 1979 11 26."

APP'D BY
Co. Res
214/80
APP'D BY
Co. Res
215/80

ITEM #501-13

APPROVAL OF ISSUANCE OF A DEVELOPMENT PERMIT TO ALLOW THE CONSTRUCTION OF AN INDUSTRIAL BUILDING AT 2550 BARNET HIGHWAY

The Committee recommends:

"That Council approve signing and sealing of the development permit by the Mayor and Clerk, and such permit shall become binding upon the District when duly executed and delivered for and on behalf of the Corporation by the Mayor and 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
216/80

ITEM #501-14

Z-4-80 - COMMERCIAL ZONING IN RELATION TO COMMUNITY PLAN MAP AND OTHER ANOMALY SITUATIONS

The Committee tabled this item to the next meeting of the Committee scheduled for 1980 03 03.

Planning & Development Committee
Minutes of 1980 02 18

TABLED ITEMS:

1. Design Committee Minutes of 1980 02 06
2. Subdivision Committee Minutes of 1980 01 29
3. Subdivision Committee Minutes of 1980 02 12



Ald. L. Garrison
Chairman

D.M. Buchanan
Executive Secretary

1980 03 03

PLANNING AND DEVELOPMENT COMMITTEE MINUTES

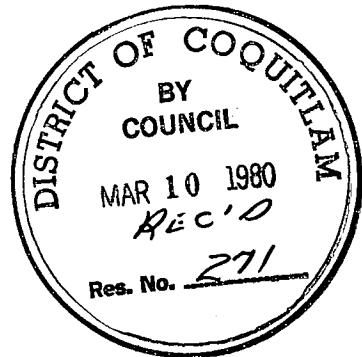
A meeting of the Planning and Development Committee was held on Monday, 1980 03 03 at 7:30 p.m. in the Council Chambers, with the following persons present:

COMMITTEE:

- Ald. L. Garrison, Chairman
- Ald. B.T.H. Robinson
- Ald. J.M. Parks

STAFF:

- D.M. Buchanan, Planning Director
- R. Fitzpatrick, Long Range Planner
- R.A. LeClair, Municipal Manager
- R. Rush, Chief Building Inspector



ALSO PRESENT: Ald. R. Mitchuk (after Item #3)

ITEM #501-1

PROPOSED DEVELOPMENT AT 748-752 CLARKE ROAD - SUBURBAN ESTATES LTD.

The Chairman advised that the applicants had requested additional time to review the implications of the recommendations made by the Traffic Supervisor with respect to this proposal. Consequently, the Committee recommends:

"That the proposal for a commercial development at 748-752 Clarke Road be tabled to the Committee meeting of 1980 03 17, pending the applicant's review of the Traffic Supervisor's report."

ITEM #501-2

BUILDING PERMITS FOR SUSPECTED "ILLEGAL SUITES"

The Committee recommends:

"That the application of 1980 02 22 by Mr. and Mrs. S. Pillay, based on the plans submitted on the same date for a proposed single-family dwelling, be tabled pending a legal opinion from our Municipal Solicitor as to the Council and/or Chief Building Inspector's authority to refuse a building permit for same."

✓ ITEM #501-3

Z-12-80 - DAVID BIRCH & ASSOCIATES LTD. - PROPOSED DEVELOPMENT AT JOHNSON AND BARNET FOR A LUMBERLAND HOME IMPROVEMENT CENTRE

Mr. D. Birch appeared before the Committee requesting a regulatory change to the M-6 Zone to permit the development of a Lumberland Store at 2800 Barnet Highway. The Committee discussed relevant land use concerns, including the appearance of the proposed outdoor storage and the adjustments in the interior circulation system which are likely required to accommodate the Johnson Street-Mariner Way Connector.

The Committee recommends:

"That the Planning Department be authorized to draft appropriate Zoning By-law amendments to permit a Lumberland Store in the M-6 Zone."

APP'D BY
CO. RES
272/80

PLANNING AND DEVELOPMENT COMMITTEE
MINUTES OF 1980 03 03

ITEM #501-4

Z-40-74 - LOTS 60 & 61, DISTRICT LOT 3, PLAN 25044 - 520 AUSTIN AVENUE

The Committee expressed concern that a commercial use on these properties would adversely affect traffic operations in the area.

The Committee recommends:

"That application Z-40-74 be tabled pending a review by the Traffic Supervisor on the traffic implications of a commercial development on Lots 60 & 61, District Lot 3, Plan 25044 at 520 Austin Avenue."

✓ ITEM #501-5

Z-8-80 - BELLGOOD HOLDINGS LTD. - 805 ST. LAWRENCE STREET - P-2 TO RS-1

The Committee noted that this property had been exempt from property taxation since it had been used for church purposes. The Committee inquired into the possibility of recovering a portion of the taxes in recognition of the demonstrated indication that a part of the lands is surplus to the needs of the church. The Municipal Manager advised that each year Council adopts a by-law, the effect of which is to identify and exempt those properties which qualify, either by statute or by Council's discretion, for such exemption. It was suggested that in future, consideration should be given to evaluating the proportion of such lands which are necessary for the church function and exempt taxes in proportion of the lands so required.

The Committee recommends:

"That application Z-8-80 be referred to Public Hearing, subject to the Subdivision Committee finding subdivision of the property technically feasible, and subject to the applicants proving out the parking on the remaining church property to the satisfaction of the Planning Department."

APP'D BY
CO. RES
273/80

✓ ITEM #501-6

Z-9-80 - L. ALBANESE - QUADLING AVENUE - RS-1 TO RS-3

The Committee recommends:

"That application Z-9-80 be referred to Public Hearing, subject to the Subdivision Committee finding the subdivision into three lots fronting Quadling Avenue technically feasible."

APP'D BY
CO. RES
274/80

ITEM #501-7

LIFE EXPECTANCY OF GRAVEL OPERATIONS ON THE WEST SIDE OF COQUITLAM RIVER VALLEY

Ald. L. Bewley spoke on behalf of this application, noting that under present zoning, the uses of properties in this area are seriously limited. It was suggested that Mr. Ralston was prepared to enter into an agreement with the District whereby he would be able to operate an industrial use for a fixed period of time until development in the surrounding area justifies the long range intended park use. The uses he would wish to be considered include warehouse, mini-warehouse, industrial plant or batch plant.

The Committee recommends:

"1) That staff report on uses which may be considered for this area, taking into consideration the long term objectives for the area.

PLANNING AND DEVELOPMENT COMMITTEE
MINUTES OF 1980 03 03

ITEM #501-7 con't

- 2) That the Municipal Solicitor report to the Committee regarding the legal devices, if any, which may be used to permit a specific use for a fixed period of time."

ITEM #501-8

UPDATE OF OFFICIAL REGIONAL PLAN

The Committee recommends:

"That GVRD staff be invited to the Planning and Development Committee meeting of 1980 03 17 and the Committee, at that meeting, formulate recommendations to Council to be considered on 1980 03 24."

ITEM #501-9

APPLICATION UNDER BY-LAW NO. 836 FOR FILLING OF PROPERTY AT 771 AUSTIN AVENUE (VANCOUVER GOLF CLUB)

The Committee recommends:

"That authorization be granted to the Vancouver Golf Club for filling of the property located at 771 Austin Avenue, in accordance with their application, By-law No. 836, and the following further requirements:

- a) The duration of the permit to be one day and that the applicant advise the District of Coquitlam Engineering Department and the Planning Department as to the day the filling will take place; noting that under Section 304.5 of By-law No. 836, Council may suspend or revoke the permit forthwith if at any time, in their opinion, the permit holder violates any of the provisions of the by-law, or any of the terms and conditions of this permit, or if the duties and obligations herein have not been or are not being fulfilled.
- b) The applicant be responsible for keeping the street clean from all dirt and debris resulting from trucks involved in the filling operation.
- c) The applicant be aware that this permission in no way indicates liability for any damage which may occur to improvements, structures, buildings or the support thereof on the property.
- d) The filling be carried out in accordance with the conditions outlined in the Engineering Department's report dated 1980 02 20, including the conditions on access, as well as the conditions on the selected route for the two alternative proposals."

SEE Co.
RES # 276/80

ITEM #501-10

APPROVAL OF ISSUANCE OF A DEVELOPMENT PERMIT TO ALLOW CONSTRUCTION OF A MOTEL AT THE NORTHWEST CORNER OF BERNATCHEY STREET AND BRUNETTE AVENUE AT 725 BRUNETTE

The Planning Director noted that the required bonding had not yet been received. The Committee therefore recommends:

"That the application for a Development Permit be tabled pending receipt of the required bonding."

PLANNING AND DEVELOPMENT COMMITTEE
MINUTES OF 1980 03 03

Q
/ ITEM #501-11

Z-4-80 - COMMERCIAL ZONING IN RELATION TO COMMUNITY PLAN MAP AND OTHER ANOMALY SITUATIONS

The Committee reviewed each of the anomalies identified in the Planning Director's report of 1980 02 14 and recommends:

- APPR'D BY
CO. RES
277/80
- "1) That the Planning Department be authorized to draft a By-law in keeping with the proposals on the maps attached to the Planning Director's report of 1980 02 07, with the exception of properties numbered 19, 29 and 30, which shall be tabled for further study.
 - 2) That said By-law be referred to the Ministry of Transportation, Communications and Highways.
 - 3) That staff be authorized to place said By-law before the next convenient Public Hearing, following review by Highways."

Q
ITEM #501-12

8-3493 & Z-19-77 - LAND USE REVIEW FOR AREA NORTH OF DEWDNEY TRUNK ROAD AND WEST OF WESTWOOD

The Long Range Planner reviewed the implications of various land use alternatives for the subject area. It was noted that, while three alternatives would be acceptable, the preferred form of development would allocate all lands for residential use, with special provision in the form of either deep lots or an earth berm along the north and east perimeters of the area.

Mr. A. Williams, representing the applicants, Austin Developments Ltd., advised that though he had not had an opportunity to assess in detail the implications of each of the respective alternatives, his initial preference was for Alternative IV with RS-3 development along the Dewdney Trunk Road frontage and M-3 industrial development to the north. Recognizing that access to Westwood Street for the M-3 uses may be difficult to effect, Mr. Williams suggested that the RS-3 alternative with deep lots or berms to the north and east would be the second choice.

Appreciating that the applicants had not sufficient time to review the Planning Department report, the Committee recommends:

"That the subject of developing the area bounded by the CPR mainline, the lane west of Irvine Street, Dewdney Trunk Road and the M-1 industrial land west of Westwood Street, be tabled to the Committee meeting of 1980 03 17 to allow the applicants an opportunity to review the Planning Director's report of 1980 02 28."

Q
ITEM #501-13

DISTRICT OF COQUITLAM BONDING PRACTICES

The Municipal Manager reviewed his report on bonding practices, noting that its major recommendations include:

- 1) the acceptance of letters of credit for a one year term only,
- 2) the acceptance of letters of credit for amounts less than \$100,000.00,
- 3) the reduction in bond amounts from 110% to 100% of estimated costs.

The Committee expressed concern that the recommendations may not provide for adequate protection from inflation. In particular, it was noted that because landscaping represents a small proportion of development costs and

PLANNING AND DEVELOPMENT COMMITTEE
MINUTES OF 1980 03 03

✓ ITEM #501-13 con't

is completed as a final stage in the development process, a different approach may be required to ensure its installation. Two possible approaches considered by the Committee are:

- 1) letter of credit acceptable for servicing but cash bonding required for landscaping,
- 2) letter of credit acceptable for one year term, but if conditions have not been met by the time the letter of credit expires, a cash bond be required failing which the letter of credit would be cashed in.

The Committee recommends:

- "1) That the Municipal Manager review the proposed Bonding Practices, with the purpose of facilitating development without reducing the municipalities' ability to have the necessary works completed.
- 2) That bonding amounts not be reduced from 110% to 100% of the estimated costs, since inflation is a continuing factor in the economy."

✓ ITEM #501-14

Z-10-80 - VELVET ENTERPRISES INC. - ANSON AVENUE - RS-2 & RS-1 TO C-2

The Committee expressed reservations with this proposal inasmuch as it would have the effect of isolating Lot 77 to the east. It was felt that development of this site would be difficult without consolidation with other lands, preferably the subject Lot 78. Moreover, the Planning Director indicated that the earlier concept of access being provided through the subject lot to the property to the north (such access being in the form of a cul-de-sac), would not be possible with the current application.

The Committee recommends:

"That application Z-10-80 be referred to Public Hearing subject to a favourable review of preliminary plans by the Design Committee and Planning Department staff, and the Subdivision Committee finding a preliminary subdivision layout technically feasible;"

○ APP'D BY
CO. REC'D
278/80

{ and in addition directs the attention of the Subdivision and Design Committees to the concerns of Lot 77 being of inadequate size for future development and the limitation of access to properties to the north.

ITEM #501-15


NORTHEAST SECTOR LRT ALIGNMENTS

The memo of the Deputy Planning Director was received for information, noting that the concerns thereon would be raised at the meeting of 1980 03 05 with GVRD and the other Councils.

PLANNING AND DEVELOPMENT COMMITTEE
MINUTES OF 1980 03 03

TABLED ITEM:

Design Committee Minutes of 1980 02 20


Atd. L. Garrison
Chairman

R. Fitzpatrick
Acting Secretary

1980 03 17

PLANNING & DEVELOPMENT COMMITTEE MINUTES

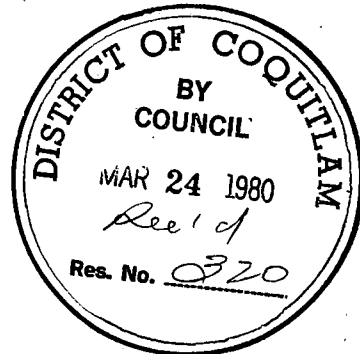
A meeting of the Planning and Development Committee was held on Monday, 1980 03 17 at 7:30 p.m. in the Council Chambers of the Municipal Hall, with the following persons present:

COMMITTEE:

Ald. L. Garrison, Chairman
Ald. J.M. Parks

STAFF:

R.A. LeClair, Municipal Manager
D.M. Buchanan, Planning Director



ITEM #501-1

R.S. GRAPHICS - SUITE 5, 2794 ABERDEEN AVENUE

Mr. Tom Gezenby appeared before the Committee explaining the history and proposed use. Their special space needs were identified for handicapped personnel. Sales are very little from the shop itself. Mr. Gezenby agreed that 50% or 60% of the printing would be for braille related printings.

The Committee recommends:

"That the Planning Director and the Municipal Solicitor determine how to permit the proposed use in the M-6 zone without establishing a precedent for other printing establishments."

✓ ITEM #501-2

UPDATE OF OFFICIAL REGIONAL PLAN

Mr. Peter George appeared from the GVRD Planning Department and answered the Committee's questions. Ald. Garrison noted page 46 where restriction of office development and cultural facilities to Regional Town Centres was noted. Mr. George advised that the plan intended to encourage all kinds of jobs in such Centres. Mr. Buchanan noted that "Urban" allows for industrial use, thus permitting continued industrial designation and zoning by the Municipality. On page 86 the possible applicants for amendments to the Regional Plan were discussed. Ald. Garrison was concerned that developers could go directly to the Province and seek an amendment. Mr. George agreed to look into the wording. The Committee felt that municipalities should be a party to any application affecting its area. On page 88, the appeals provisions of the Municipal Act were questioned and this led to discussion of the new Planning Act which will provide for appeals.

The Municipal Manager raised questions regarding Schedule E on transportation which led to the Committee raising a concern with the relationship of the network to the Revenue Sharing Act.

The Committee recommends:

"That Council authorize preparation of a position paper on these matters to be sent to GVRD."

APP'D BY
Co. R 35
#321/80

PLANNING & DEVELOPMENT COMMITTEE
MINUTES OF 1980 03 17

ITEM #501-3

PROPOSED DEVELOPMENT AT 748-752 CLARKE ROAD

This item was tabled pending reconsideration of By-law No. 1043, 1980, Z-3-80, the Bosa Bros. rezoning application on the northwest corner of Chapman Avenue and Clarke Road.

✓ ITEM #501-4

Z-12-80 - DAVID BIRCH & ASSOCIATES LTD. - PROPOSED LUMBERLAND STORE AT 2800 BARNET HIGHWAY

The Committee recommends:

"That the wording in Section 802(1)(e)(iv) be revised as follows:

'the retail sale of plumbing fixtures and supplies, plus related decorator goods; building supplies ^{and garden supplies} and related goods; electrical and lighting equipment, fixtures and supplies; kitchen cabinets, plus related built-in appliances.

And that this revised wording to Section 802(10)(e)(iv) be approved by Council, and that Council ratify this matter appearing on the agenda of the Public Hearing of 1980 03 27."

ITEM #501-5

Z-14-80 - AUSTIN DEVELOPMENTS LTD. - 3216 PATHAN AVENUE

Mr. A. Williams said that C-1 zoning would be acceptable. Favourable preliminary consideration was indicated by the Committee; the next step is for the site to be detailed and preliminary plans for development prepared.

ITEM #501-6

8-3493 & Z-19-77 - LAND USE REVIEW FOR AREA NORTH OF DEWDNEY TRUNK ROAD AND WEST OF WESTWOOD STREET

Mr. Williams presented a plan for subdivision of the area. The Committee authorized circulation of a summary to the residents of the area described in the Planning Director's report of 1980 03 12. The Committee also gave favourable preliminary consideration to RS-4 zoning of the area indicated by Mr. Williams.

ITEM #501-7

Z-11-80 - J. HERSAK - 2828-2836-2848 GLEN DRIVE - RS-1 & RS-2 TO RS-4, RS-1 & P-5

The Committee recommends:

"That this application be tabled pending a thorough review by the Subdivision Committee, including input from the Ministry of the Environment."

REPEATED AS AMENDED BY COUNCIL 33 22/80

RATIFIED BY COUNCIL 33 22/80

PLANNING & DEVELOPMENT COMMITTEE
MINUTES OF 1980 03 17

✓ ITEM #501-8

Z-13-80 - MORGUARD PROPERTIES LIMITED - 552-562 & 526 CLARKE ROAD -
ADDITION TO BURQUITLAM PLAZA SHOPPING CENTRE TO ACCOMMODATE RETAIL STORES
AND A RESTAURANT

The Committee recommends:

- a) That items #3 & #4 of the Planning Director's report on Commercial Zoning in Relation to Community Plan Map and Other Anomaly Situations, dated 1980 02 04, be withdrawn from the anomaly situation study;
- b) That application Z-13-80 be referred to Public Hearing."

APP'D BY
CO. RES
324/80

✓ ITEM #501-9

PROPOSED DEVELOPMENT AT 1530 PIPELINE ROAD (LOT 1, PLAN 16949)

The Committee recommends:

"That By-law changes be drafted to incorporate servicing of vehicles and equipment used in the gravel industry and batching plants on sites formerly used for or abutting gravel pits, and these be placed before a Public Hearing if GVRD concurrence to these uses is received."

APP'D BY
CO. RES
324/80

✓ ITEM #501-10

Z-7-77 - PROPOSED COMMERCIAL BUILDING AT 1015 AUSTIN AVENUE

The Committee recommends:

"That Council authorize return of the landscaping and servicing bonds and the cash payment made for streetlighting and driveway removal and sidewalk reinstatement, as follows:

landscaping	-	\$3,850
servicing	-	\$2,860
cash payment	-	\$1,000

And That interest be paid on the cash payment at interest rates equivalent to those allowed by the Bank of Nova Scotia on their non-chequing savings account during the period of possession by the District."

SEE
EXECUTIVE
COMMITTEE
MINUTES

✓ ITEM #501-11

APPROVAL OF ISSUANCE OF A DEVELOPMENT PERMIT TO ALLOW AN ADDITION TO EXISTING
COMMERCIAL BUILDING AT 812 RODERICK AVENUE (CHI-LIN RESTAURANT)

The Committee recommends:

"That Council approve signing and sealing of the Development Permit by the Mayor and Clerk, and such Permit shall become binding upon the District when duly executed and delivered for and on behalf of the Corporation by the Mayor and 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
329/80

PLANNING & DEVELOPMENT COMMITTEE
MINUTES OF 1980 03 17

ITEM #501-12

PROGRESS REPORT ON THE COQUITLAM AREA MOUNTAIN STUDY

The Committee received the Planning Director's report dated 1980 03 13 for information.


ITEM #501-13

FILLING AT 1255 AND 1365-1399 ROCHESTER AVENUE (8-2681 & 8-3323)

Mr. Buchanan sought authority to report directly to Council on the filling of an area abutting Rochester Avenue adjacent the creek. It was indicated that this was proposed for safety reasons since the present culvert presents certain problems. The Committee authorized such reporting.

TABLED ITEMS:

1. Subdivision Committee Minutes of 1980 02 26
2. Design Committee Minutes of 1980 03 05


Ald. L. Garrison
Chairman

D.M. Buchanan
Executive Secretary

PLANNING & DEVELOPMENT COMMITTEE MINUTES

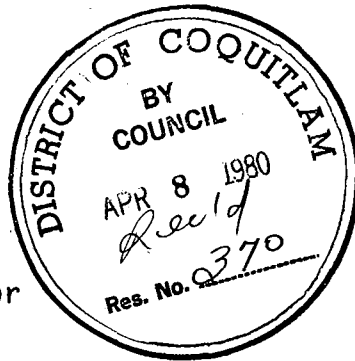
A meeting of the Planning & Development Committee was held on Monday, 1980 03 31 at 7:30 p.m. in the Council Chambers of the Municipal Hall with the following persons present:

COMMITTEE:

- Ald. L. Garrison, Chairman
- Ald. J. Parks
- Ald. B. Robinson

STAFF:

- R.A. Leclair, Municipal Manager
- D.M. Buchanan, Planning Director
- E. Tiessen, Deputy Planning Director



ALSO PRESENT:

- Ald. R. Mitchuk

ITEM #501-1

PRELIMINARY REPORT ON REZONING APPLICATION Z-16-80 FOR B. IRELAND, U-HAUL CO. CANADA LTD. - 2534 BARNET HIGHWAY - M-1 TO M-6 WITH REGULATORY CHANGE TO ALLOW RENTAL AND SERVICING OF HOUSEHOLD MOVING TRUCKS & TRAILERS OF A GROSS VEHICLE WEIGHT RATING OF LESS THAN 4,600 KILOGRAMS. (delegation)

Mr. Ireland of U-Haul addressed the Committee, and stated that installation of trailer hitches is an essential part of his business, since the construction of bumpers on many late-model automobiles does not allow use of bolt-on bumper hitches. The Committee also expressed concern over the non-compliance of existing structures on the site with Building By-Law requirements. The Committee RECOMMENDS:

- "a. That Council receive a report from the Chief Building Inspector in regard to the Building By-Law status of existing buildings on the subject site, and
- b. That subject to receipt of such report, Council refer application Z-16-80 to Public Hearing on the basis of:
 - i. rezoning of the subject site to M-6
 - ii. regulatory changes to the M-6 zone to allow:
 - the rental and servicing of household moving trucks and trailers of gross vehicle weight rating of 4,600 kilograms or less,
 - the retail sale of moving supplies, ancillary to the principal use, and
 - installation of trailer hitches where such installation is accessory to the rental of household moving trailers."

*APPRO'D BY
Co. RES # 371/80*

ITEM #501-2

PROPOSED PRINT SHOP AT SUITE 5, 2794 ABERDEEN AVENUE

The Committee RECOMMENDS:

"That Council refer to Public Hearing an amendment to Section 802(1)(e) of the Zoning By-Law, to provide a new subsection (v) to read:

*APPRO'D BY
Co. RES # 372/80*

PLANNING & DEVELOPMENT COMMITTEE MINUTES
OF 1980 03 31

ITEM #501-2 con't.

The printing, reproducing, publishing, bookbinding, blueprinting, photostating, lithographing, engraving, stereotyping, and distribution of newspapers, documents, books, and other printed materials in braille or otherwise for the use of the blind."

ITEM #501-3

PROPOSED DEVELOPMENT AT 748 - 752 CLARKE ROAD - SUBURBAN ESTATES LTD.

The Committee discussed this matter at considerable length, including consideration of referral to Public Hearing and the alternative of holding a further public information meeting. The Committee reluctantly came to the conclusion that while the proposal has considerable merit on its own, the implications for further development along Clarke Road outweighed this, and that the matter should now be brought to a decision.

The Committee therefore RECOMMENDS:

"That Council decline the proposal by Suburban Estates Ltd. for a C-2 Commercial development at 748 and 752 Clarke Road, since there is sufficient land within the vicinity of the Burquitlam Centre to accommodate projected floor space between now and 1986."

ITEM #501-4

PRELIMINARY REPORT ON REZONING APPLICATION Z-15-80 FOR W. J. UNGER FOR ADDITIONS & ALTERATIONS TO AN EXISTING CHURCH FACILITY AT 1610 REGAN AVENUE

Ald. Robinson declared that he has an interest in this matter, since he is a member of the Calvary Baptist Church, and removed himself from the table during the discussion and vote on this matter.

The Committee RECOMMENDS:

"That application Z-15-80 be referred to Public Hearing, subject to a favourable review of preliminary plans by the Design Committee."

ITEM #501-5

PRELIMINARY REPORT ON REZONING APPLICATION Z-17-80 FOR A. J. RICARD & ASSOC. CORP. FOR PROPERTY AT MARINER WAY & DEWDNEY TRUNK ROAD

The Committee RECOMMENDS:

"That this application, including the P-5 portion, be referred to Public Hearing, subject to the Subdivision Committee first finding a subdivision layout for the property technically feasible."

ITEM #501-6

APPROVAL OF ISSUANCE OF DEVELOPMENT PERMIT TO ALLOW CONSTRUCTION OF A MOTEL AT THE NW CORNER OF BERNATCHEY STREET & BRUNETTE AVENUE

The Committee RECOMMENDS:

"That Council approve signing and sealing of the development permit by the Mayor and Municipal Clerk, and such permit shall become binding upon the District when duly executed and delivered for and

TABLED
CO. RES # 272/80

APP'D BY
CO. RES # 277/80

APP'D BY
CO. RES # 278/80

APP'D BY
CO. RES # 279/80

PLANNING & DEVELOPMENT COMMITTEE MINUTES
OF 1980 03 31

ITEM #501-6 con't.

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 #501-7

APPROVAL OF ISSUANCE OF DEVELOPMENT PERMIT & ADOPTION OF BY-LAW NO. 980 FOR 58-UNIT TOWNHOUSE DEVELOPMENT AT 3190 TAHSIS AVENUE

The Committee RECOMMENDS:

"That subject to the Planning Director confirming that the required documentation has been executed and bonds deposited by the applicants,

1. That Council finally adopt By-Law No. 980, 1979 given three readings on 1979 08 27;
2. That Council approve signing and sealing of the development permit by the Mayor and Clerk, and such permit 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."

*TR. LED
SEE RES
380/80*

ITEM #501-8

APPROVAL OF ISSUANCE OF DEVELOPMENT PERMIT & ADOPTION OF BY-LAW NO. 914 FOR 76-BED INTERMEDIATE CARE FACILITY AT 560 AUSTIN AVENUE (Z-44-78)

The Committee RECOMMENDS:

"That subject to the Planning Director confirming that the required documentation has been executed and bonds deposited by the applicants,

1. That Council finally adopt By-Law No. 914, 1978, given three readings on 1978 12 18;
2. That Council approve signing and sealing of the development permit by the Mayor and Municipal Clerk, and such permit 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."

*OPID BY
CO. RES
381/80*

*APP'D BY
CO. RES
382/80*

ITEM #501-9

PROPOSED IDENTIFICATION SIGNS FOR MAYFAIR INDUSTRIAL PARK

The Committee tabled this matter in order to invite representatives of Marathon Realty Co. to appear before the Committee to provide further information on the nature and design of the proposed designs, and long-term arrangements for the maintenance and repair of the signs.

PLANNING & DEVELOPMENT COMMITTEE MINUTES
OF 1980 03 31

ITEM #501-10

DEVELOPMENT OF LAND AT 507, 511, 515 & 521 AUSTIN AVENUE

The Committee tabled this application, in order that an inquiry be referred to the Engineering Department for a report on the traffic implications if the Committee were to consider allowing this development to proceed, with access only from Whiting Way via Brookmere Avenue."

ITEM #501-11

1980 PLANNING DEPARTMENT WORK PROGRAMME

The Committee received the Planning Director's report of 1980 03 18 for information.

ITEM #501-12

ITEM #1 - DESIGN COMMITTEE MINUTES OF 1980 03 05

The Committee RECOMMENDS that Council adopt the following statement of policy:

"Recognizing the desire to encourage unique and innovative building design in the Town Centre area, and acknowledging that some flexibility in certain by-law requirements can allow for more creative design, the Council is willing to consider relaxations under a development permit for the area bounded by Westwood Street, Lincoln Avenue, Pinetree Way, and Lougheed Highway provided:

- a. the proposed relaxations affect only height, setbacks and lot coverage;
- b. all proposed developments meet the density and parking requirements of the existing or proposed zoning category;
- c. the Design Committee endorses the relaxation as being warranted due to design merit of a project or where it is felt desirable because of existing or approved developments on adjacent sites;
- d. staff do not object for other reasons (i.e. National Building Code, access or services, planning considerations)."

*APPR'D
Co. Res #287/80
NOT INCLUDING
ITEM D.*

ITEM #501-13

- a. DISTRICT OF COQUITLAM BONDING PRACTICES
- b. BONDING FOR MOVING AND RAISING BUILDINGS

The Municipal Manager reported that he had given careful consideration to the various points raised at the Committee's meeting of 1980 03 03. Upon completing this review, he was of the opinion that the original recommendations were still appropriate. The recommended procedures would not be without some problems, since no practical system can be made completely fool-proof. However, the proposals are a workable approach, that protects the Municipality's interest to the extent possible without making the system administratively too complex, or placing an undue burden on prospective developers. He stressed that where staff would be required to make estimates, he was confident that they would use common sense in doing so, including covering inflation factors; however, it would be important for Council to support staff's estimates in order for the system to function.

The Committee RECOMMENDS:

"That the bonding practices recommended in the memorandum dated 1980 02 08 attached to the Municipal Manager's report dated 1980 02 20, and in the Manager's report dated 1980 03 28, be adopted effective from the date of final adoption of a required Zoning By-Law amendment."

*APPR'D
Co. Res #368/80*


PLANNING & DEVELOPMENT COMMITTEE MINUTES
OF 1980 03 31

TABLED ITEMS:

1. Subdivision Committee Minutes of 1980 03 11
2. Design Committee Minutes of 1980 03 19



Ald. L. Garrison,
Chairman



E. Tiessen,
Acting Secretary

1980 04 14

PLANNING AND DEVELOPMENT COMMITTEE MEETING

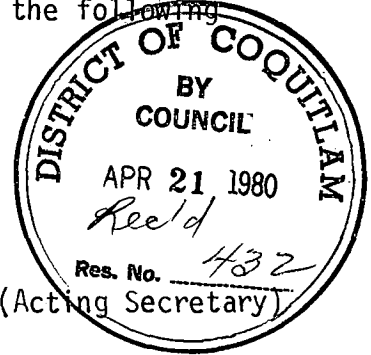
A meeting of the Planning and Development Committee was held on Monday, 1980 04 14 at 7:30 p.m. in the Council Chambers, with the following persons present:

COMMITTEE:

Ald. L. Garrison, Chairman
Ald. B.T.H. Robinson

STAFF:

Mr. R.A. LeClair, Municipal Manager
Mr. E. Tiessen, Deputy Planning Director (Acting Secretary)



ITEM #501-1

PRELIMINARY REPORT ON REZONING APPLICATION Z-19-80 - CAREER HOLDINGS LTD. - RIVER SPRINGS (FORMERLY OXBOW LAKE ESTATES) - RMH-1 TO RS-5

The Committee tabled this item for further consideration at its 1980 04 28 meeting.

ITEM #501-2

PRELIMINARY REPORT ON REZONING APPLICATION Z-20-80 - REWARD INVESTMENTS LTD. - 2664 MATHEWSON AVENUE - RS-1 TO RT-2

The Committee recommends:

"That application Z-20-80 be tabled pending:

- a) favourable review of preliminary plans by the Design Committee;
- b) the Subdivision Committee finding an application for subdivision on this property technically feasible, in order to establish eventual site boundaries; Subdivision Committee review should include early referral to the Ministry of Transportation, Communications and Highways."

ITEM #501-3

Z-40-74 - DEVELOPMENT PROPOSAL AT 520 AUSTIN AVENUE

The Committee does not find any of the proposed access arrangements to be satisfactory and recommends:

"That the Planning Department be requested to review and report on the implications of consolidating the subject site with lands to the east, as far as Westview Street, considering both the alternatives of commercial and apartment use, and with access arrangements other than to Austin Avenue."

ITEM #501-4

8-3493, Z-19-77 - LAND USE REVIEW FOR AREA NORTH OF DEWDNEY TRUNK ROAD AND WEST OF WESTWOOD STREET

The Committee tabled further consideration of this matter to the meeting of 1980 04 28, to allow further time for response from the public.

PLANNING & DEVELOPMENT COMMITTEE
MINUTES OF 1980 04 14

ITEM #501-5

PROGRESS REPORT NO. 3 ON THE COQUITLAM AREA MOUNTAIN STUDY

The Committee received the Planning Department report dated 1980 04 11 for information.


ITEM #501-6

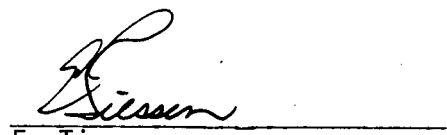
PROPOSED IDENTIFICATION SIGNS FOR MAYFAIR INDUSTRIAL PARK

The Committee tabled this matter for representatives of Marathon to appear.

TABLED ITEMS

1. Subdivision Committee Minutes of 1980 03 25
2. Subdivision Committee Minutes of 1980 03 31
3. Design Committee Minutes of 1980 04 02


Ald. L. Barrison, Chairman


E. Tiessen,
Acting Secretary

PLANNING AND DEVELOPMENT COMMITTEE MEETING

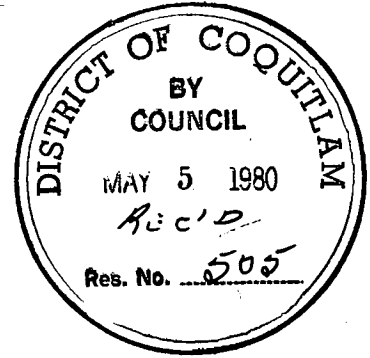
A meeting of the Planning and Development Committee was held on Monday, 1980 04 28 at 7:30 p.m. in the Council Chambers, with the following persons present:

COMMITTEE:

Ald. L. Garrison, Chairman
Ald. B.T.H. Robinson
Mayor J.L. Tonn

STAFF:

Mr. D.M. Buchanan, Planning Director
Mr. E. Tiessen, Deputy Planning Director
Mr. R. Fitzpatrick, Long Range Planner
Mr. R.A. LeClair, Municipal Manager



✓ ITEM #501-1

PROPOSED IDENTIFICATION SIGNS FOR MAYFAIR INDUSTRIAL PARK

Mr. John Morrison, representing Marathon Realty, spoke on behalf of this proposal, noting that the sign is designed to require minimum maintenance with bronze lettering and stripes on sandblasted concrete block. The locations selected on the municipal and provincial rights-of-way were selected to provide good exposure for the signs, but it was noted that the design reflects the intention to identify the industrial park from a short distance; they are not meant to be visible from several hundred yards.

In response to questions from Mayor Tonn, Mr. Morrison advised that Marathon would prefer that the District assume maintenance responsibility for the signs, and further that Marathon would like to have their name on the signs to identify them as the developers of a project of which they are proud.

Mayor Tonn, citing the importance of the Mayfair Industrial Park to the District of Coquitlam, expressed the view that Marathon's request was a reasonable one. Consequently, the Committee recommends:

RES 506 + 507/80

"That the Planning Department be authorized to draft appropriate amendments to the Sign Control By-law to permit the two identification signs, as proposed by Marathon Realty Ltd. for Mayfair Industrial Park, on road allowances."

Ald. L. Garrison registered opposition.

✓ ITEM #501-2

LAND USE REVIEW FOR AREA NORTH OF DEWDNEY TRUNK ROAD AND WEST OF WESTWOOD STREET (8-3493 & Z-19-77)

The Long Range Planner reported the results of the survey conducted in the area over the last few weeks. From this survey, it was determined that the railroad is the source of considerable disturbance to area residents, the industrial uses on Westwood Street are perceived as being less objectionable than the railroad, area residents are virtually unanimous in their opposition to truck traffic on Dewdney Trunk Road, and RS-3 residential is the preferred land use for the subject lands.

In response to questions from Committee members, it was noted that recent residential developments in the area had also been RS-3.

The Committee recommends:

"That the Community Plan Map designation not be changed except insofar as industrial designation of Lot 53, and that:

*APP'D B
RES 508/80*

PLANNING AND DEVELOPMENT COMMITTEE MEETING
MINUTES OF 1980 04 28

ITEM #501-2 con't

- 1) the owners of Lot 53 be encouraged to apply for appropriate industrial zoning, and
- 2) the owners of the lands north of Dewdney Trunk and west of Lot 53 be encouraged to apply for RS-3 zoning,

and furthermore, that the Parks and Recreation Committee and Parks and Recreation Referendum Committee give consideration to the limited recreation opportunities in the subject area."

ITEM #501-3

CORRESPONDENCE FROM BLUEBIRD CONFECTIONERY DATED 1980 04 18 RE:
753 GAUTHIER AVENUE

In view of the land use and access implications of the Lougheed Highway improvements in the area, the Committee suggests that the proposal by Bluebird Confectionery to relocate either to Lougheed and Gauthier or to Lougheed and Alderson not be encouraged.

ITEM #501-4

Z-19-80 - RS-5 ZONING OF PHASES 7 TO 10 OF RIVER SPRINGS (FORMERLY OXBOW LAKE ESTATES) DEVELOPMENT

The Planning Director drew to the attention of the Committee the possible necessity of relocating tenants from the Parkland Mobile Home Park at Barnet and Lansdowne. He noted that the Planning Department had been communicating with a number of parties involved in this matter and the possibility of creating a conventional or co-operative or strata title mobile home park in River Springs had been raised. Because of the phased approach to RS-5 zoning in River Springs, the size of spaces in the existing mobile home parks, the construction standard of the mobile homes, and the lack of interest in this approach demonstrated to date by private interests, suggest that this course of action is inappropriate.

The Committee recommends:

- "1) That a By-law be placed before the next Public Hearing rezoning to P-5 all lands to the west of the major recreation vehicle area sites along the east bank of the Coquitlam River, as described in the Planning Director's report of 1980 04 21.
- 2) That the area proposed for RS-5 zoning under application Z-19-80 be referred to the next Public Hearing."

*APP'D B.C.
Co. RES # 509/80*

ITEM #501-5

APPROVAL OF ISSUANCE OF DEVELOPMENT PERMIT AND ADOPTION OF BY-LAW NO. 1042 -
DAY CARE CENTRE AT 1187 EAGLERIDGE DRIVE

The Committee recommends:

- "1) That Council finally adopt By-law No. 1042, 1980, given three readings on 1980 02 28.
- 2) That Council approve signing and sealing of the Development Permit by the Mayor and Clerk, and such Permit 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.C.
Co. RES # 510/80*

*APP'D B.C.
Co. RES # 511/80*

PLANNING AND DEVELOPMENT COMMITTEE MEETING
MINUTES OF 1980 04 28

✓ ITEM #501-6

EXTENSION TO REZONING APPLICATION Z-12-79 - 1260 THOMAS AVENUE

The Committee recommends:

"That application Z-12-79 not be granted an extension of time since it would appear that the original applicant no longer has a commitment for purchase of the property from the owner."

APPROVED BY
Co. RES
512/80

✓ ITEM #501-7

AMENDMENT OF AGREEMENT TO FLOOD AGREEMENT

The Committee recommends:

"That Council approve signing and sealing of the Amendment of Agreement to the Flood Agreement dated 1977 02 25 by the Mayor and Municipal Clerk, and such Amendment of 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, subject to approval of said Amendment of Agreement by an authorized representative of the Ministry of Environment of the Province of British Columbia."

APPROVED BY
Co. RES
513/80

✓ ITEM #501-8

POLICY REPORT NO. 2/80 - LAND USE POLICY FOR THE AUSTIN AVENUE EAST AREA

The Committee recommends:

- "1) That Council authorize staff to investigate and report on servicing requirements for the Crown Lands, and alternate methods of financing off-site requirements;
- 2) That Council authorize staff to transmit a copy of Policy Report No. 2/80 to the Dartmoor-Mathewson Ratepayers' Association and the Ranch Park Community Association for their information and comments; and
- 3) That upon receipt of such comments, Council give consideration to amending the Community Plan in accordance with the sketch attached to Planning Department Policy Report No. 2/80, and with the intent that development on the Crown Lands east of the B.C. Hydro transmission line right-of-way shall not exceed 1,050 dwelling units in total."

APPROVED BY
Co. RES
514/80

APPROVED BY
Co. RES
515/80

PLANNING AND DEVELOPMENT COMMITTEE MEETING
MINUTES OF 1980 04 28

✓ ITEM #501-9

POLICY REPORT NO. 1/80 - TOWARDS AN OFFICIAL COMMUNITY PLAN FOR THE DISTRICT OF COQUITLAM

The Planning Director reviewed the issues which led to the preparation of this report, the legislation affecting the preparation and adoption of Official Community Plans and the implications of adopting an Official Community Plan. Committee members expressed concern that an official designation not restrict the flexibility which is provided under the current status of the Community Plan, and the Planning Director noted that with respect to Ministry of Transportation and Highways approvals and funding under the Revenue Sharing Act, an Official Community Plan would be a considerable advantage. In terms of plan amendments, the District would enjoy the same flexibility it presently enjoys, but it would tend to reduce the ad hoc changes which have occasionally emerged.

The Committee recommends:

"That the Planning Department be authorized to review, analyze and put forward for the 1981 Budget an application under the Revenue-Sharing Act for the conversion of the Community Plan to an Official Community Plan, and for the eventual extension of the Plan to the whole of the District of Coquitlam."

*Copy to
Co. Res
5/6/80*

ITEM #501-10


8-3472 - LAND USE AT NORTHWEST CORNER OF CLARKE ROAD AND CHAPMAN AVENUE


The Committee reviewed a proposal from Alley Estates Ltd., in a letter dated 1980 04 21, for townhouse designation of this site. The Committee took issue with the implied contention that, while this site is inappropriate for single-family and duplex uses, it is suitable for a more intensive residential use. Consequently, the Committee could not recommend any change to the Community Plan Map.

The Committee also considered sketch proposals, presented by Mr. Alley to Ald. Garrison, to subdivide the southwest corner of Clarke Road and Chapman Avenue. The Committee endorsed the position of the Subdivision Committee in opposing panhandle lots.

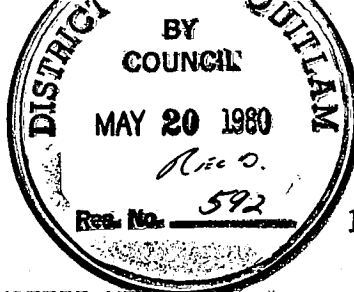
TABLED ITEMS

1. Subdivision Committee Minutes of 1980 04 08
2. Design Committee Minutes of 1980 04 14
3. Design Committee Minutes of 1980 04 16


Ald. L. Garrison,
Chairman


D.M. Buchanan,
Executive Secretary

DMB/RF/ci



1980 05 12

PLANNING AND DEVELOPMENT COMMITTEE MEETING

A meeting of the Planning and Development Committee was held on Monday, 1980 05 12 at 7:30 p.m. in the Council Chambers, with the following persons present:

COMMITTEE:

Ald. L. Garrison, Chairman
Ald. B.T.H. Robinson

STAFF:

D.M. Buchanan, Planning Director

ITEM #501-1

WESTWOOD MALL - DEVELOPMENT AT SOUTHEAST CORNER ADJACENT WESTWOOD BUILDING

This item was tabled for the 1980 05 26 meeting at which Mr. Spraggs would be present.

ITEM #501-2

REZONING APPLICATION Z-8-80 - BELLGOOD HOLDINGS LTD. - 805 ST. LAWRENCE STREET

Mr. Harold Cunliffe of Goodbrand appeared, along with Mr. Jim Clark of Vancouver Management Ltd. (the Diocese Consultants), and Mr. H.L. MacAdam, Business Administrator, Synod of the Diocese of New Westminster. Mr. Cunliffe went through his brief in detail. He noted that 54 parking spaces are proposed to be built for the church, while the Planning Department advise that 43 are required under the Zoning By-law. He indicated that he would be prepared to bond or present a letter of credit for the construction of the parking lot. The brief was further reviewed with reference to lot sizes in the neighbourhood and the taxes and community services the church provides.

The Committee recommends:

"Referral of application Z-8-80 to a second Public Hearing on 1980 06 26."

ITEM #501-3

PROPOSED DEVELOPMENT AT NORTH ROAD AND BROOKMERE AVENUE (8-280)

Mr. Resanovic, Architect, and Mr. Jim Sheppard appeared before the Committee. 10,952 square feet of commercial usage is proposed, of which a Credit Union would occupy 5,000 square feet.

After some discussion, the Committee thought it worthwhile to review the proposal in more detail. Consolidation and development of the whole block was considered.

The Committee recommends:

"Favourable consideration subject to review by:

- 1) the Traffic Supervisor of access and circulation;
- 2) Planning Department staff as to meeting key provisions of the Zoning By-law."

PLANNING AND DEVELOPMENT COMMITTEE
MINUTES OF 1980 05 12

ITEM #501-4

Z-18-80 - CONCRETE BATCHING PLANT AT 1530 PIPELINE ROAD

The Committee recommends:

*App'd
Res. 596/80*

"That this application be referred to the 1980 06 26 Public Hearing."

ITEM #501-5

APPROVAL OF ISSUANCE OF DEVELOPMENT PERMIT & ADOPTION OF BY-LAW NO. 956 -
32 UNIT APARTMENT AT 1105 RIDGEWAY AVENUE FOR ADELAIDE APTS. LTD.

The Committee recommends:

*App'd
Res. 597/80*

"1) That Council finally adopt By-law No. 956, 1979, given three readings on 1979 06 04.

*App'd
Res. 598/80*

2) That Council approve signing and sealing of the development permit by the Mayor and Clerk, and such permit 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 #501-6

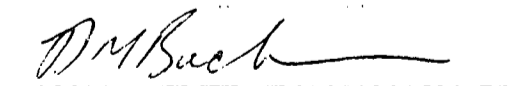
PROGRESS REPORT NO. 4 ON THE COQUITLAM AREA MOUNTAIN STUDY

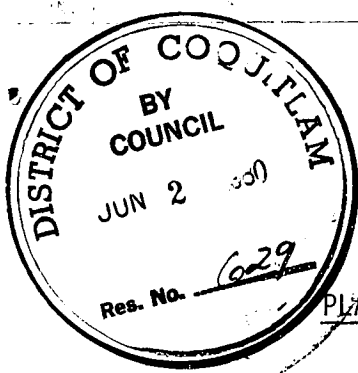
The Committee received the Planning Department report dated 1980 05 07 for information.

TABLED ITEMS:

1. Subdivision Committee Minutes of 1980 04 22
2. Design Committee Minutes of 1980 04 30


Ald. L. Garrison
Chairman


D.M. Buchanan
Executive Secretary



501

1980 05 26

PLANNING AND DEVELOPMENT COMMITTEE MEETING

A meeting of the Planning and Development Committee was held on Monday, 1980 05 26 at 7:30 p.m. in the Council Chambers, with the following persons present:

COMMITTEE:

Ald. L. Garrison, Chairman
Ald. B.T.H. Robinson

STAFF:

Mr. E. Tiessen, Deputy Planning Director

ITEM #501-1

8-3370 - APPLICATION FOR STRATA TITLE CONVERSION OF AN EXISTING DUPLEX AT 635-637 GODWIN COURT

The Committee recommends:

*App'd
Res. 630*

"That Council, as Approving Authority under the Strata Titles Act, approve the conversion into strata lots of Lot 66, District Lot 1, Group 1, Plan 47193, N.W.D., subject to payment of the development cost charge of \$600.00."

ITEM #501-2

APPLICATION FOR EXTENSION TO REZONING APPLICATION Z-58-76 FOR RS-3 ZONING AT 100 WARRICK STREET

The Committee recommends:

*App'd
Res. 631*

"That this application be granted a six month extension to 1980 11 16."

ITEM #501-3

APPROVAL OF ISSUANCE OF DEVELOPMENT PERMIT TO ALLOW CONSTRUCTION OF A LUMBERLAND HOME IMPROVEMENT CENTRE AT 2800 BARNET HIGHWAY

The Committee recommends:

*App'd
Res. 632*

"That, if the development permit is signed and sealed and the required monies deposited, and if the applicant has secured the signature of the Ministry of Transportation and Highways on the site plan prior to the Council meeting of 1980 06 02, that Council approve signing and sealing of the development permit by the Mayor and Clerk, and such permit 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."

PLANNING AND DEVELOPMENT COMMITTEE
MEETING MINUTES OF 1980 05 26

ITEM #501-4

APPROVAL OF ISSUANCE OF DEVELOPMENT PERMIT TO ALLOW CONSTRUCTION OF A NEW SERVICE STATION FOR SHELL CANADA LTD. AT THE NORTHWEST CORNER OF WESTWOOD STREET AND LOUGHEED HIGHWAY AT 3051 LOUGHEED HIGHWAY


The Committee recommends:

*App'd
Res. 633*

"That Council approve signing and sealing of the development permit by the Mayor and Clerk, and such permit 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."

TABLED ITEMS:

1. Subdivision Committee Minutes of 1980 05 06
2. Design Committee Minutes of 1980 05 14
3. Subdivision Committee Minutes of 1980 05 20


Ald. E. Garrison
Chairman

E. Tiessen
Acting Secretary

PLANNING AND DEVELOPMENT COMMITTEE MEETING

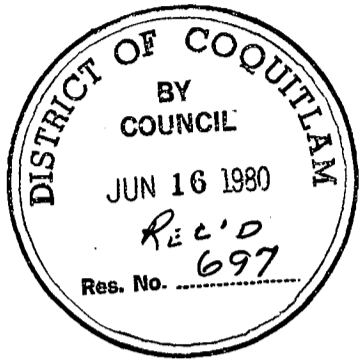
A meeting of the Planning and Development Committee was held on Monday, 1980 06 09 at 7:30 p.m. in the Council Chambers, with the following persons present:

COMMITTEE:

- Ald. L. Garrison
- Ald. B.T.H. Robinson

STAFF:

- Mr. D.M. Buchanan, Planning Director
- Mr. R.A. LeClair, Municipal Manager



ITEM #501-1

REZONING APPLICATION Z-26-80 - SUPERIOR SANITATION SERVICES INC. - 225 SCHOOLHOUSE STREET - M-1 TO M-2

The Committee recommends:

"That this application be tabled for the applicants to respond to Mr. Rush's letter of 1980 06 06 to Caprice Industries Ltd. and, if necessary, appear before the Committee."

✓ ITEM #501-2

LEEDER'S REALTY SIGN - CARIBOO SHOPPING CENTRE - 435 NORTH ROAD

The Committee recommends:

"That Leader's Realty be directed to apply for, and obtain, a permit for their sign at 435 North Road, in full compliance with the requirements of the Sign By-law, forthwith."

APP'D BY
CO. RES
698/80

✓ ITEM #501-3

CORRESPONDENCE FROM CHURCH OF CHRIST DATED 1980 06 03 RE REZONING APPLICATION Z-24-77 - 215 MARMONT STREET

Mr. Ed Gaglardi appeared before the Committee advising of their Eagle Ridge site and a request for the extension to February 1981.

The Committee recommends:

"That the maturity date be extended to February 1981 and that staff look into how the by-law requirements can be met by the new purchasers."

APP'D BY
CO. RES
700/80

✓ ITEM #501-4

8-1192 - ASSEMBLY OF PROPERTY SOUTH OF ANSON AVENUE AND WEST OF WESTWOOD STREET - 1080-1100 WESTWOOD STREET

The Committee recommends:

"That Mr. Tullis and his associates be encouraged to proceed with their proposals for C-2 pre-zoning and the accompanying pre-servicing and subdivision of the subject area."

APP'D BY
CO. RES
701/80

PLANNING AND DEVELOPMENT COMMITTEE
MINUTES OF 1980 06 09 con't

ITEM #501-5

DEVELOPMENT OF LAND AT 507-511-515-521 AUSTIN AVENUE

The Committee recommends:

- "a) That the proponents be provided with a copy of the Engineering Department report dated 1980 05 27, and that they be in contact with School District No. 43 at an early date to determine the feasibility of acquiring the extra widening and/or easement to facilitate the road system, as recommended by the Engineering Department.
- b) That the proponents be advised to make a formal application for rezoning in the normal manner, with the appropriate preliminary plans, if such acquisition is found feasible by the proponents in discussion with the School Board.
- c) That the Engineering Department consider a deceleration lane for westbound traffic east of the proposed Westview intersection to avoid backup of traffic in that vicinity."

APP'D B's
Co. RES
702/80

ITEM #501-6

REZONING APPLICATION Z-27-78 - FOURTH AND FINAL READING OF BY LAW NO. 913

The Committee recommends:

"That Council reconsider, finally pass and adopt By-law No. 913, 1978, given three readings on 1978 12 18."

APP'D B's
Co. RES
703/80

ITEM #501-7

8-2687 - DESIGN CONTROL COVENANT - DAON/OZADA SUBDIVISION

The Committee recommends:

"That Council approve signing and sealing of the Restrictive Covenant Agreement and the discharge of the Agreement dated November 1977 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's
Co. RES
704/80

ITEM #501-8

APPROVAL OF ISSUANCE OF DEVELOPMENT PERMIT TO ALLOW CONSTRUCTION OF A COMMERCIAL BUILDING ON THE NORTH SIDE OF RIDGEWAY AVENUE BETWEEN MARMONT STREET AND NELSON STREET AT 1041 RIDGEWAY AVENUE

The Committee recommends:

"That Council approve signing and sealing of the development permit by the Mayor and Clerk, and such permit 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's
Co. RES
705/80

PLANNING & DEVELOPMENT COMMITTEE
MINUTES OF 1980 06 09 con't

ITEM #501-9

EXTENSION OF TIME FOR REZONING APPLICATION Z-15-79 - PROPOSED COMMERCIAL BUILDING AT 230 BLUE MOUNTAIN STREET

The Committee recommends:

"That the request for a six month extension be declined and the Planning Department review the commercial designation on the Community Plan Map."

APP'D BY
CO. RES
706/80

ITEM #501-10

8-280 - PROPOSED DEVELOPMENT AT NORTH ROAD AND BROOKMERE AVENUE

The Committee recommends:

- 1) That the applicant be advised of the results of the preliminary reviews by the Traffic Supervisor and the Planning Department staff.
- 2) That the applicant be advised to make formal applications for rezoning of the property to C-2 Neighbourhood Commercial and for the subdivision and accompanying road exchanges.
- 3) That the applicant submit the normally required standard of preliminary plans and coloured perspective required for an application for Zoning By-law amendment, and these preliminary plans should reflect staff comments to date."

APP'D BY
CO. RES
707/80

ITEM #501-11

Z-8-80 - LANDSCAPING POLICY FOR NON-RESIDENTIAL DEVELOPMENTS

The Committee recommends:

- 1) That a restrictive covenant be placed against the title of the St. Lawrence Church property to limit usage in the area north of the church building for parking in order to maintain the landscaping in that area.
- 2) That there be no changes in the landscaping provisions of the Zoning By-law, for non-residential zones due to the effect it would have on existing and proposed developments, especially in the commercial zones."

APP'D BY
CO. RES
708/80

ITEM #501-12

REZONING APPLICATION Z-20-80 FOR 82 TOWNHOUSE UNITS AT 2664 MATHEWSON AVENUE

The Committee recommends:

"That this application be referred to Public Hearing subject to the Subdivision Committee finding an application for subdivision on this property technically feasible."

APP'D BY
CO. RES
709/80

PLANNING & DEVELOPMENT COMMITTEE
MINUTES OF 1980 06 09 con't

ITEM #501-13

REZONING APPLICATION Z-24-80 - M.M. KELTON - 3031 DEWDNEY TRUNK ROAD -
RS-1 & RS-2 TO M-1 GENERAL INDUSTRIAL

The Committee recommends:

"That this application be referred to Public Hearing."

ITEM #501-14

REZONING APPLICATION Z-25-80 - INTRAWEST PROPERTIES LTD. - PROPOSED 3-STOREY
APARTMENT BUILDING AT 1125-1129-1133-1137-1201 HOWIE AVENUE

The Committee recommends:

"That Council refer application Z-25-80 to Public Hearing subject to
a favourable review of preliminary plans by the Design Committee."

ITEM #501-15

EVERGREEN TRAILER PARK AND PARKLAND TRAILER PARK

The Committee received a letter from the Evergreen Park Community Association
dated 1980 06 06 the reiterated its invitation to Members of Council for the
special meeting of 1980 06 23.

ITEM #501-16

DESIGN COMMITTEE MINUTES OF 1980 05 28

The Committee received the Design Committee Minutes of 1980 05 28, and then
the Committee:

- 1) requested a report from the Building Inspector on the building at
2595 Barnet Highway;
- 2) invited representatives of the Design Committee to a future meeting
of the Committee;
- 3) raised the consideration of the quality of construction in the Town
Centre Area, and especially in commercially designated areas (e.g. south
of Lincoln Avenue), and requested comments from the Design Committee.

ITEM #501-17

APPROVAL OF ISSUANCE OF DEVELOPMENT PERMIT AND ADOPTION OF BY-LAW NO. 899 -
53-UNIT APARTMENT AT NORTH ROAD AND FOSTER AVENUE FOR SOUTH COAST SAVINGS
AND MORTGAGE CORPORATION

The Committee recommends:

- 1) That Council finally adopt By-law No. 899, given three readings
on 1978 10 02.
- 2) That Council approve signing and sealing of the development permit
by the Mayor and Clerk, and such permit 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
710/80

APP'D BY
CO. RES
711/80

APP'D BY
CO. RES
712/80

APP'D BY
CO. RES
713/80

PLANNING & DEVELOPMENT COMMITTEE
MINUTES OF 1980 06 09 con't

ITEM #501-18

REZONING APPLICATION Z-28-80 - REQUEST BY A. WILLIAMS FOR RS-3 ZONING ON THE NORTH SIDE OF DEWDNEY TRUNK ROAD EAST OF IRVINE STREET

The Committee recommends:

APPRO'D BY
CO. RES
#714/80

"That, subject to applications being made for rezoning and subdivision on 1980 06 10, and the Clerk's office being able to carry out the Public Hearing advertising, that Council ratify an RS-3 zoning proposal for the north side of Dewdney Trunk Road east of the lane east of Irvine Street and parallel thereto, being on the agenda of the 1980 06 26 Public Hearing."

ITEM #501-19

PROPOSED LAND USE ACT

The Committee recommends:


APPRO'D BY
CO. RES
#712/80

"That the Provincial Government be strongly urged to introduce the Land Use Act Bill as a White Paper for full discussion by the municipalities and the public prior to any formal consideration by the Provincial Legislature."

ITEM #501-20

LETTER FROM T.L. SPRAGGS DATED 1980 06 04

The Committee received the letter from Mr. T.L. Spraggs dated 1980 06 04 for information.


Ald. L. Garrison
Chairman

D.M. Buchanan
Executive Secretary

1980 06 23

PLANNING AND DEVELOPMENT COMMITTEE MEETING

A special meeting of the Planning and Development Committee was held on Monday, 1980 06 23, at 7:30 p.m., in the Council Chambers, with the following persons present:

COMMITTEE:

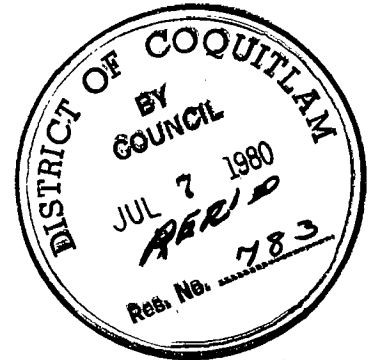
Ald. L. Garrison, Chairman
Ald. B.T.H. Robinson

OTHER MEMBERS OF COUNCIL:

Mayor J.L. Tonn

STAFF:

R.A. LeClair, Municipal Manager
D.M. Buchanan, Planning Director

EVERGREEN AND PARKLAND TRAILER PARKS

Eight persons from the Evergreen Trailer Park were present to advise the Committee of their concerns. Mr. Peter Burgess, Chairman of the group, spoke on their behalf. Survey material from Parkland and Evergreen Trailer Parks was provided and reviewed by Mr. Burgess.

Ald. Garrison then advised that Mr. S. Leggatt, MLA, had researched the matter and no Provincial funds were available for relocation. CMHC is evidently also "out of money" for financing co-operatives though he understood that this, in fact, was not an acceptable approach for the tenants.

Ald. Garrison also read the recommendation of Item #501-3 from the noon meeting of the Committee. He indicated that the recommendation had been drafted by the Mayor and unanimously supported by the Committee.

Mr. Burgess asked what Crown lands or municipal lands were available. Ald. Garrison advised that market value would be wanted and servicing and development by the private sector is the Provincial Government policy. He advised that north of Oxbow is one location alternative on land controlled by Mr. Beedie of Career Holdings Ltd. Mr. Burgess advised that he had talked to Mr. Skelly of the Ministry of Housing and that funding would be available to the Municipality for servicing. Land near the Riverview Hospital or north of Oxbow was mentioned. The Planning Director advised that Mr. Skelly had phoned his Department and he understood such funds were only available as a loan to be paid by the development. Mr. Burgess advised that buying land through a co-op had been reviewed by the tenants but the consensus was against this since they would not own their own lands. "Meadow Highlands" in Pitt Meadows is one example of a co-op where everyone owns their unit and rents a pad from the co-op. CMHC will only provide funds if the unit is owned by the co-op as well. Strata development was objected to because of cost.

Mr. Burgess suggested that any developer of the two sites be responsible for assistance. Another representative advised that the rental figure for pads at Meadow Highlands is \$145 per month for double-wide and \$140 per month for single-wide is the figure at Meadow Highlands.

Mayor Tonn then noted the presence of Messrs. Vran and Richter. Upon questioning, they advised that 58 units exist at the Evergreen Mobile Home Park requiring relocation, down from 65 three months ago; 45 are present in Parkland, of which 36 require concern with relocation; 94 units are therefore involved in all. Mr. Vran's statement in his letter to the District on relocation was pursued by Mr. Burgess. He stated that the question was whether Council would support getting a new site from Northwest Projects Corp. or another developer. Ald. Garrison reiterated

SPECIAL MEETING OF PLANNING AND DEVELOPMENT
COMMITTEE OF 1980 06 23 con't

the recommendation of the Committee on "firm and reasonable arrangements for relocating existing tenants" being made prior to any development proposals being seriously considered. He said his Committee would also state this on Parkland Trailer Park.

The Mayor suggested that a 94-pad site should be identified to accommodate the 58 units from Evergreen and 36 from Parkland. On being questioned, the Planning Director indicated that roughly 15 acres would be required at 8 units per acre (plus 25% for common areas). Mr. Vran advised that \$30,000 per acre would be a rough maximum for economic acquisition costs; he further advised that Mr. Beedie's price would be too high (about \$70,000 per usable acre).

Mr. Richter indicated that Urbanics Ltd. is working on the Parkland site for an Edmonton group. Mayor Tonn further advised that Mr. Boname of Urbanics was also in discussion with him in the last two weeks in this regard.

Mr. Burgess advised that Langley officials indicated they would have to inspect each trailer and therefore the likely answer is "no" as to relocation if they did not meet current standards.

Mayor Tonn asked if the appreciated value as a result of the rezoning process could provide for a reduction of the \$70,000 per acre figure to subsidize the acquisition cost.


There was then discussion as to the amount of acreage that was available north of Oxbow. Excavation to create the additional acreage was discussed.

The Committee then recommended:

"That the Mayor and the Chairman of the Planning and Development Committee be authorized to meet with Mr. Beedie as to development possibilities in the area north of Oxbow Lake Estates for relocated mobile homes and trailers from Parkland and Evergreen Trailer Parks."

Mayor Tonn indicated that this would be followed up with meetings with Urbanics Ltd. and Northwest Projects Corp. as to their role in providing for development of the site in question, if it appeared feasible.

Mr. Peter Burgess expressed his appreciation for the assistance being given by Council and their staff. He asked to be kept abreast of the matter.


Ald. L. Garrison
Chairman

D.M. Buchanan
Executive Secretary

APP'P B.
RES
C-784/80

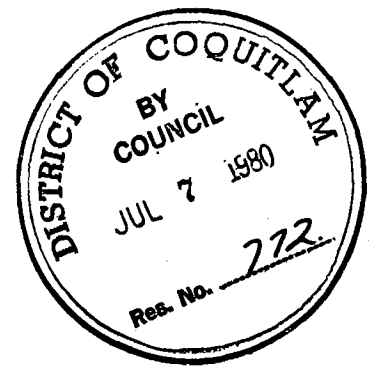
501

1980 06 23

PLANNING AND DEVELOPMENT COMMITTEE MEETING

A meeting of the Planning and Development Committee was held at 12 noon on Monday, 1980 06 23, in the Council Chambers, with the following persons present:

COMMITTEE:
Ald. L. Garrison, Chairman
Ald. B.T.H. Robinson
Ald. J.M. Parks (until 12:50 p.m.)



OTHER MEMBERS OF COUNCIL:
Ald. R. Mitchuk
Mayor J.L. Tonn

STAFF:
A. Phillips, Municipal Engineer
J. Duguid, Traffic Supervisor
R. LeClair, Municipal Manager (after 1:00 p.m.)
D.M. Buchanan, Planning Director
E. Tiessen, Deputy Planning Director

ITEM #501-1

COMMERCIAL DEVELOPMENT ON SOUTH SIDE OF LINCOLN AVENUE BETWEEN PINETREE WAY AND WESTWOOD STREET (Z-43-79)

Mr. H. Tullis and Mr. Roger Romses, Architect, presented background as to access from Lincoln Avenue, and tabled a letter dated 1980 06 19. They want an angled right turn access on the second property from the west side, with parking in the "front yard" area along Lincoln Avenue east to the north-south lane.

The Municipal Engineer raised objections to the proposal and pointed out that alternatives are available from the adjacent lane and street system. The Planning Director pointed out the large total land area for commercial usage in the Town Centre area and the concern with the precedent in this very busy area.

The Committee recommends:

RES. # 773
APP'D

"That the right turn only access proposed by H. Tullis & Associates be approved."

ITEM #501-2

PROPOSED SHOPPING CENTRE AT SOUTHWEST CORNER OF LANSDOWNE STREET AND GUILDFORD WAY AT 1198 LANSDOWNE STREET

Mr. L. Torhjelme of Najco Developments Ltd. appeared requesting reduction of parking be approved.

The Committee recommends:

RES. 774
APP'D

"That Najco Developments Ltd. be advised to build to planned shopping centre standards."

PLANNING AND DEVELOPMENT COMMITTEE
MEETING OF 1980 06 23

ITEM #501-3

REDEVELOPMENT OF EVERGREEN TRAILER PARK (2881 BARNET HIGHWAY)

Mr. Tom Thompson of Urban Design Group, and Mr. K.D. Richter of Northwest Projects Corp., appeared before the Committee. The Committee then raised various questions with them. Mr. Richter noted that freestanding banks are proposed after the Planning Director advised that service commercial development could be considered in future.

The Committee recommends:

*RES # 775
APP'D.*

"That the Planning Department be authorized to review what category of commercial designation would be compatible for this site in the context of the Town Centre Plan, it being clearly understood that no development proposal or application will be given ~~favorable~~ consideration until firm and reasonable arrangements for relocating existing tenants have been made." X

ITEM #501-4

PROPOSED JOINT DEVELOPMENT WEST SIDE OF NELSON STREET NORTH OF AUSTIN AVENUE (Z-40-78, Z-39-78, Z-7-77)

The Committee reviewed the history of Council's discussions on these four lots and then recommended:

*RES. # 776
APP'D.*

"That Council approve one right turn only (in and out) access to Austin Avenue from the four lots, with staff to report back on where to locate said access and appropriate grades and aisle location to assure that each development can eventually utilize such access, and that, as an interim measure, access to Ridgeway Avenue be permitted."

ITEM #501-5

SITING REQUIREMENTS FOR BUILDINGS FOR ACCESSORY USE IN ONE AND TWO-FAMILY RESIDENTIAL ZONES

The Committee recommends:

*RES. # 777
APP'D.*

"That no amendment to permit storage sheds in front yards be considered by Council."

ITEM #501-6

APPLICATION FOR FILLING OF LAND - 1860 BRUNETTE AVENUE

The Committee recommends:

*RES. # 778
APP'D.*

"That authorization be granted to Philip and Sharon Allinger, 1860 Brunette Avenue, for filling of the property known as Parcel 3 (Reference Plan 12772) of District Lot 64, Group 1, N.W.D., in accordance with their application, By-law No. 836, and the following further requirements:

- a) the duration of the permit to be six months, noting that under Section 304.5 of By-law No. 836, Council may suspend or revoke the permit forthwith if, at any time, in their opinion, the permitholder violates any of the provisions of the by-law, or any of the terms and conditions of this permit, or if the duties and obligations herein have not or are not being fulfilled.

PLANNING AND DEVELOPMENT COMMITTEE
MEETING OF 1980 06 23

ITEM #501-6 con't

- b) the applicant be responsible for keeping the streets clean, in the opinion of the By-law Enforcement Officer, from all dirt and debris resulting from trucks involved in the filling operation.
- c) approval of this filling operation in no way being taken as to imply approval of any piping or rerouting of drainage which has been done on the property directly to the north.
- d) filling operations to be carried out and completed exactly as stated in the report by Hardy Associates dated 1980 05 02 with regard to this property."

ITEM #501-7

Z-29-80 - REICH CONSTRUCTION CO. - 3151-3157 DUNKIRK AVENUE - RS-2 TO RS-4

The Committee recommends:

"That this application be referred to Public Hearing subject to the Subdivision Committee finding subdivision of the property technically feasible."

RES. # 729
APP'D.

ITEM #501-8

FRASER RIVER ESTUARY STUDY - PHASE II

The Committee received the Planning Director's report dated 1980 06 16 for information.

ITEM #501-9

APPROVAL OF ISSUANCE OF DEVELOPMENT PERMIT TO ALLOW AN ADDITION TO AN EXISTING STRUCTURE AT 2786 BARNET HIGHWAY

The Committee recommends:

- "1) That Council approve signing and sealing of the restrictive covenant with regard to accessory off-street parking between Barnet Auto Craft Ltd. and the District of Coquitlam, dated the 5th day of June, 1980.
- 2) That Council approve signing and sealing of the development permit by the Mayor and Clerk once the restrictive covenant under 1) has been registered in the Land Titles Office, and such permit 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."

RES. # 780
APP'D.

ITEM #501-10

NOTES OF PUBLIC MEETING OF 1980 05 29 RE CLARKE ROAD AREA

The Committee tabled this item to the next meeting of the Planning and Development Committee scheduled for 1980 07 14.

PLANNING AND DEVELOPMENT COMMITTEE
MEETING OF 1980 06 23

ITEM #501-11

COMMITTEE MEETINGS IN JULY AND AUGUST

The Committee received the Planning Director's report dated 1980 06 11 for information.

ITEM #501-12

SANDWICH BOARD SIGNS

The Committee recommends:

"That the Planning Department draft a by-law to eliminate sandwich board signs."

*RES. #781
APP'D.*

TABLED ITEMS:

1. Subdivision Committee Minutes of 1980 06 03
2. Design Committee Minutes of 1980 06 11


Ald. L. Garrison
Chairman

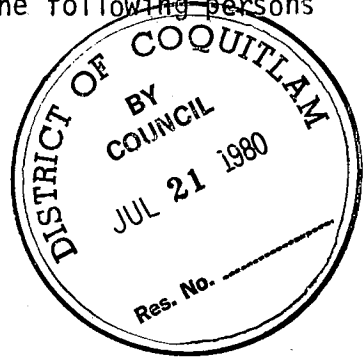
D.M. Buchanan
Executive Secretary

PLANNING AND DEVELOPMENT COMMITTEE MEETING

A meeting of the Planning and Development Committee was held at 7:30 p.m. on Monday, 1980 07 15 in the Council Chambers, with the following persons present:

COMMITTEE:

- Ald. L. Garrison, Chairman
- Ald. J.M. Parks
- Ald. B.T.H. Robinson
- Also Present: Ald. R. Mitchuk



STAFF:

- Mr. E. Tiessen, Deputy Planning Director
- Mr. R.A. LeClair, Municipal Manager

ITEM #501-1

NORTHEAST SECTOR COMMUTER RAIL FEASIBILITY STUDY
PRESENTATION BY MR. KEITH BALLANTYNE RE COMMUTER RAIL SERVICE ON CPR TRACKAGE

SEK Co.
RES # 8620/80

The Committee heard a presentation by Mr. Keith Ballantyne, in favour of immediate "community rail" service from Downtown Vancouver, through the Northeast Sector, and to the Dewdney Alouette Regional District utilizing CPR trackage. He requested Council endorsement of his recommendation:

"That all municipalities, suburban and metropolitan, bordering the CPR tracks, be approached on this issue and requested to combine their concerns in one concerted effort to produce a report that will outline both present and future planning requirements, including utilization of the railway."

Mayor Laking of Port Coquitlam was present and spoke in favour of Mr. Ballantyne's proposal.

Mr. Tiessen discussed his report in regard to the Urban Transit Authority's "Northeast Sector Commuter Rail Feasibility Study". He stressed regional planning factors, in particular the need to produce more jobs in the Northeast Sector, and felt that the GVRD's proposed LRT system was more compatible with this goal than commuter rail, as outlined in the UTA proposal. He recommended:

"That Council indicate to Mr. Farry that the District of Coquitlam would not be in favour of any commitments to the proposed commuter rail facility until such proposal has been thoroughly reviewed in the context of regional planning objectives and transportation priorities, and been proven to be consistent with such objectives and priorities; and that the Planning Department's report on this matter be transmitted to Mr. Farry."

There was considerable discussion of the matter. The Chairman finally concluded that the two recommendations were not diametrically opposed, but reflected differing views on timing and priority. He therefore suggested that both recommendations be placed before the regular Council meeting of July 21st, for consideration by the full Council at that time. The Committee concurred and resolved:

"That Mr. Ballantyne's recommendation and that of the Planning Department in regard to the UTA Commuter Rail Study be placed before the July 21st meeting of Council for consideration."

PLANNING AND DEVELOPMENT COMMITTEE
MEETING MINUTES OF 1980 07 14

ITEM #501-2

PROPOSED CHANGE IN DESIGNATION FROM TOWNHOUSE TO COMPACT SINGLE-FAMILY (RT-4)
OF LOT 2, BLK. B, D.L. 373, PL. 5028, EXCEPT PCL. A - PROPERTY AT 2875
DEWDNEY TRUNK ROAD (8-3271)

Mr. A.J. Ricard was present and spoke to the application, stressing the difficulty of producing an economic townhouse development on this site, given the price of units for sale in the adjacent development, and other adverse locational factors.

The Committee recommends:

"That Council change the Community Plan designation of the subject property at 2875 Dewdney Trunk Road from 'Townhousing' to 'Compact One-Family' (RS-4)."

App'd B.J.
Co. Res
859/80

ITEM #501-3

PRELIMINARY REPORT ON REZONING APPLICATION Z-34-80 - V.D. MORROW -
1212, 1220, 1224 BRUNETTE AVENUE - RS-1 TO RM-4

The Committee heard a presentation from the applicant, Valerie Morrow.

The Committee recommends:

"That Council decline application Z-34-80."

App'd B.J.
Co. Res
860/80

ITEM #501-4

"INFILL" COMPACT HOUSING SITES

A delegation of residents from the area of Infill Site "P" (northwest corner of Linton and Foster) was present. Mrs. V. Elligott, speaking for the delegation, urged that Site "P" be deleted.

The Committee recommends:

"That Council amend the Community Plan by deleting the 'townhousing' designation of Sites P and Q, as identified in the June 1976 Compact Housing report."

App'd B.J.
Co. Res
802/80

ITEM #501-5

DEVELOPMENT OF LAND AT 507 TO 521 AUSTIN AVENUE

The Committee tabled this matter to its meeting of August 28th and requested that Mr. Duguid be in attendance at that time to discuss the recommendations of his report of July 8, 1980.

ITEM #501-6

PRELIMINARY REPORT ON REZONING APPLICATION Z-31-80 - INLET DEVELOPMENTS INC. -
546 DANSEY AVENUE & 411, 415, 421 & 425 WESTVIEW STREET

The Committee recommends:

"That application Z-31-80 be referred to Public Hearing subject to:
1) the Subdivision Committee finding the cancellation of the road allowance and consolidation with the applicant's properties technically feasible, and

App'd B.J.
Co. Res
802/80

PLANNING AND DEVELOPMENT COMMITTEE
MEETING MINUTES OF 1980 07 14

ITEM #501-6 con't

- 2) the Design Committee and Municipal Staff finding preliminary plans acceptable for referral to Public Hearing in relation to design matters, as well as major zoning by-law aspects."

ITEM #501-7

PRELIMINARY REPORT ON REZONING APPLICATION Z-32-80 - GENSTAR DEVELOPMENT COMPANY - 2635 BARNET HIGHWAY - M-1 TO CS-1

The Committee recommends:

"That Council refer application Z-32-80 to Public Hearing, subject to the applicants first providing evidence that the Eagle Ridge design control covenant has been registered against the subject property."

APP'D BY
CO. RES
864/80

ITEM #501-8

PRELIMINARY REPORT ON REZONING APPLICATION Z-33-80 - D. & L. DURBRIDGE - 1904 LODGE DRIVE - RMH-1 TO RS-5

The Committee recommends:

"That Council refer application Z-33-80 to Public Hearing, on the understanding that final approval will not be considered unless the Board of Variance grants a variance in regard to the rear yard setback."

REFERRAL TO
P.H. APP'D.
BY CO. RES
868/80

ITEM #501-9

PRELIMINARY REPORT ON REZONING APPLICATION Z-35-80 - TRECO DEVELOPMENT CORPORATION - 2345, 2357, 2369 & 2377 CAPE HORN AVENUE; 2290, 2300 & 2350 DAWES HILL ROAD - RS-1 TO RS-3

The Committee recommends:

"That Council refer application Z-35-80 to Public Hearing, subject to the Subdivision Committee having first given preliminary approval to the corresponding subdivision application."

APP'D BY
CO. RES
866/80

ITEM #501-10

PRELIMINARY REPORT ON REZONING APPLICATION Z-37-80 - LAURAND HOLDINGS LTD. - COMO LAKE AVENUE & LOUGHEED HIGHWAY - RS-1 TO RS-3

The Committee tabled further consideration of application Z-37-80 until such time as the Subdivision Committee finds a satisfactory scheme of subdivision technically feasible, with particular reference to:

- a) the width of the proposed collector right-of-way, and
- b) possible land exchange along the west boundary of the subject land.

PLANNING AND DEVELOPMENT COMMITTEE
MEETING MINUTES OF 1980 07 14

ITEM #501-11

PROPOSED REZONING OF PROPERTY ON NORTH SIDE OF PATHAN AVENUE EAST OFF OF
PIPELINE ROAD (Z-14-80)

In order to avoid a one-month delay in processing this application, the Committee authorized the Clerk's office to proceed with preparations to have this application on the agenda of the July 24th Public Hearing, on the understanding that if Council is not in agreement with referral to that Hearing, the application will be removed from the Hearing agenda.

The Committee recommends:

"That Council refer application Z-14-80 to the July 24th Public Hearing."

APP'D BY
RES
Co. # 867/80

ITEM #501-12

PUBLIC MEETING OF 1980 05 29 RE CLARKE ROAD AREA

The Committee received notes of the meeting.

ITEM #501-13

DESIGN CONTROL COVENANT - DAON/OZADA SUBDIVISION (8-2687)

The Committee recommends:

"That Council approve signing and sealing of the restrictive covenant agreement and the discharge of agreement dated 1977 11 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 BY
RES
Co. # 868/80

ITEM #501-14

APPROVAL OF ISSUANCE OF DEVELOPMENT PERMIT AND ADOPTION OF BY-LAW NO. 1056,
FOR AN ADDITION TO BURQUITLAM PLAZA SHOPPING CENTRE - 552-562 CLARKE ROAD
(Z-13-80)

The Committee recommends:

- "1) That Council approve signing and sealing of the development permit by the Mayor and Clerk, and such permit shall become binding upon the District when duly executed and delivered for and on behalf of the Corporation by the Mayor and 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. 1056, read three times on May 5, 1980; subject to the development permit being signed, sealed and notarized, and the required monies deposited by noon on Monday, July 21, 1980."

APP'D BY
RES
Co. # 869/80

APP'D BY
RES
Co. # 870/80

PLANNING AND DEVELOPMENT COMMITTEE
MEETING MINUTES OF 1980 07 14

ITEM #501-15

QUALITY OF DEVELOPMENT IN THE TOWN CENTRE AREA

The Committee invited the Design Committee to attend its meeting of July 28th in order to discuss matters of mutual concern with regard to development in the Town Centre area.

TABLED ITEMS:

1. Subdivision Committee Minutes of 1980 06 17
2. Design Committee Minutes of 1980 06 25
3. Subdivision Committee Minutes of 1980 07 03


Ald. L. Garrison
Chairman

E. Tiessen
Acting Secretary

1980 07 28

PLANNING AND DEVELOPMENT COMMITTEE MEETING

A meeting of the Planning and Development Committee was held on Monday, 1980 07 28, at 7:30 p.m. in the Council Chambers, with the following persons present:

COMMITTEE:

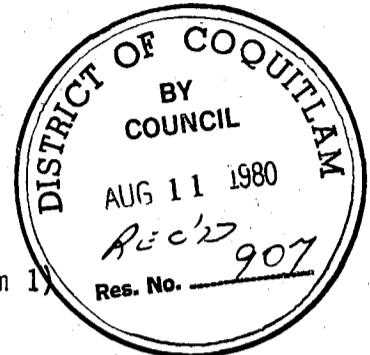
Ald. L. Garrison, Chairman
Ald. J.M. Parks

OTHER MEMBERS OF COUNCIL:

ALD. R. Mitchuk

STAFF:

Mr. E. Tiessen, Deputy Planning Director
Mr. J. Duguid, Traffic Supervisor (for Item 1)
Mr. D.M. Buchanan, Planning Director

ITEM #501-1DEVELOPMENT OF LAND AT 507 TO 521 AUSTIN AVENUE

Mr. John Duguid presented his report, describing the eventual traffic signalization proposals for Westview and Austin, etc. Advance warning signs to handle safety aspects with the hill condition to the east were proposed. Synchronization with the North Road lights was questioned and the soon to be completed four-way left turn arrangements.

The purpose of Whiting Way was described by the Deputy Planning Director as providing for secondary access for the properties on Austin and to facilitate movements from the north to Austin Avenue.

Upon questioning of the owner at 541 Austin Avenue who was present, the Planning Director advised as to there only being correspondence on the four western lots (507 to 521 Austin), and that no recent written inquiries had been received for the lands to the east.

ITEM #501-2LOT 27 OF PTS. OF SEC. 11, 12 & 14, TWP. 39, PLAN 3022 - PROPERTY AT 3155 PATHAN AVENUE - LETTER OF JULY 3, 1980 FROM MR. HARPER ALLEN (8-3616)

Mr. Allen raised some concerns and Mr. Tiessen reviewed his report and the history of the replotting scheme.

The Committee recommends:

"That the Subdivision Committee advise Mr. Allen as to their conclusions when their study is concluded."

The Committee adjourned in-camera for a period of fifteen minutes.

ITEM #501-3QUALITY OF DEVELOPMENT IN THE TOWN CENTRE AREA

Dave Nichols and Keith White represented the Design Committee and reviewed their reaction to the Planning and Development Committee's concern with development quality. The issue of exposed walls on property lines was raised with no by-law requirement for setback. There was also a concern that building is not taking place as put forward.

PLANNING AND DEVELOPMENT COMMITTEE
MEETING MINUTES OF 1980 07 28

ITEM #501-3 con't

The Committee recommends:

"That the Planning Department review with the Design Committee their concerns regarding guidelines for building quality for the Town Centre Development Permit Area."

ITEM #501-4

REPORT OF THE GVRD TASK FORCE ON "THE NEED AND ROLE FOR A REGIONAL ECONOMIC DEVELOPMENT BODY"

The Committee recommends:

"That Council endorse the GVRD applying for Supplementary Letters Patent to create a body as proposed in the report of the Task Force, provided that:

- a. such body shall be subject to review within three years from the date of its establishment, to determine whether it is producing demonstrable benefits consistent with its continued operation; and
- b. the activities of such body shall at all times be in accord with established regional and municipal planning policies."

APP'D B
Co. Res
908/80

ITEM #501-5

WITHDRAWAL OF REZONING APPLICATION Z-36-80

The Committee received the Deputy Planning Director's report dated 1980 07 18 for information.

ITEM #501-6

PRELIMINARY REPORT ON REZONING APPLICATION Z-39-80 - SOLAR ENTERPRISES LTD. AND WARNER HOUSING - 1080, 1100 & 1102 WESTWOOD STREET - RS-1 & RS-2 TO C-2

The Committee recommends:

"That Council refer application Z-39-80 to Public Hearing subject to:

- 1) the Subdivision Committee giving preliminary approval to the subdivision application, and
- 2) such adjustment of the zoning boundary at the southeast corner of the lands as the Subdivision Committee may recommend."

APP'D B
Co. Res
909/80

ITEM #501-7

PRELIMINARY REPORT ON REZONING APPLICATION Z-40-80 - MARBAR HOLDINGS LTD. - 1044, 1046 & 1052 HOWIE AVENUE - RT-1 TO RM-2

The Committee recommends:

"That application Z-40-80 be referred to Public Hearing subject to a favourable review of preliminary plans by the Design Committee and municipal staff."

APP'D B
Co. Res
910/80

PLANNING AND DEVELOPMENT COMMITTEE
MEETING MINUTES OF 1980 07 28

ITEM #501-8

PRELIMINARY REPORT ON REZONING APPLICATION Z-41-80 - A.J. RICARD & ASSOC.
CORP. - MARINER WAY AND DEWDNEY TRUNK ROAD - RS-2 TO RS-4

The Committee recommends:

By "That Council refer application Z-41-80 to Public Hearing subject to the Subdivision Committee finding the subdivision layout of the property technically feasible."

APP'D
Co. RES
9/11/80

ITEM #501-9

PRELIMINARY REPORT ON REZONING APPLICATION Z-42-80 - AUSTIN DEVELOPMENTS LTD. -
PATHAN AVENUE - RS-2 TO RS-4

The Committee recommends:

"That application Z-42-80 be referred to Public Hearing."

APP'D
Co. RES
9/12/80

ITEM #501-10

APPROVAL OF ISSUANCE OF A DEVELOPMENT PERMIT AND ADOPTION OF BY-LAW NO. 973 -
PROPOSED CHURCH AT 2601 SPURAWAY DRIVE FOR COQUITLAM ALLIANCE CHURCH

The Committee recommends:

"That, subject to the required security being received on or before August 11, 1980:

- a) Council finally adopt By-law No. 973, given three readings on 1979 07 23;
- b) Council approve signing and sealing of the development permit by the Mayor and Clerk, and such permit 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
Co. RES
9/13/80

APP'D
Co. RES
9/14/80

ITEM #501-11

LETTER FROM D. ZADAK RE RIVERVIEW PROJECT - (Z-14-75)

The Committee recommends:

"That Council amend the Community Plan in accordance with the sketch attached to Planning Department Policy Report No. 2/80, and with the intent that development on the Crown lands east of the B.C. Hydro transmission line right-of-way shall not exceed 1,050 dwelling units in total."

APP'D
Co. RES
9/15/80

ITEM #501-12

BONDING REQUIREMENTS FOR LANDSCAPING AND PARKING AT 215 MARMONT STREET -
CHURCH OF CHRIST

The Committee recommends:

"That Council advise the Church of Christ that if the property at 215 Marmont is sold to a purchase whose use of the property would be non-conforming as to the parking and landscaping requirements

APP'D
Co. RES
9/16/80

PLANNING AND DEVELOPMENT COMMITTEE
MEETING MINUTES OF 1980 07 28

ITEM #501-12 con't

of the Zoning By-law, then the purchaser should enter into a new bond, or if this is not agreeable to the purchaser, then Council will call on the present bond, and that the Church of Christ be advised to disclose this position to prospective purchasers."

ITEM #501-13

PRELIMINARY REPORT ON REZONING APPLICATION Z-38-80 - Y. FOULDS - ALDERSON AVENUE - RS-1 TO RT-1

The Committee recommends:

"That Council refer application Z-38-80 to Public Hearing subject to municipal staff in the Planning and Building Departments finding preliminary plans acceptable with regard to access and discouraging of possible future fourplexing."

ITEM #501-14

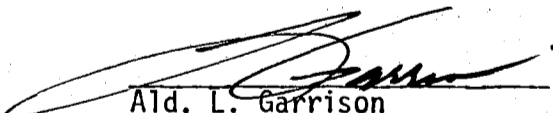
GVRD REQUEST FOR COUNCIL COMMENTS ON THE URBAN TRANSIT AUTHORITY'S "NORTHWEST SECTOR COMMUTER RAIL FEASIBILITY STUDY"

The Committee recommends:

"That Council indicate to Mr. Farry that the District of Coquitlam would not favour commitment to the commuter rail facility proposed in the UTA's 1979 report, until such proposal has been thoroughly reviewed in the context of regional planning objectives and transportation priorities and been proven to be consistent with such objectives and priorities."

TABLED ITEMS:

1. Design Committee Minutes of 1980 07 09
2. Subdivision Committee Minutes of 1980 07 15
(The street names were questioned by Ald. Parks and Mr. Tiessen advised that these were the names of War Veterans.)


Ald. L. Garrison
Chairman

D.M. Buchanan
Executive Secretary

APPRO'D BY
COUNCIL RES
9/17/80

APPRO'D BY
COUNCIL RES
9/18/80

August 19, 1980

PLANNING AND DEVELOPMENT COMMITTEE MEETING

A meeting of the Planning and Development Committee was held on Tuesday, August 19, 1980 at 7:55 p.m. in the Council Chambers with the following persons present:

COMMITTEE:

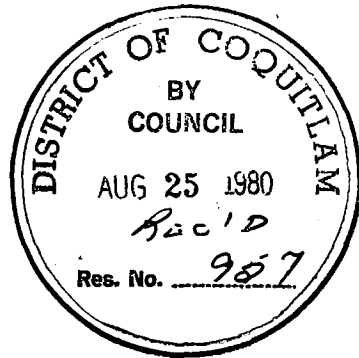
Ald. L. Garrison, Acting Mayor and Chairman
Ald. J.M. Parks

OTHER MEMBERS OF COUNCIL:

Ald. R. Mitchuk

STAFF:

D.M. Buchanan, Executive Secretary



✓ ITEM #501-1

PRELIMINARY REPORT ON APPLICATION Z-43-80 - SUBURBAN ESTATES LTD.
524 CLARKE ROAD, COQUITLAM, B. C.

Mr. Mike Baldigara spoke on his development and spoke against the suggested alternatives in the Burquitlam Area. He requested that the application go to Council. Ald. R. Mitchuk wished to speak on this matter, but this was ruled out of order.

The Committee recommends:

"That Council deal with this application as the Committee is unable to make a conclusive recommendation."

ITEM #501-2

SANDWICH BOARD SIGNS

The Committee recommends:

"That Council review alternative 1 versus 2, since the Committee cannot recommend which option to follow."

✓ ITEM #501-3

CITY OF PRINCE GEORGE - PROVINCIAL ANALYSIS OF MUNICIPAL BY-LAWS
AND PROVINCIAL REGULATIONS

The Committee recommends:

"That Council endorse the City of Prince George's position on the Ministry of Municipal Affairs' letter of July 16, 1980."

✓ ITEM #501-4

APPROVAL OF STRATA TITLE CONVERSION OF AN EXISTING 36-UNIT TOWNHOUSE
PROJECT AT 1170 LANSLOWNE STREET - 8-3554

The Committee recommends:

"That Council, as the approving authority under the Strata Titles Act, approve the Strata Subdivision of Lot 59, D.L. 381, Plan 56824 and

REFERENCED TO
P.H. DEFERRED
SEE RES #
959/80

SEE Co. RES
960/80

APP'D BY
SEE Co. RES
961/80

APP'D BY
Co. RES
962/80

PLANNING AND DEVELOPMENT COMMITTEE
MINUTES OF AUGUST 19, 1980

ITEM #501-4 CON'T

authorize the signing of the necessary forms by the Approving Officer and Municipal Clerk subject to:

1. The applicants supplying an undertaking in writing that the existing tenants will not be ejected to provide for ease of sale of the units;
2. The developer advising the tenants of this requirement."

ITEM #501-5

FINAL ADOPTION OF BY-LAW NO. 1059 - RS-4 AND P-5 ZONING AT CORNER OF MARINER WAY AND DEWDNEY TRUNK ROAD - Z-17-80

The Committee recommends:

"That Council finally adopt By-Law No. 1059 given three readings on February 6, 1980."

ITEM #501-6

APPROVAL OF ISSUANCE OF A DEVELOPMENT PERMIT AND ADOPTION OF BY-LAW NO. 1058, 1980 - U-HAUL CO. (CANADA) LTD. OUTLET AT 2534 BARNET HIGHWAY - Z-16-80

The Committee recommends:

1. That Council finally adopt By-Law No. 1058, 1980 given three readings on May 5, 1980.
2. That Council approve signing and sealing of the development permit by the Mayor and Clerk and such permit 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 #501-7

REVISED TEXT OF THE "PLAN FOR THE LOWER MAINLAND OF BRITISH COLUMBIA"

The Committee received this revision for information.

ITEM #501-8

COMMUNITY PLAN MAP DESIGNATION - 230 BLUE MOUNTAIN

The Committee recommends:

"That Council redesignate the site at the northwest corner of Roderick Avenue and Blue Mountain Street to Low-Density Apartment on the Community Plan Map."

ITEM #501-9

ACCELERATION OF COMPLETION DATES FOR PHASES III & IV WITHIN MAYFAIR INDUSTRIAL PARK - 8-3623

The Committee recommends:

APP'D Co. Res # 902/80

Res # 904/80

APP'D Co. Res # 902/80

APP'D Co. Res # 906/80

Co. Res # 907/80

PLANNING AND DEVELOPMENT COMMITTEE
MINUTES OF AUGUST 19, 1980

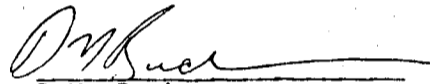
ITEM #501-9 CON'T.

"That this report be reviewed by the Municipal Treasurer as to tax implications with the accelerated completion of the development."

TABLED ITEMS

1. Design Committee Meeting of August 6, 1980
2. Design Committee Meeting of July 23, 1980
3. Subdivision Committee Meeting of July 29, 1980

Ald. L. Garrison
Chairman



D.M. Buchanan
Executive Secretary

PLANNING AND DEVELOPMENT COMMITTEE MINUTES

A meeting of the Planning and Development Committee was held at 7:30 p.m. on Tuesday, 1980 09 02, in the Council Chambers, with the following persons present:

COMMITTEE:

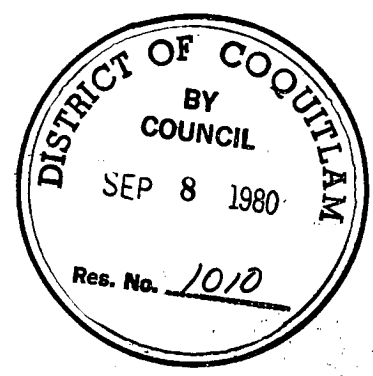
Ald. L. Garrison, Chairman
Ald. B.T.H. Robinson

ALSO PRESENT:

Ald. R. Mitchuk

STAFF:

R.A. LeClair, Municipal Manager
D.M. Buchanan, Planning Director



ITEM #501-1

REZONING APPLICATION Z-47-80 FOR J. HEATHCOTE & CO. LTD. - PROPERTY AT 1021-1027 AUSTIN AVENUE - RT-1 TO C-2

Mr. John Heathcote presented his plan proposals and discussed access to Austin Avenue.

The Committee recommends:

*App'd
Res. 1011/80*

"That this application be referred to Public Hearing subject to preliminary plans being found acceptable to the Engineering Department, the Planning Department, and the Design Committee."

ITEM #501-2

PROPOSED AMENDMENT TO THE SIGN CONTROL BY-LAW FOR A SIGN FOR GRIFF BUILDING SUPPLY

The Committee recommends:

*App'd
Res. 1012*

"That the request to permit the sign to be installed contrary to the By-law, or alternatively for an amendment to the By-law to accommodate the request to locate a larger sign, be declined."

ITEM #501-3

REZONING APPLICATION Z-45-80 FOR ASPER ENTERPRISES LTD. - PROPERTY AT 1199-1205-1207-1211 PIPELINE ROAD - RS-1 & RS-2 TO RM-2 ON FRONT AND RM-1 ON REAR

The Committee recommends:

*App'd
Res 1013*

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

PLANNING AND DEVELOPMENT COMMITTEE
MINUTES OF 1980 09 02 con't

ITEM #501-4

CORRESPONDENCE FROM COMMUNITY BUILDERS LTD. DATED 1980 08 27 RE TOWN CENTRE PROPERTY

The Committee received the letter from Community Builders Ltd. dated 1980 08 27. The Planning Director advised the Committee on the questionable soil conditions in the area and the preliminary discussions with Bosa Bros. with regard to the proposed development of lands to the south.

ITEM #501-5

EXTENSION OF TIME TO REZONING APPLICATION Z-24-79 - 1006 WESTWOOD STREET

The Committee recommends:

*App'd
Res 1014*

"That the applicants be granted a six month extension to 1980 02 27."

ITEM #501-6

OFFICIAL REGIONAL PLAN MAPS

The Committee received the Planning Director's report dated 1980 08 26 for information.

ITEM #501-7

ATTENDANCE OF PLANNING DIRECTOR AT COQUITLAM CENTRE RATEPAYERS' ASSOCIATION MEETING OF 1980 09 23


The Committee recommends:


*App'd
Res. 1015*

"That the Planning Director be authorized to attend the Coquitlam Centre Ratepayers' Association Meeting on 1980 09 23."

TABLED ITEMS:-

1. Subdivision Committee Minutes of 1980 08 12
2. Design Committee Minutes of 1980 08 20


Ald. L. Garrison
Chairman


D.M. Buchanan
Executive Secretary

PLANNING AND DEVELOPMENT COMMITTEE MEETING

A regular meeting of the Planning and Development Committee was held on Monday, December 15, 1980 at 7:30 p.m. in the Council Chambers, with the following persons present:

COMMITTEE:

Ald. L. Garrison, Chairman
Ald. B.T.H. Robinson

STAFF:

D.M. Buchanan, Planning Director
R. Fitzpatrick, Long Range Planner
R.A. LeClair, Municipal Manager



ITEM #501-1

PROPOSED LOCATION OF ZEPHYR MERCURY TRUCKS IN COQUITLAM

The Chairman advised that he had held discussions with representatives of Zephyr Mercury during which it was agreed that investigation of alternative locations would be warranted before representation is made to the Committee. The Committee therefore recommends:

"That a Zephyr Mercury Truck Sales outlet in Mayfair Industrial Park not be considered and the Planning Department report on alternative locations within service commercial areas."

*APPROVED BY
CO. RES
#1470/80*

ITEM #501-2

MINERAL FILL OF AREA WEST OF TRANS MOUNTAIN OIL PIPELINE SOUTH OF TRANS CANADA HIGHWAY

The Committee recommends:

"That authorization be granted to Crown Zellerbach Properties Ltd. for filling of the property known as Parcel 5, District Lot 18, Reference Plan 54459; Lots 33 and 34, District Lot 19, and Lot 32, District Lot 20, Reference Plan 1002, all Group 1, N.W.D., between Popeye Creek and the Trans Mountain Oil Pipeline and south of the CPR New Westminster Branch line, in accordance with their application, their letter of December 5, 1980, and reports of Golder Associates attached thereto, and the following further requirements:

*APPROVED BY
CO. RES
#1471/80*

1. all hauling to the site by way of Provincial Highways and over private property;
2. no filling within 15 metres of watercourses, as defined by By-law No. 886;
3. the duration of the permit to be six months, noting that under Section 304.5 of By-law No. 836, Council may suspend or revoke the permit forthwith if, at any time in their opinion, the permit holder violates any of the provisions of the by-law, or any of the terms and conditions of this permit, or if the duties and obligations herein have not been or are not being fulfilled;
4. approval of this filling operation in no way being taken as to imply approval of the method of construction of any proposed building foundations since foundations will be subject to the approval of the District's Building Inspector upon application for a building permit;

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- 5. submission of written certification confirming the competency of the filled site by Golder Associates being submitted by the applicant upon completion of the filling;
- 6. written approval of the Water Rights Branch, Federal Fisheries and the Pollution Control Branch to be submitted to the Planning Department of the District of Coquitlam prior to the start of filling operations."

ITEM #501-3

PRELIMINARY REPORT ON REZONING APPLICATION Z-62-80 - 1215 BRUNETTE AVENUE

The Committee recommends:

"That application Z-62-80 be referred to Public Hearing subject to a favourable recommendation from the Design Committee and the Planning Department staff finding the plans generally acceptable with regard to basic Zoning By-law requirements."

APP'D BY
CO. RES
#1472/80

ITEM #501-4

PRELIMINARY REPORT ON REZONING APPLICATION Z-63-80 - 900 BLOCK COMO LAKE AVENUE

The Committee recommends:

"That application Z-63-80 be referred to Public Hearing."

APP'D BY
CO. RES
#1473/80

ITEM #501-5

PRELIMINARY REPORT ON REZONING APPLICATION Z-66-80 - 387 MUNDY STREET

The Planning Director advised that revised plans have been submitted satisfying the Building Department that the structure is not well suited to fourplexing. The Committee therefore recommends:

"That application Z-66-80 be referred to Public Hearing."

APP'D BY
CO. RES
#1474/80

ITEM #501-6

PRELIMINARY REPORT ON REZONING APPLICATION Z-67-80 - 230 BLUE MTN. STREET

The Committee recommends:

"That application Z-67-80 be referred to Public Hearing for RM-2 zoning subject to a favourable recommendation on preliminary plans by the Design Committee and municipal staff."

APP'D BY
CO. RES
#1475/80

ITEM #501-7

FUTURE USE OF PARKLAND AND EVERGREEN TRAILER PARKS

The Long Range Planner reviewed this report, noting that in terms of land use impacts and Town Centre implementation strategy, a service commercial use is indicated. The Planning Department feels, however, that an early change in the designation would adversely affect development objectives in

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the intensive and extensive commercial areas of the Town Centre. Members of the Committee expressed concern that, regardless of municipal action on this issue, the residents may be gradually and legally relocated. It was felt that a strong endorsement of the existing Mobile Home designation might tend to indicate security of tenure which could not be ensured. The Committee therefore recommends:

"That the Community Plan Map designation on the Town Centre Plan for the Evergreen and Parkland Trailer Parks remain unchanged as 'Mobile Home Park', and that the matter be reviewed by the Planning Department once the consultant study of commercial demands, presently being conducted by Cumberland Planning Consultants, indicates the extent of service commercial space requirements in the Town Centre area."

ITEM #501-8

CORRESPONDENCE FROM MINISTRY OF ENERGY, MINES AND PETROLEUM RESOURCES DATED NOVEMBER 21, 1980 RE SELF-SERVE GAS STATIONS

The Committee recommends:

- 1) That the Planning Department be authorized to reply to the letter from the Ministry of Energy, Mines and Petroleum Resources regarding zoning regulations affecting self-serve gas stations;
- 2) That the Municipal Solicitor review the District's policy with respect to self-serve gas stations in light of the recent court decision with respect to the City of Vancouver's control of such stations."

*APP'D BY
CO. R33
#1476/80*

ITEM #501-9

CORRESPONDENCE FROM DEVELOPMENT PROCESS COMMITTEE DATED NOVEMBER 20, 1980 RE DEVELOPMENT PROCESS

The Committee recommends:

"That authorization be given to the Planning Department to provide the information requested in the Development Process Committee's letter of November 20, 1980."

*APP'D BY
CO. R33
#1477/80*

ITEM #501-10

APPROVAL OF ISSUANCE OF DEVELOPMENT PERMIT COVERING CONSTRUCTION OF INDUSTRIAL BUILDING AT 2784 ABERDEEN AVENUE

The Committee recommends:

"That if the development permit is signed, sealed and notarized and the required monies deposited before the Council meeting of December 22, 1980, Council approve signing and sealing of the development permit by the Mayor and Municipal Clerk, and such permit 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."

*TABLED BY
CO. R33
#1478/80*

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ITEM #501-11

8-3626 - URBAN DESIGNATION OF AREA NORTH OF OXBOW-RIVER SPRINGS AND DAVID-PATHAN CONNECTOR & LETTER FROM CAMEX CANADA CORP. DATED DECEMBER 10, 1980

The Planning Director reviewed his report dated December 9, 1980, noting the technical difficulties of excavation, grades, drainage and silt. He advised also that the extensive excavation required by this proposal would be difficult from an economic point of view as well. Moreover, the Official Regional Plan designates the area as a Limited Use Area below the bluff and Urban Reserve to the east, indicating no urban development for ten years.

Mr. Guy Brown of Camex Canada Ltd., speaking on behalf of the proposal, advised that this development is possible only because of the high land values which can support the extensive site preparations reflected in their submission. He noted that the development would result in the removal of a substantial hazard represented by the cliffs.

The Planning Director indicated that urban development in this area is premature since major initiatives are proceeding in the Town Centre, Riverview and Westwood Plateau.

The Committee advised the applicants not to proceed with further study until Council had reviewed the matter, and then referred the Planning Department report, recommending not proceeding with any Regional Plan changes, and the Camex letter, to Council for its consideration.

ITEM #501-12

Z-6-80 - FINAL ADOPTION OF BY-LAW NO. 1077 - LOW-DENSITY APARTMENT ZONING AT NORTHWEST CORNER FALCON DRIVE AND GUILDFORD WAY

The Committee recommends:

"That Council finally adopt By-law No. 1077, 1980, given three readings on July 7, 1980."

*App'd By
Council
Res # 1479/80*

ITEM #501-13

Z-7-80 - REVISION TO BY-LAW NO. 1045, GIVEN 3 READINGS ON APRIL 8, 1980

The Committee recommends:

"Whereas the District of Coquitlam Zoning By-law No. 1045, 1980, received three readings at the regular meeting of Council held on Monday, April 8, 1980;

*App'd By
Co. Res
1480/80*

And Whereas Section 39 of the District of Coquitlam Procedure By-law No. 1105, 1980 provides that no by-law, after third reading has been given, may be altered or amended except on motion of Council;

Now Therefore, the Council of the District of Coquitlam, in open meeting assembled, resolves as follows:

That District of Coquitlam Zoning By-law No. 1045, 1980 be amended as follows:

- a) In Clause 1 (iv), by replacing (iv) with (vi),
- b) In Clause 1 (v), by replacing (v) and inserting (vii),
- c) In Clause 1 (v), to remove the word 'where' between the words beverages and strictly, and insert the words 'and cafes or restaurants which are' in its place."

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ITEM #501-14

APPROVAL OF ISSUANCE OF DEVELOPMENT PERMIT TO ARCO PROPERTIES LTD. COVERING A PROPOSED ADDITION TO AN INDUSTRIAL BUILDING AT 925 TUPPER AVENUE

If the required monies are submitted prior to the Council meeting of December 22, 1980, the Committee recommends:

"That Council approve signing and sealing of the development permit by the Mayor and Clerk, and such permit shall become binding upon the District when duly executed and delivered for and on behalf of the Corporation by the Mayor and 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 BY
CO. RES # 1481/80

ITEM #501-15

POLICY REPORT NO. 3/80 - LAND USE POLICY FOR SOUTH SIDE BRUNETTE AVENUE, BERNATCHY STREET TO LOUGHEED HIGHWAY

The Long Range Planner reviewed this report, directing attention to the suitability of the area for service commercial development, while recognizing the factors which have served to discourage such activity. It was noted that, in discussions with Ministry of Highways officials, a conceptual plan involving the extension of Bernatchey Street to Tupper Avenue and the creation of a frontage road south of Brunette Avenue from the ICBC site to Blue Mountain Street could be expected to encourage development in the area while addressing Ministry concerns for traffic flow along Brunette. Endorsing the Community Plan Map designations and road improvements contained in Policy Report No. 3/80, the Committee recommends:

REFERRED TO
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DEVELOPMENT
COMMITTEE BY
CO. RES # 1482/80

- 1) That Council request the Ministry of Transportation and Highways to initiate an engineering study, in concert with the District of Coquitlam, to determine appropriate geometry for the Bernatchey-Brunette intersection and an access frontage road system.
- 2) That Council approve the modifications to the Community Plan Map, as shown on the sketch attached to this report.
- 3) That the proposal for CS-1 zoning of the service commercial lands shown on the attached sketch be referred to a Public Hearing, noting that Highways may hold up their approval of such zoning, but this will clearly establish Council's intent.
- 4) That Council only consider development permits in future that relate to three consolidated sites from Bernatchey to Blue Mountain on the south side of Brunette, the first west of the lane at 902 Brunette, the second between the two lanes and the third east of the lane at 826 Brunette, and that as a condition of these three potential development permits, any new buildings be sited and pavement installed to allow for the access road system identified under Item 1; and that any building permits or business licence applications for non CS-1 uses be referred to Council for consideration of withholding under Section 724 of the Municipal Act.
- 5) That Council authorize the Planning Department to review more comprehensively the need for further service commercial designated lands as part of their 1981 work leading to an Official Community Plan."

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ITEM #501-16

ANALYSIS OF POPULATION SURVEY - TOWN CENTRE AREA (BASIS FOR DETERMINING SOCIAL/RECREATION FACILITIES NEEDS)

The Committee received the Planning Director's report dated December 15, 1980 for information.

ITEM #501-17

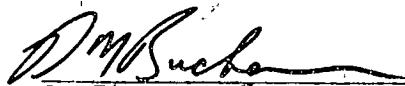
The Planning Director, noting that the Committee is not to meet again until after the New Year, advised that the applicants for three separate proposals wish their applications to proceed directly to Council so they may be considered before year end. The Committee therefore recommends:

- "1) That rezoning application Z-65-80 for RT-1 zoning at 215 Marmont Street go directly to Council for consideration of referral to Public Hearing.
- 2) That Development Permit Application DP-24-80, allowing for an addition to the building at 541 Clarke Road go directly to Council for consideration of issuance of the Development Permit.
- 3) That rezoning application Z-46-80 for RT-1 zoning at 1046 Alderson Avenue go directly to Council for consideration of fourth and final reading."

TABLED ITEMS:

1. Subdivision Committee Minutes of November 18, 1980
2. Design Committee Minutes of November 25, 1980

Ald. L. Garrison
Chairman



R. Fitzpatrick
Acting Secretary