

Parks - Rec.

and

Land Use

Committee

Minutes

1984

501
JANUARY 3, 1984

LAND USE COMMITTEE MINUTES

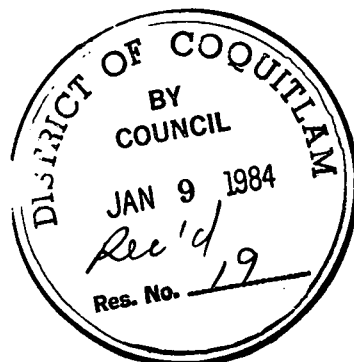
A meeting of the Land Use Committee was held on Tuesday, January 3, 1984 at 7:00 p.m. in the Council Chambers with the following persons present:

COMMITTEE:

Ald. B.T.H. Robinson, Chairman
Ald. W.R. LeClair
Also Mayor L. Sekora

STAFF:

J.L. Tonn, Municipal Manager
D.M. Buchanan, Planning Director
A.J. Edwards, Assistant Municipal Engineer



ITEM #501-1

ADVANCED ECOLOGY IMPACT CORP. RE REFUSE RECYCLING FACILITY AT WEST END OF BRAID STREET LANDFILL SITE

Mr. A. Williams and Mr. C. Minshell appeared with their engineer, Mr. E. Hansen. Mr. Williams indicated that he was appearing simply to provide information at this time. Slides were shown by Mr. Minshell of plants in Sweden and Mr. Hansen described the history of his involvement with development on landfill sites, first as Municipal Engineer in Fort Garry, Manitoba, and then with Underwood McLellan Consultants. Mr. Williams answered questions indicating:

- a) about 15 employees would be required at full production;
- b) their revenues come from "tipping fees", at a similar level as the transfer station's, and on resale of their "manufactured" products;
- c) the pilot plant would utilize 160 tons per day of refuse, which compares to 640 tons per day going through the transfer station; (the Municipal Manager advised that the District produces 60 tons per day);
- d) AEIC would be willing to put up a Letter of Credit as security that their facility would be removed if the project did not go beyond the pilot plant stage and had to be dismantled;
- e) a clad building with some brickwork is proposed for pilot operation.

Ald. Robinson thanked Mr. Williams and his colleagues for their interesting presentation. Mr. Williams gave the Planning Director a further report entitled "ELMIA - Waste 82 Report K 5 Combustion of sorted waste", which is attached.

A report on the whole landfill area will be coming forward to the Committee from staff on January 16, 1984.

ITEM #501-2

DEVELOPMENT OF PROPERTY AT 730-741 FARROW STREET (WEST OF 545 CLARKE ROAD)

Mr. E. McDaniels of Dancorp Developments Ltd. appeared before the Committee with his Architect, Mr. A. Resanovic. Mr. McDaniels advised that Mr. J. Sheppard is no longer involved with the project.

LAND USE COMMITTEE MINUTES
OF JANUARY 3, 1984

ITEM #501-2 con't

The proposal at this time is for two apartment buildings on Farrow Street. The lots to the south proposed for mortuary use are evidently not controlled by Dancorp and no relocation of the Burquitlam Mortuary is now proposed. In fact, none of the commercial development indicated in the 1982 plan favourably considered by the Committee is now proposed to go ahead.

The Committee directed that staff prepare a report on the implications of the apartment development proceeding ahead of the commercial development, with comments on access and traffic implications to be sought from the Engineering Department.

ITEM #501-3

Z-18-80 - M-4 ZONED SITE AT 1530 PIPELINE ROAD

Mr. Jim Allard appeared before the Committee regarding the letter of November 4, 1983 of Montcalm Aggregates Ltd. He advised that any building would be for servicing and unloading trucks, not storing. He further presented the viewpoint that the company could proceed with the usage indicated in their letter under the provisions of the Zoning By-law.

The Committee then discussed the status of the securities under the development permit with Mr. and Mrs. Lynne and as to whether Montcalm would take over the on-site work. Mr. Allard indicated that the District should do the work or provide the monies to Montcalm to do it. He further advised that he considered Montcalm had purchased a "serviced site" and he should not be obligated to provide services.

The Committee directed staff to seek a report from the Municipal Solicitor on -

- a) the status of the securities and deposits with the involvement of Montcalm Aggregates Ltd. and past estate, receivership and foreclosure actions;
- b) the provisions of the M-4 zone and restrictive covenant as to whether the uses outlined in the letter of November 4, 1983 are permitted without any changes.

ITEM #501-4

MAILLARDVILLE REDEVELOPMENT

The Planning Director tabled a letter dated December 29, 1983 regarding designation of new RRAP areas in Maillardville. The Committee agreed that the letter should be sent. The Chairman advised that any action on larger scale redevelopment initiatives was premature.

ITEM #501-5

Z-38-83 - PRELIMINARY REPORT ON REZONING OF 1212-24 BRUNETTE AVENUE TO RM-2

The Committee recommends:

"That application Z-38-83 be referred to Public Hearing."

APP'D
Co. R-5
19/84

LAND USE COMMITTEE MINUTES
OF JANUARY 3, 1984

ITEM #501-6

Z-39-83 - PRELIMINARY REPORT ON REZONING OF 1409-15 BRUNETTE TO RT-2

Mrs. Valerie Morrow appeared before the Committee regarding this site. She indicated that she had received recent advice that the value of the land was insufficient to allow her to proceed and she may wish to withdraw the application.

The Committee tabled the application for two weeks to allow her to withdraw the application and recover application fees. She was advised to discuss this with the Planning Director within the two weeks or risk not being able to recover her total outlay.

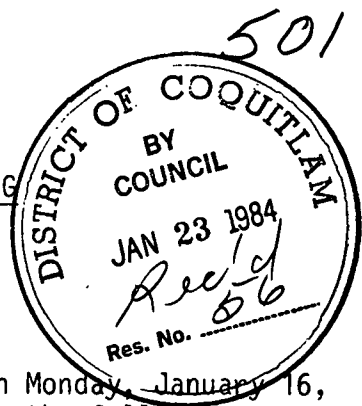
TABLED ITEM:

Design Committee Minutes of December 13, 1983

Ald. B.T.H. Robinson
Chairman

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

LAND USE COMMITTEE MEETING
MINUTES



A meeting of the Land Use Committee was held on Monday, January 16, 1984 at 7:30 p.m. in the Council Chambers, with the following persons present:

COMMITTEE:

- Ald. B.T.H. Robinson, Chairman
- Ald. W. LeClair
- Ald. G. Levi

STAFF:

- E. Tiessen, Deputy Planning Director
- A.J. Edwards, Assistant Municipal Engineer
- D.M. Buchanan, Planning Director

ITEM #501-1

LETTER FROM RESIDENTS IN THE 1100 BLOCK ROCHESTER AVENUE RE SUBDIVISION OF THEIR PROPERTIES

This item was tabled for a staff report after discussion as to possibly having a meeting or approaching property owners.

ITEM #501-2

Z-39-83 - PROPOSED FOURPLEX AT 1409-1415 BRUNETTE AVENUE

The Planning Director advised that Mrs. Morrow had withdrawn the application.

The Committee recommends:

"That the Municipal Treasurer be directed to refund to Mrs. Valerie Morrow the sum of \$444.00, paid to the District on January 3, 1984, pursuant to rezoning application Z-39-83."

APP'D BY
Co. Res
57/84

ITEM #501-3

CRIME PREVENTION COMMITTEE

This item was received for information.

ITEM #501-4

BRAID STREET LANDFILL

The Committee recommends:

"That Council:

- a) reconfirm the present Community Plan 'Industrial' designation of the GVRD landfill site;

APP'D BY
Co. Res
58/84

LAND USE COMMITTEE MINUTES
OF JANUARY 16, 1984

ITEM #501-4 con't

- b) commend the GVRD on its site management measures to date and encourage the GVRD to give high priority to continuing efforts to solve the odour problem until such time as a satisfactory solution is achieved;
- c) advise the GVRD that it is Coquitlam's position that prior to sale or lease of the site to another party, ongoing arrangements for monitoring and maintenance of pollution control works must be guaranteed;
- d) advise the GVRD that it will be a requirement of municipal approval for subdivision and development of the site that uniform guidelines be in place defining those special parameters that must be considered in development plans, due to the characteristics of the site;
- e) advise the GVRD that prior to establishment of any interim or permanent uses on the site, or lease or sale of any portion of the site, Coquitlam wishes to see a specific alignment for the Braid-Leeder Connector agreed upon and protected from encroachment by a highway reservation agreement;
- f) authorize staff to forward a copy of the Planning Department report to GVRD staff;"

and that staff investigate and report to Executive Committee how items c) and d) could be legally enforced, particularly with regard to initiating establishment of a development permit area."

ITEM #501-5

PROPOSED NEIGHBOURHOOD PUB AT 3030 LINCOLN AVENUE

The Committee recommends:

"That the Liquor Control and Licensing Branch be advised that the site at 3030 Lincoln Avenue is zoned C-2, and that this zone allows neighbourhood pubs as an entertainment and recreation facility."

*Planning
APP'D B:
Co. Res
#59/84*

ITEM #501-6

U-HAUL MOVING AND STORAGE - 1196 PIPELINE ROAD

The Committee recommends:

"That Council advise the U-Haul Co. of Western Canada that the property at 1196 Pipeline Road is not considered appropriate for M-6 zoning for their proposed use."

*APP'D B:
Co. Res
#60/84*

LAND USE COMMITTEE MINUTES
OF JANUARY 16, 1984

ITEM #501-7

AMENDMENT TO DEVELOPMENT PERMIT DP-4-83 - 2918-2930 GLEN DRIVE

The Committee recommends:

*APP'P
CE R35
6/1/84*

"That Council approve signing and sealing of the amendment to Development Permit DP-4-83 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 ITEM:

Subdivision Committee Minutes of December 20, 1983

Ald. B.T.H. Robinson
Chairman



D.M. Buchanan
Executive Secretary

MONTCALM AGGREGATES LTD.,
P.O. Box 47,
Port Coquitlam, B.C.
V3C 3V5

November 4, 1983

District of Coquitlam,
1111 Brunette Avenue,
Coquitlam, B.C.
V3K 1E9

Attention: Land Use Committee

Dear Sirs,

Re: 1530 Pipeline Road

We have recently purchased the concrete batch plant and property located at 1530 Pipeline Road which is presently zoned M4.

Because of the narrow guidelines layed out in the M4 zoning, we would like your opinion on amending the M4 zone to include:

- 1) The manufacture of concrete products such as:
 - a) Bumper curbs
 - b) Patio blocks
 - c) Lamp post bases
 - d) Swamp weights
 - e) Blocks and retaining wall slabs etc.
- 2) The servicing and repairs to the trucks and equipment related to the concrete business.

If there are no serious objections, we would then procede with a formal application.

Yours truly,
MONTCALM AGGREGATES LTD.,


Barry Allard
BARRY ALLARD

BRA/k.s

DISTRICT OF COQUITLAM

Inter-Office Communication

TO: J.L. Tonn DEPARTMENT: Municipal Manager DATE: Jan.4,1983
 FROM: H.G. Castillou DEPARTMENT: Legal YOUR FILE:
 SUBJECT: Coquitlam Redi Mix Securities OUR FILE: 54/1/18

FOR THE ATTENTION OF COUNCIL - EXECUTIVE COMMITTEE

Mr. Don Buchanan, Planning Director, has requested that I report to Executive Committee of Council on January 9, 1984 pertaining to the status of Letters of Credit and/or securities with the purchase of the Coquitlam Redi Mix property at 1530 Pipeline by Montcalm Aggregates Ltd., together with material pertaining to the receivership of Coquitlam Redi Mix, including foreclosures on the property, etc.

Mr. Buchanan has also requested that I report at the same time to Council on Mr. Jim Allard, Jr's comments at the Land Use Committee meeting of Tuesday, January 3rd, 1984, in that he gave a verbal opinion that the provisions of the M-4 zone in the District's Zoning Bylaw, and presumably provisions of the restrictive covenant, allow the present owners proposed usage.

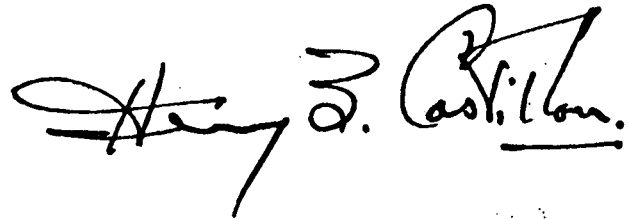
CREDIT SECURITIES

On January 4, 1984, I checked with Mr. C. Brown, the District's Chief Accountant, as to the securities regarding Coquitlam Redi Mix's obligations as to servicing. I was informed that on August 13, 1983 term deposits had been cashed with cash on hand under development permit - 16 - 80 for Coquitlam Redi Mix Ltd. for road works and storm sewers in the amount of \$28,611.00 and for site development and landscaping in the sum of \$1,900.00. The total amount of cash for these services on hand with the District is therefore \$30,511.00 with interest going to Lois Lyne on these monies.

I have continually taken the position that these monies are Coquitlam Redi Mix Ltd's and not Lois Lyne's or the estate of her late husband, John Lyne. In this regard, I have attached a copy of a memorandum to Val Dong, Treasurer, plus supporting material to explain my position. I have also attached a copy of a memorandum to Bill Wiseman of the Treasury Department regarding the Bankruptcy Act and the Columbian newspaper for general information.

COMMENT

It will take some time to make the necessary searches in the Land Title Office and the Official Receivers in the Bankruptcy Office to find out the status of Coquitlam Redi Mix and the new owners of the property at 1530 Pipeline. Hopefully by January 9, 1984, I will be able to supply Council with the total information requested by Mr. Buchanan.

A handwritten signature in black ink, reading "Henry G. Castillon". The signature is written in a cursive style with a large, stylized initial "H".

Henry G. Castillon
Municipal Solicitor

HGC/mt
Enc..

Val Dong

Treasury

Sept. 6, 1983

Henry Castillou

Legal

Letter from Royal Bank of Canada
of August 23, 1983

54/1/18

45/35/5

A letter from the Royal Bank of Canada to yourself dated August 23, 1983 pertaining to Term Deposit #7670423 has been referred to myself to comment. Mr. Huber, the Bank Manager and I had a telephone conversation on this matter on September 6, 1983. The following points were brought to Mr. Huber's attention:

1. His letter asks for an assignment by the District of any monies owing Lois A. Lyne. As far as I am concerned the bond has matured and we now have the cash in its place for performance of the services required of Coquitlam Redi-Mix.
2. By letter dated November 10, 1981 (copy attached) from Mr. Brian P. Bardal of the legal firm of Taylor, Bardal and Dorchester to myself, Mr. Bardal states that the bond monies are the property of Coquitlam Redi-Mix and not of the Estate of Mr. John Lynne, who had recently died. As this is the case, we do not owe any monies to Mrs. Lynne.
3. Mr. Huber asked that I therefore have an assignment signed by the District that any monies going to Coquitlam Redi-Mix be sent to his bank. I stated we could not do this as Coquitlam Redi-Mix is bankrupt and any monies to go back to it would have to go to the receiver of Coquitlam Redi-Mix and not just to one creditor.

CONCLUSIONS

We should not sign the assignment re Mrs. Lois A. Lyne as it specifically mentions in Schedule A the Bonding requirement for Development Permit No. DP-16-80. The lawyer's advice is that these monies are Coquitlam Redi-Mix Ltd. monies. Neither should we sign any assignment

to this bank of monies due, or that may be due to Coquitlam Redi-Mix Ltd.

Mr. Huber, the Manager of the Branch Bank of the Royal Bank of Canada requested a letter in regard to our position. I stated a letter would either be forthcoming from yourself or myself. Would you advise if you are to be sending the letter or myself.

"  "

Henry G. Castillon
Municipal Solicitor

HGC/mt

September 7, 1983.

The Royal Bank of Canada
P.O. Box 1010
North Road and Lougheed Branch
435 North Road
Coquitlam, B.C.
V3K 3V9.

Attention: Mr. L. H. Huber
Manager

Dear Sirs:

Re: Term Deposit #7670423 in amount of \$30,511 matured 23 Aug 83
DP-16-80 1530 Pipeline Road, Coquitlam, B.C.
Our Files: 54/1/18 and 45/35/5

On September 6, 1983 I had a telephone conversation with you on this matter and I told you that the Treasurer or I would be sending you a letter. In response to your letter of August 23, 1983 to Mr. Dong I bring forward the following points for your attention:

1. Your letter asked for an assignment by the District of any money owing Lois Lynne. I understand the bond has matured and we now have the cash in its place for performance of the services required of Coquitlam Redi Mix Ltd.
2. By letter dated November 10, 1981 (copy attached) from Mr. Brian P. Bardal of the legal firm of Taylor, Bardal & Dorchester, to myself, Mr. Bardal states that the bond monies are the property of Coquitlam Redi Mix Ltd. and not the property of the estate of Mr. John Lynne who recently passed on. It would appear that this is also the case with Mrs. Lois A. Lynne, as it would follow that the monies would be those of Coquitlam Redi Mix Ltd.
3. As the monies are those of Coquitlam Redi Mix Ltd., the District of Coquitlam cannot sign an assignment to your bank of monies due to Coquitlam Redi Mix Ltd. The District cannot do this as Coquitlam Redi Mix Ltd. is in the hands of the Receiver and any monies to go back to it would have to go to the Receiver of Coquitlam Redi Mix Ltd. and not just to one creditor.

The Royal Bank of Canada

September 7, 1983

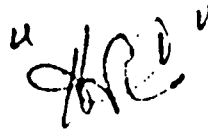
Re: Term Deposit #7670423 in amount of \$30,511 matured 23 Aug 83

We could not sign the assignment re Mrs. Lois A. Lynne as it specifically mentions in Schedule "A" the bonding requirement for Development Permit No. DP-16-80.

I cannot see that the District owes any money to Mrs. Lynne or will in the future. This is our legal position as we see it and if you have any further comments I would suggest they be referred through a lawyer.

The monies and interest presently held by the District are for the performance of services which if done by a new holder of title would then cause the monies to go back to Coquitlam Redi Mix Ltd. or its Receiver in bankruptcy. Until that happens the District of Coquitlam will be holding these monies and interest for the purpose of putting in the services in the future. It may be some time before the District does put in the services.

Yours truly,



Henry C. Castillon
Municipal Solicitor

HGC/pm

cc: Mr. Val Dong - Treasurer

attachment - 10 Nov 81 ltr.

T. FLOR, BARDAL & DORCHESTER
BARRISTERS & SOLICITORS

2 - 1111 Austin Avenue, Coquitlam, British Columbia V3K 3P4
Telephone: (604) 931-3477

JONATHAN D. TAYLOR, B.A., LL.B.
BRIAN P. BARDAL, B.COM., LL.B.
EDMUND G. DORCHESTER, B.COM., LL.B.

November 10, 1981.
Our File No. 2380-B

District of Coquitlam,
1111 Brunette Avenue,
Coquitlam, B.C.

Attention: Henry G. Castillou, Esq., Municipal Solicitor

Dear Sir:

RE: Our Client Coquitlam Redi-Mix Ltd.

Pursuant to our previous telephone conversations, I am writing with respect to a \$36,000.00 Performance Bond posted on behalf of Coquitlam Redi-Mix Ltd. as security for installation of curbs and gutters for the business premises at 1530 Pipeline Road, Coquitlam, B.C.

You are also aware that we are the solicitors for the Estate of John Lynne, deceased, Director, Officer and a Shareholder of Coquitlam Redi-Mix Ltd.

It has been indicated that there is a refundable portion of the referred to Performance Bond which the District of Coquitlam, is prepared to pay, and you are relying on this writer as solicitor for the Company and solicitor for the Estate of John Lynne, deceased, to advise you of the proper party to whom the District of Coquitlam may pay the refundable amount.

We write to advise that the referred to Performance Bond does not form part of the assets of the Estate of John Lynne, deceased, and is properly payable to the Company, Coquitlam Redi-Mix Ltd.

As to the amount of the refundable portion, you have had some discussions with Lois Lynne, Director, Officer and a Shareholder of Coquitlam Redi-Mix Ltd., and the matter of the amount to be refunded is to be left directly between the District of Coquitlam and Mrs. Lynne to determine.

..... Continued/2

District of Coquitlam,
November 10, 1981.
Page Two.

Upon instructions from Mrs. Lynne, this letter shall serve as your authority for payment as aforesaid to Coquitlam Redi-Mix Ltd., and upon payment as aforesaid being made, the District of Coquitlam shall not be liable for any claims from any third parties whatsoever, including the Estate of John Lynne, deceased, with respect to those funds.

I trust you will find the above in order and that you are able to finalize this matter.

Mrs. Lynne instructs that she will be providing you with three quotations for work to be done, as she has previously discussed with you.

Yours very truly,

TAYLOR, BARDAL & DORCHESTER

Brian P. Bardal

Brian P. Bardal

BPB/mas

DISTRICT OF COQUITLAM

Inter-Office Communication

TO: Bill Wiseman DEPARTMENT: Treasury DATE: 1983 Dec 23
FROM: Henry Castillou DEPARTMENT: Legal YOUR FILE:
SUBJECT: BANKRUPTCY OF THE COLUMBIAN COMPANY LTD. OUR FILE: 15/4/1


In response to your memorandum of December 20, 1983 I outline the following points:

1. Under the Federal Bankruptcy Act a Superintendent is appointed to look after all bankruptcies. He shall supervise the administration of all matters to which the Act applies. The Governor General of Canada appoints the Superintendent. Each of the Provinces of Canada constitutes one bankruptcy district and the Governor in Council appoints one or more official receivers in each province. The official receiver makes a report to the Superintendent of every bankruptcy originating in his division. A person desiring to obtain a licence as a trustee in bankruptcy shall file with the Superintendent an application for a licence. If satisfactory the Superintendent shall grant the applicant a licence. The licensed trustee or trustees appointed look after the affairs of the bankrupt. The trustee takes possession of the deeds, books, records and documents and all property of the bankrupt and makes an inventory of his or its possessions. The trustee, with the permission of the inspectors, sells or disposes of any of the property of the bankrupt, compromise and settle any debts owing by the bankrupt and carries on the business of the bankrupt etc.
2. A trustee may apply to the court for directions in relation to any matter affecting the administration of the estate of a bankrupt. An insolvent person may make an assignment of all his property for the general benefit of his creditors. A proposal may be made by an insolvent person and a bankrupt. This proposal shall be lodged with the licensed trustee, in this case Peat Marwick Limited. The trustee then calls a meeting of the creditors of the bankrupt and the proposal is accepted or rejected. Upon acceptance of the proposal the trustee shall apply to the court for its approval.
3. The Court Order accompanying Peat Marwick Limited, the Trustee of the Columbian Co. Ltd.'s letter of December 5, 1983 states that the debtor, the Columbian Company Limited has defaulted in the performance of the provisions of the Proposal and that the amended proposal approved by Order of the Court on the 8th day of July, 1983, be annulled. It also states that the Columbian has deemed to have made an assignment of its property to Peat Marwick Limited as at the 14th day of October, 1983 with the power to carry on and manage the business.

TO: Bill Wiseman - Treasury
FROM: Henry Castillon - Legal
SUBJECT: BANKRUPTCY OF THE COLUMBIAN COMPANY LTD.

1983 Dec 23
Our File: 15/4/1

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4. My suggestion is to accept the \$958.28 with a letter back to Peat Marwick Ltd. saying penalties will apply and this amount is accepted only as part payment. The trustee will probably apply to the court later on for further direction and it is not a good idea to give up any position re a bankruptcy as an accounting has to be made to the Court.

4


Henry G. Castillon
Municipal Solicitor

HGC/pm

DISTRICT OF COQUITLAM

501-2

Inter-Office Communication

TO: Land Use Committee DEPARTMENT: DATE: Nov. 16/83
FROM: D.M. Buchanan DEPARTMENT: Planning YOUR FILE:
SUBJECT: M-4 Zoned Site at 1530 Pipeline Road OUR FILE: Z-18-80

Please find attached a letter signed by Barry Allard of Montcalm Aggregates Ltd. regarding the property at 1530 Pipeline Road. This property was zoned M-4 following an application early 1980 for the appropriate zoning. Furthermore, the Official Regional Plan passed in 1980 incorporated a provision for "ancillary manufacturing" in RESOURCE areas. Another aspect was that there was a restrictive covenant placed against the land in October of 1980, limiting use of the lands to "the operation of a concrete batching plant and all matters necessarily incidental thereto".

It may be recalled that there was concern raised at the Public Hearing, followed with rezoning of the land, and on July 7, 1980, Council passed a resolution that approval of the rezoning be subject to the placement of the aforementioned restrictive covenant. I also have noted in the files our stance at that time that expansion of industrial usage was a concern to residents and we had indicated to persons inquiring that any look at further industrial development required an in-depth look at the whole area and how it might be developed in the future with that kind of usage. As part of our work on the areas to the east of the Westwood Plateau housing lands, we have been reviewing alternative usage in different portions of the "Pipeline North" area. Expanded industrial development does not seem to be something which we could support.

The provisions in the Zoning By-law as far as industry is concerned limit use to asphalt and portland cement batching plants, while commercial usage is limited to the retail sale of asphalt, concrete or related products, where such use is not the principal use on the lot, plus offices which are incidental to an industrial use by a business of floor area or land area on the same lot. Thus, the range of products proposed by Mr. Barry Allard would not be permitted by the Zoning By-law.

One other aspect to this site is that the District is still holding a security to ensure completion of site development, including landscaping, as provided for in the development permit approved by Council in September of 1980. The Municipal Solicitor has had discussion with the Solicitor for Mrs. Lynn and Coquitlam Redi Mix, and the security is evidently to be returned to Coquitlam Redi Mix upon completion of site development. Due to the length of time since the development permit was initiated, it may be wise to make an arrangement for a new development permit and appropriate completion of site development with the new owner. Dealing with Coquitlam Redi Mix and Mr. and Mrs. Lynn is complicated with the

Land Use Committee


Nov. 16/83
Our File: Z-18-80

death of Mr. Lynn and the estate problems. I also gather that Mr. Allard is proposing a new building for storage of trucks on the site and possibly this will involve modification to the site as well.

I enclose a copy of the Public Hearing Minutes of June 26, 1980 for background information. It could possibly be argued that the proposal by Mr. Allard relates to matters incidental to the operation of a concrete batching plant, though it may be wise to have a specific amendment to the restrictive covenant in this regard if changes to the industrial provisions in the M-4 zone were to be considered by Council. Section 802(2)(e) would have to be amended to allow for the items indicated in the November 4th letter.

I would recommend that the Committee invite Mr. Barry Allard to appear before it and explain what they propose to do as to modifications to the site and new buildings. I am somewhat leery of the proposal to expand allowable industrial usage in the M-4 zone, though it may well be that the specifics proposed are fairly logical, and it does give an opportunity to provide for satisfactory completion of the development at 1530 Pipeline, as proposed in 1980.

DMB/ci
Encl.


D.M. Buchanan
Planning Director

DISTRICT OF COQUITLAM

Inter-Office Communication

TO:	J. L. Tonn	DEPARTMENT: Administration	DATE: 1984 January 9
FROM:	H. G. Castillou	DEPARTMENT: Legal	YOUR FILE:
SUBJECT:	COQUITLAM REDI MIX and JAMES ALLARD JR.		OUR FILE: 54/1/18

FOR THE ATTENTION OF COUNCIL - EXECUTIVE COMMITTEE

I received a surface search from the Land Title Office in New Westminster on the former Coquitlam Redi Mix property, namely Lot 1 of Legal Subdivisions 3 and 4 of Section 24, Township 39, Plan 10049, N.W.D. The property is now in the name of Montcalm Aggregates Ltd. whose address is listed as 1290 Pinetree Way, Coquitlam. A restrictive covenant registered on the title by the District on the 28th of October, 1980 states that the property shall not be used for any purpose except a concrete batching plant and all matters necessarily incidental thereto.

I telephoned Brian Bardal, solicitor for Coquitlam Redi Mix and the estate of Mr. John Lynne, deceased, and Mrs. Lynne, former owners of the property. Mr. Bardal's position was that Coquitlam Redi Mix owned the securities for services now in Coquitlam District's hands. I telephoned Mr. Bill Little of Dunwoody and Co., the trustee in bankruptcy for Coquitlam Redi Mix. Mr. Little was not available, but an Elizabeth Letawsky of Dunwoody and Co. informed me that the bankruptcy of Coquitlam Redi Mix was in the process of being discharged, and all their assets had been released to the Federal Business Development Bank. She told me to contact the F.B.D.B. for further information.

I telephoned Mr. Ian McKenzie, Assistant Manager of the F.B.D.B. in New Westminster and he informed me that the security position of foreclosure on the subject land and assets of Coquitlam Redi Mix had been bought out from the F.B.D.B. by unnamed sources, although he understood these unnamed sources to be the Allards. He also stated that any interest in securities for services with Coquitlam District were not bought out by the Allards and they would have received any rights in these for free.

My opinion on the cash securities now held by the District for services put up by Coquitlam Redi Mix can be used by Coquitlam District with any deficit paid for by MONTCALM AGGREGATES LTD. if the cash securities are not enough to pay for the installation of services.

TO: J. L. Tonn - Administration
FROM: H. G. Castillou - Legal
SUBJECT: COQUITLAM REDI MIX and JAMES ALLARD JR.

1984 January 9

OUR FILE: 54/1/18

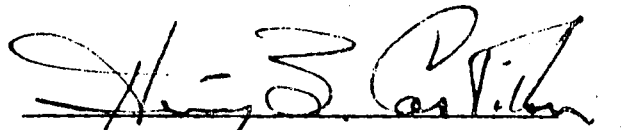
FOR THE ATTENTION OF COUNCIL - EXECUTIVE COMMITTEE

M-4 ZONED SITE

The District's Zoning Bylaw states that in the M-4 zone asphalt and portland cement batching plants are those limited therein. Mr. James Allard Jr. claims that the manufacture of concrete products such as bumper curbs, patio blocks, lamp post bases, swamp weights, blocks and retaining wall slabs, etc. and the servicing and repairs to the trucks and equipment related to the concrete business are incidental to a concrete batching plant.

As to this latter portion I will have to do more research, both in law, and in contacts with industry, to venture an opinion as to whether these items are incidental to a concrete batching plant.

HGC/pm



Henry G. Castillou
Municipal Solicitor

張明
MASTER
2107 H...
1-833...
at 253-1023

Mr. Proctor,
Licence Inspector,
Municipal Hall,
Coquitlam.

15th January, 1984.

Dear Mr. Proctor,

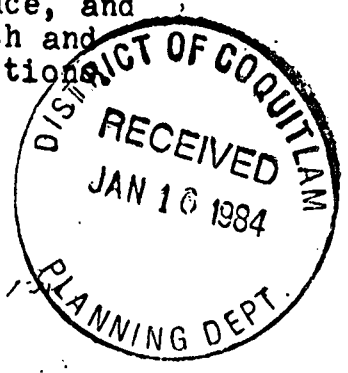
Furthur to our telephone conversation on 13th January, 1984, in regard to use 504 Clarke Road, Coquitlam, as our additional practise place of the above club, I hereby ask you to give us the permission to do so as following conditions:

1. The above place has turned into a very unhealthy and garbage dump caused by long time vacancy, we can keep it clean once we use it for training area.
2. Parking space: Our program is mainly focused on younger people age from 10 - 16 in the very neighbour. And in case people need parking space, there will be great deal of parkings in next door shopping plaza in addition to our own parking lot. (our practise are 7-9 P.M.)
3. As I am the landlord of the property, I will not charge any rent, but just hoping to collect some fees to pay the utilities, (any one has already a member in Vancouver Club, will use the place free.)
4. It is our intention to eliminate the Arcade and turn it into a youth healthy program, which I am sure not only your Office will be pleased about, also the people in that area will be happy and benifical.
5. This will also save a lot of time for our student who have to spend hours to bus back and forth from Coquitlam to Vancouver, as well as letting the empty space to vacant there month after month.

Finally, I would like to mention that I have received notice from John Finkle's that he will close his store in February, 1984, and Dial a Snack Pizza will just rent the place for storage only, that will give us the entire parking space, and will in more need for some one to look after the place, for all the above reasons, we would like to have your permission to let us start as soon as you can, so we can clean up the place, and keep them well looked after. Please bear my poor English and typing, and call the above numbers if you have any questions.

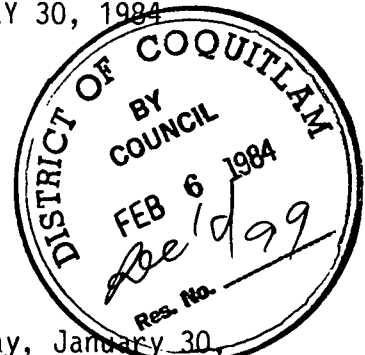
Yours truely,
Stephen M.D. Chang
Stephen M.D. Chang.

Rec'd through mail slot



501

JANUARY 30, 1984



LAND USE COMMITTEE MEETING

MINUTES

A meeting of the Land Use Committee was held on Monday, January 30, 1984 at 7:30 p.m. in the Council Chambers, with the following persons present:

COMMITTEE:

- Ald. B.T.H. Robinson, Chairman
- Ald. W. LeClair
- Ald. G. Levi
- also Mayor L. Sekora

STAFF:

- J.L. Tonn, Municipal Manager
- A.J. Edwards, Assistant Municipal Engineer
- D.M. Buchanan, Planning Director & Executive Secretary

ITEM #501-1

PROPOSED LAND USE AT 205 BERNATCHEY STREET

This item was tabled for two weeks at the request of the proponent.

ITEM #501-2

PROPOSED REZONING OF PROPERTY AT 2425 CAPE HORN AVENUE

Mr. Bruce Phillips appeared before the Committee and answered questions. The proposed location of the access would be on the ~~lower~~ ^{UPPER} side on Cape Horn Avenue.

The Committee recommends:

*App'd B's
Co. Res
100/84*

"That Mr. Phillips be advised to make formal application for rezoning of the property at 2425 Cape Horn Avenue to C-1 Neighbourhood Commercial, with the normal submission in relation to preliminary plans, in order to allow staff and the Design Committee an opportunity to review the proposal in more detail."

ITEM #501-3

CAISSE POPULAIRE DE MAILLARDVILLE CREDIT UNION - REZONING OF 1005 BRUNETTE AVENUE TO ALLOW FOR ADDITIONAL PARKING

Mr. Fern Bouvier, President, and Mr. J. Aussant of the Caisse Populaire de Maillardville Credit Union appeared before the Committee. Mr. Bouvier provided a site plan indicating their intent to add property to the west with landscaped parking at two levels, 24 spaces being proposed.

The Committee recommends:

*App'd B's
Co. Res
101/84*

"That rezoning of the land at 1005 Brunette Avenue to C-2 be referred to the February 23, 1984 Public Hearing subject to:

LAND USE COMMITTEE MINUTES
OF JANUARY 30, 1984

ITEM #501-3 con't

- a) any application being made by the proponent prior to February 6, 1984;
- b) the Planning Department drafting an amendment to permit accessory off-street parking on an adjacent lot across a lane, this to be placed before the same Hearing."

ITEM #501-4

INDOOR AMUSEMENT PARK - CAPE HORN AVENUE

Mr. Merton reviewed financing aspects as to involvement of the Federal Business Development Bank and private investors. The Committee suggested that Mr. Merton continue with preparation of conceptual plans in the next two weeks by Thompson, Berwick, Pratt, Architects. Staff would then commence their review of the impact of the proposal on the adjacent area. Mr. Merton indicated that N.D. Lea could provide their analysis by mid-March as to traffic aspects. The matter was then tabled for the Engineering and Planning Departments to report on the proposal.

ITEM #501-5

LONDON DRUGS - FORMER COLUMBIAN SITE - 329 NORTH ROAD

Mr. Jerry Bleet and Mr. Terry Johnson appeared on behalf of London Drugs, which is a 35-year old company with fifteen stores in B.C. and five in Alberta, according to Mr. Bleet. He provided trade area information on their stores on Kingsway and at Poco Place, as well as for the North Road (Lougheed Mall) centered area. Two alternate concept plans were also presented for discussion.

Mr. Johnson advised that their offer to the receiver had just been accepted a week before and that London Drugs had until February 6, 1984 to "remove all subjects".

Their concern was in regard to the CS-1 zoning not permitting their proposed uses whether partial or full redevelopment was pursued. The Committee then discussed how to proceed in view of the short time available for normal staff review.

The Committee recommends:

"That London Drugs be directed to apply for C-2 zoning."

The concept plans are to be reviewed by staff in terms of policy, traffic and by-law implications.

ITEM #501-6

PROPOSED COMMUNITY PLAN AMENDMENT - COLEMAN AVENUE

The Committee recommends:

"That Council redesignate Lots 13 and 14, District Lot 62, Plan 13049 at 1778-1782 Coleman Avenue 'Industrial' on the Community Plan Map."

*App'd B's
Co # 102/84*

*App'd B's
Co # 102/84*

LAND USE COMMITTEE MINUTES
OF JANUARY 30, 1984

ITEM #501-7

Z-40-83 - REZONING OF PROPERTY AT 1963 LOUGHEED HIGHWAY

The Committee recommends:

"That By-law No. 1420, 1984 be referred to Public Hearing."

ITEM #501-8

Z-1-84 - PROPOSED REZONING OF PROPERTY AT 1155 DUFFERIN STREET

The Committee recommends:

- 1) That application Z-1-84 be tabled, pending review of the road cancellation proposal by the Subdivision Committee and Council, and further advice being received by the Design Committee in relation to their minutes of January 17, 1984.
- 2) That the lands involved in application Z-1-84 be redesignated on the Coquitlam Town Centre Plan from 'Parks and Recreation' to 'Medium-Density Apartment'."

ITEM #501-9

Z-2-84 - PROPOSED REZONING OF PROPERTY AT 730-741 FARROW STREET

The Chairman advised that the applicant wished to proceed to the February 23, 1984 Public Hearing if at all possible. The Committee then discussed the importance of having plans which adequately dealt with boundary between commercial and apartment land uses.

The Committee recommends:

- 1. That Lot 211, Plan 30201; Lots 9 and 10, Plan 14098; Lots 2, 3 and 4, Plan 10366; and Lots 1 and 2, Plan 14573; be redesignated from 'Service Commercial' to 'Medium-Density Apartment' on the Community Plan Map.
- 2. That application Z-2-84 be referred to the February 23, 1984 Public Hearing, subject to a complete set of plans being received by February 6, 1984.
- 3. That the applicant be advised that the lane to the east of the subject site is now proposed to be retained and its construction should be anticipated as a provision of the development permit for said subject site."

ITEM #501-10

POSSIBLE AMENDMENT TO ZONING BY-LAW TO ACCOMMODATE REQUEST OF MONTCALM AGGREGATES LTD. - 1530 PIPELINE ROAD

The Committee recommends:

"That Montcalm Aggregates Ltd. be asked to apply for the M-4 regulatory changes, as drafted in the attachment to the Planning Director's report of January 25, 1984."

Ald. Levi objected to item (ii) as to "manufacture of cast concrete products" as an allowable accessory use.

App'd B
Co R 104/84

App'd B
Co R 102/84

App'd B
Co R 106/84

App'd B
Co R 107/84

LAND USE COMMITTEE MINUTES
OF JANUARY 30, 1984

ITEM #501-11

PROPOSED RECREATION CLUB AT 504 CLARKE ROAD

The Committee recommends:

- APPR'D
Co R's
1/109/84
- "1. That the recreation club proposal be declined as there is an insufficient amount of parking for assembly uses under the Zoning By-law.
 2. That the status of the trailer on the loading bay be investigated by the By-law Enforcement Officer."

ITEM #501-12

RS-4 ZONING IN MAILLARDVILLE

The Committee reviewed the four alternatives suggested by the Planning Department. It was felt that option 4 involving an advisory committee best represented the approach considered suitable as a response to concerns raised by electors in the fall of 1983. The Committee directed that staff report back on how to proceed and also advise the petitioners of January 6, 1984 in this regard.

ITEM #501-13

LETTER FROM CMHC RE DESIGNATION OF NEW RRAP AREAS IN MAILLARDVILLE

This item was received for information.

TABLED ITEMS:

1. Subdivision Committee Minutes of January 10, 1984
2. Subdivision Committee Minutes of January 24, 1984
3. Design Committee Minutes of January 17, 1984

Ald. B.T.H. Robinson
Chairman

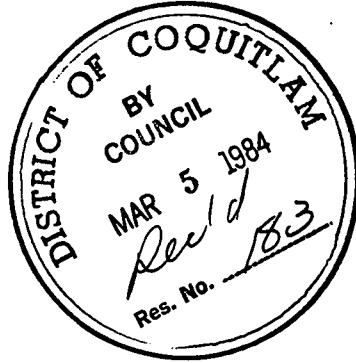
D.M. Buchanan
Executive Secretary

LAND USE COMMITTEE MINUTES

A meeting of the Land Use Committee was held on Monday, February 27, 1984 at 7:30 p.m. in the Council Chambers with the following persons present:

COMMITTEE:

- Ald. B. Robinson, Chairman
- Ald. G. Levi
- Ald. W. LeClair



ALSO:

Mayor L. Sekora

STAFF:

- A. J. Edwards
- D. M. Buchanan

ITEM #501-1

U-HAUL OF WESTERN CANADA - 51 LEEDER AVENUE

Mr. Peter Fletcher and Mr. William Tait appeared before the Committee regarding land at 51 Leeder Avenue. 60 people are employed at their Barnet Highway location which is to be retained. The Planning Director noted that certain regulatory changes were required to accommodate recreational vehicles. The Committee recommends:

"That U-Haul be encouraged to apply for the necessary M-6 zoning and regulatory changes for their proposed site at 51 Leeder Avenue."

*APP'D BY
Co. Res # 183A/84*

ITEM #501-2

LONDON DRUGS - Z-6-84 - 329 NORTH ROAD

The Planning Director advised that a more complete review of plans indicated that the proposed development had to be considered a "planned shopping centre" as far as parking requirements and not at the basic retail/service standard, which may cause concerns to be raised by London Drugs. The Committee considered this and other traffic related matters to be important with this proposal and recommended:

"That application Z-6-84 be placed on the agenda of a public hearing only upon the following being available:

- 1) a report from the Engineering Department on traffic implications;
- 2) preliminary plans revised to reflect the advice of the Design Committee and to meet bylaw provisions."

*APPROVED
BY Co. Res # 184/84*

LAND USE COMMITTEE MINUTES
OF FEBRUARY 27, 1984

ITEM #501-3

DEVELOPMENT PERMIT AT 3025-3045 ANSON AVENUE

The Committee recommends:

"That Council:

- 1) authorize staff to refund the security submitted with DP-1-82 in the amount of \$17,150.00, plus any applicable interest.
- 2) cancel Development Permit DP-1-82, which was approved for issuance on July 19, 1982, on legal description Lot 78, District Lot 384A, Group 1, Plan 31701, N.W.D."

*APP'D BY
CO. RES # 182/84*

ITEM #501-4

MONTCALM AGGREGATES LTD. - Z-5-84 - 1530 PIPELINE ROAD

The Committee recommends:

"That application Z-5-84 be referred to Public Hearing on the basis of the draft bylaw attached to the Planning Director's report of February 17, 1984."

*APP'D BY
CO. RES # 186/84*

ITEM #501-5

STUDY PROCESS - MAILLARDVILLE

The Committee established the time of 6:30 p.m. on March 12, 1984 to discuss this matter.

ITEM #501-6

SCARP SLOUGHING - RIVER SPRINGS, BLUFF DRIVE

The Committee recommends:

"That staff be instructed to send a letter to the Council of the strata corporation advising them that they should:

- 1) maintain the current inlet structure located at the back of 1276 and 1278 Bluff Drive;
- 2) regularly inspect the creeks which discharge to the inlet structure;

That staff investigate measures to restrict vehicles from entering the lands adjacent the west-east running ditch located on the southside of the B. C. Hydro right-of-way as shown on Sketch 1 attached to the Assistant Municipal Engineer's report of February 23, 1984."

*APP'D BY
CO. RES # 187/84*

LAND USE COMMITTEE MINUTES
OF FEBRUARY 27, 1984

ITEM #501-7

2003 COMO LAKE AVENUE

The Committee recommends:

*App'd
Co. Res
186/84*

"That, subject to allocation of funds in the 1984 Annual Budget, staff retain a geotechnical engineer to prepare a geotechnical study which would assess the works required to prevent the possibility of any damage to life or property which would be caused by sloughing of the fill material located adjacent 2003 Como Lake Avenue;

That Council instruct staff to request that Mr. Buzza wait until the Municipality has received the geotechnical study before proceeding with his application;

That, should Mr. Buzza wish to proceed in advance of the geotechnical study, he be required to provide a geotechnical study in accordance with the Conservation Bylaw #1199, 1982."

ITEM #501-8

PARKLANE DEVELOPMENT - Z-26-83 and Z-27-83 - EAST END WALTON AVENUE

The Committee recommends:

*App'd
Co. Res
189/84*

"That application Z-26-83 be referred to Public Hearing on the basis of P-5 zoning of the proposed park leave strip for Hoy Creek, and RS-4 zoning of the land west of Hoy Creek;

That application Z-27-83, being the lands east of the Hoy Creek leave strip, remain tabled pending:

- 1) resolution of the question of physical access to the site;
- 2) later consideration by Council of cost-sharing and land exchange proposals from the applicants;
- 3) the Subdivision Committee finding a subdivision layout for these lands technically feasible."

ITEM #501-9

URBAN DESIGN GROUP - Z-4-84 - 501 NORTH ROAD

This item was tabled for a report from the Traffic Section of the Engineering Department, in view of a concern of the Committee as to traffic conflicts at this key intersection.

LAND USE COMMITTEE MINUTES
OF FEBRUARY 27, 1984

ITEM #501-10

UNITED CHURCH - Z-37-83 - 1112 KING ALBERT AVENUE

The Committee recommends:

"That application Z-37-83 be referred to Public Hearing."

ITEM #501-11

QUANTA ENTERPRISES LTD. - Z-1-84 - 1155 DUFFERIN STREET

The Committee recommends:

"That application Z-1-84 be referred to Public Hearing."

ITEM #501-12

MINISTRY OF ENVIRONMENT - WASTE MANAGEMENT BRANCH RE
1530 PIPELINE ROAD

The Committee received this item for information.

ITEM #501-13

MISCELLANEOUS ZONING CHANGES - Z-1-82

The Committee recommends:

"That the properties proposed for rezoning under the draft
Bylaw No. 1425, 1984 be referred to the March Public Hearing."

ITEM #501-14

PETER COLE - 1420 BRUNETTE AVENUE

Since no one appeared with regard to this item no discussion took place.


ITEM #501-15

DR. JOSEPH CHARALAMBOUS RE 1049 RIDGEWAY

The proponent had telephoned the Planning Department on February 27 and indicated that he was withdrawing his proposal and no response was required.

TABLED ITEMS:

1. Subdivision Committee Minutes - Feb. 8, 1984
2. Design Committee Minutes - Feb. 14, 1984


 D. M. Buchanan
 Executive Secretary

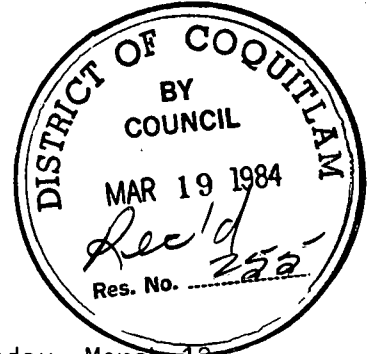
APP'D BY
CO. RES
190/84

APP'D BY
CO. RES
191/84

APP'D BY
CO. RES
192/84

501

MARCH 12, 1984



LAND USE COMMITTEE MEETING

MINUTES

A meeting of the Land Use Committee was held on Monday, March 12, 1984 at 7:30 p.m. in the Council Chambers, with the following persons present:

COMMITTEE:

- Ald. B.T.H. Robinson, Chairman
- Ald. W. LeClair
- Ald. G. Levi
- Also Mayor Sekora

STAFF:

- N. Nyberg, Municipal Engineer
- A.J. Edwards, Assistant Municipal Engineer
- E. Tiessen, Deputy Planning Director
- S. Jackson, Community Planner
- T. de Jong, Long Range Planner
- D.M. Buchanan, Planning Director

ITEM #501-1

545 CLARKE ROAD - E. MCDANIEL

Mr. E. McDaniel appeared before the Committee and presented a sheet on his land on Clarke Road, indicating six proposed buildings; widening of Clarke Road in exchange for the lane was indicated as well as:

- a seven-storey apartment tower,
- 17,500 square feet of retail space,
- 62 parking spaces,
- incorporation of the "lane" to the west in the development.

This item was referred to the Engineering, Fire and Planning Departments for review.

ITEM #501-2

1420 BRUNETTE AVENUE - P. COLE

Mr. Peter Cole appeared with regard to his letter of February 21, 1984. Under the present designation, three RT-2 units would be possible, according to Mr. Cole, or five under RM-1 zoning. Rental units were indicated.

The Committee recommends:

"That Council direct Mr. Cole to apply for RM-1 zoning."

Handwritten notes:
 App'd B
 Co. Res
 # 2526/84

LAND USE COMMITTEE MINUTES
OF MARCH 12, 1984

ITEM #501-3

PARKING REQUIREMENTS FOR WATERSLIDIES - 2918-2930 GLEN DRIVE

Ald. W. LeClair removed himself from the table on this item.

Mr. H. Verbrugge presented his proposals as to parking, indicating that certain floor areas (e.g. the mechanical and maintenance area) did not generate parking requirements.

The Committee recommends:

"That the material submitted by Treco Development Corporation be referred to the Engineering Department for review and comment as to its validity and sufficiency for consideration of a Zoning By-law amendment in regard to accessory off-street parking for waterslide uses."

*APP'D B
Co. # 258/84*

Ald. LeClair returned to the table.

ITEM #501-4

V. MORROW - 1409-1423 BRUNETTE AVENUE

A further letter dated March 12, 1984 was brought to the Committee by Mrs. Morrow and she presented background on the two letters.

The Committee recommends:

1. That Council not consider the reductions in fees and charges which would be inequitable in relation to other areas of the Municipality.
2. That any plans for 1200-1210 Brunette Avenue be a matter for a future development of that land."

*APP'D B
Co. # 259/84*

The commercial (C-2) proposal for 1409-1423 Brunette Avenue was not resolved.

ITEM #501-5

CONSERVATION BY-LAW PERMIT APPLICATION - 3100 BLOCK TORY AVENUE

The Committee recommends:

"That authorization be granted to Park Lane Homes Ltd. for the earthworks which have been carried out on Lots 303, 304 and 305, Section 11, Township 39, Plan 65373, subject to:

- 1) completion of the earthworks to provide a drainage swale in accordance with the plan entitled 'Park Lane Homes, Grading Plan for Lots 302 to 307', dated 20/2/84, and stamped received in the District of Coquitlam Planning Department, March 1, 1984;
- 2) review of plans by municipal staff not being taken as confirmation of the accuracy of the design or the adequacy of the solution proposed, and the District not accepting responsibility for any costs or liability incurred from the carrying out of the works as permitted in this permit;

*APP'D B
Co. # 260/84*

LAND USE COMMITTEE MINUTES
OF MARCH 12, 1984

ITEM #501-5 con't

- 3) the applicants being responsible for any and all manner of actions, causes of actions, claims, debts, demands and promises of whatsoever kind and however arising, and whether known or unknown, suspected or unsuspected, resulting or arising from the works permitted under this permit."

ITEM #501-6

EXTENSION TO REZONING APPLICATION Z-23-82 - 1164 INLET STREET

The Committee recommends:

"That application Z-23-82 be given a six-month extension to August 28, 1984."

*APP'D BY
Co. Res
261/84*

ITEM #501-7

PROPOSED EXTENSION TO REZONING APPLICATION Z-37-79 - 2500 BLOCK
CAPE HORN AVENUE - BY-LAW NO. 1048

The Committee recommends:

"that application Z-37-79 be given a six-month extension to August 28, 1984,"

noting that this is recommended as the last extension due to the length of time from initial By-law consideration on April 8, 1980.

*APP'D BY
Co. Res
262/84*

ITEM #501-8

Z-7-84 - ADVOCATE HOLDINGS LTD. - 731 CLARKE ROAD

The Committee recommends:

"That application Z-7-84 be tabled pending submission of plans for the proposed duplex development on the proposed new lot to front Thompson Avenue."

*APP'D BY
Co. Res
262/84*

ITEM #501-9

Z-30-83 - FEBRUARY 13, 1984 LETTER FROM BCBC TO THE MAYOR

Mr. Sol Jackson spoke in regard to this report.

The Committee recommends:

"That Council write to the President and Chief Executive Officer of BCBC expressing its desire to retain on Colony Farms an agricultural use, and to this end encourage BCBC to:

*APP'D BY
Co. Res
264/84*

LAND USE COMMITTEE MINUTES
OF MARCH 12, 1984

ITEM #501-9 con't

- 1) Contact the Federal Ministry of Agriculture, the University of B.C. and Simon Fraser University, to see if they are interested in leasing or acquiring Colony Farm as an agricultural research facility. If these institutions are not interested, then;
- 2) Pursue the possibility of leasing the land in some five parcels for vegetable or berry growing. If this does not prove feasible; then
- 3) Pursue Alternative 1, which would result in the 675-acre parcel resulting in two agricultural parcels, plus one P-1 institutional lot,

And further, that Council inform the Mayor and Council of the City of Port Coquitlam regarding these recommendations."

ITEM #501-10

DEVELOPMENT PROPOSAL - LONDON DRUGS - 329 NORTH ROAD

The Committee recommends:

*Approved By
Co. Res
262/84*

- "1. That the developer submit a revised drawing and a complete set of traffic calculations and assumptions regarding traffic implications of his development.
2. That Council request that the developer, Coquitlam and Burnaby officials finalize a traffic arrangement which is satisfactory to the three parties."

ITEM #501-11

U-HAUL COMPANY OF WESTERN CANADA - 1196 PIPELINE ROAD

The Committee recommends:

*TABLED BY
Co. Res
266/84*

"That U-Haul be advised that their proposed use at 1196 Pipeline Road is not endorsed."

TABLED ITEMS:

1. Subdivision Committee Minutes of February 22, 1984
2. Design Committee Minutes of February 28, 1984

D.M. Buchanan

D.M. Buchanan
Executive Secretary

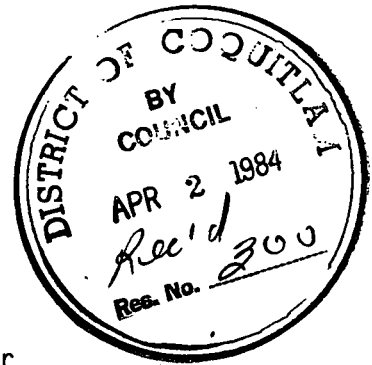
MARCH 26, 1984

LAND USE COMMITTEE MINUTES

A meeting of the Land Use Committee was held on Monday, March 26, 1984 at 7:30 p.m. in the Council Chambers, with the following persons present:

COMMITTEE:

- Ald. B. Robinson, Chairman
- Ald. W. LeClair
- Ald. G. Levi



STAFF:

- E. Tiessen, Deputy Planning Director
- T. de Jong, Long Range Planner
- A.J. Edwards, Assistant Municipal Engineer

ITEM #501-1

REZONING APPLICATION Z-39-80 - 1080-1102 WESTWOOD STREET - W. HALL

Mr. Hall reviewed the Planning Department's report of March 21, 1984, and reiterated his arguments for apartment development. He also offered, in return for apartment designation on the westerly five acres of the site, to register a covenant on the easterly three acres, restricting the latter area to commercial development only. After considerable discussion of various aspects, the Committee resolved to RECOMMEND:

*APPROVED
Co. Res. #
20/184*

- "1. THAT Mr. Wayne Hall be advised no changes to the Town Centre Plan Map are contemplated at this time.
2. THAT Council encourage Mr. Hall to pursue development of property between Crabbe and Anson Avenues west of Westwood Street under the C-2 Zone of By-law No. 1928."

ITEM #501-2

PROPOSED REAL ESTATE OFFICE - 2565 BARNET HIGHWAY

Mr. Rick Jones of Urban Design Group argued in favour of ground floor real estate offices in the CS-2 zone, noting that such use is permitted in the CS-1 zone, and as a second-floor use in the CS-2 zone. There was considerable discussion of the intent of the CS-1, CS-2 and C-2 zones. The Committee RECOMMENDS:

*APPROVED
Co. Res. #
30 2/84*

1. THAT Council advise no changes to the existing regulations pertaining to office uses in the CS-2 zone are contemplated at this time; and
2. THAT the Planning Department be instructed to review further and report back on retail uses permitted in the CS-2 zone."

ITEM 501-3

PROPOSED COMMERCIAL DEVELOPMENT - 501 NORTH ROAD

Mr. M.W. Tomaszewski appeared on behalf of Amadon Developments Ltd. The Committee considered the recommendations of the Engineering Department's report of March 22, 1984 and RECOMMENDS:

LAND USE COMMITTEE MINUTES
OF MARCH 26, 1984

ITEM 501-3 con't

*App'd By
Res
Co. 203/84*

"THAT Council now refer application Z-4-84 to Public Hearing, and that the applicant be requested to amend the plans as recommended in Mr. Edwards' report of March 22, 1984."

ITEM 501-4

Z-20-83 - SPLITTING OF BY-LAW NO. 1389, 1983

The Committee RECOMMENDS:

"THAT Council:

*See Res
204/84*

1. rescind third reading, given to By-law No. 1389, 1983 on October 17, 1983;

*See Res
205/84*

2. give third reading to By-law No. 1389, 1983, as amended;

*See Res
206, 207
208/84*

3. give third reading to By-law No. 1432, which applies to the regulatory amendment to be referred back to the Ministry of Transportation and Highways for their approval under the Highways Act."

ITEM #501-5

Z-8-84 - H. & H. NIEMANN - 2931 FLEMING AVENUE

The Committee RECOMMENDS:

*App'd By
Res
Co. 209/84*

"THAT application Z-8-84 be referred to Public Hearing on the basis of rezoning of the proposed easterly two lots, shown on sketch 8-3475F to RS-3."

ITEM 501-6

Z-9-84 - TRECO DEVELOPMENT CORP. - JOHNSON STREET AND WALTON AVENUE

Ald. LeClair removed himself from the table during the discussion of this application.

The Committee RECOMMENDS:

"THAT Council refer application Z-9-84 to Public Hearing."

Ald. LeClair returned to the table.

*App'd By
Res
Co. 211/84*

ITEM #501-7

NORTHWEST COQUITLAM COMMUNITY PLAN (WESTWOOD PLATEAU)

The Committee received the Deputy Planning Director's report of March 21, 1984 for information.

LAND USE COMMITTEE MINUTES
OF MARCH 26, 1984

ITEM 501-8

LETTER FROM PORT HEALTH ADVISORY COMMITTEE TO MAYOR SEKORA

The Committee RECOMMENDS:

APP'D
Co. Res
3/2/84

1. THAT Council inform the Port Health Advisory Committee that the control of sewage discharge into waters in the District of Coquitlam does not appear to be a problem at the present time, and that if in future any applications are received to establish float home communities in a suitable location supported by adequate services, Council will consider adopting the GVRD 'Guidelines for the Regulation of Floating Communities'.
2. THAT Council advise the Fraser Port Harbour Master that it is opposed to the relocation of live-abord vessels or float homes from any municipality to the District since the establishment of such communities would be premature at this time."

ITEM #501-9

STRATA TITLE CONVERSION OF FIRE-DAMAGED RENTAL APARTMENT BUILDING AT 535 BLUE MOUNTAIN STREET

The Committee RECOMMENDS:

APP'D
Co. Res
3/13/84

"THAT Council, as Approving Authority under the Strata Titles Act, approve the conversion into strata lots of the building on existing Lots 160, 161, 162 and 163, Blocks 21 and 30, District Lot 356, Plan 14679, NWD, subject to:

- 1) physical construction of King Albert Avenue and Howie Avenue to the standards required by Subdivision Control By-law No. 1023;
- 2) payment of any outstanding, delinquent or current taxes and the estimated 1984 municipal taxes before final approval."

ITEM #501-10

PROPOSAL TO REZONE 1409-1423 BRUNETTE AVE. TO C-2 NEIGHBOURHOOD COMMERCIAL

The Committee RECOMMENDS:

TRAD'D
BY RES
3/14/84

"THAT Council advise Ms. Morrow that it is not willing to amend the Community Plan Map to provide for commercial development at 1409 to 1423 Brunette Avenue."

ITEM #501-11

DEVELOPMENT PROPOSAL - 736 FARROW STREET/545 CLARKE ROAD

The Committee received the Engineering Department's report of March 21, 1984 and tabled this matter for a further report from the Planning Department, to incorporate also the comments of the Fire Department.

LAND USE COMMITTEE MINUTES
OF MARCH 26, 1984

ITEM #501-12

DEVELOPMENT PROPOSAL - 329 NORTH ROAD - LONDON DRUGS

The Committee received the Engineering Department's report of March 19, 1984 for information, noting that the conclusions of this report have been entered into the evidence of the March 22, 1984 Public Hearing.

TABLED ITEMS:

1. Subdivision Committee Minutes of March 6, 1984
2. Design Committee Minutes of March 13, 1984



E. Tiessen,
Acting Executive Secretary

501

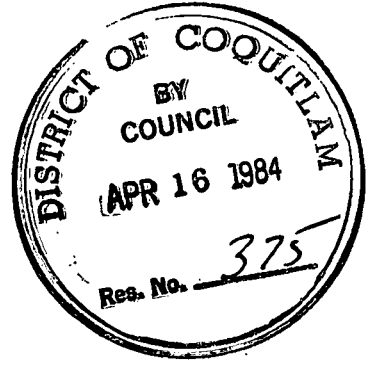
APRIL 9, 1984

LAND USE COMMITTEE MINUTES

A meeting of the Land Use Committee was held on Monday, April 9, 1984, at 7:30 p.m. in the Council Chambers, with the following persons present:

COMMITTEE:

- Ald. B.T.H. Robinson, Chairman
- Ald. W. LeClair
- Ald. G. Levi



STAFF:

- J.L. Tonn, Municipal Manager
- A.J. Edwards, Assistant Municipal Engineer
- D.M. Buchanan, Planning Director

ITEM #501-1

SALE AND REPAIR OF LAWN MOWERS, CHAIN SAWS, ETC. IN THE C-2 ZONE - 655 CLARKE ROAD

This item was tabled until April 24, 1984, as requested by the proponent.

ITEM #501-2

CORRESPONDENCE FROM BURQUITLAM MORTUARY DATED APR. 5/85 - 625 NORTH ROAD

Mr. A. MacLeod appeared before the Committee along with Miss Humble and Mr. Heck who are to take over his business. After discussion with the Committee, it was recommended:

"That Council encourage Mr. MacLeod to apply for the rezoning to CS-2 on the basis of there being a restrictive covenant limiting the use of the subject property to a funeral parlour."

RES. 376
APP'D.

ITEM #501-3

V. MORROW - PROPERTY AT 1200-1210 BRUNETTE AVENUE

Mrs. Morrow presented her request to the Committee.

The Committee recommends:

"That Mrs. Morrow be encouraged to apply for RM-2 zoning on the same policy basis as the site at 1212-1224 Brunette Avenue."

RES. 377
APP'D.

(Ground-oriented three-bedroom units of not less than 1,000 square feet have been the policy in this Medium-Density Apartment area.)

ITEM #501-4

V. MORROW - PROPERTY AT 1409-1423 BRUNETTE AVENUE

Mrs. Morrow advised that she had recently entered into an agreement on acquisition of the land at 1423 Brunette Avenue. She then sought support for C-2 zoning.

LAND USE COMMITTEE MINUTES
OF APRIL 9, 1984

ITEM #501-4 cont'd

The Committee recommends:

"That Council inform the proponent that the Community Plan Map remain unchanged for the properties, 1409 to 1423 Brunette Avenue, Lots South Half of 2, 3 and 4."

*RES. 378
APP'D.*

ITEM #501-5

PROPOSED DEVELOPMENTS AT 545 CLARKE ROAD AND 736 FARROW STREET

The Committee referred this matter to the Planning Director for discussion with Mr. E. McDaniel.

ITEM #501-6

REZONING APPLICATION Z-10-84 - B. PHILLIPS - 2425 CAPE HORN AVENUE

The Committee recommends:

"That application Z-10-84 be tabled, pending further review and a more favourable recommendation from the Design Committee."

*RES. 379
APP'D.*

ITEM #501-7

APPROVAL OF ISSUANCE OF DEVELOPMENT PERMIT - ADDITION TO 3030 LINCOLN AVE.

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."

*RES. 380
APP'D.*

ITEM #501-8

PARKING REQUIREMENTS FOR THE WATER SLIDE AT 2918-2930 GLEN DRIVE

The Committee recommends:

- "1) That the material submitted by Mr. Verbrugge is valid in identifying a need for bicycle rack facilities and passenger drop off zones at water slide developments, however, it is insufficient evidence to support a change to the parking requirements of the Zoning By-law or a decrease in the number of parking spaces being required for this particular site."
- 2) That the parking provisions for this site, as required by the Zoning By-law, be upheld."

*RES. 382
APP'D.*

LAND USE COMMITTEE MINUTES
OF APRIL 9, 1984

ITEM #501-9

1122 WESTWOOD STREET - MR. AND MRS. B. AHMAD

This item was tabled until April 24, 1984 for Mr. and Mrs. Ahmad to appear on behalf of their request.

TABLED ITEM:

Subdivision Committee Minutes of March 20, 1984.

D.M. Buchanan

D.M. Buchanan,
Executive Secretary

501

APRIL 24, 1984

LAND USE COMMITTEE MINUTES

A meeting of the Land Use Committee was held at 7:30 p.m. on Tuesday, April 24, 1984 in the Council Chambers, with the following persons present:

COMMITTEE:

- Ald. B.T.H. Robinson, Chairman
- Ald. G. Levi
- Ald. W. LeClair

Also:

Ald. M. Reid

STAFF:

- D.M. Buchanan, Planning Director
- E. Tiessen, Deputy Planning Director
- A.J. Edwards, Assistant Municipal Engineer



ITEM 501-1

SALE AND REPAIR OF LAWN MOWERS, CHAIN SAWS, ETC. IN C-2 ZONE - 655 CLARKE

The Committee recommends:

"That Mr. Tabakof's request for sale and repair of lawn mowers, chain saws, etc. be declined."

*APPROVED BY
CO. RES
422/84*

ITEM 501-2

8-2970 - LANDS AT THE NORTH END OF PIPELINE ROAD

Mr. A. Fulawka appeared before the Committee on his letter. He also raised the issue of zoning changes prior to 1971.

The Committee recommends:

"That Mr. Fulawka be advised that rezoning of Lot B, Plan 46990, and Lot 7, Plan 65674 (both of District Lot 5882) on Pipeline Road to RS-2 would not be given favourable consideration by Council."

*APPROVED BY
CO. RES
422/84*

ITEM 501-3

MR. & MRS. B. AHMAD - 1122 WESTWOOD STREET

This item was tabled for Mr. and Mrs. Ahmad to appear before the Committee.

ITEM 501-4

PROPOSED TOURIST CABOOSE AT FOOT OF BLUE MOUNTAIN STREET

Mr. John Bledsoe of the Chamber of Commerce was present in regard to their tourist information proposal. The Assistant Municipal Engineer presented the conclusions of his report of April 24, 1984.

LAND USE COMMITTEE MINUTES
OF APRIL 24, 1984

ITEM 501-4 cont'd

The Committee recommends:

- APPROVED BY
CO. RES
422/84*
- "That Council give favourable consideration to the proposal subject to:
- a) Highways agreeing to the location and directional signing thereto;
 - b) use of Woolridge Street as the route to the facility;
 - c) this site being recognized as short term, with a more appropriate site to be established in the longer term;
 - d) the administrative procedure for permits being as described in the memo of the Planning Director dated April 2, 1984."

ITEM 501-5

APPLICATION FOR RESTAURANT USE AT 1071 AUSTIN AVENUE

The Committee recommends:

*APPROVED BY
CO. RES
426/84*

"That Park Georgia Realty Ltd. be advised of the maximum sized restaurant permitted under the Zoning By-law in relation to accessory off-street parking for the building at 1071 Austin Avenue."

ITEM 501-6

EXTENSION TO REZONING APPLICATION Z-61-81 - 2714 BARNET HIGHWAY

The Committee recommends:

*APPROVED BY
CO. RES
427/84*

"That application Z-61-81 not be given a six-month extension since the applicants have had adequate time under this application to fulfill the Ministry of Transportation and Highways approval conditions, and furthermore, their letter requesting an extension was three weeks past the expiry date."

ITEM 501-7

EXTENSION TO REZONING APPLICATION Z-45-81 - JUNIOR-SENIOR SECONDARY SCHOOL AT LANSLOWNE STREET AND GLEN DRIVE

The Committee recommends:

*APPROVED BY
CO. RES
428/84*

"That application Z-45-81 be given a six-month extension to October 25, 1984."

ITEM 501-8

APPROVAL OF ISSUANCE OF DEVELOPMENT PERMIT TO ALLOW CONSTRUCTION OF SERVICE COMMERCIAL BUILDING AT 2950 LOUGHEED HIGHWAY

The Committee recommends:

*APPROVED BY
CO. RES
429/84*

"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."

LAND USE COMMITTEE MINUTES
OF APRIL 24, 1984

ITEM 501-9

Z-34-83 - GENSTAR DEVELOPMENT COMPANY - EAGLE RIDGE SUBDIVISION

A letter dated April 13, 1984 was tabled with the Committee. The Planning Director indicated that the Municipal Manager had asked that referral now be considered.

The Committee recommends:

"That application Z-34-83 be referred to the May 24, 1984 Public Hearing."

*APR 19 1984
Genstar Co.
12/4/84
1301-10*

TABLED ITEMS:

1. Design Committee Minutes of April 3, 1984
2. Subdivision Committee Minutes of April 3, 1984

D.M. Buchanan

 FOR D.M. Buchanan
 Executive Secretary

501

MAY 7, 1984

LAND USE COMMITTEE

MINUTES

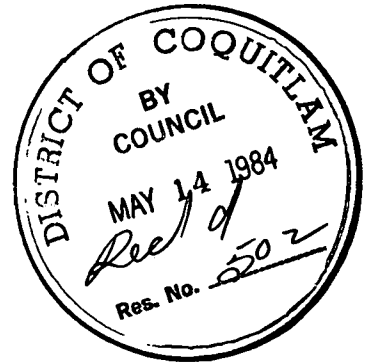
A meeting of the Land Use Committee was held on Monday, May 7, 1984 at 7:30 p.m. in the Council Chambers, with the following persons present:

COMMITTEE:

Ald. B.T.H. Robinson, Chairman
Ald. G. Levi
Ald. W. LeClair

STAFF:

N. Nyberg, Acting Municipal Manager
A.J. Edwards, Assistant Municipal Engineer
D.M. Buchanan, Planning Director



ITEM #501-1

PROPOSAL FOR COMMERCIAL USE OF PROPERTY AT 1122 WESTWOOD STREET

Mr. B. Ahmad appeared before the Committee regarding the proposed use of the existing house at this location.

The Committee recommends:

"That Mr. B. Ahmad be requested to apply for rezoning to C-2, but that he research code and by-law requirements with municipal staff prior to making a formal application."

APPROVED BY
Co. RES.
#503/84

ITEM #501-2

PROPOSAL FOR C-2 NEIGHBOURHOOD COMMERCIAL ZONING OF PROPERTY AT 200 MARMONT STREET

Mr. Tom Hoy appeared before the Committee regarding his letter and sketches. The Planning Director reviewed his report of May 3, 1984. Ald. Robinson suggested that Mr. Hoy discuss the proposal with the Planning Department as to alternative locations.

The Committee recommends:

"That Mr. Tom Hoy be encouraged to locate his proposal on lands appropriately designated on the Community Plan Map and that one or two-family housing be pursued for the subject area."

APPROVED BY
Co. RES.
#504/84

ITEM #501-3

E. MCDANIEL - 736 FARROW STREET AND 545 CLARKE ROAD

Mr. E. McDaniel answered questions as to his current thinking as to development. About 100 units of apartments on the two sites were indicated as necessary. He also stated that he needed more units on the C-2 site than allowed by the regulations to make the whole development proceed and the 66-unit RM-2 site could not be economically developed on its own. This led to discussion by the Committee as to how to proceed with the total development.

LAND USE COMMITTEE
MINUTES OF MAY 7, 1984

ITEM #501-3 cont'd

The Committee recommends:

"That this proposal be tabled and that staff report at the next meeting on the 50% limit established by By-law No. 1221, 1983 as to the reasons for said limit and whether it should be modified."

ITEM #501-4

REZONING OF LEGION SITE AT RIDGEWAY AVENUE AND NELSON STREET

Mr. Collara of the Royal Canadian Legion appeared with Mr. Peter Lovick, Architect, with regard to the plans tabled at the Committee.

The Committee recommends:

"That the Legion be requested to apply for C-2 zoning, and that staff be authorized to place such application on the agenda of a Public Hearing, subject to:

- 1) the preliminary plans being found acceptable in terms of off-street parking and other by-law requirements;
- 2) advice being provided by the Design Committee on said plans."

*APPROVED BY
Co. RES
#502/84*

ITEM #501-5

8-3684 - APPLICATION FOR STRATA TITLE CONVERSION OF EXISTING DUPLEX AT 733-735 ANSKAR COURT

The Committee recommends:

"That Council and the Strata Titles Approving Officer approve the conversion into strata lots of Lot 179, District Lot 106, Plan 66825."

*APPROVED BY
Co. RES
#506/84*

ITEM #501-6

Z-10-84 - PROPOSED CORNER STORE WITH TWO SUITES ABOVE AT 2425 CAPE HORN

The Committee recommends:

"That application Z-10-84 be referred to Public Hearing."

*APPROVED BY
Co. RES
#507/84*

LAND USE COMMITTEE
MINUTES OF MAY 7, 1984

ITEM #501-7

APPLICATION Z-12-84 FOR REZONING OF PROPERTY AT 2974 DEWDNEY TRUNK ROAD

The Committee recommends:

"That application Z-12-84 be referred to Public Hearing."

APP'D B
CO. RES
#508/84

ITEM #501-8

APPLICATION Z-13-84 FOR REZONING OF PROPERTY AT 625 NORTH ROAD

The Committee recommends:

"That application Z-13-84 be tabled, pending review by the Executive Committee of Council of the implications of the proposed road exchange."

APP'D B
CO. RES
#509/84

ITEM #501-9

APPROVAL OF ISSUANCE OF DEVELOPMENT PERMIT TO ALLOW CONSTRUCTION OF 80-UNIT MEDIUM-DENSITY APARTMENT DEVELOPMENT AT 1195 FALCON DRIVE

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
CO. RES
#510/84

ITEM #501-10

APPLICATION Z-14-84 FOR REZONING OF PROPERTY AT 501 NORTH ROAD

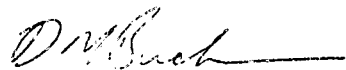
The Committee recommends:

"That application Z-14-84 be referred to the May 24, 1984 Public Hearing."

APP'D B
CO. RES
#511/84

TABLED ITEMS:

1. Subdivision Committee Minutes of April 18, 1984
2. Design Committee Minutes of April 24, 1984


D.M. Buchanan
Executive Secretary

501

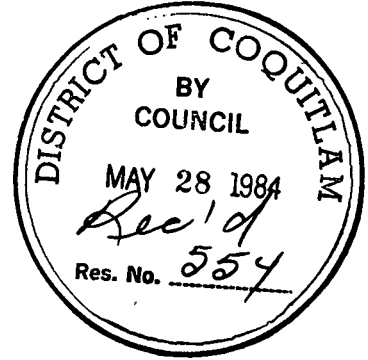
MAY 22, 1984

LAND USE COMMITTEE MINUTES

A meeting of the Land Use Committee was held on Tuesday, May 22, 1984 at 7:30 p.m. in the Council Chambers with the following persons present:

COMMITTEE:

- Ald. B.T.H. Robinson, Chairman
- Ald. W. LeClair
- Ald. G. Levi (for items 6 to 12)
- Also Mayor L. Sekora for item 1



STAFF:

- D.M. Buchanan, Planning Director
- A.J. Edwards, Assistant Municipal Engineer

ITEM #501-1

V. MORROW 1409-1423 BRUNETTE AVENUE

This item was tabled at the request of the applicant since she could not be present.

ITEM #501-2

KERN-CHEVROLET OLDSMOBILE LTD. - 750 LOUGHEED HIGHWAY

Mr. J. Anderson, Solicitor, was present to represent Kern-Chevrolet. He indicated that a new zone was needed for convenience stores and service stations in combination. A petition of 1,123 names was provided (with 110 repeats), one page of which is attached. He then advised as to the need for such a facility, and particularly for travellers on a 24-hour basis. There are five existing stores in the vicinity but not convenient for persons commuting on Lougheed Highway, according to Mr. Anderson.

The Committee recommends:

"That the Planning Department draft provisions for a zoning category for combination grocery stores and service stations on highways."

*Decided
See Res
555/84*

ITEM #501-3

TRETEX DEVELOPMENT LTD. - PARKING - COQUITLAM SQUARE - 2918-22 GLEN DRIVE

Mr. H. Verbrugge spoke on behalf of his letter of May 4, 1984 in regard to assigning parking from the land to the south.

The Committee recommends:

"That the Planning Department draft the necessary amendment to Section 402(4) of the Zoning By-law, and subject to the Municipal Solicitor reviewing said amendment, then be placed on the agenda of a Public Hearing."

*APP'D
Co. R-3
557/84*

LAND USE COMMITTEE MINUTES
OF MAY 22, 1984

ITEM #501-4

SHAMUS DEVELOPMENTS LTD. RE LOT 506 ON SHAW AVENUE

Mr. M. Gottschligg appeared before the Committee regarding land on Shaw Avenue. The Planning Director gave background as to the site and the Community Plan designation for Low-Density Apartments.

The Committee recommends:

"That Shamus Developments Ltd. be encouraged to apply for RM-1 zoning, in keeping with the Community Plan designation for Low-Density Apartments."

*APP'D BY
Co. Res # 558/84*

ITEM #501-5

Z-16-84 - PACIFIC GMC (1979) LTD. - CORNER KING EDWARD & LOUGHEED HIGHWAY

Ald. W. LeClair withdrew from the table on this item. The Chairman indicated that this item should be put forward to Council as recommended by the Planning Department.

The Committee recommends:

1. That Council amend the Community Plan Map to designate the whole of Lot 21, District Lot 48, Group 1, Plan 66298, N.W.D., for future service commercial use, and
2. That Council refer application Z-16-84 to Public Hearing."

*APP'D BY
Co. Res # 560/84*

ITEM #501-6

PROPOSED CHURCH IN TOWN CENTRE AREA AT 2813 GLEN DRIVE

Mr. W. Parneta appeared, representing the United Church. He asked that the Committee endorse going directly to rezoning without redevelopment in the short term. He advised that they are considering the using of a temporary portable (classroom) since the house can evidently only accommodate a limited number of people. He further indicated that a church building could be built on a permanent basis in about three years.

The Committee recommends:

"That the United Church be encouraged to proceed with their proposal for rezoning to P-2, with a restrictive covenant to specify the development schedule and other relevant matters, noting that required off-street parking for the temporary building or existing building and upgrading of the existing building to code specifications will be required prior to church use being established."

*APP'D BY
Co. Res # 561/84*

LAND USE COMMITTEE MINUTES
OF MAY 22, 1984

ITEM #501-7

PROPOSED REZONING AT SW CORNER CLARKE ROAD AND COMO LAKE AVENUE

Mr. Kaliffa was present in regard to his letter of May 16, 1984. A dry cleaner, video rental and produce sales are proposed as some of the uses by Mr. Kaliffa. The Planning Director was requested to provide a map indicating existing uses in the surrounding area prior to the Council meeting.

The Committee recommends:

"That Mr. Kaliffa be encouraged to apply for CS-2 zoning."

This recommendation was made on the basis that the requested information from the Planning Director would be made available at or before the Council meeting.

APPROVED BY
CO. RES
502/84

ITEM #501-8

50% LIMITATION ON APARTMENT FLOOR SPACE IN C-2 ZONE 545 CLARKE ROAD

Mr. McDaniel came before the Committee on his land at 545 Clarke Road.

The Committee recommends:

"That Neighbourhood Commercial designation on the Community Plan Map and C-2 zoning be considered compatible by Council at 545 Clarke Road, but that the 50% of floor space limit on apartment use in the C-2 zone not be changed."

APPROVED BY
CO. RES
502/84

ITEM #501-9

SERVICE CENTRE FOR MAYFAIR INDUSTRIAL PARK

Marathon were invited to attend a meeting of the Land Use Committee to discuss the proposed commercial centre.

ITEM #501-10

CONSERVATION PERMIT APPLICATION - 1933 CUSTER COURT

The Committee recommends:

"That authorization be granted to Mr. W. Nolte to carry out earthworks to facilitate construction of a garage at 1933 Custer Court, in accordance with the proposal submitted to the Planning Department, and subject to no deposit or removal of soil within 15 metres of the crest of the slope."

APPROVED BY
CO. RES
504/84

LAND USE COMMITTEE MINUTES
OF MAY 22, 1984

ITEM #501-11

Z-15-84 - COUNSELLOR CONSULTING SERVICES - WESTWOOD STREET

The Committee recommends:

"That application Z-15-84 be referred to Public Hearing for C-2 zoning of Lot 118, with an amendment to Section 402(4) of Zoning By-law No. 1928, to allow allocation of accessory off-street parking across a lane, on the understanding that:

- a) a restrictive covenant will be provided to allocate the accessory off-street parking and prohibit any other use on the property;
- b) the applicants will provide for the additional dedication needed on Westwood Street to facilitate future reconstruction to arterial standards;
- c) Engineering Department input on outstanding servicing requirements and traffic and circulation matters will be provided to the Public Hearing;
- d) the applicants will be advised by the Planning Department of the alternative of 'hooking' Lot 118 to the parcel to which he wishes to allocate the off-street parking."

*App'd By
Co. Res #501-11/84*

ITEM #501-12

PROPOSED DEVELOPMENT OF LOTS 2 AND 3, PLAN 6038, AND PARCEL G, PLAN 6021, ALL OF DISTRICT LOT 386, GROUP 1, N.W.D. - G & A PROPERTIES


The Committee recommends:

- "1. That Council amend the Town Centre Community Plan Map by redesignating Sub Areas 'B' and 'C', as described on the plan attached to the Planning Director's report of May 16, 1984, from 'Townhouse' to 'Compact One-Family', and
- 2. That Aplin and Martin be advised to now make application for development based on such amendment of the Community Plan Map."

*App'd By
Co. Res #501-12/84*

TABLED ITEMS:

Subdivision Committee Minutes of May 1, 1984
Design Committee Minutes of May 8, 1984


D.M. Buchanan
Executive Secretary

501

JUNE 4, 1984

LAND USE COMMITTEE MEETING

MINUTES

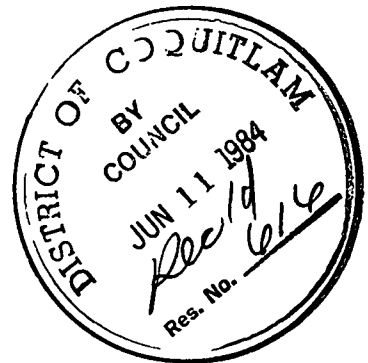
A meeting of the Land Use Committee was held on Monday, June 4, 1984 at 7:30 p.m. in the Council Chambers with the following persons present:

COMMITTEE:

Ald. B.T.H. Robinson, Chairman
Ald. W. LeClair
Ald. G. Levi

STAFF:

D.M. Buchanan, Planning Director
A.J. Edwards, Assistant Municipal Engineer



✓ ITEM #501-1

Z-19-84 - AMADON DEVELOPMENTS LTD. - 501 NORTH ROAD

Mr. M. Tomaszewski came before the Committee. He proposed that a restrictive covenant be placed on the property to preclude any convenience store from locating there. He also described a revised site plan which moves the proposed building eastward, with incorporation of the abutting lane and exchanging it for a widening strip along Austin Avenue. Extensive discussion on lane closing and traffic implications then took place.

The Committee recommends:

"Referral to the June 28, 1984 Public Hearing on the basis of a report from the traffic section of the Engineering Department being available at the Public Hearing, said report to consider congestion on the curb lane of North Road, with entry to drive-in restaurants to the north."

*APPR'D BY
CO. RES # 617/84*

ITEM #501-2

PROPOSED LAND USE AT 205 BERNATCHEY STREET

Mr. A. Jiwan and Architect, Mr. N. Singh, appeared. The Planning Director reviewed the allowable uses in the CS-1 zone intended by the service commercial designation and the need for a 925 m² site.

The Committee concluded that no change to the service commercial designation was warranted.

✓ ITEM #501-3

PROPOSED COMMERCIAL DEVELOPMENT AT 545 CLARKE ROAD - E. MCDANIEL

Mr. McDaniel indicated that the Planning Director's memo of May 31st was complete as to the issues involved, in response to the Chairman's question thereon. However, he appealed for retention of the existing access onto Clarke Road, with a restrictive covenant to guarantee closure on demand by the District in future with establishment of the bus bay and an ALRT station. He advised that an architect would be hired in the next few days to design the proposed development.

LAND USE COMMITTEE MEETING
MINUTES OF JUNE 4, 1984

ITEM #501-3 cont'd

The Committee recommends:

- APPROVED
Co. Res
6/8/84*
- 1) That Mr. McDaniel be encouraged to apply for:
 - a) C-2 zoning, and
 - b) subdivision and lane closure/exchange to establish future property lines.
 2. That Council accept the concept of retaining the existing access on Clarke Road, removal to be allowed for on request by the Municipal Engineer under a restrictive covenant in favour of the District of Coquitlam."

ITEM #501-4

MAILLARDVILLE SHOPPING CENTRE - 927 BRUNETTE AVENUE

This item was received for information.

ITEM #501-5

Z-17-84 - PROPOSED REZONING OF PROPERTY AT 1431 BRUNETTE AVENUE TO RM-1

The Committee recommends:

- APPROVED
Co. Res
6/9/84*
- 1) That the Community Plan Map designation for Lot 6, Block 11, District Lot 46, Plan 2624, be changed from Townhousing to Low-Density Apartment.
 - 2) That application Z-17-84 be referred to Public Hearing."

ITEM #501-6

Z-18-84 - PROPOSED REZONING OF PROPERTY AT 923 FOSTER AVENUE TO RS-3

The Committee recommends:

"That application Z-18-84 be referred to Public Hearing."

ITEM #501-7

Z-12-83 - PROPOSED REZONING OF REMAINDER OF PHASE II OF THE RIVERVIEW HEIGHTS DEVELOPMENT

Mr. W. Johnson, Project Manager, appeared before the Committee on this proposal. He advised that a chain link fence would be built east of Chilko Drive to separate the development from the hospital grounds. He also advised that a proposal as to development of the park/school site was before relevant officials.

The Committee recommends:

- APPROVED
Co. Res
6/21/84*
- 1) That the Community Plan Map for the Austin Avenue East Area be amended for Phase II of Riverview Heights, as shown on Map 3, attached to the Planning Director's report of May 30, 1984.

LAND USE COMMITTEE MEETING
MINUTES OF JUNE 4, 1984

ITEM #501-7 cont'd

- 2) That Subsection (a) of Clause 1 of Resolution No. 175, passed by Council on February 28, 1983, be rescinded.
- 3) That application Z-12-83 pertaining to the remainder of Phase II of the Riverview development be referred to Public Hearing on the basis of Map 1, attached to the Planning Director's report dated May 30, 1984.

TABLED ITEMS:

1. Subdivision Committee Minutes of May 15, 1984
2. Subdivision Committee Minutes of May 29, 1984
3. Special Meeting of Subdivision Committee, May 31, 1984
4. Design Committee Minutes of May 22, 1984



D.M. Buchanan
Executive Secretary

JUNE 18, 1984

LAND USE COMMITTEE MEETING

MINUTES

A meeting of the Land Use Committee was held on Monday, June 18, 1984 at 7:30 p.m. in the Council Chambers, with the following persons present:

COMMITTEE:

- Ald. B.T.H. Robinson, Chairman
- Ald. W. LeClair (after item #1)
- Ald. G. Levi

Also: Mayor L. Sekora

STAFF:

- D.M. Buchanan, Planning Director
- A.J. Edwards, Assistant Municipal Engineer



ITEM #501-1

SECOND STEP SOCIETY - BROOKMERE SCHOOL

Ms. Kim Lyster, accompanied by Mr. Ron Barnett, President of Second Step Society, spoke to the Committee. The proposal was described as a training or "private-educational" facility. The Society has not yet approached the School Board; all of the school is proposed to be used by them except for those areas used by existing tenants (e.g. Glenayre Day Care).

BA The Committee recommends:

"That Council authorize the sending of a letter to the School Board supporting the proposal from Second Step Society."

*APP'D
Co # 674/84*

ITEM #501-2

PROPOSED CONVENIENCE STORE AT 1393 GABRIOLA DRIVE (Z-14-80)

Mrs. S. Dumay appeared, along with another representative, regarding "New Horizons Market" and a sign indicating its opening in August. The concern was with littering south of the store, loitering at the facility, etc. A petition was presented from the area earlier in the day, and Ald. Robinson acknowledged its receipt. The residents were advised that rezoning to residential was not a practical idea at this stage, though many of their concerns could be addressed by the store owner/operator.

The Committee recommends:

"That the residents arrange to meet with the new development permit applicant to discuss their concerns."

ITEM #501-3

EXTENSION TO REZONING APPLICATION Z-39-80

Mr. George Culley and Mr. Bill Brager appeared before the Committee regarding retaining the three-reading status of the C-2 zoning. A recreation-oriented commercial development is proposed by Mr. Culley.

LAND USE COMMITTEE MEETING
MINUTES OF JUNE 18, 1984

ITEM #501-3 cont'd

The Committee recommends:

"That rezoning application Z-39-80 be given a six-month extension to December 24, 1984, and that this extension be granted on the understanding that no rezoning of all or any portion of this property will proceed without the registration of a restrictive covenant with relation to design control over the lands involved, or the rezoning is immediately followed up by a fully secured development permit issuance."

*APPRO'D BY
Co. RES
6/22/84*

ITEM #501-4

APPLICATION Z-20-84 BY G & A PROPERTIES LTD. FOR REZONING OF PROPERTY AT 1241-1247 JOHNSON STREET TO RS-1, RT-2, P-5 AND RM-2

This item was tabled, as recommended by the Planning Department.

ITEM #501-5

APPLICATION Z-21-84 BY URBAN DESIGN GROUP FOR REZONING OF PROPERTY AT 2565 BARNET HIGHWAY TO C-2

This item was tabled, as recommended by the Planning Department.

ITEM #501-6

BED AND BREAKFAST ACCOMMODATION

The Committee recommends:

"That the following regulatory changes to the Zoning By-law be referred to a Public Hearing:

- 1) the definition of boarding use have added to it: 'includes bed and breakfast accommodation';
- 2) Section 602(4) be amended to provide a sub-section as follows: 'in the form of bed and breakfast accommodation, may provide for up to two boarders or one family.'

*APPRO'D BY
Co. RES
6/14/84*

ITEM #501-7

REZONING APPLICATION Z-13-84 - 625 NORTH ROAD TO CS-2

The Committee recommends:

"That application Z-13-84 be referred to Public Hearing."

*APPRO'D BY
Co. RES
6/17/84*

LAND USE COMMITTEE MEETING
MINUTES OF JUNE 18, 1984

ITEM #501-8

AMENDING BY-LAW TO SIGN CONTROL BY-LAW NO. 1036, 1980

The Committee recommends:

"That Council give three readings to By-law No. 1459, 1984 to amend the District of Coquitlam Sign Control By-law No. 1036, 1980."

*APP'D
COUNCIL
6/27/84
6/28/84
6/29/84*

ITEM #501-9

ZONING BY-LAW AMENDMENT TO INCREASE NUMBER OF ZONES WHERE CHRISTMAS TREE SALES ARE ALLOWED

The Committee recommends:

"That By-law No. 1457, 1984 be submitted to the next Public Hearing."

*APP'D
COUNCIL
6/28/84
6/29/84*

The Committee adjourned to its in-camera meeting at 8:45 p.m.

The Committee reconvened at 9:10 p.m.

ITEM #501-10

PRESENTATION BY V. MORROW RE 1409-1412 BRUNETTE AVENUE

Mrs. V. Morrow asked for reconsideration of C-2 zoning with boutiques and similar uses. She indicated that there was no interest in town-housing. The Committee noted that an RM-1 application allowing for about five units is to be before the Public Hearing next week, the site being the northwest corner of Schoolhouse and Brunette east of Hoy's Market. The conclusion was that no reconsideration for C-2 zoning would be entertained.


ITEM #501-11

NORTH ROAD AND AUSTIN AVENUE TRAFFIC STATISTICS

The Assistant Municipal Engineer's memo of June 18, 1984 was received for information.

TABLED ITEM:

Design Committee Minutes of June 5, 1984


D.M. Buchanan
Executive Secretary

JULY 3, 1984

LAND USE COMMITTEE MEETING

MINUTES

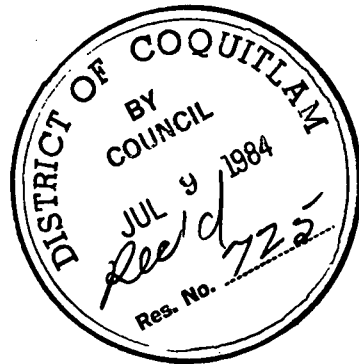
A meeting of the Land Use Committee was held on Tuesday, July 3, 1984 at 7:30 p.m. in the Council Chambers, with the following persons present:

COMMITTEE:

Ald. B.T.H. Robinson, Chairman
Ald. G. Levi

STAFF:

E. Tiessen, Deputy Planning Director
A.J. Edwards, Assistant Municipal Engineer



ITEM #501-1

PROPOSED COMMERCIAL SERVICE CENTRE FOR MAYFAIR PARK,
2550 UNITED BOULEVARD - MARATHON REALTY DELEGATION

Mr. M. Thomas represented Marathon Realty. He stated that Marathon is still reserving a site for purposes of a service centre, and would be opposed to allowing a restaurant use within an industrial building, especially because of parking problems. However, Mayfair Park is still only 50% developed, and Marathon has not yet found a buyer for the service centre site. Marathon is unwilling to construct the service centre itself, because this would fall outside the scope of their normal operations.

Mr. Thomas went on to state that Marathon might be able to market a downsized site for a service centre if such a centre were allowed to include office space, but he understood that the Municipality opposed office uses in Mayfair, except where such office space served customers strictly within Mayfair. In his opinion, it is probable that most office tenants in a service centre would indeed be serving Mayfair customers, but that a restrictive covenant limiting office uses to such tenants would make the site difficult to service.

Mr. Tiessen pointed out that a past initiative for an office complex in Mayfair had been declined by the Municipality, but that this had been a much larger proposal not related to a service centre. He stated that a more modest proposal, as part of a service centre, might merit further consideration.

After some further discussion, the Committee recommends:

"That the Planning Department be authorized to report on the implications of a down-sized service centre, including a modest amount of office floor space."

*APP'D BY
Co. Res
724/84*

ITEM #501-2

REZONING APPLICATION Z-20-84 - G & A PROPERTIES LTD.

The Committee recommends:

"That application Z-20-84 be referred to Public Hearing for the RS-4 and P-5 areas subject to the applicant first supplying the necessary bearings and dimensions and creek and natural boundary location plans to establish the appropriate zoning boundaries, and

*APP'D BY
Co. Res
727/84*

LAND USE COMMITTEE MEETING
MINUTES OF JULY 3, 1984

ITEM #501-2 cont'd

That the RT-2 and RM-2 portions of application Z-20-84 be tabled as requested by the applicants."

ITEM #501-3

LETTER FROM REALTY WORLD - PROPOSED PUB AT CAPE HORN AVENUE
AND MATHEWSON AVENUE

Mr. P. Lussier and his client, Mr. Ferguson, spoke in favour of the proposal. After some discussion, the Committee tabled this matter for:

- a) a report from the Engineering Department on traffic implications,
- b) a report from the Planning Department on alternate sites in the same general area, and
- c) evidence from the applicants of the opinion of neighbouring property owners, based on an informal canvass.

ITEM #501-4

Z-23-84 - 1122 WESTWOOD STREET - REZONING FROM RS-1 TO C-2

The Committee recommends:

"That application Z-23-84 be tabled:

- 1) for submission of revised plans by the applicant responding to C-2 zoning regulations, to Building Code requirements, and reflecting no access to Westwood Street;
- 2) for review of the revised plans by the Planning Department and the Building Department in relation to Zoning By-law requirements and National Building Code requirements;
- 3) for written input from the applicant as to upgrading and maintenance proposed for the exterior of the existing building, including the landscaping and surrounding grounds."

ITEM #501-5

Z-24-84 - 555 CLARKE ROAD - REZONING FROM CS-1 to C-2

The Committee recommends:

"That application Z-24-84 be tabled pending:

- 1) the Subdivision Committee finding a subdivision layout technically feasible for the lane cancellation/exchange;
- 2) the applicant submitting normal preliminary plans and review of these preliminary plans by the municipal staff and Design Committee."

APP'D BY
Co. R33
720/84

APP'D BY
Co. R33
729/84

LAND USE COMMITTEE MEETING
MINUTES OF JULY 3, 1984

TABLED ITEMS:

1. Subdivision Committee Minutes - June 13, 1984
2. Design Committee Minutes - June 19, 1984



E. Tiessen
Acting Executive Secretary

LAND USE COMMITTEE MINUTES
OF JULY 16, 1984

ITEM #501-4

REZONING APPLICATION Z-27-84 - 1025 RIDGEWAY AVENUE

The Committee recommends:

"That application Z-27-84 be referred to Public Hearing."

ITEM #501-5

8-3671 - STRATA TITLE CONVERSION OF EXISTING RENTAL APARTMENT BUILDING
AT 615 NORTH ROAD

The Committee recommends:

"That Council and the Strata Titles Approving Officer approve the conversion into strata lots of the building on Lot 188, District Lots 5 and 7, Group 1, Plan 66314, subject to the applicants first replacing the fire extinguishers to the satisfaction of the Fire Chief."

ITEM #501-6

COUNCIL RES. 756 OF JULY 9, 1984 AND CONVENIENCE STORE DEFINITION

Ald. Levi raised the issue of how to define a "convenience store". The Committee then referred the matter to the Municipal Solicitor for review as to whether hour restrictions should be considered since permitting of a bulk food outlet might be difficult if sale of food was precluded.

ITEM 501-7

COUNCIL RES. 436 OF APRIL 30, 1984

The Planning Director advised of recent letters from the Subdivision Committee to Mr. T. Spraggs and a meeting with Mayor Sekora, Ald. Levi, the Municipal Engineer and himself on the morning of July 16, 1984. The Mayor had referred an issue as to reconstruction of the land along the route of the David-Pathan Connector to the Committee for discussion and recommendations.

The Municipal Engineer went through the history of references to the escarpment area by various consultants, minutes and correspondence.

Mr. Spraggs reviewed the matter and his concerns as to financing such work, slope stability, and the overlap onto the adjacent property.

The Committee recommends:

"That Council reconfirm that the final portion of Resolution 436 of April 30, 1984 was intended to refer to the whole escarpment area east of the Coquitlam River Valley when adjacent any new development."

*APP'D B
Co. Res
802/84*

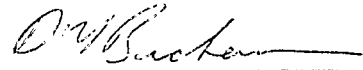
*APP'D B
Co. Res
803/84*

*APP'D B
Co. Res
804/84*

LAND USE COMMITTEE MINUTES
OF JULY 16, 1984

TABLED ITEM:

Subdivision Committee Minutes of June 26, 1984



D.M. Buchanan
Executive Secretary

JULY 30, 1984

LAND USE COMMITTEE

MINUTES

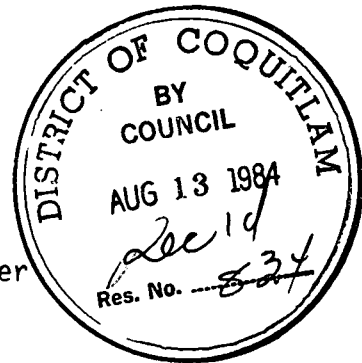
A meeting of the Land Use Committee was held in the Council Chambers on Monday, July 30, 1984 at 7:30 p.m., with the following persons present:

COMMITTEE:

Ald. G. Levi, Chairman
Ald. W. LeClair

STAFF:

D.M. Buchanan, Planning Director
Tomina de Jong, Long Range Planner
A.J. Edwards, Assistant Municipal Engineer



ITEM #501-1

PROPOSED NEIGHBOURHOOD PUB AT CAPE HORN AVENUE AND MATHEWSON AVENUE

Mr. Wayne Ferguson appeared and indicated that due to their survey of residents, the sites on Cape Horn Avenue were no longer being pursued. He indicated that the site at Austin Avenue and Mariner Way was the best alternative of those discussed. Residents of the Mathewson Avenue area were also present and were advised by the Chairman as to procedures related to development.

The Committee recommends:

"That Mr. Ferguson meet with the Planning Department on the Mariner/Austin location (Alternative #3)."

ITEM #501-2

REZONING APPLICATION Z-26-84 - 581 CLARKE ROAD - SS-2 TO CS-2

The Committee tabled this application for the applicant to:

- a) advise the Committee as to proposed uses for the building and to
 - b) modify the building plans to meet the CS-2 provisions of the Zoning By-law,
- noting that no further CS-2 zoning should be considered by Council in Southwest Coquitlam in view of the report under consideration relating to this category.

ITEM #501-3

EXTENSION TO REZONING APPLICATION Z-28-83 - 1500 LOUGHEED HIGHWAY

The Committee recommends:

"That application Z-28-83 be granted a six-month extension to April 17, 1985."

APPRO'D [Signature]
Co. Secs
832/84

LAND USE COMMITTEE MINUTES
OF JULY 30, 1984

ITEM #501-4

APPROVAL OF ISSUANCE OF DEVELOPMENT PERMIT - PROPOSED CORNER STORE AT
1393 GABRIOLA DRIVE

The Committee recommends:

- "1) That development permit DP-16-81, plus all amendments thereto, be cancelled.
- 2) That Council authorize the Treasury Department to refund the security taken in conjunction with DP-16-81 in the amount of \$5,000, plus appropriate interest.
- 3) That Council approve signing and sealing of the development permit DP-6-84 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 R's
836/84*

ITEM #501-5

APPROVAL OF ISSUANCE OF DEVELOPMENT PERMIT - COMMERCIAL BUILDING FOR TRETEX
DEVELOPMENT LTD. AT 2920 ATLANTIC AVENUE

Subject to the development permit being signed, sealed and notarized, 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."

*JABRID
B's
827/84*

The Planning Director was asked to check on what type of tenant is being pursued by the permittee for this development.

ITEM #501-6

APPROVAL OF ISSUANCE OF DEVELOPMENT PERMIT - COMMERCIAL BUILDING AT
1066 AUSTIN 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 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 R's
828/84*

LAND USE COMMITTEE MINUTES
OF JULY 30, 1984

ITEM #501-7

Z-3-83 - PREZONING OF DEVELOPABLE MUNICIPAL LANDS

The Committee reviewed the reasons for this initiative and raised questions regarding park availability in the Hickey Street area. Timing of sale of land by the District was indicated by the Planning Director as a way to relate to availability of recreation facilities or such facilities in town-housing projects.

The Committee recommends:

"That By-law No. 1453, 1984 be referred to Public Hearing."

*APP'D B.Y.
Co. Res
829/84*

ITEM #501-8

POLICY REPORT NO. 1, 1984 - COMMERCIAL ISSUES

The Chairman advised Mr. Grant and Mr. Witchelo, who were in the audience, as to the initiatives the Committee proposed relating to the Commercial Issues Report and this led to some discussion with them. The Planning Director and Long Range Planner advised as to various aspects of the initiatives.

The Committee recommends:

- "1) That the Planning Department be authorized to draft a zoning by-law amendment to:
 - rename C-2 from 'Neighbourhood Commercial' to 'General Commercial',
 - rename CS-2 from 'Special Service Commercial' to 'Limited Commercial',
 - amend CS-2 regulations to allow the retail sale of personal goods and to allow personal services,
 - amend CS-2 regulations to delete office uses and to limit gfa to 0.4 times the lot area,
 - amend CS-2 regulations to delete non general retail/ services uses, with the objective of tailoring the zone to accommodate existing CS-2 developments,
 - amend CS-1 regulations to also limit gfa to 0.4 times the lot area.

- 2) That the Planning Department review the following locations, either zoned or previously considered for CS-2 zoning, as to type and quantity of development which would be possible under such revised CS-2 regulations and provide supporting reasons for any possible zoning changes to CS-1.
 - a) Lots 580 and 581, Plan 63079 and Lot 238, Plan 66557, at Runnel and Falcon;
 - b) the north portions of the Parkland and Evergreen Mobile Home Parks on Barnet Highway at Lansdowne and Johnson;
 - c) 501 North Road;
 - d) 625 North Road;
 - e) 581 Clarke Road.

*APP'D B.Y.
Co. Res
840/84*

*APP'D B.Y.
Co. Res
841/84*

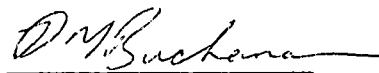
LAND USE COMMITTEE MINUTES
OF JULY 30, 1984

ITEM #501-8 cont'd

- APP'D BY
RES
CO. # 842/84
- 3) That Council endorse a policy of supporting future development on lands currently designated 'Service Commercial' on the Southwest Coquitlam Community Plan Map and the Coquitlam Town Centre Community Plan Map only if proposals proceed in accordance with CS-1 zoning.
- APP'D BY
RES
CO. # 842/84
- 4) That application Z-21-84 for C-2 zoning at 2565 Barnet Highway be declined."

TABLED ITEMS:

1. Design Committee Minutes of July 3, 1984.
2. Subdivision Committee Minutes of July 10, 1984.
3. Design Committee Minutes of July 17, 1984


D.M. Buchanan
Executive Secretary

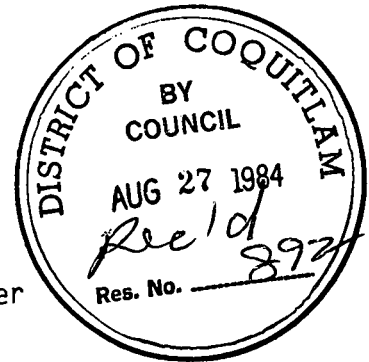
LAND USE COMMITTEE

MINUTES

A meeting of the Land Use Committee was held on Monday, August 20, 1984 at 7:30 p.m. in the Council Chambers, with the following persons present:

COMMITTEE:

- Ald. B. Robinson, Chairman
- Ald. G. Levi
- Ald. W. LeClair
- Mayor L. Sekora



STAFF:

- E. Tiessen, Deputy Planning Director
- A.J. Edwards, Assistant Municipal Engineer

ITEM #501-1

PROPOSED EXTENSION TO REZONING APPLICATION Z-37-79 - 2500 BLOCK CAPE HORN

The Committee recommends:

"That Council grant a further six-month extension to rezoning application Z-37-79 to February 28, 1985."

ITEM #501-2

PROPOSED COMMUNITY CARE FACILITY AT 422 DONALD STREET

The Committee heard a delegation of homeowners from the neighbourhood of the proposed community care facility, and received a petition opposing the location of such facilities in RS-1 zones without the prior notification of area residents.

The Committee tabled this matter for:

1. staff to immediately advise the Simon Fraser Society for Mentally Handicapped People to hold a meeting with area residents as soon as possible to discuss the proposal and to receive the residents' views, and that the Simon Fraser Health District be requested to send a representative to such meeting;
2. staff to report on the implications of Section 602(11) of the Zoning By-law, with particular reference to:
 - a) the circumstances leading to adoption of By-law No. 1015, 1980;
 - b) how such facilities are handled in the by-laws of neighbouring municipalities;
 - c) an opinion from the B.C. Assessment Authority as to whether existing community care facilities in Coquitlam have affected the values of adjacent properties;
3. the Municipal Solicitor to transmit copies of the residents' petition forthwith to the Simon Fraser Society and the Health District.

*APP'D R3
B.C. # 897
84*

LAND USE COMMITTEE MINUTES
OF AUGUST 20, 1984

ITEM #501-3

24-HOUR CARETAKER FACILITIES IN INDUSTRIAL ZONES

The Committee tabled this request for the Planning Department to review with the Municipal Solicitor the implications of permitting the residential accommodation of a watchman in a temporary building.

ITEM #501-4

"SERVICE STATION" WITHIN MAYFAIR INDUSTRIAL PARK AT 78 GLACIER STREET

The Committee recommends:

"That Council advise Gulf Canada Ltd. that in regard to the truck fueling facility at 78 Glacier Street, fuel must be dispensed by an attendant, as required under the provisions of the Trade Licensing By-law, and that sale of fuel must be limited to vehicles exceeding 4,600 GVW, as required by Section 802(6) of the Zoning By-law."

APPR'D
Co. RES
894/84

ITEM #501-5

CS-1 ZONING ON THE WEST SIDE OF BERNATCHEY STREET

The Committee recommends:

"That Mr. Gandomi be advised to apply for CS-1 zoning on the property at 219 Bernatchey Street, and to supply preliminary plans for the proposed development with such application."

DEFERRED
SEE RES
890/84

ITEM #501-6

APPLICATION Z-30-84 FOR REZONING OF PROPERTY AT 3031-3061 DEWDNEY TRUNK ROAD FROM M-1 TO M-6

The Committee discussed this application at some length, with particular concern as to whether any access is proposed to Hosmer Court, the residential street along the west boundary of the site. Upon determining that no such access is proposed by the applicant, and that the Traffic Section would recommend against such access in any event, the Committee recommends:

"That application Z-30-84 be referred to Public Hearing."

APPR'D
Co. RES
890/84

ITEM #501-7

APPLICATION Z-28-84 FOR REZONING OF PROPERTY AT 561 SHAW AVENUE FROM RT-1 TO RM-1

"That application Z-28-84 be tabled, pending submission of revised plans which comply with the density requirements of the Zoning By-law, and advice being received from the Design Committee on the acceptability of the preliminary plans."

APPR'D
Co. RES
897/84

LAND USE COMMITTEE MINUTES
OF AUGUST 20, 1984

TABLED ITEMS:

1. Design Committee Minutes of July 31, 1984
2. Subdivision Committee Minutes of July 24, 1984
3. Subdivision Committee Minutes of August 14, 1984



Eric Tiessen
Acting Executive Secretary

501

SEPTEMBER 4, 1984

LAND USE COMMITTEE

MINUTES

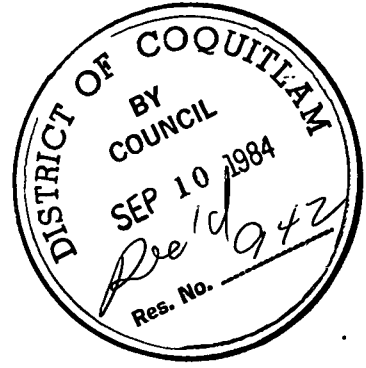
A meeting of the Land Use Committee was held on Tuesday, September 4, 1984 at 7:30 p.m. in the Council Chambers, with the following persons present:

COMMITTEE:

Ald. B.T.H. Robinson, Chairman
Ald. W. LeClair

STAFF:

D.M. Buchanan, Planning Director
E. Tiessen, Deputy Planning Director



ITEM #501-1

PROPOSED COMMUNITY CARE FACILITY AT 422 DONALD STREET

Jennifer Childs appeared on behalf of the Simon Fraser Society for Mentally Handicapped People. She stated that it now appears the Society will not be proceeding with a facility at 422 Donald Street since the senior government agencies responsible for financing find the proposed purchase price to be too high.

Mildred de Haan, consultant to the Society, stressed the need for residential accommodation for the handicapped in the community now that government institutions are being phased out, and pointed out that many of the residents would be children of Coquitlam families.

The delegation stressed that existing facilities are well kept, have good relations with neighbours, and have not caused problems in the community.

The Committee stressed to the delegation the importance of area residents being contacted in advance of a community care facility being located in a neighbourhood. The Committee also urged the Society, even if it is not proceeding with the 422 Donald proposal, to meet with the persons who circulated the petition against the proposal in order to show them existing facilities.

ITEM #501-2

REZONING APPLICATION Z-26-84 - 581 CLARKE ROAD

The applicant, Mr. Khalifa, informed the Committee that he had been pursuing in good faith an application for CS-2 zoning and had been meeting the various municipal requirements in regard to the application, when he was informed midway through the process that CS-1 zoning for his property is being considered. He stated that while he could appreciate the District's desire to limit the extent of CS-2 zoning, it would be unfair to affect his application in mid process. He stated further that CS-1 zoning might eliminate prospective tenants with whom he has already had discussions.

The Committee recommends:

"That Council advise Mr. Khalifa to proceed with his CS-2 application."

*APP'D
Co R37
9/22/84*

LAND USE COMMITTEE MINUTES
OF SEPTEMBER 4, 1984

ITEM #501-3

PROPOSED CHANGES TO CS-2 ZONE AND RELATED ISSUES

The Committee tabled this matter in order for staff to advise Genstar, Southern Slope Holdings, and the owners of Parkland and Evergreen mobile home parks that:

- a) the Committee will be considering changes to CS-2 regulations, and rezoning of certain CS-2 sites, at its September 17th meeting, and invites comments on these proposals,
- b) the objective is to place by-laws dealing with these regulatory changes and rezonings before a Public Hearing on October 27th or earlier date.

ITEM #501-4

REMOVAL OF RESTRICTIVE COVENANTS - 1015-1025 AUSTIN AVENUE

The Committee recommends:

"That, subject to a search by the Municipal Solicitor, Council authorize discharge of Restrictive Covenants T100435, T122519, and that the Mayor and Clerk be authorized to sign all documentation pertaining to the discharge of these Covenants, and such discharge will become binding upon the District when duly executed and delivered for and on behalf of the Corporation by the Mayor and Municipal Clerk, who are specifically authorized to sign the same and to affix the Corporate Seal thereto, and to deliver the same and that all as the Act and Deed of the District of Coquitlam."

*APPROVED
Co. R35
9/4/84*

ITEM #501-5

Z-24-84 - PROPOSED COMMERCIAL DEVELOPMENT AT 555 CLARKE ROAD

The Committee recommends:

That applications Z-2-84 and Z-24-84 be referred to Public Hearing for C-2 zoning on the commercial site and RM-2 zoning on the apartment site, and based on the revised property line, as shown on the sketch attached to the Planning Department report dated August 31, 1984."

*APPROVED
Co. R35
9/4/84*

ITEM #501-6

DEVELOPMENT PERMIT ISSUANCE - PROPOSED SUBDIVISION - BUOY DRIVE

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."

*APPROVED
Co. R35
9/4/84*

LAND USE COMMITTEE MINUTES
OF SEPTEMBER 4, 1984

ITEM #501-7

SERVICE CENTRE - MAYFAIR PARK - 2550 UNITED BOULEVARD

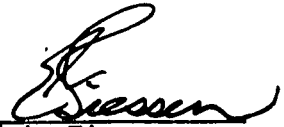
The Committee recommends:

"That Marathon Realty be encouraged to submit an application and preliminary plans for a one and one-half acre commercial service centre under C-2 zoning at 2550 United Boulevard, with office space to be limited to not more than 50% of total floor space by restrictive covenant."

*App'd B'd
R 5/9
C 01/7/84*

TABLED ITEMS:

1. URISA Conference Notes - "Computing in Public Agencies"
2. Design Committee Minutes of August 21, 1984



Eric Tiessen
Acting Secretary

SEPTEMBER 17, 1984

LAND USE COMMITTEEMINUTES

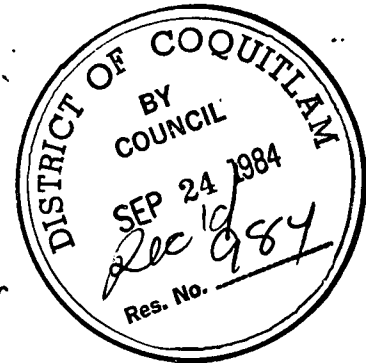
A meeting of the Land Use Committee was held on Monday, September 17, 1984 at 7:30 p.m. in the Council Chambers, with the following persons present:

COMMITTEE:

Ald. B.T.H. Robinson, Chairman
Ald. W. LeClair
Ald. G. Levi

STAFF:

J.L. Tonn, Municipal Manager
D.M. Buchanan, Planning Director
T. de Jong, Long Range Planner
A.J. Edwards, Assistant Municipal Engineer

ITEM #501-1GULF CARDLOCK FUELING FACILITY - MAYFAIR INDUSTRIAL PARK - 78 GLACIER STREET

Mr. L. Bigland and Mr. Dale Yahn appeared before the Committee with regard to their letter of 1984 09 12. Mr. Yahn provided the City of Vancouver definition of a "keylock fuel station" and requested consideration of this as a special use without an attendant serving fuel. He advised that steps are being taken to minimize automobile usage, though there are problems with fleets having some smaller motor vehicles.

Other points:

1. The definition allows for any card system; implementation depends on the operator.
2. Plans for expansion - none at the moment for 78 Glacier Street.
3. Investment - computerized controls, etc. (The Committee was concerned with assessment).
4. Restriction on numbers - The District could do similarly to Vancouver.
5. Restriction on passenger vehicles - signs advising customers.
6. Other keylock operations.

The Committee recommends:

"That staff report on possible by-law changes to allow a cardlock operation at 78 Glacier Street, after a letter is received from Gulf undertaking to reduce passenger vehicle usage, and that staff obtain information from the B.C. Assessment Authority as to assessed values of service station sites with minimum on-site buildings."

ITEM #501-2Z-10-84 - PROPOSED COMMERCIAL DEVELOPMENT AT CAPE HORN AND DAWES HILL

Mr. Bruce Phillips appeared regarding a request for further commercial usage at this site. This was followed up by discussion by the Committee.

The Committee recommends:

"That Mr. Phillips' proposal to consider either C-2 or CS-1 be declined."

LAND USE COMMITTEE MINUTES
OF SEPTEMBER 17, 1984

ITEM #501-3

Z-29-84 - PROPOSED CHANGES TO CS-2 ZONE AND RELATED ISSUES

Mr. C. Marr of Genstar and Mr. S. Kurrein appeared on behalf of Genstar and Southern Slope Holdings. They raised the alternative of offices being allowed in that area.

The Committee recommends:

"That Council refer By-law No. 1477, 1984 to a special Public Hearing to be held on October 9, 1984."

*APPR'D BY
CO. RES
9/27/84*

ITEM #501-4

PROPOSED COMMUNITY CARE FACILITY - 422 DONALD STREET

The Committee received this report for information.

ITEM #501-5

CONSERVATION PERMIT APPLICATION - 881 SPENCE AVENUE

The Committee recommends:

"That authorization be granted to Mr. and Mrs. Walter Zebiak to carry out earthworks and construction to stabilize the ravine bank on Lot 198, District Lot 367, Plan 34063, subject to:

- 1) all works to be carried out in accordance with the report by Took Structural Laboratory Inc., dated August 7, 1984, to be supplemented by the following to be provided to the satisfaction of the Municipal Engineer:
 - a) auger hole locations being identified;
 - b) submission of calculations pertaining to the retaining wall for the following:
 - overturning calculations,
 - protection against sliding,
 - bearing capacity of supporting earth,
 - massive soil movement failure surface passing below the base of the wall,
 - factor of safety against failure of the structure;
 - c) letter of inspection and supervision to be submitted from the geotechnical engineer;
- 2) Took Structural Laboratory Inc. providing supervision of all works authorized by this permit, and upon completion of the works, providing written certification confirming the competency of the works;
- 3) the duration of the permit to be six months, noting that under Clause 28, Number 1 of By-law No. 1199, Council may suspend or revoke the permit if at any time, in its 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 set out in the permit have not or are not being fulfilled;

*APPR'D BY
CO. RES
9/28/84*

LAND USE COMMITTEE MINUTES
OF SEPTEMBER 17, 1984

ITEM #501-5 cont'd

- 4) the applicant being responsible for keeping the streets clean, in the opinion of the Municipal Engineer, from all dirt and debris resulting from the trucks involved with the excavation of earth from the lands;
- 5) the applicant providing to the Planning Director, prior to commencement of the works, letters of approval of the works from:
 - a) the Water Management Branch of the Ministry of Environment,
 - b) the Fish and Wildlife Branch of the Ministry of Environment,
 - c) Federal Fisheries and Oceans;
- 6) review of plans by municipal staff not being taken as confirmation of the accuracy of the design or the adequacy of the solution proposed, and the District does not accept responsibility for any costs or liability incurred from the carrying out of the works as permitted in this permit;
- 7) the applicant being responsible for any and all manner of actions, causes of actions, claims, debts, demands and promises of whatsoever kind and however arising, and whether known or unknown, suspected or unsuspected, resulting or arising from the works permitted under this permit."

ITEM #501-6

PROPOSED EXTENSION TO REZONING APPLICATION Z-24-83 - 1106 CARTIER STREET

The Committee recommends:

"That application Z-24-83 be given a six-month extension to April 3, 1985."

ITEM #501-7

MAILLARDVILLE REDEVELOPMENT STUDY

The Committee received this item for information.

ITEM #501-8

Z-20-84 - QUESTIONS RAISED AT AUGUST 12, 1984 PUBLIC HEARING

The Committee authorized the Planning Director to write to the persons named in the Hearing who raised concerns regarding the matters reviewed in the Assistant Municipal Engineer's memo.

ITEM #501-9

OTHER ITEMS AT COUNCIL

The Planning Director advised that Mayor Sekora had authorized certain items to go directly to Council on October 24, 1984 if possible:

- a) Development Permit - Renaissance Developments Ltd. - London Drugs site at 329 North Road.


LAND USE COMMITTEE MINUTES
OF SEPTEMBER 17, 1984

ITEM #501-9 cont'd

- b) Development Permit - Granisle - Cariboo Hotel at 403 North Road.
- c) Conservation By-law Permit - 826 Thermal Drive.

TABLED ITEMS:

1. Subdivision Committee Minutes of August 28, 1984
2. Design Committee Minutes of September 6, 1984



D.M. Buchanan
Executive Secretary

OCTOBER 1, 1984

LAND USE COMMITTEE MEETING

MINUTES

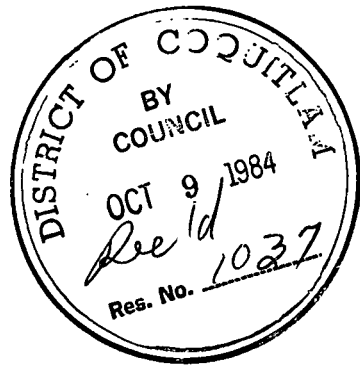
A meeting of the Land Use Committee was held on Monday, October 1, 1984 at 7:30 p.m. in the Council Chambers, with the following persons present:

COMMITTEE:

- Ald. B.T.H. Robinson, Chairman
- Ald. W. LeClair
- Ald. G. Levi

ALSO:

- For Item 6
- Ald. R. Mitchuk, Acting Mayor
- Ald. M. Reid



STAFF:

- J.L. Tonn, Municipal Manager
- D.M. Buchanan, Planning Director
- A.J. Edwards, Assistant Municipal Engineer

ITEM #501-1

DIAGONAL PARKING ON THE EAST SIDE OF WESTWOOD PROFESSIONAL BUILDING ON WESTWOOD STREET

The Committee recommends:

"That the Municipal Engineer report directly to Council on the proposal by Mr. Spraggs of September 20, 1984."

APP'D B' Co. #1038/84

ITEM #501-2

CONSERVATION PERMIT APPLICATION - 1013 BUOY DRIVE

The Committee recommends:

"That authorization be granted to Mr. K. Lock to carry out the earthworks necessary to facilitate siting the single-family dwelling on Lot 562, District Lot 373, Plan 53845, subject to:

1. all works being carried out in accordance with the report by CTI Construction Testing and Inspection, Consulting Materials Engineering Services, dated August 2, 1984, entitled 'Project #KL229', for the above-described legal description;
2. CTI Construction Testing and Inspection providing supervision of all works authorized by this permit and upon completion of the works, providing submission of written certification confirming the competency of the works;

APP'D B' Co. #1039/84

*914.52
58 64
855 83*

LAND USE COMMITTEE MEETING
MINUTES OF OCTOBER 1, 1984

ITEM #501-2 cont'd

3. the applicant being responsible for keeping the streets clean, in the opinion of the Municipal Engineer, from all dirt and debris resulting from trucks involved with the earthworks authorized by this permit;
4. the duration of the permit to be 6 months, noting that under Clause 28, No. 1 of By-law No. 1199, Council may suspend or revoke the permit if at any time, in its 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 set out in the permit have not been or are not being fulfilled."

ITEM #501-3

CONSERVATION PERMIT APPLICATION - 1064 HULL COURT

The Committee recommends:

"That authorization be granted to Mr. & Mrs. M. Clavelin for construction of the retaining wall, including associated earthworks required for construction of the retaining wall, and associated drainage and stabilization works on Lot 571 of District Lot 373, Group 1, Plan 53845, N.W.D., being 1064 Hull Court, subject to:

- 1) all works being carried out in accordance with the report by Golder Associates, entitled 'Report to M. Clavelin - Genstar Development Co. on Remedial Slope Treatment, 1064 Hull Court, Coquitlam, British Columbia', and stamped 'Received District of Coquitlam Planning Dept., May 16, 1984', and accompanied by the following:
 - a) letter from Bianco Engineering Ltd., dated May 11, 1984 to L.T. Scott, Supervisor, Subdivision and Development;
 - b) letter from Mr. R.C. Butler, P. Eng., Golder Associates, dated May 14, 1984 to L.T. Scott;
2. Golder Associates providing supervision of all works authorized by this permit, in accordance with their letter of November 16, 1983, entitled 'Supervision of Remedial Slope Treatment, Sensitive Lands';
3. Golder Associates providing, upon completion of the works authorized by this permit, certification confirming the competency of the works;
4. the applicant being responsible for obtaining the necessary approval of the adjacent property owner and securing any necessary liability insurance coverage prior to the commencement of any works:

*APPROV'D BY
CO-RES
1040/84*

LAND USE COMMITTEE MEETING
MINUTES OF OCTOBER 1, 1984

ITEM #501-3 cont'd

5. all plans relating to the earthworks and construction of the retaining wall being signed and stamped by Bianco Engineering Ltd., to the satisfaction of the Chief Building Inspector;
6. the duration of the permit to be 6 months, noting that under Clause 28, No. 1 of By-law No. 1199, Council may suspend or revoke the permit if at any time, in its 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 set out in the permit have not been or are not being fulfilled."
7. the applicant being responsible for keeping the streets clean, in the opinion of the Municipal Engineer, from all dirt and debris resulting from trucks involved in completion of the works authorized by this permit;
8. the applicant being responsible for any and all manner of actions, causes of actions, claims, debts, demands and promises of whatsoever kind and however arising, and whether known or unknown, suspected or unsuspected, resulting or arising from the works permitted under this permit."

ITEM #501-4

REZONING APPLICATION Z-26-84 - 581 CLARKE ROAD

The Committee recommends:

"That application Z-26-84 be referred to Public Hearing but the applicant to be advised that:

- a) the landscaping proposed on road allowance should be of a minimal maintenance type and be subject to an agreement as to continued maintenance by the owner of the subject land;
- b) the proposed convenience store use may well be proposed for prohibition by way of restrictive covenant after the Public Hearing."

*App'd B
Co. Res
10/4/84*

ITEM #501-5

REZONING APPLICATION Z-31-84 BY EAGLERIDGE UNITED CHURCH FOR REZONING OF PROPERTY AT 2813 GLEN DRIVE FROM RS-1 TO P-2

The Committee recommends:

"That application Z-31-84 be referred to Public Hearing."

*App'd B
Co. Res
#1042/84*

LAND USE COMMITTEE MEETING
MINUTES OF OCTOBER 1, 1984

ITEM #501-6

403 NORTH ROAD - 1,000 SQUARE FOOT ADDITION AND PARKING

Mr. Tim Clark, Granisle Developments, and Mr. Mike Burton-Brown, Architect, appeared before the Committee. They asked that a parking agreement between Dumas Hotels Ltd., the Ministry of Transportation and Highways and Granisle be recognized so as to allow utilization of an estimated nine spaces on the adjacent hotel site, and a 1,000 square foot addition. The Planning Director advised that a 1982 restrictive covenant in favour of the District could be utilized instead if still registered against the three parcels of land involved. He also advised that the hotel parking has to be analyzed with regard to requirements relating to seating, though on a floor space basis, it appears there may be surplus parking. He also advised that redesign of hotel parking may be possible.

The Committee recommends:

"That a development permit for the approximate 1,000 square foot addition be prepared by staff for direct consideration by Council on October 9, 1984, provided that:

- 1) the restrictive covenant in favour of the District is still registered against the three parcels, controlled by Dumas Hotels Ltd. and Granisle Developments, and
- 2) acceptable plans are submitted by Granisle's architect for review by the Design Committee and municipal staff, and
- 3) Granisle submit complete information with regard to use of floor space in the Cariboo Hotel complex, including maximum seating in all restaurant, banquet, beverage and lounge areas, in order that the number of surplus parking spaces, if any, can be determined."

*TABLED
See Res
1042/84*

ITEM #501-7

Z-28-84 - PROPOSED 11-UNIT LOW-DENSITY APARTMENT AT 561 SHAW AVENUE

The Planning Director advised that Mr. Ken Poon, designer, had contacted the Planning Department earlier that day seeking an October rather than November Public Hearing. He advised that the Planning Department has requested submission of updated plans by September 21, 1984, but they had not been received.

The Committee recommends:


"That, subject to acceptable revised plans being submitted by the applicants prior to October 9, 1984, application Z-28-84 be referred to the October 25, 1984 Public Hearing."

*APPROV BY
CO RES
1044/84*

LAND USE COMMITTEE MEETING
MINUTES OF OCTOBER 1, 1984

TABLED ITEMS:

1. Design Committee Minutes of September 18, 1984
2. Subdivision Committee Minutes of September 11, 1984
3. Subdivision Committee Minutes of September 25, 1984



D.M. Buchanan
Executive Secretary

OCTOBER 15, 1984

LAND USE COMMITTEE

MINUTES

A meeting of the Land Use Committee was held in the Council Chambers at 7:30 p.m. on Monday, October 15, 1984, with the following persons present:

COMMITTEE:

- Ald. B.T.H. Robinson, Chairman
- Ald. W. LeClair
- Ald. G. Levi

STAFF:

- D.M. Buchanan, Planning Director
- A.J. Edwards, Assistant Municipal Engineer



ITEM #501-1

REQUEST FOR EXTENSION OF REZONING APPLICATION Z-31-83 - PIPELINE ROAD GOODLAND DEVELOPMENTS LTD.

The Committee recommends:

APPROVED BY Co. RES # 1121/84

"That application Z-31-83 be given a six-month extension to May 24, 1985."

ITEM #501-2

EXTENSION TO REZONING APPLICATION Z-45-81 - JR.-SR. SECONDARY SCHOOL AT LANSDOWNE STREET AND GLEN DRIVE

The Committee recommends:

APPROVED BY Co. RES # 1122/84

"That application Z-45-81 be granted a six-month extension to April 25, 1985."

ITEM #501-3

CONSERVATION PERMIT APPLICATION - 439 ALOUETTE DRIVE

The Committee recommends:

APPROVED BY Co. RES # 1122/84

"That authorization be granted to Mr. and Mrs. R. Aitken to carry out earthworks and remedial measures, including a proposed timber retaining wall on the property at 439 Alouette Drive, being Lot 74, District Lot 305, Group 1, Plan 65386, subject to:

- 1) all works being carried out in accordance with the letter from Hardy Associates (1978) Ltd., dated September 10, 1984;
- 2) the applicant being responsible for keeping the streets clean, in the opinion of the Municipal Engineer, from all dirt and debris resulting from trucks involved with the delivery of fill material;
- 3) the applicant securing any necessary building permits for the retaining structure to be constructed and in any event, providing, to the satisfaction of the Chief Building Inspector, information on the following:
 - a) drainage;
 - b) extent of the retaining wall proposed in the plan;
 - c) impact of the fill on neighbouring properties;

LAND USE COMMITTEE MINUTES
OF OCTOBER 15, 1984

ITEM #501-3 cont'd

- 4) review of plans by municipal staff not being taken as confirmation of the accuracy of the design or the adequacy of the solution proposed;
- 5) the duration of the permit to be six months, noting that under Clause 28, No. 1, of By-law No. 1199, Council may suspend or revoke the permit if at any time, in its 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 set out in the permit have not or are not being fulfilled;
- 6) the applicant being responsible for any and all manner of actions, causes of actions, claims, debts, demands and promises of whatsoever kind and however arising, and whether known or unknown, suspected or unsuspected, resulting or arising from the works permitted under this permit."

ITEM #501-4


AMENDMENT TO DEVELOPMENT PERMIT DP-17-84 - GRANISLE SHOPPING CENTRE INC.
403 NORTH ROAD

The Committee recommends:

"That Council approve signing and sealing of the amendment to Development Permit DP-17-84 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 ITEM:

Design Committee Minutes of October 2, 1984


D.M. Buchanan
Executive Secretary

APPRO'D BY
CO. RES
#1124/84

OCTOBER 29, 1984

LAND USE COMMITTEE

MINUTES

A meeting of the Land Use Committee was held in the Council Chambers at 7:30 p.m. on Monday, October 29, 1984, with the following persons present:

COMMITTEE:

- Ald. B.T.H. Robinson, Chairman
- Ald. W. LeClair
- Ald. G. Levi
- Mayor L. Sekora

STAFF:

- D.M. Buchanan, Planning Director
- A.J. Edwards, Assistant Municipal Engineer



ITEM #501-1

PROPOSED ADDITIONAL USE IN C-1 ZONE - 1393 GABRIOLA DRIVE

Eugene Lee, the proponent and Gary Davis of Sabre Realty appeared before the Committee regarding rental of video tapes and machines.

The Committee recommends:

"That Council turn down Mr. Eugene Lee's proposal to amend the Zoning By-Law to allow rental of video tapes and machines in the C-1 zone."

APPROVED BY
CO. RES # 1152/84

ITEM #501-2

APPLICATION Z-32-84 FOR REZONING OF PROPERTY AT 1148 WESTWOOD STREET TO RM-2, THREE-STOREY MEDIUM-DENSITY APARTMENT - JOHN G. WATTS

The Committee recommends:

"That application Z-32-84 be tabled pending:

- 1) submission of full preliminary plans for review by the Design Committee and Municipal staff;
- 2) a report being received from the Engineering Department on watermain improvement implications."

APPROVED BY
CO. RES # 1154/84

ITEM #501-3

APPLICATION Z-33-84 FOR REZONING OF PROPERTY AT 1235 JOHNSON STREET TO RM-1 & P-5 FOR LOW-DENSITY APARTMENT PROJECT - SIGMA GROUP

The Committee recommends:

- 1) That the Coquitlam Town Centre Plan be amended, as shown on the map attached to the Planning Director's report of 1984 10 19, and labelled 'Coquitlam Town Centre Plan Amendment - 1235 Johnson Street';
- 2) That application Z-33-84 be referred to Public Hearing."

APPROVED BY
CO. RES # 1156/84

LAND USE COMMITTEE MINUTES
OF OCTOBER 29, 1984

ITEM #501-4

REQUEST FOR COMMUNITY PLANNER TO ADDRESS THE SOCIETE MAILLARDVILLE UNI

The Committee indicated no objection to Mr. Jackson attending the Societe Maillardville 1984 11 18 meeting on the basis that notes or a summary of his presentation be made available to members of the Committee prior to said meeting.

ITEM #501-5

PRELIMINARY INVESTIGATION TOWARD AN OFFICIAL COMMUNITY PLAN FOR NORTHEAST COQUITLAM

This item was received for information.

ITEM #501-6

AUSTIN EAST AREA

The Committee discussed how and when to approach residents of the Austin East area. Some of the points raised were:

- 1) the review of the Neighbourhood Commercial site should examine the possible complications for the Austin/Mundy commercial area;
- 2) a meeting early in 1985 should be considered;
- 3) a staff role was emphasized rather than one by a consultant;
- 4) a design theme for the area was considered important;
- 5) at least two meetings were considered essential, one being at the early formative stage and one when more concrete alternatives were being brought forward.

The Committee recommends:

"That the Planning Department present a proposal to the Land Use Committee in January of 1985 leading to an initial public meeting on the Austin East Area."

*APPROD B
CO RES
1156/84*

ITEM #501-7

PRESENTATION BY ENGINEERING DEPARTMENT ON SOILS CONCERNS RE CONSERVATION PERMITS

The Assistant Engineer tabled and presented a report on this subject. This was followed up by discussion. Ald. Levi raised the issue of building on infill lots. She requested a report from the Chief Building Inspector as to whether site and drainage plans could be required with all building permit applications, and what administrative or other implications that presented. The question of enforcement of Conservation Permits was also raised and referred to the next In-Camera meeting of the Committee.

LAND USE COMMITTEE MINUTES
OF OCTOBER 29, 1984

TABLED ITEMS:

1. Design Committee Minutes of October 16, 1984
2. Subdivision Committee Minutes of October 10, 1984
3. Subdivision Committee Minutes of October 23, 1984

D.M. Buchanan
Executive Secretary

501

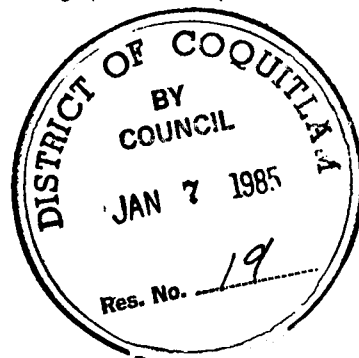
LAND USE COMMITTEE MEETING

MINUTES

A meeting of the Land Use Committee was held on Monday, December 31, 1984 at 10:00 a.m. in the Council Chambers, with the following persons present:

COMMITTEE:

- Ald. W. LeClair, Chairman
- Ald. M. Reid
- Ald. L. Bewley



Also:

- Ald. E. Parker

STAFF:

- D.M. Buchanan, Planning Director
- T. de Jong, Long Range Planner

ITEM #501-1

8-3695 - PROPOSED DEVELOPMENT AT JOHNSTON STREET AND GLEN DRIVE - OCEATAIN INVESTMENTS LTD. (delegation)

The Committee heard from Mr. R. Cook and Mr. E. Campbell re the \$135,000 Oceatain evidently paid for Lot 45 versus the appraisal figure established by the A.E. LePage appraisal of July 18, 1984. They also raised the Zoning By-Law definition as to lot area regarding the limit on permitted density versus the fact that they had purchased all of Lot 45. This related to the crediting and compensation for dedicating parkland with the Oceatain development. The Committee indicated that they would consider their presentation at their in-camera meeting.

ITEM #501-2

PROPOSED LAND USE - 205 BERNATCHY STREET (delegation)

This item was tabled for Mr. Jiwan to appear at a subsequent meeting.

ITEM #501-3

EXTENSION TO Z-38-83 - 1200 BLOCK BRUNETTE AVENUE

The Committee recommends:

"That application Z-38-83 be granted a six-month extension to August 6, 1985."

*App'd
Res. 20/85*

ITEM #501-4

CONSERVATION PERMIT APPLICATION - 1002 BUOY AVENUE

The Committee recommends:

"That authorization be granted to Pacific Northwest Land Corporation to carry out earthworks to facilitate siting of single-family dwellings on Lots 2 to 13 inclusive, District Lots 372 and 373, Plan 68948, subject to:

- 1) all works to be carried out in accordance with the report from Took Structural Laboratory Inc., dated September 7,

*App'd
Res. 21/85*

LAND USE COMMITTEE MINUTES
OF DECEMBER 31, 1984

ITEM #501-4 Con't.

1984, and entitled 'Recommendations for Residence Foundation Construction and Conservation of the Environment';

- 2) Took Structural Laboratory Inc. or another qualified professional soils engineer approved by the Chief Building Inspector:
 - a) carrying out supervision of all works authorized by the permit, including the responsibility for compliance with all requirements of the permit;
 - b) providing written certification confirming the competency of the works on each lot upon completion of the works for that lot;
- 3) all works to be in compliance with all restrictive covenants registered against the lots;
- 4) the applicant providing, prior to the issuance of a building permit, detailed structural landscaping and site drainage drawings to the satisfaction of the Chief Building Inspector;
- 5) the duration of the permit to be one year, noting that under Clause 28(1) of By-Law No. 1199, Council may suspend or revoke the permit if at any time, in its 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 set out in the permit have not been or are not being fulfilled;
- 6) the applicant being responsible for keeping the streets clean, in the opinion of the Municipal Engineer, from all dirt and debris resulting from trucks involved with the earthworks on the lots;
- 7) review of plans by municipal staff not being taken as confirmation of the accuracy of the design, or the adequacy of the solution proposed;
- 8) the applicant being responsible for any and all manner of actions, causes of actions, claims, debts, demands and promises of whatsoever kind and however arising, and whether known or unknown, suspected or unsuspected resulting or arising from the works permitted under this permit."

ITEM #501-5

TRI COMMUNITY BUILDER AWARDS - LETTER FROM CHAMBER OF COMMERCE

The Tri Community Awards letter was received for information.

TABLED ITEMS

1. Subdivision Committee Minutes of December 4, 1984
2. Subdivision Committee Minutes of December 18, 1984
3. Design Committee Minutes of December 11, 1984


D.M. BUCHANAN
Executive Secretary

DECEMBER 10, 1984

LAND USE COMMITTEE MEETING

MINUTES

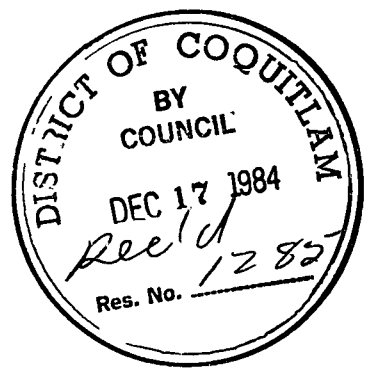
A meeting of the Land Use Committee was held on Monday, December 10, 1984 at 7:30 p.m. in the Council Chambers, with the following persons present:

COMMITTEE:

- Ald. W. LeClair, Chairman
- Ald. L. Bewley
- Mayor L. Sekora

STAFF:

- J.L. Tonn, Municipal Manager
- N. Nyberg, Municipal Engineer
- D.M. Buchanan, Planning Director



ITEM #501-1

PROPOSED CS-1 ZONING - 219 BERNATCHEY STREET

Mr. S. Khazaie of Port Coquitlam addressed the Committee regarding CS-1 zoning, as representative for the owner of land at 219 Bernatchey Street, Mr. Gandomi. He indicated that residential use was not appropriate due to noise, pollution and traffic. The Committee stated that the project should be reviewed as to screening, pollution control, including noise, etc., as part of the development permit process.

COUNCIL ACTION

The Committee recommends:

"That Mr. Gandomi formally apply for CS-1 zoning and that the Planning Department review how to control the noise, pollution, and other nuisances with the development."

The Planning Department was tasked to collect data on traffic, noise, etc. on this area and report on this at the time the rezoning application comes forward.

*DEFERRED
CO. RES
1280/84*

ITEM #501-2

COMMERCIAL PROJECT - 2565 BARNET HIGHWAY

Mr. Andrew Grant and Mr. Rick Jones appeared before the Committee as to parking requirements for fitness centres.

The Planning Department was directed:

- 1) to review the budget to determine if funds are available to proceed immediately with the consultant parking review;
- 2) to look at splitting up the floor space further in this Fitness Centre;
- 3) to review with the Ministry of Transportation and Highways and the Legal Department implications of reducing the required number of parking spaces;

and to advise Mr. Jones or Mr. Grant as to these investigations prior to the next Committee meeting.

LAND USE COMMITTEE MEETING
MINUTES OF DECEMBER 10, 1984

ITEM #501-3

PROPOSED C-2 ZONING OF 1001 AUSTIN AVENUE - CRESTVIEW PLAZA

Mr. Roman Herchak, consultant, appeared before the Committee regarding this development, the hairdressing proposal, and the longer term idea of C-2 rezoning.

The item was deferred for detailed review by staff of a written submission from the proposed hairdressing operator.

ITEM #501-4

AMENDMENT TO MOBILE HOME PARK BY-LAW NO. 1266

Mr. J. Nelson of Stanley Associates appeared regarding the 12.5-metre minimum width and the need for a change to the By-law. There was also reference to a need to discuss with his client the procedure for relocation of tenants from existing mobile home parks.

COUNCIL ACTION The Committee recommends:

"That By-law No. 1498 be given three readings by Council, subject to Mayor Sekora being satisfied as to tenant relocation procedures."

*See
1280/87/87
1987*

ITEM #501-5

Z-37-79 - PROPOSED AMUSEMENT PARK IN THE 2500 BLOCK CAPE HORN AVENUE

The Committee received this item for information.

ITEM #501-6

PROPOSED REZONING OF PROPERTY AT 2188 AUSTIN AVENUE - FARWEST DEVELOPMENTS

COUNCIL ACTION The Committee recommends:

"That Farwest Developments Ltd. be encouraged to apply for C-2 zoning."

*APPR'D
Co. 1257
1289/84*

ITEM #501-7

Z-32-84 - WATER SUPPLY REQUIREMENTS - 1148 WESTWOOD STREET

COUNCIL ACTION The Committee recommends:

"1) That Council consider a water system grid upgrading for the Town Centre East area for 1985 to improve service and fire protection to the area bounded by Pinetree Way, Glen Drive, Westwood Street and Anson Avenue.

*APPR'D
Co. 1257
1290/84*

2) That rezoning of parcels along Westwood Street be deferred until positive action is taken towards providing improved water pressure and replacement of the deficient main on Westwood."

LAND USE COMMITTEE MEETING
MINUTES OF DECEMBER 10, 1984

ITEM #501-8

CONVENIENCE STORE ISSUES

The report was discussed by the Committee and received for information.

ITEM #501-9

LOWER MAINLAND INDUSTRIAL STUDY

COUNCIL
ACTION

The Committee recommends:

"That Council support GVRD Development Services staff participation in the Lower Mainland Wide Co-ordinating Committee in 1985, and the recommended budget not to exceed \$3,000, as a basis of continuing with co-ordinated data collection and publication of information on development within the four Regional Districts of the Lower Mainland."

*APP'D B
R3
CO # 12/91/84*

ITEM #501-10

COMMUNITY CARE USES FOR HANDICAPPED IN ONE-FAMILY HOUSING & 567 COCHRANE

COUNCIL
ACTION

The Committee referred this item from their in-camera meeting.

The Committee recommends:

- "1. That the Simon Fraser Society for Mentally Handicapped People be advised of Council's displeasure with lack of any discussions with residents adjacent 567 Cochrane Avenue.
- "2. That a By-law be drafted repealing the provisions, allowing up to six handicapped persons, plus up to four staff, in one-family dwellings as an allowed community care use."

*APP'D B
R3
CO # 12/92/84*
12/93
12/94/84

ITEM #501-11

SELF-SERVE GAS STATIONS ON CARDLOCK BASIS IN M-2 ZONES (Z-34-84)

The Committee referred this item from their in-camera meeting.

COUNCIL
ACTION

The Committee recommends:

- "1) That By-law No. 1499 be given three readings.
- "2) That the draft amending by-law attached to the Planning Director's memo of October 22, 1984 be referred to the January Public Hearing."

*See Res
12/93/84*
12/93/84

TABLED ITEMS:

- 1. Design Committee Minutes of November 27, 1984
- 2. Subdivision Committee Minutes

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

501

NOVEMBER 26, 1984

LAND USE COMMITTEE MINUTES

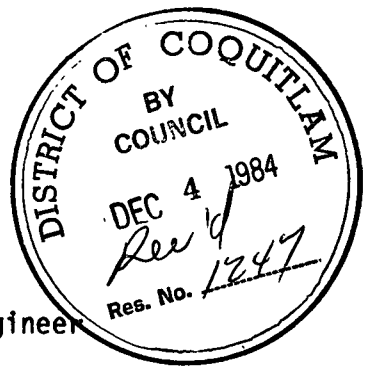
A meeting of the Land Use Committee was held at 7:30 p.m. on Monday, November 26, 1984 in the Council Chambers, with the following persons present:

COMMITTEE:

Ald. B.T.H. Robinson, Chairman
Ald. W. LeClair

STAFF:

J.L. Tonn, Municipal Manager
D.M. Buchanan, Planning Director
A.J. Edwards, Assistant Municipal Engineer



ITEM #501-1

PRELIMINARY REPORT ON REZONING APPLICATION Z-37-84 - 994 IRVINE STREET

The Committee recommends:

"That application Z-37-84 be referred to Public Hearing."

APP'D Bi
Co. H's
#1248/84

ITEM #501-2

CANCELLATION OF DEVELOPMENT PERMIT AND RELEASE OF SECURITIES - 2920 ATLANTIC AVENUE

The Committee recommends:

- "1) That Development Permit DP-8-84, issued to Tretex Development Ltd. by Council Resolution on August 27, 1984 be cancelled.
- 2) That staff be authorized to refund the security taken in conjunction with Development Permit DP-8-84 in the amount of \$9,760, being Surrey Credit Union Irrevocable Clean Letter of Credit #07-9232-0/84, dated August 14, 1984, and expiring August 31, 1985."

APP'D Bi
Co. H's
#1249/84

ITEM #501-3

Z-35-83 - SITING FROM STEEP SLOPES RECOMMENDED BY GEOTECHNICAL CONSULTANTS

The Committee recommends:

"That the amending by-law attached to the Planning Director's report of November 19, 1984 be placed on the agenda of the next convenient Public Hearing."

APP'D Bi
Co. H's
#1250/84

LAND USE COMMITTEE MINUTES
OF NOVEMBER 26, 1984

ITEM #501-4

NEW BUILDING AT 1066 AUSTIN AVENUE - 1985 TRI-COMMUNITY AWARD

The Municipal Clerk was asked to diarize this item for early October 1985, at which time he should place consideration of a nomination for the Tri-Community Design Award before Council.

TABLED ITEM:

Design Committee Minutes of November 13, 1984



D.M. Buchanan
Executive Secretary

NOVEMBER 13, 1984

LAND USE COMMITTEE MEETINGMINUTES

A meeting of the Land Use Committee was held on Tuesday, November 13, 1984 at 7:30 p.m. in the Council Chambers, with the following persons present:

COMMITTEE:

Ald. B.T.H. Robinson, Chairman
Ald. G. Levi
Ald. W. LeClair

STAFF:

A.J. Edwards, Assistant Municipal Engineer
S. Jackson, Community Planner
D.M. Buchanan, Planning Director

ITEM #501-1CRATEX CONTAINER SERVICES LTD. - PROPOSED INDUSTRIAL BUILDING AT 2250 UNITED BOULEVARD

Mr. Joe Push and Mr. Daryl Taylor appeared before the Committee regarding their proposed building plans. A shelter for employees was suggested, with walls on three sides surrounded by containers. They were asking for consideration for treatment as a temporary building.

The Committee recommends:

"That Cratex officials meet with Building and Planning Department staff to see how best to fulfill requirements for the building to be treated as a permanent structure, noting that the landscaping suggestions should be reconsidered."

ITEM #501-2V. MORROW - DEVELOPMENT ALONG BRUNETTE AVENUE

Mrs. Valerie Morrow spoke to the Committee regarding the taking down of abandoned buildings and mortgage financing difficulties, plus other problems faced in development. She passed out brochures on the Cascade Village project by Quadrant Development Limited in Burnaby. She referred to the notes on the proposed presentation by Mr. Sol Jackson on Nov. 18, 1984 and supported the actions which had been taken on the geotechnical study and previous roadworks. The Committee took no action in regard to the presentation.

ITEM #501-3W. FERGUSON - NEIGHBOURHOOD PUB AT AUSTIN AVENUE AND MARINER WAY

Mr. W. Ferguson was at the meeting regarding his initiative. The Planning Director tabled a letter dated Oct. 12, 1984 to Mr. Ferguson. The Committee discussed the process from now till mid 1985 for planning of the Austin East Area, advising him as to the time involved. Mr. Ferguson indicated his intention to await the out come of the planning process since no alternative area was acceptable to him. He was to stay in touch with the Planning Department.

LAND USE COMMITTEE MINUTES
OF NOVEMBER 13, 1984

ITEM #501-4

CONSERVATION PERMIT APPLICATION - 846 LIGHTHOUSE COURT

The Committee recommends:

"That authorization be granted to Debbie Lai for excavation and back-filling to facilitate a single-family residential dwelling on Lot 25, District Lot 361, Plan 60018, subject to:

- 1) strict adherence to the provisions of all restrictive covenants registered against the land;
- 2) removal from the site of any excess excavated material over and above that required for backfill."

App'd B
Co. Res
1200/84

ITEM #501-5

CONSERVATION PERMIT APPLICATION - 1002 BUOY DRIVE

The Committee recommends:

"That authorization be granted to Pacific Northwest Land Corporation to carry out earthworks to facilitate siting of a single-family dwelling on the future lot, as shown outlined in black on the sketch attached to the Planning Director's report dated November 7, 1984."

App'd B
Co. Res
1201/84

ITEM #501-6

Z-15-84 - LOCATION OF ACCESSORY OFF-STREET PARKING

The Committee recommends:

"That Council:

- 1) rescind third reading given to By-law No. 1462, 1984 on July 9, 1984;
- 2) give third reading to By-law No. 1462, 1984, as amended."

Sci Res
1202/84
1204/84

ITEM #501-7

MEETING NOTES FOR PRESENTATION TO THE SOCIETE MAILLARDVILLE - UNI

The Committee found the notes acceptable and discussed the meeting to be held at 2:30 p.m. on Sunday, November 18, 1984.

ITEM #501-8

GVRD - TRANSPORTATION DATA MANAGEMENT

This item was related to Section 2.1 of proposed Schedule A of the Development Services Agreement for 1985. The timing relating to a survey before ALRT was emphasized and use of the product in transportation planning.

LAND USE COMMITTEE MINUTES
OF NOVEMBER 13, 1984

ITEM #501-9

LETTER FROM MELVIN J. SHELLEY, BURNABY MUNICIPAL MANAGER, AND CHAIRMAN,
MANAGERS' COMMITTEE - INTERMUNICIPAL DEVELOPMENT SERVICES


Ald. Robinson asked that a list be prepared by staff as to products utilized by Coquitlam for review at the Council meeting.

The Committee recommends:

"That the revised Schedule A for 1985 and the Amending Agreement attached to Mr. Melvin J. Shelley's letter of November 5, 1984 be accepted, and that Council approve signing and sealing of the Amending Agreement by the Mayor and Clerk, and such Amending 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."

TABLED ITEMS:

1. Design Committee Minutes of October 30, 1984
2. Subdivision Committee Minutes of November 6, 1984


D.M. Buchanan
Executive Secretary

App'd
Co
12/28/84