

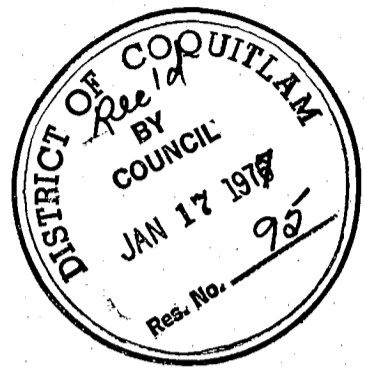
JANUARY 11, 1977

LAND USE COMMITTEE MINUTES

A regular meeting of the Land Use Committee was held on Tuesday, January 11, 1977 at 7:00 p.m. in the Council Chambers, with the following persons present:

COMMITTEE:

- Ald. L. Bewley, Chairman
- Ald. L. Garrison
- Ald. L. Sekora
- Mr. J. Neilson
- Mr. D. Doyle
- Ms. M. Johnson



STAFF:

Mr. D.M. Buchanan, Planning Director

ITEM #504-1

MINUTES OF REGULAR MEETING OF LAND USE COMMITTEE DATED DECEMBER 21, 1976

The Committee recommends:

"That the minutes of the regular meeting of the Land Use Committee dated December 21, 1976 be received."

ITEM #504-2

Z-72-76 - APPLICATION OF H.K. NIEMANN FOR THE REZONING OF PROPERTY AT 2931 FLEMING AVENUE TO RS-1 & P-2

Mr. Niemann presented his proposals for the church, noting that 50-55 persons would attend Sunday mornings and approximately 35 persons on Sunday and Wednesday nights. He has provided for 16 parking stalls which could be tripled with additional property to the west; 110 fixed seats are proposed.

The Committee recommends:

APP'D B^y
CO. RES
#96/77

APP'D B^y
CO. RES
#97/77

APP'D B^y
CO. RES
#98/77

- "1. That application Z-72-76 be referred to Public Hearing subject to Design Committee review of the latest submitted plans.
2. That special notice be sent by the Municipal Clerk to all homes on Fleming Avenue, Irvine Street, and Hoy Street east of Scott Creek, south of the CP mainline and north of Dewdney Trunk Road.
3. That the future 'lot' to the west be included in the P-2 zoning to provide for the extra parking as undertaken by the applicants."

Ald. Sekora left at this point.

ITEM #504-3

DUPLEX AT 508-510 SCHOOLHOUSE STREET - REZONING APPLICATION Z-57-76

The Committee recommends:

APP'D B^y
CO. RES
#99

"That Council give final reading to By-law No. 679, given three readings on December 13, 1976."

JANUARY 11, 1977

ITEM #504-4

LOGGING ON WESTWOOD PLATEAU AND BURKE MOUNTAIN

The Committee recommends:

APP'D
Co. RES
#100/77

"That Council endorse the Forest Ranger's recommendations and ask that all timber berths within the District of Coquitlam be terminated, and logged over areas be reforested by the B.C. Forest Service prior to them being turned over for management by other public authorities."

ITEM #504-5

PARKLAND ACQUISITION FEE

The Committee recommends:

"1) That Subsection 3 of Resolution No. 1692, passed on November 29, 1976, be amended to read:

APP'D
Co. RES
#101/77

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

2) That staff examine how credit may be given for recreation facilities provided with developments, and particularly look at the Oxbow application with input from the Parks and Recreation Director thereon, and this report to be presented to the Committee on January 25, 1977."

ITEM #504-6

APPROPRIATE SERVICE COMMERCIAL USES SOUTH SIDE OF AUSTIN AVENUE EAST OF MARMONT STREET & NEW CS-2 SPECIAL SERVICE COMMERCIAL ZONE

The Committee recommends:

APP'D
Co. RES
#102/77

"1) That Council accept the proposed by-law as the approach to be taken when individual sites are zoned in the particular block.

APP'D
Co. RES
#103/77

2) That all applicants ^{FOR OWNERS OF PROPERTIES} in the block be given a copy of the ^{PROPOSED} by-law." _{SHD}

ITEM #504-7

BAWLF REPORT

The Committee received this report for information. The Planning Director noted that he would be writing to the Ministry of Municipal Affairs in regard to this subject.

JANUARY 11, 1977

ITEM #504-8

Z-30-76 - APPROVAL OF ADDENDUM TO AGREEMENT DATED NOV. 30, 1976 BETWEEN THE DISTRICT & ARPCO HOLDINGS LTD. FOR 66 STE. RENTAL APT. DEVELOPMENT AT 1134-1214 KING ALBERT AVE.

The Committee recommends:

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

APP'D B' Co. RES #104/77

ITEM #504-9

Z-31-76 - APPROVAL OF ADDENDUM TO AGREEMENT DATED NOV. 22, 1976 BETWEEN THE DISTRICT & GLS HOLDINGS LTD. & OLMA BROS. REALTY (1973) LTD. FOR 54 SUITE RENTAL APARTMENT DEVELOPMENT AT 1114-1132 HOWIE AVENUE

The Committee recommends:

"That Council approve signing and sealing of the addendum to the agreement dated November 22, 1976 by the Mayor and Clerk; and such addendum shall become binding upon the District when duly executed and delivered for and on behalf of the Corporation by the Mayor and Municipal Clerk, who are specifically authorized to sign the same, and to affix the Corporate Seal thereto, and to deliver the same and that all as the Act and Deed of the District of Coquitlam."

APP'D B' Co. RES #105/77

ITEM #504-10

REVIEW OF REVISED CENSUS DATA FOR 1976 IN RELATION TO POPULATION TARGETS OF GVRD

The Committee recommends:

"That this report be tabled with Council for information."

ITEM #504-11

LAND USE POLICY - BRUNETTE AVENUE AND SCHOOLHOUSE STREET

The Committee recommends:

"That staff review the Community Plan designation in the 1400 block Brunette Avenue in view of application Z-70-76."

Alderman Garrison requested a report on the Beedie Construction truck terminal after review by the Community Development Committee and the Ministry of Highways.

APP'D B' Co. RES #106/77

.....CHAIRMAN

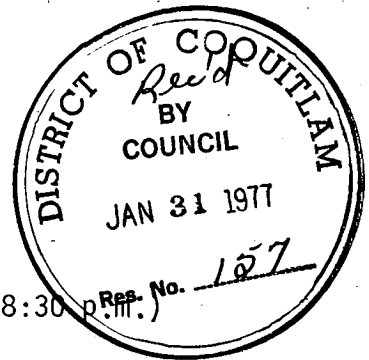
JANUARY 25, 1977

LAND USE COMMITTEE MINUTES

A regular meeting of the Land Use Committee was held on Tuesday, January 25, 1977 at 7:00 p.m. in the Council Chambers, with the following persons present:

COMMITTEE:

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



STAFF:

- Mr. D.M. Buchanan, Planning Director
- Mr. H. Castillou, Municipal Solicitor (after 8:30 p.m.)

ITEM #504-1

MINUTES OF REGULAR MEETING OF LAND USE COMMITTEE OF JANUARY 11, 1977

The Committee recommends:

"That the minutes of the regular meeting of the Land Use Committee of January 11, 1977 be received."

ITEM #504-2

Z-58-76 - PROPOSED REZONING OF LOT 67, D.L. 66, PL. 34031 - 100 WARRICK STREET

Mr. E.A. Garrison was present at the meeting and spoke on this application, objecting to the requirement of Warrick Street because of the cost of services down to Cape Horn Avenue in the neighbourhood of \$15,000.00. He said he would withdraw the application if construction was required.

The Committee recommends:

"That applications Z-58-76 (E.A. Garrison) and Z-40-76 (Farwest Developments) be declined, as a consolidated subdivision plan should be pursued for all three properties on a joint application basis."

TABLED BY C.A.S. 158/77

ITEM #504-3

MEETING WITH PORT COQUITLAM COUNCIL'S PLANNING COMMITTEE OF JANUARY 18, 1977

The Committee recommends:

"That the report of the Planning Director dated January 19, 1977 be received."

ITEM #504-4

OXBOW RANCH DEVELOPMENT AND PARKLAND ACQUISITION FEE

The Committee discussed the school site and whether to proceed to the Provincial Government directly on having the land released. It was decided to stay with Council Resolution No. 1746, with the site transfer to be arranged after execution of the development agreement.

JANUARY 25, 1977

ITEM #504-4

OXBOW RANCH DEVELOPMENT AND PARKLAND ACQUISITION FEE con't

Parkland Acquisition Fee

The Committee first recommended:

"That the \$600.00 fee be required as part of the development agreement with Oxbow Development."

The Committee then discussed the following change:

"That \$400.00 be substituted for \$600.00."

This was defeated and the original recommendation approved unanimously.

ITEM #504-5

Z-73-76 - APPLICATION OF STEEVES CONSTRUCTION FOR REZONING OF PROPERTY AT THE SE CORNER OF AUSTIN AND HICKEY FOR A 96 UNIT HOUSING DEVELOPMENT

The Committee recommends:

"That application Z-73-76 be declined as all proposed buildings are duplexes, and this approach is not considered appropriate when compared to other possible forms of compact housing, and especially fully detached dwellings."

ITEM #504-6

B-3811 - TRUCK TERMINAL - BEEDIE CONSTRUCTION - LEEDER AVENUE AND CAPE HORN INTERCHANGE

The Committee received a brief dated January 24, 1977 from Beedie Construction Co. Ltd.

The Committee recommends:

"That the building permit be issued subject to no expansion beyond 30 loading bays being permitted."

It was noted that By-law No. 640 will make this a non-conforming use in future.

ITEM #504-7

SUBDIVISION COMMITTEE MINUTES OF JANUARY 18, 1977

The Committee recommends:

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

JANUARY 25, 1977

ITEM #504-8

MINUTES OF MAILLARDVILLE NIP AREA NO. 1 PLANNING ADVISORY COMMITTEE DATED
JANUARY 12, 1977

The Committee recommends:

"That the Minutes of the Maillardville NIP Area No. 1 Planning
Advisory Committee of January 12, 1977 be received."

ITEM #504-9

Z-1-77 - APPLICATION OF WARNER HOUSING LTD. FOR REZONING OF PROPERTY ON
2357 CAPE HORN AVENUE TO RS-3

The Committee recommends:

"That application Z-1-77 be tabled."

ITEM #504-10

Z-52-75 - EXTENSION OF REZONING APPLICATION (BY-LAW NO. 563)

The Committee recommends:

"That Council approve a six month extension of time to August 15,
1977 in order to allow the applicants time to apply for a building
permit and submit drawings which can be approved and included in
a development agreement, to be signed and sealed between the
District and the developer of the property."

ITEM #504-11

Z-57-75 - APPROVAL OF ADDENDUM TO AGREEMENT DATED OCT. 8/76 - APARTMENT
DEVELOPMENT AT 519-525 COTTONWOOD AVENUE

The Committee recommends:

"That Council approve signing and sealing of the addendum to the
agreement dated October 8, 1976 by the Mayor and Clerk; and such
addendum shall become binding upon the District when duly executed
and delivered for and on behalf of the Corporation by the Mayor
and Municipal Clerk, who are specifically authorized to sign the
same, and to affix the Corporate Seal thereto, and to deliver the
same and that all as the Act and Deed of the District of Coquitlam."

ITEM #504-12

Z-55-76 - PROPOSED DUPLEX AT 1384 HAVERSLEY AVENUE

The Committee recommends:

"That Council give final reading to By-law No. 669, given three
readings by Council on December 13, 1976."

APPROVED BY
CO. RES # 163/77

APPROVED BY
CO. RES # 164/77

APPROVED BY
CO. RES # 160/77

JANUARY 25, 1977

ITEM #504-13

Z-2-77 - ZONING OF CORNER STORES

The Committee recommends:

- APPROVED
CO. RES
160/77
- "a) That a letter be written inviting all corner store owners to a special meeting of the Committee on March 1, 1977.
 - b) That Mr. Ip and his client for the store at 316 Marmont Street be invited to the next meeting of the Committee on February 8, 1977."

ITEM #504-14

SELF-SERVICE OUTLETS - WESTWOOD MALL

The Committee recommends:

- APPROVED
CO. RES
161/77
- "a) That Council reconsider their position regarding self-service gas stations when the impending legislation on gasoline retail marketing is brought forward by the Provincial Government as evidently is now imminent.
 - b) That copies of material presented to the Advisory Planning Commission from the Dealers' Association and the Oil Companies be made available to members of Council.

ITEM #504-15

NIP REQUEST FOR FUNDING OF NIP PROJECT

The Committee recommends:

APPROVED
CO. RES
162/77

"That Council approve the first stage of a Beautification Programme for Laval Square with the installation of storm sewerage along Laval Street from Thomas Avenue southward to the south side of Brunette Avenue to a point where a proper outfall can be constructed, and a portion of storm sewerage along the north side of Laval Square to be connected to the existing storm sewer on Cartier Street east of the Laval Square, subject to 75% funding by senior governments and 25% funding by the Municipality, with monies to be allocated from Account #561201-600, in the now estimated sum of \$135,000.00"

The Committee also instructed that the Municipal Engineer be advised of this matter in order that he could advise the Public Works Committee.

.....CHAIRMAN

DISTRICT OF COQUITLAM

Inter-Office Communication

TO: Land Use Committee DEPARTMENT: DATE: Jan. 31, 1977
FROM: Design Committee DEPARTMENT: YOUR FILE:
SUBJECT: Design Committee Minutes OUR FILE: D.C.
 of January 26, 1977

A regular meeting of the Design Committee was held in the Committee Room on January 26, 1977 at 6:00 p.m., with the following persons present:

COMMITTEE:

Mr. J. Finlay
Mr. K. Harford
Mr. D. Nichols

STAFF:

K. D. McLaren, Planning Assistant

1) MEMO FROM BUILDING DEPARTMENT RE: ENGINEER'S CERTIFICATES, UNDERGROUND PARKING ROOF DECKS

In accordance with this request, the Design Committee will henceforth leave the responsibility of assuring that underground structures will be adequately structured and drained to accommodate water, soil and mature landscaping to the Building Department. The amount of soil necessary to provide for shall be as deemed necessary by the landscape architect to support the proposed landscaping on the slab.

2) Z-3-77 - PROPOSED 18 UNIT TOWNHOUSE DEVELOPMENT ON THE NORTH SIDE OF ROCHESTER AVENUE WEST OF SCHOOLHOUSE STREET - 1ST PRELIMINARY REVIEW

The Committee reviewed the plans received in the Planning Department January 21, 1977 and the colored perspective received January 14, 1975.

The Committee has no objection to this project as it is identical to that which they have previously approved.

ACCEPTABLE FOR PUBLIC HEARING

Design Committee
Minutes, January 26, 1977

January 31, 1977

- 3) B-2930 - PROPOSED REVISION TO LANDSCAPING AT THE ENTRANCE TO AN APARTMENT UNDER CONSTRUCTION ON SCHOOLHOUSE STREET NORTH OF DECAIRE STREET - 1ST REVIEW

The Committee received a request from the Engineering Department to consider allowing the removal of some landscaping at the entrance to this project. This request was made as the proposed landscaping is located so as to prohibit a section of municipal sidewalk from functioning as such. Furthermore, the Engineering Department feels that the landscaping would create operational difficulties in use of the loading bay.

The Committee does not approve of the removal of the landscaping in question.

The Committee feels the aesthetic value derived from this planting outweighs any potential inconvenience to the District of an amenity which will definitely enhance the project.

NOT ACCEPTABLE

- 4) B-3567 - PROPOSED EXTERIOR MATERIAL CHANGE FROM AN APARTMENT UNDER CONSTRUCTION AT 1005 - 1007 RIDGEWAY AVENUE WEST OF NELSON STREET - 3RD REVIEW

The Committee reviewed the revised plans received in the Planning Department January 26, 1977.

The Committee finds acceptable the proposed change in exterior materials and the proposed erection of the antenna.

The Committee feels, however, that it is a poor procedure to follow in changing the materials on an approved design at a later stage in the procedure.

The Committee thanks the Building Department for their memo in regard to this project.

ACCEPTABLE

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

The Committee reviewed the revised landscaping plans received in the Planning Department January 19, 1977.

Design Committee
Minutes, January 26, 1977
5) B-3545, cont'd

January 31, 1977

The proposed reductions in planting material are unacceptable. The Committee feels that the landscaping should be constructed in accordance with the agreement plans.

NOT ACCEPTABLE

Recommendations to Land Use Committee

The Committee notes that some landscape planting materials require a period of time to develop. In fact, the mortality rate could be high on certain materials. Therefore, the Committee feels that the District of Coquitlam should give consideration to retaining a portion of the landscaping bond as a maintenance bond. The Committee recommends that the Planning Department be asked to review alternative methods of dealing with this matter and the functional problems of same.

- 6) B-3368 - REVISED LANDSCAPE PLAN FOR A 46 UNIT TOWNHOUSE PROJECT UNDER CONSTRUCTION AT THE NORTH-EAST CORNER OF AUSTIN AVENUE AND GATENSBURY STREET - 2ND REVIEW

The Committee reviewed the revised plans received in the Planning Department January 13, 1977.

The Committee finds the revisions acceptable, however, from an acoustic viewpoint would prefer to see a treated board blocking in the 6" space between the fence and the ground.

ACCEPTABLE

- 7) B-3811 - PROPOSED INDUSTRIAL BUILDING ON LEEDER AVENUE - 2ND REVIEW

The Committee reviewed the plans received in the Planning Department November 19, November 23 and December 21, 1976 and January 7 and 12, 1977, and the colored perspective received January 25, 1977.

The Committee's review of this project relates to Building B which is the easterly building on the site and is proposed for a Truck Terminal.

The Committee's comments on Building A, at their meeting of January 14, 1977 also pertain to this building as they relate to colors and materials.

Although the Committee appreciates the utilitarian function of this type of building, this site is in a highly visible location at the entrance to Coquitlam.

Design Committee
Minutes, January 26, 1977

January 31, 1977

7) B-3811, cont'd

Therefore, more consideration should be given the visual impact, as has been done on other buildings in this and other municipalities.

More design consideration should be given to softening the scale of the project. This could be achieved, perhaps by some design feature that would enhance the entry.

The possibility exists for incorporating a portion of the roofdeck as viable outdoor space with some landscaping.

The office area would presumably be air conditioned and the air conditioning equipment will require screening. This screening should be integrated into the overall theme of the building as a design element. Air conditioning equipment and screening should be shown on the plans.

The stair detail for the exit from the office space is unacceptable.

Drawings should specifically state the areas to be painted.

Some effort should be made to soften the appearance of the building by placing landscaping adjacent to the building, in particular, the entrance area. Quantities of landscaping materials proposed are generally unsatisfactory. The landscape plan should incorporate the entire site, showing extents of asphalt and limestone for both sites.

In conclusion, the Design Committee points out that they are looking for a high standard of design for this area.

REVISED PLANS REQUESTED

8) B-3855 - PROPOSED ADDITIONS AND ALTERATIONS TO AN EXISTING COMMERCIAL BUILDING AT 316 MARMONT STREET - 1ST REVIEW

The Committee reviewed the plans received in the Planning Department January 18, 1977 and the colored perspective received September 16, 1976.

The Committee feels the project architect should simplify the number and use of materials throughout. The south elevation in particular appears chaotic. The Committee is of the opinion that the plan itself generates enough interest and form that the use of materials need not be so complex. Perhaps the project architect might consider going to a predominantly horizontal concept.

January 31, 1977

8) B-3855, cont'd

The location chosen to place the trellis work tends to exaggerate the Committee's original concern. The trellis work should be located in such a way as to tie the upper floor down to the ground and to soften the appearance of the lower floor. If this were done, painting the lower floor a brown-beige tone would be satisfactory.

REVISED PLANS REQUESTED

9) B-3862 - PROPOSED ADDITION TO LEIGH ELEMENTARY SCHOOL AT 1230 SOBALL ROAD - 1ST REVIEW

The Committee reviewed the plans, colored photographs and colored elevations received in the Planning Department January 21, 1977.

The chain link fence is an unacceptable solution to providing security to the covered play area. The Committee suggests a more positive solution.

The Committee appreciates the attempt to make the addition more interesting by the use of graphics. However, the graphics should be more architectural.

REVISED PLANS REQUESTED

10) Z-73-76 - PROPOSED 96 UNIT PLANNED HOUSING DEVELOPMENT AT THE SOUTH-EAST CORNER OF AUSTIN AVENUE AND HICKEY STREET - 2ND PRELIMINARY REVIEW

The Committee reviewed the revised plans and letter from the project architect received in the Planning Department January 21, 1977.

The Committee appreciates the architect's response to their requests of December 22, 1976.

The Committee feels it is essential that the letter from the project architect be included as part of any Land Use Contract on this project.

If this project reaches the Building Permit Application stage, the Committee will be looking for:

- a) Working drawings which reflect the contents of the project architect's letter.
- b) Further consideration being given to the question of preservation of existing forest trees in significant stands. These should be protected during excavation and site work in order to retain as much as possible of the natural growth. This may possibly require a study by a professional landscape architect, and subsequent re-consideration of siting of buildings in some instances.

Design Committee
Minutes, January 26, 1977

January 31, 1977

10) Z-73-76, cont'd

- c) Details of outdoor storage areas.
- d) Documentation on the use characteristics of spruce as an exterior finish in relation to warping and rotting.

ACCEPTABLE WITH CONDITIONS



K. McLaren
Secretary

KM/Tk

FEBRUARY 8, 1977

LAND USE COMMITTEE MINUTES

A regular meeting of the Land Use Committee was held on Tuesday, February 8, 1977 at 7:00 p.m. in the Council Chambers, with the following persons present:

COMMITTEE:

- Ald. L. Bewley, Chairman
- Ald. L. Garrison (till 10:00 p.m.)
- Ald. L. Sekora (till 8:00 p.m.)
- Mr. J. Neilson
- Ms. M. Johnson
- Mr. M. Baldigara
- Mr. D. Doyle



STAFF:

Mr. D.M. Buchanan, Planning Director

ITEM #504-1

MINUTES OF REGULAR MEETING OF LAND USE COMMITTEE OF JANUARY 25, 1977

The Committee recommends:

"That the minutes of the regular meeting of the Land Use Committee of January 25, 1977 be received."

ITEM #504-2

B-3855 - TOM IP - COMMERCIAL BUILDING AT 316 MARMONT STREET

Mr. Ip presented the proposals on this site. The Planning Director noted that the proposed laundromat and two dwelling units would become non-conforming if C-1 zoning were placed on the site.

The Committee recommends:

"That the permit application proceed in the normal way under the existing C-2 zoning."

APPROVED BY
CO. RES
222/77

ITEM #504-3

LETTER FROM R.E. HULBERT, ARCHITECT, DATED FEBRUARY 2, 1977 RE PROPOSED TEN ACRE SEMI-DETACHED HOUSING DEVELOPMENT AT THE SOUTH-EAST CORNER OF HICKEY AND AUSTIN

Mr. Hulbert presented two alternative proposals of attached housing-semi-detached housing and one of attached housing, semi-detached housing and townhousing. He noted it was assumed that the MIG grant was wanted so that 1,100 square feet maximum units and AHOP affordable housing was the objective.

The Committee noted that obtaining the MIG grant was not a prime factor, but that quality development was most important.

The Committee recommends:

"That the applicant prepare a variety of layouts for an innovative scheme with a mix of detached housing, semi-detached housing and townhousing, with the approximate mix of his option #1; the Committee emphasizes it is looking for high quality development on this site."

APPROVED BY
CO. RES
226/77

FEBRUARY 8, 1977

ITEM #504-4

Z-2-74 - PETITION RECEIVED FROM MEADOWBROOK OWNERS DATED JANUARY 19, 1977

A delegation of three from Meadowbrook was present at the meeting, a Mrs. Alston being the spokesperson for the group.

The Committee recommends:

"That Council authorize the Planning Department to work with the Legal Department to devise a suitable means of permitting building additions in Meadowbrook, subject to appropriate guidelines."

ITEM #504-5

Z-58-76 (E. GARRISON), Z-40-76 (FARWEST DEVELOPMENTS) AND Z-1-77 (WARNER HOUSING) - SUBDIVISION AND DEVELOPMENT OF 6,000 SQ. FT. LOTS, EAST CAPE HORN AREA

The Committee received the Planning Director's report of February 3, 1977.

ITEM #504-6

Z-70-76 - PROPOSAL TO REZONE THE NORTH SIDE OF BRUNETTE AVENUE BETWEEN SCHOOLHOUSE STREET AND KING EDWARD STREET TO RM-4

The Committee recommends:

"That the present designation of the area for compact housing be confirmed until such time as the Community Plan designation is reviewed."

ITEM #504-7

Z-3-77 - APPLICATION OF KAI HUI CONSTRUCTION LTD. FOR REZONING OF PROPERTY ON ROCHESTER AVENUE TO RT-2 FOR A TOWNHOUSE DEVELOPMENT

The Committee recommends:

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

ITEM #504-8

Z-5-77 - APPLICATION OF B.C. INVESTORS LTD. FOR REZONING OF PROPERTY OFF CHAPMAN AVENUE TO RT-1 FOR A DUPLEX

The Committee recommends:

"That this application be declined."

APPROVED
BY CO. RES
227/77

APPROVED
BY CO. RES
228/77

APPROVED
BY CO. RES
229/77

APPROVED
BY CO. RES
230/77

FEBRUARY 8, 1977

ITEM #504-9

Z-6-77 - APPLICATION OF D. FITZGERALD FOR REZONING OF PROPERTY ON
240 MONTGOMERY STREET TO RS-3 (6,000 SQ. FT. LOTS)

The Committee recommends:

"That this application be referred to Public Hearing subject to acceptance of the subdivision by the Subdivision Committee."

ITEM #504-10

Z-4-77 - CLOSED GAS STATION SITES

The Committee recommends:

"1) That Council refer the following sites to Public Hearing for rezoning to CS-1 Service Commercial:

Site 1: Lot 6, Blk. 26, D.L. 3, P1. 24989
(North Road and Loughheed Highway)

Site 1A: Lot 2, Blk. 26, D.L. 3, (S&E Pcl. 'A', Ref. P1. 34138),
P1. 12775 (Hondo Boats, 341 North Road)

Lot 3, Blk. 26, D.L. 3 (S&E P1. 34138), P1. 12775
(Skinner's Market, 339 North Road).

Lot 4, Blk. 26, D.L. 3, (S&E P1. 33617), P1. 12775
(Skinner's Market, 335 North Road).

Lot 5, Blk. 26, D.L. 3, P1. 12775
(Skinner's Market, Loughheed Highway).

"2) That Council refer the following sites to Public Hearing for rezoning to RS-1 One-Family Residential:

Site 2: Lots A & B of Lot 10, Blk. 1, D.L. 365, P1. 17251
(SW Corner of Como Lake and Gatensbury).

Site 3: Pcl. A of Blk. 9, D.L. 368, Ex. P1. 11955
(NW Corner of Gatensbury and Como Lake)."

ITEM #504-11

FURTHER EXTENSION OF REZONING APPLICATION Z-17-75

The Committee recommends:

"That this application be extended for a period of approximately 90 days from the Council resolution to May 14, 1977 to allow the applicant time to apply for a building permit and submit building plans, following which By-law No. 504, 1975 can be referred back to Council for fourth and final reading."

APPROVED BY
CO. RES
231/77

APPROVED BY
CO. RES
232/77

APPROVED BY
CO. RES
233/77

APPROVED BY
CO. RES
234/77

FEBRUARY 8, 1977

ITEM #504-12

FURTHER EXTENSION OF REZONING APPLICATION Z-58-74

The Committee recommends:

"That a six month extension of time to August 15, 1977 be approved to allow the applicant time to apply for a building permit and submit the necessary drawings for approval by the various Departments, following which the land use contract will be finalized and submitted for Council's consideration for fourth and final reading, in conjunction with By-law No. 506, 1975."

ITEM #504-13

EXTENSION OF MAILLARDVILLE NIP AREA BOUNDARIES

The Committee recommends:

"That Council approve the boundaries for the Maillardville Neighbourhood Improvement Programme Area #1, as shown on Concept Plan Revision #2 dated October 1976."

ITEM #504-14

INTERCONNECTION OF STORMONT INTERCHANGE AND GAGLARDI WAY

The Committee received the Planning Director's report dated February 3, 1977 and authorized a copy to be sent to the Burquitlam-Banting Community Association.

ITEM #504-15

BERMING AND FENCING FOR A 112 UNIT TOWNHOUSE PROJECT UNDER CONSTRUCTION AT LOUGHEED HIGHWAY AND DEWDNEY TRUNK ROAD

The Committee received the Planning Director's report of February 2, 1977 for information.

Mr. Baldigara withdrew from the table on this project.

ITEM #504-16

Z-9-76 - APPROVAL OF ADDENDUM TO AGREEMENT BETWEEN THE DISTRICT AND PORTWOOD CONSTRUCTION

The Committee recommends:

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

APPROVED
Co. RES
238/77

APPROVED
Co. RES
236/77

APPROVED
Co. RES
237/77

FEBRUARY 8, 1977

ITEM #504-17

Z-32-75 - APPROVAL OF ADDENDUM TO AGREEMENT BETWEEN THE DISTRICT AND COSMO PROJECTS INCORPORATED

The Committee recommends:

"That Council approve signing and sealing of the addendum to the agreement dated August 31, 1976 by the Mayor and Clerk; and such addendum shall become binding upon the District when duly executed and delivered for and on behalf of the Corporation by the Mayor and Municipal Clerk, who are specifically authorized to sign the same, and to affix the Corporate Seal thereto, and to deliver the same and that all as the Act and Deed of the District of Coquitlam."

TABLED BY
CO. RES
239/77

ITEM #504-18

Z-60-74 - AGREEMENT BETWEEN THE DISTRICT, NORTH ROAD DEVELOPMENTS (DELTA) LTD. AND CORVELLE DEVELOPMENTS LTD.

The Committee recommends:

- "1) That Council approve signing and sealing of the agreement by the Mayor and Clerk; and such agreement shall become binding upon the District when duly executed and delivered for and on behalf of the Corporation by the Mayor and Municipal Clerk, who are specifically authorized to sign the same and to affix the Corporate Seal thereto; and to deliver the same and that all as the Act and Deed of the District of Coquitlam.
- 2) That Council finally adopt By-law No. 683, 1976, read three times on December 16, 1976."

TABLED BY
CO. RES
240/77

ITEM #504-19

SETTING UP OF JOINT MEETING WITH THE PUBLIC WORKS COMMITTEE ON GVRD TRANSPORTATION PROPOSALS

The Committee authorized the Planning Department to arrange for a joint meeting with the Public Works Committee and the Land Use Committee for Wednesday, February 16, 1977 from 11:30 a.m. to 1:30 p.m. regarding transportation proposals. GVRD will be asked to present their proposals to the two Committees.

23rd

ITEM #504-20

LETTER FROM M.J. SHEPHERD, CHIROPRACTOR, DATED FEBRUARY 3, 1977 RE APPLICATION FOR BUSINESS LICENCE AT 511 COTTONWOOD AVENUE

The Committee recommends:

"That Council uphold the parking requirements of the Zoning By-law and the licence not be issued to Mr. M.J. Shepherd, noting that any extra parking spaces possible on the site must first be applied to existing uses in either building deficient as to off-street parking."

APPROVED
CO. RES
241/77

FEBRUARY 8, 1977

ITEM #504-21

Z-50-76 - APPROVAL OF AGREEMENT BETWEEN THE DISTRICT AND THE BOARD OF SCHOOL TRUSTEES, SCHOOL DISTRICT #43 (COQUITLAM) FOR GAUTHIER ELEMENTARY SCHOOL

The Committee recommends:

- "1) That Council approve signing and sealing of the agreement by the Mayor and Clerk; and such agreement shall become binding upon the District when duly executed and delivered for and on behalf of the Corporation by the Mayor and Municipal Clerk, who are specifically authorized to sign the same and to affix the Corporate Seal thereto, and to deliver the same and that all as the Act and Deed of the District of Coquitlam."
- 2) That Council finally adopt By-law No. 663, 1976, given three readings on November 15, 1976."

APPROVED
BY C. RES
242/77

APPROVED BY
CO. RES 3.
243/77

ITEM #504-22

MAYOR TONN - FEBRUARY 3, 1977 REQUEST FOR REVIEW OF 1100 BLOCK AUSTIN AVENUE

This item was referred to the Planning Department for a report to the February 22, 1977 meeting of the Land Use Committee.

.....CHAIRMAN

504

FEBRUARY 22, 1977

LAND USE COMMITTEE MINUTES

A regular meeting of the Land Use Committee was held on Tuesday, February 22, 1977 at 7:30 p.m. in the Council Chambers, with the following persons present:

COMMITTEE:

- Ald. L. Bewley, Chairman
- Mr. J. Neilson
- Ms. M. Johnson
- Mr. D. Doyle
- Mr. M. Baldigara



STAFF:

- Mr. D.M. Buchanan

ITEM #504-1

MINUTES OF REGULAR MEETING OF LAND USE COMMITTEE OF FEBRUARY 8, 1977

The Committee recommends:

"That the minutes of the regular meeting of the Land Use Committee of February 8, 1977 be received."

ITEM #504-2

SUBDIVISION COMMITTEE MINUTES OF FEBRUARY 1, 1977

The Committee recommends:

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

ITEM #504-3

SUBDIVISION COMMITTEE MINUTES OF FEBRUARY 15, 1977

The Committee recommends:

"That the Subdivision Committee Minutes of February 15, 1977 be received."

ITEM #504-4

Z-7-77 - APPLICATION OF CONWAY DEVELOPMENTS FOR REZONING OF PROPERTY AT 1015 AUSTIN AVENUE TO C-2

The Committee recommends:

"That application Z-7-77 be referred to Public Hearing subject to Design Committee approval and building plans being within the context of an advance design for the five lot area."

APP'D
RES
327/77

FEBRUARY 22, 1977

ITEM #504-5

Z-32-75 - APPROVAL OF ADDENDUM TO THE AGREEMENT DATED AUGUST 31, 1976 BETWEEN THE DISTRICT AND COSMO PROJECTS INCORPORATED FOR THE APARTMENT PROJECT AT 1005-1017 RIDGEWAY AVENUE

The Committee recommends:

"That Council approve signing and sealing of the addendum to the agreement dated August 31, 1976 by the Mayor and Clerk; and such addendum shall become binding upon the District when duly executed and delivered for and on behalf of the Corporation by the Mayor and Municipal Clerk, who are specifically authorized to sign the same, and to affix the Corporate Seal thereto, and to deliver the same and that all as the Act and Deed of the District of Coquitlam."

ITEM #504-6

8-3220 - LETTER FROM D. BETTESWORTH REGARDING 1977 PRIZE PNE HOME AT 2400 HAVERSLEY AVENUE (CLERK'S REFERENCE #14)

The Committee recommends:

"That the correspondence relating to this item be received for information."

ITEM #504-7

PROPOSED CS-2 SPECIAL SERVICE COMMERCIAL ZONE SOUTH SIDE AUSTIN AVENUE, MARMONT TO GATENSBURY

The Committee recommends:

"That this item be tabled until further input is received from property owners."

ITEM #504-8

A POLICY FOR SMALL LOT SUBDIVISION IN COQUITLAM

The Committee recommends:

- "1) That rezoning applications for RS-4 type small lot development be considered on sites designated for Compact One-Family Residential Use.
- "2) That the report specifically noting the appendix be referred for input from the Design Committee; the Committee invites the Design Committee to the meeting of March 8, 1977 to discuss this subject."

FEBRUARY 22, 1977

ITEM #504-9

Z-51-76 - REZONING AND SUBDIVISION OF PROPERTY ON IRVINE STREET -
LOT 5, BLOCK 2, DISTRICT LOT 378, PLAN 3467

The Committee recommends:

"That this item be tabled for a report from the Parks and Recreation Committee on the suitability of the 1.7 acres for neighbourhood or community park use and imposition of the \$600.00 fee per potential unit."

.....
CHAIRMAN

MARCH 1, 1977

LAND USE COMMITTEE MINUTES

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

COMMITTEE:

Ald. L. Bewley, Chairman
Ald. L. Sekora (till 8:45 p.m.)
Ms. M. Johnson
Mr. M. Baldigara
Mr. D. Doyle

STAFF:

Mr. D.M. Buchanan

Present were eleven persons representing or being owners of grocery stores described in the Planning Department report of January 25, 1977.

The Chairman indicated that the purpose of the meeting was an information exchange. The Committee wished to explain the reasoning for C-1 zoning being considered for some or all of the sites. He then asked Mr. Buchanan to explain the uses permitted in C-2 zones versus the C-1 zone. The Planning Director also noted the concern about certain types of uses which could change the character of their neighbourhoods and could be introduced with redevelopment of these sites.

The Chairman then reviewed each site in turn and asked for comments from each owner or his representative.

317 Blue Mountain Street

This is a large lot. The owner would like to remain C-2 but has no immediate plans for change.

511 Blue Mountain - Blue Mountain Grocery

- D. Jacques letter of February 28, 1977 attached.
- objects to the change to C-1.

743 Como Lake Avenue - Soupy's Market

This owner is against and no changes are foreseen.

658 Clarke Road

The owner indicated that there is a mix of uses in the area. He indicated that the store is a few blocks away from a Commercial Centre, motels and apartments and across the street from another commercial operation. Also, it is on a proposed four-lane road. He also indicated that he has paid taxes on the basis of C-2 zoning of the whole site, which includes his home.

789 Clarke Road

The owner used the same argument of multiple-family use in this area on busy Clarke Road and the fact of businesses further north on Clarke Road. It was noted that the surrounding zoning was RT-1 in this case.

1231 Brunette Avenue

This owner was chiefly concerned about land values and resulting assessment for taxation.

1429 Brunette Avenue

This owner wants C-2 zoning to remain.

1116 Como Lake Avenue - Como Lake General Store

This is seen as a "dynamic" area though there are no immediate plans for new development.

MARCH 1, 1977

642 Schoolhouse Street

This owner saw a problem with burning down. He was not intending to build a hotel. The Planning Director indicated C-1 zoning would allow rebuilding for corner store use.

1180 Westwood Street

This owner does not want the restriction on selling since buyers just ask about zoning and would be put off from acquiring.

The Committee members then emphasized that corner stores provided a positive service very much appreciated by the community. They wished to see continued assurance as to this service to the public. It was also noted that C-2 zoning allows very large buildings on these sites occupying 70% of their land areas.

There was then a question of expanding upon the permitted uses in the C-1 zone to make the category more acceptable to store owners. The number of accessory dwelling units could be increased to two or three possibly and laundromats and similar uses considered.

The Chairman asked for owners to respond to this idea by March 17th in writing in order that the Committee could review this further on March 22, 1977.

MOVED BY M. BALDIGARA
SECONDED BY D. DOYLE

That the Planning Department report to the Committee on a broader range of uses to make the C-1 zone more acceptable.

CARRIED

Members also requested copies of Consolidated Zoning By-law as of December 31, 1976.

The meeting adjourned at 8:50 p.m.

.....CHAIRMAN

David Jaques

400-905 West Pender Street
Vancouver, British Columbia, V6C 1L6
Bus. 681-5411 Res. 936-5655



President's
Council

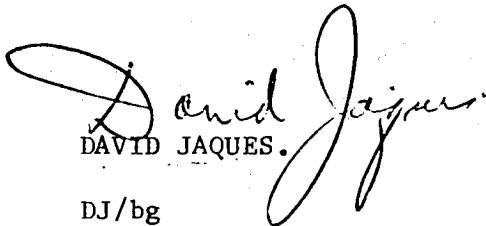
February 28, 1977

BRIEF PRESENTED TO
ALDERMAN LEN BEWLEY, CHAIRMAN

TO BE PRESENTED AT COUNCIL MEETING TUESDAY, MARCH 1, 1977

SUBJECT: HEARING ON THE CHANGING OF BY-LAW FROM ZONING C-2 to C-1
FOR CORNER GROCERY STORES

While it is admitted some localities where corner grocery stores are located are, indeed, quiet residential areas where any increase in traffic or pedestrians would cause some inconvenience to the people living there, it can be argued that the area which I am here to present a brief for, wherein is located the Blue Mountain Market at the corner of Ridgeway and Blue Mountain Road - owned at present by John Kim, does not fall into this category. It should be noted that Mr. Kim shows sufficient responsibility to the community in that he improved the front of his store by putting in a glass front and arranging flowers to make it more attractive in this area. The area of the store has to the south of it the Shell Service Station and next door to the Shell Service Station is another industrial complex. Across the road, which is a two lane highway, is a single house and beside Mr. Kim's store is a small, dilapidated house which will be torn down and, I understand, apartment blocks put up thereon. Because the present owner hopes in the future to establish a larger place than he has at present, this would be restricted to him should the zoning be changed from C-2 to C-1. It is requested this objection be read into the record at the meeting in order that Mr. Kim will have been able to voice his objection to the change in zoning at this time to his particular location.


DAVID JAQUES.
DJ/bg



ManuLife
The Manufacturers Life Insurance Company

MARCH 8, 1977

LAND USE COMMITTEE MINUTES

A regular meeting of the Land Use Committee was held on Tuesday, March 8, 1977 at 7:30 p.m. in the Council Chambers, with the following persons present:

COMMITTEE:

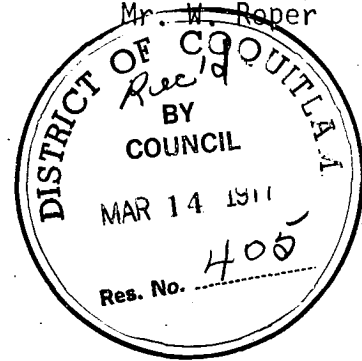
Ald. L. Bewley, Chairman
Ald. L. Sekora
Mr. D. Doyle
Ms. M. Johnson
Mr. M. Baldigara
Mayor J.L. Tonn

DESIGN COMMITTEE:

Mr. K. Harford
Mr. D. Nichols
Mr. T. Thompson
Mr. W. Roper

STAFF:

Mr. D.M. Buchanan, Planning Director
Mr. L. Wolfe, Long Range Planner
Mr. K. McLaren, Planning Assistant



ITEM #504-1

MINUTES OF REGULAR MEETING OF LAND USE COMMITTEE OF FEBRUARY 22, 1977

The Committee recommends:

"That the minutes of the regular meeting of the Land Use Committee of February 22, 1977 be received."

ITEM #504-2

MINUTES OF SPECIAL MEETING OF LAND USE COMMITTEE OF MARCH 1, 1977

The Committee recommends:

"That the minutes of the special meeting of the Land Use Committee of March 1, 1977 be received."

ITEM #504-3

MINUTES OF SUBDIVISION COMMITTEE MEETING OF MARCH 1, 1977

The Committee recommends:

"That the minutes of the Subdivision Committee Meeting of March 1, 1977 be received."

ITEM #504-4

LETTER FROM R.E. HULBERT, ARCHITECT, DATED MARCH 1, 1977 RE PROPOSED DEVELOPMENT AT THE SOUTH-EAST CORNER OF AUSTIN AVENUE AND HICKEY STREET

Mr. Hulbert presented two alternative proposals for townhousing and no side yard housing. Mr. Steeves advised that AHOP was the proposed method of financing, and that this site had been designated by the Municipality for approximately 100 units. A selling price of \$47,000.00 is proposed; \$700,000.00-\$800,000.00 towards servicing is proposed.

MARCH 8, 1977

ITEM #504-4 con't

The Committee re-emphasized their concern with quality of development.

The Committee recommends:

"That the application proceed on a land use contract basis and to the Design Committee for an in-depth review at this stage, noting that more detail will have to be provided and this be on the basis of Site Plan b, with conceptual plans of enclaves and the basic proposed building designs with finishes specified being provided."

APPROVED B
CO RES
406/77

ITEM #504-5

Z-51-76 - REZONING AND SUBDIVISION OF PROPERTY ON IRVINE STREET

Mr. Philip and Mr. Webster were present at the meeting and heard Mr. Cunnings' (Parks and Recreation Director) comments on this matter.

The Committee recommends:

- 1) That Council refer application Z-51-76 to the March 24, 1977 Public Hearing.
- 2) That the \$600.00 per unit parkland acquisition fee be required for this development."

APPROVED B
CO RES
407/77

ITEM #504-6

Z-2-76 - CRESTVIEW DEVELOPMENTS LTD. - AUSTIN AVENUE & BLUE MOUNTAIN STREET

Mr. Jack Janzen was present at the meeting to discuss the problems with CS-1 zoning of the above mentioned property.

The Committee recommends:

- 1) That the Planning Department review the CS-2 zone, with a view to expanding allowed uses to include service-type retail functions and certain types of offices.
- 2) That the request of Crestview Developments Ltd. be tabled."

APPROVED B
CO RES
409/77

ITEM #504-7

A POLICY FOR SMALL LOT SUBDIVISION IN COQUITLAM

The Committee recommends:

"That the Planning Department review the issue of design criteria in the proposed RS-4 by-law with the Design Committee."

MARCH 8, 1977

ITEM #504-8

MAINTENANCE BONDS FOR LANDSCAPING

The Committee recommends:

"That this item be referred to the Design Committee for recommendations."

ITEM #504-9

REFERRAL SYSTEM PROPOSED BY ENVIRONMENT CANADA AND THE PROVINCIAL FISH AND WILDLIFE BRANCH

The Committee recommends:

"That Council decline the proposal for a referral system, as outlined in a letter from Mr. F.C. Boyd of Environment Canada dated February 1, 1977 and urge Environment Canada, Fisheries and Marine, and the Fish and Wildlife Branch, to liaise with the B.C. Ministry of Environment in order that approvals by that Ministry of developments can take into account their environmental concerns."

*Approved
By Co. Res
#410/77*

ITEM #504-10

YOUTH EMPLOYMENT PROGRAMME

The Committee recommends:

"That Mr. Doyle and the Planning Department prepare a proposal for Council for an attitude survey, using high school students, with questions pertaining to the subjects of housing and shopping."

.....CHAIRMAN

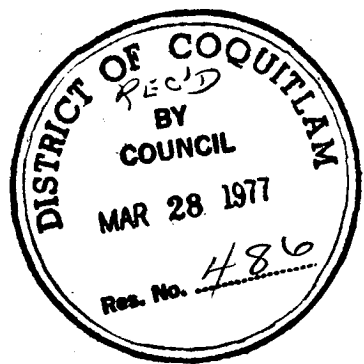
MARCH 22, 1977

LAND USE COMMITTEE MINUTES

A regular meeting of the Land Use Committee was held on Tuesday, March 22, 1977 at 7:30 p.m. in the Council Chambers, with the following persons present:

COMMITTEE:

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



STAFF:

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

ITEM #504-1

MINUTES OF REGULAR MEETING OF LAND USE COMMITTEE OF MARCH 8, 1977

The Committee recommends:

"That the minutes of the regular meeting of the Land Use Committee of March 8, 1977 be received."

ITEM #504-2

SUBDIVISION COMMITTEE MINUTES OF MARCH 4, 1977

The Committee recommends:

"That the minutes of the Subdivision Committee Meeting of March 4, 1977 be received."

ITEM #504-3

SUBDIVISION COMMITTEE MINUTES OF MARCH 15, 1977

The Committee recommends:

"That the minutes of the Subdivision Committee Meeting of March 15, 1977 be received."

ITEM #504-4

MAILLARDVILLE NIP AREA NO. 1 PLANNING ADVISORY COMMITTEE MINUTES OF JANUARY 19, FEBRUARY 9, FEBRUARY 16, FEBRUARY 23, MARCH 2 AND MARCH 9, 1977

The Committee recommends:

"That the Maillardville NIP Area No. 1 Planning Advisory Committee Minutes of January 19, February 9, February 16, February 23, March 2 and March 9, 1977 be received."

ITEM #504-5

PARKING PROBLEM AT 901 LOUGHEED HIGHWAY (FILE 8-3451)

Mr. and Mrs. Morgen spoke on their parking situation.
Dr. M. Sheppard spoke on his proposal and indicated there were about 35 patients or about four per hour through the day.

The Committee recommends:

- "1) That the parking requirements be satisfied with six spaces being provided on Lot 10, D.L. 3 etc., Plan 23692, protected by a restrictive covenant for the length of time of the lease, and provided that such use not continue if said covenant terminates, as provided by Section 402(4) of the Zoning By-law.
- 2) That the parking arrangements on the lane be reviewed by the Planning Department in conjunction with subdivision application 8-3451A."

SEE Co. RES #487/77
(HELD UP AS DIRECTION OF MAYOR TOWN)

ITEM #504-6

Z-40-76 (FARWEST DEVELOPMENTS), Z-58-76 (E. GARRISON), AND Z-1-77 (WARNER HOUSING) RE SUBDIVISION AND DEVELOPMENT OF 6,000 SQ. FT. LOTS - EAST CAPE HORN AREA

Mr. Williams spoke and indicated he was willing to bond by way of a letter of credit for Warrick Street but cannot reach agreement with property owners between Mr. Garrison's property and his. He wishes to subdivide eight lots along Cape Horn Avenue.

Mr. Buchanan read a letter from Mr. and Mrs. A. Reimer of 2211 Hillside Avenue, dated March 2, 1977, indicating their interest in subdividing their property.

Mr. Williams indicated that Mr. Propochuk and his group (the owners in between) were not interested in subdivision. Mr. Garrison advised that he had met Mr. Propochuk on March 21, 1977 and indicated that all three properties were interdependent in terms of access and drainage.

The Committee recommends:

- "1) That application Z-40-76, as modified by letter of January 24, 1977, be referred to the April 28, 1977 Public Hearing on the basis that Warrick Street is to be dedicated and a clean irrevocable letter of credit is to be deposited with the District in a sufficient sum to guarantee future subdivision along that road and to provide for construction of services from the west when required by the Engineering Department.
- 2) That application Z-58-76 be referred to the April 28, 1977 Public Hearing on the basis of subdivision 8-3031D (which provides for dedication of Warrick Street), and a clean irrevocable letter of credit being deposited with the District in a sufficient sum to guarantee subdivision of the future four lots on Warrick Street, and to provide for its construction to provide access to lands to the east when required by the Engineering Department.
- 3) That application Z-1-77 be referred to the April 28, 1977 Public Hearing on the basis of subdivision 8-2355B (which provides for dedication of Warrick Street), and a clean irrevocable letter of credit being deposited with the District in a sufficient sum to guarantee future subdivision along Warrick Street, and to provide for construction of services therein when required by the Engineering Department

SEE Co. RES #488/77

SEE Co. RES #489/77

SEE Co. RES #490/77

MARCH 22, 1977

ITEM #504-6 con't

- 4) That the owners of Lot 2, D.L. 66, Plan 6571 and Lot 66, D.L. 65 and 66, Plan 34031 be advised that the intent is to provide for subdivision and servicing of lands along the eastward extension of Warrick such that access, drainage and other services can be extended from their lands to and along the said road, and that they should be present at the April 28, 1977 Public Hearing.

ITEM #504-7

Z-12-77 - APPLICATION OF D. BRALIC FOR REZONING OF PROPERTY AT 1116-1120 AUSTIN AVENUE TO C-2

Mr. Keith White spoke for Mr. Bralic and advised that medical/dental use was paramount with their proposal. Mr. Bralic indicated that he wished a 50% site coverage on the ground floor and 35% on the upper floor for economic reasons.

The Committee recommends:

"That this application be tabled until the next meeting in order for the whole Committee to be present."

ITEM #504-8

APPLICATION FOR A CABARET LICENCE FOR PREMISES LOCATED AT 565 CLARKE ROAD (FILE B-2217)

Mr. V. Falconer spoke on the "Maxwell's Cabaret" which he indicated had 50 parking spaces for the 185 seats provided. It will be open six days a week 9:00 p.m.-2:00 a.m..

The Committee recommends:

"That this request be referred to Council with a recommendation of approval."

Ald. Sekora wished his opposition recorded.

ITEM #504-9

CS-2 SPECIAL SERVICE COMMERCIAL ZONE (FILE Z-2-76)

Mr. Huculak spoke on the CS-2 regulations, as modified by the Planning Department on March 22, 1977. Mr. Janzen was also present. They indicated their concern that they needed an "anchor tenant" given, such as a drugstore or a financial institution. They would also like to expand offices for professional and business offices. The Planning Director indicated that the CS-2 zone as drafted is as broad as the Planning Department could recommend, and that if these "anchor tenants" and office space were to be considered, then the Committee should be relating to C-2 zoning of the site. He cautioned that the Planning Department has found that the Centre will be substantially overbuilt and overdesignated for retail floor space if this is the action taken.

The Committee recommends:

"That this application be tabled until the whole Committee is present to discuss this important issue."

ITEM #504-10

SUBDIVISION AT 2959 DEWDNEY TRUNK ROAD (FILE 8-3166)

The Committee recommends:

"That the applicant be allowed to pay \$100.00 and not the \$600.00 fee, since they have been very active in proceeding with installation of services since 1974."

ITEM #504-11

Z-13-77 - APPLICATION OF PROFESSIONAL MANAGEMENT SERVICES LIMITED FOR REZONING OF PROPERTY AT 1108 AUSTIN AVENUE TO C-2

Dr. Mikkelson spoke on this application. He indicated that about 70% of the second floor of the proposed building would be leased for medical use. Dr. McKenzie was also present and he indicated that a retailing option is wanted on the ground floor of the proposed building, such as a drugstore.

The Committee recommends:

"That the applicant have prepared preliminary plans for Design Committee review."

ITEM #504-12

Z-28-75 - PROPOSED EXPANSION OF BURQUITLAM MORTUARY AT 625 NORTH ROAD

The Committee recommends:

"That Council receive the Planning Director's report dated March 9, 1977 for information."

ITEM #504-13

Z-10-77 - APPLICATION OF J.K. & B.A. PURDY FOR REZONING OF PROPERTY ON LAVAL SQUARE TO RT-1 FOR TWO DUPLEXES

The Committee recommends:

"That this application be declined as the Committee favours the Plan Maillardville comprehensive approach for this area."

ITEM #504-14

Z-2-77 - ZONING OF CORNER STORES

The Committee recommends:

"That this subject be tabled as requested by Mr. Hogarth and Mayor Tonn until the meeting of April 5, 1977."

NOT APPROVED
SEE Co Res
#494
492/77

SEE Co Res
#496
496/77

SEE Co Res
#497
497/77

MARCH 22, 1977

ITEM #504-15

Z-11-77 - APPLICATION OF DISTRICT OF COQUITLAM FOR REZONING OF PROPERTY AT
302 & 306 LAVAL SQUARE AND 1138 & 1200 CARTIER AVENUE TO P-1 FOR A
NEIGHBOURHOOD HOUSE OR CENTRE

The Committee recommends:

*APPROVED
Co. RES
493/77*

"That this application be referred to Public Hearing subject to
Design Committee approval."

ITEM #504-16

REVIEW OF PROPOSED RS-4 SMALL LOT ZONE

The Committee tabled this item.

.....CHAIRMAN

APRIL 5, 1977

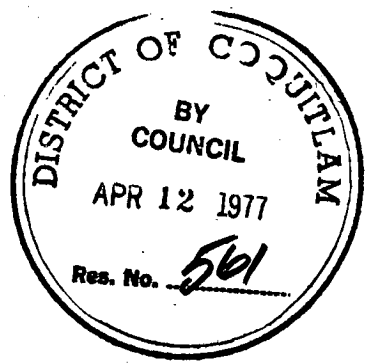
LAND USE COMMITTEE MINUTES

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

COMMITTEE:

- Ald. L. Bewley, Chairman
- Ald. L. Garrison
- Ald. L. Sekora
- Ms. M. Johnson
- Mr. M. Baldigara
- Mr. D. Doyle

also present Ald. J. Parks



STAFF:

- D.M. Buchanan, Planning Director
- E. Tiessen, Deputy Planning Director
- L. Wolfe, Long Range Planner

ITEM #504-1

MINUTES OF REGULAR MEETING OF LAND USE COMMITTEE OF MARCH 22, 1977

The Committee recommends:

"That the minutes of the regular meeting of the Land Use Committee of March 22, 1977 be received."

ITEM #504-2

Z-7-77 - APPLICATION OF CANWAY DEVELOPMENTS LTD. FOR REZONING OF PROPERTY AT 1015 AUSTIN AVENUE TO C-2

Mr. Bonnetmaker presented an outline of the proposed development. He supported Crestview's request for relaxation of uses on their site. The same elevations as the building west of Nelson Street are to be maintained through to the west.

ITEM #504-3

DEVELOPMENT AREA BY-LAW - AUSTIN AREA

Mr. Huculak advised that he is still after CS-2 zoning, with financial institutions, drugstores and second storey professional offices as added uses.

Mr. Baldigara moved the following and Mr. Doyle seconded:

"That the CS-2 regulations in By-law No. 690 be ^{designated to the} utilized for the ~~Crestview area and the~~ south side of Austin Avenue east of Marmont Street, which is currently designated Service Commercial."

CS-1

505

Mr. Doyle indicated that the question of ancillary uses for offices should be reviewed by the Planning Department.

Ald. Bewley and Ald. Sekora recorded their opposition on the basis that the CS-2 regulations do not provide for further uses such as banks and offices.

cc by [unclear] [unclear] [unclear] [unclear]

APRIL 5, 1977

ITEM #504-4

Z-10-77 - APPLICATION OF J.K. & B.A. PURDY FOR REZONING OF PROPERTY ON LAVAL SQUARE TO RT-1

X Mr. Purdy appeared and requested information as to the Committee's view on development of the area. He stressed that the development is feasible as he proposes, but he could develop the area for one-family dwellings.

The Committee recommends:

"That this application be tabled for the NIP Co-ordinator and a representative from the Engineering Department to attend."

ITEM #504-5

+ Z-13-77 - APPLICATION OF PROFESSIONAL MANAGEMENT SERVICES LIMITED FOR REZONING OF PROPERTY AT 1108 AUSTIN AVENUE TO C-2

The Committee recommends:

564 "That this application proceed under the present C-2 designation, and that plans be prepared on that basis."

ITEM #504-6

Z-2-77 - ZONING OF CORNER STORES

The Committee recommends:

"That this subject again be tabled for two weeks by Mr. Hogarth's request in order that he may be present."

ITEM #504-7

Z-14-77 - APPLICATION OF BARSOL ENTERPRISES LTD. FOR REZONING OF PROPERTY BETWEEN NORTH ROAD AND FARROW STREET TO RM-2

The Committee recommends:

567 "That this application be referred to Public Hearing."

ITEM #504-8

Z-3-77 - APPLICATION OF KAI HUI CONSTRUCTION LTD. FOR REZONING OF PROPERTY ON ROCHESTER AVENUE TO RT-2

The Committee discussed Council's action of March 14, 1977 regarding failure of first reading of By-law No. 716.

The Committee recommends:

569 "That the area including the lands to the west of the subject site be removed from its compact housing designation on the Community Plan Map, and that the Planning Department report back on alternative uses."

APRIL 5, 1977

ITEM #504-9

REVIEW OF PROPOSED RS-4 SMALL LOT ZONE

The Committee tabled this item for completion of review by the Planning Department.

ITEM #504-10

PROPOSED IMPROVEMENTS TO RIDGEWAY AVENUE BETWEEN NELSON STREET AND MARMONT STREET

The Committee recommends:

"That the Land Use Committee urge the Public Works Committee to consider the proposed improvements for inclusion in the 1977 budget."

ITEM #504-11

Z-48-75 - REZONING OF 1897 DAWES HILL ROAD

572 The Committee recommends:

"That this application be referred to Public Hearing."

ITEM #504-12

8-2338 - REMOVAL OF RESTRICTIVE COVENANT ON LOT 368, BLOCK 6, W $\frac{1}{2}$ DISTRICT LOT 358, PLAN 49910A

579 The Committee recommends:

"That the removal of the Restrictive Covenant on Lot 368, Block 6, W $\frac{1}{2}$ District Lot 358, Plan 49910A be approved."

ITEM #504-13

1977 ANNUAL BUDGET - PLANNING DEPARTMENT

The Committee recommends:

"That the Planning Department budget be referred to the Finance Committee for their consideration."

ITEM #504-14

NIP AREA #1 PLANNING ADVISORY COMMITTEE MINUTES OF MARCH 23, 1977

The Committee recommends:

"That the NIP Area #1 Planning Advisory Committee Minutes of March 23, 1977 be received."

APRIL 5, 1977

ITEM #504-15

"SANDWICH" BOARD SIGNS, FREESTANDING SIGNS

The Committee recommends:

"That only Item 3 of the Chief Building Inspector's report of March 28, 1977 be adopted as the action at this time, i.e.

574-9 That all such signs, ^{manufactured} for which permits are not obtainable, be portable, and stored out of sight at night or on the weekends or whenever the premises are not open for business."

ITEM #504-16

COQUITLAM EAST END WATER STUDY - 1977

The Committee recommends:

"That the Finance Committee look at putting in a water system in the subject area in phases over a five-year period."

Ald. Bewley and Ald. Garrison registered opposition.

ITEM #504-17

LETTER FROM MR. H. VAN HAASTERT DATED MARCH 31, 1977 RE 906 BRUNETTE AVENUE

The Committee recommends:

"That the request of Mr. H. Van Haastert be referred to the Planning Department for discussions with the Ministry of Highways in regard to the proposed improvements to the Lougheed Highway."

ITEM #504-18

NEIGHBORHOOD PUB - CRESTVIEW SHOPPING CENTRE

The Committee recommends:

576 "That the neighborhood pub in the Crestview Shopping Centre be approved subject to meeting parking requirements of the Zoning By-law."

Ald. Sekora wished his opposition recorded.

ITEM #504-19

8-3166 - PEROSA REALTY - PARKLAND ACQUISITION FEE

There was discussion regarding Council Resolution No. 495, 1977 of March 28, 1977 requiring payment of the \$600 parkland acquisition fee.

504

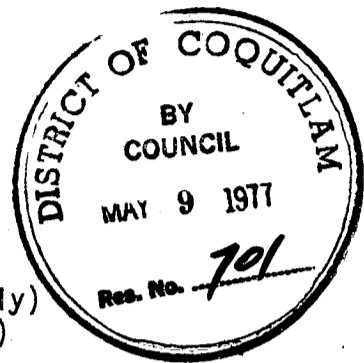
MAY 4, 1977

LAND USE COMMITTEE MINUTES

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

COMMITTEE:

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



STAFF:

- A. Phillips, Municipal Engineer (present for Item 2 only)
- S. Jackson, Community Planner (present for Items 2 & 4)
- L. Wolfe, Long Range Planner
- D.M. Buchanan, Planning Director

ITEM #504-1

Z-2-77 - ZONING OF CORNER STORES

Mr. D. Hogarth presented objections on behalf of his clients. He indicated that non-conforming use was the real problem. He suggested consideration of each site separately as to location and size of land, age of building, etc. He indicated that the proposed C-1 products for retail use were pretty limited, though he admitted that his clients did not want many C-2 uses at all, such as government offices and interior decorating.

The Committee recommends:

702

"That the rezoning of all corner store sites be referred to the May 26, 1977 Public Hearing."

ITEM #504-2

Z-10-77 - APPLICATION OF J.K. & B.A. PURDY FOR REZONING OF PROPERTY ON LAVAL SQUARE TO RT-1

Mr. Phillips presented information on panhandle lots and on what information had been before the Subdivision Committee when the two panhandle lots were approved. Mr. Jackson answered questions regarding the timing of the neighborhood centre. He advised that the home at the south-east corner, which had been retained for a site office, had been boarded up after being vandalized.

The Committee recommends:

"That Mr. Jackson review the possibility of eliminating the north-south panhandle and an exchange of property on the south perimeter therefore in the context of the NIP Committee's timelines, and that the applicant consider an innovative architectural design of four units on one parcel with one access if the exchange is found feasible."

ITEM #504-3

SHOWING OF FILM "ACCESS" RE PROVISION OF FACILITIES FOR HANDICAPPED PERSONS

Mrs. Smith gave out pamphlets and answered questions before and after the film was presented. She mentioned that public buildings, drop curbs at corners, lower phones, and wider parking stalls were essential for persons in wheelchairs. She also mentioned that building code provisions were not mandatory at this time, though a Committee was working with Provincial

ITEM #504-3 RE FILM "ACCESS" con't

officials with regard to having such mandatory requirements.

The Committee recommends:

"That this information be referred to the Design Committee for review and report."

ITEM #504-4

REVISED NIP PLANNING ADVISORY COMMITTEE MINUTES OF APRIL 6, 1977
(DRAFT TERMS OF REFERENCE ATTACHED)

The Committee recommends:

703
"That the terms of reference attached to the minutes be adopted by Council, removing the word 'concerned' from Item 6; that the Planning Department further review said terms of reference if required after adoption."

ITEM #504-5

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

The Committee recommends:

"That the minutes of the regular meeting of the Land Use Committee of April 5, 1977 be received, noting that the #504-16 recommendation regarding five years was not correct."

ITEM #504-6

B-3238 - PROPOSED BERM ADJACENT TO 112 UNIT TOWNHOUSE PROJECT UNDER CONSTRUCTION AT LOUGHEED AND DEWDNEY TRUNK

Alderman Sekora indicated that the Design Committee should review the location of berms more carefully at the time of plan review to make sure that they are on property controlled by applicants prior to preliminary plans being available at Public Hearings. Mr. Buchanan advised that Highways now appear to be accepting a modified berm proposal.

ITEM #504-7

SUBDIVISION COMMITTEE MINUTES OF APRIL 5, APRIL 7 AND APRIL 19, 1977

The Committee recommends:

"That the Subdivision Committee Minutes of April 5, April 7 and April 19, 1977 be received."

ITEM #504-8

Z-12-77 - APPLICATION OF D. BRALIC FOR REZONING OF PROPERTY AT 1116-1120 AUSTIN AVENUE TO C-2

The Committee recommends:

704
715
"That this application be declined in its present form."

Ald. Bewley requested that his opposition be recorded.

ITEM #504-9

Z-15-77 - APPLICATION OF LAFARGE CONCRETE LTD. FOR REZONING OF PROPERTY AT 22 LEEDER AVENUE TO M-4

The Committee recommends:

"That this application be tabled for preliminary plans to be submitted."

ITEM #504-10

Z-34-74 - CHANGE OF OWNERSHIP AND REVISED ZONING MAP FOR OXBOW DEVELOPMENTS

The Committee recommends:

- "a) That the proposed zoning change be referred to the May 26, 1977 Public Hearing, adjusted to include the area south of the Hydro line north of Lot A within the RMH-1 zoning.
- b) That the Planning Department be authorized to prepare an addendum regarding change of ownership to Career Holdings Ltd."

ITEM #504-11

Z-73-76 - DEVELOPMENT AREA BY-LAW FOR PROPOSED HOUSING DEVELOPMENT AT THE SOUTH-EAST CORNER OF AUSTIN AVENUE AND HICKEY STREET

The Committee recommends:

707-709

- "a) That By-law No. 746, 1977 be given three readings by Council.
- b) That the Building Department make specific inspections of detailed items as the development progresses.
- c) That the material specification be reviewed, at the time of building permit application, by the Design Committee.

ITEM #504-12

BILL 42 - MUNICIPAL ACT CHANGES

The Committee recommends:

"That the Planning Department review the development permit approach and other items in the Municipal Act changes and report to the Land Use Committee."

ITEM #504-13

Z-4-77 - RETAIL COMMERCIAL USES - SKINNER'S MARKET SITE - 335, 339, 341 NORTH ROAD (BY-LAWS 710 & 711)

Mr. Skinner spoke against C-2 zoning and advised he had received no notice of the rezoning, though he understood that municipal records showed that mailing had taken place.

Mr. Quinlan advised that he felt they could upgrade the site with their proposals.

The Committee recommends:

710

"That By-laws 710 and 711 be referred back to Public Hearing on May 26, 1977 on the grounds of new evidence being present regarding this site."

ITEM #504-14

Z-16-77 - APPLICATION OF CRESTVIEW DEVELOPMENTS LTD. FOR REZONING OF PROPERTY AT 1001 AUSTIN AVENUE TO CS-2

The Committee recommends:

"That this item be received for information."

ITEM #504-15

Z-17-77 - APPLICATION OF DISTRICT OF COQUITLAM FOR REZONING OF PROPERTY AT PIPELINE ROAD AND PINETREE WAY TO P-1

The Committee recommends:

711 "That this rezoning proposal be referred to the May 26, 1977 Public Hearing."

ITEM #504-16

"SANDWICH BOARD SIGNS"

The Committee recommends:

"That this Building Inspector's report dated April 22, 1977 be received for information."

ITEM #504-17

LETTER FROM MR. G. ANDERSON DATED APRIL 5, 1977 REGARDING CRITERIA FOR DETERMINATION OF TOWNHOUSE REZONING

The Committee recommends:

"That the letter from Mr. G. Anderson dated April 5, 1977 be received for information."

ITEM #504-18

Z-7-74 - ADULTS ONLY POLICY FOR APARTMENT DEVELOPMENT WITHIN THE BURQUITLAM AREA

The Committee recommends:

"That the Planning Department report dated April 18, 1977 be received for information."

ITEM #504-19

Z-60-74 - APPROVAL OF AGREEMENT BETWEEN THE DISTRICT, NORTH ROAD DEVELOPMENTS (DELTA) LTD., CORVELLE DEVELOPMENTS LTD. AND BALATON DEVELOPMENT LTD. FOR 36 UNIT APARTMENT DEVELOPMENT AT 516-520 COTTONWOOD AVENUE

The Committee recommends:

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

ITEM #504-20

FRONTAGE PARKING SCHEME, SOUTH SIDE OF AUSTIN AVENUE, MARMONT TO GATENSBRURY

The Committee recommends:

713 "That the frontage parking scheme concept be approved by Council as presented in the reports of March 29th and April 15th, 1977 of the Planning and Engineering Departments' reports."

ITEM #504-21

SYNOPSIS, AUSTIN AVENUE COMMERCIAL CENTRE

The Committee recommends:

714 "That Council strongly recommend against C-2 zoning of the south side of Austin Avenue east of four lots already designated for the following reasons:

- 715 1) The limited market for retail floor space and ten potential existing new buildings being possible in the C-2 core already zoned and designated.
- 716 2) Overdevelopment in relation to the future market.
- 3) The effect on the proposed Ridgeway improvement.
- 4) The extension of the walking distance beyond that considered appropriate in retail design.
- 5) The lack of new service commercial land.
- 6) Offices should be in the C-2 core and not dispersed to peripheral area, since they augment the core's pedestrian orientation.

And that no further consideration be made by the Committee or Council of C-2 zoning beyond the existing zoned and designated C-2 core until all properties therein have been infilled."

Ald. Bewley indicated opposition.

ITEM #504-22

LETTER FROM MR. HARRISON DATED APRIL 20, 1977 RE LOT 7, D.L. 372, PL. 1306

The Committee recommends:

"That the Provincial Government be asked to review and approve GVRD's recommendation, and that they provide funds for purchase of this land for 'greenbelt' purposes."

ITEM #504-23

CS-2 ZONE - LABORATORIES USE

The Committee recommends:

717 "That laboratories be an allowed use in the CS-2 Special Service Commercial Zone, and that parking for laboratories fall under Section 404(2)(c)(4):

ITEM #504-23 con't

<u>Building Class</u>	<u>Required Parking Spaces</u>
(4) Offices, retail stores, service establishments or other similar uses	1 space per 400 square feet of gross floor area

And that the uses include all items mentioned in the Planning Director's report of May 2, 1977."

.....
CHAIRMAN

MAY 17, 1977

LAND USE COMMITTEE MINUTES

A regular meeting of the Land Use Committee was held on Tuesday, May 17, 1977 at 7:30 p.m. in the Council Chambers, with the following persons present:

COMMITTEE:

- Ald. L. Bewley, Chairman
- Ald. L. Garrison
- Ald. L. Sekora
- Ms. M. Johnson



STAFF:

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

ITEM #504-1

MINUTES OF REGULAR LAND USE COMMITTEE MEETING OF MAY 4, 1977

The Committee recommends:

"That the minutes of the regular Land Use Committee Meeting of May 4, 1977 be received."

ITEM #504-2

SUBDIVISION COMMITTEE MINUTES OF MAY 3, 1977

The Committee recommends:

"That the Subdivision Committee Minutes of May 3, 1977 be received."

ITEM #504-3

Z-7-74 - APARTMENT DEVELOPMENT AT 601 NORTH ROAD

The Committee recommends:

RES 801

- "1) That an addendum to the development agreement be prepared to remove the restriction on sale to households with persons under 18 in this development.
- 2) That Council approve signing and sealing of the addendum to the agreement dated March 26, 1976 by the Mayor and Clerk; and such addendum shall be binding upon the District when duly executed and delivered for and on behalf of the Corporation by the Mayor and Municipal Clerk, who are specifically authorized to sign the same, and to affix the Corporate Seal thereto, and to deliver the same and that all as the Act and Deed of the District of Coquitlam."

ITEM #504-4

Z-59-76 - APPLICATION OF LGL CONSTRUCTION FOR REZONING OF PROPERTY ON DEWDNEY TRUNK ROAD TO RT-1 FOR A DUPLEX

Mr. Holmes spoke to the Committee and advised that the sanitary sewer was now available to this development. He also indicated that the basement design would be laid out to avoid lower suites, and he was willing to alter its design to satisfy the Municipality and the Building Inspector.

ITEM #504-4 con't

The Committee recommends:

REV
802

"That this application be referred to the June 23, 1977 Public Hearing subject to the plans being modified to the satisfaction of the Building Inspector."

ITEM #504-5

Z-31-74 - DAON DEVELOPMENT CORPORATION - QZADA AVENUE EAST OF PIPELINE ROAD

The Committee recommends:

REV
803
DEFEATED

"That Council endorse the land use pattern shown on the map attached to the May 13, 1977 report of the Planning Director."

Ald. Sekora and Ms. Johnson opposed the recommendation, defeating it on the basis of a 2 to 2 vote.

ITEM #504-6

LETTER FROM MR. R. HARRISON DATED APRIL 20, 1977 RE LOT 7, D.L. 372, PL. 1306

Mr. Harrison indicated that he had purchased this five acre parcel two or three years ago. He also indicated that municipal staff had advised him that no road would or could be constructed to his property and he could not build on it. He was also concerned that potential buyers were also being advised of this position although he had not been advised before he purchased the property. The Chairman asked him to put his statement in writing, and in the meantime information on greenbelt funding would be obtained from the Provincial Government.

ITEM #504-7

Z-52-76 - APPROVAL OF AGREEMENT & ADOPTION OF BY-LAW NO. 670 - DAMKA LUMBER & DEVELOPMENT LTD. FOR NEIGHBOURHOOD PUB AT HOY & PHEASANT

The Committee recommends:

805

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

806

2) That Council finally adopt By-law No. 670, 1976, read three times on December 13, 1976."

ITEM #504-8

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

The Committee recommends:

807

"That this application be extended for a period of 90 days to August 12, 1977 to allow the applicant time to apply for a building permit and submit building plans, following which By-law No. 504, 1975 can be referred back to Council for fourth and final reading."

ITEM #504-9

Z-4-76 - EXTENSION OF REZONING APPLICATION (BY-LAW NO. 604, 1976)

The Committee recommends:

"That this application be extended to December 15, 1977 to give the applicants time to apply for subdivision and have it processed to a point of registration in the Land Registry Office."

808

ITEM #504-10

SITES DESIGNATED FOR COMPACT HOUSING ON THE COMMUNITY PLAN MAP

The Committee recommends:

"That Site I be deleted from the Community Plan Map and the easterly portion of Site F-10 be added, and that all other sites be retained."

Division

809
810

ITEM #504-11

The Committee recommends:

"That Council express concern regarding the proposed limitations of the development permits, uncertainties with development cost by-laws, Board of Variance's new review powers over servicing, and provincial public interest provisions, as well as other proposals which limit implementation of the positive features of the legislation."

to the council

814

ITEM #504-12

Z-19-77 - APPLICATION OF AUSTIN DEVELOPMENTS LTD. FOR REZONING OF PROPERTY ON DEWDNEY TRUNK ROAD TO RS-3

The Committee recommends:

"That alternative uses be examined for this area by the Planning Department."

ITEM #504-13

MOBILE HOME PARK BY-LAW

The Committee recommends:

"That the Chief Building Inspector be asked to provide comments directly."

815

.CHAIRMAN

MAY 31, 1977

LAND USE COMMITTEE MINUTES

A regular meeting of the Land Use Committee was held on Tuesday, May 31, 1977 at 7:30 p.m. in the Council Chambers, with the following persons present:

COMMITTEE:

- Ald. L. Bewley, Chairman
- Ald. L. Garrison
- Mr. M. Baldigara

STAFF:

D.M. Buchanan, Planning Director



ITEM #504-1

REGULAR LAND USE COMMITTEE MINUTES OF MAY 17, 1977

The Committee recommends:

"That the minutes of the regular Land Use Committee Meeting of May 17, 1977 be received."

ITEM #504-2

SUBDIVISION COMMITTEE MINUTES OF MAY 17, 1977

The Committee recommends:

"That the Subdivision Committee Minutes of May 17, 1977 be received."

ITEM #504-3

Z-21-77 - APPLICATION OF E. MACINTYRE FOR REZONING OF PROPERTY AT 615 NORTH ROAD TO P-4

The Committee recommends:

"That this application be declined and the applicant be referred to the Parks and Recreation Committee for consideration of alternative sites at their meeting of June 13, 1977."

*APP'D B
Co. RES
870/77*

ITEM #504-4

Z-13-77 - PROPOSED REZONING OF Lot 3 OF LOT 1, D.L. 109, PL. 7872 AT 1108 AUSTIN AVENUE

The Committee recommends:

"That this application be referred to the June 23, 1977 Public Hearing subject to favourable Design Committee review."

*APP'D B
Co. RES
871/77*

LAND USE COMMITTEE
MINUTES . . .

MAY 31, 1977

ITEM #504-5

Z-19-77 - AUSTIN DEVELOPMENTS LTD. - ALTERNATIVES TO RS-3 ZONING

The Committee recommends:

"That a public meeting be held on June 22, 1977 at Meadowbrook School on possible industrial development of the area north of Dewdney Trunk Road and west of Westwood Street to the lane parallel to and east of Irvine Street."

APP'D B:
Co. RES
872/77

ITEM #504-6

AMENDMENTS TO BUILDING BY-LAW NO. 73, 1972 AND ZONING BY-LAW NO. 1928, 1971

The Committee recommends:

- 1) That By-law No. 727, 1977 be advanced to Council for three readings.
- 2) That By-law No. 729, 1977 be considered at a Public Hearing as required by Section 703 of the Municipal Act."

APP'D B:
Co. RES
872/77
874/77
872/77
876/77

ITEM #504-7

YOUTH EMPLOYMENT PROGRAM

The Committee recommends:

"That the report of May 26, 1977 be received for information."

ITEM #504-8

Z-23-77 - APPLICATION OF DISTRICT OF COQUITLAM FOR REZONING OF PROPERTY AT 2773 BARNET HIGHWAY TO RMH-1

The Committee recommends:

"That this application be referred to the June 23, 1977 Public Hearing."

APP'D B:
Co. RES
877/77

ITEM #504-9

Z-20-77 - APPLICATION OF TRITON MANAGEMENT INC. FOR REZONING OF PROPERTY AT 1103-1121 HOWIE AVENUE TO RM-2

The Committee recommends:

"That this application be referred to Public Hearing subject to Design Committee review and acceptance."

APP'D B:
Co. RES
878/77

ITEM #504-10

Z-25-76 - PROPOSED REZONING OF PROPERTY AT 3358 MASON AVENUE TO P-2 FOR A CHURCH COMPLEX

The Committee recommends:

- "That this application be referred to Public Hearing subject to:
- 1) Design Committee acceptance;
 - 2) Dedication of the cul-de-sac as recommended by the Subdivision Committee.

APP'D B:
Co. RES
879/77

ITEM #504-10 (Z-25-76) con't

3) Notification to the North-East Coquitlam Ratepayers Association due to the concern with overbuilding and introduction of this use to a rural area."

ITEM #504-11

Z-33-74 - NU-WEST DEVELOPMENT CORP. LTD. - DUNKIRK AVENUE AND NESTOR STREET

The Committee recommends:

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

*APP'D B.
Co. RES
880/77*

ITEM #504-12

8-3492 - APPLICATION FOR STRATA TITLE CONVERSION OF AN EXISTING DUPLEX AT 1401-1403 KING ALBERT AVENUE

The Committee recommends:

"That Council, as approving authority under the Strata Titles Act, approve the conversion into strata lots of Lot 100, D.L. 357, Plan 29183, being 1401-1403 King Albert Avenue."

*APP'D B.
Co. RES
881/77*

The Committee expressed its concern with construction standards for future conversions, and particularly soundproofing between dwellings, and that the Building Department review each application prior to future Land Use Committee consideration.

ITEM #504-13

Z-7-74 - ADDENDUM TO DEVELOPMENT AGREEMENT FOR APARTMENT DEVELOPMENT AT 601 NORTH ROAD

The Committee recommends:

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

*APP'D B.
Co. RES
882/77*

ITEM #504-14

MUNICIPAL INCENTIVE GRANT PROGRAM- CMHC ADMINISTRATIVE HOUSING

The Committee recommends:

"That Council file a resolution with the Union of B.C. Municipalities for consideration at their 1977 convention, as follows:

Whereas Central Mortgage and Housing Corporation have established the Municipal Incentive Grant Program, and whereas the Ministry of Housing has established a parallel program, and whereas the requirements for unit size and density are not required under the AHOP and ARP programmes

*APP'D B.
Co. RES
880/77*

ITEM #504-14 (MUNICIPAL INCENTIVE GRANT PROGRAM) con't

and go beyond the objective of affordable housing, and whereas the procedures established to make preliminary application and final application for monies are most elaborate; therefore, we would resolve that the Minister of Housing be requested to amend the program such that Municipal Incentive Grants are made available to municipalities on an automatic basis when housing projects are completed under the auspices of ARP, AHOP or other programs assisted by senior governments to make available affordable housing for middle and low incomes."

ITEM #504-15

Z-22-77 - APPLICATION OF DISTRICT OF COQUITLAM FOR REZONING OF PROPERTY AT 813 SHARPE STREET TO P-2

The Committee recommends:

"That this application be referred to Public Hearing."

*APP'D B.
CO RES
#884/77*

.....CHAIRMAN

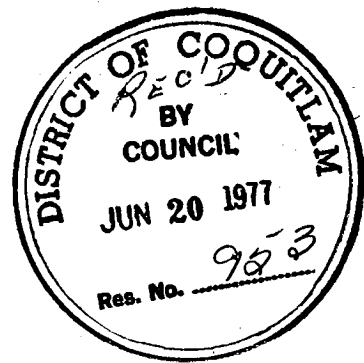
JUNE 14, 1977

LAND USE COMMITTEE MINUTES

A regular meeting of the Land Use Committee was held on Tuesday, June 14, 1977 at 7:30 p.m. in the Council Chambers, with the following persons present:

COMMITTEE:

- Ald. L. Bewley, Chairman
- Ald. L. Sekora
- Ald. L. Garrison
- Ms. M. Johnson
- Mr. D. Doyle



STAFF:

D.M. Buchanan, Planning Director

ITEM #504-1

MINUTES OF REGULAR LAND USE COMMITTEE MEETING OF MAY 31, 1977

The Committee recommends:

"That the minutes of the regular Land Use Committee meeting of May 31, 1977 be received."

ITEM #504-2

SUBDIVISION COMMITTEE MINUTES OF MAY 31, 1977

The Committee recommends:

"That the Subdivision Committee Minutes of May 31, 1977 be received."

ITEM #504-3

LETTER FROM P. HANSEN DATED JUNE 9, 1977 RE PROPOSED DEVELOPMENT IN THE 1300-1400 BLOCK BRUNETTE AVENUE

Mr. Hansen and Mr. Karl presented their problems regarding development.

The Committee recommends:

"That the two changes to the RM-1 regulations be referred to Public Hearing, as drafted by the Planning Department regarding exposure of the lower floor on the lower slope and expanding the gross floor area maximum from 0.35 to 0.45."

APP'D B.C. Co. RES # 954/77

ITEM #504-4

PROPOSED NEIGHBOURHOOD PUB AT THE SW CORNER OF GATENSBURY STREET AND COMO LAKE AVENUE

Mr. Ross spoke regarding this site as to the RS-1 zoning or whether this was indeed a "holding" zone, and indicated that the Liquor Administration Board did not favour pubs in neighbourhood shopping centres.

LAND USE COMMITTEE
MINUTES

JUNE 14, 1977

ITEM #504-4 con't

The Committee recommends:

"That this application be declined."

APP'D BY
Co. Res
958/77

ITEM #504-5

Z-24-77 - APPLICATION OF CHURCH OF CHRIST FOR REZONING OF PROPERTY AT
215 MARMONT STREET TO RT-1

The Committee recommends:

"That this application be tabled for submission of plans of each of the proposed duplexes, and for an application for subdivision being found technically feasible by the Subdivision Committee."

APP'D BY
Co. Res
956/77

ITEM #504-6

8-3271 - LETTER FROM L. FLEMING OF DEH HOLDINGS LTD. DATED JUNE 8, 1977
RE 2791 DEWDNEY TRUNK ROAD

The Committee recommends:

"That this matter be tabled to evaluate a preliminary proposal for the whole F-10 site."

ITEM #504-7

Z-44-75 - NEIGHBOURHOOD IMPACT OF F-9 COMPACT HOUSING PROJECTS

The Committee recommends:

"That the Planning Department report dated June 8, 1977 be received for information."

ITEM #504-8

Z-25-77 - AMENDMENT TO ZONING BY-LAW NO. 1928 TO PROVIDE SPECIFIC PARKING
STANDARDS FOR TENNIS COURTS AND SQUASH COURTS

The Committee recommends:

"That officials of the Racquet Club be invited to the next meeting of the Land Use Committee on June 28, 1977."

ITEM #504-9

AMENDMENT TO ZONING BY-LAW NO. 1928 RE TEMPORARY BUILDINGS (FILE Z-8-77)

The Committee recommends:

"That the draft by-law be modified for consideration at the June 23, 1977 Public Hearing."

APP'D BY
Co. Res
987/77

LAND USE COMMITTEE
MINUTES

JUNE 14, 1977

ITEM #504-10

Z-51-76 - PROPOSED REZONING AND SUBDIVISION OF LOT 5, BLOCK 2, D.L. 378,
PLAN 3467 ON IRVINE STREET (BY-LAW NO. 721, 1977)

The Committee recommends:

"That Council give final reading to By-law No. 721, 1977, given
three readings on April 12, 1977."

See Co. No. Res. 8/77

ITEM #504-11

NOTICE OF PUBLIC MEETING REGARDING POSSIBLE INDUSTRIAL DEVELOPMENT OF AREA
NORTH OF DEWDNEY TRUNK RD. & WESTWOOD ST. TO THE LANE PARALLEL TO AND EAST
OF IRVINE ST.

The Committee recommends:

"That the Planning Department report dated June 9, 1977 be
received for information."

ITEM #504-12

Z-4-76 - LETTER FROM BRITISH COLUMBIA GOLF CLUB LIMITED DATED MAY 27, 1977
REQUESTING THAT APPLICATION BE RESCINDED

The Committee recommends:

"That the letter from British Columbia Golf Club Limited dated
May 27, 1977 be received for information."

ITEM #504-13

Z-17-77 - APPLICATION FOR P-1 ZONING OF LOT 50, PIPELINE ROAD AND PINETREE
WAY, OWNED BY GVS & DD

The Committee recommends:

"That the portion of application Z-17-77 affecting possible P-1
zoning of Lot 50 west of Pinetree Way be referred to the
September 23, 1977 Public Hearing, and that the portion east of
Pinetree Way to come into the control of the District for 'Town
Centre Park' continue to be heard on June 23, 1977."

App'd B: Co Res 9/77

ITEM #504-14

CITY OF VANCOUVER REGULATIONS FOR BUILDINGS FOR THE HANDICAPPED

The Committee recommends:

"That the Planning Department report dated June 13, 1977 be
received for information."

LAND USE COMMITTEE
MINUTES

JUNE 14, 1977

ITEM #504-15

DESIGN COMMITTEE COMMENTS RE PROPOSED RS-4 SMALL LOT ZONE

The Committee tabled this report till the next meeting of the Land Use Committee on June 28, 1977.

.CHAIRMAN

JUNE 28, 1977

LAND USE COMMITTEE MINUTES

A regular meeting of the Land Use Committee was held on Tuesday, June 28, 1977 at 7:30 p.m. in the Council Chambers, with the following persons present:

COMMITTEE:

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



STAFF:

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

ITEM #504-1

LETTER FROM R. GREGORY DATED JUNE 15, 1977 REGARDING PROPERTY AT 345 NORTH ROAD

Mr. Gregory and Mr. Cohen sought a land use contract to allow additional use of a waterbed outlet on the lower floor of this building, this to have the advantage of improving building over and above other possible uses.

The Planning Director advised that it would be at least a two-month process for preparation of a land use contract, Public Hearing, and Highways approval.

The Committee recommends:

"That the proposal for waterbed sales be regrettably declined as it would represent a C-2 use on the corner."

APP'D BY
CO. RES
#1020/77

ITEM #504-2

AMENDMENT TO ZONING BY-LAW NO. 1928 TO PROVIDE SPECIFIC PARKING STANDARDS FOR TENNIS COURTS AND SQUASH COURTS (FILE Z-25-77)

The Committee recommends:

"That the following amendment be referred to the July 28, 1977 Public Hearing:

404(2)

BUILDING CLASS

- (c) Commercial
- (13) Tennis clubs, racquetball clubs, squash clubs and similar uses, not including areas licenced for the sale and consumption on the premises of alcoholic beverages.

REQUIRED PARKING SPACES

4 parking spaces per tennis court & racquetball court plus 2 parking spaces per squash court & 1 parking space per 100 sq. ft. of gross floor area for spectator viewing area.

APP'D BY
CO. RES
#1021/77

ITEM #504-3

DEVELOPMENT ALTERNATIVES FOR LANDS ADJACENT TO CLARKE/CHAPMAN/ROBINSON INTERSECTION IMPROVEMENTS (D. INSLEY AND J. ALLEY) FILE: 8-3472

Mr. Insley and Mr. Alley appeared before the Committee, with Mr. Insley presenting the situation. The concern was with use of the land in question. Mr. Insley then presented the brief of June 20, 1977 which came down to CS-2 zoning with a range of uses on p. 12 thereof. Mr. Wolfe read the list of permitted uses now permitted

ITEM #504-3 con't

in the CS-2 zone, and the bank, medical/dental offices, pharmacy and others were not in the use list. The Planning Director advised that the issue was one of policy and implications for development generally along Clarke Road.

The Committee recommends:

S. L. Co. #1037/77

"That a public information meeting be held on July 28⁶, 1977 on this subject and the Engineering Department be requested to review access and egress implications prior thereto."

ITEM #504-4

Z-19-77 - AUSTIN DEVELOPMENTS LTD. INDUSTRIAL AREA - DEWDNEY TRUNK ROAD

Mr. L. Wolfe presented slides and maps giving background to possible industrial area.

An alternative involving 33 units at 10 units to the acre in the south portion of the area and industrial development to the north was presented by Mr. K. White, prepared since the meeting of June 22, 1977. A second alternative of a strip of residential development along Dewdney Trunk Road was proposed. 80,000 sq. ft. and 120,000 sq. ft. of industrial building would be proposed in the two alternatives. Intensive landscaping would be proposed and Mr. Bailey would be prepared to dedicate up to one-half acre for park use.

Lengthy discussion then followed from residents of the area. (See addendum dated June 28, 1977.)

The Committee recommends:

"That the Committee favour a combination of M-3 industrial use and residential use of this area, with a maximum number of 20 detached units, and a maximum open space usage adjacent the south and west perimeters of the area, subject to the access to the industrial area being from Westwood Street."

ITEM #504-5

REGULAR LAND USE COMMITTEE MINUTES OF JUNE 14, 1977

The Committee recommends:

"That the minutes of the regular Land Use Committee meeting of June 14, 1977 be received."

ITEM #504-6

SUBDIVISION COMMITTEE MINUTES OF JUNE 14, 1977

The Committee recommends:

"That the Subdivision Committee Minutes of June 14, 1977 be received."

ITEM #504-7

MAILLARDVILLE NIP AREA NO. 1 PLANNING ADVISORY COMMITTEE MINUTES OF JUNE 1, 1977 AND JUNE 8, 1977

The Committee recommends:

"That the Maillardville NIP Area No. 1 Planning Advisory Committee Minutes of June 1, 1977 and June 8, 1977 be received."

ITEM #504-8

Z-2-74 - ADDITIONS TO BUILDINGS IN MEADOWBROOK DEVELOPMENT

Mr. Buchanan presented the report, and a group of residents indicated acceptance although they questioned the \$300.00 bond requirement.

The Committee recommends:

"That Council authorize the Planning Director and Chief Building Inspector to consider applications for additions to homes in Meadowbrook, under the powers to consider minor amendments delegated to these officials under Sections 6 and 8 of Land Use Contract Z-2-74, subject to:

- a) such applications being in conformity with the following guidelines:
 - i) not having an adverse effect on the daylighting and privacy of adjacent units,
 - ii) being in keeping with the style of existing development as regards shapes, colors, and exterior materials,
 - iii) being restricted to a maximum site coverage of 30%, and a maximum height of two storeys, such that the building density of the project is not unduly increased,
 - iv) not involving enclosure of carports or other potential reduction in the amount of off-street parking;
- b) immediately adjacent owners being notified of applications for additions, and being given two weeks to review the application and comment thereon;
- c) issuance of building permits for such additions being subject to the applicant posting a \$300.00 cash bond, returnable upon completion of the addition in compliance with the permit."

APPRO'D B.I. Co. RES # 1022/77

ITEM #504-9

SITE F-10 (L. FLEMING) - 86 UNITS PROPOSED UNDER STRATA TITLE DEVELOPMENT

The Committee recommends:

"That the west half of Site F-10 not be designated for compact housing as there is sufficient designated area in Lower Ranch Park, at this time."

APPRO'D B.I. Co. RES # 1027/77

ITEM #504-10

PUBLIC HEARING NOTICE - SIGNS

The Committee recommends:

"That Council amend Resolution No. 436 of March 14, 1977 to read 'and such signs be made up as shown on the attachment to the Planning Department's report of June 16, 1977'."

*APP'D BY
Co. Res
#1025/77*

ITEM #504-11

DESIGN COMMITTEE COMMENTS RE PROPOSED RS-4 SMALL LOT ZONE

Mr. Wolfe advised that the Subdivision Control By-law would include a change to allow a minimum 70 foot lot depth. The views of the Design Committee versus the earlier draft was explained, particularly in relation to front yards and fencing therein.

The Committee recommends:

"1) That the proposed RS-4 regulations set out in draft By-law No. 705 be amended in the following respects:

*See Co. Res
1026 & 1027/77*

- a) That there be a provision requiring a separation of not less than 55 meters (180 ft.) between buildings of a similar exterior design, along one side of any street;
 - b) That the front setback be based on front walls averaging not less than 6.0 meters (19.685 ft.) from the property line, with no portion of the building being less than two meters (6.562 ft.) from the property line;
 - c) That the required 1.25 meter (4.101 ft.) side yard be increased to 1.75 meters (5.742 ft.) for building sections exceeding one storey in height;
 - d) That the maximum allowable site coverage be increased to 35% for the principal building and 12% for accessory buildings, with the combined site coverage not to exceed 40%;
 - e) That there be provision to allow fences up to 1.8 meters (5.906 ft.) in height in front of the required building setback line, to enclose or screen areas of the front yard not exceeding 60% of the width of the lot.
- 2) That RS-4 rezoning applications be processed in the same manner as RS-1 and RS-3 rezonings, except in cases where the owner wishes to introduce variations such as zero side yards, or where the Council deems some overall design control as being desirable, and that in such cases a development permit of simple form of land use contract overlaying the RS-4 zoning be utilized, but retaining the allowable density and use provisions of the RS-4 zone."

Ald. Sekora wished his opposition to 1) b) above recorded.

ITEM #504-12

PARK AND TILFORD BEAUTIFICATION AWARDS

This item is referred to the Design Committee, drawing attention to Dogwood Pavilion as a possible referral.

ITEM #504-13

R. MITCHUK - EAST SIDE OF CLARKE ROAD AT ROBINSON STREET

The development proposal of Mr. Mitchuk was deferred to the July 5, 1977 Land Use Committee meeting.

ITEM #504-14

DUPLEXES/FOURPLEXES

This item was tabled by the Committee.

ITEM #504-15

Z-36-76 - APPROVAL OF AGREEMENT & ADOPTION OF BY-LAW NO. 641 FOR COQUITLAM MANAGEMENT & DEVELOPMENT LTD. OFFICE BUILDING AT 1062 RIDGEWAY AVENUE

The Committee recommends:

- "1) That Council approve signing and sealing of the Agreement by the Mayor and Clerk; and such Agreement shall become binding upon the District when duly executed and delivered for and on behalf of the Corporation by the Mayor and Municipal Clerk, who are specifically authorized to sign the same and to affix the Corporate Seal thereto, and to deliver the same and that all as the Act and Deed of the District of Coquitlam.
- 2) That Council finally adopt By-law No. 641, 1976, given three readings on September 7, 1976."

*APP'D B?
Co. Res
#1028/77*

*APP'D B?
Co. Res
1029/77*

ITEM #504-16

Z-73-76 - PROPOSED 103 UNIT RESIDENTIAL DEVELOPMENT AT HICKEY AND AUSTIN - LAND USE CONTRACT (BY-LAW NO. 772)

The Committee tabled this item for the contract to be placed before the Committee at the July 5, 1977 meeting.

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CHAIRMAN