

501

JANUARY 14, 1991

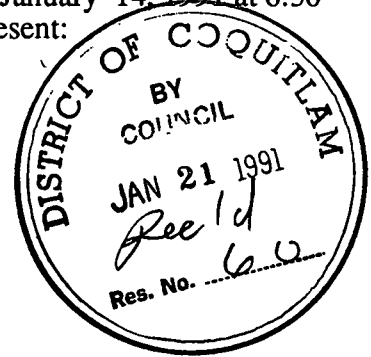
LAND USE COMMITTEE MEETING

MINUTES

A meeting of the Land Use Committee was held on Monday, January 14, 1991 at 6:30 p.m. in the Council Chambers, with the following persons present:

COMMITTEE:

- Ald. D. White, Chairman
- Ald. W. LeClair
- Ald. B. Robinson
- Ald. J. Kingsbury (For Item #1)



STAFF:

- N. Cook, Municipal Manager
- K. Wright, Deputy Municipal Engineer
- E. Tiessen, Deputy Planning Director (For Item #1)
- D. Buchanan, Planning Director
- T. de Jong, Planner
- R. Innes, Planner

ITEM #501-1

BURKE MOUNTAIN DEVELOPMENT PROPOSAL

Mr. Rick Woodland came before the Committee as "project planner" for the proposed development. He introduced his colleagues:

- John Chislett, Architect
- Henry Vittersack, McElhanney Associates
- John Wong
- Len Stewart
- Randy Page
- Darcy Alexander, Ecosign Consultants

He indicated that the option on the 640 acres had been exercised from Genstar by the Kamei Sushi Group. He then showed slides of the area and described the land involved. The proposal features 500 residential units and 300 hotel rooms on 70 acres, a golf course and ski facilities; a \$12-18 million investment in land and servicing was indicated.

LAND USE COMMITTEE MEETING
MINUTES OF JANUARY 14, 1991

Public access to about 60% of Munro Lake was suggested. Chateau architecture was illustrated, with about a five storey height for the hotel. The range of recreational activities was described. A performing arts centre was also suggested. Access would be restricted to horse drawn sleigh or carriage in certain areas.

Mr. Woodland indicated an interest in dialogue at this stage and was not seeking early approval.

Mr. Darcy Alexander then reviewed Ecosign's findings. The plateau at about 1800 m. above sea level was shown in a simulation plus a slope analysis map. A day ski area rather than a "Whistler" type mountain resort was indicated.

The representative from Norecal then spoke as to vegetation. He advised that the area is not particularly unique as to animals or fish stock. Concerns from the Fish and Wildlife Branch about water supply downstream were noted. More detailed studies as to wildlife and vegetation were recommended.

Mr. Vittersack then spoke as to engineering services. He described the possible access road. Water supply from Dennett Lake was proposed. The need for a fire flow supply was also noted. Runoff controls were also described.

Mr. Woodland then responded to questions from the Committee.

1. A leaseback of the golf course area from the park authority is proposed.
2. About \$90,000 has been spent so far on the proposal.
3. He confirmed the 500 residential units in a "tight" development.
4. Control of use for permanent housing was said to be difficult though this is not the market sector being aimed at.
5. He advised that a pumper truck for fire fighting and concrete construction to enhance fire protection is contemplated.
6. Road maintenance on the 12 km to Coast Meridian would be a municipal responsibility.
7. No presentation to G.V.R.D. is suggested at the moment, until the Municipality directs otherwise.
8. A golf course area of about 150 acres for lease beyond the retained 70 acres is proposed.
9. He saw Dennett Lake's public access likely to be continued.
10. The Kamei Sushi Group have not bought the property from Genstar.
11. Water and sewer maintenance by the resort and not the Municipality was indicated.
12. General public access to all areas except golf course is proposed with a reserve of about 50% on the course for hotel patrons.

The Chairman referred the matter to staff for a comprehensive review. The Municipal Manager indicated that review timing would be reported on at the next Land Use Committee meeting.

LAND USE COMMITTEE MEETING
MINUTES OF JANUARY 14, 1991

ITEM #501-2

FREMP PROPOSED RECREATION PLAN

Donna Underhill came before the Committee along with Mike McPhee of FREMP. She is from the Recreation Activity Work Group, on which Coquitlam and other municipalities are represented by Planning and/or Parks and Recreation staff.

A slide presentation was then made.

COUNCIL
ACTION

The Committee recommends:

*APPROVED BY
Co. Res # 61/91*

"That the general approach of the FREMP Recreation Activity Work Group be endorsed by Council as to enhanced public access to and awareness of the Fraser River and that the Planning Department take the recommendations into account in future OCP work."

ITEM #501-3

PRELIMINARY REPORT OF APPLICATION Z-63-90 BY MARGARET ANN PARSONS FOR ZONING BYLAW AMENDMENT FROM RS-1 TO RT-1 AT 1718 AUSTIN AVENUE

Margaret Ann Parsons came before the Committee and presented a paper on her concerns as to the storage area in the six foot high crawl space.

COUNCIL
ACTION

The Committee recommends:

*APPROVED BY
Co. Res # 62/91*

- "1) That first reading be given to Bylaw No. 2284, 1990.
- 2) That Bylaw No. 2884, 1990 and Application Z-63-90 be referred to Public Hearing."

ITEM #501-4

PRELIMINARY REPORT OF APPLICATION Z-62-90 BY MULTIGON PROJECT MANAGEMENT LTD. FOR ZONING BYLAW AMENDMENT FROM RS-1 & RM-6 TO RM-5 AT 3063/3065/3069/3073/3077/3081 & 3085 GLEN DR. & 1185 WESTWOOD STREET

The Committee recommends:

COUNCIL
ACTION

"That the application Z-63-90 be ^{DETERMINED} tabled pending:

*APPROVED BY
Co. Res # 64/91*

- 1) The Subdivision Committee finding a subdivision layout for the property technically feasible.

LAND USE COMMITTEE MEETING
MINUTES OF JANUARY 14, 1991

ITEM #501-4 cont'd

- 2) Review of the preliminary plans by the District's consultants Hotson-Bakker Architects in relation to the Town Centre Urban Design Guidelines.
- 3) The applicant to revise their application to the RM-6 Zoning category and revise their plans to:
 - a) The RM-6 regulations.
 - b) Provide accessory off-street parking at a ratio of 1.75 parking spaces per unit.
 - c) Respond to any comments from the District's consultants in relation to the Urban Design Guidelines.
- 4) The applicant to provide plans to depict the shadowing effect of the resultant building proposal.
- 5) The Planning Department to review the revised preliminary plans in relation to the major requirements of the Zoning Bylaw.
- 6) The applicants to provide written input of their intention regarding which fire protection measure under the National Building Code they will be choosing to follow for this project noting that it is Council's desire to see high-rise projects of this nature to be built under Measures "A" (fully sprinklered building) of the National Building Code.

And a report to come back to the Committee in three months as to progress if all items have not been completed by that time."

ITEM #501-5

PRELIMINARY REPORT OF APPLICATION Z-64-90 BY HOOSHANG & TAMILEH
ASKARIAN FOR ZONING BYLAW AMENDMENT FROM RS-1 TO RS-3 AT
1502 AND 1510 AUSTIN AVENUE

COUNCIL
ACTION

The Committee recommends:

- " 1) That Council give first reading to Bylaw No. 2285, 1990;
- 2) That Bylaw No. 2285, 1990 and application Z-64-90 be referred to Public Hearing."

*APPROB
CO RES
65-466/91*

LAND USE COMMITTEE MEETING
MINUTES OF JANUARY 14, 1991

ITEM #501-6

633 POIRIER STREET

COUNCIL
ACTION

The Committee recommends:

" That Council approve signing and sealing of the Development Variance Permit and the Mayor and Municipal Clerk be authorized to execute this Development Variance Permit on behalf of the District of Coquitlam."

*APP'D B.T.
Co. RES
67/91*

ITEM #501-7

APPLICATION Z-55-90 ADDITIONAL STOREY - PROPOSED HOTEL/CONVENTION CENTRE AT 319 NORTH ROAD-COQUITLAM MOTOR INN

COUNCIL
ACTION

The Committee recommends:

- 1) That Council give first reading to District of Coquitlam Southwest Coquitlam - Town Centre Official Community Plan Amendment Bylaw No. 2286, 1990.
- 2) That Council give first reading to District of Coquitlam Zoning Amendment Bylaw No. 2287, 1990.
- 3) That Bylaw No. 2286, 1990 and Bylaw No. 2287, 1990 along with application Z-55-90 be referred to Public Hearing.
- 4) That if this application proceeds to the third reading stage subsequent to a Public Hearing, that a restrictive covenant be drafted to limit the use of the property to tourist accommodation use and uses ancillary to a tourist accommodation use which are permitted in the C-2 zone and to provide for the existing beer and wine store."

*APP'D B.T.
Co. RES
68169,
70 + 71/91*

ITEM #501-8

1989 ECONOMIC PROFILE FOR COQUITLAM AREA

The report was reviewed by the Committee. It was suggested that copies be available at public libraries.

LAND USE COMMITTEE MEETING
MINUTES OF JANUARY 14, 1991

ITEM #501-8 cont'd

COUNCIL
ACTION

The Committee recommends:

"That the Chamber of Commerce be thanked in writing for their excellent work and that the Coquitlam Public Library be supplied with copies for their two locations for the general public."

APP'D B
C: R
7/2/91

TABLED ITEMS:

1. Design Committee Minutes of December 11, 1990
2. Design Committee Minutes of December 20, 1990
3. Subdivision Committee Minutes of December 4, 1990
4. Subdivision Committee Minutes of December 18, 1990
5. Addendum to Subdivision Committee Minutes of December 18, 1990



D.M. Buchanan,
Executive Secretary

501

JANUARY 28, 1991

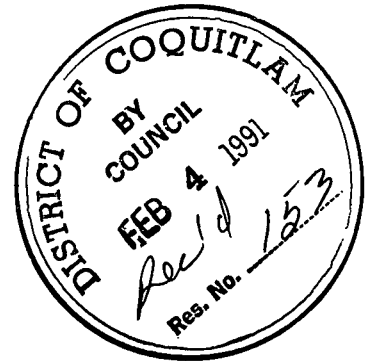
LAND USE COMMITTEE MEETING

MINUTES

A meeting of the Land Use Committee was held on Monday, January 28, 1991 at 6:30 p.m. in the Council Chambers, with the following persons present:

COMMITTEE

Ald. D. White, Chairman
Ald. W. LeClair
Ald. B. Robinson



STAFF

N. Cook, Municipal Manager
K. Wright, Deputy Municipal Engineer
D. Buchanan, Planning Director

I. PREVIOUS MINUTES

Received.

II. BURKE MOUNTAIN PROPOSAL BY KAMEI SUSHI GROUP

The Committee directed that the review be very preliminary with liaison through the G.V.R.D. Parks Department defining the broad issues, rather than dealing with specifics."

III. ITEM #501-1

B.U.K. INVESTMENTS

See Item #501-13. This item was deferred as the delegation was late.

ITEM #501-2

APPLICATION Z-62-90 BY MULTIGON PROJECT MANAGMENT LTD. FOR PROPERTY AT 3063-3085 GLEN DRIVE AND 1185 WESTWOOD STREET FROM RS-1 AND RM-6 TO RM-5

The Planning Director advised that the delegation had withdrawn their request to appear before the Committee at this time.

Me

LAND USE COMMITTEE MEETING
MINUTES OF JANUARY 28, 1991

ITEM #501-3

CENTENNIAL SCHOOL

Mr. Jim Nelson, Vice-Principal of Centennial School appeared before the Committee seeking "support in principle" for a two line electronic programmable sign for the Summer Games, leaving a legacy to Centennial School. Funding would be from the Student Council, Alumni Group, the School, School Board, through donations of money, time, etc. and from the Summer Games.

Ald. Robinson indicated that traffic implications should be reviewed by the Traffic Section of the Engineering Department. Mr. Nelson advised that the site was 20 feet from the corner, across from the new Oval. Ald. White then stated that discussion with Parks and Recreation on signage in the area being planned and constructed on a joint basis was warranted.

After some discussion the Committee concluded:

"That Centennial School should proceed with the Development Variance Permit Application, underlining the Committee's concern with traffic safety."

ITEM #501-4

1990 INTERNATIONAL PEDESTRIAN CONFERENCE

Since Mr. Palidwor was unable to attend, this item did not proceed. The Committee suggested that Mr. Innes and Mr. Palidwor make the presentation to the whole Council at a future time.

ITEM #501-5

COQUITLAM HERITAGE SOCIETY PRESENTATION ON CENTENNIAL YEAR

This item was withdrawn from the agenda as Mr. Porges is appearing before Council on February 4, 1991.

ITEM #501-6

PHOTO REFLECTIONS - 2794 ABERDEEN AVENUE

Mr. R. Pagan came before the Committee as to his licence being refused and a desire for rezoning to allow the photo studio use. This led to a discussion by members of the Committee and the Planning Director, as to the industrial area and present as well as future usage.

Co. Res
154/91

LAND USE COMMITTEE MEETING
MINUTES OF JANUARY 28, 1991

ITEM #501-6 cont'd

The matter was left for discussion by the whole Council, after Mr. Pagan appears as a delegation. The Chairman directed him to contact the Municipal Clerk to arrange this.

ITEM #501-7

EXTENSION REQUEST FOR REZONING APPLICATION FOR PROPERTY AT 1675 AUSTIN AVENUE BY HOY NAM CHUNG AND YUN YING CHUNG

COUNCIL ACTION

The Committee recommends:

"That application Z-40-89 be granted a six month extension to August 5, 1991."

*APP'D BY
Co. # 1558/91*

ITEM #501-8

PRELIMINARY REPORT ON APPLICATION Z-65-90 BY KEN HAMER (ISLINGTON HOMES) FOR PROPERTY AT 1059-1061 DELESTRE AVENUE FROM RS-1 TO RT-1

COUNCIL ACTION

The Committee recommends:

- 1) That Council give first reading to District of Coquitlam Zoning Amendment Bylaw No. 2291, 1991.
- 2) That Bylaw No. 2291, 1991 and application Z-65-90 be referred to Public Hearing."

*APP'D BY
Co. # 1550/91
1571*

ITEM # 501-9

REZONING APPLICATION Z-56-90 BY INTERNATIONAL CARE CORP. (INTERCARE) FOR PROPERTY AT 1142 DUFFERIN STREET

COUNCIL ACTION

The Committee recommends:

- 1) That Council give first reading to District of Coquitlam Southwest Coquitlam Official Community Plan Amendment Bylaw No. 2269, 1990.
- 2) That Council give first reading to District of Coquitlam Zoning Amendment Bylaw No. 2270, 1990.
- 3) That Bylaws Nos. 2269, 1990 and 2270, 1990 and application Z-56-90 be referred to Public Hearing."

*APP'D BY
Co. # 1528, 1529
+ 1540/91*

LAND USE COMMITTEE MEETING
MINUTES OF JANUARY 28, 1991

ITEM #501-10

PRELIMINARY REPORT ON APPLICATION Z-66-90 FOR 1006 WESTWOOD STREET AND 3061 GORDON AVENUE BY R.C. LAND DEVELOPMENT INC.

COUNCIL ACTION

The Committee recommends:

App'd Co. Res # 161 01/29/91

- "1) That Council give first reading to District of Coquitlam Zoning Amendment Bylaw No. 2289, 1991.
- 2) That Bylaw No. 2289, 1991 and application Z-66-90 be referred to Public Hearing."

ITEM #501-11

AUTHORIZATION FOR ISSUANCE OF DEVELOPMENT VARIANCE PERMIT - ACCESSORY OFF-STREET PARKING AT 2918-2922 GLEN DRIVE

Mr. Jeff Whitlock of L.A. Sweat Set Limited came before the Committee on their proposal. Ald. Robinson raised concerns as to the view of the other tenants in the complex. The Planning Director advised that notice of the Development Variance Permit will have gone out to them, advising of the Council meeting date. He also indicated that L.A. Sweat Set Limited had evidently been in contact with some of them and this was verified by Mr. Whitlock.

COUNCIL ACTION

Subject to input from neighbouring businesses, the Committee recommends:

App'd Co. Res # 164 2/02/91

"That Council approve signing and sealing of the Development Variance Permit and the Mayor and Municipal Clerk be authorized to execute this Development Variance Permit on behalf of the District of Coquitlam."

ITEM #501-12

URBANEX DEVELOPMENT CORPORATION REGARDING DEVELOPMENT AT LOUGHEED AND SCHOOLHOUSE STREET

Mr. Jeff Devins came before the Committee concerning his letter of January 17, 1991. He sought rezoning of certain areas to C-2 on a map he circulated, where buildings 'J', 'K' and 'L' were indicated. Building location 'L' would be the location of the bank, while the 8,400 sq.ft. in 'J' and 'K' would be retail units, including video rentals.

LAND USE COMMITTEE MEETING
MINUTES OF JANUARY 28, 1991

ITEM #501-12 cont'd

The Planning Director reviewed the history of this area being industrial, then zoned CS-1 for auto mall use, broadened to full CS-1 and now for some C-2, which could lead to further enlargement. He advised that Planning staff had met with Mr. Devins in 1990 and had not wished to proceed with any C-2 changes, since there was a continuing concern with the ongoing Maillardville Business Area Revitalization.

This led to discussion by the Committee of the use question, parking and on other proposed uses in the area, such as Canadian Tire and a Greyhound bus terminal, as well as other Superstore areas in Coquitlam and Vancouver.

The Chairman indicated that Mr. Devins should apply for the rezoning for the C-2 portions and that the matter come back to the Committee after technical feasibility is established.

ITEM #501-13

B.U.K. SITES AT 2773 BARNET HWY AND 1135 LANSDOWNE DRIVE

Paul Vandenkamp, Project Manager for B.U.K., came before the Committee regarding these sites as to landscaping. He indicated that sufficient landscaping was on the site, in his opinion. He advised that enclosing the garbage containers next to the car wash was not practical.

TABLED ITEMS

1. Design Committee Minutes of January 15, 1991
2. Subdivision Committee Minutes of January 8, 1991



D.M. Buchanan,
Executive Secretary

BURKE MOUNTAIN DEVELOPMENT PROPOSAL

Mr. Rick Woodland came before the Committee as "project planner" for the proposed development. He introduced his colleagues:

John Chislett, Architect
Henry Vittersack, McElhanney Associates
John Wong
Len Stewart
Randy Page
Darcy Alexander, Ecosign Consultants

He indicated that the option on the 640 acres had been exercised from Genstar by the Kamei Sushi Group. He then showed slides of the area and described the land involved. The proposal features 500 residential units and 300 hotel rooms on 70 acres, a golf course and ski facilities; a \$12-18 million investment in land and servicing was indicated.

Public access to about 60% of Munro Lake was suggested. Chateau architecture was illustrated, with about a five storey height for the hotel. The range of recreational activities was described. A performing arts centre was also suggested. Access would be restricted to horse drawn sleigh or carriage in certain areas.

Mr. Woodland indicated an interest in dialogue at this stage and was not seeking early approval.

Mr. Darcy Alexander then reviewed Ecosign's findings. The plateau at about 1800 m. above sea level was shown in a simulation plus a slope analysis map. A day ski area rather than a "Whistler" type mountain resort was indicated.

The representative from Norecal then spoke as to vegetation. He advised that the area is not particularly unique as to animals or fish stock. Concerns from the Fish and Wildlife Branch about water supply downstream were noted. More detailed studies as to wildlife and vegetation were recommended.

Mr. Vittersack then spoke as to engineering services. He described the possible access road. Water supply from Dennett Lake was proposed. The need for a fire flow supply was also noted. Runoff controls were also described.

Mr. Woodland then responded to questions from the Committee.

1. A leaseback of the golf course area from the park authority is proposed.
2. About \$90,000 has been spent so far on the proposal.
3. He confirmed the 500 residential units in a "tight" development.
4. Control of use for permanent housing was said to be difficult though this is not the market sector being aimed at.
5. He advised that a pumper truck for fire fighting and concrete construction to enhance fire protection is contemplated.
6. Road maintenance on the 12 km to Coast Meridian would be a municipal responsibility.
7. No presentation to G.V.R.D. is suggested at the moment, until the Municipality directs otherwise.
8. A golf course area of about 150 acres for lease beyond the retained 70 acres is proposed.
9. He saw Dennett Lake's public access likely to be continued.
10. The Kamei Sushi Group have not bought the property from Genstar.
11. Water and sewer maintenance by the resort and not the Municipality was indicated.
12. General public access to all areas except golf course is proposed with a reserve of about 50% on the course for hotel patrons.

The Chairman referred the matter to staff for a comprehensive review. The Municipal Manager indicated that review timing would be reported on at the next Land Use Committee meeting.

501

FEBRUARY 11, 1991

LAND USE COMMITTEE MEETING

MINUTES

A meeting of the Land Use Committee was held on Monday, February 11, 1991 at 6:30 p.m. in the Council Chambers, with the following persons present:

COMMITTEE

Ald. D. White, Chairman
Ald. B. Robinson

STAFF

N. Cook, Municipal Manager
K. Wright, Deputy Municipal Engineer
D. Buchanan, Planning Director



I. PREVIOUS MINUTES

These were received.

II. BUSINESS ARISING FROM MINUTES

No discussion took place.

III. NEW BUSINESS

ITEM #501-1

APPLICATION Z-21-90 BY THE DISTRICT OF COQUITLAM FOR OCP AMENDMENT WITH REGARD TO THE FIRE HALL SITE AT 2499 MARINER WAY

COUNCIL ACTION

The Committee recommends:

- "1) That Council give first reading to Bylaw No. 2189, 1990.
- 2) That Bylaw No. 2189, 1990 and application Z-21-90 be referred to Public Hearing."

*App'd
Res. 218 &
Res 219*

Me

LAND USE COMMITTEE MEETING
MINUTES OF FEBRUARY 11, 1991

ITEM #501-2

C19 MAILLARDVILLE-LAND USE POLICY FOR AREA WEST OF BERNATCHY STREET, SOUTH OF HENDERSON AVENUE

The Committee concluded that the OCP should not be changed at this stage and that the Planning Department should review the area in 1991.

ITEM #501-3

DEVELOPMENT VARIANCE PERMIT APPLICATION - SETBACK FROM CREST OF SLOPE AT 1417 GARIBALDI PLACE

COUNCIL
ACTION


The Committee recommends:

*1
+ M.D.
RES. 220 -
App'd
RES. 221 -*

- "1) That Council approve signing and sealing of the Development Variance Permit and the Mayor and Municipal Clerk be authorized to execute this Development Variance Permit on behalf of the District of Coquitlam.
- 2) That the Council approve signing and sealing of an amendment to Restrictive Covenant AD254357, with regard to the setback from the crest of slope to correspond with Development Variance Permit DVP-1-91, and the Mayor and Municipal Clerk be authorized to execute this amendment on behalf of the District of Coquitlam."

TABLED ITEMS

- 1. Subdivision Committee Minutes of January 22, 1991



 D.M. Buchanan,
 Executive Secretary

FEBRUARY 25, 1991

LAND USE COMMITTEE MEETING

MINUTES

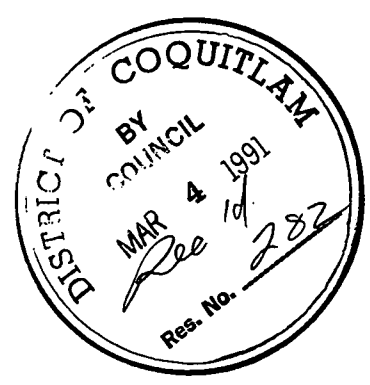
A meeting of the Land Use Committee was held on Monday, February 25, 1991 at 6:30 p.m. in the Council Chambers, with the following persons present:

COMMITTEE

Alderman D. White, Chairman
Alderman B. Robinson

STAFF

N. Cook, Municipal Manager
K. Wright, Deputy Municipal Engineer
E. Tiessen, Deputy Planning Director (for Item 2)
L. Gabelman, Senior License Inspector (for Item 3)
D. Buchanan, Planning Director



I. PREVIOUS MINUTES

These were received.

II. BUSINESS ARISING FROM MINUTES

No discussion took place on previous business, though the change from 1991 to 1992 on Item #501-2 should be noted.

III. NEW BUSINESS

ITEM #501-1

KINSMEN CLUB - SOCIAL HOUSING PROPOSAL ON PINETREE WAY

Mr. Rich Coleman came before the Committee with a 40 unit proposal for this site. He introduced Geoff Lawlor, their architect who reviewed their plans which indicated a 1.6 spaces per unit parking standard.

The Planning Director advised that:

- a) The site after surveys is 2.445 acres in size rather than the assumed approximate 2.7 acres resulting from the previously advertised approximate 33 units coming down to 30 under a Townhousing OCP designation and RT-1 zoning .
- b) A Low Density Apartment designation and RM-1 zoning has been supported on other Townhousing designated sites in the Town Centre and presented no difficulty to the Planning Department.

h

LAND USE COMMITTEE MEETING
MINUTES OF FEBRUARY 25, 1991

ITEM #501-1 cont'd/

- c) The parking standard of 1.6 is interim and will likely change after the consultant study underway is completed relating to unit sizes.

The Committee recommends:

"That the Kinsmen Club make application for rezoning to RM-1 to allow for further consideration by the Committee and Council."

ITEM #501-2

REZONING APPLICATION Z-51-90 BY G.D. HAMILTON AND ASSOCIATES TO AMEND THE ZONING BYLAW TO INCREASE THE MAXIMUM PERCENTAGE OF RESIDENTIAL FLOOR SPACE IN THE C-4 ZONE

Mr. Art Phillips came before the Committee and stressed:

- a) The issue of underground parking and the high water table as a constraint.
- b) The need to proceed expeditiously with OCP and Bylaw changes.
- c) His client's agreement to a 35% minimum for Commercial use in their development.

Eric Tiessen indicated that if the Committee and Council accept the approach, Planning staff will liaise with the applicants as the Town Centre work proceeds.

COUNCIL
ACTION

The Committee recommends:

"THAT Council authorize staff to proceed with further development of a revised Town Centre Official Community Plan, based on a land use strategy for the Town Centre core (C-4) area generally allowing up to 65% of floor space to be residential, and that application Z-51-90 be ~~tabled~~ until a comprehensive report on the revised O.C.P. and C-4 regulations has been prepared for Council's consideration."

*APP'D B
C-4 R-7
2/28/91*

ITEM #501-3

DEVELOPMENT VARIANCE PERMIT APPLICATION PROPOSED FREESTANDING SIGN AT 1110 LOUGHEED HIGHWAY - TOYS "R" US

Mr. Rick Jones of Urban Design Group presented his client's viewpoint as to signage needs for eastbound traffic on Lougheed Highway. A 36 ft. high sign was indicated.

Alderman Robinson noted that a parallel road is proposed behind Zephyr Motors which will allow traffic to return back to the site. The alternative of a sign on the west side of the building was discussed, which would be a fourth sign, beyond three allowed by the Bylaw on building walls. The Chairman indicated that the applicants should apply for a Development Variance Permit to allow a small fourth sign for the west building face. Alderman Robinson indicated his view that no such further signage was necessary.

LAND USE COMMITTEE MEETING
MINUTES OF FEBRUARY 25, 1991

ITEM #501-4

SORRENTO-SICAMOUS RETAINING WALL

The Committee asked that staff expedite the preparation of new Zoning Bylaw regulations for the maximum height of retaining walls and that Mr. and Mrs. Somji be so advised.

ITEM #501-5

PRELIMINARY REPORT ON APPLICATION Z-2-91 BY DISTRICT OF COQUITLAM FOR PROPERTY AT 2849 MARINER WAY

COUNCIL
ACTION

The Committee recommends:

that Council give first reading to Bylaw No. 2296, 1991.

that Bylaw No. 2296, 1991 and application Z-2-91 be referred to Public Hearing."

*Co. # 2296/91
2)
G. A. 2849*

ITEM #501-6

COMMUNITY DEVELOPMENT INFORMATION NEEDS

This item was received.

TABLED ITEMS

1. Design Committee Minutes of January 29, 1991.
2. Subdivision Committee Minutes February 5, 1991.
3. Design Committee Minutes of February 12, 1991.



D.M. Buchanan
Executive Secretary

MARCH 11, 1991

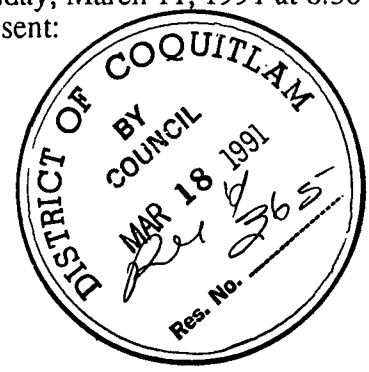
LAND USE COMMITTEE MEETING

MINUTES

A meeting of the Land Use Committee was held on Monday, March 11, 1991 at 6:30 p.m. in the Council Chambers, with the following persons present:

COMMITTEE

- Ald. D. White, Chairman
- Ald. B. Robinson
- Ald. W. LeClair



STAFF

- N. Cook, Municipal Manager
- K. Wright, Deputy Municipal Engineer
- D. Buchanan, Planning Director

PREVIOUS MINUTES

Approved.

II. BUSINESS ARISING FROM MINUTES

No action required.

III. NEW BUSINESS

ITEM #501-1

PRELIMINARY REPORT ON APPLICATION Z-3-91 BY URBAN DESIGN GROUP ARCHITECTS LTD., FOR PROPERTY AT NORTHWEST CORNER OF SCHOOLHOUSE AND LOUGHEED

The question of the proposed new access to Schoolhouse Street shown on the site plan was raised by Mr. Wright. The application and proposed Bylaws were deferred for two weeks for the Deputy Municipal Engineer to examine the question of the access, and also how the park strip is proposed to be protected with building proposed to take place immediately adjacent thereto.

ll

LAND USE COMMITTEE MEETING
MINUTES OF MARCH 11, 1991

ITEM #501-2

AUTHORIZATION FOR ISSUANCE OF A DEVELOPMENT PERMIT AND
ADOPTION OF BYLAW NO. 2118, 1989 - Z-40-89 - FOR PROPERTY AT 1675
AUSTIN AVENUE

Alderman Robinson indicated that the parking restrictions on Austin Avenue were being reviewed by the Engineering Department and this was confirmed by Mr. Wright. He asked that staff advise the applicant as to the matter of access/egress with parking being possibly prohibited in the short term on Austin.

COUNCIL
ACTION

The Committee recommends:

- " 1. That Council reconsider, finally pass and adopt Bylaw No. 2118, 1989.
2. That Council approve signing and sealing of the Development Permit, and the Mayor and Municipal Clerk be authorized to execute this Development Permit on behalf of the District of Coquitlam."

*APP'D B
CO R 3/9
2/20/91*

ITEM #501-3

COQUITLAM NOW - PROPOSED LOCATION AT BOND STREET & BARNET
HIGHWAY

Alderman White introduced this item and Mr. B. Moody of Coquitlam Now was present. The Planning Director's letter of March 8, 1991 in reply to a letter of March 4, 1991 was then reviewed. It was also noted that this proposed location is at the Bond Street and Barnet Highway intersection and that the limited availability of parking is a concern.

The Committee recommends:

- " That the Municipal Solicitor advise the Committee in two weeks on the use question".

ITEM #501-4

AUTHORIZATION FOR ISSUANCE OF A DEVELOPMENT PERMIT AT 1032 AND
1034 AUSTIN AVENUE

COUNCIL
ACTION

The Committee recommends:

- " That Council approve signing and sealing of the Development Permit and the Mayor and Municipal Clerk be authorized to execute this Development Permit on behalf of the District of Coquitlam."

*APP'D B
CO R 3/9
2/20/91*

LAND USE COMMITTEE MEETING
MINUTES OF MARCH 11, 1991

ITEM #501-5

AUTHORIZATION FOR ISSUANCE OF DEVELOPMENT PERMIT AND ADOPTION
OF BYLAW NO. 2279, 1990 - 74 UNIT 3 STOREY FRAME APARTMENT BUILDING
AT 1504 BRUNETTE AVENUE

COUNCIL ACTION The Committee recommends:

*Bⁱ
APP'D R⁵
Co # 370/91*

- "1. That Council reconsider, finally pass and adopt Bylaw No. 2279, 1990.
- 2. That Council approve signing and sealing of the Development Permit and the Mayor and Municipal Clerk be authorized to execute this Development Permit on behalf of the District of Coquitlam."

ITEM #501-6

AMENDMENT TO DEVELOPMENT PERMIT DP-39-89 TWO HIGH-RISE TOWERS
AT 2968 BURLINGTON DRIVE

Mr. Hank Jasper came before the Committee on this development. He noted the issue of a two year extension from October 1991 to October 1993 and that a Toronto based group is involved. The Planning Director noted that the plans for civic facilities on the adjoining lands to the east have been significantly clarified in the last year.

COUNCIL ACTION The Committee recommends:

*Bⁱ
APP'D R⁵
Co # 372/91*

- "1. That Council approve signing and sealing of the amendment to Development Permit DP-39-89 and the Mayor and Municipal Clerk be authorized to execute this amendment of behalf of the District of Coquitlam.
- 2. That Council approve signing and sealing of the assignment of Development Permit DP-39-89 and the Mayor and Municipal Clerk be authorized to execute this assignment on behalf of the District of Coquitlam."

to the land use amendment by solicitor

ITEM #501-7

PROPOSED AMENDMENT TO DEVELOPMENT PERMIT FOR 37 UNIT
APARTMENT BUILDING UNDER CONSTRUCTION AT 1154 WESTWOOD STREET

COUNCIL ACTION The Committee recommends:

*Bⁱ
APP'D R⁵
Co # 372/91*

- "That Council approve signing and sealing of the Development Permit amendment and the Mayor and Municipal Clerk be authorized to execute this Development Permit amendment on behalf of the District of Coquitlam."

LAND USE COMMITTEE MEETING
MINUTES OF MARCH 11, 1991

ITEM #501-8

DEVELOPMENT VARIANCE PERMIT APPLICATION - ROAD DESIGN - 2326-2350
CAPE HORN AVENUE

The Deputy Municipal Engineer advised on the curve of the proposed road.

COUNCIL
ACTION

The Committee recommends:

*Approved
Co. 2/24/91*

"That Council approve signing and sealing of the Development Variance Permit and the Mayor and Municipal Clerk be authorized to execute this Development Variance Permit on behalf of the District of Coquitlam."

The Planning Director advised that the Ministry of Transportation and Highways were reviewing acquisition of the lots abutting their right-of-way.

TABLED ITEMS

1. Subdivision Committee Minutes of February 19, 1991.
2. Design Committee Minutes of February 26, 1991.



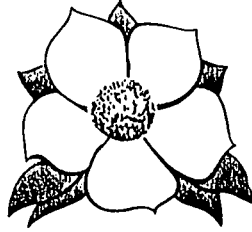
D.M. Buchanan,
Executive Secretary

DISTRICT OF COQUITLAM

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

Mayor: L. Sekora

Phone: (604) 526-3611
Fax: (604) 526-6014



PLANNING DEPT.:
FAX (604) 526-2514

1991 03 07
Our File: 1026 Brunette

Mrs. S. Steeves
R.G. Steeves Holdings Ltd.
4749 Grassmere Street
Burnaby, B.C.
V5G 2N8
(FAX 433-6718)

Dear Mrs. Steeves:

I write further to our telephone conversation on or about February 28, 1991. I indicated that the Executive Committee of Council would be reviewing the results of discussions of the Land Use Committee and this would be coming up on March 4th. At that time, the matter was deferred for two weeks for a further report from the Land Use Committee.

I understand that you have been in discussion with the Chairman of the Land Use Committee, Alderman White, as utilizing some of the road allowance. He advised me on March 7, 1991 that you are preparing a plan for submission or discussion with municipal staff.

Yours truly,

A handwritten signature in black ink, appearing to read "D.M. Buchanan".

D.M. Buchanan
Planning Director

DMB/ms

c.c. D. Dunnigan, Municipal Solicitor
P. Olynyk, Director, Permits & Licenses



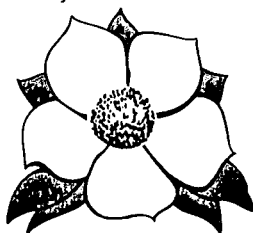
III 1.

DISTRICT OF COQUITLAM

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

Mayor: L. Sekora

Phone: (604) 526-3611
Fax: (604) 526-6014



PLANNING DEPT.:
FAX (604) 526-2514

1991 03 07
Our Files: 2773 Barnet &
1135 Lansdowne

Mr. W. Lambrecht
Construction Manager
B.U.K. Investments Ltd.
#1780-400 Burrard Street
Vancouver, B.C.
V6C 3A6
(FAX 685-6044)

Dear Mr. Lambrecht:

I write further to your appearance at the Executive Committee of Council on March 4, 1991. After your appearance, Council indicated that you should advise the District in writing as to what you are prepared to do to finish off these two sites, and that these matters then be referred to the Land Use Committee for discussion and that the two sites be dealt with separately.

You had questioned the overhead I had showing the site plan with the fencing of the townhousing site on Lansdowne. I would refer you to Schedule A-1 of the Development Variance Permit of June 24, 1988 and paragraph B.2 (a). Section C immediately following describes the fact that the development in paragraph B has to be completed in accordance with the terms and conditions of the Development Variance Permit. I am further advised that a plan received June 21, 1988 was approved for minor changes which did not affect the fencing.

I also acknowledge receipt of your two faxed letters of March 6th and 7th. These will be placed before the Land Use Committee.

Yours truly,

D.M. Buchanan
Planning Director

DMB/ms

c.c. D. Dunnigan, Municipal Solicitor

JOIN THE



CELEBRATION!

MARCH 25, 1991

501

LAND USE COMMITTEE MEETING

MINUTES

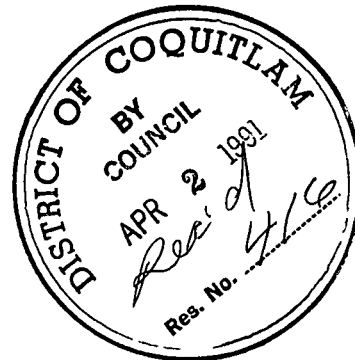
A meeting of the Land Use Committee was held on Monday, March 25, 1991 at 6:30 p.m. in the Council Chambers, with the following persons present:

COMMITTEE

Ald. D. White, Chairman
Ald. B. Robinson
Ald. W. LeClair

STAFF

N. Cook, Municipal Manager
K. Wright, Deputy Municipal Engineer
D. Buchanan, Planning Director



I. PREVIOUS MINUTES

Received.

II. BUSINESS ARISING FROM MINUTES

ITEM #501-1 (March 11, 1991)

PRELIMINARY REPORT ON APPLICATION Z-3-91 BY URBAN DESIGN GROUP ARCHITECTS LTD., FOR PROPERTY AT NORTHWEST CORNER OF SCHOOLHOUSE AND LOUGHEED

Mr. Wright advised that the Engineering Department had written to the architects at an earlier point and are looking for right turns only at the new proposed access/egress on Schoolhouse Street. The building being on the property line adjacent the creek was indicated as permitted.

COUNCIL ACTION

The Committee recommends:

APP'D
Co. R 57
417
419
419/90

- "1. That Council give first reading to District of Coquitlam Southwest Coquitlam - Town Centre and Maillardville Official Community Plan Amendment Bylaw No. 2301, 1991.
2. That Council give first reading to District of Coquitlam Zoning Amendment Bylaw No. 2302, 1991.
3. That application Z-3-91 and Bylaw No. 2301, 1991 and Bylaw No. 2302, 1991 be referred to Public Hearing."

M

LAND USE COMMITTEE MEETING
MINUTES OF MARCH 25, 1991

III. NEW BUSINESS

ITEM #501-1

CARIBOO TRAIL HOTEL REDEVELOPMENT - 405 NORTH ROAD

Mr. David Yang, owner of the hotel and Mr. Kirat Anand, Architect came before the Committee on this proposal. The hotel and offices were described along with residential components and traffic accesses. They then responded to questions from the Committee. The Chairman sought information as to the time table, but this was indicated as a matter which would be reviewed later.

The Planning Director advised that the scale of development at two and half times permitted under present zoning was a concern as to its impact and indicated that the proposal was premature. The objective of redevelopment of the existing hotel was positively received.

COUNCIL ACTION

The Committee recommends:

" That the proponents make a rezoning application, providing a traffic impact study and usual required material."

APPRO CO 420/91

ITEM #501-2

PRELIMINARY REPORT ON APPLICATION Z-4-91 BY BEACONCARE MANAGEMENT INC., FOR PROPERTY AT 1320 PINETREE WAY

COUNCIL ACTION

The Committee recommends:

- " 1. That Council give first reading to District of Coquitlam Southwest Coquitlam - Town Centre Official Community Plan Amendment Bylaw No. 2304, 1991.
2. That Council give first reading to District of Coquitlam Zoning Amendment Bylaw No. 2305, 1991.
3. That Bylaw No. 2304, 1991 and Bylaw No. 2305, 1991 and application Z-4-91 be referred to Public Hearing."

APPRO CO 420/91

ITEM #501-3

PROPOSED RESORT DEVELOPMENT ON TOP OF BURKE MOUNTAIN - C1 - BURKE MOUNTAIN

The Committee reviewed the report and received the report after discussion. The item was deferred for up to three months after extensive discussion.

LAND USE COMMITTEE MEETING
MINUTES OF MARCH 25, 1991

III. NEW BUSINESS cont'd/

ITEM #501-4

PROPOSED OUTDOOR GARDEN SUPPLY BUSINESS AT 655 CLARKE ROAD

This item was reviewed and the question of considering residential zoning explored.

COUNCIL
ACTION

The Committee recommends:

" That Council not initiate changes to the C-2 Zone to allow for retail sale of garden supplies outdoors."

*APPR'D
CO. 4/22/90*

ITEM #501-5

AUTHORIZATION FOR ISSUANCE OF A DEVELOPMENT PERMIT AND
CONSIDERATION OF FINAL ADOPTION TO BYLAWS NO. 2227 AND 2228, 1990 -
COMMERCIAL COMPLEX AT 1401 JOHNSON STREET

Mr. Chris Nieman appeared before the Committee concerned with Section 7 of the Development Permit regarding assignments to future owners. The Committee advised him that this was a normal requirement, with the objective being that any new developer follow approved plans.

COUNCIL
ACTION

The Committee recommends:

1. That Council reconsider, finally pass and adopt Bylaw No. 2227, 1990.
2. That Council reconsider, finally pass and adopt Bylaw No. 2228, 1990.
3. That Council approve signing and sealing of the Development Permit and the Mayor and Municipal Clerk be authorized to execute this Development Permit on behalf of the District of Coquitlam."

*APPR'D
CO. 4/22/90*

TABLED ITEMS

1. Subdivision Committee Minutes of March 5, 1991.
2. Design Committee Minutes of March 12, 1991.



D.M. Buchanan,
Executive Secretary

APRIL 8, 1991

LAND USE COMMITTEE MEETING

MINUTES

A meeting of the Land Use Committee was held on Monday, April 8, 1991 at 6:30 p.m. in the Council Chambers, with the following persons present:

COMMITTEE

- Ald. D. White, Chairman
- Ald. B. Robinson
- Ald. W. LeClair

STAFF

- N. Cook, Municipal Manager
- K. Wright, Deputy Municipal Engineer
- D. Buchanan, Planning Director



I. PREVIOUS MINUTES

Accepted.

II. BUSINESS ARISING FROM MINUTES

No matter was raised from the Minutes

III. NEW BUSINESS

ITEM #501-1

LANDS WEST OF HYDE CREEK, SOUTH OF DAVID AVENUE IN NORTHEAST COQUITLAM (C2-OXFORD HEIGHTS)

Mr. Jim Boileau presented a petition on the matter of sanitary sewers dated April 2, 1991. He mentioned problems with septic tanks currently with the limited topsoil and hardpan in the area. He advised that most of the owners were longer time residents. Seven were interested in minor subdivision of the 15 properties involved between Mason and David Avenues, for family members. He said that there were three pupils from the area now attending school. Furthermore, he did not anticipate large scale subdivision which would cause an increase in pupils in future. He did indicate that the owners were willing to pay for the sanitary extension. In response to the Planning Director he indicated that the area south of Mason had been left out of the petition since the area residents had not been in favour of obtaining sanitary sewers in 1987.

M

LAND USE COMMITTEE MEETING
MINUTES OF APRIL 8, 1991

III. NEW BUSINESS

ITEM #501-1 cont'd/

The Planning Director advised that economic pressures would come to bear once sanitary sewers were introduced and that further subdivision would likely come. Another resident then spoke opposing the sanitary sewer initiative. Another supported the idea.

COUNCIL
ACTION

The Committee recommends:

"That the Engineering Department update the cost estimates for introducing sanitary sewers to the area south of David Avenue west of Hyde Creek and report back to the Land Use Committee."

*APP'D
Co. R's
4/8/91*

ITEM #501-2

PROPOSED 60 UNIT APARTMENT PROJECT IN THE 500 BLOCK WHITING WAY
NORTH OF AUSTIN AVENUE - REZONING APPLICATION Z-49-90

Mr. Werner Eller came before the Committee concerning the proposed design for the site, describing a model of the proposed development.

COUNCIL
ACTION

The Committee recommends:

- 1. That Council give first reading to District of Coquitlam Southwest Coquitlam - Town Centre Official Community Plan Amendment Bylaw No. 2306, 1991.
- 2. That Council give first reading to District of Coquitlam Zoning Amendment Bylaw No. 2307, 1991.
- 3. That Bylaws No. 2306, 1991 and 2307, 1991 be referred to Public Hearing."

*APP'D
Co. R's
4/9/91*

ITEM #501-3

PRELIMINARY REPORT ON APPLICATION FOR ZONING BYLAW AMENDMENT
Z-5-91 CEDAR DRIVE AREA - PROPOSED GOLF COURSE

The Planning Director advised as to the location and the ALR boundaries in the area, and the Class 2 soils with drainage improvements.

Mr. Rod Murayama then spoke regarding the proposed executive style golf course along with his colleague Mr. Joe Miotto. After describing the proposed development and the status of the area, Mr. Miotto advised that access and servicing improvements were obviously required, particularly widening of Cedar Drive for traffic reasons.

*Co.
Siv
R's
4/9/91*

LAND USE COMMITTEE MEETING
MINUTES OF APRIL 8, 1991

III. NEW BUSINESS

ITEM #501-3 cont'd/

The Committee then reviewed the pros and cons of the proposal, the Chairman indicating support for the process to continue.

Alderman Robinson wished his opposition recorded.

Alderman LeClair also indicated concern with timing in relation to the environmental analysis towards the OCP update. The application did not proceed further at the direction of the Chair in light of these views.

ITEM #501-4

DEVELOPMENT VARIANCE PERMIT APPLICATION FOR PROPOSED MESSAGE BOARD SIGN AT 570 POIRIER STREET

COUNCIL ACTION

The Committee recommends:

*Robinson 5:50
2:55
4:41/91*

"That Council approve signing and sealing of the Development Variance Permit, and the Mayor and Municipal Clerk be authorized to execute this Development Variance Permit on behalf of the District of Coquitlam."

ITEM #501-5

PROPOSED DUPLEX AT THE SOUTHEAST CORNER OF COMO LAKE AVENUE AND POIRIER STREET (1700 COMO LAKE AVENUE)

COUNCIL ACTION

The Committee recommends:

*APP'D B
Co. 4:41/91*

"That Mr. Germscheid be advised to make the necessary applications for subdivision and rezoning for a duplex at Poirier Street and Como Lake Avenue and supply with those applications the required plans, information and fees."

Mr. Germscheid appeared and expressed concern as to which site should be used for a duplex and he was directed to staff.

LAND USE COMMITTEE MEETING
MINUTES OF APRIL 8, 1991

III. NEW BUSINESS cont'd/

ITEM #501-6

EXTENSION TO REZONING APPLICATION Z-23-89 COQUITLAM CENTRE
EXPANSION AT 2929 BARNET HIGHWAY

COUNCIL ACTION The Committee recommends:

*APPR'D BY
CO. RES. 497/91*

1. That Morguard Investments Ltd. be requested to re-initiate discussions with the District's staff with regard to the District's Town Centre objectives in terms of development guidelines and this and adjacent lands.
2. That application Z-23-89 be given a further six month extension to September 5, 1991."

ITEM #501-7

REPEAL OF SECTION 308(8) OF ZONING BYLAW 1928, 1971 AS AMENDED

COUNCIL ACTION The Committee recommends:

*APPR'D BY
CO. RES. 499/91*

- "1. That Council give first reading to District of Coquitlam Zoning amendment Bylaw No. 2310, 1991.
2. That Bylaw No. 2310, 1991 and application Z-7-91 be referred to Public Hearing."

TABLED ITEMS

1. Subdivision Committee Meeting Minutes of March 19, 1991.



D.M. Buchanan,
Executive Secretary

APRIL 22, 1991

50

LAND USE COMMITTEE MEETING

MINUTES

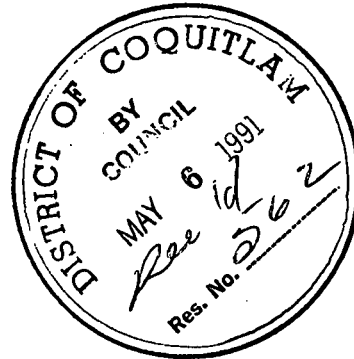
A meeting of the Land Use Committee was held on Monday, April 22, 1991 at 6:30 p.m. in the Council Chambers, with the following persons present:

COMMITTEE

Ald. B. Robinson, Deputy Chairman
Ald. W. LeClair

STAFF

N. Cook, Municipal Manager
K. Wright, Deputy Municipal Engineer
D. Buchanan, Planning Director



I. PREVIOUS MINUTES

Received.

II. BUSINESS ARISING FROM MINUTES

No item was discussed.

III. NEW BUSINESS

ITEM #501-1

AMENDMENT TO DEVELOPMENT PERMIT DP-29-90 PROPOSED 76 UNIT TOWNHOUSE PROJECT AT 310 DECAIRE STREET

The Planning Director reviewed the approach being suggested by staff and then Mr. Craig Lochhead explained Centaur Development's thinking and agreement with the amendment to the Development Permit.

COUNCIL ACTION

The Committee recommends:

- " 1. That Council approve signing and sealing of the Amendment to Development Permit DP- 29-90 and the Mayor and Municipal Clerk be authorized to execute this Amendment on behalf of the District of Coquitlam.

*Approved
By C. R.
503/91*

Mc

LAND USE COMMITTEE MEETING
MINUTES OF APRIL 22, 1991

III. NEW BUSINESS cont'd/

ITEM #501-1 cont'd/

- 2. That Council authorize the Municipal Treasurer to release Bank of Nova Scotia Letter of Guarantee No. 80200-540-51 in the amount of \$185,000.00 expiring on December 4, 1991 and received for safekeeping December 5, 1991."

ITEM #501-2

NEW PORTABLE FOR THE GROWING PLACE PRESCHOOL - HARBOUR VIEW SCHOOL SITE

The Committee referred this item to the Municipal Clerk to respond, noting the limitations of the Municipal Act.

ITEM #501-3

REZONING APPLICATION Z-63-90 - 1718 AUSTIN AVENUE TO RT-1 - LANE SERVICING

COUNCIL ACTION

This item was not discussed extensively, it being suggested that Alderman White, Chairman, review the issue at the Council meeting of May 6, 1991.

*2-10 R 59
2-26/91*

ITEM #501-4

SERVICING OF LOTS AT TIME OF BUILDING PERMIT - ONE AND TWO-FAMILY DWELLINGS (BYLAW NO. 2316)

The Committee reviewed the issue of building on older lots, particularly older smaller homes being replaced with larger new houses and felt that deposits for or construction of services were appropriate.

COUNCIL ACTION

The Committee recommends:

" That Council give three readings to Bylaw No. 2316, 1991."

*RIP 10 B
2-25
2-26
2-204
2-201/91*

LAND USE COMMITTEE MEETING
MINUTES OF APRIL 22, 1991

III. NEW BUSINESS cont'd/

ITEM #501-5

AUTHORIZATION FOR ISSUANCE OF A DEVELOPMENT PERMIT AND FINAL ADOPTION OF BYLAW NO. 2289, 1991 - AUTOMOTIVE SERVICE CENTRE AT 1006 WESTWOOD STREET

COUNCIL ACTION

The Committee recommends:

- " 1. That Council reconsider, finally pass and adopt District of Coquitlam Zoning Amendment Bylaw No. 2289, 1991.
- " 2. That Council approve signing and sealing of the Development Permit, and the Mayor and Municipal Clerk be authorized to execute this Development Permit on behalf of the District of Coquitlam."

*APPROV BT
CO R 59
K 2-68 + 2-69/91*

ITEM #501-6

AUTHORIZATION FOR ISSUANCE OF A DEVELOPMENT PERMIT FOR A PROPOSED COMMERCIAL BUILDING AT 3000 LINCOLN AVENUE

COUNCIL ACTION

The Committee recommends:

- " That Council approve signing and sealing of the Development Permit, and the Mayor and Municipal Clerk be authorized to execute this Development Permit on behalf of the District of Coquitlam."

*APPROV BT
CO R 59
K 2-70/91*

ITEM #501-7

CONSIDERATION OF FINAL ADOPTION OF BYLAW NO. 2291, PROPOSED TWO-FAMILY RESIDENTIAL USE AT 1059-1061 DELESTRE AVENUE (Z-65-90)

COUNCIL ACTION

The Committee recommends:

- " That Council reconsider, finally pass and adopt District of Coquitlam Zoning Amendment Bylaw No. 2291, 1991."

*APPROV BT
CO R 59
K 5-71/91*

LAND USE COMMITTEE MEETING
MINUTES OF APRIL 22, 1991

III. NEW BUSINESS cont'd/

ITEM #501-8

STATUS REPORT ON APPLICATION Z-62-90 HIGH-DENSITY APARTMENT
PROJECT AT 3063-3085 GLEN DRIVE

The Planning Director's report of April 5, 1991 was received for information.

ITEM #501-9

EXTENSION TO REZONING APPLICATION Z-47-89 - 1201 PACIFIC STREET TO
RM-3 MEDIUM-DENSITY APARTMENT

COUNCIL
ACTION

The Committee recommends:

"That application Z-47-89 (Bylaw No. 2123, 1990) be granted a six month extension to
October 30, 1991."

*APPROVED
Co. 12/22/91*

TABLED ITEMS

1. Design Committee Minutes of March 26, 1991.



D.M. Buchanan,
Executive Secretary

501
MAY 13, 1991

LAND USE COMMITTEE MEETING

MINUTES

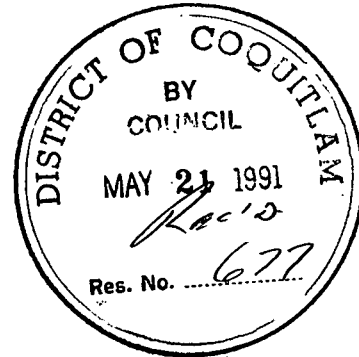
A meeting of the Land Use Committee was held on Monday, May 13, 1991 at 6:30 p.m. in the Council Chambers, with the following persons present:

COMMITTEE

Ald. D. White, Chairman
Ald. B. Robinson

STAFF

N. Cook, Municipal Manager
K. Wright, Deputy Municipal Engineer
F. Quinn, Engineer Design & Services
T. de Jong, Planner
R. Innes, Planner
A. Ing, Planner
D. Palidwor, Park Technician
B. Elliott, Park Administrator
E. Tiessen, Deputy Planning Director
D. Buchanan, Planning Director



I. PREVIOUS MINUTES

Received.

II. BUSINESS ARISING FROM MINUTES

No matter was raised.

III. NEW BUSINESS

ITEM #501-1

S.P.C.A. RELOCATION (C-5 PIPELINE)

Mr. Michael Weeks of the S.P.C.A. and then Mr. Bill Jenkins, Realtor, presented some concerns about the time involved in seeking a new location for the Coquitlam Animal Shelter. In response to the Chairman, a cost of \$750,000 to \$850,000 was indicated for a new animal shelter facility, plus land acquisition funding. Mr. Weeks indicated that a meeting had taken place in 1990 with representatives of Coquitlam, Port Coquitlam and Port Moody Councils, with financial sharing indicated as being on the Simon Fraser formula. The Planning Director noted that the Planning Department's mandate was to advise generally on possible new locations and he was not aware of any municipal responsibility to provide or acquire land for a new animal shelter. The Municipal Manager advised that Mr. Ted Klassen, Municipal Clerk was the staff contact for S.P.C.A. administrative matters.

LAND USE COMMITTEE MEETING
MINUTES OF MAY 13, 1991

III. NEW BUSINESS cont'd/

ITEM #501-2

PROPOSED EXTENSION OF SANITARY SEWERS INTO AREA WEST OF HYDE CREEK RAVINE AND SOUTH OF DAVID AVENUE (C2-OXFORD HEIGHTS)

Alderman White introduced this item and the Planning Director and Deputy Municipal Engineer provided overviews of their reports.

A speaker then came forward from the audience on the issue.

Alderman White suggested that a special meeting take place with the original petitioners at Leigh School or at an alternative site. He also indicated that Wellington residents should also be invited to such a meeting. A resident on Wellington Street then indicated support for both sanitary sewers and against subdivision. Another indicated no septic tank problem, while a further speaker wondered if the Abbey Woods development was a factor in causing the situation.

Alderman White indicated that copies of the 501-2 reports would be made available to all residents who seek same.

Other area residents then spoke to the Committee. A list of residents present was obtained for later follow-up.

COUNCIL
ACTION

The Committee recommends:

“That the Municipal Treasurer and Municipal Engineer review the matter of impact on the Sanitary Sewer Enterprise of the servicing alternatives and report back to the Land Use Committee”.

Alderman Robinson left the meeting at this point.

ITEM #501-3

INTERNATIONAL PEDESTRIAN CONFERENCE - SLIDE PRESENTATION

Mr. R. Innes and Mr. D. Palidwor presented slides on this subject, focusing on Bellevue, Washington and then on local examples.

The conclusion was that this presentation should go to the full Council.

APP'D.
LBS 679

LAND USE COMMITTEE MEETING
MINUTES OF MAY 13, 1991

III. NEW BUSINESS cont'd/

ITEM #501-4

REZONING APPLICATION Z-6-91, 1313 BRUNETTE AVENUE TO RM-2, 4 UNITS
URBAN TOWNHOUSING

COUNCIL
ACTION

The Committee recommends:

*App'd
Res. 680 +
Res 681*

- “1. That Council give first reading to District of Coquitlam Zoning Amendment Bylaw No. 2325, 1991;
- 2. That Bylaw No. 2325, 1991 and application Z-6-91 be referred to Public Hearing.”

ITEM #501-5

LETTER FROM MR. HANOSKI REGARDING REZONING APPLICATION Z-49-90
MANOR DEVELOPMENTS LTD., 523 WHITING WAY

This item was received for information.

ITEM #501-6

AUTHORIZATION FOR ISSUANCE OF DEVELOPMENT PERMIT ADDITION TO
WESTWOOD MALL SHOPPING CENTRE AT 3000 LOUGHEED HIGHWAY

COUNCIL
ACTION

The Committee recommends:

*App'd
Res 682*

“ That Council approve signing and sealing of the Development Permit, and the Mayor and Municipal Clerk be authorized to execute this Development Permit on behalf of the District of Coquitlam.”

LAND USE COMMITTEE MEETING
MINUTES OF MAY 13, 1991

III. NEW BUSINESS cont'd/

The Municipal Manager left the Chambers at this stage, since he owned a lot adjacent the subject of the Development Variance Permit under the next item.

ITEM #501-7

AUTHORIZATION FOR ISSUANCE OF DEVELOPMENT VARIANCE PERMIT -
REDUCED SETBACK FROM CREST OF SLOPE FOR PROPOSED SINGLE-FAMILY
DWELLING AT 1428 MADRONA PLACE

COUNCIL
ACTION

The Committee recommends:

- AP'D 683*
RES 684
1. That Council approve signing and sealing of the Development Variance Permit, and the Mayor and Municipal Clerk be authorized to execute this Development Variance Permit on behalf of the District of Coquitlam.
 2. That Council approve signing and sealing of the amendment to the restrictive covenant to allow the variance in setback as permitted under Development Variance Permit DVP-16-91, and that the Mayor and Municipal Clerk be authorized to execute this restrictive covenant amendment on behalf of the District of Coquitlam."

The applicants indicated their presence in the audience.

The Municipal Manager returned to the meeting.

ITEM #501-8

GOAL #27 FROM JANUARY 18-20 COUNCIL/MANAGER RETREAT

Mr. E. Tiessen spoke briefly to this item.

COUNCIL
ACTION

The Committee recommends:

- AP'D 685*
RES
- "That Council adopt the "Coquitlam Town Centre Urban Design Guidelines", Hotson Bakker Architects, June 1990, as guidelines for the desired form and character of high-density development in the Town Centre."

ITEM #501-9

COUNCIL GOAL #28 (JANUARY RETREAT) AND LAVAL SQUARE DESIGN
PROJECT (C19-M)

Tomina de Jong spoke on this item.

LAND USE COMMITTEE MEETING
MINUTES OF MAY 13, 1991

III. NEW BUSINESS cont'd/

ITEM #501-9 cont'd/

COUNCIL ACTION The Committee recommends:

- "1. That the Engineering Department continue with preparation of preliminary cost estimates for the Laval Square Area streetscape improvements.
- 2. That Council review further priorities for staff work on boulevard improvements, identification and beautification of unique areas such as Laval Square, special pedestrian and bike corridor landscaping, tree retention and planting in private developments, street tree requirements with new subdivisions and extension of boulevard beautification along Brunette Avenue, including street trees."

*APPROVED
RES. 686
RES. 687*

TABLED ITEMS

- 1. Design Committee Minutes of April 9, 1991
- 2. Design Committee Minutes of April 22, 1991
- 3. Subdivision Committee Minutes of April 16, 1991



D.M. Buchanan,
Executive Secretary

501

MAY 27, 1991

LAND USE COMMITTEE MEETING

MINUTES

A meeting of the Land Use Committee was held on Monday, May 27, 1991 at 6:30 p.m. in the Council Chambers, with the following persons present:

COMMITTEE

- Ald. D. White, Chairman
- Ald. B. Robinson
- Ald. W. LeClair (after item 2)

STAFF

- N. Cook, Municipal Manager
- T. de Jong, Planner
- F. Quinn, Engineer Design & Services
- E. Tiessen, Deputy Planning Director



I. PREVIOUS MINUTES

Received.

II. BUSINESS ARISING FROM MINUTES

No concern was raised as to any item.

III. NEW BUSINESS

ITEM #501-1

DEVELOPMENT VARIANCE PERMIT APPLICATION - HEIGHT OF SINGLE-FAMILY HOMES - PARKLANE SUBDIVISION - CLIFFROSE CRESCENT

Mr. David Erickson and Mr. Dale Baron of Parklane Homes attended the meeting, but no questions or concerns were raised.

COUNCIL ACTION

The Committee recommends:

"That Council approve signing and sealing of the Development Variance Permit, and the Mayor and Municipal Clerk be authorized to execute this Development Variance Permit on behalf of the District of Coquitlam."

APP'D
 BY [Signature]
 # 743/91

APP'D
 1991 05 29
 [Signature]

LAND USE COMMITTEE MEETING
MINUTES OF MAY 27, 1991

III. NEW BUSINESS cont'd/

ITEM #501-2

REZONING APPLICATION Z-62-90 - HIGH DENSITY APARTMENT PROJECT AT
3063-3085 GLEN DRIVE (Z-62-90)

Mr. T. Skjelvik, Architect, appeared before the Committee regarding the development; showing a coloured perspective and answering questions.

COUNCIL
ACTION

The Committee recommends:

*APPR'D
R 27/91*

1. That Council give first reading to District of Coquitlam Zoning Amendment Bylaw No. 2338, 1991.
2. That Bylaw No. 2338, 1991 and application Z-62-90 be referred to Public Hearing."

ITEM #501-3

AUTHORIZATION FOR ISSUANCE OF AN AMENDMENT OF DEVELOPMENT
PERMIT DP-66-90 - ADDITION TO SECOND STOREY OF COMMERCIAL
BUILDING AT 1032-1034 AUSTIN AVENUE

The Planning Director advised as to the 4 ft. addition to the second floor of the proposed building on the former Luxury Freeze site.

COUNCIL
ACTION

The Committee recommends:

*APPR'D
R 27/91*

"That Council approve signing and sealing of the Amendment to Development Permit DP-66-90, and the Mayor and Municipal Clerk be authorized to execute this Development Permit Amendment on behalf of the District of Coquitlam."

ITEM #501-4

REGULATORY AMENDMENT RESIDENTIAL/COMMERCIAL LAND USE RATIO
(TAURUS INVESTMENTS LTD.) (Z-51-90)

Mr. E. Tiessen, Deputy Planning Director, advised that this item was one of three Bylaws related to Town Centre OCP work (the others are under items 501-5 and 501-6).

COUNCIL
ACTION

The Committee recommends:

R 27/91

1. That Council give first reading to Bylaw No. 2330, 1991, a Bylaw to amend the Southwest Coquitlam - Town Centre Official Community Plan, Bylaw No. 1833, 1980 as amended.

LAND USE COMMITTEE MEETING
MINUTES OF MAY 27, 1991

III. NEW BUSINESS cont'd/

ITEM #501-4 cont'd/

APP'D
R-7
7/19/91
7/20/91

2. That Council refer Bylaw No. 2330, 1991 to Public Hearing.
3. That Council give first reading to Bylaw No. 2331, 1991, a Bylaw to amend the District of Coquitlam Zoning Bylaw No. 1928, 1971 as amended.
4. That Council refer Bylaw No. 2331, 1991 to Public Hearing."

ITEM #501-5

PARKING REQUIREMENTS IN MULTIPLE-FAMILY ZONES (Z-15-91 & ZONING - PARKING REQUIREMENTS)

Ms. T. de Jong, Planner, indicated that a B.A. Consultant's representative would be present at the next Council meeting to respond to questions. Discussion followed on the new standards as described in the report and draft Bylaw No. 2328, 1991.

COUNCIL ACTION

The Committee recommends:

APP'D
R-7
7/22/91

- "1. That Council give first reading to Bylaw No. 2328, 1991.
2. That Council refer Bylaw No. 2328, 1991 to Public Hearing."

ITEM #501-6

ZONING BYLAW REGULATORY AMENDMENT: PARKING STRUCTURES (Z-16-91)

Mr. E. Tiessen, Deputy Planning Director, gave background as to the need for this Bylaw with above ground parking.

COUNCIL ACTION

The Committee recommends:

APP'D
R-7
Co 7/24/91
7/25/91

- "1. That Council give first reading to Bylaw No. 2327, 1991.
2. That Council refer Bylaw No. 2327, 1991 to Public Hearing."

LAND USE COMMITTEE MEETING
MINUTES OF MAY 27, 1991

III. NEW BUSINESS cont'd/

ITEM #501-7

PRELIMINARY REPORT ON APPLICATION Z-10-91 BY TERRY HALE ARCHITECTS FOR PROPERTY AT 1142 WESTWOOD STREET & HEFFLEY CRESCENT FOR AN OFFICIAL COMMUNITY PLAN AMENDMENT AND FOR REZONING FROM RS-1 & RS-2 TO RM-4 HIGH DENSITY APARTMENT FOR A 26 UNIT MULTIPLE-FAMILY APARTMENT BUILDING

Mr. Andre Molnar indicated that an agreement with the owner of Lot C could not be reached. He circulated a letter dated April 11, 1991 from Strat Leggat of Royal LePage as to "her asking price of \$425,000" which Mr. Molnar advised compared to at \$130,000 figure for a similar property assembled for their other site on Westwood to the north. Mr. Kai Kreuchen, his consultant, then brought forward plans for Lot C indicating how it could possibly be developed on its own.

The Committee referred the plans to the Planning Department for review and a report back in four weeks.

ITEM #501-8

PRELIMINARY REPORT ON APPLICATION Z-11-91 BY DISTRICT OF COQUITLAM FOR PROPERTY NORTH OF ROBSON DRIVE & WEST OF PINETREE WAY FOR AN OFFICIAL COMMUNITY PLAN AMENDMENT AND REZONING FROM P-1 TO P-1 & RS-2, FOR AN ELEMENTARY SCHOOL ADJOINING NEIGHBOURHOOD PARK

The Planning Director provided background on this proposal.

COUNCIL
ACTION

The Committee recommends:

- "1. That Council give first reading to District of Coquitlam Northwest Coquitlam Official Community Plan Amendment Bylaw No. 2332, 1991.
2. That Council give first reading to District of Coquitlam Zoning Amendment Bylaw No. 2333, 1991.
3. That Bylaw No. 2332 & Bylaw No. 2333 and application Z-11-91 be referred to the June Public Hearing."

*App'd
Co. # 7/2/91
7/2/91
7/2/91*

LAND USE COMMITTEE MEETING
MINUTES OF MAY 27, 1991

ITEM #501-9

PRELIMINARY REPORT ON APPLICATION Z-12-91 BY BALACLAVA HOLDINGS LTD. FOR PROPERTY AT 1050 UNITED BOULEVARD FOR AN OFFICIAL COMMUNITY PLAN AMENDMENT AND REZONING FROM M-1 TO M-5 FOR ADDITIONAL LAND FOR A NEWSPRINT PLANT

COUNCIL
ACTION

The Committee recommends:

- “1. That Council give first reading to Southwest Coquitlam Town Centre Official Community Plan Amendment Bylaw No. 2336, 1991.
2. That Council give first reading to District of Coquitlam Zoning Amendment Bylaw No. 2337, 1991.
3. That Bylaws No. 2336 and 2337, 1991 and application Z-12-91 be referred to Public Hearing.”

*APPROV'D BY
CO 7/2/91
7/2/91
H. H. H. H.*

ITEM #501-10

PRELIMINARY REPORT ON APPLICATION Z-14-91 BY HANSED ENGINEERING LIMITED FOR PROPERTY AT 1300 WOOLRIDGE STREET FOR AN OFFICIAL COMMUNITY PLAN AMENDMENT AND REZONING FROM CS-1 TO M-1 FOR FUTURE CONSTRUCTION OF MINI-WAREHOUSES

COUNCIL
ACTION

The Committee recommends:

- “1. That Council give first reading to District of Coquitlam - Southwest Coquitlam Town Centre Official Community Plan Amendment Bylaw No. 2334, 1991.
2. That Council give first reading to District of Coquitlam Zoning Amendment Bylaw No. 2335, 1991.
3. That Bylaws No. 2334, 1991 and 2335, 1991 and application Z-14-91 be referred to Public Hearing.”

WITHDRAWN

TABLED ITEMS

1. Design Committee Minutes of May 14, 1991



D.M. Buchanan,
Executive Secretary

JUNE 10, 1991

LAND USE COMMITTEE MEETING

MINUTES

501

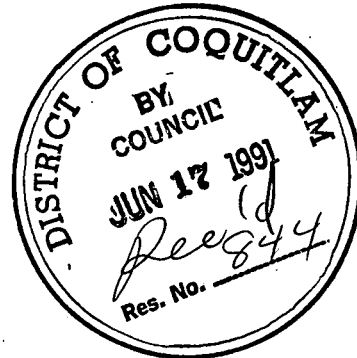
A meeting of the Land Use Committee was held on Monday, June 10, 1991 at 6:30 p.m. in the Council Chambers, with the following persons present:

COMMITTEE

Ald. D. White, Chairman
Ald. B. Robinson

STAFF

T. de Jong, Planner
R. Innes, Planner
K. Wright, Deputy Municipal Engineer
D.M. Buchanan, Planning Director



I. PREVIOUS MINUTES

Received.

II. BUSINESS ARISING FROM MINUTES

No issue was raised

III. NEW BUSINESS

ITEMS #501-1 & #501-2

PROPOSED GREYHOUND BUS DEPOT AND ADJACENT COMMERCIAL DEVELOPMENT (Z-9-91)

Mr. Art Phillips, Planning Consultant introduced:

- a) Gary Claremont of Greyhound and
- b) Joe Warner and Mary Malek of Co-Operators Life Insurance

Mr. Claremont advised that Greyhound had investigated nine alternative sites, beyond ones in New Westminster, of which 6 were in Coquitlam, 2 in Burnaby and 1 in Port Coquitlam. Urban transit was indicated as one block away, though a special pull off from Lougheed or Woolridge was also suggested as possible. He went on to describe parking, the parcel operation, truck traffic and safety issues.

Mr

LAND USE COMMITTEE MEETING
MINUTES OF JUNE 10, 1991

III. NEW BUSINESS cont'd/

ITEMS #501-1 & #501-2

In response to questions, he advised of the commercial support to the north and that the bus depot was not practical with heavy industrial uses to the north. A staff of 12 full time, 2 part-time and 2 supervisors was indicated. All buses would return to the Trans Canada Highway except for an early morning and evening run to the north side of the Fraser Valley.

In response to the Planning Director's concern as to a possible west bound urban transit route using the Woolridge/Lougheed intersection, Mr. Claremont advised that 92% of patrons do not come by bus with luggage to carry.

Mr. Joe Warner then spoke as to the rest of the development. He gave a proposed floor plan for the bus terminal to the Chairman. He also indicated a willingness to make changes to the site plan with regard to concerns over C-2 zoning on the part of Council.

The Chairman advised the applicants to meet with staff on the proposals and that staff report thereafter to the Committee or directly to Council.

ITEM #501-3

DEVELOPMENT VARIANCE PERMIT APPLICATION - 3 SUNDECKS FOR PARKLANE HOMES (1405 GLENVIEW, 2943 MEADOWVISTA, 2945 MEADOWVISTA)

Mr. Ivan Brovold, Construction Manager of Parklane was present and requested deferral of the item for two weeks. The Chairman indicated that this be deferred until the next or a later Council meeting to which staff could report directly, if possible or necessary.

ITEM #501-4

BURKE MOUNTAIN REPORT PROPOSAL (C-1 BURKE MOUNTAIN)

Mr. Rob Innes gave a summary presentation on the history of the proposal and the staff report. Mr. Rick Hankin, Administrator, GVRD Parks, provided some regional parks perspective and supplied a copy of the Northeast Sector Task Force report of June 14, 1991 which is favourable to early action on Burke Mountain and Widgeon Slough lands.

The December letter from the Province as to the Crown lands on Burke Mountain, which arose after a joint Coquitlam/GVRD meeting with Mr. Ivan Messmer was noted by the Chairman. This led to discussion as the role of the private sector in major mountain parks and continued co-ordination of the GVRD Parks and Council considerations of Burke Mountain.

LAND USE COMMITTEE MEETING
MINUTES OF JUNE 10, 1991

ITEM #501-4 cont'd/

The Committee recommends:

COUNCIL
ACTION

*App'd
By
1-8-91*

"That Council consider the Burke Mountain Resort proposal as part of the Northeast Coquitlam OCP review process."

ITEM #501-5

PRELIMINARY REPORT ON APPLICATION Z-8-91 BY DISTRICT OF COQUITLAM FOR PROPOSED TEXT AMENDMENT TO M-6 ZONE TO ALLOW OFFICES OF A NEWSPAPER HAVING GENERAL CIRCULATION IN THE COMMUNITY

COUNCIL
ACTION

This item was sent to Council for discussion and decision.

ITEM #501-6

*5-3
Coquitlam
1-8-91*

COUNCIL GOALS 22 AND 26 - RESIDENTIAL LAND USE AND HOUSING ISSUES

The Committee indicated that consideration should be given to a proportion of units in private multiple family developments being made available to low income households in need. The conclusion was that staff explore alternatives on innovative methods of accomplishing the approach to social mix within developments.

ITEM #501-7

OUTDOOR STORAGE OF USED TIRES (Z-40-90)

The Committee recommends:

COUNCIL
ACTION

*App'd
By
1-8-91*

"That Bylaw No. 2312 be given three readings by Council."

The Planning Director advised that the Province may be introducing regulations in regard to storage of tires, according to recent information from the Fire Department. However, he felt that the Bylaw should proceed and be in place prior to this, and the Chairman agreed.

TABLED ITEMS

1. Subdivision Committee Minutes of May 7, 1991.



D.M. Buchanan
Executive Secretary

JUNE 24, 1991

LAND USE COMMITTEE MEETING

MINUTES

501

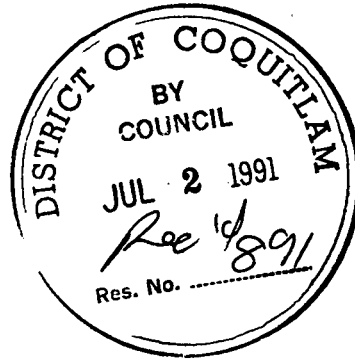
A meeting of the Land Use Committee was held on Monday, June 24, 1991 at 6:30 p.m. in the Council Chambers, with the following persons present:

COMMITTEE

Ald. D. White, Chairman
Ald. B. Robinson
Ald. W. LeClair

STAFF

N. Cook, Municipal Manager
T. de Jong, Planner
K. Wright, Deputy Municipal Engineer
D.M. Buchanan, Planning Director



I. PREVIOUS MINUTES

Received.

II. BUSINESS ARISING FROM MINUTES

No action.

III. NEW BUSINESS

ITEM #501-1

REZONING OF 960 LOUGHEED HIGHWAY (Z-9-91)

The Planning Director advised that he had been called by Mary Malek at 4:00 p.m. that the delegation would not be attending and that the application was being cancelled, this to be followed up in writing. A further message at 4:20 p.m. indicated that only the portion of the application involving the commercial uses had been cancelled. Committee members agreed the commercial use was inappropriate for the site.

ITEM #501-2

TOWNHOUSE DEVELOPMENT AT S.W. CORNER OF JOHNSON STREET AND PANORAMA DR.

The Planning Director presented a letter dated June 20, 1991 which had responded to the concerns raised on June 7, 1991.

M

LAND USE COMMITTEE MEETING
MINUTES OF JUNE 24, 1991

III. NEW BUSINESS cont'd/

ITEM #501-3

CONSIDERATION OF FINAL ADOPTION OF BYLAW NO. 2284, 1990 - TWO-FAMILY RESIDENTIAL BUILDING AT 1718 AUSTIN AVENUE (Z-63-90)

COUNCIL ACTION The Committee recommends:

"That Council reconsider, finally pass and adopt District of Coquitlam Zoning amendment Bylaw No. 2284, 1990."

*APP'D
R's
Co # 892/al*

ITEM #501-4

AUTHORIZATION FOR ISSUANCE OF A DEVELOPMENT PERMIT AND CONSIDERATION OF FINAL ADOPTION OF BYLAWS NO. 2155 & 2156, 1990 (1140 JOHNSON)

COUNCIL ACTION The Committee recommends:

- "1) That Council reconsider, finally pass and adopt District of Coquitlam Southwest Coquitlam - Town Centre Official Community Plan Amendment Bylaw No. 2155, 1990.
- 2) That Council reconsider, finally pass and adopt District of Coquitlam Zoning Amendment Bylaw No. 2156, 1990.
- 3) That Council approve signing and sealing of the Development Permit, and the Mayor and Municipal Clerk be authorized to execute this Development Permit on behalf of the District of Coquitlam."

*APP'D
R's
Co # 893
894
895/al*

and the Chairman asked that the Engineering Department investigate the possibility of prohibiting parking on the internal road to the south of the subject land which goes out to Barnet Highway.

ITEM #501-5

PRELIMINARY REPORT ON APPLICATION Z-13-91 BY DENNIS J. MARCHAND FOR PROPERTY AT 1310 CARTIER AVENUE FOR AN OFFICIAL COMMUNITY PLAN AMENDMENT AND REZONING FROM RS-1 TO RM-1 FOR A FOURPLEX TOWNHOUSE DEVELOPMENT

Tomina de Jong noted design concerns are outstanding and are to be resolved prior to Development Permit preparation. The general intent of the application is supported.

LAND USE COMMITTEE MEETING
MINUTES OF JUNE 24, 1991

III. NEW BUSINESS cont'd/

ITEM #501-5 cont'd/

COUNCIL ACTION The Committee recommends:

*APPROD
596 + 897/91*

- "1. That Council give first reading to Bylaw No. 2343, 1991.
- 2. That Bylaw No. 2343, 1991 and application Z-13-91 be referred to Public Hearing."

ITEM #501-6

REZONING TO M-3 OF LAND AT 85 GLACIER (Z-55-90 & 85 GLACIER)

Ald. W. LeClair excused himself from this item. The Committee asked that the Mayfair Committee be advised of the application along with adjacent owners by Municipal Clerk's office.

COUNCIL ACTION The Committee recommends:

*APPROD
599 +
900/91*

- "1. That Bylaw No. 2272, 1990 be given first reading.
- 2. That Bylaw No. 2272, 1990 and application Z-55-90 be referred to Public Hearing."

ITEM #501-7

26 UNIT APARTMENT BUILDING AT 1145 HEFFLEY CRESCENT (Z-10-91)


Mr. Kai Freuchen came before the Committee in regard to the development and his client's concerns with the staff recommendations.

The Committee then reviewed the road changes proposed with the Taurus development and questioned whether the east/west portion of road allowance to the south of the subject site could be cancelled in total if Heffley is to be taken through to Lincoln Avenue. This was referred to staff to review traffic, access and other considerations.

LAND USE COMMITTEE MEETING
MINUTES OF JUNE 24, 1991

TABLED ITEMS

1. Design Committee Minutes of May 28, 1991.
2. Design Committee Minutes of June 11, 1991.
3. Subdivision Committee Minutes of May 21, 1991.

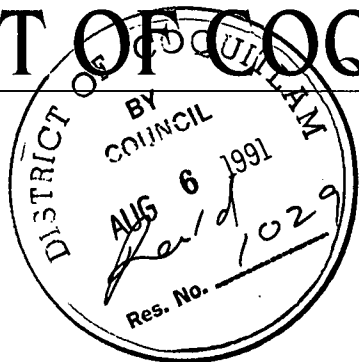


D.M. Buchanan
Executive Secretary

DISTRICT OF COQUITLAM

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

Phone: (604) 526-3611
Fax: (604) 526-6014



Mayor: L. Sekora

LAND USE COMMITTEE MINUTES

A meeting of the Land Use Committee was held on Monday, July 22, 1991 at 6:30 p.m. in the Council Chambers, with the following persons present:

COMMITTEE MEMBERS PRESENT: Ald. D. White, Chairman
Ald. B. Robinson
Ald. W. LeClair

STAFF: N. Cook, Municipal Manager
K. Wright, Deputy Municipal Engineer
D.M. Buchanan, Planning Director

ITEM I - MINUTES OF JULY 8, 1991

Received.

ITEM II - BUSINESS ARISING FROM MINUTES

Nil.

ITEM III - NEW BUSINESS

Item #501-1 - Consolidation of Municipal Lands Adjacent the Cemetery on
Robinson Street

The Committee recommends:

COUNCIL ACTION:

"That the Legal Department be authorized to explore and undertake the most expedient and cost effective method of consolidating the cemetery lands."

APP'D
10/20/01

Mu

Land Use Committee Meeting
July 22, 1991

ITEM 111 - NEW BUSINESS cont'd/

Item #501-2 - Preliminary Report on Application Z-19-91 by G.D. Hamilton Associates Consulting Ltd. for Property at 1300 Woolridge Street for an Official Community Plan Amendment and Rezoning from CS-1 & M-1 Service Commercial to M-2 Service Industrial for a Helicopter Facility

The Committee recommends:

COUNCIL ACTION:

"That application Z-19-91 be deferred pending:

1. Additional information from the applicants on the noise levels and other licencing information from the Ministry of Transport, Pacific Region, Aerodrome Standards and Licencing.
2. Advice from the Design Committee upon receipt of additional architectural information.
3. The applicants exploring the possibilities for an alternative site further away from the two major highways."

APP 10
1021/91

Alderman Robinson indicated concerns with the site and opposition to the proposal.

Item #501-3 - Development Permit for Subdivision of Land at 1308 Cartier Avenue (8-3986)

The Committee recommends:

COUNCIL ACTION:

"That Council approve signing and sealing of the Development Permit, and the Mayor and Municipal Clerk be authorized to execute this Development Permit on behalf of the District of Coquitlam."

APP 10
1032/91

Item #501-4 - Development Variance Permit Application/Road Design Standards for 636 & 640 Chapman Avenue

The Committee recommends:

COUNCIL ACTION:

"That Council approve signing and sealing of the Development Variance Permit, and the Mayor and Municipal Clerk be authorized to execute this Development Variance Permit on behalf of the District of Coquitlam."

APP 10
1033/91

Land Use Committee Meeting
July 22, 1991

ITEM 111 - NEW BUSINESS cont'd/

Item #501-5 - Authorization for Issuance of a Development Permit for Alterations & Additions to Commercial Buildings at 2786 Barnet Highway

The Committee recommends:

COUNCIL ACTION:

“That Council approve signing and sealing of the Development Permit, and the Mayor and Municipal Clerk be authorized to execute this document on behalf of the District of Coquitlam.”

*APP 10
1034/91*

Mr. Rick Patz of Buns Master Bakery spoke in opposition to the closure of the median at Bond Street. He indicated that he spoke for other business people in the area. He requested that a left turn bay be considered. Mr. Wright advised that Aberdeen Avenue was proposed for upgrading. Three other business representatives were present at the session.

Mr. Patz said that a petition had gone to the Mayor's office earlier in the day.

The Committee asked that the Engineering Department report to Council on the suggestions as to road improvements so that the matter can hopefully be debated on August 6, 1991.

Item #501-6 - 1319 Cornell - Implementation of Perimeter Servicing

Mr. Ken Wright summarized the Engineering Department's report.

The Committee recommends:

COUNCIL ACTION:

“That Mr. Spady be advised of the cost and procedures necessary for physical servicing of his lot at 1319 Cornell in advance of the street reconstruction which constitutes a second option to allow him to proceed with construction.”

*APP 10
1035/91*

ITEM IV - OTHER BUSINESS


Nil

ITEM V - TABLED ITEMS

- T-1 Design Committee Minutes July 9, 1991
- T-2 Subdivision Committee Minutes July 3, 1991

Land Use Committee Meeting
July 22, 1991

ADJOURNMENT - The meeting adjourned at 8:00 p.m.


D.M. BUCHANAN
PLANNING DIRECTOR

MINUTES CERTIFIED CORRECT

CHAIRMAN

501

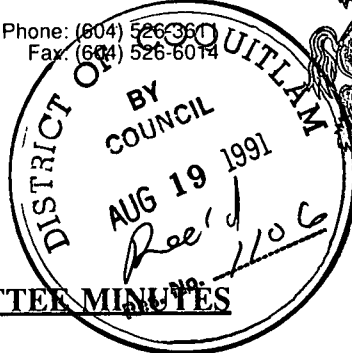
DISTRICT OF COQUITLAM

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

Phone: (604) 526-3600
Fax: (604) 526-6014



Mayor: L. Sekora



LAND USE COMMITTEE MINUTES

A meeting of the Land Use Committee was held on Monday, August 12, 1991 at 6:30 p.m. in the Council Chambers, with the following persons present:

COMMITTEE MEMBERS PRESENT:

Ald. D. White, Chairman
Mayor Sekora
Ald. W. LeClair

STAFF:

N. Cook, Municipal Manager
S. Jennings, Administrative Assistant
K. Wright, Deputy Municipal Engineer
A. Ing, Planner
E. Tiessen, Deputy Planning Director

ITEM I - MINUTES OF JULY 22, 1991

Received.

ITEM II - BUSINESS ARISING FROM MINUTES

Nil.

ITEM III - NEW BUSINESS

Item #501-1 - Changes to Development Concept for Land North of Guildford Way East of Hoy Creek

A delegation from Polygon Developments was in attendance. Mr. John Northey spoke to the Committee, and stressed Polygon's desire to fit into the municipality's Town Centre Planning. He noted however, that soil conditions specific to the site, and well documented, make high-rise development on the site economically non-competitive, because of the extra costs of piling required here.

ITEM 111 - NEW BUSINESS cont'd/

Item #501-1 cont'd/

Polygon's architect, Mr. Graham Crockert then outlined the housing mix of seniors and general market housing proposed, utilizing four-storey frame construction. He used sketches to illustrate the character and style of housing proposed. He emphasized an intent to comply with the pedestrian and street oriented thrust of Coquitlam's "Town Centre Design Guidelines".

Following some discussion of potential problems of private street ownership and of uniformity of architectural style in such a large development, the Committee recommended:

**COUNCIL
ACTION:**

APP'D
Co # 1107/91

"That Polygon Developments be advised to now apply for rezoning on the basis of the presentation made to the Committee, noting that the Committee will be looking for workable solutions to the several technical and design issues discussed."

Item #501-2 - Subdivision of Land at 1909 Pipeline Rd. for a Relative

A delegation addressed the Committee on behalf of the owner of the subject property. Committee members expressed sympathy, but noted that a rezoning application should not proceed unless there is some assurance the proposed subdivision is feasible. Following some discussions of alternative means of approaching the applicant's problem, the Committee suggested to the applicants that they establish a subdivision application to determine the feasibility of servicing issues, and that if these are soluble that they then approach the Committee again as to a rezoning application that would permit the proposed subdivision of the subject lot.

Item #501-3 - Public Input on Establishment of Neighbourhood Pubs

Mr. D.P. Coates appeared as the proponent's solicitor, and asked to discuss the issue of the manner of obtaining public input to the Council's decision on whether to approve a pub site at 2154 Austin Avenue. The Chairman and Mayor advised that several previous proposals on this site had been declined by Council, including one proposal that had involved a referendum, and that a key factor is the proximity of a public elementary school. Ald. LeClair added that he could not see the subject site as being an appropriate location for a pub. Committee members noted that in addition to the school, traffic and parking are potential problems, and that as well, the site is not well buffered from adjacent residences to the south. All indicated they would vote against a pub proposal at this location.

Land Use Committee Meeting
August 12, 1991

ITEM 111 - NEW BUSINESS cont'd/

Item #501-3 cont'd/

**COUNCIL
ACTION:**

Co
Sin
R: 9
#1109/91
The Mayor and Chairman suggested that the issue could be referred to full Council for discussion, without a recommendation from the Committee. Following further Committee discussion with the proponents, the Mayor moved that the issue be so referred to the next Council Meeting.

The Committee agreed.

Item #501-4 - Preliminary Report on Application Z-18-91 by K & R Properties Ltd. for Property at 2729-2733 Barnet Highway for an Official Community Plan Amendment and Rezoning from CS-2 to CS-1 Service Commercial for New Use Within Existing Building

The Committee recommends:

**COUNCIL
ACTION:**

- App'd Bⁿ*
R: 9
C: #1109
1110/91
1. That Council give first reading to District of Coquitlam Zoning Amendment Bylaw No. 2345, 1991.
 2. That Bylaw No. 2345, 1991 and application Z-18-91 be referred to Public Hearing."

Item #501-5 - Status Report on the District's Large House Review Process (Z-39-90)

Committee members indicated that they see the issues of inappropriate building forms on slopes, and very large "in-fill" houses, as increasingly critical.

The Committee requested that this item be placed on the agenda of the next meeting for a full discussion, and that previous reports be circulated to the Committee in advance of that meeting.

Land Use Committee Meeting
August 12, 1991

ITEM 111 - NEW BUSINESS cont'd/

Item #501-6 - Provincial Heritage Designation Applications (C-19 Heritage)

The Committee recommends:

COUNCIL

ACTION:

“That the Committee receive this information report and authorize the Planning Department to provide it to the Coquitlam Heritage Society and the Coquitlam Place des Arts Expansion Committee.”

*APP'D B
Co. Res
#1111/91*

**Item #501-7 - Authorization for Issuance of a Development Permit -
Proposed Industrial Building on the South Side of Sherwood
Avenue East of Blue Mountain Street at 914 Sherwood Avenue**

The Committee recommends:

COUNCIL

ACTION:

“That Council approve signing and sealing of the Development Permit, and the Mayor and Municipal Clerk be authorized to execute this Development Permit on behalf of the District of Coquitlam.”

*APP'D B
Co. Res
#1112/91*

**Item #501-8 - Authorization for Issuance of a Development Permit -
Alterations to Building at 3025 Lougheed Highway to Facilitate
Kentucky Fried Chicken**

The Committee recommends:

COUNCIL

ACTION:

“That Council approve signing and sealing of the Development Permit, and the Mayor and Municipal Clerk be authorized to execute this Development Permit on behalf of the District of Coquitlam.”

*APP'D B
Co. Res
#1113/91*

Land Use Committee Meeting
August 12, 1991

ITEM 111 - NEW BUSINESS cont'd/

**Item #501-9 - Authorization for Issuance of a Development Permit and
Consideration of Final Adoption of Bylaw No. 2123, 1990 -
40 Unit Apartment Project at 1201 Pacific Street**

The Committee recommends:

COUNCIL

ACTION:

*APP'D
Co A 11/15/91*

1. That Council reconsider, finally pass and adopt Bylaw No. 2123, 1990.
2. That Council approve signing and sealing of the Development Permit, and the Mayor and Municipal Clerk be authorized to execute this Development Permit on behalf of the District of Coquitlam."

ITEM IV - OTHER BUSINESS

Nil

ITEM V - TABLED ITEMS

- T-1 Design Committee Minutes July 23, 1991
- T-2 Design Committee Minutes July 30, 1991
- T-3 Subdivision Committee Minutes July 16, 1991

ADJOURNMENT - The meeting adjourned at 8:30 p.m.



E. TIESSEN
DEPUTY PLANNING DIRECTOR

MINUTES CERTIFIED CORRECT

CHAIRMAN

DISTRICT OF COQUITLAM

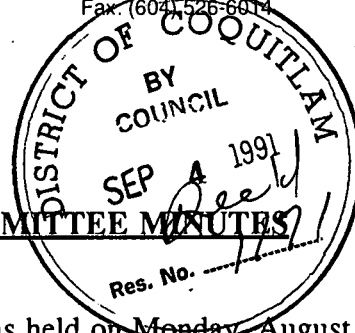
1111 Brunette Avenue
Coquitlam, B.C. V3K 1E9

Phone: (604) 526-3611
Fax: (604) 526-6614



Mayor: L. Sekora

LAND USE COMMITTEE MINUTES



A meeting of the Land Use Committee was held on Monday, August 26, 1991 at 6:30 p.m. in the Council Chambers, with the following persons present:

COMMITTEE MEMBERS PRESENT:

Ald. D. White, Chairman
Mayor Sekora

STAFF:

N. Cook, Municipal Manager
E. Tiessen, Deputy Planning Director
T. de Jong, Planner
R. Innes, Planner
K. Wright, Deputy Municipal Engineer

ITEM I - MINUTES OF AUGUST 12, 1991

Received.

ITEM II - BUSINESS ARISING FROM MINUTES

Nil.

ITEM III - NEW BUSINESS

Item #501-1 - Application for Subdivision at 590 Hillcrest Street

A spokesperson for the owners of the property spoke of the owners' desire to subdivide. Mr. Tiessen explained that under the provisions available now, the property is about 1000 sq. ft. short of the size that would be required for subdivision. The Chairman suggested that Mr. & Mrs. Misura might wish to consider buying land from an adjacent property which together with rezoning to RS-3, would enable consideration of subdivision. In the Chairman's opinion, an application for RS-4 would likely not succeed, but an RS-3 zoning would be a possibility.

M

Land Use Committee Meeting
August 26, 1991

ITEM 111 - NEW BUSINESS cont'd/

Item #501-2 - Dedication of Land and Provision of Development Cost Charges for School Lands

The Committee recommends:

COUNCIL

ACTION " That this report be forwarded to the Secretary Treasurer of School District No. 43 for circulation to the Board of Trustees and for future joint discussion at the School Board Council Liaison Committee."

*APPROVED
R3
CO 11/22/91*

Item #501-3 - Authorization for Issuance of a Development Permit and Consideration of Final Adoption of Bylaw No. 2325, 1991 (1313 Brunette)

The Committee recommends:

COUNCIL

ACTION " 1. That Council reconsider, finally pass and adopt Bylaw No. 2325, 1991.

2. That Council approve signing and sealing of the Development Permit and the Mayor and Municipal Clerk be authorized to execute this Development Permit on behalf of the District of Coquitlam."

*APPROVED
R5
CO 11/27/91*

Item #501-4 - Status Report on the District's Large House Review Process (Z-39-90)

At the suggestion of Mayor Sekora, the Committee deferred discussion of this item to a future meeting when all members of the Committee can be present.

Item #501-5 - Revised Rezoning Application for the Development of a Golf Course on Quarry Road

The Chairman noted that while this item was not on the agenda, he was extending to Mr. Sheppard the courtesy of making a presentation.

Land Use Committee Meeting
August 26, 1991

ITEM 111 - NEW BUSINESS cont'd/

Item #501-5 cont'd/

Mr. Sheppard spoke to the Committee briefly on behalf of a new rezoning application he has filed. Mr. Miotto of Pacific Landplan then spoke clarifying that new plans have not been prepared, but that the previous ones will be modified in accordance with public input, received at several public meetings held by the applicant. He noted that with the present application he would see a more open process, with more information available to the public. He then reviewed a number of factors that he felt had led to the previous application on the site being declined.

Mr. Miotto then introduced the consultant team that would be involved in providing detailed plans and information, including architecture, civil engineering, environmental, golf course design and landscape architecture expertise. He promised better liaison with external agencies.

He proposed a development review process involving at least two public meetings prior to a revised design being brought forward for decision (presumably after Public Hearing). He noted that as a preface, an economic feasibility study must be done for the clients, to confirm feasibility.

Mr. Sheppard, in a response to a query from the Chairman, indicated that a "semi-public" course is proposed, and that access by the public is assured. Mr. Miotto indicated that it should be economically feasible to make about 50% of playing time available to the public.

The Committee requested that staff prepare a rezoning Bylaw for consideration by Council as soon as possible. The Committee recommends:

COUNCIL

ACTION " That upon the rezoning Bylaw for this application having been updated by staff, such Bylaw be brought forward for Council consideration of first reading."

*APP 1179 RES
C.O. 1/91*

ITEM IV - OTHER BUSINESS

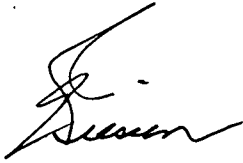
Nil

ITEM V - TABLED ITEMS

- T-1 Design Committee Minutes August 13, 1991
- T-2 Subdivision Committee Meeting Minutes August 6, 1991

Land Use Committee Meeting
August 26, 1991

ADJOURNMENT - The meeting adjourned at 7:30 p.m.



E. TIESSEN
DEPUTY PLANNING DIRECTOR

MINUTES CERTIFIED CORRECT

CHAIRMAN

DISTRICT OF COQUITLAM

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

Phone: (604) 526-3611
Fax: (604) 526-6014



Mayor: L. Sekora

LAND USE COMMITTEE MINUTES

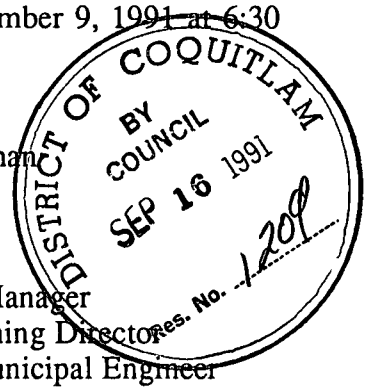
A meeting of the Land Use Committee was held on Monday, September 9, 1991 at 6:30 p.m. in the Council Chambers, with the following persons present:

COMMITTEE MEMBERS PRESENT:

Ald. D. White, Chairman
Ald. B. Robinson
Ald. W. LeClair

STAFF:

N. Cook, Municipal Manager
D.M. Buchanan, Planning Director
K. Wright, Deputy Municipal Engineer



ITEM I - MINUTES OF AUGUST 26, 1991

Received.

ITEM II - BUSINESS ARISING FROM MINUTES

Nil.

ITEM III - NEW BUSINESS

Item #501-1 - Preliminary Report on Application Z-21-91 by Troi & Shirley Conley for Property at 1121 Thomas Avenue for a Rezoning from RS-1 to RT-1 to allow for Construction of a Duplex

The Committee recommends:

COUNCIL ACTION

“ That application Z-21-91 be deferred for:

- a) the applicant to provide evidence satisfactory to Council that the existing building is not economical to rehabilitate.

*App. 1210
Res.*

ll

ITEM 111 - NEW BUSINESS cont'd/

Item #501-1 cont'd/

b) the applicant to provide:

- 1) proper and complete preliminary plans which comply to the Zoning Bylaw;
- 2) photographs of the existing home and garage."

Item #501-2 - Subdivision and Development Permit for 310 Decaire Street

The Committee recommends:

COUNCIL

- ACTION**
1. Development Permit DP-29-90 issued by Council resolution on November 5, 1990 as amended by the Amendment to Development Permit DP-29-90 issued by Council resolution on May 6, 1991 is hereby cancelled and shall have no further force and effect.
 2. That Council approve signing and sealing of Development Permit DP-39-91, and the Mayor and Municipal Clerk be authorized to execute this Development Permit on behalf of the District of Coquitlam.
 3. That any new plans for either of the proposed parcels in question address the issues raised at the 1990 Public Hearing on the subject land."

*App'd
Res Nos
12/11
12/13*

Item #501-3 - Ministry of Lands and Parks Offer to Purchase: Minnekhada Farms

The Committee recommends:

COUNCIL

- ACTION**
- " That the Ministry of Lands and Parks be asked for assurance that continued public access to and along the Pitt River Dyke and to the regional park and conservation area is protected prior to consideration of disposition of the subject parcel."

*App'd
Res
12/14*

Item #501-4 - Vancouver City Planning Commission Seminar Series

That this item be received for information.

Land Use Committee Meeting
September 9, 1991

ITEM IV - OTHER BUSINESS

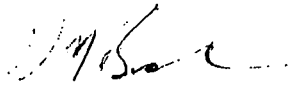
Nil

ITEM V - TABLED ITEMS

- T-1 Design Committee Minutes August 27, 1991
- T-2 Subdivision Committee Meeting Minutes August 20, 1991

ADJOURNMENT - The meeting adjourned at 7:15 p.m.

MINUTES CERTIFIED CORRECT



D.M. BUCHANAN
PLANNING DIRECTOR

CHAIRMAN

DISTRICT OF COQUITLAM

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

Phone: (604) 526-3611
Fax: (604) 526-6014



Mayor: L. Sekora

LAND USE COMMITTEE MINUTES

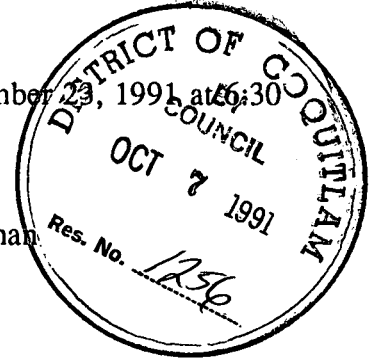
A meeting of the Land Use Committee was held on Monday, September 23, 1991 at 6:30 p.m. in the Council Chambers, with the following persons present:

COMMITTEE MEMBERS PRESENT:

Ald. D. White, Chairman
Ald. B. Robinson
Ald. W. LeClair
Mayor L. Sekora

STAFF:

N. Cook, Municipal Manager
D.M. Buchanan, Planning Director
E. Tiessen, Deputy Planning Director
K. Wright, Deputy Municipal Engineer



ITEM I - MINUTES OF SEPTEMBER 9, 1991

Received.

ITEM II - BUSINESS ARISING FROM MINUTES

Nil.

ITEM III - NEW BUSINESS

Item #501-1 - Coquitlam Landfill - Rezoning Site to Accommodate Temporary Recycling Operations (GVRD)

The Planning Director advised that the letter of September 16, 1991 from Mr. Hayton had been referred to the Engineering, Planning and Fire Departments for comments. He went on to advise of two concerns from the Planning Department:

1. How to deal with the questions of the interim and long term use of the land in the Official Community Plan.

ITEM 111 - NEW BUSINESS cont'd/

Item #501-1 cont'd/

2. How to accommodate the Braid-Leeder arterial (United Boulevard) with the development.

The Deputy Engineer then raised questions regarding the following issues, and Mr. Hayton responded:

3. Storage of tires (Answer: just storage and transfer);
4. Drainage of gypsum (Answer: small amount on site);
5. Height of fill (Answer: to be checked further);
6. Visibility of fill (Answer: more landscaping is proposed).

Mr. Tiessen added to the discussion on the long term plan and Braid-Leeder connector. Mr. Hayton advised that these issues are going to the GVRD Board in the next weeks or month. He indicated further that tire storage proposals had been reviewed with the Coquitlam Fire Department. A level surface of 55 acres on the total 80 acres is present on the site. About 40 acres of the site is proposed for zoning with 27 of this being on the upper surface.

Mr. Hayton advised that over the next 5 years some GVRD staff definition of possible industrial usage could be clarified.

COUNCIL

ACTION: The Committee discussed short term, interim, and long term aspects of use of the site. Since much additional information is needed to assess these perspectives, the Committee could not formulate a recommendation, and referred the immediate issue of rezoning for short term pilot recycling projects to full Council for further discussion.

Input from the Fire Department on the tire storage area proposal was specifically sought by the Committee.

Item #501-2 - Revisions to Application Z-9-91 (Co-Operators, 960 Lougheed Highway)

Mr. Tiessen reviewed the revised proposal and the Planning Department reports which recommended deferral for an area review since the site is in the midst of an industrial area. Alderman White indicated that Greyhound was an issue and their timing and vision.

ITEM 111 - NEW BUSINESS cont'd/

Item #501-2 cont'd/

Mr. Art Phillips, consultant, reviewed the revised plans for the site. He advised that no information had been received yet from B.C. Transit, though there had been verbal discussion. Representatives of Brunswick Lanes, Greyhound and Co-Operators were indicated as being in the audience.

Mr Gary Claremont of Greyhound appeared before the Committee. He referred to the plans as being compatible and that they were prepared to work with B.C. Transit. He advised that adjacent restaurants would be a "value added" feature, since they do not have their own coffee shop or restaurants. About 50 buses a day are involved.

Mr. Pat Haggerty of Brunswick Lanes then came before the Committee and indicated the use would work well. He described the status of bowling as a recreation form in the U.S. and Canada. About 50 full time and part time employees are involved.

The Committee recommends:

COUNCIL

ACTION:

- ① Oct 23 60 ② Nov 23 61
- “ 1. That Bylaws be drafted for consideration of first reading by Council, and that
 ③ 2. The Bylaws be referred to Public Hearing.”

(The required Bylaws are attached to these Minutes).

**#501-3 - Authorization for Issuance of a Development Permit - Proposed
Commercial Complex at 1401 Lougheed Highway**

The Committee recommends:

COUNCIL

ACTION:

“ That Council approve signing and sealing of this Development Permit, and the Mayor and Municipal Clerk be authorized to execute this Development Permit on behalf of the District of Coquitlam.”

ITEM 111 - NEW BUSINESS cont'd/

Item #501-4 - Authorization for Issuance of a Development Permit - Proposed Addition to Burquitlam Intermediate Care Facility at 560 Sydney Avenue

The Committee recommends:

COUNCIL

ACTION: " That Council approve signing and sealing of the Development Permit, and the Mayor and Municipal Clerk be authorized to execute this Development Permit on behalf of the District of Coquitlam."

*APP'D
NAS 1264*

Item #501-5 - Authorization for Issuance of a Development Variance Permit - Proposed Canopy Addition to Commercial Building at 658 Clarke Road

The Committee recommends:

COUNCIL

ACTION: " That Council approve signing and sealing of the Development Variance Permit and the Mayor and Municipal Clerk be authorized to execute this Development Variance Permit on behalf of the District of Coquitlam."

*APP'D
NAS 1265*

Item #501-6 - Preliminary Report on Application Z-20-91 by Hunter Laird Eng. Ltd. for Property at 1410 & 1420 Hockaday & 1399 Pipeline Road for an Official Community Plan Amendment and Rezoning from RS-2 to RS-3 & P-2 for approximately 64-Single Family Lots and a Church Site

This item was deferred for:

1. The Subdivision Committee to find the subdivision layout for the properties technically feasible, and
2. The applicants to review the location of the proposed church site and adjusting it eastwards to be on the northwest corner of Hockaday Street and the future Robson Drive.

ITEM 111 - NEW BUSINESS cont'd/

Item #501-7 - Preliminary Report on Application Z-23-91 by Rob McLean, Bernard Perreten Architects for Property at 701 Blue Mountain St., for an Official Community Plan Amendment and Rezoning from RS-1 to P-1 for Employee Parking & Secured Vehicle Storage for Existing Building

The Committee recommends:

COUNCIL

- ACTION:**
1. That Council give first reading to District of Coquitlam Southwest Coquitlam - Town Centre Official Community Plan Amendment Bylaw No. 2355, 1991.
 2. That Council give first reading to District of Coquitlam Zoning Amendment Bylaw No. 2356, 1991.
 3. That Council refer Bylaws No. 2355, 1991 and 2356, 1991 and application Z-23-91 to Public Hearing."

Item #501-8 Preliminary Report on Application Z-24-91 by Meadowview Developments Ltd. for Property at Quarry Road Area for an Official Community Plan Amendment and Rezoning from A-3 Rural Resource to P-3 Other Open Space for a Golf Course and Lodge

The Planning Director advised that Mr. Sheppard was seeking first reading of the two Bylaws at this time, prior to assembly of information that would be required for referral to a Public Hearing. This approach is not normal procedure, and not recommended by the Planning Department. (If taken, the application would have to come back before Council for consideration of referral to Public Hearing).

The Committee recommends:

COUNCIL

- ACTION:**
1. That Bylaws No. 2354 and 2359 be given first reading by Council.
 2. That said Bylaws not be considered for referral to Public Hearing until:
 - a) the applicants to provide written confirmation of proof of ownership or authorization to act on behalf of current landowners on all subject lands;
 - b) the applicants to submit a Development Permit application with all required supporting plans and appropriate fee;

ITEM 111 - NEW BUSINESS cont'd/

Item #501-8 cont'd/

- c) the applicants to submit a subdivision application for consolidation of subject lands;
- d) the applicants to complete a detailed environmental impact assessment for review by municipal planning and environmental staff;
- e) the applicants to submit updated traffic impact and servicing studies, including a specific description of proposed servicing works;
- f) normal review and comments by concerned agencies, including the Fire Department, R.C.M.P., the City of Port Coquitlam and the Fraser River Estuary Management Program (FREMP), Fish and Wildlife Branch and Fisheries and Oceans;
- g) the preparation and submission of a business plan to clearly identify the financial feasibility of the project.

3. That Council advise the applicant that it will not give favourable consideration to residential development in conjunction with this golf course proposal.”

*APP'D
MS 1272-*

Alderman Robinson indicated that he was not in support of this recommendation since the site extended to the river, and in regard to use of adjacent lands.

Mr. Jim Sheppard introduced Mr. Joe Miotta of Pacific Landplan regarding the application, who spoke as to the future studies they envisaged.

Item #501-9 - Preliminary Report on Application Z-26-91 by G. & H. Holdings Ltd. for Property at 1119 Austin Avenue for an Official Community Plan Amendment and Rezoning from CS-1 Service Commercial to C-2 General Commercial

The Committee recommends:

COUNCIL

ACTION: “ 1. That Council give first reading to District of Coquitlam Southwest Coquitlam - Town Centre Official Community Plan Amendment Bylaw No. 2357, 1991.

*APP'D
MS. 1273,
1274 + 1275*

Land Use Committee Meeting
September 23, 1991

ITEM 111 - NEW BUSINESS cont'd/

Item #501-9 cont'd/

2. That Council give first reading to District of Coquitlam Zoning Amendment Bylaw No. 2358, 1991.
3. That Council refer Bylaws No. 2357, 1991 and 2358, 1991 and application Z-26-91 to Public Hearing."

The Planning Director referred to the letter from Dr. Gain dated September 16, 1991.

Item #501-10 - Soil Removal Bylaw Designations Pit A and Pit G (Gravel Pits 90/91)

The Planning Director advised that a new Bylaw was required in order to extend the designation of Clause 6 of the 1988 Soil Removal Bylaw.

The Committee recommends:

COUNCIL

ACTION: " That Bylaw No. 2363, 1991 be given three readings by Council."

ITEM IV - OTHER BUSINESS

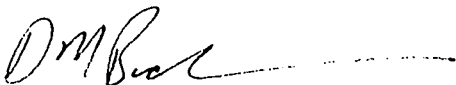
Nil

ITEM V - TABLED ITEMS

- T-1 Design Committee Minutes September 10, 1991.
- T-2 Design Committee Minutes September 12, 1991.
- T-3 Subdivision Committee Meeting Minutes September 3, 1991.

ADJOURNMENT - The meeting adjourned at 8:45 p.m.

MINUTES CERTIFIED CORRECT



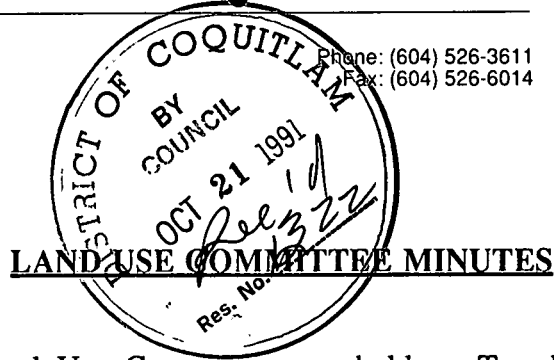
D.M. BUCHANAN
PLANNING DIRECTOR

CHAIRMAN

DISTRICT OF COQUITLAM

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

Phone: (604) 526-3611
Fax: (604) 526-6014



Mayor: L. Sekora

A meeting of the Land Use Committee was held on Tuesday, October 15, 1991 at 7:15 p.m. in the Council Chambers, with the following persons present:

COMMITTEE MEMBERS PRESENT:

Ald. D. White, Chairman
Ald. B. Robinson
Ald. W. LeClair

STAFF:

N. Cook, Municipal Manager
D.M. Buchanan, Planning Director
E. Tiessen, Deputy Planning Director
A. Ing, Planner
R. Telegus, Engineer Environment & Dev.

ITEM I - MINUTES OF SEPTEMBER 23, 1991

Received.

ITEM II - BUSINESS ARISING FROM MINUTES

Nil.

ITEM III - NEW BUSINESS

**Item #501-1 - Proposed Apartment Development on Municipal Boundary - 3000
Block Henry Street (Port Moody)**

The Committee recommends:

**COUNCIL
ACTION**

"That Council register concern regarding risk analysis and countermeasures for potential debris flows into the proposed development at 3000 Henry Street."

APP'D R
CO: RES
1227/91

ITEM 111 - NEW BUSINESS cont'd/

Item #501-2 - Proposed Extension of Sanitary Sewers Into Area West of Hyde Creek Ravine South of David Avenue (C-2 Oxford Heights)

The Committee recommends:

COUNCIL

ACTION *APPROVED* "That the extensions of sewers into the area west of Hyde Creek and south of David Avenue be considered as part of the Northeast Coquitlam Official Community Plan review and update which is scheduled to begin later this fall."
Co. # 1224/91

Item #501-3 - Reduction of Development Cost Charges for Trunk Drainage to Compensate Provision of Excess Services - Bosa Development - Pipeline and Glen Drive (8-4135)

The Committee recommends:

COUNCIL

ACTION *APPROVED* "That Council authorize return of \$5,000 of Development Cost Charges to the Bosa Development Corporation in compensation for the provision of excess storm sewer capacity by the Developer."
Co. # 1225/91

APPROVED Alderman Robinson raised the issue of traffic signal funding being made a requirement of servicing.
Co. # 1226/91

Item #501-4 - Consideration of Final Adoption of Bylaws No. 2336, 1991 and 2337, 1991 - Additional Land for Newsprint Plant 1050 United Boulevard (Z-12-91)

The Committee recommends:

COUNCIL

ACTION *APPROVED* " 1. That Council reconsider, finally pass and adopt District of Coquitlam Southwest Coquitlam - Town Centre Official Community Plan Amendment Bylaw No. 2336, 1991;
Co. # 1224/91 2. That Council reconsider, finally pass and adopt District of Coquitlam Zoning Amendment Bylaw No. 2337, 1991."

ITEM 111 - NEW BUSINESS cont'd/

Item #501-5 - Development Variance Permit Application - Wesbild Enterprises Ltd., Subdivision of Parcel 3E, Westwood Plateau (8-4183)

The Committee recommends:

COUNCIL
ACTION

*APP'D B
C. R.S.
1328/91* "That Council approve signing and sealing of the Development Variance Permit, and the Mayor and Municipal Clerk be authorized to execute this Development Variance Permit on behalf of the District of Coquitlam."

Item #501-6 - Authorization for Issuance of a Development Permit and Consideration of Final Adoption of Bylaw No. 2338, 1991 - 147-Unit High-Density Apartment Project at 3073 Glen Drive

Al Ing responded on the vehicular access to Glen Drive. This led to discussion of servicing and the adjacent roads.

The Committee recommends:

COUNCIL
ACTION

*APP'D B
C. R.S.
1329 & 1330/91* "1. That Council reconsider, finally pass and adopt District of Coquitlam Zoning Amendment Bylaw No. 2338, 1991;
2. That Council approve signing and sealing of the Development Permit, and the Mayor and Municipal Clerk be authorized to execute this Development Permit on behalf of the District of Coquitlam."

Item #501-7 - Preliminary Report on Application Z-25-91 by Group Two Architecture & Planning Ltd. for Property at 550-558 Rochester Avenue for Rezoning from RT-1 Medium-Density Apartment to RM-2 for a 20-Unit Three Storey Frame Apartment Building

The Committee recommends:

COUNCIL
ACTION

*APP'D B
C. R.S.
1331 & 1332/91* "1. That Council give first reading to District of Coquitlam Zoning Amendment Bylaw No. 2369, 1991;
2. That Bylaw No. 2369, 1991 and application Z-25-91 be referred to Public Hearing."

ITEM 111 - NEW BUSINESS cont'd/

Item #501-8 - Preliminary Report on Application Z-27-91 by Mr. Don Bruneau for Property at 1409-1411 Cartier Avenue for Rezoning from RS-1 to RT-1 for Legalization of Zoning of Existing Duplex

The Committee recommends:

COUNCIL

ACTION

- BT " 1. That Council give first reading to District of Coquitlam Zoning Amendment Bylaw No. 2364, 1991;
- 2. That Bylaw No. 2364, 1991 and application Z-27-91 be referred to Public Hearing."

APPL #
Co # 12378
1234/91

ITEM IV - OTHER BUSINESS

Nil

ITEM V - TABLED ITEMS

- T-1 Design Committee Minutes September 24, 1991
- T-2 Subdivision Committee Meeting Minutes September 17, 1991

ADJOURNMENT - The meeting adjourned at 8:00 p.m.

MINUTES CERTIFIED CORRECT



D.M. BUCHANAN
PLANNING DIRECTOR

CHAIRMAN

DISTRICT OF COQUITLAM

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

Phone: (604) 526-3611
Fax: (604) 526-6014



Mayor: L. Sekora

LAND USE COMMITTEE MINUTES

A meeting of the Land Use Committee was held on Monday, September 23, 1991 at 6:30 p.m. in the Council Chambers, with the following persons present:

COMMITTEE MEMBERS PRESENT:

Ald. D. White, Chairman
Ald. B. Robinson
Ald. W. LeClair
Mayor L. Sekora

STAFF:

N. Cook, Municipal Manager
D.M. Buchanan, Planning Director
E. Tiessen, Deputy Planning Director
K. Wright, Deputy Municipal Engineer

ITEM I - MINUTES OF SEPTEMBER 9, 1991

Received.

ITEM II - BUSINESS ARISING FROM MINUTES

Nil.

ITEM III - NEW BUSINESS

Item #501-1 - Coquitlam Landfill - Rezoning Site to Accommodate Temporary Recycling Operations (GVRD)

The Planning Director advised that the letter of September 16, 1991 from Mr. Hayton had been referred to the Engineering, Planning and Fire Departments for comments. He went on to advise of two concerns from the Planning Department:

1. How to deal with the questions of the interim and long term use of the land in the Official Community Plan.

ITEM 111 - NEW BUSINESS cont'd/

Item #501-1 cont'd/

2. How to accommodate the Braid-Leeder arterial (United Boulevard) with the development.

The Deputy Engineer then raised questions regarding the following issues, and Mr. Hayton responded:

3. Storage of tires (Answer: just storage and transfer);
4. Drainage of gypsum (Answer: small amount on site);
5. Height of fill (Answer: to be checked further);
6. Visibility of fill (Answer: more landscaping is proposed).

Mr. Tiessen added to the discussion on the long term plan and Braid-Leeder connector. Mr. Hayton advised that these issues are going to the GVRD Board in the next weeks or month. He indicated further that tire storage proposals had been reviewed with the Coquitlam Fire Department. A level surface of 55 acres on the total 80 acres is present on the site. About 40 acres of the site is proposed for zoning with 27 of this being on the upper surface.

Mr. Hayton advised that over the next 5 years some GVRD staff definition of possible industrial usage could be clarified.

COUNCIL

ACTION: The Committee discussed short term, interim, and long term aspects of use of the site. Since much additional information is needed to assess these perspectives, the Committee could not formulate a recommendation, and referred the immediate issue of rezoning for short term pilot recycling projects to full Council for further discussion.

Input from the Fire Department on the tire storage area proposal was specifically sought by the Committee.

Item #501-2 - Revisions to Application Z-9-91 (Co-Operators, 960 Lougheed Highway)

Mr. Tiessen reviewed the revised proposal and the Planning Department reports which recommended deferral for an area review since the site is in the midst of an industrial area. Alderman White indicated that Greyhound was an issue and their timing and vision.

Land Use Committee Meeting
September 23, 1991

ITEM 111 - NEW BUSINESS cont'd/

Item #501-2 cont'd/

Mr. Art Phillips, consultant, reviewed the revised plans for the site. He advised that no information had been received yet from B.C. Transit, though there had been verbal discussion. Representatives of Brunswick Lanes, Greyhound and Co-Operators were indicated as being in the audience.

Mr Gary Claremont of Greyhound appeared before the Committee. He referred to the plans as being compatible and that they were prepared to work with B.C. Transit. He advised that adjacent restaurants would be a "value added" feature, since they do not have their own coffee shop or restaurants. About 50 buses a day are involved.

Mr. Pat Haggerty of Brunswick Lanes then came before the Committee and indicated the use would work well. He described the status of bowling as a recreation form in the U.S. and Canada. About 50 full time and part time employees are involved.

The Committee recommends:

COUNCIL

ACTION: " 1. That Bylaws be drafted for consideration of first reading by Council, and that
2. The Bylaws be referred to Public Hearing."

(The required Bylaws are attached to these Minutes).

**#501-3 - Authorization for Issuance of a Development Permit - Proposed
Commercial Complex at 1401 Lougheed Highway**

The Committee recommends:

COUNCIL

ACTION: " That Council approve signing and sealing of this Development Permit, and the Mayor and Municipal Clerk be authorized to execute this Development Permit on behalf of the District of Coquitlam."

Land Use Committee Meeting
September 23, 1991

ITEM 111 - NEW BUSINESS cont'd/

Item #501-4 - Authorization for Issuance of a Development Permit - Proposed Addition to Burquitlam Intermediate Care Facility at 560 Sydney Avenue

The Committee recommends:

COUNCIL

ACTION: " That Council approve signing and sealing of the Development Permit, and the Mayor and Municipal Clerk be authorized to execute this Development Permit on behalf of the District of Coquitlam."

Item #501-5 - Authorization for Issuance of a Development Variance Permit - Proposed Canopy Addition to Commercial Building at 658 Clarke Road

The Committee recommends:

COUNCIL

ACTION: " That Council approve signing and sealing of the Development Variance Permit and the Mayor and Municipal Clerk be authorized to execute this Development Variance Permit on behalf of the District of Coquitlam."

Item #501-6 - Preliminary Report on Application Z-20-91 by Hunter Laird Eng. Ltd. for Property at 1410 & 1420 Hockaday & 1399 Pipeline Road for an Official Community Plan Amendment and Rezoning from RS-2 to RS-3 & P-2 for approximately 64-Single Family Lots and a Church Site

This item was deferred for:

1. The Subdivision Committee to find the subdivision layout for the properties technically feasible, and
2. The applicants to review the location of the proposed church site and adjusting it eastwards to be on the northwest corner of Hockaday Street and the future Robson Drive.

Land Use Committee Meeting
September 23, 1991

ITEM 111 - NEW BUSINESS cont'd/

**Item #501-7 - Preliminary Report on Application Z-23-91 by Rob McLean, Bernard Perreten Architects for Property at 701 Blue Mountain St., for an Official Community Plan Amendment and Rezoning from RS-1 to P-1
for Employee Parking & Secured Vehicle Storage for Existing Building**

The Committee recommends:

COUNCIL

- ACTION:** “1. That Council give first reading to District of Coquitlam Southwest Coquitlam - Town Centre Official Community Plan Amendment Bylaw No. 2355, 1991.
2. That Council give first reading to District of Coquitlam Zoning Amendment Bylaw No. 2356, 1991.
3. That Council refer Bylaws No. 2355, 1991 and 2356, 1991 and application Z-23-91 to Public Hearing.”

Item #501-8 Preliminary Report on Application Z-24-91 by Meadowview Developments Ltd. for Property at Quarry Road Area for an Official Community Plan Amendment and Rezoning from A-3 Rural Resource to P-3 Other Open Space for a Golf Course and Lodge

The Planning Director advised that Mr. Sheppard was seeking first reading of the two Bylaws at this time, prior to assembly of information that would be required for referral to a Public Hearing. This approach is not normal procedure, and not recommended by the Planning Department. (If taken, the application would have to come back before Council for consideration of referral to Public Hearing).

The Committee recommends:

COUNCIL

- ACTION:** “ 1. That Bylaws No. 2354 and 2359 be given first reading by Council.
2. That said Bylaws not be considered for referral to Public Hearing until:
- a) the applicants to provide written confirmation of proof of ownership or authorization to act on behalf of current landowners on all subject lands;
- b) the applicants to submit a Development Permit application with all required supporting plans and appropriate fee;

ITEM 111 - NEW BUSINESS cont'd/

Item #501-8 cont'd/

- c) the applicants to submit a subdivision application for consolidation of subject lands;
 - d) the applicants to complete a detailed environmental impact assessment for review by municipal planning and environmental staff;
 - e) the applicants to submit updated traffic impact and servicing studies, including a specific description of proposed servicing works;
 - f) normal review and comments by concerned agencies, including the Fire Department, R.C.M.P., the City of Port Coquitlam and the Fraser River Estuary Management Program (FREMP), Fish and Wildlife Branch and Fisheries and Oceans;
 - g) the preparation and submission of a business plan to clearly identify the financial feasibility of the project.
3. That Council advise the applicant that it will not give favourable consideration to residential development in conjunction with this golf course proposal.”

Alderman Robinson indicated that he was not in support of this recommendation since the site extended to the river, and in regard to use of adjacent lands.

Mr. Jim Sheppard introduced Mr. Joe Miotta of Pacific Landplan regarding the application, who spoke as to the future studies they envisaged.

Item #501-9 - Preliminary Report on Application Z-26-91 by G. & H. Holdings Ltd. for Property at 1119 Austin Avenue for an Official Community Plan Amendment and Rezoning from CS-1 Service Commercial to C-2 General Commercial

The Committee recommends:

COUNCIL

ACTION: “ 1. That Council give first reading to District of Coquitlam Southwest Coquitlam - Town Centre Official Community Plan Amendment Bylaw No. 2357, 1991.

Land Use Committee Meeting
September 23, 1991

ITEM 111 - NEW BUSINESS cont'd/

Item #501-9 cont'd/

2. That Council give first reading to District of Coquitlam Zoning Amendment Bylaw No. 2358, 1991.
3. That Council refer Bylaws No. 2357, 1991 and 2358, 1991 and application Z-26-91 to Public Hearing."

The Planning Director referred to the letter from Dr. Gain dated September 16, 1991.

Item #501-10 - Soil Removal Bylaw Designations Pit A and Pit G (Gravel Pits 90/91)

The Planning Director advised that a new Bylaw was required in order to extend the designation of Clause 6 of the 1988 Soil Removal Bylaw.

The Committee recommends:

COUNCIL

ACTION: " That Bylaw No. 2363, 1991 be given three readings by Council."

ITEM IV - OTHER BUSINESS

Nil

ITEM V - TABLED ITEMS

- T-1 Design Committee Minutes September 10, 1991.
- T-2 Design Committee Minutes September 12, 1991.
- T-3 Subdivision Committee Meeting Minutes September 3, 1991.

ADJOURNMENT - The meeting adjourned at 8:45 p.m.

MINUTES CERTIFIED CORRECT



D.M. BUCHANAN
PLANNING DIRECTOR

CHAIRMAN

DISTRICT OF COQUITLAM

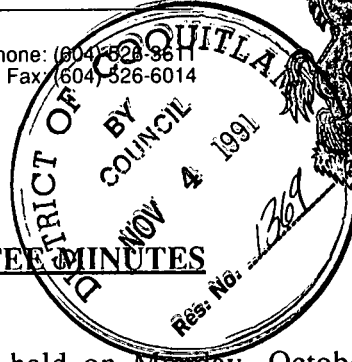
1111 Brunette Avenue
Coquitlam, B.C. V3K 1E9

Phone: (604) 526-3611
Fax: (604) 526-6014



Mayor: L. Sekora

LAND USE COMMITTEE MINUTES



A meeting of the Land Use Committee was held on Monday, October 28, 1991 at 7:35 p.m. in the Council Chambers, with the following persons present:

COMMITTEE MEMBERS PRESENT:

Ald. D. White, Chairman
Ald. B. Robinson
Ald. W. LeClair

STAFF:

D.M. Buchanan, Planning Director
K. Wright, Deputy Municipal Engineer

ITEM I - MINUTES OF OCTOBER 15, 1991

Received.

ITEM II - BUSINESS ARISING FROM MINUTES

Nil.

ITEM III - NEW BUSINESS

Item #501-1 - Proposed Four Rinks - Tappen Avenue (8-3468)

This item had been referred from the In-Camera meeting which had dealt with land acquisition aspects.

Mr. Gary Scott came before the Committee representing the proposal for the Tappen lands. He reviewed the need for ice time in the community and responded to questions:

1. Prime time hours set at \$180 are presently proposed, lowered to \$70 at non-peak times. This compared to \$190 - \$200 and \$80 - \$120 in existing facilities in the Greater Vancouver area.

ITEM 111 - NEW BUSINESS cont'd/

Item #501-1 cont'd/

2. A life span for the facility of 50 years was indicated subject to proper ice maintenance.
3. A restaurant and lounge for patrons is proposed which will take advantage of the large traffic flow into the building.
4. Burnaby model? Different pattern, other facilities so not directly comparable.
5. Access? Vehicle movements? These have not been studied in detail.
6. Rink patronage? 250 people at one time.
7. Parking standard? 1 per 1.5 people which means up to 200 parking spaces plus restaurant parking.
8. Seats in - restaurant - 80
 - lounge - 65
9. Keg Health Club concept of watching activities?
Yes, drawback with 4 Rinks in Burnaby.
10. Attraction to site? Location accessible and suitably sized.
11. Comparable facilities with lounges? Seafare (?) Richmond, Park Plaza, North Vancouver and a "Half Size" arena in Langley.

The item was deferred for the land disposition study and staff were asked to provide comments on the use of this site as presented by the proponent.

Item #501-2 - Letter RE: Flexible Convertible Housing from Gordon Campbell to Mayor Sekora

This item was received.

ITEM 111 - NEW BUSINESS cont'd/

Item #501-3 - Request for Extension to Rezoning Application Z-50-89 - Proposed Duplex at 1501 Austin Avenue

The Committee recommends:

COUNCIL
ACTION

“That Council approve an extension to rezoning application Z-50-89 for six months to April 9, 1992.”

Item #501-4 - Authorization for Issuance of a Development Variance Permit - Subdivision at 812 Austin Avenue

The Committee recommends:

COUNCIL
ACTION

“That Council approve signing and sealing of the Development Variance Permit, and the Mayor and Municipal Clerk be authorized to execute this Development Variance Permit on behalf of the District of Coquitlam.”

Item #501-5 - Large House Tour

Alderman White reviewed the issue of large houses. He advised that he had taken a representative of the media on the same tour as staff had taken him and Alderman Reid some days earlier.

He advised that a public meeting would be arranged after the end of the year by when he would hope that staff could report on the issue.

ITEM IV - OTHER BUSINESS

Nil

ITEM V - TABLED ITEMS

- T-1 Design Committee Minutes October 15, 1991.
- T-2 Subdivision Committee Meeting Minutes October 8, 1991.

Land Use Committee Meeting
October 28, 1991

ADJOURNMENT - The meeting adjourned at 8:00 p.m.



D.M. BUCHANAN
PLANNING DIRECTOR

MINUTES CERTIFIED CORRECT

CHAIRMAN

DISTRICT OF COQUITLAM

Inter-Office Communication



T-2

1991 October 15

Our file:

MEMO TO: Land Use Committee

FROM: Design Committee

SUBJECT: **DESIGN COMMITTEE MINUTES
OCTOBER 15, 1991**

A meeting of the Design Committee was held in the Planning Department Conference Room at 6:30 p.m. on Tuesday, October 15, 1991 with the following persons present:

COMMITTEE MEMBERS:

Mr. B. Aichberger
Mr. A. Smode
Mr. P. Kwasnicky

STAFF:

Mr. Neil Maxwell, Planning Assistant
Mr. Ken McLaren, Development Control Technician

GUESTS:

Mr. P. Lo
Mr. T. Thompson
Mr. W. Fung
Mr. T. Ecker

1. PRELIMINARY REVIEW OF A COMMERCIAL COMPLEX ON THE NORTH WEST CORNER OF LOUGHEED HIGHWAY AND SCHOOLHOUSE STREET AT 1401 LOUGHEED HIGHWAY.

The Committee reviewed the preliminary plans submitted earlier and the revised treatment proposed for the south elevation of Building "H" received on October 10, 1991.

The Committee recommends acceptance in general of the revised elevation. At the time of submission of the working drawings the Committee will look for a detail of the facade of the entry feature on the south elevation.

DESIGN COMMITTEE MEETING
MINUTES OF OCTOBER 15, 1991

2. BUILDING PERMIT REVIEW OF A PROPOSED SEWERAGE PUMP BUILDING IN THE VALLEYVIEW HOSPITAL AREA AT 500 LOUGHEED HIGHWAY.

The Committee reviewed the plans received in the Planning Department October 3, 1991 and the coloured photographs submitted on October 15, 1991.

The Committee recommends acceptance of the proposed building.

3. PRELIMINARY REVIEW OF PROPOSED INDUSTRIAL BUILDING IN THE PACIFIC REACH INDUSTRIAL PARK AT 1311 UN-NAMED ROAD.

The Committee reviewed the preliminary plans received in the Planning Department September 30, 1991 and October 3, 1991 as well as the coloured perspective submitted on September 30, 1991.

The Committee recommends acceptance of the project in preliminary. If the development reaches the building permit application stage the Committee would be looking for the usual detailed information plus:

- 1) reconsideration of the end condition depicted on the coloured elevation adjacent the front door. Perhaps a rounded support column would assist in "strengthening" the appearance of this area.
- 2) an indication as to the location and design of any freestanding signage.
- 3) confirmation of the colours proposed for the service bay doors, man-doors and the tilt-up concrete panels.
- 4) location and screening details for any refuse containers plus mechanical equipment including exhaust vents.

4. REVIEW OF PROPOSED CHANGES TO C.I.B.C. BUILDING CURRENTLY UNDER CONSTRUCTION AT 3000 LINCOLN AVENUE.

The Committee reviewed the plans received in the Planning Department October 4, 1991 as well as the building and development permit plans previously endorsed.

Mr. P. Lo, the project architect, was in attendance to present the revised signage programme. After explaining the requested adjustments and answering the Committees' questions, Mr. Lo left the meeting.

The Committee cannot recommend a return to the signage programme which was strongly discouraged earlier. The Committee however understands the banks' desire to establish some signage high up on the building to increase the general public's awareness of who and where they are. Consequently the Committee would have no objection to the introduction of two square or rectangular shaped signs one each on the

DESIGN COMMITTEE MEETING
MINUTES OF OCTOBER 15, 1991

4. Cont'd.

north west corner or south west corner of the building provided the signs are in keeping with the proportions of the building. The Committee left the details to be worked out to the satisfaction of the Planning Director.

5. PRELIMINARY REVIEW OF CHANGES TO A PROPOSED CANADIAN TIRE BUILDING AT 1200 SEGUIN DRIVE.

The Committee reviewed the previously endorsed preliminary plans and the suggested alterations presented at this meeting by the project architect, Mr. T. Thompson. After explaining the proposed changes and after answering the Committees' questions, Mr. Thompson left the meeting.

The Committee feels that the lower building height greatly improves its proportions and therefore has no hesitation in recommending acceptance of the revised proposal in preliminary. If the project proceeds to the building permit application stage, the Committee would be looking for the usual construction details plus a landscape plan which introduces some meaningful planting areas into the large blacktopped area.

6. PRELIMINARY REVIEW OF A PROPOSED 45 UNIT TOWNHOUSE PROJECT AT 2951 PANORAMA DRIVE.

The Committee reviewed the plans presented at this meeting along with the drawings and cross-sections submitted earlier.

Mr. W. Fung, representing the project architect, was in attendance to present the modifications. After explaining the adjustments and after answering the Committees' questions Mr. Fung left the meeting.

The Committee feels that the relocation of the secondary driveway, the lowering of the height of the retaining walls and the removal of the inter-connecting walkway are improvements. The increase in the separation between the two closest units by 4' is also acknowledged. These adjustments help to mitigate the Committees' concern however they still expressed the opinion that the distances between the 3 duplex units still under review and particularly units 23 and 27 is minimal. A detailed cross-section, similar to the one submitted earlier would greatly assist the Committee in their deliberation on this very difficult problem. Consequently this portion of the project remains deferred pending resolution of this matter.

The Committee noted several inconsistencies in the use of the brick pavers which they trust will be resolved, as discussed with Mr. Fung, as part of the future detailed submission.

DESIGN COMMITTEE MEETING
MINUTES OF OCTOBER 15, 1991

7. PRELIMINARY REVIEW OF A PROPOSED 39 UNIT TOWNHOUSE PROJECT
AT 306 DECAIRE STREET.

The Committee reviewed the plans and coloured perspective received in the Planning Department October 4, 1991 plus the revisions and coloured photographs presented at this meeting.

Mr. T. Ecker, the project designer, was in attendance to present the changes and to discuss previous Committee comments. After explaining the latest plans and after answering the Committees' questions, Mr. Ecker left the meeting.

The Committee appreciates the background detail on material selection, the photographs of the proposed asphalt shingle and the explanation on the recesses in the building facades. The Committee now recommends acceptance of the project in preliminary.

8. BUILDING PERMIT REVIEW OF PROPOSED ADDITIONS TO COQUITLAM
COLLEGE AT 516 BROOKMERE AVENUE

The Committee reviewed the plans received in the Planning Department August 23, 1991, September 25, 1991 and the photographs submitted on September 27, 1991.

The Committee stated that the plans do not adequately depict the intended construction programme and that the fenestration is not in keeping with that utilized elsewhere on the building. In addition, some landscaped areas should be introduced into the parking area to break-up the large expanse of blacktop.

In summary, the Committee cannot recommend acceptance of the project as proposed and would request the submission of revised plans which respond to the above.

9. PRELIMINARY REVIEW OF A PROPOSED 4 UNIT TOWNHOUSE BUILDING
AT 1308 CARTIER AVENUE.

The Committee reviewed the plans received in the Planning Department September 25, 1991 and the updated coloured elevations and paint chips submitted on October 1, 1991.

The Committee recommends acceptance of the project in preliminary with the exception of the colours proposed for the doors. A single colour is preferred.


NEIL MAXWELL
SECRETARY

DISTRICT OF COQUITLAM

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

Phone: (604) 526-3641
Fax: (604) 526-6044



Mayor: L. Sekora

sq



LAND USE COMMITTEE MINUTES

A meeting of the Land Use Committee was held on Tuesday, November 12, 1991 at 6:30 p.m. in the Council Chambers, with the following persons present:

COMMITTEE MEMBERS PRESENT:

Ald. D. White, Chairman
Ald. B. Robinson
Ald. W. LeClair

STAFF:

N. Cook, Municipal Manager
K. Wright, Deputy Municipal Engineer
D.M. Buchanan, Planning Director
R. Innes, Planner

ITEM I - MINUTES OF OCTOBER 28, 1991

Received.

ITEM 11 - BUSINESS ARISING FROM MINUTES

Follow Up - Large House Tour

The Planning Director advised that staff were not in a position to undertake the report requested by the Chairman for completion by year end. However, he suggested that consultant funds of up to \$20,000 could be made available from the 1991 Planning Department Budget to get started on the matter in December.

After considerable discussion, staff were directed to report back on progress at the December 9, 1991 Committee meeting.

sq

Land Use Committee Meeting
November 12, 1991

ITEM III - NEW BUSINESS

**Item #501-1 - Rezoning Application Z-17-91 - 1700 Como Lake Avenue to RT-1
Bylaw No. 2344, 1991**

The Committee recommends:

COUNCIL
ACTION

*Approved
NAS 1426*

“That Council reconsider, finally pass and adopt District of Coquitlam Zoning Amendment Bylaw No. 2344, 1991.”

**Item #501-2 - Parking Requirements for Senior Citizens' Dwellings (Z-15-91 &
Zoning - Parking Req.)**

This report was received.

Item #501-3 - Minnehada Farm Dispositions (C1 - Minnehada)

This information was received.

**Item #501-4 - Extension of Sewer, Storm, Road into Block 21, Section 7, Township
40, Plan 2440 (C2 - Coast Meridian)**

The Planning Director noted that a December 11, 1991 date has been set for the issues meeting in Northeast Coquitlam.

COUNCIL
ACTION

*Approved
NAS 1427*

- “1. That Mr. Pegura be advised of the cost of servicing the above referenced subdivision as a Local Improvement Project.
2. That servicing this area be reviewed under the Northeast Coquitlam Official Community Plan review, and that Mr. Pegura be invited to the December 11, 1991 meeting.”

Land Use Committee Meeting
November 12, 1991

ITEM III - NEW BUSINESS cont'd/

Item #501-5 - Greater Vancouver Agricultural Conference - November 2, 1991

The Committee recommends:

**COUNCIL
ACTION**

"That as many members of Council as possible attend the GVRD Green Zones Workshop at the Delta River Inn on November 30, 1991 if they have the time available."

*Approved
Res 1428*

**Item #501-6 - Authorization for Issuance of a Development Variance Permit -
Townhouse Development for Liberty Homes at 2990 Panorama Drive**

The Planning Director advised of the background on this request and the non-support of his Department to the requested variances.

The Committee recommends:

**COUNCIL
ACTION**

"That this item be deferred, and the applicants be invited to appear before the Land Use Committee, noting that the inclination of the Committee is to decline this request for a reduction in parking space sizes."

*Approved
Res 1429*

**Item #501-7 - Authorization for Issuance of an Amendment to Development Permit -
Small Car Parking Within Shopping Centre at 1960 Como Lake Avenue**

The Committee recommends:

**COUNCIL
ACTION**

"That Council approve signing and sealing of the amendment to the Development Permit, and the Mayor and Municipal Clerk be authorized to execute this amendment on behalf of the District of Coquitlam."

*Approved
Res. 1430*

Comments from the Design Committee on the project were sought on the freestanding building as to treatment along Como Lake Avenue.

Land Use Committee Meeting
November 12, 1991

ITEM III - NEW BUSINESS cont'd/

**Item #501-8 - Authorization for Issuance of an Amendment to Development Permit
DP-33-90 - Canadian Tire Outlet at 1200 Seguin Drive**

The Committee recommends:

COUNCIL
ACTION

"That Council approve signing and sealing of the amendment to the Development Permit, and the Mayor and Municipal Clerk be authorized to execute this amendment on behalf of the District of Coquitlam."

**Item #501-9 - Amendment to Development Permit - DP-2-89 - Extension of Time -
507-515 Austin Avenue**

The Committee recommends:

COUNCIL
ACTION

"That the applicants be requested to consolidate the lands before further consideration is given to this Development Permit amendment by the Committee and Council."

**Item #501-10 - Preliminary Report on Application Z-28-91 by District of Coquitlam -
Planning Department for rezoning of property at 1275 Johnson Street
from RS-1 to P-4 & RS-4 for a Day Care Centre & One-Family
Residential**

The Committee recommends:

COUNCIL
ACTION

1. That Bylaw No. 2372, 1991 be given first reading.
2. That Bylaw No. 2372, 1991 and application Z-28-91 be referred to a special Public Hearing in early to mid-December."

Land Use Committee Meeting
November 12, 1991

ITEM IV - OTHER BUSINESS

Item #501-11

These matters were raised by the Chairman:

- a) Wesbild submission re golf course:
 - the Planning Director advised that a report will be coming to the next Committee meeting.
- b) Waterfront restaurant:
 - the Chairman advised of discussion regarding a location in the Intrawest lands east of Fraser Mills.
- c) C2 Land - Austin & Mariner:
 - the Chairman advised that he had directed an enquiry to Planning with regard to an increased residential component on this property.

Item #501-12 - Bellevue

An article from "Planning" January, 1991 was circulated. The reduction in parking standards and some prices particularly noted, along with urban design aspects.

ITEM V - TABLED ITEMS

- T-1 Design Committee Minutes October 29, 1991.
- T-2 Subdivision Committee Minutes October 22, 1991.
- T-3 Correspondence re Development of the Town Centre (TC OCP)

ADJOURNMENT - The meeting adjourned at 8:30 p.m.



D.M. BUCHANAN
PLANNING DIRECTOR

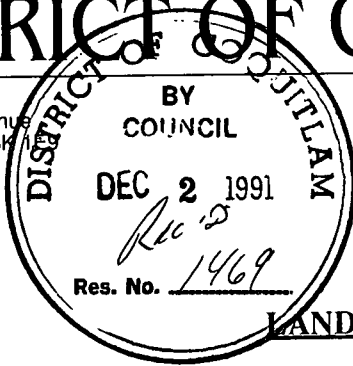
MINUTES CERTIFIED CORRECT

CHAIRMAN

DISTRICT OF COQUITLAM

1111 Brunette Avenue
Coquitlam, B.C. V3K 1Y7

Phone: (604) 526-3611
Fax: (604) 526-6014



Mayor: L. Sekora

LAND USE COMMITTEE MINUTES

A meeting of the Land Use Committee was held on Monday, November 25, 1991 at 6:30 p.m. in the Council Chambers, with the following persons present:

COMMITTEE MEMBERS PRESENT:

Ald. D. White, Chairman
Ald. B. Robinson
Ald. W. LeClair

STAFF:

K. Wright, Deputy Municipal Engineer
D.M. Buchanan, Planning Director
E. Tiessen, Deputy Planning Director
A. Ing, Planner
K. McLaren, Dev. Control Technician

ITEM I - MINUTES OF NOVEMBER 12, 1991

Received.

ITEM II - BUSINESS ARISING FROM MINUTES

Nil

ITEM III - NEW BUSINESS

Item #501-1 - Authorization for Issuance of a Development Variance Permit - Townhouse Development for Liberty Homes at 2990 Panorama Drive

Mr. Laurie Nobbs of Liberty Homes distributed a letter dated November 25, 1991 and then referred to the reasons for their variance request. He then introduced comparisons from elsewhere in the Lower Mainland. It was indicated that the recreation centre would have to be removed if the additional width of parking accommodation was to be provided. It was noted that there are no comparable rules in carports and garages associated with one and two-family housing in the Zoning Bylaw.

ll

Land Use Committee Meeting
November 25, 1991

ITEM III - NEW BUSINESS cont'd/

Item #501-1 cont'd/

The Committee recommends:

**COUNCIL
ACTION**

“ That Council approve signing and sealing of the Development Variance Permit, and the Mayor and Municipal Clerk be authorized to execute this Development Variance Permit on behalf of the District of Coquitlam.”

*App'd
Nov 14 1991*

Item #501-2 - International Care Corporation - Request to Transfer a Portion of Their Site Located at 1142 Dufferin Street to a Related Company

Mr. Joe Redmond of International Care came before the Committee.

The Committee asked that the Municipal Solicitor respond to the Executive Committee on December 2nd as to possible legal concerns and as to whether municipal interests will continue to be protected in the event of the proposed ownership changes.

*SAC
Nov 14 1991
Comm*

Item #501-3 - Preliminary Report on Application Z-30-91 by Polygon Development VII Limited for Rezoning of Property at 2963 Guildford Way from RS-2 to RM-3, RM-6 and P-5 for 692± Residential Units

Mr. John Northey came before the Committee with Mr. Hans Newman of Polygon and Mr. Graham Crockart, Architect. Plans were shown and described by Messrs. Northey and Crockart. Discussion on unit sizes and the Coquitlam area market then took place. Comparisons were made to Polygon's Queensgate development in Richmond.

The Committee recommends:

**COUNCIL
ACTION**

1. That Council give first reading to the District of Coquitlam Zoning Amendment Bylaw No. 2376, 1991.
2. That Bylaw No. 2376, 1991 and application Z-30-91 be referred to Public Hearing.”

*App'd
Nov 14 1991
1471 + 1472*

Land Use Committee Meeting
November 25, 1991

ITEM III - NEW BUSINESS cont'd/

**Item #501-4 - Authorization for Issuance of a Development Variance Permit -
Townhouse Development for Combined Equities Inc. at 2880
Panorama Drive**

The Committee recommends:

**COUNCIL
ACTION**

App'd Res. 1473

"That Council approve signing and sealing of the Development Variance Permit, and the Mayor and Municipal Clerk be authorized to execute this Development Variance Permit on behalf of the District of Coquitlam."

Item #501-5 - Preliminary Report on Application Z-31-91 by Wesbild Enterprises Ltd. for Rezoning of Property at the Northern Portion Westwood Plateau Holdings (Phase II) Including Proposed Adjustments to the Northwest Coquitlam Official Community Plan to Allow for Golf Course, Cluster Housing and Other Uses

Mr. Ted Ayerst came forward on his company's development proposals and said that he would be delighted to work with staff on reviewing the proposals. In response to Alderman Robinson, Mr. K. Wright indicated that the Scott Creek crossing is proposed to be deferred to 1994 and that this was acceptable and practical. Eric Tiessen indicated that this and other matters will need to be incorporated in an updated Westwood Development Agreement.

The Committee recommends:

**COUNCIL
ACTION**

App'd Res. 1474

"That application Z-31-91 be deferred by the Land Use Committee in order to allow the Planning Department, other departments and School District No. 43 to review the implications of this major land use policy change."

Item #501-6 - Preliminary Report on Application Z-29-91 by District of Coquitlam for a Text Amendment to Zoning Bylaw with Regard to the Size of Accessory Off-Street Parking Spaces

The Committee recommends:

**COUNCIL
ACTION**

*App'd Res. 1475
Res. 1476*

"1. That Council give first reading to District of Coquitlam Zoning Amendment Bylaw No. 2375, 1991.

Land Use Committee Meeting
November 25, 1991

ITEM III - NEW BUSINESS cont'd/

Item #501-6 cont'd/

2. That Bylaw No. 2375, 1991 and application Z-29-91 be referred to Public Hearing."

Item #501-7 - Authorization for Issuance of a Development Permit and Consideration of Final Adoption of Bylaws No. 2355 and 2356, 1991 (701 Blue Mountain)

The Committee recommends:

COUNCIL ACTION

1. That Council reconsider, finally pass and adopt District of Coquitlam Southwest Coquitlam - Town Centre Official Community Plan Amendment Bylaw No. 2355, 1991.
2. That Council reconsider, finally pass and adopt District of Coquitlam Zoning Amendment Bylaw No. 2356, 1991.
3. That Council approve signing and sealing of the Development Permit and the Mayor and Municipal Clerk be authorized to execute this Development Permit on behalf of the District of Coquitlam."

The Committee noted that staff should request improvements to the landscaping on Blue Mountain Street as discussed at and after the Public Hearing.

Item #501-8 - Patron Participation Entertainment Request by Mr. Ming Chan, Manager of the Sizzling Buffet

The Committee recommends:

COUNCIL ACTION

- "That Council deny the request to allow entertainment in the Sizzling Buffet at 120-2991 Lougheed Highway."

Item #501-9 - B.C. Shake & Shingle Association Correspondence Questioning the Acceptance by Some Local Building Departments of a Pine Shake Roofing Product

The Committee asked that the Permits and Licence Department review this issue.

Land Use Committee Meeting
November 25, 1991

ITEM III - NEW BUSINESS cont'd/

**Item #501-10 - "Linking Transportation and Land Use Planning: A Key to Regional Growth Management" - Lincoln Institute of Land Use Policy Seminar November 14th and 15th, Toronto, Ontario -
Attended by E. Tiessen (Deputy Planning Director)**

Eric Tiessen reviewed his report on Transportation and Land Use Planning.

ITEM IV - OTHER BUSINESS

Item #501-11 - Reports on New Traffic Signal System

The Chairman asked about reports on trends in traffic accidents, speeding etc. since introduction of the new integrated traffic signals. Mr. Ken Wright indicated that it was still too early to spot trends and that reporting is still some time away.

ITEM V - TABLED ITEMS

T-1 Subdivision Committee Minutes - November 5, 1991.

ADJOURNMENT - The meeting adjourned at 8:30 p.m.



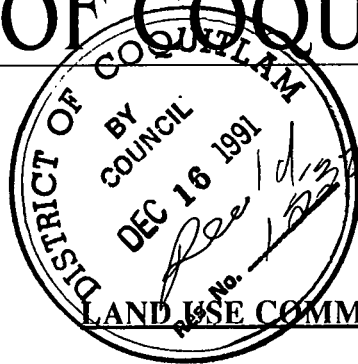
D.M. BUCHANAN
PLANNING DIRECTOR

MINUTES CERTIFIED CORRECT

CHAIRMAN

DISTRICT OF COQUITLAM

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



Phone: (604) 526-3611
Fax: (604) 526-6014



Mayor: L. Sekora

501

A meeting of the Land Use Committee was held on Monday, December 9, 1991 at 6:30 p.m. in the Council Chambers, with the following persons present:

COMMITTEE MEMBERS PRESENT:

Ald. D. White, Chairman
Ald. B. Robinson
Ald. W. LeClair

STAFF:

D.M. Buchanan, Planning Director
D. Brown, Municipal Solicitor
E. Tiessen, Deputy Planning Director
K. Wright, Deputy Municipal Engineer
T. Arthur, Dept. Dir., Permits & Licences
K. McLaren, Dev. Control Technician
R. Innes, Planner

ITEM I - MINUTES OF NOVEMBER 25, 1991

Received.

ITEM II - BUSINESS ARISING FROM MINUTES

Nil

ITEM III - NEW BUSINESS

**Item #501-1 - Authorization for Issuance of a Development Variance Permit -
Minor Addition to Lumberland at 425 Lebleu Street**

Mr. McLaren explained details of the application.

A handwritten signature in black ink, appearing to be 'L. Sekora'.

Land Use Committee Meeting
December 9, 1991

ITEM III - NEW BUSINESS cont'd/

Item #501-1 cont'd/

The Committee recommends:

**COUNCIL
ACTION**

"That Council approve signing and sealing of the Development Variance Permit, and the Mayor and Municipal Clerk be authorized to execute this Development Variance Permit on behalf of the District of Coquitlam."

APPRO
Co. Res
12/23/91

Item #501-2 - Authorization for Issuance of a Development Permit - Proposed 39 Unit Social Housing Project at 306 Decaire Street

In respect to some reservations of Committee members, Mr. McLaren clarified that regrading, earthworks and site access are handled under the subdivision application, and that the Permit does not confer development permission for the residual northerly portion of the site.

The Committee then reviewed the coloured perspective drawing and plans for the proposal. Project architect Thom Ecker spoke to details of the project design. He clarified the quality of shingles to be used, and that wooden cribbing would not be used for earth retention.

The Committee recommends:

**COUNCIL
ACTION**

1. That Council approve signing and sealing of the Development Permit, and the Mayor and Municipal Clerk be authorized to execute this Development Permit on behalf of the District of Coquitlam.
2. That the Mayor and Municipal Clerk withhold execution of the Development Permit until such time as the Municipal Solicitor is satisfied that:
 - a) the lands have been transferred to the ownership of the Crown;
 - b) written evidence is provided, to the effect than an agreement for a lease has been reached with the Conference Housing Society."

APPRO
Co. Res
12/23/91

Land Use Committee Meeting
December 9, 1991

ITEM III - NEW BUSINESS cont'd/

Item #501-3 - Authorization for Issuance of an Amendment to Development Permit - Commercial Complex at 1401 Lougheed Highway

The Committee recommends:

COUNCIL

ACTION

*APPROVED
COUNCIL RES
1532/1*

" That Council approve signing and sealing of the amendment to Development Permit DP-38-91, and the Mayor and Municipal Clerk be authorized to execute this Development Permit amendment on behalf of the District of Coquitlam."

Item #501-4 - Rezoning Application Z-24-91 Quarry Road Area

The Committee received the letter of November 27, 1991 from Taisun Enterprises Corp. for information.

Item #501-5 - The Austin-Ridgeway Business Area Downtown Revitalization Program

The Committee received the Planning Director's report of November 29, 1991, for information.

Item #501-6 - Development Variance Permit Application - Proposed Sign for Intrawest on United Boulevard (Pacific Reach)

Mr. R. Laurie appeared on behalf of the applicant, Intrawest, together with architectural consultant Mr. Edward Le Fluffy. Mr. Laurie stressed that a larger size of sign is proposed due to the speed of passing traffic. In answer to questions from the Committee, it was clarified that the sign is of "billboard" size, but in vertical format. Mr. Laurie stated that he felt that the sign will be an important part of marketing the site, in terms of creating awareness among decision makers as to the site's availability.

The Committee expressed its interest in seeing the project succeed, and stated that it would therefore be willing to consider some variance in regard to sign size. However, the Committee stated that it would like to see the duration of the sign limited in time. Mr. Laurie stated that a one year duration would be appropriate to start with, and that the sign would likely have to be relocated after that time in any event.

Land Use Committee Meeting
December 9, 1991

ITEM III - NEW BUSINESS cont'd/

Item #501-6 cont'd/

The Committee therefore recommends:

**COUNCIL
ACTION**

“ That Council indicate it would be prepared to approve the Development Variance Permit, provided that staff provide an appropriate amendment requiring that the Permit be on a year-to-year basis with annual review by Council to determine whether the Permit should be extended for a further year.”

APP'D
COUNCIL
12/13/91

Item #501-7 - Large House Issue - Lakeshore Drive

Mrs. Jill Leffler expressed concern to the Committee that a house of between 4,500 and 6,500 sq. ft. is proposed to be constructed in proximity to her home at 663 Lakeshore Drive. Specifically, she stated concern that the house would be out of proportion, would devalue existing smaller houses, and if inhabited by a larger population, could contribute to parking problems on Lakeshore Drive.

She noted that further concerns are itemized in her letter dated November 17, 1991, and submitted a petition dated December 8, 1991.

Mr. Innes noted that the Subdivision Committee has given preliminary approval to the two-lot subdivision creating the subject site at 664 Lakeshore.

Alderman White informed Mrs. Leffler that Council is pursuing a number of specific actions to deal with this issue as soon as possible, but that further work needs to be done on preparing a Bylaw before Council would be in a position to declare a moratorium. He noted that a majority of Council appear to be in favour of taking action on this matter, but that a specific date for Bylaw introduction cannot be specified as yet. He noted that further work on specific Bylaw recommendations will be done by a consultant.

Item #501-8 - Correspondence Seeking Written Proposals re - Large Houses

Mr. Buchanan noted that invitations had gone to seven firms, and that of the three replies received, the Hulbert Group appeared to have the best proposal. The work has therefore been commissioned. Mr. Innes clarified that the Hulbert Group proposal does include a public input process.

Land Use Committee Meeting
December 9, 1991

ITEM III - NEW BUSINESS cont'd/

Item #501-9 - Golf Courses in the Agricultural Land Reserve

The Committee received the Planning Director's report of November 27, 1991 for information.

**Item #501-10 - Coquitlam River Floodplain - Construction of Homes at
820 Westwood Avenue**

Mr. Rod McMyn addressed the Committee, and stated his concern that construction on his home has been "red-tagged" because a furnace and water heater have been installed below the 200 year floodplain. He felt that the new dykes will provide flood protection and that Bylaw provisions should be amended.

Mr. Wright clarified that this area is subject to flooding from rainfall even though protected from the river.

The Committee referred this matter to the Permits and Licence Department for report on the status of Bylaws and Provincial regulations as pertinent to this situation.

Item #501-11 - Proposed 4 Rinks - Tappen Avenue

Mr. Dale McKay of Coquitlam Warriors asked leave to question the Committee on the status of the municipal land sale for this proposal. The Chairman noted that Council is reviewing the procedures under which it disposes of land, and it therefore will likely be a number of months before the site could be made available, if declared surplus and ready for sale.

ITEM IV - TABLED ITEMS

- T-1 Design Committee Meeting Minutes November 12, 1991
- T-2 Design Committee Meeting Minutes November 26, 1991
- T-3 Subdivision Committee Meeting Minutes November 19, 1991

Land Use Committee Meeting
December 9, 1991

ADJOURNMENT - The meeting adjourned at 8:30 p.m.

MINUTES CERTIFIED CORRECT



E. TIESSEN
DEPUTY PLANNING DIRECTOR

CHAIRMAN