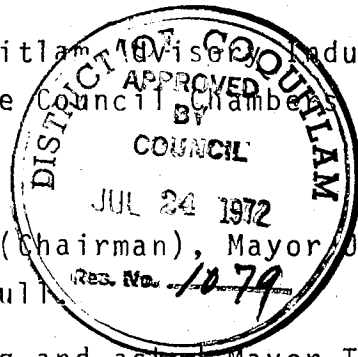


INDUSTRIAL DEVELOPMENT COMMITTEE

The first meeting of the Coquitlam Advisory Industrial Development Commission took place in the Council Chamber at 7:30 p.m. on June 28, 1972.

Present were Ald. Roy Stibbs (Chairman), Mayor J. Tonn, John Adams, Joe Barrett and Jack Minschull.



Ald. Stibbs opened the meeting and asked Mayor Tonn to outline the terms of reference for the Commission as to what Council wished the Commission to achieve. Mayor Tonn indicated that the Commission Aims were as follows:

1. To encourage industrial and commercial growth within the District of Coquitlam through the assessment of all pertinent Municipal By-Laws.
2. To catalogue commercial and industrially zoned areas.
3. To catalogue the services which are now provided to those areas.
4. To recommend realistic steps in which Council can service underdeveloped areas in the municipality.
5. To recommend to Council most suitable ventures for development and specific areas for encouragement of Industrial growth.

Eric Tiessen then gave a brief outline of industrial development in Coquitlam with the benefit of maps prepared by the Planning Department. He indicated the areas which were zoned industrial at the present time and the foundation conditions in those areas as well as land ownership, land values and services. He indicated where existing industrial development was located and applications now being processed. The regional context to industrial development was also outlined.

The next meeting of the Commission was scheduled for July 19th at 11:00 a.m. with a luncheon at the Municipal Hall and a swearing in ceremony of members. At 2:00 p.m. there would be a flight over the industrial areas to be arranged with Altair Aviation Ltd. A tour of industrial areas by car would follow.

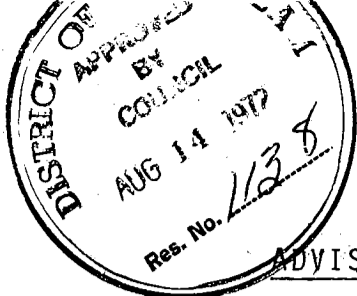
Future meetings would be held on the second Wednesday of the month starting in September but until then the meeting dates were to remain flexible. Future issues of discussion mentioned are the Terra Nova land-fill program, introducing John McKeowan to outline Provincial programs in industrial development and Mr. Norm Pearson to discuss the Harbour Commission's plan for development along the Fraser River.

Meeting adjourned at 9 p.m.

Respectfully submitted,

E. Tiessen

E. Tiessen,
Secretary



July 19, 1972

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ADVISORY INDUSTRIAL DEVELOPMENT COMMISSION MINUTES

The second meeting of the Advisory Industrial Development Commission was held in the East Wing Committee Room of the Municipal Hall commencing at 11.00 a.m. on July 19, 1972, with the following persons present:

- Ald. R. Stibbs, Chairman
- Mr. J. McCullough
- Mr. J. Barrett
- Mr. J. Adams
- Mr. J. Minshull
- Mr. E. Tiessen, Secretary

*Stibbs
Hobbs
Tiessen*

MINUTES OF THE MEETING OF JUNE 28, 1972

- 1. MOVED BY MR. MINSHULL
SECONDED BY MR. BARRETT

That the Commission receive the minutes of June 28.

CARRIED

It was generally agreed that the minutes should be amended to indicate a regular meeting time at 7.30 p.m. on the second Tuesday of each month, and that the next regularly scheduled meeting be on September 12th, subject to the Chair calling a meeting in August, should the need arise.

- 2. MOVED BY MR. ADAMS
SECONDED BY MR. BARRETT

That the Commission adopt the minutes of the meeting of June 28 as amended.

CARRIED

ADMINISTRATION OF OATH OF OFFICE

Mr. F.L. Robst, the Municipal Clerk, administered the oath of office to the members of the Commission.

TOUR OF COQUITLAM INDUSTRIAL AREAS

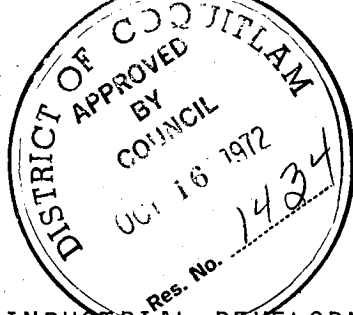
Following a briefing by Mr. Tiessen on the areas that would be inspected, the Commission viewed a number of Coquitlam's industrial areas on the ground, and then proceeded to Pitt Meadows Airport to continue the tour by means of a charter aircraft.

ADJOURNMENT.

The meeting adjourned at 4.30 p.m.

Respectfully submitted.

Eric Tiessen, Secretary.



OCTOBER 2, 1972

ADVISORY INDUSTRIAL DEVELOPMENT COMMISSION MINUTES

The third meeting of the Advisory Industrial Development Commission was held in the Council Committee Room of the Municipal Hall, commencing at 12:00 p.m. on October 2, 1972, with the following persons present:

Ald. R. Stibbs, Chairman
Mayor J. Tonn
Ald. J.E. Robinson
Mr. J. Barrett
Mr. J. Adams
Mr. J. Minshull
Mr. H.F. Hockey, Engineering Supervisor
Mr. E. Tiessen, Secretary

SERVICING OF INDUSTRIAL LANDS

Mr. Hockey discussed services available in industrially-zoned areas; the Municipality's plans for future servicing; the drainage problems which are faced on the lower-lying lands; and the question of fill vs. dyking on waterfront lands.

POTENTIAL DEVELOPMENT OF SYLVA INVESTMENTS LANDS

The Mayor informed the Commission of the approach that had been made to the Municipality by Macaulay Nicolls Maitland and Co., the Dillingham Corp. and Kanaka Creek Holdings, in regard to developing the 275 acre area held by Sylva Investments as an industrial estate. The Mayor suggested that the Committee could play a role in this potential development.

ALLOCATION OF COMMISSION BUDGET FUNDS FOR AERIAL PHOTOGRAPHY


3 MOVED BY MR. MINSHULL
SECONDED BY MR. BARRETT

That the Commission approve the expenditure of \$500.00 from the Commission budget toward the cost of providing film positives of aerial photography at a scale of 200 feet to the inch, to enable prints to be made for industrial promotion, as suggested by the Planning Director.

CARRIED.

It was agreed that a further meeting would be held at noon on Monday, October 30, and that the Secretary would endeavour to have representatives of the principals in the Sylva lands proposal present to discuss the scheme with the Commission. It was also agreed that the Secretary would invite representatives of Crown Zellerbach and Terra Nova to a further meeting to discuss the Terra Nova land fill programme.

The meeting adjourned at 2:00 p.m.



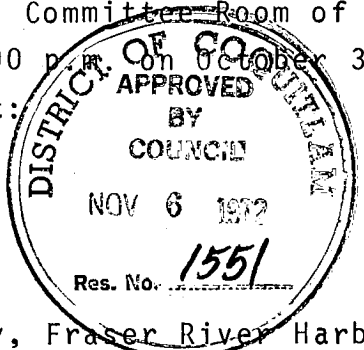
E. Tiessen, Secretary

OCTOBER 30, 1972

ADVISORY INDUSTRIAL DEVELOPMENT COMMISSION MINUTES

The fourth (4th) meeting of the Advisory Industrial Development Commission was held in the Council Committee Room of the Municipal Hall, commencing at 12:00 p.m. on October 30, 1972, with the following persons present:

- Ald. R. Stibbs, Chairman
- Mayor J. Tonn
- Mr. J. McCullough
- Mr. J. Minshull
- Mr. J. Barrett
- Mr. S. McLaren, Secretary, Fraser River Harbour Commission
- Mr. E. Stafford, Administrator, Crown Zellerbach
- Mr. D. Buchanan, Planning Director
- Mr. S. Jackson, Current Planner
- Mr. E. Tiessen, Secretary



DEVELOPMENT OF FRASER MILLS LANDS

Mr. Stafford outlined the possibility of development of Crown Zellerbach's lands in and adjacent to the former municipality of Fraser Mills. He reviewed the history of these lands and how they related to the company's plans, and stated that Acres Western had been retained by the company to study possible development alternatives. The property in question is comprised of:

- 171 acres south of Highway 401
- 27.5 acres between the Lougheed and 401 Highways
- 95.5 acres north of the Lougheed Highway.

Acres' initial studies resulted in four alternatives, some of which included considerable residential development, but the most promising alternative appeared to be mainly industrial with some service commercial.

Some of the problems which Mr. Stafford foresaw in developing the property were:

1. The need for a Braid Street to Colony Farm connector road to provide access. (He felt this was primarily a Department of Highways responsibility.)
2. Difficult foundation conditions, particularly north of the CPR tracks, which seriously limit the types of development possible. (However, foundation conditions appear acceptable within 1,000 feet of the River.)
3. Existing Crown Zellerbach water lot leases east of Popeye Creek, which could limit waterfront access in this area.

Mr. Stafford concluded by stating that Crown Zellerbach would soon have to make decisions in regard to the development of their lands, and would be in touch with the Municipality in this regard.

Mayor Tonn thanked Mr. Stafford for his presentation and expressed his feeling that there should be close communication between Crown Zellerbach and the District of Coquitlam in regard to the proposed development.

OCTOBER 30, 1972

Following Mr. Stafford's departure from the meeting, the Commission agreed that it should indicate to Crown Zellerbach its willingness to meet with representatives of the firm at any time to discuss further the development of the subject lands, and to provide encouragement for the orderly development of these lands.

DEVELOPMENT OF THE FRASER RIVER HARBOUR

Mr. McLaren outlined the thinking of the Fraser River Harbour Commission in regard to the development of the lands along the Fraser River within the Commission's jurisdiction. He stated that the Commission was "port-oriented", and was not encouraging industrial development only. The report done for the Commission by N. Pearson identifies priority areas for port development, but also stressed recreation and conservation areas, as well as industry. Also, the Commission is concerned that it have the full co-operation of the municipalities within its area, and is prepared to consult with municipalities on any joint problems.

Mr. McLaren felt the Commission's plans in the Coquitlam area were very similar to those of the Municipality; however, in the Port Mann Bridge area, industrial development may take some time to achieve since there is a dredging reserve within 3,000 feet of the bridge. This would make filling of the area more expensive than is the case with most waterfront lands; filling costs could be in the order of \$16,000 per acre.

MINUTES OF MEETING OF OCTOBER 2, 1972

4 MOVED BY MR. MCCULLOUGH
 SECONDED BY MR. MINSHULL

That the Commission approve the minutes of the meeting of October 2, 1972.

CARRIED.

The meeting adjourned at 2:15 p.m.



E. TIESSEN, Secretary