

LAND USE COMMITTEE MINUTES

JANUARY 12, 1987

LAND USE COMMITTEE MINUTES

A meeting of the Land Use Committee was held on Monday, January 12, 1987 in the Council Chambers at 7:30 p.m., with the following persons present:

COMMITTEE:

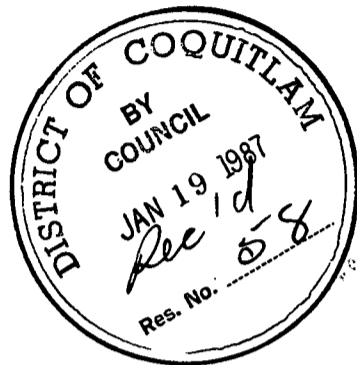
Ald. E. Parker, Chairman  
Ald. W. Ohirko

ALSO:

Mayor Sekora

STAFF:

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



ITEM #501-1

PRELIMINARY REPORT ON APPLICATION Z-47-86 FOR REZONING OF PROPERTY ON LASALLE PLACE FROM RS-2 FOR RT-2 FOR A 42-UNIT TOWNHOUSE COMPLEX

The Committee recommends:

COUNCIL ACTION

- 1) That Bylaw No. 1704, 1987 be given first reading by Council.
- 2) That application Z-47-86 and Bylaw No. 1704, 1987 be referred to Public Hearing.

APP'D  
Co. R 55  
5/9

ITEM #501-2

APPLICATION FOR "D" LICENSE - NEIGHBOURHOOD PUB AT 2154 AUSTIN AVENUE

The Committee heard from a delegation requesting direction as to whether they should proceed with a neighbourhood referendum. The Committee advised the applicants to proceed with a referendum, noting that this does not imply a final approval after the referendum results have been received by Council.

ITEM #501-3

PROPOSED RESTAURANT AT NORTH ROAD AND LOUGHEED HIGHWAY - 345 NORTH ROAD

The Committee recommends:

COUNCIL ACTION

"That Mr. Vajna be advised to confer with the Planning Department and the Traffic Section of the Engineering Department regarding the essential access and site planning requirements, and that Mr. Vajna be encouraged to apply under the CS-1 provisions of the District of Coquitlam Zoning Bylaw."

APP'D  
Co. R 55  
6/1/87

LAND USE COMMITTEE MINUTES  
OF JANUARY 12, 1987

ITEM #501-4

PRELIMINARY REPORT ON APPLICATION Z-45-86 FOR REZONING OF PROPERTY AT 1149 LANSLOWNE DRIVE FROM RS-2 ONE-FAMILY SUBURBAN RESIDENTIAL TO RS-4 COMPACT RESIDENTIAL AND P-5 PARK

The Committee tabled this application until such time as the Subdivision Committee has found a subdivision scheme technically feasible and compatible with the requirements of Fisheries authorities.

ITEM #501-5

LEE'S KITCHEN AT 1106 AUSTIN AVENUE - PARKING

A delegation was present and stated that the proprietor of Lee's Kitchen wishes to add a banquet room and would be short four parking spaces, according to Bylaw requirements. There is a possibility that four spaces on an adjacent property could be utilized; a variance in this regard or non-enforcement of the Bylaw was requested.

After some discussion, the Committee decided to recommend:

COUNCIL ACTION: "That the Planning Department be instructed to report back to the Land Use Committee as to whether there are any alternative means of accommodating the request of Lee's Kitchen without contravening Bylaw requirements."

*APPR'D  
Co. R: 3  
# 62/87*

ITEM #501-6

PRELIMINARY REPORT ON APPLICATION Z-48-86 FOR REZONING OF PROPERTY AT THE SOUTHWEST CORNER OF MONTEREY AVENUE AND FINNIGAN STREET FROM P-1 TO RS-1

The Committee recommends:

COUNCIL ACTION: "1) That first reading be given to Bylaw No. 1703, 1987.  
2) That application Z-48-86 and Bylaw No. 1703, 1987 be referred to Public Hearing."

*APPR'D  
Co. R: 3  
# 62/87*

ITEM #501-7

PRELIMINARY REPORT ON APPLICATION Z-49-86 FOR REZONING OF PROPERTY AT 2928 WALTON AVENUE FROM RS-2 TO RS-4

The Committee recommends:

COUNCIL ACTION: "1) That first reading be given to Bylaw No. 1702, 1987.  
2) That application Z-49-86 and Bylaw No. 1702, 1987 be referred to Public Hearing."

*APPR'D  
Co. R: 3  
# 62/87*

LAND USE COMMITTEE MINUTES  
OF JANUARY 12, 1987

ITEM #501-8

EXTENSION OF REZONING APPLICATION Z-31-85 - EAGLE RIDGE

The Committee recommends:

COUNCIL ACTION "That application Z-31-85 be granted a six-month extension to July 6, 1987."

*APP'D R<sup>2</sup> CO. 4/1/87*

ITEM #501-9

AUTHORIZATION FOR ISSUANCE OF DEVELOPMENT VARIANCE PERMIT - SITING APPEAL AT 699 BLUE MOUNTAIN STREET

The Committee recommends:

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

*APP'D R<sup>2</sup> CO. 4/1/87*

ITEM #501-10

AUTHORIZATION FOR ISSUANCE OF DEVELOPMENT VARIANCE PERMIT DVP-42-86 FOR 565 THOMPSON AVENUE

The Committee recommends:

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

*APP'D R<sup>2</sup> CO. 6/9/87*

ITEM #501-11

CORRESPONDENCE FROM DISTRICT OF BURNABY REGARDING ILLEGAL SUITES

The Committee recommends:

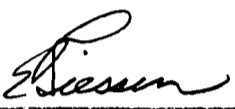
COUNCIL ACTION "That the Planning Department be instructed to prepare a brief report for the Land Use Committee on this matter."

*APP'D R<sup>2</sup> CO. 7/0/87*

LAND USE COMMITTEE MINUTES  
OF JANUARY 12, 1987

TABLED ITEMS:

1. Design Committee Minutes of December 9, 1986
2. Subdivision Committee Minutes of December 16, 1986

  
Eric Tiessen  
Acting Secretary

501

JANUARY 26, 1987

LAND USE COMMITTEE MINUTES

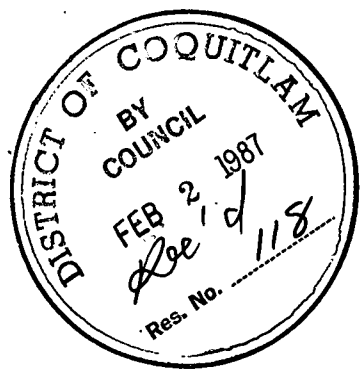
A meeting of the Land Use Committee was held on Monday, January 26, 1987 in the Council Chambers at 7:30 p.m., with the following persons present:

COMMITTEE:

- Ald. E. Parker, Chairman
- Ald. W. Ohirko
- Ald. M. Reid

STAFF:

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



ITEM #501-1

PROPOSED COMMERCIAL DEVELOPMENT OF EVERGREEN TRAILER PARK SITE

Mr. Gruzelier, Architect, and Mr. Tom Gaffney, developer, appeared before the Committee. Mr. Gaffney indicated that he did not wish to acquire the adjacent lands to the west at this time. He perceived a limited development potential with filling required and fisheries implications. The Committee discussed whether Dufferin should be kept open for access to the possible one acre of developable land on its west side.

The Committee recommends:

1. That the Town Centre Community Plan Map be amended by extending the service commercial designation westerly from the subject site to encompass all those lands under the "Preferred Development Site", sketch attached.
2. That the proponent be encouraged to prepare preliminary plans and apply for the appropriate CS-1 and C-2 zonings, based on:
  - separation of the convenience store from CS-1 uses, and
  - the amount of C-2 floor space complying with Council Resolution No. 1185, such amount to be limited by restrictive covenant.
3. That staff review the implications of retaining Dufferin Street with a right turn access as to impact on servicing, traffic and development potential.

COUNCIL ACTION

*Prop'd by C.A. 11/18/87*

LAND USE COMMITTEE MINUTES  
OF JANUARY 26, 1987

ITEM #501-2

EAGLE RIDGE CENTRE PUB

Mr. E. Kjerside was present with regard to a "brew pub" at Eagle Ridge Centre at Lansdowne and Guildford. He advised that the site was C-2 zoned but within a mile of the Frog and Nightgown Pub on Falcon Drive at Runnel (just north of Barnet). A 3000 square foot building with 65 seats is involved. The brewery would take up 400 square feet plus storage, etc., going to 1,500 square feet. The Committee expressed concerns with the existing cabaret and pub already in the area. Odour and other "industrial" type concerns were also expressed.

The Committee was in receipt of a letter from Mr. Bert Hick, General Manager of the Liquor Control and Licensing Branch dated January 15, 1987.

The Committee recommends:

"That the Planning Department investigate this proposal further and report back to the Committee or Council as to:

- 1) the Liquor Control and Licencing Branch's views;
- 2) the City of Port Moody and the status of the proposal for this kind of pub at the Public Market;
- 3) Bylaw and policy implications."

COUNCIL ACTION  
Ald. Reid  
Co. Res  
#120/87

ITEM #501-3

CONSIDERATION OF FINAL ADOPTION OF BYLAW NO. 1681, 1986 - 36-UNIT LOW-DENSITY APARTMENT COMPLEX AT 1160 INLET STREET (Z-44-86)

Ald. Reid was excused from the discussion on this item.

The Committee recommends:

"That Council reconsider, finally pass and adopt Bylaw No. 1681, 1986."

COUNCIL ACTION  
Ald. Reid  
Co. Res  
#122/87

ITEM #501-4

PRELIMINARY REPORT ON APPLICATION Z-1-87 FOR REZONING OF PROPERTY AT 643, 653 & 657 THOMPSON AVENUE FROM RS-1 TO RS-3

The Committee recommends:

- "1) That Bylaw No. 1706, 1987 be given first reading.
- 2) That Bylaw No. 1706, 1987 and application Z-1-87 be referred to Public Hearing."

COUNCIL ACTION  
Ald. Reid  
Co. Res  
#123/124  
1987

LAND USE COMMITTEE MINUTES  
OF JANUARY 26, 1987

ITEM #501-5

LETTER OF DECEMBER 19, 1986 FROM DISTRICT OF BURNABY RE ILLEGAL SUITES

The Committee recommends:

"That Council advise Mayor Lewarne that the problem of illegal suites does not appear to be critical at present in Coquitlam, but that Council would appreciate receiving the results of Burnaby's investigations, and would consider a joint approach on legislative changes if these are warranted."

COUNCIL ACTION  
Ald. Reid  
Coquitlam  
1/22/87

ITEM #501-6

GVRD REVIEW OF COMMERCIAL DEVELOPMENT PROSPECTS AND MAJOR CENTRES

This item was received for information.

ITEM #501-7

NEWS RELEASE RE 1986 SOCIAL HOUSING PROGRAM COMMITMENTS

This item was received and the Chairman suggested that a representative of the Ministry be invited to attend a future meeting of the Committee, and also that a representative of United Community Services attend as to social housing needs in Coquitlam.

ITEM #501-8

DEVELOPMENT VARIANCE PERMIT FOR PARCEL 4, RIVERVIEW HEIGHTS (8-3881)

This item was received for information.

ITEM #501-9

REFERENCES IN REPORTS


Ald. Reid requested that Company names and principals be mentioned in reports due to the need for Aldermen to be aware of any business involvement to be declared. The Planning Director indicated that this could be done to the extent of staff's knowledge as to persons involved with developments.



LAND USE COMMITTEE MINUTES  
OF JANUARY 26, 1987

TABLED ITEMS:

1. Subdivision Committee Minutes of January 6, 1987
2. Design Committee Minutes of January 6, 1987
3. Design Committee Minutes of January 13, 1987

  
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D.M. Buchanan  
Executive Secretary

FEBRUARY 9, 1987

LAND USE COMMITTEE MINUTES

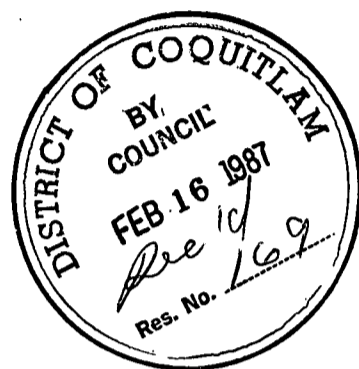
A meeting of the Land Use Committee was held on Monday, February 9, 1987 in the Council Chambers at 7:30 p.m., with the following persons present:

COMMITTEE:

Ald. E. Parker, Chairman  
Ald. W. Ohirko  
Ald. M. Reid  
Mayor L. Sekora

STAFF:

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

ITEM #501-1PARK LANE HOMES - SIGNAGE IN TOWN CENTRE AREA

Mr. Chris Nieman presented background information on the area adjacent their 150-lot development, and the need to advise potential purchasers of future public facility sites, e.g. schools, Douglas College and the Arts Centre sites. Also, signs on the road allowance west of the Fire Hall site at Walton (at Pinewood) were illustrated, naming the area as "Canyon Springs". The Committee discussed the implications as to how definite the plans for the facilities are and whether signs at this stage would be misleading. The conclusion was that such signs would not be appropriate at this time.

Mr. Nieman was directed to the Building Department on the proposed "Canyon Springs" area signs at the Walton and Pinewood intersection.

ITEM #501-2DISCUSSION OF POSSIBLE ZONING CHANGE AT 145 WOOLRIDGE STREET

Mr. Mel Querns, agent, appeared regarding this land at Woolridge and Lougheed. He advised that part of Parcel B is to become part of Lot 59, the subject land. He also gave some background as to assembly of the land to the east. Small warehousing on these lands was indicated as the intended usage. M-6 zoning was noted as a possibility. Service commercial designation for a light truck and car sales operation was requested for Lot 59 (145 Woolridge).

The Chairman sought information as to present use of Lot 159. Mr. Querns advised that a concrete building is on the site but has not been rented for some time, but is designed for wholesaling and warehousing use. Members of the Committee asked questions about adjoining properties and discussed the matter.

LAND USE COMMITTEE MINUTES  
OF FEBRUARY 9, 1987

ITEM #501-2 cont'd

The Committee recommends:

"That staff review:

- 1) traffic and Ministry of Transportation and Highways implications;
- 2) possible implications as to requests for further use changes in the adjoining area;
- 3) the relationship of the proposal to commercial revitalization adjacent Brunette and Adair Avenues to the north and west;

and report back to the Committee."

ITEM #501-3

NEWS RELEASE RE 1986 SOCIAL HOUSING PROGRAM COMMITMENTS

The Chairman advised of background material she had obtained on this subject and advised of Mr. Derek Murphy from SHARE who could speak on the subject.

Committee members emphasized the need for dollar and unit figures, rather than discussions of philosophy.

The Committee recommends:

"That Mr. Derek Murphy of SHARE and an appropriate person from GVRD Housing be invited to appear before Council on the subject of dollar and unit allocations and needs for social housing in the District of Coquitlam."

COUNCIL ACTION

*Prop'd  
RES  
CO #169/87*

ITEM #501-4

PROPOSED BREW PUB IN EAGLERIDGE CENTRE AT LANSLOWNE DRIVE & GUILDFORD WAY

This item was received for information. The Planning Director confirmed that Mr. Michael Garton, representing the landowners, had withdrawn the Brew Pub proposal by telephone on February 5, 1987.

ITEM #501-5

COMMUNITY PLAN MAP DESIGNATION OF PROPERTY AT 2944 WALTON AVENUE

The Committee recommends:

"That Council amend the Community Plan Map designation of Lot 52, District Lot 386, Plan 30022 at 2944 Walton Avenue from 'Townhouse' to 'Compact One-Family'."

COUNCIL ACTION

*Prop'd  
RES  
CO #170/87*

LAND USE COMMITTEE MINUTES  
OF FEBRUARY 9, 1987

ITEM #501-6

REZONING APPLICATION Z-35-86 - PROPOSED RS-4 ZONING ON CHILKO DRIVE  
WITHIN RIVER HEIGHTS

This application was tabled for the applicants to appear to explain why the existing RS-1 zoning could not be utilized.

ITEM #501-7

PROPOSED CHANGE IN COMMUNITY PLAN DESIGNATION OF LANDS AT 1216 AND 1226  
JOHNSON STREET

Mr. Bob Boileau spoke to this matter expressing concern since the Church might go ahead with purchase if there was just a possibility of favourable consideration at a later stage. He advised that the School Board felt that sale was premature as recently as three weeks ago.

The Committee recommends:

- "1) That Council advise Mr. Boileau that it would not encourage an application for church and school use on Lots 3 and 4, District Lot 385, Plan 6944.
- 2) That Council advise Mr. Boileau that it would give consideration to an application for church and school use on either of the secondary school sites in the vicinity of Lansdowne and Guildford, if the School District finds either site surplus to District requirements, and providing that the sale of such site does not preclude the future construction of a public senior secondary facility in the Town Centre area."

COUNCIL ACTION

*APPROVED  
CO. RES. # 171/87*

ITEM #501-8

DEVELOPMENT VARIANCE PERMIT - WESTLAKE/MARA

The Committee recommends:

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

COUNCIL ACTION

*APPROVED  
CO. RES. # 172/87*

ITEM #501-9

APPLICATION Z-2-87 FOR REZONING OF PROPERTY AT 345 NORTH ROAD FROM SS-3  
TO CS-1

This item was tabled for submission of a full set of preliminary architectural drawings which respond to input from the Planning Department and Engineering Department with regard to Zoning Bylaw and site planning aspects.

LAND USE COMMITTEE MINUTES  
OF FEBRUARY 9, 1987

ITEM #501-10

APPLICATION Z-3-87 FOR REZONING OF PROPERTY AT 1316 LEMAX AVENUE FROM  
RS-1 TO RT-1 FOR DUPLEX

The Committee recommends:

- "1) That Bylaw No. 1710, 1987 be given first reading by Council.  
2) That Bylaw No. 1710, 1987 and application Z-3-87 be referred to  
Public Hearing."

COUNCIL  
ACTION

PP10 B1  
C-1724 17/1/87

TABLED ITEMS:

1. Subdivision Committee Minutes of January 20, 1987
2. Design Committee Minutes of January 27, 1987.



D.M. Buchanan  
Executive Secretary

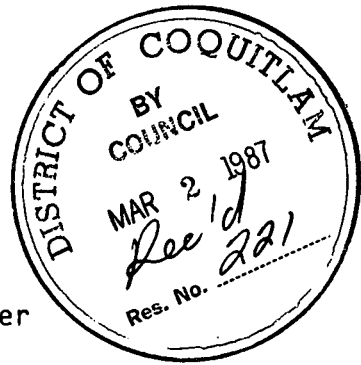
FEBRUARY 23, 1987

LAND USE COMMITTEE MINUTES

A meeting of the Land Use Committee was held on Monday, February 23, 1987 in the Council Chambers at 7:30 p.m., with the following persons present:

COMMITTEE:

- Ald. E. Parker, Chairman
- Ald. M. Reid, Deputy Chairman
- Ald. W. Ohirko
- Mayor Sekora



STAFF:

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

ITEM #501-1

POSSIBLE JAPANESE CULTURAL RELIGIOUS CENTRE AT 209-215 JACKSON STREET

Mr. Donald Matsuba, Architect, plus a representative of his client group, attended before the Committee. He said that this would be the first centre for this group outside Japan and that a one or two-storey building would likely be involved. Discussion followed as to whether there would be a taxable assessment status or not. The conclusion was that a lot more information was required before a position could be taken by the Committee. For example, the appearance and number of people involved at the facility will have to be specified.

ITEM #501-2

REZONING APPLICATION Z-35-86 - PROPOSED RS-3 ZONING ON CHILKO DRIVE WITHIN RIVER HEIGHTS

Mr. Andre Molnar came before the Committee regarding this rezoning. There was considerable discussion on the various design issues related to the area.

The Committee recommends:

- "1) That Bylaw No. 1709, 1987 be given first reading by Council.
- 2) That Bylaw No. 1709, 1987 and application Z-35-86 be referred to Public Hearing."

COUNCIL ACTION  
 PPID  
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 222 x  
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LAND USE COMMITTEE MINUTES  
OF FEBRUARY 23, 1987

ITEM #501-3

PROPOSED REZONING AND DEVELOPMENT OF 1149 LANSLOWNE DRIVE (Z-45-86)

The Committee recommends:

- "1) That the Town Centre Plan be modified from the present 'school' designation to:
  - a) 'one-family residential' along Lansdowne Drive;
  - b) 'compact one-family'; and
  - c) 'other open space' on the proposed widened leavestrip.
- 2) That first reading be given to Bylaw No. 1714, 1987.
- 3) That application Z-45-86 and Bylaw No. 1714, 1987 be referred to Public Hearing."

COUNCIL ACTION  
APPR'D  
Co. Res  
2271 2229/87

ITEM #501-4

FURTHER CONSIDERATION OF RT-2, P-5 & RS-4 ZONING ALONG DURANT DRIVE AND NASH DRIVE (Z-25-86)

The Committee recommends:

- "1) That the District of Coquitlam Zoning Amendment Bylaw No. 1711, 1987 be given first reading.
- 2) That District of Coquitlam Zoning Bylaw No. 1711, 1987 and application Z-25-86 be referred to the March 19, 1987 Public Hearing."

COUNCIL ACTION  
APPR'D  
Co. Res  
2271 2229/87

ITEM #501-5

PRELIMINARY REPORT ON APPLICATION Z-4-87 FOR REZONING OF PROPERTY AT 2944 WALTON AVENUE FROM RS-2 TO RS-4

The Committee recommends:

- "1) That first reading be given to Bylaw No. 1712, 1987.
- 2) That application Z-4-87 and Bylaw No. 1712, 1987 be referred to Public Hearing."

COUNCIL ACTION  
APPR'D  
Co. Res  
2271 2229/87

ITEM #501-6

REZONING EAST OF "EAGLE RIDGE" ALONG EXTENSIONS OF DURANT DRIVE AND NASH DRIVE (Z-31-85)

The Committee recommends:

- "1) That Schedule 'A' to Bylaw No. 1581 be modified and replaced by Revised Schedule 'A' to Bylaw No. 1581, 1985, as attached to the Planning Director's report of February 19, 1987.
- 2) That District of Coquitlam Zoning Bylaw No. 1581, 1985 be reconsidered, finally passed and adopted, as revised."

COUNCIL ACTION  
APPR'D  
Co. Res  
2271 2229/87

LAND USE COMMITTEE MINUTES  
OF FEBRUARY 23, 1987

ITEM #501-7

NEWS RELEASE REGARDING RELEASE OF COSH COMMISSION REPORT

This item was received for information.

ITEM #501-8

TRI-COMMUNITY BUILDERS AWARDS FOR 1986

This item was received for information.

ITEM #501-9

DEVELOPMENT VARIANCE PERMIT - JOHNSON STREET AND INTERIOR ROADS (8-3905)

The Planning Director verbally reported as to the location of this application and the issues involved. The Assistant Municipal Engineer summarized his report.

The Committee recommends:

COUNCIL  
ACTION

*APPROVED BY  
COUNCIL 2/23/87*

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

*APPROVED BY  
COUNCIL 2/23/87*

"2) That the Engineering Department stress to the applicants for subdivision the need to make a strong effort to follow Bylaw provisions."

TABLED ITEMS:

1. Subdivision Committee Minutes of February 3, 1987
2. Design Committee Minutes of February 10, 1987



D.M. Buchanan  
Executive Secretary



501

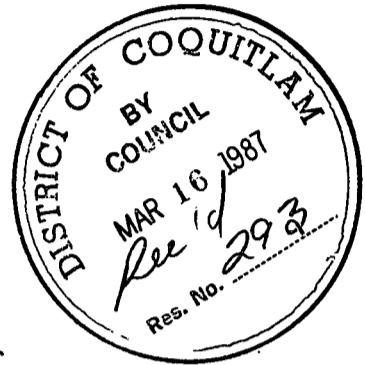
MARCH 9, 1987

LAND USE COMMITTEE MINUTES

A meeting of the Land Use Committee was held on Monday, March 9, 1987 in the Council Chambers at 7:30 p.m., with the following persons present:

COMMITTEE:

- Ald. E. Parker, Chairman
- Ald. M. Reid, Deputy Chairman
- Ald. W. Ohirko
- Mayor Sekora



STAFF:

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

ITEM #501-1

PROPOSED COMMERCIAL/INDUSTRIAL ZONING - 145 WOOLRIDGE STREET

Mr. Mel Querns addressed the Committee and stated that, contrary to the sign now on the premises, the property is not being offered for sale. He stated that the intent is to redevelop a consolidated site and that eventually most of the old buildings would be removed. However, this would be a long-term phased project, depending on financial feasibility and might occur in three phases. Plans are being prepared for the first phase, but the design consultant has been tardy in completing these. Mr. Querns indicated that he understood plans are required with a rezoning application, as well as some indication of the intent for the balance of the property and is therefore not in disagreement with the Planning Department's recommendation.

The Committee recommends:

COUNCIL ACTION  
 13  
 APP'D RES 293/87  
 CO # 293/87

"That Council encourage and endorse the efforts directed towards consolidation and redevelopment of the property at 145 Woolridge and adjoining lands, but that any proposals not in keeping with existing zoning be submitted to the Land Use Committee in the form of a specific written statement of intentions and accompanying preliminary plans."

ITEM #501-2

PRELIMINARY REPORT ON APPLICATION Z-7-87 FOR REZONING OF PROPERTY AT 833 ROBINSON AVENUE FROM RS-1 TO RT-1 FOR A DUPLEX

The Committee recommends:

COUNCIL ACTION  
 APP'D RES 293/87  
 CO # 293/87

- "1) That first reading be given to Bylaw No. 1717, 1987.
- 2) That Bylaw No. 1717, 1987 and application Z-7-87 be referred to Public Hearing."

LAND USE COMMITTEE MINUTES  
OF MARCH 9, 1987

ITEM #501-3

EXTENSION OF TIME FOR REZONING APPLICATION Z-32-84 - 1148 WESTWOOD STREET

The Committee recommends:

"That application Z-32-84 be granted a six-month extension to Sept. 9, 1987."

COUNCIL ACTION  
B  
APPROVED  
COUNCIL  
2/27/87

ITEM #501-4

APPLICATION FOR DEVELOPMENT VARIANCE PERMIT - SINGLE-FAMILY DWELLING AT 3020 WALTON AVENUE

The Committee recommends:

"That issuance of Development Variance Permit DVP-4-87 pertaining to 3020 Walton Avenue be declined, and the applicants be requested to consider a design solution which would be in keeping with the setback requirements of the Zoning Bylaw."

COUNCIL ACTION  
B  
APPROVED  
COUNCIL  
2/27/87

ITEM #501-5

Z-19-86 - PROPOSED REZONING EAST OF JOHNSON STREET NORTH OF WALTON EAST AREA AND WEST OF HOY CREEK RAVINE - REPEAL OF FOURTH READING TO BYLAW NO. 1642, 1986

The Committee recommends:

- 1) That Council rescind fourth reading to Zoning Amendment Bylaw No. 1642, 1986.
- 2) That Council rescind Schedule A to Bylaw No. 1642, 1986, and substitute modified Schedule A, as attached to the Planning Director's report of March 5, 1987.
- 3) That Council finally adopt District of Coquitlam Zoning Amendment Bylaw No. 1642, 1987 with the modified Schedule A."

COUNCIL ACTION  
B  
APPROVED  
COUNCIL  
2/20/87

ITEM #501-6

THE COMMUNITY PLAN FOR DOWNTOWN NEW WESTMINSTER

The Committee recommends:

"That Council inform New Westminster that it has considered the 'Community Plan for Downtown New Westminster' and has no comments thereon."

COUNCIL ACTION  
B  
APPROVED  
COUNCIL  
3/30/87

LAND USE COMMITTEE MINUTES  
OF MARCH 9, 1987

ITEM #501-7

NORTHWEST COQUITLAM OFFICIAL COMMUNITY PLAN

The Committee discussed the transportation implications of developing the plan area at some length. It was concluded that the road improvements planned within Coquitlam might be adequate to handle traffic generated by such development, but that commuter traffic would face constrictions outside Coquitlam, particularly on the Barnet Highway and on Como Lake Avenue between North Road and Gaglardi Way. Transit provision was also seen as important, either by way of commuter rail or ALRT extension. The Committee concluded that concern about these improvements should be expressed before the plan is approved. The Committee was also concerned that information about the timing of such improvements be available by the time an open house is held since the public will undoubtedly have many questions in regard to the transportation implications of the plan.

The Committee recommends:


- "1) That Council give first reading to Bylaw No. 1713, 1987.
- 2) That Council refer Bylaw No. 1713, 1987 to the April 23, 1987 Public Hearing.
- 3) That Council refer the Northwest Coquitlam Official Community Plan to the Council of Port Moody and the Board of the Greater Vancouver Regional District. + Port Coquitlam
- 4) That Council declare that it has examined the Northwest Coquitlam Official Community Plan in conjunction with its most recent capital expenditure program and any applicable waste management plan and economic strategy plan, and finds the said Official Community Plan to be consistent with such program and plans.
- 5) That Council authorize staff to make arrangements for, advertise and conduct a public 'open house' to provide information on the Northwest Coquitlam Official Community Plan, prior to the April 23, 1987 Public Hearing.
- 6) That Council communicate with the appropriate Provincial authorities, with a view to obtaining the probable timing of the following transportation improvements, relative to development of B.C. Place lands in Northwest Coquitlam:
  - a) widening to four lanes on Como Lake Avenue, between North Road and Gaglardi Way;
  - b) widening of the Barnet Highway to four lanes; and
  - c) provision of improved transit service, by commuter rail, ALRT extension or otherwise, to the Northwest Coquitlam area; and that replies to this inquiry be sought by the end of March so that this information can be available when an open house in regard to the Northwest Coquitlam Official Community Plan is held."

COUNCIL  
ACTION

105  
110  
# 204 + 205 / 87

TABLED ITEMS:

- 1. Subdivision Committee Minutes of February 17, 1987
- 2. Design Committee Minutes of February 24, 1987
- 3. Housing Price Trend Information from Lyle Anderson, Royal LePage

  
Eric Tiessen, Acting Secretary

501

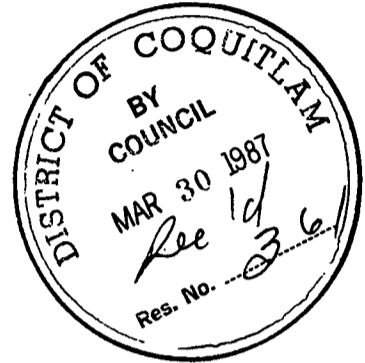
MARCH 23, 1987

LAND USE COMMITTEE MINUTES

A meeting of the Land Use Committee was held on Monday, March 23, 1987 at 7:30 p.m. in the Council Chambers, with the following persons present:

COMMITTEE:

Ald. E. Parker, Chairman  
Ald. M. Reid, Deputy Chairman  
Ald. W. Ohirko  
Mayor Sekora



STAFF:

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

ITEM #501-1

DEVELOPMENT AT 223 MARMONT STREET (8-2471)

Mr. Jim Nyhus appeared before the Committee. He indicated that \$60,000 for servicing his three-lot subdivision made it uneconomic. He advised that he wished to leave the existing house and put in a triplex to the east. The Planning Director noted that widening of Quadling and servicing should be a requirement with creation of the suggested triplex lot or for building such a triplex under the 1986 amendments to the Building Bylaw. The Committee discussed the matter, asking further questions. The Committee then directed the Assistant Municipal Engineer to review and report on the estimate for the required servicing with subdivision.

ITEM #501-2

PROPOSED COMMERCIAL/RESIDENTIAL BUILDING AT 1116 & 1120 COMO LAKE AVENUE

Mr. Walter Roper came before the Committee, representing a person interested in acquiring the store at 1116 Como Lake Avenue. He presented a site plan proposal to expand the C-1 zoning by one lot (at 1120 Como Lake). Three units and an expanded ground floor area were proposed in the development. Three of four "bays" would be occupied by a grocery store, while the fourth "bay" would be rented to another party for another C-1 use. The Committee advised that it would entertain a formal application to C-1 if presented by Mr. Roper's client.

ITEM #501-3

PROPOSED BURKE MOUNTAIN PROVINCIAL PARK

The Committee received this item for information.

LAND USE COMMITTEE MINUTES  
OF MARCH 23, 1987

ITEM #501-4

1987 RESIDENTIAL REHABILITATION ASSISTANCE PROGRAM

The Committee received this item for information.

ITEM #501-5

CANCELLATION OF DEVELOPMENT PERMIT & REFUND OF SECURITIES FOR COMMERCIAL BUILDING AT 816 RODERICK AVENUE

The Committee recommends:

COUNCIL  
ACTION

- "1) That Council repeal issuance of Development Permit DP-12-86 to Go-Va Enterprises Ltd., which was authorized by resolution of Council on the 9th day of June, 1986.
- 2) That Council authorize staff to refund the securities taken in conjunction with DP-12-86, being the following:
  - a) Royal Bank Irrevocable Standby Letter of Credit No. 1200/G14580 for \$3,000, expiring June 6, 1987; and
  - b) Royal Bank Irrevocable Standby Letter of Credit No. 1200/G14581 for \$20,000, expiring June 6, 1987."

*Approved  
Co. R's  
2/26/87*

ITEM #501-6

LETTER OF 1987 02 07 BY MAYOR BLAIR OF RICHMOND TO THE HON. R. JOHNSTON RE LOWER MAINLAND LONG-TERM TRANSPORTATION NEEDS

The Committee recommends:

COUNCIL  
ACTION

- "That Council advise Mayor Blair and those receiving a copy of his letter that, in Council's opinion:
- 1) a regional transportation study is timely, but should only be conducted as part of an update of regional planning which considers other regional objectives such as economic development, urban form and livability;
  - 2) the initiating and leading role in such a study should lie with the region itself; and
  - 3) the region needs to have restored its enabling legislation and staff resources to conduct such comprehensive planning."

*Approved  
Co. R's  
2/26/87*

LAND USE COMMITTEE MINUTES  
OF MARCH 23, 1987

ITEM #501-7

APPLICATION FOR STRATA TITLE CONVERSION OF AN EXISTING DUPLEX AT 2665-2667 SPARROW COURT (8-3957)

The Committee recommends:

"That Council, as Approving Authority under the Condominium Act, approve the conversion into strata lots of Lot 140, District Lot 346, Plan 53820, subject to the applicant first installing smoke alarms to the satisfaction of the Building Inspector."

COUNCIL ACTION  
APPROVED  
CO. 23 26/87

ITEM #501-8

FINAL ADOPTION OF BYLAW NO. 1661, 1986, GIVEN SECOND AND THIRD READINGS BY COUNCIL ON NOVEMBER 3, 1986 - 176 GOLDEN DRIVE

The Committee recommends:

"That subject to the following matters being resolved prior to the Council meeting of March 30, 1987:

- 1) Ministry of Transportation and Highways approval of Bylaw No. 1661. 1986;
- 2) a restrictive covenant in the form attached to the Planning Director's report of March 18, 1987 being in the hands of the Municipal Solicitor in a registrable form;

that Council reconsider, finally pass and adopt Bylaw No. 1661, 1986, given second and third readings on November 3, 1986."

COUNCIL ACTION  
APPROVED  
S. Co.  
RES. 26/87

ITEM 501-9

PRELIMINARY REPORT ON APPLICATION Z-6-87 FOR REZONING OF PROPERTY AT THE SW CORNER OF JOHNSTON STREET AND DURANT DRIVE FROM RS-1 TO RT-2

Ald. Reid withdrew from the table on Item #9.

This item was tabled for the applicants to submit acceptable preliminary plans for review by the Planning Department in relation to major Zoning Bylaw matters and the Design Committee.

ITEM #501-10

PRELIMINARY REPORT ON APPLICATION Z-8-87 FOR REZONING OF PROPERTY AT 1326-1332 BRUNETTE AVENUE FROM RS-1 TO RM-2

The Committee recommends:

- "1) That Bylaw No. 1724, 1987 be given first reading by Council.
- "2) That Bylaw No. 1724, 1987 and application Z-8-87 be referred to Public Hearing."

COUNCIL ACTION  
APPROVED  
RES. 26/87

LAND USE COMMITTEE MINUTES  
OF MARCH 23, 1987

ITEM #501-11

PRELIMINARY REPORT ON APPLICATION Z-9-87 FOR REZONING OF PROPERTY IN THE  
1000 BLOCK SHERWOOD AVENUE FROM M-1 TO RMH-1

The Committee recommends:

- COUNCIL ACTION  
 1) That Bylaw No. 1732, 1987 be given first reading by Council.  
 2) That Bylaw No. 1732, 1987 and application Z-9-87 be referred to Public Hearing.
- Handwritten notes: 10/27/87, 269, 270, 271*

ITEM #501-12

PITT MEADOWS OFFICIAL COMMUNITY PLAN BYLAW NO. 1015, 1985

The Planning Director noted that a proposal for crossing of the Pitt River at its mouth connecting into the Mary Hill Bypass was the major item of interest in the draft Official Community Plan.

The Committee recommends:

- COUNCIL ACTION  
 "That Council commend the District of Pitt Meadows for their Official Community Plan proposal."
- Handwritten notes: 10/27/87, 269, 271*

TABLED ITEMS:

1. Subdivision Committee Minutes of March 3, 1987
2. Design Committee Minutes of March 10, 1987



D.M. Buchanan  
Executive Secretary

APRIL 6, 1987

LAND USE COMMITTEE MINUTES

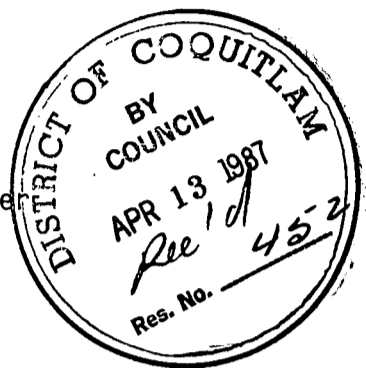
A meeting of the Land Use Committee was held on Monday, April 6, 1987 at 7:30 p.m. in the Council Chambers, with the following persons present:

COMMITTEE:

- Ald. M. Reid, Deputy Chairman
- Ald. W. Ohirko
- Mayor Sekora

STAFF:

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



ITEM #501-1

REZONING APPLICATION Z-2-87 - 345 NORTH ROAD TO CS-1

The Committee recommends:

- "1) That Bylaw No. 1735, 1987 be given first reading by Council.
- 2) That Bylaw No. 1735, 1987 and application Z-2-87 be referred to Public Hearing."

COUNCIL ACTION  
 APP'D BY  
 Co. Res  
 452/87

ITEM #501-2

SUBDIVISION OF 223 MARMONT STREET (8-2471)

The Committee recommends:

"That Mr. Nyhus be encouraged to either proceed with the three-lot subdivision or consider creation of two duplex sites on Lot 40, Plan 31201, at 223 Marmont Street."

COUNCIL ACTION  
 APP'D BY  
 Co. Res  
 452/87

ITEM #501-3

CONSERVATION PERMIT PERTAINING TO CONSTRUCTION OF SINGLE-FAMILY RESIDENCE AT 980 MCINTOSH STREET

"That authorization be granted to Oakvale Homes Ltd. to carry out earthworks to facilitate construction of a single-family dwelling on Lot 4, District Lot 368, Group 1, Plan 23291, N.W.D., subject to:

- a) all works to be carried out in accordance with the report by Terra Engineering Laboratories Ltd., reference number 120-597, dated 1986 07 16, pertaining to 900 block McIntosh Street, Coquitlam, B.C.;
- b) Terra Engineering Laboratories Ltd.:
  - i) supplying a letter of undertaking to supervise all works authorized by this permit, signed by both the new owners of the property and representatives of Terra Engineering Laboratories Ltd.;
  - ii) carrying out supervision of all works authorized by the Permit; and
  - iii) providing written certification confirming the competency of the works upon completion;

COUNCIL ACTION  
 APP'D BY  
 Co. Res  
 454/87



LAND USE COMMITTEE MINUTES  
OF APRIL 6, 1987

ITEM #501-3 cont'd

- c) the applicants being responsible for keeping the streets clean, in the opinion of the Municipal Engineer, from all dirt and debris;
- d) the duration of the permit to be one year, noting that under Clause 28(1) of Bylaw No. 1199, Council may suspend or revoke the permit if at any time, in its opinion, the permit holder violates any of the provisions of the bylaw or any of the terms and conditions of this permit, or if the duties and obligations set out in the permit have not or are not being fulfilled;
- e) the applicants being responsible for any and all manner of actions, claims, debts, demands and promises of whatsoever kind and however arising, and whether known or unknown, suspected or unsuspected, resulting or arising from the works permitted under this permit."

ITEM #501-4

AUTHORIZATION FOR ISSUANCE OF DEVELOPMENT VARIANCE PERMIT TO FACILITATE  
SUBDIVISION AT 337 MARINER WAY

The Committee recommends:


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

COUNCIL  
ACTION

*APPROVED  
Co. Rs  
#457/87*

TABLED ITEMS:

1. Subdivision Committee Minutes of March 17, 1987
2. Design Committee Minutes of March 24, 1987

  
D.M. Buchanan  
Executive Secretary

501

APRIL 21, 1987

LAND USE COMMITTEE MINUTES

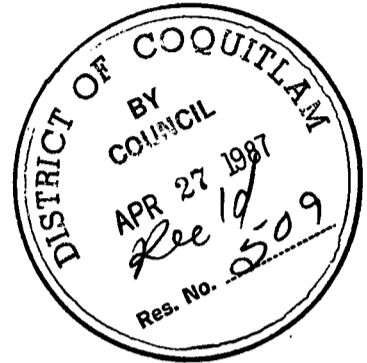
A meeting of the Land Use Committee was held on Tuesday, April 21, 1987 at 7:30 p.m. in the Council Chambers, with the following persons present:

COMMITTEE:

Ald. E. Parker, Chairman  
Ald. M. Reid  
Ald. W. Ohirko

STAFF:

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



ITEM #501-1

PROPOSED RM-2 ZONING AT 736 CLARKE ROAD

Mr. Jim Muir spoke to the Committee regarding his cooperative housing proposal, circulating additional letters dated April 21, 1987, one of which was from SHARE Enterprises regarding assistance to existing tenants. A new site plan was described with 37 units, dropped from the originally proposed 41, and featuring better siting adjacent the north property line. He advised that 11 or 12 units would be subsidized with the rent market housing. Other questions were then explored by the Committee. Existing tenants of the "old motel" stay an average three months with the longest being one year, according to Mr. Muir's conversations with the present owners. A nucleus of four families have been found for the cooperative, and an application for funding has been made to CMHC, to be considered on April 22, 1987.

The Committee advised Mr. Muir that it would give consideration to a formal application for RM-2 zoning on the following basis:

- 1) that the form of development is for two-storey townhouse units with underground parking;
- 2) that the preliminary site plan, as presented to the Planning Department, be reconsidered to provide greater privacy for units whose principal windows face the apartment block to the north, and to improve the relationship between buildings on the site; this may well involve some reduction in the proposed density; and
- 3) that the applicant present a proposal for the relocation of existing tenants prior to the application proceeding to Public Hearing, and a report on the implementation of such proposal prior to final approval.

Ald. Reid expressed concern with the townhousing concept and would rather see apartment development.

LAND USE COMMITTEE MINUTES  
OF APRIL 21, 1987

ITEM #501-2

PRELIMINARY REPORT ON APPLICATION Z-10-87 BY CHEVRON CANADA LIMITED FOR  
REZONING OF PROPERTY AT 2595 SHUSWAP AVENUE FROM M-1 TO M-2

The Committee tabled this item pending:

- 1) comments from the Engineering Department on any traffic concerns with this application;
- 2) further review by the Design Committee of revised preliminary plans."

ITEM #501-3

PRELIMINARY REPORT ON APPLICATION Z-11-87 BY G.W. MICHAUD FOR REZONING OF  
PROPERTY AT 1203 HACHEY AVENUE FROM RS-1 TO RT-1

The Committee recommends:

- "1) That Bylaw No. 1745, 1987 be given first reading by Council.
- 2) That Bylaw No. 1745, 1987 and application Z-11-87 be referred to Public Hearing."

COUNCIL ACTION  
APPROVED  
Co. R-3  
5/10/87

ITEM #501-4

PRELIMINARY REPORT ON APPLICATION Z-12-87 BY DISTRICT OF COQUITLAM FOR  
REZONING OF PROPERTY AT THE SOUTHEAST CORNER OF AUSTIN AVENUE AND NELSON  
STREET FROM C-2 AND P-1 TO C-2 FOR A COMMERCIAL SITE

The Committee recommends:

- "1) That the Community Plan Map be amended to redesignate the lands on the south side of Austin Avenue east of the relocated Nelson Street to General Commercial.
- 2) That draft Bylaw No. 1747, 1987 be given first reading.
- 3) That draft Bylaw No. 1747, 1987 and application Z-12-87 be referred to Public Hearing."

COUNCIL ACTION  
APPROVED  
Co. R-3  
5/12/87

ITEM #501-5

CONSERVATION PERMIT APPLICATION - REAR OF 1013 WINDWARD DRIVE

The Committee recommends:

"That authorization be granted to J. Lock and Tuc Management Corp. to carry out earthworks to facilitate construction of single-family dwellings on Lots 2 to 6 inclusive, District Lot 373, Group 1, N.W.D., Plan 74195, subject to:

COUNCIL ACTION  
APPROVED  
Co. R-3  
5/12/87

LAND USE COMMITTEE MINUTES  
OF APRIL 21, 1987

ITEM #501-5 cont'd

- 1) all works to be carried out in accordance with the report by Took Structural Laboratory Inc., entitled 'Proposed Residential Subdivision North of Windward Drive, Coquitlam, B.C., Subsurface Soil Investigation', and dated May 27, 1986;
- 2) Took Structural Laboratory Inc.:
  - a) carrying out supervision of all works authorized by the Permit, in accordance with their letter of April 7, 1987;
  - b) providing written certification confirming the competency of the works upon completion for each of the five lots;
- 3) the applicants being responsible for keeping the streets clean, in the opinion of the Municipal Engineer, from all dirt and debris;
- 4) the applicants supplying, prior to any earthworks being undertaken, information to the satisfaction of the Assistant Municipal Engineer, pertaining to the following:
  - a) specification under page 3, paragraph 3, as to what constitutes 'competent' soils proposed for fill areas;
  - b) clarification of location of all retaining walls proposed to be constructed;
  - c) clarification of whether reinforced walls are required for house foundations, and provision of designs where applicable;
  - d) specification of erosion protection measures where required;
- 5) the duration of the permit to be one year, noting that under Clause 28(1) of Bylaw No. 1199, Council may suspend or revoke the permit if at any time, in its opinion, the permit holder violates any of the provisions of the permit, or any of the terms and conditions of this permit, or if the duties and obligations set out in the permit have not or are not being fulfilled;
- 6) the applicant being responsible for any and all manner of actions, claims, debts, demands and promises of whatsoever kind and however arising, and whether known or unknown, suspected or unsuspected, resulting or arising from the works permitted under this permit."

ITEM #501-6

NORTHEAST COQUITLAM RATEPAYERS LETTER OF MARCH 24, 1987 RE CAMEX SITE

This item was received, noting that the material supplied to the Committee may be supplied to the Northeast Coquitlam Ratepayers organization.

ITEM #501-7


DEVELOPMENT VARIANCE PERMIT - ROAD GRADES AND VERTICAL CURVES - PARK LANE HOMES - 3200 BLOCK WALTON AVENUE

This item was tabled as requested by the Municipal Engineer.

LAND USE COMMITTEE MINUTES  
OF APRIL 21, 1987

TABLED ITEMS:

1. Subdivision Committee Minutes of March 31, 1987
2. Design Committee Minutes of April 7, 1987

  
\_\_\_\_\_  
D.M. Buchanan  
Executive Secretary

MAY 4, 1987

LAND USE COMMITTEE MINUTES

A meeting of the Land Use Committee was held on Monday, May 4, 1987 at 7:30 p.m. in the Council Chambers, with the following persons present:

COMMITTEE:

Ald. E. Parker, Chairman  
Ald. M. Reid  
Ald. W. Ohirko

STAFF:

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

ITEM #501-1PRELIMINARY REPORT ON APPLICATION Z-13-87 BY CWG GROUP ARCHITECTS FOR REZONING OF PROPERTY AT 2881 BARNET HIGHWAY FROM RMH-1 TO CS-1 AND C-2

Mr. R. Gruzelier and a Mr. Adran Gates of Bon Street Developments appeared before the Committee. Mr. Gates advised that the latter firm is acting as a trustee for PDB Developments Ltd., who will be the developer. A letter on this matter explaining their views on the Dufferin road closure will come to the District. Some discussion as to the extent of plans then took place. The Committee tabled the application pending:

- 1) submission of preliminary architectural drawings with the normal level of detail, which would establish clear design direction for the entire site and provide more detailed information on at least a first phase of development;
- 2) the Subdivision Committee finding a subdivision layout for the property technically feasible;
- 3) a revised layout being supplied for the convenience store and gas pumps to establish them as completely separate operations;
- 4) review of revised preliminary plans by the Design Committee and by municipal staff in relation to major Zoning Bylaw matters;
- 5) receipt of legal undertakings to the satisfaction of the Municipal Solicitor regarding the applicants' position on the Dufferin Street road allowance.

ITEM #501-2V. MORROW - 1200-1212 BRUNETTE AVENUE

Mrs. V. Morrow appeared regarding her letters of May 4, 1987 to the Land Use Committee and to the Planning Director. The Planning Director advised, in response to her request, that:

1. the architectural plans could not be shifted from 1212-1224 to 1200-1210, and
2. the plans should be "updated" to the French-Canadian heritage design theme.

The Committee endorsed these points and so advised Mrs. Morrow.

LAND USE COMMITTEE MINUTES  
OF MAY 4, 1987

ITEM #501-3

PRELIMINARY REPORT ON APPLICATION Z-14-87 BY D. WILDING FOR REZONING OF  
PROPERTY AT 700 CLARKE ROAD FROM RT-1 TO RS-3

The Committee recommends:

- 1) That Bylaw No. 1748, 1987 be given first reading by Council.
- 2) That Bylaw No. 1748, 1987 and application Z-14-87 be referred to Public Hearing.

COUNCIL ACTION  
 P.D.  
 R.S.  
 5/7/87

ITEM #501-4

PRELIMINARY REPORT ON APPLICATION Z-15-87 BY ALLEN CONTRACTING LTD. FOR  
REZONING OF PROPERTY AT 1392 PIPELINE ROAD FROM RMH-1 TO RS-4 AND P-5

This item was tabled pending the Subdivision Committee finding a subdivision layout for the property technically feasible and the Planning Department being able to prepare a draft bylaw for Council consideration.

ITEM #501-5

AUTHORIZATION FOR ISSUANCE OF DEVELOPMENT VARIANCE PERMIT AND ADOPTION OF  
BYLAW NO. 1704, 1987 - 1251-1271 LASALLE PLACE (Z-47-86)

The Committee recommends:

- 1) That Council reconsider, finally pass and adopt Bylaw No. 1704, 1987, given second and third readings on March 2, 1987.
- 2) That Council approve signing and sealing of the Development Variance Permit by the Mayor and Clerk, and such Permit shall become binding upon the District when duly executed and delivered for and on behalf of the Corporation by the Mayor and Municipal Clerk, who are specifically authorized to sign the same and to affix the Corporate Seal thereto, and to deliver the same and that all as the Act and Deed of the District of Coquitlam.

COUNCIL ACTION  
 P.D.  
 R.S.  
 5/7/87

ITEM #501-6

MAILLARDVILLE REVITALIZATION: STATUS AND ZONING IMPLICATIONS

The Committee recommends:

- 1) That Council authorize staff to initiate applications to rezone properties at 927 and 945 Brunette Avenue from the SS-3 Service Station Zone to the C-2 General Commercial Zone and draft the appropriate Bylaws for each site.
- 2) That staff contact the owners and tenants of the subject properties in writing regarding the aforementioned proposal well in advance of suggesting a Public Hearing date.

COUNCIL ACTION  
 P.D.  
 R.S.  
 5/7/87

LAND USE COMMITTEE MINUTES  
OF MAY 4, 1987

ITEM #501-7

NORTHWEST COQUITLAM OFFICIAL COMMUNITY PLAN - RESPONSES TO REFERRALS

The Committee recommends:

COUNCIL  
ACTION

*APPROVED  
CO RES  
5/29/87*

"That Council authorize the Planning Department to send Mr. Harrington the letter of reply attached to the Planning Director's report of April 29, 1987."

ITEM #501-8

EXTENSION OF MILLARD AVENUE TO GLENBROOK STREET

Mr. Gary Fuoco of 1320 Glenbrook and Mr. Quirin Walz of 1360 Glenbrook appeared before the Committee regarding a subdivision by Mr. Wayne Hall, and the above subject. The issue of drainage and flooded basements was also raised. The Committee received the "Glenbrook Street petition" from Mr. Fuoco and referred it to the Planning and Engineering Departments for possible consideration by the Subdivision Committee and Approving Officer, and a report back to the Land Use Committee.

ITEM #501-9

CANCELLATION OF MAY 19, 1987 MEETING

Ald. Parker and Ald. Reid advised that they would be away from Coquitlam and this meeting was cancelled. The Planning Director's suggestion of necessary reports going directly to Council for consideration on May 25 was endorsed.

TABLED ITEMS:

1. Subdivision Minutes of April 14, 1987
2. Design Committee Minutes of April 21, 1987



D.M. Buchanan  
Executive Secretary



MAY 19, 1987

LAND USE COMMITTEE

MINUTES

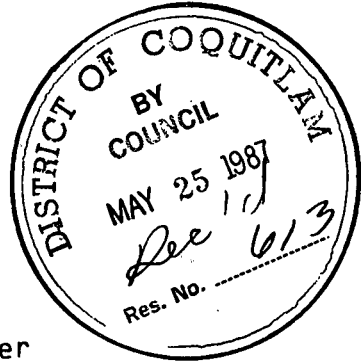
A meeting of the Land Use Committee was held on Tuesday, May 19, 1987 at 7:30 p.m. in the Council Chambers, with the following persons present:

COMMITTEE:

Ald. M. Reid, Deputy Chairman  
Ald. W. Ohirko  
Mayor L. Sekora

Also

Present: Ald. R. Mitchuk



STAFF:

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

ITEM #501-1

208 LAVAL STREET

Mr. R. Jang and Mr. D. Bird appeared before the Committee as suggested by Mayor Sekora. The Planning Director reviewed the fact that this site was just outside the townhousing designation of the Community Plan Map but was considered appropriate for inclusion in the designation, subject to design considerations. He also noted that an earlier idea of including Lot 10 was evidently not possible since the owner did not wish to sell it. Servicing costs of about \$63,000 were indicated by the Assistant Municipal Engineer. Access is proposed from the lane and a concept for six buildings was presented by Mr. Bird.

The Committee encouraged Mr. Jang and Mr. Bird to make formal applications with respect to their development proposal.

ITEM #501-2

AUTHORIZATION FOR ISSUANCE OF DEVELOPMENT VARIANCE PERMIT AND ADOPTION OF BYLAW NO. 1724, 1987 (Z-8-87)

The Committee recommends, subject to signing, sealing and notarizing of the Permit by the permittee, and acceptance of securities by the Municipal Treasurer:

- "1) That Council finally adopt Bylaw No. 1724, 1987, given second and third readings on April 27, 1987.
- 2) That Council approve signing and sealing of the Development Variance Permit by the Mayor and Clerk, and such Permit shall become binding upon the District when duly executed and delivered for and on behalf of the Corporation by the Mayor and Municipal Clerk, who are specifically authorized to sign the same and to affix the Corporate Seal thereto, and to deliver the same and that all as the Act and Deed of the District of Coquitlam."

COUNCIL ACTION  
APPROVED  
C. W. 6/14/87  
APPROVED  
C. W. 6/15/87

LAND USE COMMITTEE MINUTES  
OF MAY 19, 1987

ITEM #501-3

REZONING APPLICATION Z-10-87 - CHEVRON CANADA/MARATHON REALTY LTD.

Mr. Edwards circulated his report of May 16, 1987 and pointed out the concern with access being restricted to right turn only on the eastern driveway.

The Committee recommends:

COUNCIL  
ACTION

APPRO'D  
Co. R-2  
# 616 + 617/87

- "1) That Bylaw No. 1742, 1987 be given first reading by Council;
- 2) That Bylaw No. 1742, 1987 and application Z-10-87 be referred to Public Hearing;

subject to the Municipal Engineer advising Council that he is satisfied as to trucks being able to maneuver on-site in order to enter and leave with the right turn only restriction on the eastern driveway."

ITEM #501-4

PRELIMINARY REPORT ON APPLICATION Z-16-87 BY MR. A. GOJEVIC FOR REZONING OF PROPERTY AT 2089-2097 DAWES HILL ROAD FROM RS-1 & RT-1 TO RS-1 & RS-3

The Committee recommends:

COUNCIL  
ACTION

APPRO'D  
Co. R-3  
# 618 + 619/87

- "1) That Bylaw No. 1750, 1987 be given first reading by Council.
- 2) That Bylaw No. 1750, 1987 and application Z-16-87 be referred to Public Hearing."

ITEM #501-5

PRELIMINARY REPORT ON APPLICATION Z-17-87 BY AUSTIN DRUGS LTD. AND JENA DEVELOPMENTS LTD. FOR REZONING OF PROPERTY AT BREWSTER AVENUE/ERSKINE STREET FROM RS-2 TO RS-3

The Committee recommends:

COUNCIL  
ACTION

APPRO'D  
Co. R-3  
# 620 + 621/87

- "1) That Bylaw No. 1752, 1987 be given first reading by Council.
- 2) That Bylaw No. 1752, 1987 and application Z-17-87 be referred to Public Hearing."

LAND USE COMMITTEE MINUTES  
OF MAY 19, 1987

ITEM #501-6

PRELIMINARY REPORT ON APPLICATION Z-18-87 BY MR. M.J. QUERNS FOR REZONING OF PROPERTY AT 145 WOOLRIDGE STREET, 976-990 ADAIR AVENUE, 130 NELSON STREET AND LANE ALLOWANCE FROM M-1 TO CS-1 & M-6

The Committee tabled this application for:

- 1) receipt of a specific written statement of intentions with regard to the M-6, and specifically the CS-1 areas proposed for rezoning;
- 2) submission of preliminary architectural plans;
- 3) review of the written and planned submissions by the Planning Department staff and the Design Committee in relation to major Bylaw matters and design issues;
- 4) a report from the Engineering Department on access and traffic implications, based on the written and plan submission.

ITEM #501-7

PRELIMINARY REPORT ON APPLICATION Z-19-87 BY SUNWOOD SQUARE DEVELOPMENTS FOR REZONING OF PROPERTY AT 3025 LOUGHEED HIGHWAY FROM C-2 TO CS-1

The Committee recommends:

- "1) That Bylaw No. 1753, 1987 be given first reading by Council.
- 2) That Bylaw No. 1753, 1987 and application Z-19-87 be referred to Public Hearing."

COUNCIL ACTION  
*App'd  
 Cs, R's  
 6/22/87*

ITEM #501-8

AUTHORIZATION FOR ISSUANCE OF DEVELOPMENT VARIANCE PERMIT - RESOURCE RECOVERY PLANT AT 1200 UNITED BOULEVARD

The Committee tabled this application since the quality of the building was of concern and clarification was to be sought from the applicants as to the plans presented.

COUNCIL ACTION  
*Cs, R's  
 6/24/87*

(On May 20, 1987, Mayor Sekora advised the Planning Director that Wastech had satisfied him as to plan changes, and he recommended Council issuance of the Development Variance Permit - see attached report for recommended resolution.)

ITEM #501-9

JOINT ECONOMIC DEVELOPMENT INITIATIVE WITH THE CITY OF PORT COQUITLAM

The Committee tabled this report for information as to:

- 1) whether the District of Coquitlam could obtain Provincial funding for an independent marketing strategy report;
- 2) whether the City of Port Coquitlam really wishes to proceed with the marketing strategy review or simply with joint advertising.

LAND USE COMMITTEE MINUTES  
OF MAY 19, 1987

ITEM #501-10

AUTHORIZATION FOR ISSUANCE OF DEVELOPMENT VARIANCE PERMIT - 68-UNIT LOW-DENSITY APARTMENT PROJECT AT GUILDFORD WAY AND LANSDOWNE DRIVE

The Committee recommends, subject to signing, sealing and notarizing of the Permit by or for the permittee, and receipt of securities acceptable to the Municipal Treasurer:

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

The question of reports from the Fire Department and their reporting was discussed.

ITEM #501-11

ILLEGAL SUITES

The letter from Mr. and Mrs. Caputo of May 6, 1987 was received for information.

ITEM #501-12

LETTER FROM NEW WESTMINSTER AND DISTRICT CHAMBER OF COMMERCE DATED MAY 6, 1987 REGARDING FUTURE ACCESSES AND ROAD SYSTEMS IN AREA BELOW BRUNETTE AVENUE FROM BRAID TO SPRUCE

The Committee authorized staff to respond in writing to the New Westminster Chamber of Commerce, advising the City of New Westminster at the same time.

TABLED ITEMS:

1. Design Committee Minutes of May 5, 1987
2. Subdivision Committee Minutes of April 28, 1987
3. Subdivision Committee Minutes of May 5, 1987



D.M. Buchanan  
Executive Secretary

LAND USE COMMITTEE

MINUTES

A meeting of the Land Use Committee was held on Monday, June 1, 1987 at 7:30 p.m. in the Council Chambers, with the following persons present:

COMMITTEE:

- Ald. E. Parker, Chairman
- Ald. M. Reid
- Ald. W. Ohirko

ALSO

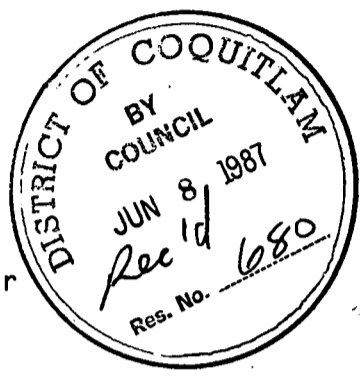
Ald. W. LeClair, Acting Mayor

PRESENT:

Ald. R. Mitchuk

STAFF:

- J.L. Tonn, Municipal Manager
- E. Tiessen, Deputy Planning Director



ITEM #501-1

POSSIBLE REZONING - TOWNHOUSE SITE AT CHILKO DRIVE AND MARINER WAY

After hearing from a delegation from Molnar Construction Ltd., the Committee recommended:

COUNCIL ACTION  
 R-2  
 Co. # 680/87

"That Molnar Construction be advised to apply for RS-4 zoning on the subject site, and that staff be directed to refer such application directly to Council."

ITEM #501-2

REZONING APPLICATION Z-13-87 - 2881 BARNET HIGHWAY TO C-2 AND CS-1

Mr. Rod Gruzelier appeared on behalf of the applicants and answered questions from the Committee. The Committee recommends:

COUNCIL ACTION  
 R-2  
 Co. # 682/87  
 684/87

- 1) That Council give first reading to Bylaw No. 1761, 1987.
- 2) That Bylaw No. 1761, 1987 and application Z-13-87 be referred to Public Hearing.
- 3) That the applicants be advised that restrictive covenants, as noted in the Planning Director's report, are seen as necessary if this project proceeds."

ITEM #501-3

PRELIMINARY REPORT ON APPLICATION Z-24-87 BY I. & E. SPORAR FOR REZONING OF PROPERTY AT 628 COTTONWOOD AVENUE FROM RS-1 TO RS-3

Mr. Sporar was present and spoke on behalf of the application.

COUNCIL ACTION

The Committee recommends:

R-2  
 Co. # 685/87

- 1) That staff prepare a Bylaw in regard to this application;
- 2) That Council give first reading to such Bylaw; and
- 3) That such Bylaw be referred to Public Hearing in order to allow for input from neighbouring residents."

LAND USE COMMITTEE MINUTES  
OF JUNE 1, 1987

ITEM #501-4

8-3531 - POSSIBLE EXTENSION OF MILLARD AVENUE TO GLENBROOK STREET

A delegation consisting of several area residents and a representative of the Northeast Coquitlam Ratepayers Association were present and spoke to the issue. After considerable discussion, the Committee recommended:

- "1) That staff be instructed to give priority to the preparation of an advance street plan for this area, with particular reference to the future status of Millard Avenue, northward extension of Glenbrook, and whether Glenbrook will in future connect to David Avenue, and to report back to the Committee on this matter.
- 2) That staff communicate with Mr. W. Hall in regard to his acreage subdivision 8-3531 to determine whether Mr. Hall would be willing to dedicate and construct the northerly half of an extension of Millard Avenue to connect to Glenbrook.
- 3) That the Approving Officer be requested to report to the next meeting of Council as to the reasons for a connection between Millard and Glenbrook not having been made a condition of subdivision 8-3531."

COUNCIL ACTION

Co  
Res #  
684/87

ITEM #501-5

Z-21-87 - ZONING AMENDMENT BYLAW NO. 1757, 1987

The Committee recommends:

- "1) That Council give first reading to Bylaw No. 1757, 1987.
- 2) That Council refer Bylaw No. 1757, 1987 to the Public Hearing scheduled for June 25, 1987."

COUNCIL ACTION

PPID  
Co. Res  
# 687 269/87

ITEM #501-6

PRELIMINARY REPORT ON APPLICATION Z-20-87 BY ADVOCATE HOLDINGS LTD. FOR REZONING OF PROPERTY AT 650 THOMPSON AVENUE FROM RS-1 AND RT-1 TO RT-1

The Committee recommends:

- "1) That Bylaw No. 1755, 1987 be given first reading by Council.
- 2) That Bylaw No. 1755, 1987 and application Z-20-87 be referred to Public Hearing."

COUNCIL ACTION

PPID  
Co. Res  
# 689 620/87

ITEM #501-7

PRELIMINARY REPORT ON APPLICATION Z-23-87 BY LOUGHEED HORIZON ESTATES FOR REZONING OF PROPERTY AT 2818-22-26 GLEN DRIVE FROM RS-1 AND RS-3 TO RS-4

The Committee recommends:

- "1) That Council give first reading to Bylaw No. 1756, 1987.
- 2) That Bylaw No. 1756, 1987 and application Z-23-87 be referred to Public Hearing."

COUNCIL ACTION

PPID  
Co. Res  
# 691 692/87

LAND USE COMMITTEE MINUTES  
OF JUNE 1, 1987

ITEM #501-8

PRELIMINARY REPORT ON APPLICATION Z-25-87 BY NICKERWEST HOLDINGS LTD. FOR  
REZONING OF PROPERTY AT 726 FARROW STREET FROM RT-1 TO CS-1

The Committee recommends:

- "1) That Council give first reading to Bylaw No. 1763, 1987.
- "2) That Bylaw No. 1763, 1987 and application Z-25-87 be referred to Public Hearing."

COUNCIL ACTION  
APPROVED  
6/3/87

ITEM #501-9

Z-3-87 - PROPOSED REZONING TO FACILITATE DUPLEX AT 1316 LEMAX AVENUE

The Committee recommends:

"That Council reconsider, finally pass and adopt Bylaw No. 1710, 1987, given second and third readings on March 30, 1987."

COUNCIL ACTION  
APPROVED  
6/2/87

ITEM #501-10

AUTHORIZATION FOR ISSUANCE OF DEVELOPMENT VARIANCE PERMIT - 31-UNIT  
MEDIUM-DENSITY APARTMENT DEVELOPMENT AT 2733 ATLIN PLACE


The Committee recommends:

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

COUNCIL ACTION  
APPROVED  
6/9/87

TABLED ITEMS:

1. Subdivision Committee Minutes of May 12, 1987
2. Design Committee Minutes of May 19, 1987

  
Eric Tiessen  
Acting Secretary

JUNE 15, 1987

LAND USE COMMITTEE MEETING

MINUTES

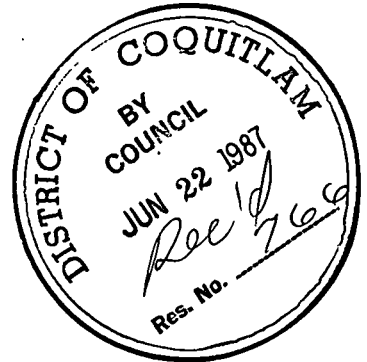
A meeting of the Land Use Committee was held on Monday, June 15, 1987 at 7:30 p.m. in the Council Chambers, with the following persons present:

COMMITTEE:

- Ald. E. Parker, Chairman
- Ald. M. Reid
- Ald. W. Ohirko

STAFF:

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



ITEM #501-1

Z-22-87 - MAILLARDVILLE REVITALIZATION - SERVICE STATION ZONING

The Committee recommends:

"That Mr. Jang's correspondence, together with the background report to Land Use Committee of April 28, 1987, be forwarded to or made available to the Maillardville Redevelopment Committee meeting of June 18, 1987 for their information and possible comment, and then this matter be placed back before the Land Use Committee."

COUNCIL ACTION

ITEM #501-2

CONSERVATION PERMIT APPLICATION FOR SINGLE-FAMILY DWELLING AT 966 FRESNO

The Committee recommends:

"That authorization be granted to carry out earthworks to facilitate construction of a single-family dwelling on Lot 133, District Lot 370, Group 1, Plan 30426, commonly known as 966 Fresno Place, subject to:

COUNCIL ACTION

- 1) all works to be carried out in accordance with the report by Hardy BBT Limited, entitled "Proposed Home - Lot 133, Fresno Place, Coquitlam, B.C.", and dated February 27, 1987;
- 2) Hardy BBT Limited:
  - a) carrying out supervision of all works authorized by the Permit in accordance with their letter undertaking supervision of the site development, dated March 2, 1987; and
  - b) providing written certification confirming the competency of the works upon completion;
- 3) the applicant being responsible for keeping the streets clean, in the opinion of the Municipal Engineer, from all dirt and debris;

APPROVED BY  
 Co. Reid  
 7/2/87



LAND USE COMMITTEE MEETING  
MINUTES OF JUNE 15, 1987

ITEM #501-2 cont'd

- 4) the duration of the Permit to be one year, noting that under Clause 28(1) of Bylaw No. 1199, Council may suspend or revoke the Permit if, at any time, in its opinion, the permit holder violates any of the provisions of the Bylaw, or any of the terms and conditions of this Permit, or if the duties and obligations set out in the Permit have not or are not being fulfilled;
- 5) the applicant being responsible for any and all manner of actions, claims, debts, demands and promises of whatsoever kind and however arising, and whether known or unknown, suspected or unsuspected, resulting or arising from the works permitted under this permit."

ITEM #501-3

AMENDMENT TO DEVELOPMENT PERMIT DP-17-85 - BOSTON MEADOWS - 2865 GLEN DR.

The Committee recommends:

COUNCIL  
ACTION

*Approved by Council 7/16/87*

"That Council approve signing and sealing of the second amendment to Development Permit DP-17-85 by the Mayor and Clerk, and such amendment shall become binding upon the District when duly executed and delivered for and on behalf of the Corporation by the Mayor and Municipal Clerk, who are specifically authorized to sign the same and to affix the Corporate Seal thereto, and to deliver the same and that all as the Act and Deed of the District of Coquitlam."

ITEM #501-4

PRELIMINARY REPORT ON APPLICATION Z-26-87 BY MARETT MANAGEMENT LTD. FOR REZONING OF PROPERTY AT 736 CLARKE ROAD FROM RT-1 TO RM-2

Ald. M. Reid withdrew from the Council Chambers on this item due to the involvement of Remax Realty on this site.

The Committee recommends:

COUNCIL  
ACTION


*Approved by Council 7/22/87*

- "1) That the community plan map be amended to designate the area shown as RM-2 on draft Bylaw No. 1767, 1987 as Medium-Density Apartment.
- 2) That Council give first reading to Bylaw No. 1767, 1987.
- 3) That Bylaw No. 1767, 1987 and application Z-26-87 be referred to Public Hearing."

LAND USE COMMITTEE MEETING  
MINUTES OF JUNE 15, 1987

TABLED ITEMS:

1. Subdivision Committee Minutes of May 26, 1987
2. Design Committee Minutes of June 2, 1987

  
D.M. Buchanan  
Executive Secretary

JUNE 29, 1987

LAND USE COMMITTEE MEETING

MINUTES

A meeting of the Land Use Committee was held on Monday, June 29, 1987 at 7:30 p.m. in the Council Chambers, with the following persons present:

COMMITTEE:

- Ald. E. Parker, Chairman
- Ald. M. Reid
- Ald. W. Ohirko

STAFF:

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



ITEM #501-1

PROPOSED NEIGHBOURHOOD PUB AT 2918-2922 GLEN DRIVE

Mr. and Mrs. Burges appeared before the Committee on this matter. The subject was then discussed with the proponents.

The Committee recommends:

"That the Planning Department write to Mr. and Mr. Burges as to the implications for their proposal in light of the use provisions and parking requirements of the Zoning Bylaw."

ITEM #501-2

APPLICATION FOR DEVELOPMENT VARIANCE PERMIT - SIGN LOCATION APPEAL - 2561 BARNET HIGHWAY

Mr. Tom Thompson, Architect, appeared with regard to the proposed signage and the need for visibility from Barnet Highway.

The Committee recommends:

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

COUNCIL ACTION

*B1*  
*pp 10*  
*R 47*  
*824/57*

LAND USE COMMITTEE MEETING  
MINUTES OF JUNE 29, 1987

ITEM #501-3

8-3841 - APPLICATION FOR STRATA TITLE CONVERSION OF AN EXISTING DUPLEX AT  
901-903 DELESTRE AVENUE

The Committee recommends:

COUNCIL ACTION  
APPROVED  
CO. RES.  
8/22/87  
"That Council, as Approving Authority under the Condominium Act, approve the conversion into strata lots of Lot A, District Lot 45, Group 1, Plan 70742, subject to the applicant first installing smoke alarms to the satisfaction of the Building Inspector."

ITEM #501-4

DEVELOPMENT VARIANCE PERMIT APPLICATION - 600 BLOCK CHILKO DRIVE

This item was tabled for two weeks for:

- 1) the ten-day notice provisions of the Municipal Act to be met,
- 2) a report from the Fire Chief.

ITEM #501-5

Z-27-87 - MOLNAR CONSTRUCTION LTD. - 2700 BLOCK CHILKO DRIVE TO RS-4

The Committee recommends:

- COUNCIL ACTION  
APPROVED  
CO. RES.  
8/22/87
- "1) That the Community Plan Map be amended to redesignate Lot 1, District Lot 305, Group 1, NWD, Plan 70847, from its present designation of Townhousing to Compact One-Family.
  - 2) That Council give first reading to Bylaw No. 1765, 1987.
  - 3) That Bylaw No. 1765, 1987 and application Z-27-87 be referred to Public Hearing."

ITEM #501-6

COLONY FARM - REFERENDUM WORDING

The Committee discussed this matter and how it should go about arriving at a possible question or questions or if, indeed, there should be a referendum. The item was tabled until August 19, 1987 at 7:30 p.m. for review at a special meeting.

LAND USE COMMITTEE MEETING  
MINUTES OF JUNE 29, 1987

ITEM #501-7

PROPOSED DEVELOPMENT AT 736 CLARKE ROAD

Ald. Reid withdrew from the table on this item.

The Committee then received the Engineering Department report of June 25, 1987 for information.

ITEM #501-8

REZONING APPLICATION Z-24-87 - 628 COTTONWOOD AVENUE TO RS-3

Mr. Sporar appeared before the Committee.

The Committee recommends:

- "1) That first reading be given to Bylaw No. 1759, 1987.
- 2) That Bylaw No. 1759, 1987 and application Z-24-87 be referred to Public Hearing."

COUNCIL ACTION  
PP'ID  
R 8/20/87  
C 8/20/87

ITEM #501-9

DEVELOPMENT VARIANCE PERMIT - CHESAPEAKE DEVELOPMENTS LTD. - STRATA LOT 40 IN BOSTON MEADOWS AT 2865 GLEN DRIVE

The Committee recommends:

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

COUNCIL ACTION  
PP'ID  
R 8/21/87

ITEM #501-10

DEVELOPMENT VARIANCE PERMIT - SITING APPEAL - 1111 BRUNETTE AVENUE

The Committee recommends:

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

COUNCIL ACTION  
PP'ID  
R 8/22/87

LAND USE COMMITTEE MEETING  
MINUTES OF JUNE 29, 1987

ITEM #501-11

DEVELOPMENT CONSTRAINTS FOR AREA NORTH OF HAZEL DRIVE WEST OF COAST  
MERIDIAN ROAD

The Committee recommends:

"That this report be sent to the Northeast Ratepayers Association and to the applicants for subdivision for their information."

UNCIL  
TION  
R  
PP10  
RES  
8/33/87

ITEM #501-12

HERITAGE CONSERVATION

This item was tabled and the Planning Department directed to contact the City of Port Coquitlam as to ascertaining their experience with the heritage designation of civic buildings on City land.

TABLED ITEMS:

1. Design Committee Minutes of June 16, 1987
2. Subdivision Committee Minutes of June 11, 1987
3. Subdivision Committee Minutes of June 23, 1987



D.M. Buchanan  
Executive Secretary

JULY 13, 1987

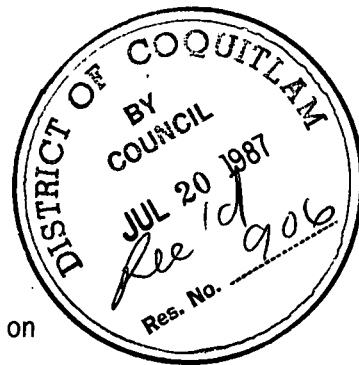
LAND USE COMMITTEE

MINUTES

A meeting of the Land Use Committee was held on Monday, July 13, 1987 at 7:30 p.m. in the Council Chambers, with the following persons present:

COMMITTEE:

- Ald. E. Parker, Chairman
- Ald. M. Reid
- Ald. W. Ohirko
- Mayor L. Sekora



STAFF:

- J.L. Tonn, Municipal Manager
- D.M. Buchanan, Planning Director
- T. Murphy, Supervisor, Traffic & Transportation
- T. de Jong, Long Range Planner

ITEM #501-1

REZONING APPLICATION - Z-38-83 - 1212-1224 BRUNETTE AVENUE - V. MORROW

Mrs. Valerie Morrow came before the Committee regarding reactivation of this 1983 application. The Committee advised that the rezoning bylaw had terminated and that a new application would have to be made. There followed discussion on the question of French heritage design being incorporated in any new plan submission.

Mayor Sekora left the meeting at this point.

ITEM #501-2

PRELIMINARY REPORT ON APPLICATION Z-28-87 BY THE DISTRICT OF COQUITLAM FOR AN AMENDMENT TO SECTION 703(1)(e) OF ZONING BYLAW NO. 1928 TO ALLOW AN INCREASE IN ALLOWABLE GROSS FLOOR AREA FOR TOURIST ACCOMMODATION

The Committee recommends:

- "1) That Zoning Amendment Bylaw No. 1769, 1987 be given first reading by Council.
- 2) That Zoning Amendment Bylaw No. 1769, 1987 and application Z-28-87 be referred to Public Hearing."

COUNCIL ACTION  
 REID  
 907 908/87

LAND USE COMMITTEE MINUTES  
OF JULY 13, 1987

ITEM #501-3

PRELIMINARY REPORT ON APPLICATION Z-29-87 BY THE DISTRICT OF COQUITLAM FOR REZONING OF PROPERTY IN THE 2200 BLOCK DAWES HILL ROAD FROM RS-1 TO P-1 AND P-1 TO RS-1

The Committee reviewed this matter and tabled it for:

- 1) review of the title by the Municipal Solicitor as to any restrictions on modification of the park;
- 2) input from the Parks and Recreation Department on the need for a soccer field in this area and the proposed park boundary on Sorrento Drive.

ITEM #501-4

CONSERVATION PERMIT PERTAINING TO PRELOADING OF A COMMERCIAL SITE AT 1301 LOUGHEED HIGHWAY

The Committee recommends:

"That authorization be granted to Westfair Properties (Pacific) Ltd., hereinafter called the applicants, to carry out earthworks to facilitate the preloading of the site for a proposed commercial building on Lot 20, District Lot 48, Group 1, Plan 66298, N.W.D., subject to:

- a) all works to be carried out in accordance with the report by Golder Associates, Reference Number 872-1065, dated June, 1987, and stamped 'Received District of Coquitlam Planning Dept., July 8, 1987', and the set of five plans by Golder Associates, dated June 26, 1987, and stamped 'Received District of Coquitlam Planning Dept., June 26, 1987', and more particularity being the following:
  - i) Drawing S-1, Stripping and Excavation;
  - ii) Drawing S-2, Site Plan;
  - iii) Drawing S-3, Preload Fill Plan;
  - iv) Drawing S-4, Area Boundaries for Payment and Instrumentation;
  - v) Drawing S-5, Sections and Details;
- b) Golder Associates:
  - i) carrying out supervision of all works authorized by the permit;
  - ii) providing written certification confirming the competency of the works upon completion;
  - iii) placing its seal upon the drawings referred to above in paragraph a) to the satisfaction of the Municipal Engineer prior to commencement of any earthworks;

COUNCIL  
ACTION

*APPROVED  
CO. R3  
9/09/87*



LAND USE COMMITTEE MINUTES  
OF JULY 13, 1987

ITEM #501-4 cont'd

- c) the applicants, prior to commencement of any earthworks:
  - i) advising the Municipal Engineer of the details of the proposed delivery system, including truck routes and the access points to the site;
  - ii) supplying sufficient detail, to the satisfaction of the Municipal Engineer, that the temporary pumping system, which is proposed to be utilized to bypass the drainage of 'No Name Creek', will function without failure;
  - iii) erecting silt fencing adjacent to any watercourses where necessary, in the opinion of the Municipal Engineer, or officials of the Water Management and Fish and Wildlife Branches of the Ministry of Environment;
  - iv) supplying written confirmation from the Ministry of Transportation and Highways that the Ministry consents to:
    - a) the enclosure of the ditch/watercourse lying within the Lougheed Highway right-of-way; and
    - b) the proposed earthworks encroaching onto the Lougheed Highway right-of-way in this same area;
- d) the applicants being responsible for keeping the streets clean, in the opinion of the Municipal Engineer, of all dirt and debris;
- e) the applicants complying with the following requirements of the Parks and Recreation Department of the District of Coquitlam:
  - i) that preloading does not protrude any more than five meters into the PARK property at any point;
  - ii) that all materials used in the preload operation are removed from PARK property, and such property is relandscaped to return the land to its original and natural vegetative cover; and
  - iii) that copies of revegetation planting plans be provided to the Parks and Recreation Department for review prior to implementation;
- f) the duration of the permit being one year, noting that under Clause 28(1) of Bylaw No. 1199, Council may suspend or revoke the permit if at any time, in its opinion, the permit holder violates any of the provisions of the Bylaw or any of the terms and conditions of this permit, or if the duties and obligations set out in the permit have not or are not being fulfilled;
- g) the applicants being responsible for any and all manner of actions, claims, debts, demands and promises of whatsoever kind and however arising, and whether known or unknown, suspected or unsuspected, resulting or arising from the works permitted under this permit."

LAND USE COMMITTEE MINUTES  
OF JULY 13, 1987

ITEM #501-5

HERITAGE CONSERVATION

The relationship between the B.C. Heritage Trust and municipal designation of sites by municipal bylaw was described by Tomina de Jong. Extensive discussion then followed by staff and the Committee. The focus of the discussion related to possible longer term designation of privately owned properties.

The Committee tabled the report for further information as to:

- 1) cost implications to Council in designation of municipal buildings;
- 2) tax implications for owners of private property;
- 3) the application process for designation of private properties.

ITEM #501-6

Z-30-87 - AMENDING ZONING BYLAW NO. 1773, 1987

The Committee recommends:

- "1) That Council give Bylaw No. 1773, 1987 first reading; and
- 2) That Council refer Bylaw No. 1773, 1987 to the next regularly scheduled Public Hearing."

COUNCIL ACTION  
APPROVED  
Co. RES # 910 x 9/11/87

ITEM #501-7

DEVELOPMENT VARIANCE PERMIT APPLICATION - 600 BLOCK CHILKO DRIVE

The Committee recommends:

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

COUNCIL ACTION  
APPROVED  
Co. RES # 912/87

ITEM #501-8

BYLAW NO. 1713 - NORTHWEST COQUITLAM OFFICIAL COMMUNITY PLAN

The Committee recommends:

- "1) That Council give fourth reading to Bylaw No. 1713, 1987; and
- 2) That the Planning Department be authorized to proceed with distribution of a plan summary to residents of the plan area and immediately adjacent areas."

COUNCIL ACTION  
APPROVED  
Co. RES # 910 x 9/14/87

LAND USE COMMITTEE MINUTES  
OF JULY 13, 1987

ITEM #501-9

Z-18-87 - LOUGHEED HIGHWAY, NELSON STREET AND ADAIR AVENUE TO CS-1 & M-6  
STATUS REPORT

Mr. T. Murphy spoke to the traffic implications of the proposed development.

The Committee recommends:

COUNCIL  
ACTION

*APPROVED  
C. R. S.  
9/2/87*

- 1) That the applicant be requested to retain a Traffic Consultant to undertake a traffic study of the proposed land use for this development and the impacts to the Lougheed Highway.
- 2) That Engineering staff review this study in consultation with the Ministry and report back to the Committee, stating acceptable access locations and maximum permissible traffic generation for the development."

ITEM #501-10

TRANSIT TECHNICAL COMMITTEE MEETING - JUNE 18, 1987

The Committee discussed better marketing of the transit system. The report was then received for information.

TABLED ITEM:

Design Committee Minutes of July 7, 1987



D.M. Buchanan  
Executive Secretary

JULY 27, 1987

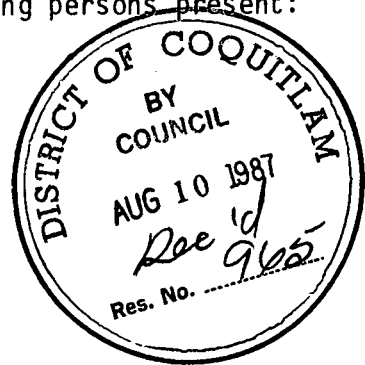
LAND USE COMMITTEE MEETING

MINUTES

A meeting of the Land Use Committee was held on Tuesday, July 27, 1987 at 7:30 p.m. in the Council Chambers, with the following persons present:

COMMITTEE:

Ald. M. Reid, Acting Chairperson  
Ald. W. Ohirko



STAFF:

E. Tiessen, Deputy Planning Director

ITEM #501-1

CORRESPONDENCE RE PROPOSED JAPANESE CULTURAL RELIGIOUS CENTRE AT 209-215 JACKSON STREET

Mr. Donald Matsuba, architect, spoke on behalf of the delegation present.

The Committee recommends:

"That Council advise the proponents to now proceed to a formal rezoning application, and that such application be accompanied by preliminary plans, including elevations, a perspective drawing and landscaping concept."

COUNCIL ACTION  
APP'D By  
Co. R-3  
\* 9/24/87

ITEM #501-2

PRELIMINARY REPORT ON APPLICATION Z-31-87 BY RANAM DEVELOPMENTS LTD. FOR REZONING OF PROPERTY AT 208 LAVAL STREET FROM RS-1 TO RT-2

The Committee tabled application Z-31-87 pending resubmission of a modified design to the Design Committee.

ITEM #501-3

PRELIMINARY REPORT ON APPLICATION Z-32-87 BY LIFE CENTRE COQUITLAM FOURSQUARE CHURCH FOR REZONING OF PROPERTY AT 1460 LANSLOWNE DRIVE FROM RS-2 TO P-1 AND P-2

The Committee recommends:

- "1) That Bylaw No. 1774, 1987 be given first reading by Council.
- 2) That Bylaw No. 1774, 1987 and application Z-32-87 be referred to Public Hearing."

COUNCIL ACTION  
APP'D By  
Co. R-3  
\* 9/27/87

LAND USE COMMITTEE MINUTES  
OF JULY 27, 1987

ITEM #501-4

DEVELOPMENT VARIANCE PERMIT APPLICATION - 2700 BLOCK WESTLAKE DRIVE

The Committee recommends:

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

COUNCIL ACTION  
APPROVED  
Co. Clerk  
9/29/87

ITEM #501-5

DEVELOPMENT VARIANCE PERMIT FOR CANOPY OVER PUMP ISLAND FOR SERVICE STATION AT 1029 AUSTIN AVENUE

The Committee recommends:

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

COUNCIL ACTION  
APPROVED  
Co. Clerk  
9/29/87

ITEM #501-6

DEVELOPMENT VARIANCE PERMIT APPLICATION - 2900 BLOCK WALTON AVENUE

The Committee recommends:

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

COUNCIL ACTION  
APPROVED  
Co. Clerk  
9/29/87

ITEM #501-7

TOWNHOUSE DESIGN IN COQUITLAM

Ald. Reid expressed concern with the standard of design of some recent townhouse projects in Coquitlam and speculated whether a more generous allowable site coverage than the present 30% maximum would encourage lower buildings and enclosed parking. She also felt it would be desirable for Committee members to view some examples of good townhouse design in other municipalities. After some discussion, the Committee recommended:

"That Council request the Planning Department to prepare a report on allowable site coverage for townhouse development, including reference to allowable maximums in other municipalities."

COUNCIL ACTION  
APPROVED  
Co. Clerk  
9/22/87

LAND USE COMMITTEE MINUTES  
OF JULY 27, 1987

ITEM #501-7 continued

The Committee also discussed the idea of meeting on an annual basis with the Design Committee to discuss mutual design concerns on an informal basis and requested that the Planning Department initiate arrangements in this regard.


ITEM #501-8

COLONY FARM REFERENDUM

Ald. Ohirko suggested that for purposes of discussing the specific wording of a referendum question, it might be wise if the Committee's deliberations were assisted by several citizens with diverse points of view on this issue. He gave notice that he would be placing this idea before Council for consideration.

TABLED ITEMS:

1. Subdivision Committee Minutes of July 7, 1987
2. Letter of 1987 07 24 by Don Buchanan to Mr. Fred Meester, 1700 Como Lake Road

  
\_\_\_\_\_  
E. Tiessen  
Acting Secretary

501

AUGUST 17, 1987

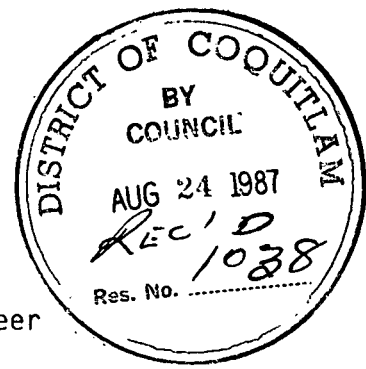
LAND USE COMMITTEE

MINUTES

A meeting of the Land Use Committee was held on Monday, August 17, 1987, at 7:30 p.m. in the Council Chambers, with the following persons present:

COMMITTEE:

- Ald. E. Parker, Chairman
- Ald. M. Reid
- Ald. W. Ohirko
- Mayor L. Sekora



STAFF:

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

ITEM #501-1

PRELIMINARY REPORT ON APPLICATION Z-34-87 BY H. JASPER FOR REZONING OF PROPERTY AT 2963 GLEN DRIVE/2964 BURLINGTON DRIVE FROM RS-1 AND RS-2 TO RM-5 AND C-4

The Planning Director provided background as to this application and the planning of the area. Mr. H. Jasper then spoke with regard to his proposals. After some discussion, Mr. R. Gruzelier, Architect, presented the project plans.

The Committee recommends:

"That Mr. Jasper be present on August 24, 1987 to present his development proposal to Council."

COUNCIL ACTION  
 1039  
 1040  
 1041

ITEM #501-2

PROPOSED RESTAURANT/PUB - MAYFAIR INDUSTRIAL PARK - 176 GOLDEN DRIVE

Ald. Reid withdrew from the Council Chambers, indicating her company was involved with the development. Mr. M. Garton spoke to the Committee on the matter of the "overflow parking" for this development. He indicated that:

- a) a restrictive covenant was not possible to obtain from the adjacent owners;
- b) the restaurant would be cafeteria style and not be open in the evening; and
- c) the number of persons assumed in each vehicle is very high.

The Committee recommends:

- "1) That evening overflow parking on the Ulstein Maritime property commence no later than 6:00 p.m. each workday and be permitted all day on Saturdays and Sundays.
- 2) That employees of the pub and restaurant be requested to park on the ICG Liquid Gas property.
- 3) That the developer should pay the cost of special parking prohibition signs on the adjoining street system."

COUNCIL ACTION  
 1042/87  
 5 AMENDMENTS

LAND USE COMMITTEE MINUTES  
OF AUGUST 17, 1987

ITEM #501-3

PRESENTATION BY FRANK DUCOTE RE DESIGN GUIDELINES FOR MAILLARDVILLE

Mr. Ducote presented slides on Maillardville and other areas, illustrative of the building guidelines. After discussion, the guidelines were favourably received.

ITEM #501-4

MAILLARDVILLE HERITAGE

The Committee recommends:

COUNCIL  
ACTION

- "1) That Council authorize staff to draft a Bylaw to designate the building and site at 1120 Brunette Avenue (Place des Arts) as a municipal heritage site under the Heritage Conservation Act.
- 2) That Council authorize staff to draft a Bylaw designating the property and building at 169 King Edward (Coquitlam Family Centre) as a municipal heritage site under the Heritage Conservation Act.
- 3) That staff be authorized to consult with the Vancouver Catholic Archdiocese and the Notre Dame de Lourdes Parish Building Committee regarding prospects and any concerns with municipal heritage designation of the church and buildings at Laval Square.
- 4) That staff be authorized to consult with School District No. 43 regarding any concerns they may have with municipal heritage designation of Millside School and municipal concerns for maintenance sensitive to new residential development nearby.
- 5) That Council endorse the 'Design Guidelines for New Multiple-Family Residential Development in Maillardville with French Canadian Character' as basis for consideration of new building proposals in Maillardville.
- 6) That Council affirm a policy of no municipal heritage designation of privately owned residential sites or buildings until such time as new legislation expected in 1988 is reviewed and related efforts in Maillardville have been assessed by municipal staff, the Land Use Committee and Council."

*Opp'd R 2*  
*Co. Res 7*  
*# 1044/87*

A second recommendation was then made:

COUNCIL  
ACTION

"That a meeting be hosted by the Maillardville Redevelopment Committee to present the guidelines for new development to the community."

*Opp'd R 2*  
*Co. Res 7*  
*# 1045/87*



LAND USE COMMITTEE MINUTES  
OF AUGUST 17, 1987

ITEM #501-5

COLONY FARM REFERENDUM - POSSIBLE WORDING

Discussion on the idea of holding a referendum took place.

The Committee concluded:

COUNCIL  
ACTION

"That after review of the matter, the wording was not resolved, making it necessary for Council to review the issue."

Co.  
#  
1046/87

Ald. Ohirko opposed the above conclusion. The special meeting of August 19, 1987 was cancelled by the Chairman as a result of the discussion.

ITEM #501-6

REZONING APPLICATION Z-31-87 - 208 LAVAL STREET TO RT-2

The Committee recommends:

COUNCIL  
ACTION

- "1) That the Community Plan Map be amended to designate the land outlined in black on Schedule 'A' to Bylaw No. 1777, 1987 as Townhousing.
- 2) That Bylaw No. 1777, 1987 be given first reading by Council.
- 3) That Bylaw No. 1777, 1987 and application Z-31-87 be referred to Public Hearing."

Co.  
#  
1047  
1048  
1049/87

ITEM #501-7

PARKING FOR DISABLED PERSONS

The Committee recommends:


COUNCIL  
ACTION

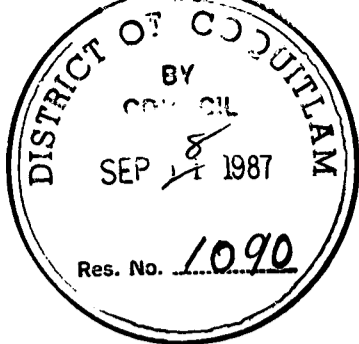
"That Council indicate its support for the objectives of the UBCM, advising them and GVRD of the similar bylaw provision in effect in Coquitlam since 1978."

APP'D  
BY Co.  
# 1050/87  
R35

TABLED ITEMS:

- 1. Design Committee Minutes of July 21, July 28 and August 11, 1987
- 2. Subdivision Committee Minutes of July 21 and August 11, 1987
- 3. Taxes - Article from Canadian Heritage Magazine, May-June 1986
- 4. Design Guidelines for New Commercial Buildings in Maillardville
- 5. Design Guidelines for New Multi-Family Residential Developments in Maillardville with French Canadian Character

  
D.M. Buchanan  
Executive Secretary



501

AUGUST 31, 1987

LAND USE COMMITTEEMINUTES

A meeting of the Land Use Committee was held on Monday, August 31, 1987, at 7:30 p.m. in the Council Chambers, with the following persons present:

COMMITTEE:

Ald. E. Parker, Chairman  
Ald. M. Reid  
Ald. W. Ohirko

STAFF:

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

ITEM #501-1

Z-22-87 - APPLICATION BY THE DISTRICT OF COQUITLAM FOR REZONING OF PROPERTY AT 927 & 945 BRUNETTE AVENUE FROM SS-3 TO C-2

Mr. Randy Jang spoke to the Committee. He introduced a Mr. David Bird and his colleague, Mr. Sandy Cott. Mr. Jang reviewed his difficulties in pursuing redevelopment of the Maillardville Shopping Centre lands in terms of attracting businesses and the local and Provincial economy.

Mr. David Bird, designer, then spoke in regard to plans which they brought to the meeting. A gas bar was indicated with a tower at a central point, operated by Domo Gasoline Corp. Ms. de Jong advised that none of the plans shown had previously been seen by the Planning Department.

The Committee tabled this item for the Planning Department to review the plans and to report back further to the Committee.

ITEM #501-2

EXTENSION OF TIME FOR REZONING APPLICATION Z-32-84 - 1148 WESTWOOD ST.

The Committee recommends:

"That application Z-32-84 be granted a six-month extension to March 9, 1988."

ITEM #501-3

REZONING APPLICATION Z-6-87 - PROPOSED 22-UNIT TOWNHOUSE DEVELOPMENT AT 1232 JOHNSON STREET

Ald. M. Reid withdrew from the Chambers since her realty firm was involved with the application.

The Committee recommends:

- 1) That Bylaw No. 1723, 1987 be given first reading by Council.
- 2) That Bylaw No. 1723, 1987 and application Z-6-87 be referred to Public Hearing."

LAND USE COMMITTEE MINUTES  
OF AUGUST 31, 1987

ITEM #501-4

AMENDMENT TO DEVELOPMENT VARIANCE PERMIT DVP-31-86 - FALCONCREST HOUSING  
CO-OPERATIVE - 1170 FALCON DRIVE

---

The Committee recommends:

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

ITEM #501-5

APPLICATION Z-33-87 BY THE DISTRICT OF COQUITLAM FOR PROCEDURAL CHANGES  
TO ZONING BYLAW NO. 1928, 1971


---

The Committee recommends:

- "1) That Council give first reading to Bylaws No. 1783 and No. 1784.
- 2) That Council refer Bylaws No. 1783 and No. 1784 and application Z-33-87 to the next regularly scheduled Public Hearing."

TABLED ITEM:

Design Committee Minutes of August 18, 1987

  
\_\_\_\_\_  
D.M. Buchanan  
Executive Secretary

SEPTEMBER 14, 1987

LAND USE COMMITTEE

MINUTES

A meeting of the Land Use Committee was held on Monday, September 14, 1987, at 7:30 p.m. in the Council Chambers, with the following persons present:

COMMITTEE:

- Ald. E. Parker, Chairman
- Ald. W. Ohirko
- Mayor Sekora

Also:

- Ald. R. Mitchuk



STAFF:

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

ITEM #501-1

PRELIMINARY REPORT ON APPLICATION Z-37-87 FOR REZONING OF PROPERTY AT GUILDFORD WAY AND PINETREE WAY

This item was tabled and the applicants were asked to resubmit plans in keeping with the height provisions of the RM-4 zone with buildings of eight to twelve storeys in height.

ITEM #501-2

PRELIMINARY REPORT ON APPLICATION Z-35-87 FOR REZONING OF PROPERTY AT THE SOUTHWEST CORNER OF BRUNETTE AVENUE AND LAVAL STREET

The Committee recommends:

- ✓ "1) That Bylaw No. 1786, 1987 be given first reading by Council.
- ✓ "2) That Bylaw No. 1786, 1987 and application Z-35-87 be referred to Public Hearing."

P.D.  
 K.S.  
 1139  
 1138  
 COUNCIL  
 ACTION

ITEM #501-3

PRELIMINARY REPORT ON APPLICATION Z-38-87 FOR REZONING OF PROPERTY AT AUSTIN AVENUE AND NELSON STREET

The Committee recommends:

- ✓ "1) That the Community Plan Map be amended for the portion of the former Austin School site east of Lebleu Street and south of Austin Avenue over to the newly aligned Nelson Street, and the lands be designated Civic and Major Institutional for the proposed fire hall site, General Commercial for the area intended for C-2 zoning on Austin Avenue, and Service Commercial for the area intended for CS-1 zoning.

COUNCIL  
 ACTION  
 App'd.  
 Res. 1139.

LAND USE COMMITTEE MINUTES  
OF SEPTEMBER 14, 1987

ITEM #501-3 cont'd

- 2) That Council give first reading to Bylaw No. 1787, 1987.
- 3) That Bylaw No. 1787, 1987 and application Z-38-87 be referred to the October 8, 1987 Public Hearing."

*1141  
Nos.  
10 + 1141*

Mr. J. Sheppard advised that on Thursday, September 17, 1987 at 7:00 p.m. in the Fatima Hall, a public information meeting would be held.

ITEM #501-4

PRELIMINARY REPORT ON APPLICATION Z-36-87 FOR REZONING OF PROPERTY AT 1303 SHERMAN STREET

The Committee recommends:

- "1) That Bylaw No. 1785, 1987 be given first reading by Council.
- 2) That Bylaw No. 1785, 1987 and application Z-36-87 be referred to Public Hearing."

*COUNCIL ACTION  
1142  
Nos.  
12 + 1143*

ITEM #501-5

Z-22-87 - REZONING OF SS-3 SITE AT 927 BRUNETTE AVENUE TO C-2

This item was tabled until October 13, 1987.

ITEM #501-6

ASSIGNMENT OF DEVELOPMENT VARIANCE PERMIT - APARTMENT PROJECT AT 1150 DUFFERIN STREET

The Committee recommends:

"That Council approve signing and sealing of the assignment of Development Variance Permit DVP-37-86 to Twin Creeks Developments Ltd., and such assignment shall become binding upon the District when duly executed and delivered for and on behalf of the Corporation by the Mayor and Municipal Clerk, who are specifically authorized to sign the same and to affix the Corporate Seal thereto and to deliver the same and that all as the Act and Deed of the District of Coquitlam."

*COUNCIL ACTION  
1144  
Nos.  
1144*

LAND USE COMMITTEE MINUTES  
OF SEPTEMBER 14, 1987

ITEM #501-7

Z-20-87 - CONSIDERATION OF FINAL ADOPTION OF BYLAW NO. 1755, 1987 -  
650 THOMPSON AVENUE

---

The Committee recommends:

"That Council reconsider, finally pass and adopt Bylaw No. 1755, 1987."

ITEM #501-8

REGULATION OF CASINOS

The Committee recommends:

"That staff be authorized to prepare appropriate amendments to the Zoning and Licencing Bylaws to regulate establishment of casinos in the District of Coquitlam."


ITEM #501-9

MUNICIPAL DEVELOPMENT CONTROLS AND PROCEDURES IN GREATER VANCOUVER

This report was received for information.

TABLED ITEMS:

1. Subdivision Committee Minutes of August 25, 1987
2. Design Committee Minutes of September 1, 1987

  
D.M. Buchanan  
Executive Secretary

501

SEPTEMBER 28, 1987

LAND USE COMMITTEE

MINUTES

A meeting of the Land Use Committee was held on Monday, September 28, 1987, at 7:30 p.m. in the Council Chambers, with the following persons present:

COMMITTEE:

- Ald. E. Parker, Chairman
- Ald. W. Ohirko
- Ald. M. Reid

STAFF:

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



ITEM #501-1

PRELIMINARY REPORT ON APPLICATION Z-37-87 FOR REZONING OF PROPERTY AT GUILDFORD WAY AND PINETREE WAY FROM RS-2 TO RM-4

Mr. Zale Tanner, Designer, appeared before the Committee and circulated a one-page paper. He indicated that soil conditions were not a key factor, but the timing and marketability of high-rise apartments. Mr. B. Sayani advised that his company do not specialize in high-rise developments but in townhousing and other frame construction.

The Committee recommends:

"That Council consider the issue of high-rise apartment development in the Town Centre on October 5, 1987."

1181/87  
 COUNCIL ACTION

ITEM #501-2

PRELIMINARY REPORT ON APPLICATION Z-39-87 FOR REZONING OF PROPERTY AT 2240 DAWES HILL ROAD FROM RS-1 TO RS-3

The Committee recommends:

- "1) That Bylaw No. 1790, 1987 be given first reading by Council.
- 2) That Bylaw No. 1790, 1987 and application Z-39-87 be referred to Public Hearing."

1182  
 COUNCIL ACTION  
 1183

ITEM #501-3

POSSIBLE SITE FOR NEIGHBOURHOOD PUBLIC HOUSE - 1933 COMO LAKE AVENUE

The Committee recommends:

"That Council advise Mr. Monty Bannister and the Foursquare Church that the site known as Lot 44, Section 2, Township 39, Plan 32191, at 1933 Como Lake Avenue, is not considered suitable for a neighbourhood public house due to the designation of the site itself and the adjacent area as One-Family Residential on the Community Plan Map."

1184  
 COUNCIL ACTION

LAND USE COMMITTEE MINUTES  
OF SEPTEMBER 28, 1987

ITEM #501-4

SPECIAL MEETING WITH CONSULTANT ON ECONOMIC DEVELOPMENT COORDINATION

This item was received and reservation of the evening of October 20, 1987 noted for all members of Council.

ITEM #501-5

DEVELOPMENT VARIANCE PERMIT - STRATA LOTS WITHIN TOWNHOUSE DEVELOPMENT AT 2865 GLEN DRIVE

The Committee recommends:

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

The Assistant Municipal Engineer undertook to review the question of the fence along Guildford Way, which had been noted as an issue by the Design Committee.

ITEM #501-6

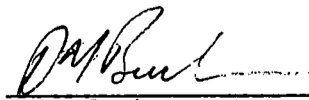
DEVELOPMENT VARIANCE PERMIT - 2979-2981 LOTUS COURT

The Committee recommends:

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

TABLED ITEMS:

1. Subdivision Committee Minutes of September 8, 1987
2. Design Committee Minutes of September 15, 1987

  
 D.M. Buchanan  
 Executive Secretary

COUNCIL  
ACTION

APP'D  
11/15/85

COUNCIL  
ACTION

APP'D  
11/15/86



501

OCTOBER 13, 1987

LAND USE COMMITTEE

MINUTES

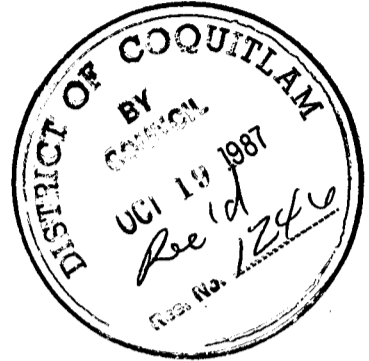
A meeting of the Land Use Committee was held on Tuesday, October 13, 1987, at 7:30 p.m. in the Council Chambers, with the following persons present:

COMMITTEE:

- Ald. E. Parker, Chairman
- Ald. W. Ohirko
- Ald. M. Reid

STAFF:

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



ITEM #501-1

PROPOSAL BY PARK LANE HOMES TO CHANGE THE COMMUNITY PLAN DESIGNATION OF "NU-WEST CAPE HORN PROPERTY" FROM "INDUSTRIAL" TO "COMPACT ONE-FAMILY RESIDENTIAL"

Mr. C. Nieman presented new material on this site and responded to questions, as did the Planning Director. Mr. Nieman advised that he had contacted the pastor of New Life Community Church, who was still interested in the land for church uses if Park Lane proceeds with development of the site. The Planning Director showed on the draft Southwest Official Community Plan map the various areas available for future industrial development.

The Committee recommends:

"That the full Council debate the issue of retaining the South Cape Horn area for future industrial development."

COUNCIL ACTION  
NO ACTION TAKEN

ITEM #501-2

REZONING AT 927 BRUNETTE AVENUE AND RELATED DEVELOPMENT PROPOSALS

The Planning Director advised the Committee as to Mr. Jang's latest views, as of the afternoon of October 13, 1987, that the left turn bay on Brunette Avenue was not now considered essential. Mr. Jang was present and confirmed this, indicating that his changed views were due to the probable costs and the effect on adjacent lands. Mr. Bird then went on to describe their latest preliminary plans. A representative of the Woods Hotel was also present, a Mr. Warrick Bay. The Beer and Wine Store is seen as proceeding first and there was no objection from Mr. Jang to the remainder of the C-2 development proceeding concurrently with the proposed gas bar. Mr. Bird advised that his clients concurred with a restrictive covenant limiting the service station use to sale of fuel and motor oil, in response to a question from Ald. Parker.

The Committee recommends:

"That Council hold a special meeting as soon as possible on Maillardville Business Area Revitalization to discuss timing, phasing and financial implications."

COUNCIL ACTION  
APPROVED  
CO. REID  
#1247/87

LAND USE COMMITTEE MINUTES  
OF OCTOBER 13, 1987

ITEM #501-3

CONSERVATION PERMIT PERTAINING TO PRELOADING OF A COMMERCIAL SITE AT  
1301 LOUGHEED HIGHWAY

The Committee recommends:

"That this item be on the agenda of the Executive Committee of Council  
on October 19, 1987."

*action required*  
COUNCIL ACTION  
*No Action*

ITEM #501-4

DEVELOPMENT VARIANCE PERMIT APPLICATION - NICOLA AVENUE/BOWRON STREET

There was some discussion as to the pavement widths and the Assistant  
Municipal Engineer advised the Committee on this.

The Committee recommends:

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

COUNCIL ACTION  
*APPROVED*  
*By*  
*Co. 12/18/87*

ITEM #501-5

CHANGE IN PROCEDURES WITH LICENCE PREMISES

This item was received for information.

ITEM #501-6


DESIGN COMMITTEE

A. Smode, L. Burman, G. Shinkewski, D. Nichols, W. Haley and W. Roper  
were present from the Design Committee to discuss mutual concerns.  
Mr. McLaren and Mr. Maxwell of the Planning Department also attended.  
This joint session had been at the request of the Land Use Committee.  
A full range of concerns and the respective responsibilities of the  
two Committees were explored and described. The session ended with  
thanks by Ald. Parker for the full and frank discussion and attendance  
by Design Committee members.

LAND USE COMMITTEE MINUTES  
OF OCTOBER 13, 1987

TABLED ITEMS:

1. Subdivision Committee Minutes of September 22, 1987
2. Design Committee Minutes of September 29, 1987.

  
\_\_\_\_\_  
D.M. Buchanan  
Executive Secretary

OCTOBER 20, 1987

LAND USE COMMITTEE

MINUTES

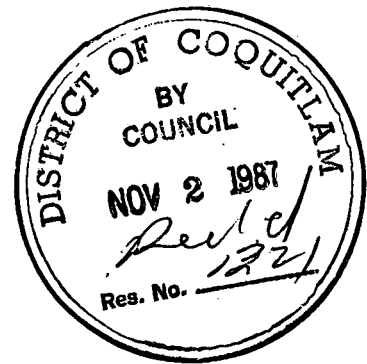
A special meeting of the Land Use Committee was held on Tuesday, October 20, 1987, at 7:30 p.m. in the Council Chambers, with the following persons present:

COMMITTEE:

- Ald. E. Parker, Chairman
- Ald. W. Ohirko
- Ald. M. Reid
- Mayor L. Sekora

STAFF:

D.M. Buchanan, Planning Director



ECONOMIC DEVELOPMENT COORDINATION

Mr. Hugh Kellas, Development Services Coordinator with the Greater Vancouver Regional District Development Services, and Mr. Ted Semmens of Stevenson, Kellogg, Ernst & Whinney, Consultants, appeared before the Land Use Committee. (Attached is the original letter of September 15, 1987, explaining the Study.) Mr. Semmens indicated that the Study was to answer certain questions:

1. Who is doing what in the field of economic development?
2. How effective are these tasks being done?
3. What should we do differently?

He indicated that 200 agencies were being questioned with regard to their activities in the field of economic development, plus the consultants were in verbal contact with "deal makers", not only in Vancouver, but also in Montreal, Toronto, San Francisco, Boston and other cities. Mr. Semmens indicated the strengths of individual municipal efforts but indicated there were concerns with duplication of effort, lack of overall marketing and a lack of region-wide priorities and focus. He indicated that staffing in Metro Toronto for the region-wide function was 17, while the City of Montreal has 13. He wished to discuss how best to deal with coordination, provision of regional services and providing future direction in the Greater Vancouver area.

The Committee raised many questions on this matter. There was reference to the Premier's initiative for creation of eight large regions in the Province focussing on economic development with a Minister of State therefore and staffing. It was indicated that there is a need to find out more information on the Provincial initiative and whether financing will be available for Regional District-related activities.

The Committee discussed various efforts by the District of Coquitlam, the need for data from GVRD on availability of land, and many other related matters.

In conclusion, Mr. Kellas advised that the Study would be vetted by the Technical Advisory Committee on GVRD Development Services and then go through the Managers' Committee to the Policy Coordinating Committee of Mayors, and thereafter would presumably come to the various Councils. The Consultant indicated that his task would be finished in two or three weeks, implying that information would be coming back to the Council later in 1987.

*D.M. Buchanan*  
 \_\_\_\_\_  
 D.M. Buchanan  
 Executive Secretary

OCTOBER 26, 1987

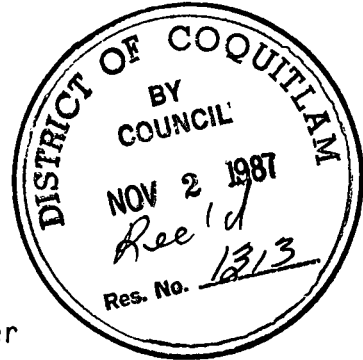
LAND USE COMMITTEE

MINUTES

A meeting of the Land Use Committee was held on Tuesday, October 26, 1987, at 7:30 p.m. in the Council Chambers, with the following persons present:

COMMITTEE:

- Ald. E. Parker, Chairman
- Ald. W. Ohirko
- Mayor L. Sekora



STAFF:

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

ITEM #501-1

PRELIMINARY REPORT ON APPLICATION Z-40-87 BY VAN DYCK PROPERTIES LTD. FOR REZONING OF PROPERTY AT 1316-1318 BRUNETTE AVENUE FROM RS-1 TO RM-2

This item was tabled pending submission of preliminary plans and the normal review procedure by municipal staff and the Design Committee.

ITEM #501-2 - Proposed Replacement of 16 Apartment Units with 14 Townhouse Units.

The Committee recommends:

COUNCIL ACTION

APP'D  
C. R. S.  
12/15/87

"That Council approve signing and sealing of the second amendment to development permit DP-4-85 by the Mayor and Clerk, and such amendment shall become binding upon the District when duly executed and delivered for and on behalf of the Corporation by the Mayor and Municipal Clerk, who are specifically authorized to sign the same and affix the Corporate Seal thereto, and to deliver the same and that all as the Act and Deed of the District of Coquitlam."

ITEM #501-3

DEVELOPMENT VARIANCE PERMIT APPLICATION - 64-UNIT TOWNHOUSE DEVELOPMENT AT 165 KING EDWARD STREET

The Planning Director advised of a letter from Mr. Hank Jasper of Praxis Group Ltd. dated October 23, 1987, which raised concerns with the south boundary of this development. Subject to an acceptable modified site plan being presented, as contemplated in paragraph one, page 2 of the Planning Director's report, Mr. Buchanan suggested that the development could proceed. Further discussion as to the Westfair filling program took place. (Any concerns as to the site planning will hopefully be clarified prior to Council review.)

LAND USE COMMITTEE MINUTES  
OF OCTOBER 26, 1987

ITEM #501-3 cont'd

The Committee recommends:

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

The Planning Director noted that this recommendation will likely have to proceed on the basis of the Mayor exercising Section 240 of the Municipal Act since the security will likely not be received by November 2, 1987.

COUNCIL ACTION  
APPROVED  
Co. Res. 5  
12/14/87

ITEM #501-4

AMENDMENT TO DEVELOPMENT VARIANCE PERMIT - WASTECH SERVICES LTD. -  
PROPOSED RECYCLING PLANT AT 1200 UNITED BOULEVARD

The Committee recommends:

"That Council approve signing and sealing of the amendment to Development Variance Permit DVP-8-87 by the Mayor and Clerk, and such amendment shall become binding upon the District when duly executed and delivered for and on behalf of the Corporation by the Mayor and Municipal Clerk, who are specifically authorized to sign the same and to affix the Corporate Seal thereto, and to deliver the same and that all as the Act and Deed of the District of Coquitlam."

COUNCIL ACTION  
APPROVED  
Co. Res. 5  
12/17/87

ITEM #501-5

DEVELOPMENT VARIANCE PERMIT - 2700 BLOCK MARA DRIVE

The Committee recommends:

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

COUNCIL ACTION  
APPROVED  
Co. Res. 5  
12/18/87

LAND USE COMMITTEE MINUTES  
OF OCTOBER 26, 1987

ITEM #501-6

CONSERVATION PERMIT PERTAINING TO CONSTRUCTION OF A SINGLE-FAMILY  
RESIDENCE AT 980 MCINTOSH STREET

The Committee recommends:

"That authorization be granted to Mr. J. McFegan to carry out earthworks to facilitate construction of a single-family dwelling on Lot 4, D.L. 368, Group 1, Plan 23291, N.W.D., subject to:

- 0010  
COUNCIL ACTION  
Co. Rs 5  
#12/19/87
- a) all works to be carried out in accordance with the report by Terra Engineering Laboratories Ltd., reference number 120-597, dated 1986 07 16, pertaining to 900-Block McIntosh Street, Coquitlam, B.C., and the letter from Terra Engineering Laboratories Ltd., reference number 120-597, dated 1987 10 19, re Proposed Residence Construction 980 McIntosh Street, Coquitlam, B.C. (for J. & P. McFegan);
  - b) Terra Engineering Laboratories Ltd.
    - (i) supplying a letter of undertaking to supervise and ensure compliance with all works authorized by this Permit and recommended in their report, including drainage requirements, prior to commencing any earthworks on the site;
    - (ii) carrying out supervision of all works authorized by the Permit;
    - (iii) providing written certification confirming the competency of the works upon completion; and
    - (iv) notifying the District of Coquitlam, if at any time, their services pertaining to this project are terminated prior to completion of the works in accordance with the Permit.
  - c) the applicants being responsible for keeping the streets clean, in the opinion of the Municipal Engineer, from all dirt and debris;
  - d) the duration of the Permit to be one year, noting that under Clause 28(1) of Bylaw No. 1199, Council may suspend or revoke the Permit if at any time, in its opinion, the Permit holder violates any of the provisions of the Bylaw or any of the terms and conditions of this Permit, or if the duties and obligations set out in the Permit have not or are not being fulfilled;
  - e) the applicants being responsible for any and all manner of actions, claims, debts, demands and promises of whatsoever kind and however arising, and whether known or unknown, suspected or unsuspected, resulting or arising from the works permitted under this Permit."

LAND USE COMMITTEE MINUTES  
OF OCTOBER 26, 1987

ITEM #501-7

Z-10-87 -CONSIDERATION OF FINAL ADOPTION OF BYLAW NO. 1742, 1987 -  
2595 SHUSWAP AVENUE TO M-2

The Committee recommends:

"That Council reconsider, finally pass and adopt Bylaw No. 1742, 1987,  
given second and third readings on July 6, 1987."

COUNCIL  
ACTION

*ADOPTED  
C. R. <  
12/20/87*

TABLED ITEMS:

1. Subdivision Committee Minutes of October 6, 1987
2. Design Committee Minutes of October 13, 1987



D.M. Buchanan  
Executive Secretary



NOVEMBER 9, 1987

LAND USE COMMITTEE

MINUTES

A meeting of the Land Use Committee was held on Monday, November 9, 1987, at 7:30 p.m. in the Council Chambers, with the following persons present:

COMMITTEE:

- Ald. E. Parker, Chairman
- Ald. M. Reid
- Ald. W. Ohirko



STAFF:

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

ITEM #501-1

PRELIMINARY REPORT ON APPLICATION Z-41-87 BY DONALD MATSUBA FOR REZONING OF PROPERTY AT 209-211-215 JACKSON STREET FROM RT-1 TO P-2

The Committee recommends:

- COUNCIL ACTION
- 21
- "1) That Bylaw No. 1800, 1987 be given first reading by Council.
  - 2) That Bylaw No. 1800, 1987 and application Z-41-87 be referred to Public Hearing."
- CO. RECD  
1246  
1247/87

ITEM #501-2

PRELIMINARY REPORT ON APPLICATION Z-42-87 BY DAVID BIRD FOR REZONING OF PROPERTY AT 927-931 BRUNETTE AVENUE FROM SS-3 & C-2 TO C-2 & SS-2

The Committee recommends:

- COUNCIL ACTION
- CO.
- "1) That the Planning Department pursue the restrictive covenants and reciprocal access agreements, as outlined in the Planning Director's report of November 3, 1987.
  - 2) That the Planning Department review the development variance permit approach to the servicing and revitalization question with the Engineering Department and the matter of securing the necessary right-of-way along the north side of Brunette Avenue to facilitate the widening necessary to provide for beautification and sidewalk widening under Maillardville Business Area Revitalization.
  - 3) That Council give first reading to Bylaw No. 1779, 1987.
  - 4) That Council give first reading to Bylaw No. 1801, 1987.
  - 5) That Bylaws No. 1779, 1987 and No. 1801, 1987, along with application Z-42-87, be referred to Public Hearing."
- 1249, 1250  
1251/87

LAND USE COMMITTEE MINUTES  
OF NOVEMBER 9, 1987

ITEM #501-3

PRELIMINARY REPORT ON APPLICATION Z-43-87 BY AUSTIN DEVELOPMENTS LTD.  
FOR REZONING OF PROPERTY AT 1353 PIPELINE ROAD, 1345 PIPELINE ROAD,  
1389 GABRIOLA DRIVE AND 3155 PATHAN AVENUE FROM RS-2 TO RS-3

This item was tabled pending the Subdivision Committee finding a subdivision layout for these properties technically feasible.

ITEM #501-4

CONSIDERATION OF REZONING AT 819 & 823 TUPPER AVENUE

The Committee recommends:

"That Mr. Mansukh be advised that the land at 819-823 Tupper Avenue is designated industrial on the Community Plan Map, and favourable consideration will not be given to service commercial zoning of these lands."

COUNCIL ACTION  
APPR'D BY  
CO. R 35  
12/22/87

ITEM #501-5

DEVELOPMENT VARIANCE PERMIT APPLICATION - EXPANSION OF THEATRES - PINE TREE VILLAGE - 2991 LOUGHEED HIGHWAY

The Committee recommends:

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

COUNCIL ACTION  
APPR'D BY  
CO. R 37  
12/22/87

ITEM #501-6

DEVELOPMENT VARIANCE PERMIT APPLICATION - MUNICIPAL SUBDIVISION - ALBION AVENUE

The Committee recommends:

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

COUNCIL ACTION  
APPR'D BY  
CO. R 27  
1/25/87

LAND USE COMMITTEE MINUTES  
OF NOVEMBER 9, 1987

ITEM #501-7

REGULATION OF CASINOS IN THE DISTRICT OF COQUITLAM

The Committee discussed what locations to allow casinos in and the matter of licensing.

The Committee recommends:

COUNCIL  
ACTION

*APPROV'D  
Co. Res.  
# 1255/87  
1256/87*

- "1) That Bylaw No. 1802, 1987 be given first reading.
- "2) That Bylaw No. 1802, 1987 be sent to the next regularly scheduled Public Hearing."

ITEM #501-8

DEVELOPMENT VARIANCE PERMIT APPLICATION - MUNICIPAL SUBDIVISION -  
LECLAIR DRIVE

The Planning Director and Assistant Municipal Engineer noted the proposed closure/diversion at Dawes Hill Road and Montgomery/Craigen. The Committee requested further information on the accident history, present and projected traffic volumes, and the rationale for the proposed closure. The Committee then reviewed the proposed development variance permit, asking questions of the Assistant Municipal Engineer.

The Committee recommends:

COUNCIL  
ACTION

*APPROV'D  
Co. Res.  
# 1257/87*

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

TABLED ITEMS:

1. Design Committee Minutes of October 27, 1987
2. Design Committee Minutes of October 29, 1987
3. Subdivision Committee Minutes of October 20, 1987
4. Subdivision Committee Minutes of November 3, 1987

  
D.M. Buchanan  
Executive Secretary

501

NOVEMBER 23, 1987

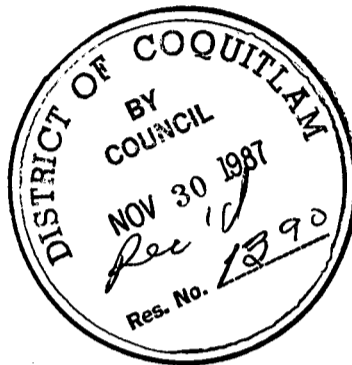
LAND USE COMMITTEE

MINUTES

A meeting of the Land Use Committee was held on Monday, November 23, 1987, at 7:30 p.m. in the Council Chambers, with the following persons present:

COMMITTEE:

- Ald. E. Parker, Chairman
- Ald. W. Ohirko
- Mayor L. Sekora



ALSO PRESENT:

- Ald. W. LeClair
- Ald. Elect D. White

STAFF:

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

ITEM #501-1

URBAN DEVELOPMENT - OXFORD HEIGHTS

Mr. Ed Balazs spoke to the Committee regarding the area west of Hyde Creek and north of the City of Port Coquitlam. Other persons also attended with him, about fourteen to eighteen in number. Mr. Balazs raised the question of future sanitary sewers, possibly connecting into the City, instead of pumping up to David Avenue (or going down the Mason Avenue allowance).

Out of the fourteen owners, only two did not sign the petition according to Mr. Balazs, in response to a question from the Chairman. A lady then spoke in favour of no change - a resident on Willerton Court. Mr. Fred Marshall then spoke regarding the lands north of David Avenue. A Mr. Jim Boileau then indicated that he was in favour of redesignation. Another gentleman raised concerns as to drainage.

The Committee recommends:

"That staff be authorized to review the question of redesignation of the area west of Hyde Creek to Conventional One-Family and report to the Committee and Council, thereby initiating a District-sponsored application for an Official Community Plan amendment."

Ald. LeClair left at this stage.

COUNCIL ACTION  
*App'd by Co #1291/87*

LAND USE COMMITTEE MINUTES  
OF NOVEMBER 23, 1987

ITEM #501-2

AUTHORIZATION FOR ISSUANCE OF DEVELOPMENT VARIANCE PERMIT AND ADOPTION  
OF BYLAW NO. 1767, 1987 - 37-UNIT MULTIPLE-FAMILY APARTMENT PROJECT AT  
736 CLARKE ROAD

The Committee recommends:

- "1) That Council finally adopt Bylaw No. 1767, 1987, given second and third readings on July 20, 1987.
- 2) That Council approve signing and sealing of the Development Variance Permit by the Mayor and Clerk, and such Permit shall become binding upon the District when duly executed and delivered for and on behalf of the Corporation by the Mayor and Municipal Clerk, who are specifically authorized to sign the same and to affix the Corporate Seal thereto, and to deliver the same and that all as the Act and Deed of the District of Coquitlam."

COUNCIL ACTION  
 B  
 R  
 12/92  
 12/94/87

ITEM #501-3

LETTER FROM MR. A. DISTASIO RE 1306-1308 BRUNETTE AVENUE

Mr. Distasio spoke to the Committee regarding his land. The Committee directed Planning Department staff to raise and discuss the situation with the property owners to the west (i.e. Rem. 1 and Lot 1) on Laval Street.

Mayor Sekora and Ald. Elect D. White left at this point.

ITEM #501-4

REZONING APPLICATION Z-43-87 - DAVID AVENUE AND PIPELINE ROAD TO RS-3,  
RS-4 AND P-1

The Committee recommends:

- "1) That Council give first reading to Bylaw No. 1810, 1987.
- 2) That Bylaw No. 1810, 1987 and application Z-43-87 be referred to Public Hearing.
- 3) That the Community Plan Map for the Town Centre Area be amended for the triangular area south and east of the David Avenue alignment from Other Open Space to Compact One-Family for the area proposed for RS-4 zoning on Schedule 'A' to Bylaw No. 1810, 1987."

COUNCIL ACTION  
 B  
 R  
 12/95  
 12/97/87

LAND USE COMMITTEE MINUTES  
OF NOVEMBER 23, 1987

ITEM #501-5

PRELIMINARY REPORT FOR APPLICATION Z-44-87 BY BUDDING CONSTRUCTION INC.  
FOR REZONING OF PROPERTY AT 1200, 1206 & 1210 BRUNETTE AVENUE TO RM-2

This report was received and tabled by the Committee.

ITEM #501-6

Z-35-87 - CONSIDERATION OF FINAL ADOPTION OF BYLAW NO. 1786, 1987

The Committee recommends:

"That Council finally adopt Bylaw No. 1786, 1987, given second and third readings on October 19, 1987."

*APPROVED BY  
Co. #1298/87*

COUNCIL ACTION

ITEM #501-7

AUTHORIZATION FOR ISSUANCE OF DEVELOPMENT VARIANCE PERMIT - 20-UNIT  
TOWNHOUSE DEVELOPMENT AT 1176 FALCON DRIVE

The Committee recommends:

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

*APPROVED BY  
Co. #1399/87*

COUNCIL ACTION

This recommendation is subject to the security being received in a form acceptable to the District.

ITEM #501-8

DEVELOPMENT VARIANCE PERMIT REGARDING PROPOSED SUBDIVISION AT 1303  
SHERMAN STREET

The Committee recommends:

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

*APPROVED BY  
Co. #1404/87*

COUNCIL ACTION

LAND USE COMMITTEE MINUTES  
OF NOVEMBER 23, 1987

ITEM #501-9

Z-6-87 - PROPOSED TOWNHOUSE DEVELOPMENT AT 1232 JOHNSON STREET

This item was received after discussion.

ITEM #501-10

OFFICIAL COMMUNITY PLAN FOR BURNABY

The Committee recommends:

"That Council indicate its interest in certain matters in the draft Official Community Plan for Burnaby, and that Council express its wish to see expedited the ALRT station at Lougheed Mall, the widening of Broadway from North Road to Gagliardi Way in 1988, and the Stormont/McBride Connector in 1991, as all documented in the Official Community Plan, and that letters be sent to Burnaby Council, the Minister of Transportation and Highways, and the Minister Responsible for Transit in this regard."

COUNCIL  
ACTION

*APPRO'D  
Co. RES  
# 1401/87*

ITEM #501-11

2881 BARNET HIGHWAY - EVERGREEN TRAILER PARK

The Planning Director indicated that Highways approval of the rezoning bylaw on this site had just been received and that the applicants were seeking final approval by Council prior to December 10, 1987, thereby necessitating a direct report to Council on November 30 or at a special meeting. Restrictive covenants for design theme adherence, a C-2 floor space maximum and land consolidation; another document for a mutual access arrangement; and a consent document as to closure of Dufferin Street to the west are still outstanding.

ITEM #501-12

UPDATE OF THE LIVEABLE REGION STRATEGY - TECHNICAL ADVISORY COMMITTEE - WORKING PAPER AND VIDEO

The Deputy Planning Director presented this subject, and this was followed up by a video presentation.

COUNCIL  
ACTION

*APPRO'D  
Co. RES  
# 1402/87*

The Committee concluded that the video be shown to all members of Council on November 30, 1987, at the end of the discussion of the Land Use Committee minutes.



D.M. Buchanan  
Executive Secretary

DECEMBER 8, 1987

LAND USE COMMITTEE

MINUTES

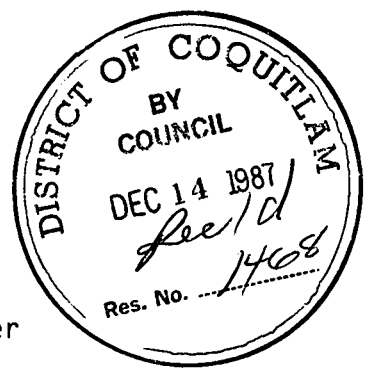
A meeting of the Land Use Committee was held on Tuesday, December 8, 1987, at 7:30 p.m. in the Council Chambers, with the following persons present:

COMMITTEE:

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

STAFF:

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



ITEM #501-1

DUPRE SCHOOL OF DANCING

The Planning Director presented a letter dated December 7, 1987 and advised that this use was classed an assembly use for off-street parking and that the site was seven spaces short at 942 Brunette Avenue. This was based on the floor space proposed in August of 1987. The dance school is presently located at 936B Brunette Avenue. Annette and Al Jackson were present at the meeting at the direction of Mayor Sekora and answered questions. The Committee then reviewed the concept of a development variance permit and sharing the parking at different hours. The alternative of not enforcing the Bylaw was discussed, but there were concerns as to future enforcement if there were future complaints as to parking shortage.

The Committee recommends:

"That staff contact Mr. Frank Barnes, representing the owners of 942 Brunette Avenue, and determine his concerns as to the development variance permit approach prior to the Council meeting of December 14, 1987."

ITEM #501-2

REZONING ON CAPE HORN AVENUE

Mr. Chris Nieman spoke to the Committee regarding land on the south side of Cape Horn Avenue west of Mariner Way. He reviewed their recent application for RS-4 zoning. The Planning Director gave background as to industrial land supply in GVRD and his concerns as to usage adjacent the major highway and interchange facilities in this area. He noted that an RS-4 subdivision had not been investigated for technical feasibility.

The Committee recommends:

"That the Committee review the application further after the applicants present all required information to staff and a full report is presented by the Planning Department as to the industrial and compact one-family alternatives."



LAND USE COMMITTEE MINUTES  
OF DECEMBER 8, 1987

ITEM #501-3

Z-29-86 - PROPOSED REZONING AT THE NORTHEAST CORNER OF BARNET HIGHWAY  
AND LANSDOWNE DRIVE TO C-2 AND CS-1

The Committee recommends:

COUNCIL ACTION *B* "That application Z-29-86 be granted a six-month extension to June 1, 1988."

*APPROV  
Co. R<sup>5</sup>  
# 1469/87*

ITEM #501-4

DEVELOPMENT VARIANCE PERMIT APPLICATION - 3300 BLOCK DAVID AVENUE -  
ROAD DESIGN

The Committee recommends:

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

*APPROV  
Co. R<sup>5</sup>  
# 1470/87*

ITEM #501-5

REZONING APPLICATION Z-44-87 - MULTIPLE-FAMILY HOUSING DEVELOPMENT AT  
1200-1206-1210 BRUNETTE AVENUE

The Committee recommends:

COUNCIL ACTION "1) That Council give first reading to Bylaw No. 1813, 1987.  
2) That Bylaw No. 1813, 1987 and application Z-44-87 be referred to Public Hearing."

*APPROV  
Co. R<sup>5</sup>  
# 1471 & 1472/87*

ITEM #501-6

AUTHORIZATION FOR ISSUANCE OF DEVELOPMENT VARIANCE PERMIT - 20-UNIT  
MEDIUM-DENSITY TOWNHOUSING PROJECT AT 100 LAVAL STREET

The Committee recommends:

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

*APPROV  
Co. R<sup>5</sup>  
# 1473/87*

LAND USE COMMITTEE MINUTES  
OF DECEMBER 8, 1987

ITEM #501-7

REVIEW OF MAXIMUM PERMITTED LOT COVERAGE/TOWNHOUSE DESIGN IN COQUITLAM

This item was received for information..

ITEM #501-8


OXFORD HEIGHTS

The Assistant Municipal Engineer passed out the 1984 Engineering Report by McElhanney Engineering Services Ltd., and a letter dated December 2, 1987 as to the \$2,850 estimated cost of updating. A source of funds has not been identified. The Planning Director advised that Port Coquitlam, the School Board, Parks and Fire Departments had been contacted for input on the possible Official Community Plan redesignation.

This item was tabled until the January 11, 1988 meeting of the Committee for consideration as to funding of the update in the 1988 budget.

TABLED ITEMS:

1. Design Committee Minutes of November 17, 1987
2. Subdivision Committee Minutes of November 17, 1987
3. Design Committee Minutes of November 24, 1987
4. Subdivision Committee Minutes of December 1, 1987

  
D.M. Buchanan  
Executive Secretary