

Subdivision Comm

JAN 26 1971

501

JANUARY 15, 1971

A meeting of the Subdivision Committee was held in the office of the Planning Director at 1013-C Brunette Avenue on Friday, January 15, 1971 at 2:30 p.m., with the following persons present:

Mr. A.C. Kent, Assistant Engineer
Mr. D. Ashford, Design Engineer
Mr. J.L. Hiebert, Public Health Inspector
Mr. D.M. Buchanan, Planning Director

8-2936B

ENGINEERED HOMES (B.C.) LTD, OWNERS
CONSOLIDATED PROPERTIES IN HARBOUR VILLAGE AREA
Pts. P1.1084, D.L.361; P1.1409, D.L.372; P1.1258,
D.L.373 & Rem.27; P1.25637, D.L.373-374, Grp.1, N.W.D.

The latest plan was received from V.J. Parker dated January 13, 1971 and the application was tabled pending:

1. Preparation by the applicant of an overall plan for Stages IV and V together in order that the whole area is pre-planned; the Planning Department has certain ideas in conjunction with the major road relocation below.
2. Solution to problems along the major arterial street:
 - a) Number of Driveway Accesses
Secondary access by lane is required. One suggested solution is moving it westward in Stage IV alongside the ravine area and paralleling with lanes on the east side.
 - b) Width of Right-of-Way
A 90 foot right-of-way is considered necessary by our traffic engineering consultants to allow for widening in the future.
 - c) Grade
A 9% maximum is suggested by our traffic engineering consultant, compared to 18% on Norman Avenue. It is suggested that a new location to possibly Dacre Avenue be considered through Stage V where a 12% maximum seems quite possible.
3. Legal clarification of the agreement between the Municipality and applicant as to layout changes from the 1963 Plan.

Noting that:

1. The Assistant Engineer has accepted in principle the trunk sewer proposed through Stage V to Scott Creek, as described on the plan attached to G.E. Ridgewell's letter to V.J. Parker dated January 13, 1971.
2. The trunk sanitary sewer is not yet completed and timing of development has to be related thereto.
3. An arterial with four moving lanes is acceptable to the Engineering Department without the two parking lanes.

4. The right-of-way is to be levelled throughout from property line to property line, in order to facilitate future widening for bus bays and turning lanes.
5. Norman Avenue was not proposed for construction alongside Stage IV cutting off access to Norman Court and 9 lots on Norman Avenue.
6. The centre line design should have been extended 1,000 feet down Norman Avenue from boundary of Stage IV.
7. The K values for vertical curves between Daybreak Avenue and Norman Avenue are less than the required 50.
8. More cut and fill could be used to reduce the grade from 11% to 7-8% in the area from Street D to Norman Court.

8-2681A

VAGAR CONSTRUCTION LTD., OWNERS
1300 BLOCK ROCHESTER
Lot 20, Blks. 24 & 25, D.L.109, Pl.23975

Declined until storm sewer along Rochester Avenue is completed, recommending a re-application in eight months' time together with the following:

1. A soils engineer's report on house foundations on each proposed lot.
2. A preliminary road centre line design on the proposed cul-de-sac.

8-2756

H.E. HAMILTON, OWNER
NORTHWEST CORNER OF AUSTIN AVE. & HICKEY ST.
S. 132' of E $\frac{1}{2}$ of 8, D.L.359, Pl.4888

Declined on the same basis as adjacent subdivision; i.e. there is no downstream trunk storm sewer in the area.

8-2240G

A. SCHWAB, OWNER
831 EDGAR AVENUE
Rem. Lot 21, Pl.6190; & Lot B, Pl.21804, all of Pcl.F, D.L.3, etc.

Approved as recommended by Council subject to servicing of 50 foot wide lot along Stewart Avenue.

8-863M

E.T. CASSAN, OWNER
CLEARVIEW ST. & BROOKMOUNT AVE.
Rem. Lot 2, D.L.371, Grp. 1, Pl.12744

Declined as the actions requested on October 14, 1970 have not taken place in relation to this proposed subdivision.

PAGE 3/

8-2942 J.R. DOYLE, OWNER
570 COTTONWOOD AVENUE
E $\frac{1}{2}$ Lot 10, D.L.7, Pl.4352

Tabled for study by the Assistant Engineer in regard to drainage.

8-839B W. & S.E. SELLERS, OWNERS
343 MUNDY STREET
Rem. Lot 13, D.L.111 & 112, Pl.9620

Declined as lot being created is less than 7,000 square feet.

8-2943 J.E. & S. VOLKOMMER, OWNERS
SMITH AVENUE
Lot 118, Pl.35688, & Rem. Lot 3, Pl.3967, D.L.7

Declined as new road cannot be drained downstream at this time, which represents an excessive cost to the Municipality.

8-2944 C.A. & F. DAVIDSON, OWNERS
548 LINTON STREET
S $\frac{1}{2}$ Lot 5, Blk.4, D.L.358, Pl.6833

Approved subject to:

- 1) full servicing by means of physical construction along Ascot Street, with both sides being constructed through use of prepaid deposit from adjacent subdivider; it is noted that a centre line design has been completed for this area.
- 2) water-main charges.

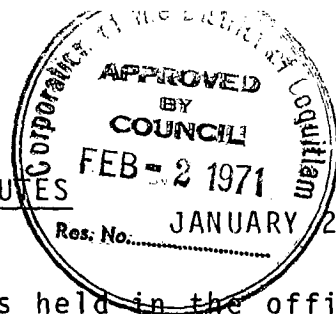
8-2945 C.A. & E.M. DAVIDSON, OWNERS
554 LINTON STREET
N $\frac{1}{2}$ Lot 5, Blk.4, D.L.358, Pl.6833

Approved subject to:

- 1) full servicing by means of physical construction along Ascot Street, with both sides being constructed through use of prepaid deposit from adjacent subdivider; it is noted that a centre line design has been completed for this area.
- 2) water-main charges.

8-881C W.J. DECKER, OWNER
ASHLEY STREET
Rem. Lot F, Blk.11, D.L.3 etc., Pl.20242

Approved subject to same conditions listed in Assistant Engineer's letter of December 2, 1970.



A meeting of the Subdivision Committee was held in the office of the Planning Director at 1013-C Brunette Avenue on Monday, January 25, 1971 at 3:30 p.m., with the following persons present:

Mr. J.L. Hiebert, Public Health Inspector
Mr. H.F. Hockey, Engineering Supervisor
Mr. A.C. Kent, Assistant Engineer
Mr. E. Tiessen, Assistant Planning Director
Mr. D.M. Buchanan, Planning Director

8-2936C

ENGINEERED HOMES (B.C.) LTD., OWNERS
CONSOLIDATED PROPERTIES IN HARBOUR VILLAGE AREA
Pts. P1.1084, D.L.361; P1.1409, D.L.372; P1.1258,
D.L.373 & Rem.27; P1.25637, D.L.373-374, Grp.1, N.W.D.

The Subdivision Committee approved in principle Drawing No. 000769-1 by McElhanney Surveying and Engineering Ltd. drawn April, 1970 and amended to January 23, 1971. This approval in principle allows the applicant to go to an advanced design stage including:

1. Design of the whole storm sewer system including the trunk sewer leading to Scott Creek as proposed by G. Ridgewell on January 13, 1971.
2. Vertical and horizontal design of all roads in the subdivision, noting that sanitary sewers, storm sewers, curb and gutter, pavement, sidewalks, ornamental street lighting and underground wiring services will be required along with water-main charges upon full preliminary approval.
3. Design of the major arterial street with four moving lanes and a median with left turn lanes at intersections of collector roads and bus bays in accordance with recognized standards. Finalizing this design will allow for determination of ultimate right-of-way requirements and no further reservation of land is deemed necessary. This is an alternative to a uniform width of say 90 feet with a level area property line to property line within which bus bays and left turn lanes would be located in future.
4. Selection of a route for the major arterial through Stage V not exceeding an overall grade of 10% as determined by ground survey. A centre line grade must be known in order to make a realistic appraisal of the arterial in the subdivision of Stage IV.

Other conditions to be met after full preliminary approval include the following:

1. A restrictive covenant being placed against all lots at time of registration in order to prohibit building until the sanitary sewer system in the subdivision is usable.
2. Dedication of the 4.5 acre park and transfer of the 0.62 acres to the Municipality which is south-west of Ranch Park Elementary School. Ravine areas within Stage IV are also to be transferred to the Municipality.
3. No dedication of the westerly 330 feet of Street "E" until possibility of cancellation of northerly 33 feet is checked out by the applicant with the property owners to the north.
4. All legal requirements of the agreements between Engineered Homes (B.C.) Ltd. and the Municipality being fulfilled and/or amendment or replacement of the agreements

SUBDIVISION COMMITTEE MINUTES

COUNCIL

FEB 16 1971 502

Res. No.

FEBRUARY 8, 1971

298

Reed

A meeting of the Subdivision Committee was held in the office of the Planning Director at 1013-C Brunette Avenue on Monday, February 8, 1971 at 2:30 p.m., with the following persons present:

Mr. A.C. Kent, Assistant Engineer
Mr. J.L. Hiebert, Public Health Inspector
Mr. D.M. Buchanan, Planning Director

8-2927

D.A. & A. GILLIS, OWNERS
HIGHLAND DRIVE
S $\frac{1}{2}$, L.S.11, Sec.18, Twp.40

Tabled again to ask the applicant whether he has proceeded with the preliminary engineering study as requested on August 12, 1970 and October 29, 1970.

8-1842D

W. JOBB, OWNER
SOUTH SIDE OF CHAPMAN AVENUE
Lot A of Lot 3, Blk.1, D.L.54 & 55, Pl.21796

Declined since information requested on September 9, 1970 has not been supplied.

8-2943

J.E. & S. VOLKOMMER, OWNERS
SMITH AVENUE
Lot 118, Pl.35688 & Rem. Lot 3, Pl.3967, D.L.7

Tabled since preliminary investigations reveal need for more precise information, it being noted that the declining motion is being reconsidered and tabled.

8-2535

W. STRAYSKI, OWNER
ROCHESTER AVENUE
Rem. Lot 6, Blk.33, D.L.109, Pl.5753

Tabled for a report from the Engineering Department.

8-2509B

B. TYSSDAL & T.M. HEUSTIS, OWNERS
511 CHAPMAN AVENUE
Rem. Lot B, Blk.1, D.L.54 & 55, Pl.10074

Tabled for a report from the Engineering Department.

8-839C

W. & S.E. SELLERS & G.E. JEWETT, OWNERS
343 MUNDY STREET
Rem. Lot 13, D.L. 111 & 112, Pl.9620; & Lot A of 13, D.L.111 & 112, Ex.Pl.15998

Tabled for a report from the Engineering Department.

SUBDIVISION COMMITTEE
MINUTES

8-2248

R.E. & M.P. UPTON, OWNERS
LEMAX AVENUE
Lot C, Blk.16, D.L.357, Pl.18953

Tabled for a report from the Engineering Department.

8-2607A

QUARTER HOLDINGS LTD., OWNERS
NELSON STREET & LOUGHEED HIGHWAY
Lot 62, D.L.16, Pl.35507

Referred to Department of Highways as far as the question of access from the Lougheed Highway.

8-863M

E.T. CASSAN, OWNER
CLEARVIEW STREET & BROOKMOUNT AVENUE
Rem. Lot 2, D.L.371, Pl.12744

Tabled for the following:

- 1) Substantiation of the gradient by the applicant in view of the standards for maximum grade of 7% by CGRA and 12% by Traffic Engineering Handbook.
- 2) A study proving that the 24" corrugated steel piping is adequate south of Bellevue Avenue and as-built plans based upon the excavation and exposure of the same length of pipe. (It is noted that certain items were required in the Assistant Engineer's letter of August 16, 1968 in regard to 24" concrete pipe which will be required at time of preliminary approval.)
- 3) The provision of information of the future of Rem. 2 (the large parcel to the east) since storm sewerage would be required further upstream if this were to be developed for residential purposes or if any further road dedication is planned.
- 4) The provision of a report by P. Cook, P.Eng. on the development proposals of the applicant since he prepared a report on this area on September 18, 1967.

Noting that the road centre line is not acceptable in the area adjacent to Bellevue Crescent, 8% being an absolute maximum cross-slope at such an intersection.

8-2504

A.F. BOOTH, OWNER
2874 NORMAN AVENUE
Rem. Lot 28, Blk.1, D.L.373 & 381, Pl.25961

Declined for the following reasons:

- 1) The lot is below size.
- 2) The slope of the land.
- 3) The type of soil.
- 4) The history of septic tank failures in the district.

Noting that the applicant should re-apply when the trunk sanitary sewer to serve the area is substantially completed.

SUBDIVISION COMMITTEE
MINUTES8-2942J.R. DOYLE, OWNER
570 COTTONWOOD AVENUE
E $\frac{1}{2}$ Lot 10, D.L.7, P1.4352

Approved subject to:

- 1) Servicing by storm sewers, curb and gutters and sidewalks, pavement and sanitary sewers, noting that the cost of providing these services is exceptionally greater than usual on a per lot basis.
- 2) Water-main charges.

Noting that the Assistant Engineer will provide a summary of estimated costs to applicant.

8-2946G.M. & S.D. DELAIR, OWNERS
536 SCHOOLHOUSE STREET
Lot 4 of 1, Btk.24, D.L.357, P1.10933

Approved subject to:

- 1) Connection to storm sewer on Schoolhouse Street and applicant providing monies for deepening of that sewer.
- 2) Full servicing by means of cash deposit for the frontage of the 58.2 foot lot.

8-1785D.G. SHAFER, OWNER
AUSTIN AVENUE
E $\frac{1}{2}$ Lot 4, Btk.A, D.L.359, P1.4888

Tabled for a report from the Engineering Department.

A meeting of the Subdivision Committee was held in the office of the Planning Department at 1013C Brunette Avenue on Monday, February 22, 1971 at 2:30 p.m., with the following persons present:

Mr. J.L. Hiebert, Public Health Inspector
Mr. A.C. Kent, Assistant Engineer
Mr. D.M. Buchanan, Planning Director

*8-2364B

B.M. CANNELL, OWNER
SHARPE STREET
Lot 79, D.L. 378, Pl. 32866

Approved subject to:

- 1) Servicing of the frontages on Sharpe Street and Irvine Street by way of physical construction on Sharpe Street and by way of cash deposit along Irvine Street, such services to include pavement, curb and gutter and storm sewers, but no sidewalks, since this is a Small Holdings (RS-2) zoned area.
- 2) Provision of evidence to the Simon Fraser Health Unit that sanitary disposal regulations can be met.
- 3) Water-main charges.
- 4) Approval of perimeter of easterly lot by Council since frontage of Irvine Street is less than 10%.

8-818B

D. TURMEL, OWNER
559 SCHOOLHOUSE STREET
Rem. Lot 1, Blk. 15, D.L. 357, Pl. 9184

Tabled, noting the following:

- 1) The 33 foot segment of road east of Bury Street should be narrowed to 20 feet.
- 2) The 10 foot lane from the south need not be continued northwards along the east side of the subdivision.
- 3) The School Board and the owner of Lot 119 should be contacted again for their views in regard to narrowing of the 33 foot road.

8-1789A

DISTRICT OF COQUITLAM, OWNER
ADJACENT TO LAURENTIAN CRESC. SOUTH OF CHARLAND AVE.
Rem. Blks. 1 & 2, D.L. 111, Pl. 3137

Tabled for the following:

- 1) A study indicating that the road grade is acceptable.
- 2) A study indicating that all lots are usable as far as grade and soil stability, particularly alongside the Ravine.
- 3) A schematic plan for drainage facilities.

*Council approval required

8-2529D

G. JOHNSON, OWNER
BETWEEN TOLMIE AVE. AND GALE AVE.
Lot 13, D.L. 112, Pl. 4888

Tabled for the applicant to provide information on alignment of property lines adjacent to the two houses on Gale Avenue since 8-2529E and F changed the layout from D.

8-2949

H.B. FIFE & MRS. E. LEIB, OWNERS
COTTONWOOD AVENUE
E $\frac{1}{2}$ Lot 12, W $\frac{1}{2}$ Lot 13 & E $\frac{1}{2}$ Lot 13, all of Blk. A,
D.L. 7, Pl. 4352

Tabled for Engineering Department report.

8-2509B

MRS. B. TYSSDAL, OWNER
511 CHAPMAN AVENUE
Rem. Lot B, Blk. 1, D.L. 54 & 55, Pl. 10074

Approved subject to:

- 1) Removal of part of dwelling on west lot to conform to 6 foot sideyard requirement from new lot line.
- 2) Ditch relocated and full clearing along North Road; possible ditch construction along Chapman Avenue frontage also required.
- 3) Cash deposit for servicing of new 66 foot lot with storm sewer, curb and gutter, pavement widening and sidewalk by Municipality in future.
- 4) Water-main charges.

8-2535

W. STRAYSKI, OWNER
ROCHESTER AVENUE
Rem. Lot 6, Blk. 33, D.L. 109, Pl. 5753

Approved subject to:

- 1) Construction of lane allowance.
- 2) Cash deposit for servicing along Hammond Avenue frontage with storm sewer, curb and gutter, pavement widening and sidewalk by Municipality in future.
- 3) Water-main charges.

8-2609A

G.D. & V.E. SMITH, OWNERS
2288 GALE AVENUE
Lot 233, D.L. 112, Pl. 34801

Approved subject to:

- 1) Servicing of frontages on Kugler Avenue and Gale Avenue by way of cash deposit for storm sewers, curb and gutter, pavement widening and sidewalk by Municipality in future.
- 2) Water-main charges.

*8-1785

D.G. SHAFER, OWNERS

AUSTIN AVENUE

E½ Lot 4, Blk. A, D.L. 359, Pl. 4888

Approved subject to:

- 1) Servicing of the 66 foot frontage on small lot by way of physical construction in the case of the storm sewer and cash deposit for sidewalk, curb and gutter and pavement widening for municipal building in the future.
- 2) Water-main charges.
- 3) Approval by Council of frontage of lot less than 10% of perimeter.

*Council approval required

SUBDIVISION COMMITTEE MINUTES

MAR 16 1971

Res. No.

MARCH 8, 1971

*Bew
Mch.
504 Rec'd
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A meeting of the Subdivision Committee was held in the office of the Planning Department at 1013C Brunette Avenue on Monday, March 8, 1971 at 3:00 p.m., with the following persons present:

Mr. A.C. Kent, Assistant Engineer
Mr. J.L. Hiebert, Public Health Inspector
Mr. E. Tiessen, Assistant Planning Director
Mr. D.M. Buchanan, Planning Director

8-2936B

ENGINEERED HOMES (.B.C.) LTD., OWNERS
CONSOLIDATED PROPERTIES IN HARBOUR VILLAGE AREA
Pts. Pl.1084, D.L.361; Pl.1409, D.L.372; Pl.1258,
D.L.373 & Rem.27; Pl.25637, D.L.373-374, Grp.1, N.W.D.

Received letter of March 2, 1971 from BACM Ltd. and commented as follows:

- 1) The applicant should resubmit profile plans for the arterial route through Stage V eliminating several vertical curves and the centre line profile at no point should exceed 10%, recognizing that the detailed pavement design will necessitate this being exceeded in some areas for transitions and super-elevations, etc.
- 2) The area west of "Reef Avenue" and "Sextant Avenue" is larger than Area A on 8-2936B.
- 3) Norman Avenue should not be connected to the new "Harbour Village Drive" as it will then become a major collector road which is not thought necessary or advisable; the Committee suggest that Norman Avenue be eliminated either between Reef and Compass or Compass and Harbour Village Way; fully dimensioned lotting should also be provided for this area.

8-2722A

L. & C. WURZHUBER, OWNERS
SOUTH SIDE OF DAVID AVE.; WEST OF COAST MERIDIAN
Lot 6, Sec. 11, 12 & 14, Twp. 39, Pl. 18967

Declined as the proposed one-acre parcels cannot be conveniently resubdivided in future.

8-2923D

R. & H. MONTGOMERY, OWNERS
1291 NESTOR ST. S. OF PATHAN AVE.
S. 3.25 Chains, Lot 14, Sec. 11, 12 & 14,
Twp. 39, Pl. 3022

Tabled for applicant:

- 1) to supply a proper location plan to the Planning Department for the unknown house location.
- 2) to provide evidence to the Simon Fraser Health Unit that sanitary disposal regulations can be met.

8-2952A

J. & A. BELL, OWNERS
1403 COAST MERIDIAN RD.
S $\frac{1}{2}$ Lot 3 of L.S. 5, Sec. 18, Twp. 40, Pt. 8837

Declined since a long "half road" is being proposed which is not considered acceptable for the following reasons:

- 1) This long dead end will exist for many years since no dedication on the north side can take place except with long term resubdivision.
- 2) The dead end is difficult to service with emergency vehicles and no turning area is provided.
- 3) Excessive costs to the Municipality could ensue with future property owners wanting a full and properly serviced road in this area.

It is recommended that the Approving Officer and Council consider a By-law provision to prohibit dedication of half roads beyond a certain length, say 300 feet.

8-2911A

R.H. & V.F. NELLESS, OWNERS
2920 GLEN DRIVE
W $\frac{1}{2}$ Lot 2, Btk. E, D.L. 384A, Pt. 3975

Declined as proposed lot is less than one acre which is the minimum size required for septic tank disposal on subdivision recommended by Medical Health Officer.

8-2951

M.J. KAYE, OWNER
SW CORNER JOHNSON ST. & BANBURY AVE.
Lot 3, Pct. K, D.L. 366, Pt. 18846

Declined for the following reasons:

- 1) The proposed lots are less than one acre which is the minimum size required for septic tank disposal on subdivision recommended by Medical Health Officer.
- 2) The excessive cost for downstream drainage facilities necessitated by this subdivision, erosion already taking place along Johnson Street ditch in this area south of Banbury Avenue.

8-1698A

K. PIDLUBNY, OWNER
GRANT ST. & INGERSOLL AVE.
Pct. A of Lot 7, Btk. 2, D.L. 367, Pt. 13232

Tabled for an Engineering Department report.

8-598B

H.J. KURUCZ, OWNER
588 LINTON STREET
Lot 6, Blk. 6, W $\frac{1}{2}$ D.L. 358, Pl. 17384

Approved subject to full servicing of 58 foot lot.

8-2203A

L. & E. WEISHAUP, OWNERS
BLUE MOUNTAIN ST.
Lot 46, D.L. 367, Pl. 26125

Approved subject to:

- 1) Storm sewers, curb and gutter, pavement widening and sidewalks by way of cash deposit for 88 foot frontage.
- 2) Temporary drainage easement along northerly boundary line to allow for drainage from the lane in the centre of the subdivision.
- 3) Water-main charges.

8-1658C

R. SEGAL, OWNER
NORTH ROAD
Lot A, Blk. 1, D.L. 54 & 55, Pl. 10074

Approved subject to:

- 1) Sanitary sewer extension to serve two westerly lots.
- 2) Cash deposit towards future installation of storm sewers, curb and gutter, sidewalks and pavement widening by Municipality on cul-de-sac frontage only.
- 3) Water-main charges.

Noting that servicing of North Road frontage will be required at the time of future subdivision and that the frontages have been previously approved by Council.

8-2550

D.M. MOLLISON, OWNER
563 SCHOOLHOUSE ST.
Lot B of S $\frac{1}{2}$ Lot 14, D.L. 357, Pl. 12345

Approved subject to:

- 1) Cash deposit toward future installation of storm sewers, curb and gutter, sidewalks and pavement widening by Municipality.
- 2) Water-main charges.

*8-818D

D. TURMEL, OWNER
559 SCHOOLHOUSE ST.
Rem. Lot 1, Btk. 15, D.L. 357, Pl. 9184

Approved subject to:

- 1) Dedication of Lemax Avenue to allow for its full servicing at this time, i.e. storm sewers, curb and gutter, sidewalks and pavement widening.
- 2) Full servicing of Berry Street.
- 3) Applicant being responsible for cancellation of the 13 foot segment of Lemax Avenue east of Berry Street.
- 4) Water-main charges.
- 5) Council approval of 59 foot wide lots.

8-2950

A.L. JOHNSON, OWNER
COMO LAKE AVE. AT GUILTNER ST.
W $\frac{1}{2}$ of N $\frac{1}{2}$, Lot 2, D.L. 366, Pl. 443

Approved subject to:

- 1) Cash deposit for full servicing along Como Lake Avenue in addition to servicing required on Gultner Street, there being no "home owner lot exemption" since 4 lots are involved.
- 2) Easement required on easterly lot in favour of westerly lot for sanitary sewer connection.

Meeting to be reconvened March 11, 1971

SUBDIVISION COMMITTEE MINUTES

501

MARCH 10, 1971

A meeting of the Subdivision Committee was held in the office of the Planning Department at 1013C Brunette Avenue on Wednesday, March 10, 1971 at 1:30 p.m., with the following persons present:

Mr. A.C. Kent, Assistant Engineer
Mr. D.M. Buchanan, Planning Director



8-863M

E.T. CASSAN, OWNER
CLEARVIEW ST. & BROOKMOUNT AVE.
Rem. Lot 2, D.L. 371, Pl. 12744

Tabled for the applicant to provide a plan as to how the remainder of Lot 2 (in the SE corner of the subdivision) can be conveniently subdivided in the future, in view of point (3) in Hunter, Crockford and Scobbie letter of March 2, 1971.

8-2248

R.E. & M.P. UPTON, OWNERS
558 SCHOOLHOUSE ST.
Lot C, Blk. 16, D.L. 357, Pl. 18953

Approved subject to:

- 1) Storm sewers, sidewalks, curb and gutter and pavement widening being installed adjacent to subdivision.
- 2) Extension of the storm sewer west of Tipton St.
- 3) Water-main charges.

*8-839C

W. & S.E. SELLERS, OWNERS
343 MUNDY STREET
Rem. Lot 13, D.L. 111 & 112, Pl. 9620; & Lot A
of 13, D.L. 111 & 112, Ex. Pl. 15998

Approved subject to:

- 1) Cash deposit for future servicing of 53 foot middle lot with storm sewers, sidewalks, curb and gutter and pavement widening.
- 2) Water-main charges.
- 3) Council approval of 53 foot lots.
- 4) Easement of a six foot width along the south property line for future storm sewer from future road to east.

*Council approval required.

8-2943J.E. & S. VOLKOMMER, OWNERS
SMITH AVENUELot 118, Pl. 35688 & Rem. Lot 3, Pl. 3967, D.L. 7

Declined since the downstream storm sewer represents an excessive cost to the Municipality, noting that the Engineering Department recommend that this storm sewer should be located on Cottonwood Avenue, the easterly boundary of W. 66' Lot E to existing 20 foot allowance at estimated cost of \$13,000.

*8-2949H.B. FIFE & MRS. E LEIB, OWNERS
COTTONWOOD AVE.E $\frac{1}{2}$ Lot 12, W $\frac{1}{2}$ Lot 13 & E $\frac{1}{2}$ Lot 13, all of Blk. A,
D.L. 7, Pl. 4352

Approved subject to:

- 1) Storm sewers, sidewalks, curb and gutter and pavement widening by means of physical construction along Adler Avenue and the south side of Cottonwood Avenue.
- 2) Water-main charges.
- 3) Sanitary sewer extension.
- 4) Council approval of 56.6 foot lots.

*Council approval required.

APR 13 1971

Res. No. _____
SUBDIVISION COMMITTEE MINUTES

501

MARCH 26, 1971

A meeting of the Subdivision Committee was held in the office of the Planning Department at 1013C Brunette Avenue on Friday, March 26, 1971 at 9:30 a.m. with the following persons present:

Mr. A.C. Kent, Assistant Engineer
Mr. J.L. Hiebert, Public Health Inspector
Mr. E. Tiessen, Assistant Planning Director
Mr. D.M. Buchanan, Planning Director

8-2936C

ENGINEERED HOMES (B.C.) LTD., OWNERS
CONSOLIDATED PROPERTIES IN HARBOUR VILLAGE AREA
Pts. Pl.1084, D.L.361; Pl.1409, D.L.372; Pl.1258,
D.L.373 & Rem.27; Pl.25637, D.L.373-374, Grp.1, N.W.D.

The Subdivision Committee discussed the submission made by V.J. Parker's letter of March 16, 1971:

- 1) Arterial through Stage V to Dacre Avenue and Dewdney Trunk Road - accepted as a basis for approving the subdivision design in area at NW corner of Stage IV, without prejudice to any improvements in horizontal and vertical alignments when the Committee deals with an application for subdivision in Stage V.
- 2) Cancellation of Street "E" and subdivision of adjacent lands - cancellation of both sides should take place prior to final approval of the six lots at the west end of the block between Streets "D" and "E".
- 3) Rem. 5, Plan 6867 - It was noted that no provision has been made for dedication of the road in this area or subdivision to allow for subdivision of Rem. 5 as previously suggested. Such dedication should be made as part of the Stage IV subdivision.
- 4) Norman Avenue - Closure of Norman Avenue east of Street "D" will have to be considered at a future date; no construction of this portion of Norman should take place.

The Committee then gave preliminary approval to Drawing No. 00769-1 prepared by McElhanney Surveying and Engineering Ltd., revised to February 23, 1971, subject to the requirements listed as follows:

- 1) Conformity with the requirements of the 1963 agreement and any or all subsequent agreements which might be entered into.
- 2) Design and construction at no cost to the Municipality of all works itemized in the Planning Director's letter of January 27, 1971, indicating approval in principle to the Stage IV subdivision. This includes design and construction of the major arterial street with four moving lanes, left turn bays, bus bays and medians. It is important that

the trunk storm sewer down to Scott Creek should be designed and constructed having a capacity sufficient for the entire drainage area. It is also important to note that sidewalks are required on both sides of all streets. This includes the design and construction of a complete sanitary sewer system including a gravity connection to the existing system or the Coquitlam Interceptor. This includes a complete system of storm sewers for drainage of roads, lanes, walkways and each and every property within the subdivision. This includes a complete system of underground wiring for hydro, telephone and cablevision to serve every property in the subdivision. This includes a complete system of ornamental street lighting on all roads, lanes and walkways within the subdivision. Water-main charges are also to be met. All of the services are to be in accordance with the documents comprising the "Procedure, Standards and Design Requirements for Engineering Works in Coquitlam" and any other stipulations of the Municipality of Coquitlam.

- 3) Transfer of the land to the Municipality at the south-west corner of the Ranch Park Elementary School site for re-transfer to the School Board and dedication of the 4.5 acre park north of the school site and transfer of title to ravine areas to the Municipality are requirements. Construction of a paved walkway with Mercury-vapour type lighting between Ranch Park School and Daybreak Avenue and construction of a storm sewer to drain the school and park site, again to municipal requirements.
- 4) Chain link fences of a 3' 6" height are required on both sides of all walkways within the subdivision. Paving of these walkways is also a requirement.
- 5) Dedication of the right-of-way for the major arterial street at no cost to the Municipality is required, such dedication to accommodate the design referred to in Point 2 above.
- 6) The reconstruction of Spuraway Drive to link in with the major arterial street at no cost to the Municipality is also required; closing of Surf Street south of Spuraway Drive and construction of an outlet to municipal standards along the B.C. Hydro right-of-way to Pinnacle Street is part of this reconstruction.

8-1954

L.K. & L.M. ALLBEE, OWNERS
675 & 673 BLUE MOUNTAIN ST.
Lots 1 & 2 of Lot 7, Blk.B, D.L.365, Pl.19511

Tabled for report from Building Department.

8-1892

MRS. M.F. CLARKE, OWNER
 428 MUNDY ST.
Lot 2 of C, Blk. 8, D.L. 111, Pl. 6578

Approved subject to:

- 1) Storm sewers, sidewalks, curb and gutter, and pavement widening by means of cash deposit for frontage on Lakeview Street.
- 2) Water-main charges.

8-2952B

J. & A. BELL, OWNERS
 1403 COAST MERIDIAN ST.
S $\frac{1}{2}$ Lot 3, L.S. 5, Sec. 18, Twp. 40, Pl. 8837

Tabled for evidence to be provided by the applicant to the Simon Fraser Health Unit that the existing water supply is adequate for the existing one-acre lot.

*8-2923D

R. & H. MONTGOMERY, OWNERS
 1291 NESTOR ST. S. OF PATHAN AVE.
S. 3.25 Chains Lot 14, Sec. 11, 12 & 14, Twp. 39, Pl. 3022

Approved subject to Council approval of perimeter and frontages less than 132 feet,
 Noting that:

- 1) Full servicing along Nestor Street was met under approval of 8-2923C.
- 2) The Simon Fraser Health Unit has recommended approval by letter of March 15, 1971.

*8-863M

E.T. CASSAN, OWNER
 CLEARVIEW ST. & BROOKMOUNT AVE.
Rem. Lot 2, D.L. 371, Pl. 12744

Approved subject to:

- 1) Storm sewer from turning area on lane at north ends of lots to north-east (517 to 514).
- 2) Servicing with sidewalks, curb and gutter, pavement and storm sewers along road to be dedicated.
- 3) Water-main charges.
- 4) Recommendations of R.G. Doyle's letter of February 26, 1971 being followed, with both this aspect and probable clearing of eroded material going onto the road after its construction being covered by a cash bond of \$300 per lot being releasable on a per lot basis at time of issuance of the occupancy permit for the house on that lot, upon the recommendation of the Assistant Engineer.
- 5) Council approval of lots below a 66 foot width.

*Council approval required.

8-2953TONNISSON CONSTRUCTION LTD., OWNERS
BRUNETTE AVENUERem. Pcl.F, Pl.5965; Rem. Pcl.G, Pl.7093;
Rem. 8 Chn. by 10 Chn. Ptn. D.L.16; all of D.L.16

Approved subject to:

- 1) Storm sewer for Adair Avenue frontage, along westerly boundary from Adair Avenue to Sherwood Avenue and Loughheed Highway.
- 2) Storm sewer from lane north of Adair to Adair Street.
- 3) Cash deposit for future construction of sidewalks, storm sewer, pavement widening, curb and gutter along Brunette Avenue.
- 4) Physical construction of pavement, sidewalks, curb and gutter, and sidewalk on Adair Avenue.

Noting that sanitary sewer and water line easements exist on the property.

*8-2529G & HG. JOHNSON, P.G. CHATT, D.J. EVANS, OWNERS
BETWEEN TOLMIE AND GALE AVENUES: WEST OF HICKEY STREET
Lot A of 14, Pl.14502; Lot 13, Pl.4888; W $\frac{1}{2}$ Lot 12,
Pl.4888; all of D.L.112

Approved subject to:

- 1) Servicing of all roads by physical construction of storm sewers, curb and gutter, pavement and sidewalks.
- 2) Sanitary sewer extension.
- 3) Water-main charges.
- 4) Recommendation from soils engineering consultant being followed as to building adjacent to ravine on Lots 8 and 9 with \$300 cash bond to guarantee such recommendation being followed, releasable at time of occupancy permit by Assistant Engineer.
- 5) Council approval of frontages less than 66 feet.

8-2057AL.S. CROCKFORD, OWNER
670 BLUE MOUNTAIN STREET
S $\frac{1}{2}$ Lot 2 of 37, Blk.9, D.L.366, Pl.8402

Declined because of excessive costs to the Municipality of constructing the downstream drainage works that would be required for the development of the subdivision at this time.

*Council approval required

8-1533E

E. GARRISON, OWNER
HAVERSLEY AVENUE
Rem. Lot 35, Blk.4, D.L.359, Pl.24259

Reapproved on same basis as indicated in Planning Director's letter of June 17, 1970 and Assistant Engineer's letter of July 16, 1970, noting that a perimeter ruling was made by Council in June, 1970.

*8-2655A

A. BURDEN, OWNER
SOUTH SIDE OF COMO LAKE AVE.: NORTH SIDE OF GROVER AVE.
Lot 266 of Lot 3, Blk.B, D.L.365, Pl.35188

Approved subject to:

- 1) Servicing of Como Lake Avenue by way of cash deposit for 65.99 feet.
- 2) Water-main charges.
- 3) Council approval of lots below 66 feet.

8-1698A

MRS. K. PIDLUBNY, OWNER
GRANT STREET AND INGERSOLL AVENUE
Pct.A of Lot 7, Blk.2, D.L.367, Pl.13232

Approved subject to:

- 1) Storm sewer along 66.05 feet along Grant to Ingersoll storm sewer.
- 2) Pavement, curb and gutter, and sidewalk alongside new lot being created.
- 3) Water-main charges.

*Council approval required.

APRIL 15, 1971



SUBDIVISION COMMITTEE MINUTES

A meeting of the Subdivision Committee was held in the office of the Planning Department at 1013C Brunette Avenue on Thursday, April 15, 1971 at 2:00 p.m., with the following persons present:

Mr. A.C. Kent, Assistant Engineer
Mr. D.M. Buchanan, Planning Director

8-2607A

QUARTER HOLDINGS LTD., OWNERS
NELSON ST. AND LOUGHEED HWY.
Lot 62, D.L. 16, Pl. 35507

Declined as Department of Highways does not approve proposed method of subdivision.

8-2057A

L.S. CROCKFORD, OWNER
670 BLUE MOUNTAIN ST.
S $\frac{1}{2}$ Lot 2 of 37, Blk. 9, D.L. 366, Pl. 8402

Reconsidered declining of subdivision and now approved since the subdivision is one step towards solving the drainage problem in the area as much as compounding the problem, as dedication on Hailey Street will allow eventual building of ditch thereon rather than lane, this approval being subject to:

- 1) A cash deposit for future servicing of Hailey Street with pavement, curb and gutter, sidewalk and storm sewer.
- 2) Water-main charges.
- 3) Construction of road to gravel road and ditches.

8-1779

R.G. AND D.E.K. FOX, OWNERS
654 AUSTIN AVENUE
Rem. Lot 3, Blk. 9, D.L. 3 etc., Pl. 5773

Approved subject to:

- 1) Easement for sanitary sewer across southerly lot in favour of northerly lot, along with possible reconstruction of sanitary sewer connection.
- 2) Construction of new storm sewer on Sydney Avenue frontage upstream to existing manhole.
- 3) Cash deposit for servicing with pavement widening, curb and gutter, and sidewalk along Sydney Avenue.

8-2682N.G. & W.C. FORSETH, OWNERS
QUEENSTON AVE.Lot 37, L.S. 6, Sec. 18, Twp. 40, Pt. 3345T

Declined due to one-acre zoning, but approved in terms of long term design for eventual resubdivision.

8-2509CMRS. B. TYSSDAL, OWNER
511 CHAPMAN AVE.Rem. Lot B, Blk. 1, D.L. 54 & 55, Pt. 10074

Approved subject to:

- 1) Board of Variance approval of 17.89 foot rear yard.
- 2) Ditch relocation and full clearing along North Road.
- 3) Cash deposit for servicing of 53.66 foot lot with storm sewer, curb and gutter, pavement widening and sidewalk by Municipality in future.
- 4) Water-main charges.
- 5) Council approval of frontage less than 66 feet.

8-2955I.F. AND P.E. KOEMSTED, OWNERS
COAST MERIDIAN RD.Lot 4 of N $\frac{1}{2}$ L.S. 9, Sec. 18, Twp. 39, Pt. 14121

Tabled for Simon Fraser Health Unit to review water supply and sanitary disposal.

8-2716BT.W. AND V.T. SYWAK, OWNERS
565 LINTON ST.S $\frac{1}{2}$ Lot 8, D.L. 358, Pt. 1729

Approved subject to:

- 1) Cash deposit for servicing with storm sewer, curb and gutter, pavement and sidewalk along Linton Street (Midvale Street and King Albert Avenue servicing at time of future subdivision).
- 2) A \$500 cash bond being paid by the applicant to protect the watercourse during the period of house construction on the easterly lot.
- 3) Water-main charges.

8-2723BDOMINION TAR & CHEMICALS CO. LTD. AND
CANADIAN FOREST PRODUCTS LTD.
BRAID ST. AND FRASER RIVERLot A, Pt. D.L. 16, Sk. 7195; Lot C, D.L. 16, Sk. 4415; Pt. Pcl. 2, D.L. 16, Ref. Pt. 129725E; Lot D, D.L. 16, Pt. 4724

Tabled for consultation with City of New Westminster and Fraser River Harbour Commission in regard to alternative access points to the Fraser River.

8-2598B

K.W. AND W.J. VIOEN, OWNERS
 OZADA AVE. AND PIPELINE RD.
Lot 61 of Lot 1, Blk. 21, Sec. 11, Twp. 39

Tabled for review by the Simon Fraser Health Unit
 in regard to lot sizes proposed and for Engineering
 Department report.

8-2956

MOLIN ESTATES LTD., OWNERS
 COMO LAKE AVE.
Lots 7 & 8, Blk. 39, Pl. 14701 and Pcl. A,
 Ex. Pl. 11133, Blk. 39, all of D.L. 9

Approved.

8-2913

V.M. HART AND W. & P. BETTCHER, OWNERS
 634 COTTONWOOD AVE.
E $\frac{1}{2}$ Lot 14 & W $\frac{1}{2}$ Lot 15, Blk. A, D.L. 7, Pl. 4352

Reapproved, subject to requirements in letter of
 Assistant Engineer of January 29, 1971.

8-2943B

J.E. AND S. VOLKOMMER, OWNERS
 SMITH AVE.
Lot 118, Pl. 35688 & Rem. Lot 3, Pl. 3967, D.L. 7

Tabled for Engineering Department report.

8-818E

D. TURMEL, OWNER
 559 SCHOOLHOUSE ST.
Rem. Lot 1, Blk. 15, D.L. 357, Pl. 9184

Approved subject to:

- 1) Applicant being responsible for cancellation of
 13 foot segment of Lemax Avenue east of Bury Street.
- 2) Water-main charges.
- 3) Storm sewers, curb and gutter, sidewalks and
 pavement widening on Bury Street and Lemax Avenue.

Noting that Council has approved the creation of the
 lots of less than a 66 foot width in this subdivision.

8-1245

K. AND I.D. BRANDT AND M. AND A. SCHOUW, OWNERS
 BETWEEN PORTER AND JARVIS STREETS
Lot 2 and Lot 1, Blk. 6, D.L. 368, Pl. 23279

Reapproved subject to requirements in letter of
 Assistant Engineer of September 3, 1970.

8-881C

W.J. DECKER, OWNER
 ASHLEY STREET
Rem. Lot F, Blk. 11, D.L. 3 etc., Pl. 20242

Reapproved subject to requirements in letter of Assistant Engineer of December 2, 1970.

8-2799C

T. RENTMEESTER, OWNER
 2300 GALE AVE.
Pt. of Lot 11, D.L. 112, Pl. 9620

Approved subject to:

- 1) Servicing by way of cash deposit for frontage on Gale Avenue and Lorraine Avenue (storm sewers, curb and gutter, pavement widening, sidewalks).
- 2) Water-main charges.

8-1954

L.K. AND L.M. ALLBEE, OWNERS
 673 & 675 BLUE MOUNTAIN ST.
Lots 1 & 2 of Lot 7, Blk. B, D.L. 365, Pl. 19511

Approved, subject to house being at required distance from new lot line, and approval of Council of frontages less than 66 feet in width.

8-2936

ENGINEERED HOMES (B.C.) LTD., OWNERS
 CONSOLIDATED PROPERTIES IN HARBOUR VILLAGE AREA
Pts. Pl. 1084, D.L. 361; Pl. 1409, D.L. 372;
 Pl. 1258, D.L. 373 & Rem. 27; Pl. 25637, D.L. 373-374, Grp. 1, N.W.D.

The Committee reviewed the points in the two letters of V.J. Parker:-

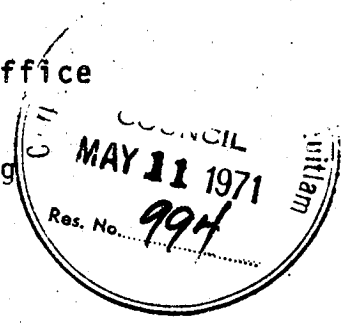
- 1) Letter of April 6, 1971 to Subdivision Committee
 - a) Revision date of March 18, 1971. Plan received Mar. 26, 1971 was only revised to Feb. 23, 1971 and this is approved plan.
 - b) Re-application should be made after 90 day period.
- 2) Letter of March 24, 1971 to H.F. Hockey (Referred by him to Committee)

There is no objection to proceeding with the plans cancellation, noting that the owners will be approached again at that time as part of the procedure.

502
APRIL 29, 1971

SUBDIVISION COMMITTEE MINUTES

A meeting of the Subdivision Committee was held in the office of the Planning Department at 1013C Brunette Avenue on Thursday, April 29, 1971 at 3:00 p.m., with the following persons present:



Mr. A.C. Kent, Assistant Engineer
Mr. D.M. Buchanan, Planning Director
Mr. E. Tiessen, Assistant Planning Director

8-2310E

MEACON INVESTMENTS LTD., OWNERS
NORTH SIDE OF KING ALBERT AVENUE AND
SOUTH END OF TIPTON STREET
Rem. Lot 2, Bk. 18, D.L. 357, Pl. 14021

Approved subject to:

- 1) a sanitary sewer extension.
- 2) storm sewers.
- 3) full servicing of cul-de-sac with sidewalks.
- 4) a cash bond of \$1,500 to provide assurance against violation of Waterways Protection By-law.
- 5) Water-main charges.
- 6) Approval by Council of lots less than 66 feet in frontage.

8-2936C

ENGINEERED HOMES (B.C.) LTD., OWNERS
CONSOLIDATED PROPERTIES IN HARBOUR VILLAGE AREA
Pts. Pl. 1084, D.L. 361; Pl. 1409, D.L. 372;
Pl. 1258, D.L. 373 & Rem. 27; Pl. 25637,
D.L. 373-374, Grp. 1, N.W.D.

Received letter of April 20, 1971 and noted that this request was to allow for subdivision 8-2734C to proceed in future. The Committee resolved to advise Mr. W. Herzog, the adjacent property owner, of the viewpoint of the applicant in order that the two property owners could discuss the matter further.

8-25291

P.G. CHATT, OWNER
BETWEEN TOLMIE & GALE AVES.: WEST OF HICKEY ST.
Lot A of 14, D.L. 112, Pl. 14507

Approved subject to:

- 1) full servicing of frontage on Gale Avenue by way of cash deposit.
- 2) Approval of Council since frontages are less than 10% of total perimeter and are less than 66 feet in width.

8-1921

W. & C. NICOLL, OWNERS
1337 CORNELL AVENUE
Lot C, Bk. 3, D.L. 364, Pl. 17494

Reapproved subject to conditions set out in
Planning Director's letter of October 14, 1970.

8-2652

D.M. & N. MILLER, OWNERS
834 PORTER STREET
S $\frac{1}{2}$ Lot 65, Bk. 6, D.L. 368, Pl. 1374

Tabled for report by Engineering Department on
sanitary sewer connections, and pending registration
of the adjacent subdivision to the north (8-1245).

8-2959

J.E. & A.M. OBYN, OWNERS
GATENSBURY STREET
Lots 1, 2 & 3, Bk. 1, D.L. 364, Pl. 1613

Tabled for report by Engineering Department on
sanitary sewers

8-2958

F. & F. WAGNER, OWNERS
1155 DANSEY AVENUE
Lot 1 of 7, Bk. 33 & 34, D.L. 109, Pl. 10653

Tabled for reports from:

- 1) Engineering Department in regard to services.
- 2) Planning Department in regard to future road
plan for this block.

8-2957

UNION OIL CO. OF CANADA LTD., OWNERS
507 NORTH ROAD
Pcl. F, D.L. 5, Ref. Pl. 2404,
Except Pcl. 3, Pl. 33617

Approved subject to cash deposit for construction
of sidewalk on Austin Avenue, and noting that the
Engineering Department would be unwilling to grant
any further driveway permits for access to this
property from Austin Avenue or North Road.

8-2124

N. GESCHKE, OWNER
808 COTTONWOOD AVENUE
Lot 1, Bk. 14, D.L. 366, Pl. 10858

Declined since the only access to this property
would be via a 270' length of lane leading from
Spruce Avenue to Cottonwood, noting that this lane
already serves as access for 9 lots, and no more lots
should be created until such time as more adequate
access can be provided.



502

MAY 13, 1971

SUBDIVISION COMMITTEE MINUTES

A meeting of the Subdivision Committee was held in the office of the Planning Department at 1013C Brunette Avenue on Thursday, May 13, 1971 at 2:30 p.m., with the following persons present:

Mr. A.C. Kent, Assistant Engineer
Mr. J.L. Hiebert, Public Health Inspector
Mr. D.M. Buchanan, Planning Director

8-2911A

R.H. & V.F. NELLESS, OWNERS
2920 GLEN DRIVE
W $\frac{1}{2}$ Lot 2, Blk.E, D.L.384A, Pl.3975

Approved since the number of parcels is two out of a one acre lot; subject to:

- 1) No further subdivision taking place for either lot until sanitary sewers are available in area.
- 2) Construction of new septic tank for existing house under sanitary disposal regulations prior to final approval of subdivision.
- 3) Easement for septic tank drainage on southerly portion of large lot in favour of smaller lot.
- 4) Moving of shed off new lot line to location 4 feet away therefrom.
- 5) Full servicing by way of cash deposit for frontage of the large lot.
- 6) Approval by Council of frontage of lot less than 10% of perimeter.

8-2598A
8-2598B

K.W. & W.J. VIOEN, OWNERS
OZADA AVENUE AND PIPELINE ROAD
Lot 61 of Lot 1, Blk.21, Sec.11, Twp.39

Both alternative subdivision proposals are hereby declined since the parcels proposed are below the one acre size recommended by the Medical Health Officer in septic tank areas.

8-2917A

A. BISSET, OWNER
GILLEY'S TRAIL NEAR VICTORIA DRIVE
Lot 6, Sec.17, Twp.40, Pl.1369

Approved subject to conditions in Assistant Engineer's letter of August 31, 1970, noting that Council have already approved the frontage, being less than 10% of the perimeter of the parcel.

8-2722

L. & C. WURZHUBER, OWNERS
 SOUTH SIDE OF DAVID AVE.; WEST OF COAST MERIDIAN
Lot 6 of Sec. 11, 12 & 14, Twp.39, P1.18967

Approved subject to:

- 1) Reservation of 33 feet on east side of whole existing property, with a cash deposit for servicing of northern 237.49 feet being limited to clearing, grading and gravelling, while the remainder also includes a deposit for pavement, curbs and storm sewers.
- 2) Medical Health Officer approving sanitary disposal and water supply.
- 3) Council approval of frontage less than 132 feet and less than 10% of perimeter, and eventually of Road Reservation By-law.

Noting that the Legal Department will be asked to supply the applicant with an estimate of the legal costs involved.

8-2513

JOHN COLVIN, OWNER
 734 LOUGHEED HIGHWAY
Pt. of Blk.C, D.L.378, P1.5122

Tabled for the following:

- 1) Traffic Engineering Consultants' report on arterial road location in this area.
- 2) Engineering Department review of other engineering matters including erosion and/or flooding along Scott Creek.

8-2744A

P. & M. COYNE, OWNERS
 835 ROCHESTER AVENUE
Rem. Lot 4, Blk.15, D.L.3 etc., P1.7302

Approved subject to:

- 1) Servicing with pavement widening, curb and gutter, storm sewers and sidewalks by way of cash deposit (deposit based on four 75.5 foot frontages).
- 2) Moving of accessory building away from Delmont Street and new lot line.
- 3) Water-main charges.

8-2962

A. & L. REED, OWNERS
 3330 DAVID AVENUE
N $\frac{1}{2}$ Lot 4, NE $\frac{1}{4}$, Sec.12, Twp.39, P1.3022

Tabled for Engineering and Health reports.

8-2936C

ENGINEERED HOMES (B.C.) LTD., OWNERS
 CONSOLIDATED PROPERTIES IN HARBOUR VILLAGE AREA
Pts. P1.1084, D.L.361; P1.1409, D.L.372; P1.1258,
D.L.373 & Rem.27; P1.25637, D.L.373-374, Grp.1, N.W.D.

Received letter of May 4, 1971 on proposed relocation of "Harbour Village Drive" west of Ranch Park School and tabled for the following to be studied by the Municipality's Traffic Engineering Consultants:

- 1) The horizontal geometrics within the proposed right-of-way.
- 2) The intersection of Como Lake Avenue-Spuraway and the new arterial.
- 3) The implications of the north-south road along the east boundary of Mundy Park and its intersection with Como Lake Avenue in relation to the above intersection.

It is also asked that the applicant provide a sketch plan indicating how the area east of Palmdale Street north of Ranch Park Way will be subdivided in the future, this involving land at the south end of Ogden Street.

8-2961

DISTRICT OF COQUITLAM, OWNERS
 BRUNETTE AVENUE

Lot A of 4, P1.13560; Lot 3, P1.2624; Pt. 0.095 Ac.,
Lot 3, Sk.11768, E.50' Lot 3, P1.2624; Lots 1 & 2,
P1.2624; all of D.L. 46, B1k. 2

Tabled for Planning Department to draw up consolidation proposal and members to make on-site inspection.

8-2776B

PALM SPRINGS HEALTH SPA BURNABY LTD., OWNERS
 NORTH ROAD

Lot 76, D.L.5, P1.36704

Approved subject to:

- 1) Storm sewers, pavement, curb and gutter and sidewalks on Whiting Way.
- 2) Water-main charges.

8-2946A

G.M. & S.D. DELAIR, OWNERS
 536 SCHOOLHOUSE STREET

Lot 4 of 1, B1k.24, D.L.357, P1.10933

Approved subject to requirements in Assistant Engineer's letter of March 15, 1971 except that cash deposit for paving, curbs, gutters and sidewalks are for 60 rather than 58.2 feet, noting that since Council approved this frontage, no further approval by them is required of higher frontage.

8-2503A

TANTUS ESTATES LTD., OWNERS
DEWDNEY TRUNK ROAD
Lots R & S, D.L.238, P1.8360

Tabled for Engineering Department report including examination of drainage implications, noting that many of the lots are below the 7,000 square foot minimum parcel size and that redesign will be required.

8-2943B

J.E. & S. VOLKOMMER, OWNERS
SMITH AVENUE
Lot 118, P1.35688 & Rem. Lot 3, P1.3967, D.L.7

Approved with no servicing requirements since the number of lots remains at two in number, subject to Council approval of lots below 66 feet in width and frontage less than 10% of perimeter.



501

MAY 31, 1971 &
JUNE 2, 1971

SUBDIVISION COMMITTEE MINUTES

A meeting of the Subdivision Committee was held in the office of the Planning Department on Monday, May 31, 1971 at 2:30 p.m., with the following persons present:

A.C. Kent, Assistant Engineer
J.L. Hiebert, Public Health Inspector
D.M. Buchanan, Planning Director

8-2963

E. NORDMAN, E.N. & M. CLARK, J. KING, OWNERS
GRANT AND SPROULE

Rem. Lot 5, Pt. 7153; Lots 47 & 48, Pt. 26603,
all of Blk. 1, D.L. 367

Declined since not all owners have signed application for subdivision.

8-2961

DISTRICT OF COQUITLAM, OWNER
BRUNETTE AVENUE

Lot B of 4, Pt. 13560; Lot 3, Pt. 2624; Pt. 0.095,
Ac. Lot 3, Sk. 11768; E. 50' of Lot 3, Pt. 2624;
Lots 1 & 2, Pt. 2624; all of Blk. 2, D.L. 46

Approved subject to easement for storm sewer and sanitary sewer north of Brunette Avenue, this easement to be for full width of portion of Therrien Street being cancelled.

8-2504

A.F. BOOTH, OWNER
NORMAN AVE. & RANCH PARK WAY

Rem. Lot 28, Blk. 1, D.L. 373 & 381, Pt. 25961

Tabled for a report by the Engineering Department.

8-1876B

J.E. & A.E. HANCOCK, OWNERS
1976 HILLSIDE AVENUE

Lot B, Blk. 1, D.L. 62 & 63, Pt. 9849

Tabled for a report by the Engineering Department.

8-2607A

QUARTER HOLDINGS, OWNERS
NELSON ST. & LOUGHEED HWY.

Lot 62, D.L. 16, Pt. 35507

Tabled for review by the Department of Highways in regard to:

- 1) 30 foot access proposed by applicant.
- 2) servicing requirements along Lougheed Highway since Municipality now requires full servicing on municipal roads,

and for review of drainage by Assistant Engineer.

8-2967

B. & H. ZUKOVIC, OWNERS
ROCHESTER AVENUE

Lot 3 of 2, W $\frac{1}{2}$ Blk. 10, D.L. 3 etc., Pt. 16325

Tabled for a report by the Engineering Department.

8-2965

MARAD DEVELOPMENTS LTD., OWNERS
SIDNEY AVE. & WESTVIEW ST.
Lot 14, Pl. 13038; Lot 16, Pl. 23752; & Lot 7,
Pl. 10926; all of Blk. 24, D.L. 3

Approved subject to storm sewers, pavement widening,
curb and gutter, sidewalks, and water-main charges.

8-2938

J.A. MCMEEKAN, OWNER
522 ROXHAM ST.
Rem. E½ Lot 5, D.L. 355, Pl. 1298

Approved subject to the requirements in the Assistant
Engineer's letter of November 10, 1970.

8-2964

DISTRICT OF COQUITLAM, OWNER
CORNER POIRIER & COMO LAKE AVE.
Lot 1 of Lot 2, Twp. 39, Pl. 12542

Approved subject to:

- 1) storm sewer, pavement widening, curb and gutter
and sidewalk on frontage of four lots being created.
- 2) water-main charges.
- 3) sanitary sewer connection for north-easterly lot.

8-2415A

W.R. FLETCHER, OWNER
1961 AUSTIN AVENUE
W½ Lot 2, SE¼, D.L. 358, Pl. 1729

Tabled for applicant to provide survey plan prepared
by professional land surveyor indicating top of bank
on area west of extension of King Albert Avenue to
southerly boundary of Rem. A.

8-2958

F. & F. WAGNER, OWNERS
1155 DANSEY AVENUE
Lot 1 of 7, Blk. 33 & 34, D.L. 109, Pl. 10653

Tabled for the applicant to approach owners in the
area regarding joint subdivision.

8-2959

J.E. OBYN, OWNER
1316 COMO LAKE AVENUE
Lots 1, 2 & 3, Blk. 1, D.L. 364, Pl. 1613

Approved subject to:

- 1) construction of storm sewers, curb and gutter,
pavement widening and sidewalks on Grover Avenue.
- 2) provision of storm sewers, curb and pavement
widening on Como Lake Avenue and Gatensbury Street
(sidewalks exist).
- 3) clearing, grading and gravelling of lane.
- 4) water-main charges.

The meeting reconvened on June 2, 1971 at 1:30 p.m., with the following persons present:

A.C. Kent, Assistant Engineer
D. Ashford, Design Engineer
E. Tiessen, Assistant Planning Director
D.M. Buchanan, Planning Director

8-2936C

ENGINEERED HOMES (B.C.) LTD., OWNERS
CONSOLIDATED PROPERTIES IN HARBOUR VILLAGE AREA
Pts. Pl. 1084, D.L. 361; Pl. 1409, D.L. 372, Pl. 1258,
D.L. 373 & Rem. 27; Pl. 25637, D.L. 373-374, Grp. 1

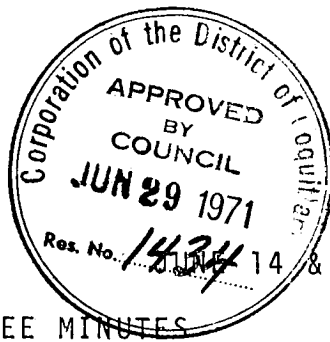
The Committee considered the proposed change in the location of Harbour Village Drive further after review of a report from the Municipality's Traffic Engineering Consultants. The following comments were then made:

- 1) The road allowance east of the Charles Best School site has to be cancelled to avoid an intersection problem in this area.
- 2) The applicant should provide evidence in writing that B.C. Hydro and Power Authority will accept the proposal to align the new arterial (designated "Harbour Village Drive") diagonally across the Hydro line.
- 3) An overall plan covering the whole of Stage IV should be provided at 1"=200' scale covering all changes to the drawing given preliminary approval on March 26, 1971.
- 4) Full servicing of Spuraway Drive and Como Lake Avenue east of "Harbour Village Drive" will be required at the time of development adjacent to this portion of roadway.
- 5) The 40 mph District and CGRA design standard for arterial roads should be followed resulting in, for example, an increase in centre line radius to 500 feet in the vicinity of the intersection referred to in item 10 below. The AESL print should be supplied to the applicant as described under item 10.
- 6) Long term design of the Spuraway-Como Lake Avenue-Harbour Village intersection will be required to allow for determination of long term requirements, this including provision for a left turn bay for westbound traffic onto the new north-south road.
- 7) The applicant should instruct their professional engineering consultants, Underwood & McLellan, to avoid any discrepancy with the AESL future road design for Como Lake Avenue and Spuraway Drive which is currently being prepared in conjunction with the sidewalk programme.
- 8) The applicant should be responsible for construction of the intersection in item 6, not including the left turn bay for the future north-south road.
- 9) The Parks and Recreation Department should be advised by the Planning Department of this change in road location for access to the NE corner of the park, since planning for development in that area is now underway.

MAY 31, 1971 &
JUNE 2, 1971

- 10) The approach alignment for Spuraway Drive at Harbour Village Drive should be shifted eastward as shown on the print prepared by AESL attached to their letter of May 28, 1971. (This print does not show land requirements for the left turn bay.)
- 11) Daybreak and Spuraway Drive are classified as collector streets and should be designed and constructed to a 36 foot width curb to curb.
- 12) The bus bay at the NE corner of Daybreak Avenue and Harbour Village Drive should be modified by eliminating the kink in the horizontal alignment.

The applicant is instructed to provide the plan under item 3 above in order that preliminary approval may be given to the complete subdivision scheme as has been proposed for amendment by the applicant. It is noted that the previous preliminary approval can no longer be considered valid with the changes that have come forward from the applicant.



501

Res. No. 1434 14 & 15, 1971

SUBDIVISION COMMITTEE MINUTES

A regular meeting of the Subdivision Committee was held in the Planning Department offices at 1013C Brunette Avenue on Monday, June 14, 1971 at 2:30 p.m., with the following persons present:

- A.C. Kent, Assistant Engineer
- H.F. Hockey, Engineering Supervisor
- J.L. Hiebert, Public Health Inspector
- D.M. Buchanan, Planning Director
- E. Tiessen, Assistant Planning Director
- B. Porter, Student Planner

NEW SUBDIVISION BY-LAW NO. 1930

Mr. Hockey noted that this By-law received the final approval of Council on June 1, 1971. The following procedure was then adopted:

1. The date of application for preliminary approval will be the date at which servicing requirements are imposed.
2. These subdivisions shall have 90 days to be implemented after preliminary approval, that is receive final approval and signature of the Approving Officer on registered plans.

It was further noted that the only new servicing requirements in the By-law are underground wiring and ornamental street lighting beyond requirements made generally since May, 1969.

8-2973

G.R. LEE, OWNER
VICTORIA DRIVE
Lot 2, Blk. C, NW $\frac{1}{4}$, Sec. 8, Twp. 40, Pt. 18321

Declined since parcels are below 3 acres required by new Subdivision By-law where no water and sewer are available (Note: Application date - June 9, 1971).

8-2971

W.J. SAWYER, OWNER
921 COTTONWOOD AVENUE
E $\frac{1}{2}$ Lot 9, Blk. 10-13, D.L. 366, Pl. 6908

Approved with full servicing by way of cash deposit for Runnymede Avenue frontage, noting that this includes ornamental street lighting and underground wiring (Note: Application date - June 8, 1971).

8-2124

N. GESCHKE, OWNER
808 COTTONWOOD AVENUE
Lot 1, Blk. 14, D.L. 366, Pl. 10858

Approved subject to water-main charges, curb and gutter, pavement widening, sidewalks and storm sewers by way of cash deposit for Spruce Avenue frontage (Note: Application date - April 23, 1971).

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8-2972

J.W. CANUEL, OWNER
PIPELINE ROAD

Lot 8, L.S. 13, Sec. 13, Twp. 39, W.C.M., Pl. 25461

Tabled for report from Engineering Department on servicing requirements including erosion protection along Coquitlam River.

8-2969

A.M. & K.M. FULAWKA, OWNERS
PIPELINE ROAD

Lot 3, D.L. 5882, Sec. 25, Twp. 39, Pl. 24588

Tabled for investigation of zoning by-law as to whether this parcel is in the A-3 zone.

(Note: Application date - June 3, 1971).

8-2970

A.M. & K.M. FULAWKA, OWNERS
PIPELINE ROAD

Lot 4, D.L. 5882, Sec. 25, Twp. 39, Pl. 24588

Declined since parcel is below 20 acre size required in the A-2 zone.

(Note: Application date - June 3, 1971).

8-1643E

A. PATTERSON, OWNER
VICTORIA DRIVE

Pt. of SE $\frac{1}{4}$ of NE $\frac{1}{4}$, Sec. 7, Twp. 40, Sk. 11167

8-1643D declined and 8-1643E is hereby approved subject to:

- 1) water-main charges.
- 2) servicing along 135 foot frontage with storm sewer, curb and gutter, pavement widening, and sidewalk by way of cash deposit.
(Victoria Drive is arterial street.)
- 3) provision of evidence to SFHU that sanitary disposal regulations can be met.

(Note: Application date - May 31, 1971).

8-2952C

J. & A. BELL, OWNERS
1403 COAST MERIDIAN STREET

S $\frac{1}{2}$ Lot 3, L.S. 5, Sec. 18, Twp. 40, Pl. 8837

Approved subject to:

- 1) full servicing of 145 foot frontage along Coast Meridian Street with sidewalks, curb and gutter, pavement widening and storm sewer by cash deposit.
- 2) water-main charges and water line connection fees.
- 3) Council approval of the 145 foot frontage since this is less than 10% of the perimeter of the parcel being created.

Noting that SFHU favourable recommendation based on the water-main being available in the near future.
(Application date: February 4, 1971).

8-1658B

R. SEGAL, OWNER
NORTH ROAD

Lot A, Blk. 1, D.L. 54 & 55, Pl. 10074

Approved subject to:

- 1) full servicing of cul-de-sac and North Road including ornamental street lighting and underground wiring under the new Subdivision By-law No. 1930.
- 2) Council approval of the 40 foot frontage on one lot.
- 3) clearing, grading and gravelling, and relocation of existing ditch along North Road.
- 4) sanitary sewer extension to serve subdivision.

(Application date: June 14, 1971).

RECONVENED AT 1:30 P.M. JUNE 15, 1971 WITH A.C. KENT AND
D.M. BUCHANAN PRESENT

8-2936F

ENGINEERED HOMES (B.C.) LTD., OWNERS
CONSOLIDATED PROPERTIES IN HARBOUR VILLAGE AREA
Ptn. of D.L. 373; & Lot 12, D.L. 373, Pl. 20521

Approved in principle subject to:

- 1) this proposal being included in the overall layout required by the Committee as relayed to the applicant on June 7, 1971.
(Note - Item 3).
- 2) the servicing along Street D including the frontage of that portion of land proposed to be transferred to the owners of Lot 12, D.L. 373, Plan 20521.

(Note: Application date - May 28, 1971).

8-2936E

ENGINEERED HOMES (B.C.) LTD., OWNERS
CONSOLIDATED PROPERTIES IN HARBOUR VILLAGE AREA
Lots 3, 4 & 5, Blk. 10, D.L. 373, Pl. 1258

Tabled for consideration by Engineering Department of sanitary sewer and storm sewer adequacy, noting that this subdivision proposal should be included in the overall layout required by the Committee, as described in the Planning Director's letter of June 7, 1971. (See Item 3).

(Note: Application date - May 28, 1971).

8-2936D ENGINEERED HOMES (B.C.) LTD., OWNERS
CONSOLIDATED PROPERTIES IN HARBOUR VILLAGE AREA
Lot 19, Blk. 18, D.L. 361 & 374, Pl. 30929

Tabled for:

- 1) Engineering Department to report on adequacy of services.
- 2) Planning Department to review proposed design in relation to B.C. Hydro line and future of Surf Crescent.

(Note: Application date - May 28, 1971).

8-1949E NATIONAL HOLDINGS LTD., OWNERS
CORNER LINTON ST. & FOSTER AVE.
Lot 298, D.L. 358, Pl. 36871

Tabled for:

- 1) Engineering Department to make on-site inspection and report.
- 2) Planning Department to investigate jogged intersection resulting from extension of Cypress Street to Foster Avenue and its location in relation to street proposed under 8-2483A to the north.

(Note: Application date - May 21, 1971).

8-2756 H.E. HAMILTON, OWNER
2483 AUSTIN AVENUE
S. 132' of E $\frac{1}{2}$ of 8, D.L. 359, Pl. 4888

Tabled for Engineering Department report.
(Note: Application date - June 3, 1971).

8-2723B DOMINION TAR AND CHEMICALS CO. LTD. AND
CANADIAN FOREST PRODUCTS LTD., OWNERS
BRAID STREET AND FRASER RIVER
Lot A, Ptn. D.L. 16, Sk. 7195; Lot C, D.L. 16,
Sk. 4415; Pt. Pcl. 2, D.L. 16, Ref. Pl. 129725E;
Lot D, D.L. 16, Pl. 4724

Tabled for the Planning Department to report to Council on the question of exemption from Section 86B of the Land Registry Act; the question is one of future waterfront access requirements of an industrial and/or recreational nature. The Subdivision Committee has received advice from the Fraser River Harbour Commission on the matter, who feel that the proposal has many disadvantages, and the Committee feel that advice from the Parks and Recreation Commission and the Coquitlam Industrial Development Committee is in order.

(Note: Application date - March 31, 1971).

8-2967

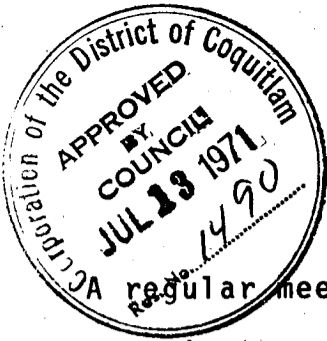
R. & H. ZUKOVIC, OWNERS
1045 ROCHESTER AVENUE

Lot 3 of 2, Blk. W $\frac{1}{2}$ 10, D.L. 3 etc., P1.16325

Approved subject to:

- 1) water-main charges.
- 2) storm sewers, sidewalks, pavement, curb and gutter and pavement widening along Madore Avenue frontage.

(note - application date May 28, 1971).



SUBDIVISION COMMITTEE MINUTES

*Stable
Bowler
Per 'dean
502*

JUNE 28 & 30, 1971

A regular meeting of the Subdivision Committee was held in the Planning Department offices at 1013C Brunette Avenue on Monday, June 28, 1971 at 1:30 p.m., with the following persons present:

A. C. Kent, Assistant Engineer
J. L. Hiebert, Public Health Inspector
D. M. Buchanan, Planning Director

8-2936G

ENGINEERED HOMES (B.C.) LTD., OWNERS
CONSOLIDATED PROPERTIES IN HARBOUR VILLAGE AREA

The Committee received a copy of an overall plan requested previously per the Planning Director's letter of June 7, 1971 known as Drawing No. 000769-1 dated April, 1970 revised to June 2, 1971 by McElhanney Surveying and Engineering Ltd., and entitled "Engineered Homes (B.C.) Limited, Harbour Village Stage IV". The plan was submitted June 9 and received June 16, 1971 by the Planning Department. The Committee then gave preliminary approval to the proposed subdivision subject to:

- 1) Provision of full servicing as per By-law No. 1930 and as previously communicated.
- 2) Park dedication, transfers of land and other requirements previously communicated to applicants.
- 3) The agreements between Engineered Homes (B.C.) Ltd. and the Municipality.

It was further noted that:

- 1) The Surveyor will have to provide information on certain lots to certify their size in compliance with the By-law.
- 2) The Committee has no objection to the cancellation of road allowance east of Charles Best School Site referred to Municipality by Land Registrar June 15, 1971, subject to:
 - i) cancellation of the whole allowance at this time and transfer of the west half to property owners to the west and,
 - ii) no cancellation along west side of Lot 6, Plan 1084.

(Note: Application date - June 9, 1971).

8-818F

D. TURMEL, OWNER
559 SCHOOLHOUSE STREET
Lot 1, Blk. 15, D.L. 357, Pl. 9184

Approved subject to servicing requirements

listed in Assistant Engineer's letter of April 8, 1971. It was noted that the Council has already approved lots below 66 feet in width in this subdivision and that the adjacent owner objected to cancellation of 13 feet of Lemax Avenue which was part of approval on April 20, 1971.
(Note: Application date - April 13, 1971).

8-659

J. T. ARMSTRONG, OWNER
1360 COAST MERIDIAN RD.
Lot 5, L.S. 1, Sect. 13, Twp. 39, Pl. 12942

Tabled for Engineering Department Report.
(Note: Application date - June 16, 1971).

8-2972

J. W. CANUEL, OWNER
1491 PIPELINE RD.
Lot 8 of L.S. 13, Sect. 13, Twp. 39, W.C.M.,
Pl. 25461

Tabled for applicant to indicate whether he can:

- 1) Properly service the Pipeline Road frontage under By-law No. 1930 which includes, pavement widening, curb and gutter, sidewalks and storm sewers.
- 2) Rip-rap the lands along the Coquitlam River frontage so that the land will not be subject to erosion.

(Note: Application date - June 7, 1971).

8-2975

SIL-HER HOLDINGS LTD., & CLARKE MOTEL LTD., OWNERS
CLARKE ROAD
Pct. A, Sk. 10276 of Lot 20, D.L. 106, Pl. 4485

Approved subject to:

- 1) Presentation of registrable plans prior to final approval of the rezoning.
- 2) Presentation of a cash deposit to the Municipality as itemized in the Assistant Engineer's letter of June 11, 1971.

It being noted that the Municipality does not intend to open and maintain the dedicated road until legal access to the road is available.
(Note: Application date - June 17, 1971).

8-2716C

T. W. & V. T. SYWAK, OWNERS
565 LINTON STREET
s½ Lot 8, D.L. 358, Pl. 1729

Tabled for investigation of sanitary sewer extension requirements with new subdivision design adjacent to Linton Street.
(Note: Application date - June 15, 1971).

PAGE 3/

8-2415B

W. R. FLETCHER, OWNER
1961 AUSTIN AVENUE
W $\frac{1}{2}$ Lot 2, SE $\frac{1}{4}$, D.L. 358, Pl. 1729

It is suggested the applicant approach the adjacent owner of Rem. A in regard to these costs, since this determination of the edge of the ravine is not a Municipal responsibility under the Subdivision Control By-law.
(Note: Application date - May 13, 1971.)

8-2160E

FARWEST DEVELOPMENT LTD, OWNERS
MacINTOSH STREET
Lot 32, Blk. 3, 4, and 5, D.L. 368, Pl. 1374

Approved subject to:

- 1) Storm sewer out to McIntosh Street to drain westerly lots as proposed by R. Rannala, P. Eng. on June 14, 1971.
- 2) Full servicing on McIntosh and Kelvin Streets as required by By-law No. 1930.
- 3) Easements for the storm sewers previously referred to.
- 4) Watermain charges.

(Note: Application date - June 16, 1971).

8-2974

P. & E. VOLK, OWNERS
841 PORTER STREET
W $\frac{1}{2}$ Lot C, Blk. 13, D.L. 368, Pl. 8923

Referred to Engineering Department to determine sanitary sewer extension requirements; it being noted that full dedication of future roads is required at this time.
(Note: Application date - June 2, 1971).

8-2327

L. W. & F. K. HOLROYD and
G. D. & M. J. FREW, OWNERS
1307 REGAN AVENUE and
731 GATENSBURY STREET
Lot 170, D.L. 364, Pl. 31663
Lot 113, D.L. 364, Pl. 28642

Approved subject to:

- 1) Full servicing of 62.6 foot frontage on Regan Avenue by way of cash deposit.
- 2) Watermain charges.

(Note: Application date - June 14, 1971).

RECONVENED AT 9:00 A.M. JUNE 30, 1971 WITH A. C. KENT, D. M. BUCHANAN AND E. TIESSEN PRESENT.

8-2799D

C. W. & I. D. THORNTON and T. RENTMEESTER,
OWNERS
2300 GALE AVENUE

E 89' of Lot 11, and Part of Lot 11, Both of
D.L. 112, P1. 9260

Approved subject to:

- 1) All services required by By-law No. 1930 by way of cash deposit therefore, and physical construction of certain works.
- 2) Possible relocation of the sanitary sewer and easement immediately north of Lorraine Avenue to allow building on future lot.
- 3) Amendment to Subdivision Control By-Law in regard to the minimum 60 foot width.
- 4) Removal of the existing barn on proposed lane.
- 5) Watermain charges.

(Note: Application date - June 13, 1971).

8-1949E

NATIONAL HOLDINGS LTD., OWNERS
CORNER LINTON STREET & FOSTER AVENUE

Lot 298, D.L. 358, P1. 36871

The Subdivision Committee reviewed the subdivision further, and tabled the subdivision application for a report by a professional soils engineer consultant hired by the applicant on the foundation conditions for buildings on proposed lots and for storm sewers, sanitary sewers and watermains on proposed streets.

It was noted:

- 1) That removal of the jogged road and a cul-de-sac arrangement was considered by the Committee, but rejected due to design problems.
- 2) A surveyor will have to prove out the size of proposed lots east of "Cypress Street".

8-2877

D. PANLECHAK, OWNER
530 SCHOOLHOUSE STREET

Rem. Lot 2, Blk. 24, D.L. 357, P1. 7093

Re-approved with storm sewers being physically constructed.

SUBDIVISION COMMITTEE
MINUTES

JUNE 28 & 30, 1971

PAGE 5/

8-2504

H. D. WIPP, OWNER
NORMAN AVENUE AND RANCH PARK WAY

Rem. Lot 28, Blk. 1, D.L. 373 & 381, Pl. 25961

Declined since trunk sanitary and storm sewers to serve this area are not available, noting that the applicants may wish to apply again in three or four months' time, to determine the availability of sanitary and storm sewers at that time.



SUBDIVISION COMMITTEE MINUTES

A regular meeting of the Subdivision Committee was held in the office of the Planning Department at 1013C Brunette Avenue on July 8, 1971 at 9:00 a.m., with the following persons present:

Mr. A.C. Kent, Assistant Engineer
Mr. J.L. Hiebert, Public Health Inspector
Mr. D.M. Buchanan, Planning Director
Mr. E. Tiessen, Assistant Planning Director

8-2966 HYLAND PARK DEVELOPERS LTD. & DEPT. OF HIGHWAYS, OWNERS
SHAW AVENUE WEST OF CLAYTON STREET
Rem. Lot A, Ref. Pl. 2094A; and Lot B, Blk. 31,
Pl. 18206, both of D.L. 3 etc.

Approved subject to:

- 1) Sanitary sewer extension.
- 2) Dedication of Shaw Avenue across Lot B and reservation of cul-de-sac by establishing it as a "right-of-way" and by reservation agreement registered with the land, to the satisfaction of the Municipal Solicitor.
- 3) Opening, paving and curbing of lane to Clayton Street from NE corner of Rem. A.
- 4) Storm sewers, pavement, curbs and sidewalks and underground wiring to be physically constructed from present end of Shaw Avenue, including future cul-de-sac.
- 5) Cash deposit for future construction by Municipality along Loughheed Highway frontage in co-operation with the Department of Highways.
- 6) Storm sewer along easterly boundary of Rem. A.

8-2503B TANTUS ESTATES LTD., OWNERS
DEWDNEY TRUNK ROAD
Lots R & S, D.L. 238, Pl. 8360

Received plan dated May 28, 1971 by David H. Burnett and Associates and noted:

- 1) The lots have not been checked to determine if they all have an area of 7,000 square feet.
- 2) The provision of a downstream storm sewer is considered to represent an excessive cost to the Municipality; the watercourse involved leads from the NE corner of the subdivision across the CPR line to Barnet Highway and Lansdowne Street.
- 3) The new Subdivision Control By-law calls for underground wiring and ornamental street lighting.

SUBDIVISION COMMITTEE MINUTES

- 4) The south half of Dewdney Trunk Road will have to be constructed to the standard of a major arterial road.
- 5) The classification of the connector to the SW as a collector road and the category of roads in the subdivision is still to be resolved.

The committee then tabled the application for the applicant to propose a solution to the downstream drainage problem. It is also understood that the land to the west is to be acquired by the applicant and re-design of the subdivision would therefore be suggested. The Planning Department is also to forward a copy of the subdivision plan to the Department of Highways for their information and reaction.

8-2930

D.L. STALKRAPELS, OWNER
 1294 COAST MERIDIAN STREET
 Lot 3 of Lots 1 & 2, Sec. 11, 12 & 14, Twp. 39,
 Plan 18967

Reapproved subject to requirements contained in the letter of the Assistant Engineer dated January 20, 1971.

8-659B

T.J. ARMSTRONG, OWNER
 1360 COAST MERIDIAN STREET
 Lot 5 of L.S. 1, Sec. 13, Twp. 39, P1. 12942

Approved subject to:

- 1) Cash deposit for servicing frontage of one-acre lot along Coast Meridian Street.
- 2) Clearing, grading and gravelling of Millard Avenue alongside one-acre lot.

8-2936D

ENGINEERED HOMES (B.C.) LTD., OWNERS
 CONSOLIDATED PROPERTIES IN HARBOUR VILLAGE AREA
 Lot 19, D.L. 374 & 361, & Lot 20, D.L. 361,
 both of Blk. 18, P1. 30929

The Committee reviewed the Engineering Department servicing report, and it is noted that downstream storm sewers and sanitary sewers may be inadequate and the applicant should get their professional engineering consultants to check this matter once the design has been reviewed by the Planning Department.

SUBDIVISION COMMITTEE MINUTES

8-2509C

B. TYSSDAL, OWNER
 511 CHAPMAN AVENUE
Rem. Lot B, Blk. 1, D.L. 54 & 55, Pl. 10074

Reapproved subject to:

- 1) Board of Variance approval of the 17.89' setback from rear lot line.
- 2) Requirements in Assistant Engineer's letter of May 6, 1971.
- 3) Requirements in By-law No. 1930 of underground wiring and ornamental street lighting.

8-2976

T.J. TRAPP INVESTMENTS LTD., OWNERS
 321 NORTH ROAD
Rem. Lot 110, D.L. 3, Pl. 29398

Approved subject to full servicing, including cash deposit for future construction by Municipality of services along Lougheed Highway frontage.

8-2977

J. BULL, OWNER
 AUSTIN AVENUE
Lot 1, Blk. 7, D.L. 109, Pl. 20407

Tabled for Engineering Department report.

8-2969

A.M. & K.M. FULAWKA, OWNERS
 PIPELINE ROAD
Lot 3, D.L. 5882, Sec. 25, Twp. 39, Pl. 24588

The Planning Department reported that the present zoning in the SW $\frac{1}{4}$ Sec. 25 between Pipeline Road and the Coquitlam River is interpreted to be Small Holdings under By-law No. 1236, but is currently proposed to be zoned Agricultural (A-3) under the new Zoning By-law No. 1928. The latter by-law will return the land to the status prior to passage of By-law No. 1161 passed in 1963. The Engineering Department can now consider servicing requirements and report at the next meeting.

SUBDIVISION COMMITTEE MINUTES

8-2716C T.W. & V.T. SYWAK, OWNERS
565 LINTON STREET
S $\frac{1}{2}$ Lot 8, D.L. 358, P1. 1729

Tabled for applicant to present preliminary plan and profile prepared by a Professional Engineer showing how a sanitary sewer connection can be provided to the building site located to the rear of the southerly lot on Linton Street (i.e. panhandle lot), this to be presented to the Assistant Engineer.

8-2927 D.A. & A. GILLIS, OWNERS
HIGHLAND DRIVE
S $\frac{1}{2}$ L.S. 11, Sec. 18, Twp. 40

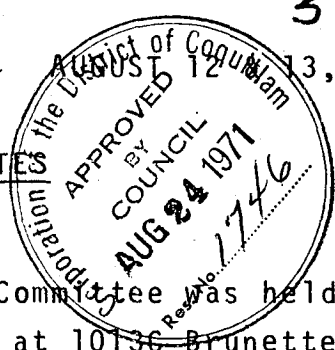
Declined since the information requested on February 10, 1971 and October 29, 1970 has not been supplied to the Committee.

8-2962 A. & L. REED, OWNERS
3330 DAVID AVENUE
N $\frac{1}{2}$ Lot 4, NE $\frac{1}{4}$ Sec. 12, Twp. 39, P1. 3022

Tabled for Engineering Department to review the need for crossing of the adjacent ravine along David Avenue.

*Review
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503



AUGUST 12, 1971

SUBDIVISION COMMITTEE MINUTES

A regular meeting of the Subdivision Committee was held in the office of the Planning Department at 10136 Brunette Avenue on August 12, 1971 at 2:30 p.m., with the following persons present:

- Mr. A.C. Kent, Assistant Engineer
- Mr. D.M. Buchanan, Planning Director
- Mr. Sol Jackson, Current Planner

8-2723B

DOMINION TAR & CHEMICALS CO. LTD. AND
 CANADIAN FOREST PRODUCTS LTD., OWNERS
BRAID STREET AND FRASER RIVER
Lot A, Ptn. D.L.16, Sk.7195; Lot C, D.L.16,
Sk.4415; Pt. Pcl.2, D.L.16, Ref.P1.129725E;
Lot D, D.L.16, P1.4724

Approved in light of recommendations of Industrial Development Committee and Parks and Recreation Department, with no servicing required since the number of parcels is remaining the same.

8-2573-4D

M.W. & M. MARLATT & J.S. DON, OWNERS
684-688 PORTER STREET
Lots 4 & 5, D.L. 365, P1. 10359

Tabled for Engineering Department report.

8-2597

R.G. & S.L. ANDERSON, OWNERS
446 MUNDY STREET
Ptn. of S $\frac{1}{2}$ Lot B, B1k.8, D.L.11, P1.4985

Tabled for Engineering Department report.

8-2978

G.H. & M.G. ENGLAND, OWNERS
582 CHAPMAN AVENUE
Lot B of 4, P1.18819, and Lot 142, P1.26618,
both of B1k. 1, D.L. 54 & 55

Approved, subject to:

- 1) Board of Variance approving setback of 16 feet from the rear lot line, and Council relaxation of frontage lot line requirement.
- 2) 10% perimeter ruling approval by Council.

8-881C

W.J. DECKER, OWNER
404 ASHLEY STREET
Rem. Lot F, Blk.11, D.L.3 etc., Pl.20242

Approved, subject to all services being installed on the 72 foot frontage as required by By-law No. 1930 including sidewalks, ornamental street lighting and underground wiring by means of cash deposit for future installation by the Municipality.

8-2734D
& E

W. HERZOG, T. PINKERTON, E.T. GOUDY, OWNERS
WEST SIDE OF SADDLE AVENUE
Rem. Lot 5, Pl.6876, and Lots 1 & 12, Blk.6,
Pl.1258, all of D.L.373

Referred to:

- 1) Design Engineer of Engineering Department to review in relation to Norman Avenue area sanitary sewerage programme.
- 2) Property owners within subdivision and to north and west in regard to two alternatives.

Noting that panhandle lots may present problems in regard to where the width at the building line is to be determined under the Subdivision Control By-law.

8-2979

E. & B.J. STEPHENS, OWNERS
GALLOWAY AVENUE
Lots 7 & 8, S $\frac{1}{2}$ of SW $\frac{1}{4}$, Sec.18, Twp.40, Pl.9457

Approved, with no servicing requirements since the number of parcels is remaining at two in number.

8-1890A

N.J. & T.R.M. ILCHUK, OWNERS
BETWEEN LAKEVIEW STREET & MUNDY STREET
Pct. 1 of N $\frac{1}{2}$ B, Blk.8, D.L.111, Pl.8715

Approved, subject to services required in Assistant Engineer's letter of January 26, 1970 plus underground wiring and ornamental street lighting as required by By-law No. 1930; it is recommended that the agent co-operate with other land owners in the area for an economic size of servicing installation.

SUBDIVISION COMMITTEE
MINUTES8-2722

C. WURZHUBER, OWNER
SOUTH SIDE OF DAVID AVE., WEST OF COAST MERIDIAN
Lot 6 of Sec. 11, 12 & 14, Twp. 39, Pl. 18967

Tabled for report from Simon Fraser Health Unit
on letter of July 21, 1971 from applicants.

8-1487E

R. CALLENDER, OWNER
QUEENSTON AVE. EAST OF COAST MERIDIAN ROAD
Rem. L.S. 6, Sec. 18, Twp. 40, Pl. 33451

Tabled for examination of water supply situation
by Engineering Department.

Reconvened at 2:30 p.m. on August 13, 1971 with J.L. Hiebert,
A.C. Kent, S. Jackson and D.M. Buchanan present

8-2653A

W.W. PULLINGER & J. MOORE, OWNERS
WEST SIDE OF PORTER ST., NORTH OF HIBBARD AVE.
S $\frac{1}{2}$ Lot 65, Btk. 6, D.L. 368, Pl. 1374

Approved subject to:

- 1) All services required by By-law No. 1930,
including ornamental street lighting and
underground wiring.
- 2) Water-main charges.
- 3) A 20 foot setback between the house and
new property line.

Noting that servicing would only be on the Jarvis
Street frontage.

8-2677B

F.A. BOUTIN, OWNER
SE CORNER OF PIPELINE RD. & DUNKIRK RD.
Rem. Lot 3 of 21, Sec. 11, 12 & 14,
Twp. 39, Pl. 16828

Tabled for Engineering Department report.

8-2716CT.W. & V.T. SYWAK, OWNERS
565 LINTON STREET
S $\frac{1}{2}$ Lot 8, D.L. 358, Pl. 1729

Approved subject to:

- 1) All services required by By-law No. 1930 and these to be all physically constructed.
- 2) Water-main charges.
- 3) 10% perimeter ruling by Council on 30 foot frontage and approval of two cul-de-sac lot frontages by Council.

8-2936DAENGINEERED HOMES (B.C.) LTD. & B.C. CONGREGATION
OF THE UNITED CHURCH, OWNERS
SPURAWAY DRIVE
Lot 19, D.L. 374 & 361 & Lot 20, D.L. 361, both of
Blk. 18, Pl. 30929; also Lot 20, D.L. 361, Pl. 31787

Referred to B.C. Hydro and Power Authority Land Department (noting that it is still premature for the applicant to obtain engineering information) and owner of Lot 20 as to road cancellation and dedication proposals.

8-2607AQUARTER HOLDINGS LTD., OWNERS
NELSON ST. & LOUGHEED HWY.
Lot 62, D.L. 16, Pl. 35507

Declined in view of Department of Highways' letter of July 23, 1971 stating that this subdivision is not approved.

8-2955AI.F. & P.E. KOEMSTED, OWNERS
COAST MERIDIAN ROAD
Lot 4 of N $\frac{1}{2}$, L.S. 9, Sec. 18, Twp. 39, Pl. 14121

Approved subject to:

- 1) Required services on the 130.9 foot frontage on Coast Meridian and on the frontage of westerly lot on new road.
- 2) Opening of new 33 foot road.
- 3) Water-main charges.

Noting that this application was made prior to June 1, 1971 and hence the 3 acre minimum requirement where no public water supply is available does not apply under By-law No. 1930; (the Simon Fraser Health Unit reported on June 21, 1971 that they are satisfied that "an adequate, potable supply of water is available").

SUBDIVISION COMMITTEE
MINUTES

8-2938A

J.A. MCMEEKAN, OWNERS
522 ROXHAM STREET
Rem. of E $\frac{1}{2}$ Lot 5, D.L.355, Pt.1298

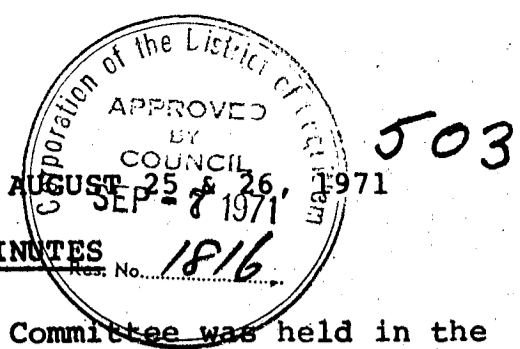
8-2938B is approved subject to the servicing requirements described in the Assistant Engineer's letter of November 10, 1970 plus the underground wiring and ornamental street lighting required by By-law No. 1930;

8-2938A is tabled pending review by the Planning Department of how lands in the area to the north and west can be provided with road access.

8-1949E

NATIONAL HOLDINGS LTD., OWNERS
CORNER LINTON ST. & FOSTER AVE.
Lot 298, D.L.358, Pt.36871

Tabled for letter of July 21, 1971 from the applicants to be referred to Building and Engineering Departments for detailed review, noting that lot sizes can be obtained on the easterly side of the subdivision.



SUBDIVISION COMMITTEE MINUTES

A regular meeting of the Subdivision Committee was held in the office of the Planning Department at 1013C Brunette Avenue on August 25, 1971 at 2:30 p.m., with the following persons present:

Mr. J.L. Hiebert, Public Health Inspector
Mr. A.C. Kent, Assistant Engineer
Mr. S. Jackson, Current Planner
Mr. D.M. Buchanan, Planning Director

8-2503B

TANTUS ESTATES LTD., OWNERS
DEWDNEY TRUNK ROAD
Lots R & S, D.L. 238, Pl. 8360

A further report has been received by the Committee from Burnett & Co. The application was again tabled for the applicant to:

- 1) Submit to the Assistant Engineer a preliminary centre line design for the east-west road in the southerly area of the property, and the north-south road on the westerly side of the property, noting the Subdivision Control By-law #1930 requirement that where the cross slope of the road exceeds 10%, the road must be constructed level between the property line faces of the sidewalks, and that the side slopes must be in the ratio of four horizontal to one vertical.
- 2) Agree to the installation of a trunk storm sewer from the downstream end of the subdivision easterly along Dewdney Trunk Road to a point at the CPR mainline, under the CPR tracks to the northerly side of the right-of-way and thence in an open ditch to Barnet Highway, for the replacement of the culvert across the Barnet Highway; and for the granting of easements in favour of the Municipality wherever this drainage system is not upon road allowances - these easements to permit permanent control by the Municipality of the drainage facilities.

8-1776B

G. & H. BULL AND J. & J. BULL, OWNERS
SOUTH SIDE OF AUSTIN AVENUE
Rem. Lot 8, Pl. 20681 & Lot 79, Pl. 27557,
both of Blk. 6, D.L. 109

Tabled for:

- 1) A decision on the trunk storm sewer and filling programme.
- 2) A report from a consulting soils engineer, hired by the applicant, for foundations of buildings on the proposed lots.

SUBDIVISION COMMITTEE
MINUTES/8-2977

J. BULL, OWNER
1400 CHARLAND AVENUE
Lot 1, Blk. 7, D.L. 109, Pl. 20407

Tabled for reports from:

- 1) Building Department as to whether or not a soil report should be a condition of subdivision.
- 2) Planning Department as to amount of buildable area on each lot after deducting the easement area of the proposed subdivided lots.

8-2982

PARKVIEW DEVELOPMENTS LTD., OWNERS
DEWDNEY TRUNK ROAD & VIEWMONT DRIVE
Pcl. 1, Ex. Pl. 13286; Lot 44, Pl. 27052,
all of D.L. 238

Tabled for applicant to consider the following:

- 1) Provision of a lane west of proposed road on easterly side of the property parallel to Dewdney Trunk Road so that it provides secondary access to Lots 24 & 25, since the policy of the Municipality is to avoid direct access to major arterial streets such as Dewdney Trunk Road.
- 2) Provision of physical access from Viewmont Drive to Lots 30, 31 & 32 considering the grade of allowance to the west of said lots.
- 3) Moving the cul-de-sac from the vicinity of Lots 26 to 32 inclusive eastwards, to avoid double frontage lots and location in the ravine.
- 4) Submission of the turning circle proposal to the Assistant Engineer on the enclosure of the water-course for its full length from the southerly boundary of Lot 29 to the Port Moody boundary near Henry Street and Viewmont Drive.

8-2722A

L. & C. WURZHUBER, OWNERS
SOUTH SIDE OF DAVID AVE., WEST OF COAST MERIDIAN RD.
Lot 6, Sec. 11, 12 & 14, Twp. 39, Pl. 18967

Declined since a residence may be built on the proposed new lot in subdivision 8-2722, fully complying with all applicable health regulations.

SUBDIVISION COMMITTEE
MINUTES/

RECONVENED AT 10:30 A.M. ON AUGUST 26, 1971 WITH MR. A.C. KENT,
MR. D.M. BUCHANAN AND MR. S. JACKSON PRESENT

8-374A

J. & M. HOLMES, OWNERS
ROCHESTER AVENUE
Lot 3 of E $\frac{1}{2}$ Blk. 42, D.L. 3 etc., Pl. 9155

Tabled for further study by:

- 1) Planning Department of appropriate road widths for Walker Street, as well as lot depths; and
- 2) Engineering Department of servicing requirements.

8-2958

F. & F. WAGNER, OWNERS
1155 DANSEY AVENUE
Lot 1 of 7, Blk. 33 & 34, D.L. 109, Pl. 10653

Tabled for the Planning Department to study how the area south of Rochester Avenue between Therrien and Laval Streets can be subdivided in the future.

8-2967

B. & H. ZUKOVIC, OWNERS
1045 ROCHESTER AVENUE
Lot 3 of 2, Blk. W $\frac{1}{2}$ 10, D.L. 3 etc., Pl. 16325

Tabled for:

- 1) The Engineering Department to investigate whether services are located in the dedicated lane east of Lot 3.
- 2) Seeking of an opinion from the Land Registrar in regard to leaving the lane east of Lot 3 in a dead end, in view of Section 86(c) of the Land Registry Act.

Noting that if the above points are acceptable for road closure, the Committee will proceed to ask the applicant to get consent from the neighbours to cancel the lane.

8-2980

A.J. & F. BOUCHARD & F.M. BOUCHARD, OWNERS
EAST OF HARPER ROAD
Lot 3, NE $\frac{1}{4}$ Sec. 18, Twp. 40, Pl. 34286

Declined for the following reasons:

- 1) The Municipality accepted the letter of consent for a road right-of-way across the Crown Lands to the north on the basis that this would provide access to Lot 2, NE $\frac{1}{4}$, Sec. 18, Twp. 40, E.C.M., Pl. 34286, and it would be developed and maintained by this one party and not become available for general use; and
- 2) The economics of dedicating and constructing the roadway at the south boundary at the time of future subdivision.

Noting that the Committee would be prepared to look at a proposal to cancel out the east-west road on the north side of the subdivision and replace it with the right-of-way over Crown Lands which would be compatible with the general pattern of the subdivision in the area.

SUBDIVISION COMMITTEE
MINUTES/8-1949E

NATIONAL HOLDINGS LTD., OWNERS
CORNER LINTON STREET & FOSTER AVENUE
Lot 298, D.L. 358, Pl. 36871

Tabled for the applicant to provide a general soils engineering report to the Building Inspector to expand upon the letter of July 21, 1971 on foundations for housing within the subdivision, since only the soil conditions for roads, water and sewer are described. It is further noted that the Building Inspector will require a separate foundation plan for each lot approved by a professional soils engineer at the time of application for building permit.

8-2936E

ENGINEERED HOMES (B.C.) LTD., OWNERS
CONSOLIDATED PROPERTIES IN HARBOUR VILLAGE AREA
Lots 3, 4 & 5, Blk. 10, D.L. 373, Pl. 1258

Tabled at the request of Mr. V.J. Parker for information on possible closure of Norman Avenue on the northern side of the subdivision, pending a review of the recommendation of the special Ad Hoc Committee on immediate traffic problems in the Ranch Park-Harbour Village area. (A meeting of this Committee is scheduled for September 2, 1971.)

8-2573-4D

M.W. & M. MARLATT & J.S. DON, OWNERS
684 & 688 PORTER STREET
Lots 4 & 5, D.L. 365, Pl. 10359

Approved subject to the provision of services by the applicant, including sanitary and storm sewer, water-mains, underground wiring, ornamental street lighting, sidewalks, curbs and pavement, these services to be constructed on the frontages of Porter, Folsom and MacIntosh Streets.

8-2969

A.M. & K.M. FULAWKA, OWNERS
PIPELINE ROAD
Lot 3, D.L. 5882, Sec. 25, Twp. 39, Pl. 24588

Approved subject to the following conditions:

- 1) Repairs and reconstruction of dykes to the requirements of the Assistant Engineer.
- 2) Cash deposit for all services required by By-law #1930 for the frontage of the southerly lot on Pipeline Road.
- 3) Water-main charges.



SEPTEMBER 13, 1971

SUBDIVISION COMMITTEE MINUTES

A regular meeting of the Subdivision Committee was held in the office of the Planning Department at 1111 Brunette Avenue on September 13, 1971 at 1:00 p.m., with the following persons present:

- Mr. A.C. Kent, Assistant Engineer
- Mr. J.L. Hiebert, Public Health Inspector
- Mr. D.M. Buchanan, Planning Director
- Mr. S. Jackson, Current Planner

8-374B

J. & M. HOLMES OWNERS
ROCHESTER AVENUE
Lot 3 of E $\frac{1}{2}$, Blk. 42, D.L. 3 etc., Pl. 9155

Approved subject to:

- 1) Moving the existing development to one of the new lots to conform to the by-law;
- 2) Full servicing of the 89.76 foot frontage on Walker Avenue by cash deposit, including ornamental street lighting and underground wiring;
- 3) Easement being provided across the southerly lot in favour of the northerly lot for sanitary sewer connection;
- 4) Water-main charges.

8-1776B

G. & H. BULL AND J. & J. BULL, OWNERS
SOUTH SIDE OF AUSTIN AVENUE
Rem. Lot 8, Pl. 20681 and Lot 79, Pl. 27557,
both of Blk. 6, D.L. 109

Tabled for the Planning Department to prepare an alternative design for subdivision, this design to be sent directly to the applicant. The soils engineering report requested at the August 25, 1971 meeting of the Subdivision Committee and reported to the applicant by letter of September 2, 1971 is to be based on the design selected by the Planning Department.

8-2677B

F.A. BOUTIN, OWNER
SE CORNER PIPELINE ROAD AND DUNKIRK AVENUE
Rem. Lot 3 of 21, Sec. 11, 12 & 14, Twp. 39, Pl. 16828

Approved subject to:

- 1) Full servicing requirements along the 285 foot frontage of the westerly lot along Dunkirk Avenue on the basis of a cash deposit;
- 2) Evidence being provided to the Simon Fraser Health Unit that sanitary disposal regulations can be met;
- 3) Water-main charges.

8-2933A

CORP. OF THE DISTRICT OF COQUITLAM, OWNERS
LEEDER AVENUE
Rem. Lot 4 and Rem. Lot 3, D.L. 21, Pl. 8502

Tabled for:

- 1) An Engineering Department study of drainage patterns of the area and details of required services;
- 2) Comments from the Department of Highways since the proposed subdivision abuts the 401 freeway, a Controlled Access Highway;
- 3) Health, Building, Engineering and Planning Department review of the soils engineering report by P. Cook and Associates prepared for the Municipality.

8-2936DA

ENGINEERED HOMES (B.C.) LTD., OWNERS
SPURAWAY DRIVE

Lot 19, D.L. 374 & 361 and Lot 20, D.L. 361, both of Blk. 18, Pl. 30929; also Lot 20, D.L. 361, Pl. 31787

Tabled for the Legal Department to check the title of Lot 20 as to whether or not a restrictive covenant exists related to building setback. It is also noted that the Ad Hoc Traffic Committee has discussed the closure of Surf Crescent and agreement has been given to the proposal.

8-2936E

ENGINEERED HOMES (B.C.) LTD., OWNERS
CONSOLIDATED PROPERTIES IN HARBOUR VILLAGE AREA
Lots 3, 4 & 5, Blk. 10, D.L. 373, Pl. 1258

The Committee received a report of the special Ad Hoc Traffic Committee recommending the closure of Norman Avenue when Dacre Avenue goes through. The Subdivision Committee recommends that the closure of Norman Avenue be implemented, while retaining "running rights" for traffic, and that the applicant redesign the subdivision, taking into account the suggested closure.

8-2987

CLOVER CONSTRUCTION LTD., OWNERS
EDGAR AVENUE
Lot 190, D.L. 1 & 3, Pl. 38623

Tabled to ascertain from the applicant whether or not he is willing to enclose that section of the watercourse located on his own property as well as the crossing of Edgar Avenue; noting that this subdivision may be declined due to excessive cost to the Municipality for the above enclosure and for works downstream.

8-2958A

F. & F. WAGNER, OWNERS
1155 DANSEY AVENUE
Lot 1 of 7, Blk. 33 & 34, D.L. 109, Pl. 10653

Approved subject to:

- 1) Provision of sanitary sewer connections to both lots and an easement across the southerly lot in favour of the northerly lot;
- 2) Servicing to Vanier Avenue by way of cash deposit for full servicing.

Since the application date was April 20, 1971, prior to passage of By-law No. 1930, underground wiring and ornamental street lighting are not required services.

8-2938A

J.A. McMEEKAN, OWNER
522 ROXHAM STREET
Rem. of E $\frac{1}{2}$ Lot 5, D.L. 355, Pl. 1298

The Committee endorses the approach of taking Dennison Avenue through in a straight line with the south half being dedicated by the applicant, and the north half being obtained in the future from the Vancouver Golf Club, and with no access to Austin Avenue west of Roxham Street, and therefore declines application 8-2938A.

8-2986

M.C.F. & K.I. KNIGHT, OWNERS
1792 ROCHESTER AVENUE
Lot "B", Blk. 44 & 45, D.L. 110, Pl. 15047

Tabled for an Engineering Department report.

8-2977

J. BULL, OWNER
1400 CHARLAND AVENUE
Lot 1, Blk. 7, D.L. 109, Pl. 20407

Tabled for a soils engineering report with regard to the construction of buildings on this site to be provided at the cost of the applicant.

8-2756

H.E. HAMILTON, OWNER
2483 AUSTIN AVENUE
S. 132' of E $\frac{1}{2}$ of 8, D.L. 359, Pl. 4888

Approved subject to:

- 1) Full servicing of the 63 foot lot along the frontage on Hickey Street by way of cash deposit, including ornamental street lighting and underground wiring;
- 2) Water-main charges.

SEPTEMBER 13, 1971

8-2984 M. & B. RAU, OWNERS
SCHOOLHOUSE STREET
Lot 4, Blk. 6, D.L. 357, Pl. 25390

Tabled for Building and Engineering Department reports.

8-1907A F.S. SAVAGE, OWNER
423 WALKER STREET
Lot 25, Blk. 13-14, D.L. 3 etc., Pl. 2030

Tabled for Engineering Department report.

8-2950A H.M. & D.R. LAFAYETTE, OWNERS
756 COMO LAKE AVENUE
Lot 263, D.L. 366, Pl. 39437

Approved subject to:

- 1) Full servicing for the 58 foot frontage of the easterly lot along Como Lake Avenue, including ornamental street lighting and underground wiring;
- 2) Water-main charges.
- 3) Existing carport being removed.

8-2609A G.D. & V.E. SMITH, OWNERS
2788 GALE AVENUE
Lot 233, D.L. 112, Pl. 34801

Approved subject to:

- 1) Servicing of frontages on Kugler Avenue and Gale Avenue by way of cash deposit for storm sewers, curb and gutter, pavement widening and sidewalk by the Municipality in the future;
- 2) Water-main charges;
- 3) Ornamental street lighting and underground wiring.

8-1487E R.B. CALLENDER, OWNER
QUEENSTON AVENUE EAST OF COAST MERIDIAN ROAD
Rem. L.S. 6, Sec. 18, Twp. 40, Pl. 33451

Approved subject to full servicing as described in the Assistant Engineer's letter to the applicant dated October 3, 1969.

SEPTEMBER 13, 1971

8-1949E

NATIONAL HOLDINGS LTD., OWNERS
CORNER LINTON STREET AND FOSTER AVENUE
Lot 298, D.L. 358, Pl. 36871

Approved subject to:

- 1) Soils engineering reports as to the suitability of all lots insofar as foundation conditions for structures are concerned, the foundation design to be done by a professional engineer and construction to be supervised by him and presented to the Building Inspector at the time of building permit application;
- 2) Full servicing by way of physical construction;
- 3) Implementation of the proposals of Burnett and Company Engineering Ltd. contained in their letters of June 21 and September 8, 1971;
- 4) Noting that Benkelman beam tests will be required on the road construction.

502

OCTOBER 5, 1971

OCT 18 1971

Res. No. 2051

SUBDIVISION COMMITTEE MINUTES

A regular meeting of the Subdivision Committee was held in the office of the Planning Department at 1111 Brunette Avenue on October 5, 1971 at 2:00 p.m., with the following persons present:

Mr. A.C. Kent, Assistant Engineer
Mr. J.L. Hiebert, Public Health Inspector
Mr. D.M. Buchanan, Planning Director
Mr. E. Tiessen, Assistant Planning Director
Mr. S. Jackson, Current Planner

8-2985A

G.R.T. HOLDINGS, OWNERS
700 CLARKE ROAD
Rem. Lot 23, D.L. 106, Pl. 4485

Tabled for Engineering Department report, noting the Building Department concern with retention and relocation of the existing dwelling.

8-2187

H.R. SADLER, OWNER
825 ROBINSON STREET
Lot 4 of Lot C, Blk. 9, D.L. 367, Pl. 9110

Tabled for a report from the Engineering Department.

8-2989

ALLEY ESTATES LIMITED, OWNERS
841 CATHERINE STREET AND LOT ADJOINING
Lot 228, D.L. 367, Pl. 36554 and Pt. of Lot 3,
Blks. 3 and 4, D.L. 367, Pl. 6604

Tabled for:

- 1) A report from the Engineering Department.
- 2) The applicant to provide a report prepared by a professional soils engineer of where sites for a building can be located and how services and access are to be provided to all lots in the subdivision (including the large parcel remaining).
- 3) Planning Department to review width of private access to Catherine Street. The Subdivision Committee also asked that the Planning Department inform the Parks and Recreation Department of this application to determine if the Parks and Recreation Commission has any interest in acquiring the easterly remaining large parcel for park purposes by early 1972.

8-2990

K.A. MATHESON, OWNER
624 ROCHESTER STREET
Lot 89, D.L. 3, Pl. 26475

Tabled for the applicant to look into the possibility of joint subdivision with lands to the south to assure dedication and servicing of the full road right-of-way along Sidney Avenue, noting that the Subdivision Committee normally does not recommend approval of "half roads" over 300 feet in length.

OCTOBER 5, 1971

8-2933A

DISTRICT OF COQUITLAM, OWNERS
LEEDER AVENUE
Rem. Lot 4 & Rem. Lot 3, D.L. 21, Pl. 8502

Tabled, noting that the Planning Department will utilize the figure of \$40 per front foot for future servicing by the Municipality as the Engineering Department has not completed their study of detailed servicing requirements. It is noted that this excludes flankage on corner lots and water-main charges which are an additional \$5 per front foot.

8-2984

B. & M. RAU, OWNERS
621 SCHOOLHOUSE STREET
Lot 4, Blk. 6, D.L. 357, Pl. 25390

Approved subject to:

- 1) Approval of the Trans-Mountain Oil Pipeline Co. and the National Energy Board for crossings of water, sanitary and storm sewer connections across the easements.
- 2) A building site being available.
- 3) Full servicing of the 60 foot frontage on Schoolhouse Street by cash deposit, including ornamental street lighting and underground wiring.

8-2248

R.E. & M.P. UPTON, OWNERS
558 SCHOOLHOUSE STREET
Lot C, Blk. 16, D.L. 357, Pl. 18953

Approved subject to requirements of the Assistant Engineer dated April 7, 1971 plus ornamental street lighting and underground wiring.

Note: Application date - Sept. 13, 1971.

8-1528

JAMES K. MCHALE, OWNER
BETWEEN COTTONWOOD AVE. & RUNNYMEDE AVE.
W $\frac{1}{2}$ Lot 13, Blks. 10-13, D.L. 366, Pl. 6908

Approved subject to:

- 1) Full servicing including storm sewers, sidewalks, curb and gutter, and pavement widening, for the approximately 73 foot frontage on Runnymede Avenue by cash deposit; watermain charges; as indicated by the Assistant Engineer in his letter dated February 19, 1970.
- 2) Ornamental street lighting and underground wiring.

Noting that the Board of Variance, on March 16, 1970, approved the setback from the carport to the new rear lot line.

OCTOBER 5, 1971

8-2946A

KITSILANO REALTY LTD., OWNERS
536 SCHOOLHOUSE STREET
Lot 4 of 1, Blk. 24, D.L. 357, Pl. 10933

Approved subject to:

- 1) Easement being provided within the southerly six feet of the easterly lot in favour of the westerly lot.
- 2) Servicing requirements including the physical construction of storm sewers; sidewalks, curb and gutters, pavement widening for the approximately 60 foot frontage on King Albert Avenue by cash deposit; water-main charges; as indicated in the letter from the Assistant Engineer dated March 15, 1971 and June 23, 1971.
- 3) Ornamental street lighting and underground wiring.

8-2300A

E. LEWENDON, OWNER
759 MILLER AVENUE
Lot 6, Blk. 1, D.L. 367, Pl. 7153

Tabled for study by the Engineering Department of the implications of trunk drainage facilities.

8-2734F

W. HERZOG, T. PINKERTON, E.T. GOUDY, OWNERS
WEST SIDE OF SADDLE AVENUE
Rem. Lot 5, Pl. 6876, & Lots 1 & 12, Blk. 6,
Pl. 1258, all of D.L. 373

Declined, pending construction of sanitary and storm sewers, and extensions thereto.

8-2734G

W. HERZOG, T. PINKERTON, E.T. GOUDY, OWNERS
WEST SIDE OF SADDLE AVENUE
Rem. Lot 5, Pl. 6876, & Lots 1 & 12, Blk. 6,
Pl. 1258, all of D.L. 373

Approved, with no servicing requirements since the number of lots (3) remains the same.

8-2597

R.G. & S.L. ANDERSON, OWNERS
446 MUNDY STREET
Ptn. of S $\frac{1}{2}$ Lot B, Blk. 8, D.L. 111, Pl. 4985

Tabled for report from the Building Department regarding the economic feasibility of moving the house on the Mundy Street lot to create four lots.

8-2988

MOLGAT HOLDINGS LTD., OWNERS
SADDLE ST. AND OGDEN ST.
S. 396' of Blk. 6, Pl. 6703 and Lot F,
Blk. 7, Pl. 18876, both of D.L. 373

Declined, pending construction of sanitary and storm trunk sewers, and extensions thereto.

OCTOBER 5, 1971

8-1907A

F.S. SAVAGE, OWNER
423 WALKER STREET
Lot 25, Blks. 13-14, D.L. 3 etc., Pl. 2030

Approved subject to the physical construction of the servicing requirements as provided for in By-law No. 1930, including storm sewers, sidewalks, curb and gutter, and pavement along the approximately 76 feet on Fairway Street; the underground wiring and ornamental street lighting to be covered by cash deposit.

8-2912

B.R. AND M. ROSVAL, OWNERS
NE CORNER ELKHORN AND FINNIGAN
Lot 19, Blk. 34, D.L. 64 & 111, Pl. 22830

Tabled pending contact with the owners of Lots 8 and 9 to the east, Lots 57 and 59 to the south, and Lots 4 and 5 to the west of the property, for an opinion on this subdivision and its effect on the established amenities of adjoining properties.

8-2503B

TANTUS ESTATES LTD., OWNERS
DEWDNEY TRUNK ROAD
Lots R & S, D.L. 238, Pl. 8360

Received Engineering Plans entitled "Plan of Proposed Subdivision over Lots R and S of District Lot 238, Group 1, Plan 8360, New Westminster District". Tabled for detailed review by the Engineering and Planning Departments.

8-2982A

PARKVIEW DEVELOPMENTS LTD., OWNERS
DEWDNEY TRUNK ROAD AND VIEWMONT DRIVE
Pcl. 1, Ex. Pl. 13286; Lot 44, Pl. 27052,
all of D.L. 238

Tabled for:

- 1) Planning Department to review access for Lots 30, 31 and 32.
- 2) Engineering Department to:
 - a) review servicing proposals received Oct. 5, 1971.
 - b) contact City of Port Moody and the GVRD Sewers Department regarding downstream storm sewerage.
 - c) contact GVRD Sewers Department regarding downstream sanitary sewerage.

8-2967A

B. & H. ZUKOVIC, OWNERS
1045 ROCHESTER AVENUE
Lot 3 of 2, W $\frac{1}{2}$ Blk. 10, D.L. 3 etc., Pl. 16325

Approved subject to:

- 1) The signing of a reservation agreement, reserving 10 feet north and 10 feet south of the property line for a lane, noting that it is unlikely that this lane will be used in the future.

OCTOBER 5, 1971

8-2967A
cont'd

- 2) Servicing of the vacant lot, including storm sewers, sidewalks, curb and gutter, and pavement for the approximately 99 feet along Madore Avenue.

(Since the application was dated May 28, 1971, prior to passage of By-law No. 1930, underground wiring and ornamental street lighting are not required services.)

- 3) A report from the Planning Department on lane closure between this lot and Marmont Street to the east.

8-2986

M.C.F. & K.I. KNIGHT, OWNERS
1792 ROCHESTER AVENUE
Lot B, Blks. 44 & 45, D.L. 110, Pl. 15047

Tabled for Engineering Department report on the implications of storm sewer drainage from the subdivision to the lane and beyond.

8-2652A

D.M. & N. MILLER, OWNERS
834 PORTER STREET
N $\frac{1}{2}$ Lot 65, Blk. 6, D.L. 368, Pl. 1374

Declined since there is no legal access available to the new lots on the westerly side of the subdivision.

8-2923E

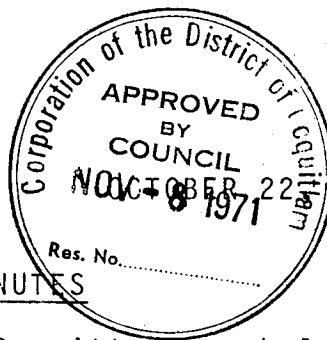
R.D. & H. MONTGOMERY, OWNERS
1285 NESTOR STREET
Lots 20 & 21 of S. 3.25 Chains of Lot 14,
Sec. 12, Twp. 39, Pl. 38881

Approved. There are no servicing requirements since the number of lots (3) remains the same.

8-1846

L. VANDEVOORD, OWNER
DAWES HILL ROAD
Rem. of Pct. A of Lot 9, D.L. 65, Ref. Pl. 931

Tabled for an Engineering Department report.



501

SUBDIVISION COMMITTEE MINUTES

A regular meeting of the Subdivision Committee was held in the Planning Department offices at 1111 Brunette Avenue at 2:00 p.m. Friday, October 22, 1971 with the following persons present:

A.C. Kent, Assistant Engineer
D.M. Buchanan, Planning Director
S. Jackson, Current Planner

8-2980

A.J. & F. BOUCHARD AND F.M. BOUCHARD, OWNERS
EAST OF HARPER ROAD
Lot 3 of NE $\frac{1}{4}$, Sec. 18, Twp. 40, Pl. 34286

Tabled for:

- 1) Comments from the Director of Lands on the dedication of the right-of-way through from Harper Road to the east-west gazetted road on the north side of the subdivision.
- 2) The Engineering Department to review the requirements of a similar situation on Nestor Street.

8-2723

CANADIAN FOREST PRODUCTS LTD. AND
DOMINION TAR & CHEMICALS CO. LTD., OWNERS
BRAID STREET AND FRASER RIVER
Ptn. of PCL.A, Ref. Pl. 445 and Pt. 2.87 ac.
ptn., Ref. Pl. 7194 and Pcl. C, Ref. Pl. 4415,
and Ptn. of Lot D, Pl. 4724, all of D.L. 16,
Grp. 1 and Ptn. of Pcl. 2, Ref. Pl. with fee
deposited #129725E, N.W.D.

The Subdivision Committee wishes to advise the Approving Officer that this plan as presented seems acceptable, noting the following changes:

- 1) Proposed Lot 66 has no access to a dedicated road, although it is presumed that the crossing of Braid Street is possible.
- 2) Lot 66 goes out into the river and includes 7.33 acres of former Parcel 2.
- 3) The southern boundary of Lot 65 now is a described straight line rather than following the natural river bank.

Noting this is all subject to exemption by the Attorney General in the Land Registry Act in regard to the access to Lot 66.

8-2982

PARKVIEW DEVELOPMENTS LTD., OWNERS
 DEWDNEY TRUNK ROAD AND VIEWMONT DRIVE
Pct. 1, Ex. Pt. 13286; Lot 44, Pt. 27052, all of D.L. 238

The Committee notes that preliminary approval awaits resolution of the following problems:

- 1) The Subdivision Committee is concerned that Lots 30, 31 & 32 of Plan 2564 and the adjacent portions of road and lane right-of-way be consolidated into the subdivision, and that the road and lot layout be amended accordingly.
- 2) With regard to the schematic plans for sanitary and storm sewerage, the Committee notes approval in principle of the proposal to drain to the west all the lots with the exception of Lots 1 to 9 and 36 to 39 and 24 and 25, which would be drained to the east.

It is further noted that detailed engineering plans will be required showing storms and sanitary drainage for all lots, and storm drainage for all roads, and furthermore:

- 1) Greater Vancouver Sewerage and Drainage District approval of temporary pumping of sanitary sewerage into the interceptor at Henry Street and Viewmont is evidently possible, subject to construction of a diversionary interceptor drainage directly to their new "Port Moody Interceptor" located on Dewdney Trunk Road.
- 2) The total storm drainage system should be enclosed to the limits of the subdivision including Lot 29.
- 3) The City of Port Moody has had a drainage problem with the watercourse extending through the area, and the increased flow due to the subdivision will worsen the problem, which it is estimated would cost \$28,000.00 to correct.

8-1818

T.K. FOWLER, OWNER
 1271 PIPELINE ROAD
Lot 23 of Sec. 11, 12 & 14, Twp. 39, Pt. 3022

Declined since the proposed westerly parcel would have no legal access as required by the Land Registry Act.

8-2595C

W.R. & R.M. FRANKLIN, OWNERS
 650 ROBINSON STREET
Lot 42 of S $\frac{1}{2}$ of Pct. E, D.L. 41, Pt. 36633

Declined since the proposed subdivision makes impracticable the proposed future relocation of Foster Avenue and would be contrary to the conditions of approval of the original subdivision of the subject property, as set out in the Planning Director's letter of May 1, 1969 to W.R. and R.M. Franklin.

8-1875A

HENRY SHUTTLEWORTH, OWNER
 2050 HILLSIDE AVENUE
Lot 89, D.L. 63, Pl. 36066

Tabled for Engineering Department report on storm drainage.

8-2986

M.C.F. & K.I. KNIGHT, OWNERS
 1792 ROCHESTER AVENUE
Lot B, Blks. 44 & 45, D.L. 110, Pl. 15047

Approved subject to an easement on the southerly lot in favour of the northerly lot for building drainage and subject to full service requirements of subdivision by-law 1930 by cash deposit for the approximately 66 foot frontage of the southerly lot.

8-881C

W.J. & A. DECKER, OWNERS
 404 ASHLEY STREET
Rem. Lot F, Blk. 11, D.L. 3 etc., Pl. 20242

Approved subject to servicing requirements of the Subdivision By-law 1930 by way of cash deposit on the 72 foot frontage of the lot to be created, noting that the existing carport may have to be relocated.

8-2985A

G.R.T. HOLDINGS, OWNER
 700 CLARKE ROAD
Rem. Lot 23, D.L. 106, Pl. 4485

Tabled for further investigation of sanitary sewer connection.

8-2415C

W.R. FLETCHER, OWNER
 1961 AUSTIN AVENUE
W $\frac{1}{2}$ Lot 2, SE $\frac{1}{4}$ of D.L. 358, Pl. 1729

Approved subject to:

- 1) The physical construction of:
 - a) storm sewer on Austin Avenue to the bottom of the ravine, Carson Crt., and King Albert Avenue to provide for road and lot drainage.
 - b) pavement, curb and sidewalks on Carson Crt. and King Albert Avenue.
 - c) underground power distribution system and ornamental street lighting on Carson Crt. and King Albert Avenue.
- 2) Easement on the north-westerly lot on Carson Crt. in favour of the northerly lot on Carson Crt. for sanitary sewer.
- 3) Water-main charges.
- 4) Flat rate charges for pavement, curb, sidewalk, ornamental street lighting and power distribution system for the Austin Avenue frontage of approximately 95 feet.

8-1846

L. VANDEVOORD, OWNER
 DAWES HILL ROAD
Rem. of Pct. A of Lot 9, D.L. 65, Ref. Pl. 931

Declined for the following reasons:

- 1) Completion of the Greater Vancouver Regional District sanitary sewer trunk.
- 2) Construction of the lateral from this trunk to the subdivision.
- 3) Construction of the downstream storm sewer trunk.

Noting that the applicant would be required to construct sanitary sewer extensions from the lateral to provide connections to the lots of the proposed subdivision, along with other normal requirements of the Subdivision By-law No. 1930.

8-2187

H.R. SADLER, OWNER
 825 ROBINSON STREET
Lot 4 of Lot C, Blk. 9, D.L. 367, Pl. 9110

Approved subject to the servicing requirements of the Subdivision By-law 1930 for the frontage on Raynor Street and the lane by way of cash deposit.

8-265B

ELLEN PALLANT, OWNER
 698 ROBINSON STREET
Pct. A, Pt. of D.L. 41, Sk. 1407A

Approved subject to the conditions set out in the Planning Director's letter of February 23, 1970, noting, however, that the standard of services will be according to Subdivision By-law 1930 which now includes ornamental street lighting and underground wiring.

8-1171A

D.L. & R.E. TIESSEN, OWNERS
 929 COMO LAKE AVENUE
Lot I of Lot C, Blk. 6, D.L. 367, Pl. 15974

Tabled for an Engineering Department report.

8-1916G

SOLAR ENTERPRISES LTD., OWNERS
 WEST SIDE OF HICKEY ST. NORTH OF AUSTIN AVE.
Lot 83 of Lot 8, Pl. 28177 & Rem. E¹/₂ Lot 7, Pl. 4888, both of Blk. A, D.L. 359

Declined pending construction of downstream storm sewer trunk, noting that the Engineering Department will be preparing the construction of this trunk in 1972 either by the Greater Vancouver Sewerage and Drainage District or through general revenue.

8-1936
D & E

B.V. & V.E. COLPITTS, OWNERS
2039 AUSTIN AVENUE
Rem. W $\frac{1}{2}$ Lot 3, D.L. 358, P1. 1729

Tabled for Engineering Department report.

8-2105B

AUSTIN DEVELOPMENTS LTD., OWNERS
PORTER STREET
Ptn. of Rem. W $\frac{1}{2}$ Lot 15, D.L. 368, P1. 1265

Tabled for:

- 1) An Engineering Department report.
- 2) The Planning Department to contact the School Board regarding obtaining land for a widening strip along Merritt Avenue on the perimeter of Lot 177.
- 3) To determine the possibility of getting the road dedicated through to the south property line.

8-2936DB

ENGINEERED HOMES (B.C.) LTD., OWNERS
SPURAWAY DRIVE
Lot 19, D.L. 374 & 361 & Lot 20, D.L. 361, both of B1k.18, P1.30929; also Lot 20, D.L.361, P1.31787

Tabled for Engineering Department report.

8-2936E

ENGINEERED HOMES (B.C.) LTD., OWNERS
NORMAN AVENUE
Lot J, B1k.10, D.L.373, P1.1258

Two plans received by the Planning Department on October 22, 1971 are reviewed by the Committee. The general design of Plan #1 is approved in principle subject to:

- 1) Modifications required as a result of future detailed study.
- 2) A report to and action by Council on closure of the portion of Norman Avenue delineated in the plan.

Plan #2 - Lots 1 to 7 are approved. Lots 8 to 10 subject to further study regarding implications of downstream drainage facility requirements.

8-3023

R.S. LITTLEWOOD, OWNER
2886 NORMAN AVENUE
Lot 4, D.L.373, P1.12400

Tabled for an Engineering Department report.

SUBDIVISION COMMITTEE MINUTES

8-3025

C.G. TEMPLE, OWNER
DEWDNEY TRUNK ROAD
Pt. S. of CPR of D.L. 383

Tabled for reports from the Engineering Department and the Medical Health Officer.

8-2300A

E. LEWENDON, OWNER
759 MILLER AVENUE
Lot 6, Blk. 1, D.L. 367, Pl. 7153

Approved subject to the servicing requirements of Subdivision By-law No. 1930 by way of cash deposit.



NOVEMBER 2, 1971

SUBDIVISION COMMITTEE MINUTES

A regular meeting of the Subdivision Committee was held in the Planning Department offices at 1111 Brunette Avenue at 2:00 p.m. Tuesday, November 2, 1971, with the following persons present:

- Mr. A.C. Kent, Assistant Engineer
- Mr. J.L. Hiebert, Public Health Inspector
- Mr. D.M. Buchanan, Planning Director
- Mr. S. Jackson, Current Planner

8-3025

C.G. TEMPLE, OWNER
DEWDNEY TRUNK ROAD
Pt. S. of CPR of D.L. 383

Tabled letter from B.C. Hydro and Power Authority dated October 29, 1971, noting that relocation of the B.C. Hydro gas main would cost \$4,500.00.

8-1171A

D.L. & R.E. TIESSEN, OWNERS
929 COMO LAKE AVENUE
Lot I of Lot C, Blk. 6, D.L. 367, Pl. 15974

Approved subject to the servicing requirements of Subdivision By-law No. 1930 for the westerly lot - a frontage of approximately 66 feet along Como Lake Avenue.

8-1876C

J.E. & A.E. HANCOCK, OWNERS
1976 HILLSIDE AVENUE
Lot B, Blk. 1, D.L. 62 & 63, Pl. 9849

Tabled for an Engineering Department report on the feasibility of a cul-de-sac on Concord Avenue as well as a study of the grades on Hillside Avenue.

8-3027

E. & E. MERNETT, OWNERS
3590 CEDAR DRIVE
NW $\frac{1}{4}$ & SW $\frac{1}{4}$, Sec. 8, Twp. 40, Rem. 2, Ref. Pl. 10921

Declined for the following reasons:

- 1) Under Subdivision By-law No. 1930, Sec. 6(c) since the property "contains land which is subject to flooding so as to render it unsuitable for the use to which it is intended".
- 2) That the land does not comply with sewage disposal regulations which require four feet of permeable soil above the water table or hardpan.

8-3024

C. MATHESON, OWNER
DEWDNEY TRUNK ROAD
Lot 32, D.L. 373 & 381, Pl. 2630T

Declined for the following reasons:

- 1) It is not practical to connect to a trunk sanitary sewer as described in Subdivision By-law No. 1930, Sec. 20(b).
- 2) Excessive costs of the downstream storm sewer trunk.
- 3) Dewdney Trunk Road is designated as a major arterial road, and a parallel lane for secondary access should be provided.
- 4) The revised subdivision design under point (3) would make siting of a house on the westerly lot very difficult.

8-2989

ALLEY ESTATES LIMITED, OWNERS
841 CATHERINE STREET & LOT ADJOINING
Lot 228, D.L. 367, Pl. 36554 & Pt. of Lot 3,
Blks. 3 & 4, D.L. 367, Pl. 6604

Declined. The Subdivision Committee notes that it is not physically possible to provide a sanitary sewer connection to the northerly lot and therefore has redrawn the subdivision as 8-2989A.

8-2989A

ALLEY ESTATES LIMITED, OWNERS
841 CATHERINE STREET & LOT ADJOINING
Lot 228, D.L. 367, Pl. 36554 & Pt. of Lot 3,
Blks. 3 & 4, D.L. 367, Pl. 6604

Tabled for comments by the applicant, noting that:

- 1) Since Ingersoll is a dead end street, provision has been made for a turnaround.
- 2) A building site on the easterly large parcel needs to be located or else it should be "consolidated" with one of the westerly lots.

8-1936D

B.V. & V.E. COLPITTS, OWNERS
2039 AUSTIN AVENUE
Rem. W $\frac{1}{2}$ Lot 3, D.L. 358, Pl. 1729

Declined since this would increase access to a major arterial and would not provide secondary access to the south-eastern lot.

NOVEMBER 2, 1971

8-1936E

B.V. & V.E. COLPITTS, OWNERS
2039 AUSTIN AVENUE
Rem. W $\frac{1}{2}$ Lot 3, D.L. 358, Pt. 1729

Approved subject to:

- 1) The servicing requirements of Subdivision By-law No. 1930 by way of cash deposit for the approximately 157 foot frontage on Austin Avenue (since this subdivision abuts Austin Avenue, and according to Section 18, any property abutting a highway, i.e. Austin Avenue, must be serviced) and the approximately 80 feet of the total frontage proposed on Midvale Street cul-de-sac.
- 2) The provision by way of physical construction of a ditch, and the granting of an easement along the westerly boundary of the westerly lot.
- 3) Construction of a gravel road and ditches on the road to be dedicated:
- 4) Water-main charges.
- 5) The applicant agreeing in writing to front all housing onto the proposed cul-de-sac.

Noting that the northerly lot is granted the homeowner's exemption since this subdivision involves less than four lots. Noting also the existing sanitary sewer connection is to be abandoned and replaced with new sanitary sewer connections.

8-2597

R.G. & S.L. ANDERSON, OWNERS
446 MUNDY STREET
Pt. S $\frac{1}{2}$ of B, Btk. 8, D.L. 111, Pt. 4985

Approved subject to:

- 1) The granting of a registered easement for sub-surface, surface, and aerial works.
- 2) The provision of servicing requirements of Subdivision By-law No. 1930 by way of cash deposit.
- 3) The physical construction of the lane to the standards of gravel roads and ditches.
- 4) Water-main charges.
- 5) Driveway culvert charges.

Noting that the Mundy Street lot is exempt from servicing requirements since this subdivision involves less than four lots.

8-2140

V. KOZIEL, OWNER
901 COTTONWOOD AVENUE
E $\frac{1}{2}$ of Lot 13, Btk. 12, D.L. 366, Pt. 6908

Tabled for Engineering Department report.

NOVEMBER 2, 1971

8-2936EA

ENGINEERED HOMES (B.C.) LTD., OWNERS
NORMAN AVENUE
Lot J, Bk. 10, D.L. 373, Pt. 1258

Tabled for further study by a professional engineer hired by the applicant indicating how Lots 9 and 10 can be serviced with storm and sanitary sewer connections, noting that it would appear that such drainage can be provided by storm and sanitary sewer mains extended eastward, parallel to and between Norman Avenue and Street E.

8-2605

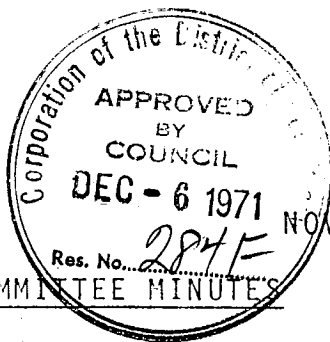
L. RZEN, OWNER
1143 ROCHESTER AVENUE
Lot 54, D.L. 109, Pt. 25707

Tabled for Engineering Department report.

8-3026

C.O. & K. HUNTLEY, OWNERS
2088 KAPTEY AVENUE
Lot 4, Bk. 27, D.L. 64, Pt. 11741

Tabled for Engineering Department report.



501

NOVEMBER 23, 1971

SUBDIVISION COMMITTEE MINUTES

A regular meeting of the Subdivision Committee was held in the Planning Department offices at 1111 Brunette Avenue on Tuesday, November 23, 1971 at 2:00 p.m. with the following persons present:

- Mr. A.C. Kent, Assistant Engineer
- Mr. J.L. Hiebert, Public Health Inspector
- Mr. D.M. Buchanan, Planning Director
- Mr. S. Jackson, Current Planner

8-2503B

TANTUS ESTATES LTD., OWNERS
730 DANSEY AVENUE
Lots R & S, D.L. 238, Pl. 8360

Tabled for:

- 1) The applicant to provide a vertical geometric design of Road A (a major collector road) for a distance extending 1,000 feet east of the subdivision and 1,000 feet west of the subdivision for continuity of road design as provided for in Subdivision By-law No. 1930.
- 2) The preliminary engineering plans to be corrected to conform to Municipal Engineering Design and construction standards, the following being drawn to the attention of the consultant:
 - a) The grades west of the westerly end of the subdivision exceed 10%.
 - b) The K-value of the sag-vertical curve is less than 35.
 - c) The gradients of the road side slopes on private property are steeper than 2:1.
 - d) The road horizontal geometric design to the east of the easterly end would not appear to be designed to a 30 mph design speed.

The following should also be noted:

- a) That Road B is adequate for preliminary review.
- b) The Committee accepts in principle that the applicant install the downstream storm sewer trunk for a distance of approximately 1,500 feet to the Dewdney Trunk Road crossing, subject to:
 - i) Channel improvements downstream from Dewdney Trunk Road to the CPR tracks, including bank protection at sharp bends.
 - ii) Approval to be obtained by the applicant from the CPR and Department of Highways for the proposal with regard to effects on their respective existing culverts, copies of this approval to be obtained in writing and supplied to the Assistant Engineer.

NOVEMBER 23, 1971

8-2503B cont'd

- c) The storm sewer design criteria used by the Engineering Consultant's proposal appear to be inadequate.
- d) Noting further that all lots presently appearing on the plan conform to the Subdivision By-law No. 1930.

8-2980

A.J. & F. BOUCHARD AND F.M. BOUCHARD, OWNERS
EAST OF HARPER ROAD
Lot 3 of NE $\frac{1}{4}$, Sec. 18, Twp. 40, Pl. 34286

Tabled for the Solicitor to comment on a road diversion by-law approach (exchanging a portion of east-west gazetted road for a new road out to Harper Road as approved by the Department of Lands on November 16, 1971) as to whether or not the servicing standards of the Subdivision Control By-law No. 1930 pertain; it is also noted that evidence will have to be presented to the satisfaction of the Medical Health Officer of an adequate potable water supply prior to subdivision approval.

8-2982

PARKVIEW DEVELOPMENTS LTD., OWNERS
DEWDNEY TRUNK ROAD AND VIEWMONT DRIVE
Pct. 1, Ex. Pl. 13286; Lot 44, Pl. 27052, all of
D.L. 238

The Committee notes that a copy of a sketch plan prepared by the Planning Department was presented to the applicant on November 4, 1971 indicating how Lots 30, 31 and 32 plus adjacent road and lanes could possibly make practicable the proposed subdivision; the Committee seeks the applicant's comments on this matter plus the items noted in the Planning Director's letter of November 1, 1971.

8-1936F

B.V. & V.E. COLPITTS, OWNERS
2039 AUSTIN AVENUE
Rem. W $\frac{1}{2}$, Lot 3, D.L. 358, Pl. 1729

Approved subject to:

- 1) The servicing requirements of Subdivision By-law No. 1930 by way of cash deposit for the approximately 157 foot frontage on Austin Avenue (since this subdivision abuts Austin Avenue, and according to Section 18, any property abutting a highway, i.e. Austin Avenue, must be serviced) and the approximately 45 foot frontage of the two southerly lots on the proposed Midvale Street cul-de-sac.
- 2) The provision by way of physical construction of a ditch and the granting of an easement therefore along the westerly boundary of the westerly lot.
- 3) Construction of a gravel road and ditches on the road to be dedicated.

8-1936F cont'd

- 4) Water-main charges.
- 5) The applicant agreeing in writing to front all housing onto the proposed cul-de-sac.

The northerly lot is granted the exemption under S. 23 of By-law No. 1930 since this subdivision involves less than four lots; it is noted the existing sanitary sewer connection is to be abandoned and replaced with new sanitary sewer connections; it is also noted that no access will be allowed to Austin Avenue from the two southerly lots.

8-2437B MR. & MRS. J.C. TURNBULL, OWNERS
600 BLOCK FOLSOM STREET
Lot 2, D.L. 365, Plan 10359

Tabled for Engineering Department report.

8-1285A T. & J. SEIFERT, OWNERS
740 SCHOOLHOUSE STREET
Rem. of Lot A, Blk. 1, D.L. 364, Pl. 10099

Approved subject to the servicing requirements indicated in the March 18, 1971 letter of the Assistant Engineer, noting however that the standard of services will be according to Subdivision By-law No. 1930, which now includes ornamental street lighting and underground wiring.

8-3028 AUSTIN DEVELOPMENTS LTD., OWNER
600 BLOCK FOLSOM STREET
Lot 118, D.L. 365, Plan 30995

Tabled for Engineering Department report.

8-2884 GENERAL CATERING SERVICES LTD. AND
COLUMBIA CATERERS LTD., OWNERS
BETWEEN NORTH ROAD AND WESTVIEW STREET
NORTH OF LOUGHEED HIGHWAY
Lots 4 & 5, Pl. 15812, Rem. Lot 3, Blk. 3,
Pl. 874, all of D.L. 3 etc.

Tabled for the Planning Department to study the plans to see that new lot line setback requirements are in accordance with the provisions of the new Zoning By-law No. 1928, adopted September 27, 1971.

8-1890A N.J. & T.R.M. ILCHUK, OWNERS
LAKEVIEW STREET
Pct. 1, N $\frac{1}{2}$ B, Blk. 8, D.L. 111, Plan 8715

Re-approved subject to:

- 1) Physical construction of all required services on Lakeview Street and the lane, with the exception of underground wiring and ornamental street lighting which are to be met by providing a cash deposit for future construction thereof.
- 2) Water-main charges.

NOVEMBER 23, 1971

8-2990A K.A. MATHESON, OWNER
744 AUSTIN AVENUE
Lot 89, D.L. 3, Plan 26475

Approved subject to:

- 1) The physical construction of:
 - a) storm sewers
 - b) sanitary sewer extension
 - c) road and lane to gravel standard
 - d) underground wiring
- 2) Cash deposit for all other required services by the Subdivision Control By-law No. 1930.
- 3) Water-main charges.
- 4) Removal of the sunhouse and garage on the proposed lots at the applicant's expense.

8-2989B ALLEY ESTATES LIMITED, OWNERS
841 CATHERINE ST. & LOT ADJOINING
Lot 228, D.L. 367, Pt. 36554, Pt. of Lot 3,
Blks. 3 & 4, D.L. 367, Plan 6604

Tabled since:

- 1) The Planning Department is asked to look into the advisability of:
 - a) A turnaround at the east end of Ingersoll Avenue.
 - b) Immediate dedication of the full turnaround on Catherine Avenue.

As the applicant has not replied in regard to the first matter and he has suggested that the second matter should not be pursued.
- 2) The Committee does not agree with the proposal to dead-end the lane, and would be in favour of an outlet to Ingersoll on the westerly side of the subdivision.

8-1876C J.E. & A.E. HANCOCK, OWNERS
1976 HILLSIDE AVENUE
Lot B, Blk. 1, D.L. 62 & 63, Plan 9849

Tabled for the Planning Department to study an alternative subdivision plan in view of the Engineering Department's study of the future extension of Concord Avenue, which resulted in the following conclusions:

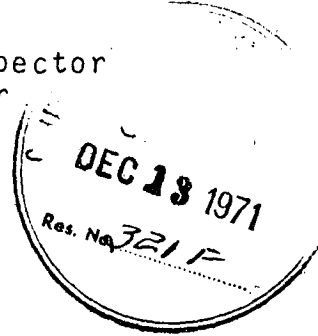
- 1) The outlet to Hillside is not desirable due to the grade differences between Brunette, Hillside and the Concord Avenue extension.
- 2) Although Concord Avenue has a grade of up to 16%, there is no outlet, and therefore a long dead end cul-de-sac is the only feasible plan to follow.

NOVEMBER 30, 1971

SUBDIVISION COMMITTEE MINUTES

A regular meeting of the Subdivision Committee was held in the Planning Department offices at 1111 Brunette Avenue on Tuesday, November 30, 1971 at 2:00 p.m., with the following persons present:

- Mr. A.C. Kent, Assistant Engineer
- Mr. J.L. Hiebert, Public Health Inspector
- Mr. D.M. Buchanan, Planning Director
- Mr. S. Jackson, Current Planner



8-2936DB

ENGINEERED HOMES (B.C.) LTD., OWNERS
 SPURAWAY DRIVE
Lot 19, D.L. 374 and Lot 20, D.L. 361,
Blk. 18, Grp. 1, Pl. 30929

Tabled for an Engineering Department study of the problems with alternative 8-2936DB as well as the Engineered Homes proposal HV-103b dated 10/11/71.

8-467D

COQUITLAM PRESBYTERIAN CHURCH, OWNERS
 SW CORNER OF BLUE MOUNTAIN & COMO LAKE
Lot 3, D.L. 366, Pl. 4850

Tabled for the Municipal Traffic Engineering Consultants to finalize the horizontal geometric design and right-of-way of Como Lake/Blue Mountain intersection, recognizing that these are both major arterials.

8-2987

YOUNG HOMES REALTY LTD., OWNERS
 EDGAR AVENUE
Lot 190, D.L. 1 & 3, Pl. 38623

The Committee received the letter of November 8, 1971 from Mr. H.R. Lenke of Clover Construction Ltd. offering a deposit of \$20,000.00 toward trunk storm sewers, in addition to the normal service requirements. The Committee tabled the letter pending a Council decision on provision of the balance of funds required to construct the trunk storm sewer from the vicinity of Edgar Avenue to Lougheed Highway.

8-1561C

J.S. MORRISON, OWNER
 TILSTON CRT. OFF GATENSBURY
Rem. S. 116.35' of Lot 7, D.L. 368, Pl. 1265

Tabled for the Planning Department to study the design of the subdivision in relation to the general area.

8-2673A

N.A. MCFADDEN, OWNER
2227 LORRAINE AVENUE
Lot 232, D.L. 112, Pl. 34827

Approved subject to:

- 1) Full servicing requirements of Subdivision By-law No. 1930 by way of cash deposit for the approximately 66 foot frontage on Kugler Avenue, as described in the September 3, 1970 letter from the Assistant Engineer, noting that this will include underground wiring and ornamental street lighting.
- 2) Water-main charges.

Noting also that Kugler Avenue is planned as a collector road.

8-2605

L. RZEN, OWNER
1143 ROCHESTER AVENUE
Lot 54, D.L. 109, Pl. 25707

Declined, since future subdivision would be impracticable with a new proposed road between Madore and Rochester Avenues.

8-2140

V. KOZIEL, OWNER
901 COTTONWOOD AVENUE
E½ of Lot 13, Blk. 12, D.L. 366, Pl. 6908

Approved subject to:

- 1) Granting of a temporary easement in favour of the Municipality from the lane to Runnymede Avenue.
- 2) Full servicing requirements of Subdivision By-law No. 1930 by cash deposit.
- 3) Water-main charges.

8-2437B

MR. & MRS. J.C. TURNBULL, OWNERS
600 BLOCK FOLSOM STREET
Lot 2, D.L. 365, Pl. 10359

Approved subject to:

- 1) Full servicing as required by Subdivision By-law No. 1930 by physical construction.
- 2) Water-main charges.
- 3) Registration of the subdivision at the same time as subdivisions 8-3028 and 8-2573-4D to assure legal access to the proposed building site.

8-3028

AUSTIN DEVELOPMENTS LTD., OWNERS
600 BLOCK FOLSOM STREET
Lot 118, D.L. 365, Pl. 30995

Approved subject to:

- 1) Full servicing as required by Subdivision Control By-law No. 1930 by physical construction.
- 2) Water-main charges.
- 3) Registration of the subdivision at the same time as 8-2437B and 8-2573-4D, to assure legal access to the proposed building site.

8-3030

WOODRISE SECURITIES LTD., OWNERS
HART AND GIRARD STREETS
Rem. Lot 1, D.L. 67, Pl. 5909, and
Rem. Blk. 67, Pl. 874, both of D.L. Pts. 1 & 16

Tabled for further study by the Planning and Health Departments.

The Committee requests comments from the developer as to how he intends to dispose of the storm water, since there is a major watercourse through the property from the freeway to the northerly limits of the property, noting that the proposed subdivision may be declined due to excessive costs to the Municipality. The applicant is to provide a schematic diagram showing the location of the storm sewer trunk in relation to proposed lot lines.

8-3026

C.O. & K.HUNTLEY, OWNERS
2088 KAPTEY AVENUE
Lot 4, Blk. 27, D.L. 64, Pl. 11741

The Subdivision Committee notes that, to provide for drainage of the building and lots into the municipal drainage system, i.e. construction of a ditch in the lane from Finnigan to Montgomery, would cost approximately \$2,300.00, and since no money is available in this year's budget for this purpose, the applicant is requested to make a proposal to the Assistant Engineer in this regard.

8-2982

PARKVIEW DEVELOPMENTS LTD., OWNERS
DEWDNEY TRUNK RD. & VIEWMONT DR.
Pct. 1, Ex. Pl. 13286; Lot 44, Pl. 27052,
all of D.L. 238

The Committee received preliminary plans from David H. Burnett & Associates dated November 8, 1971, Drawing No. 71-2071, showing the proposed sanitary and storm sewer layout superimposed on the proposed lot layout.

Tabled for:

8-2982 cont'd

- 1) The Planning Director to report to Council on:
 - a) the sale of Lots 31 & 32, D.L. 238, Pl. 2634;
 - b) closure of the road along the Port Moody boundary.
- 2) Response from the Port Moody Engineer to the downstream sewerage problem.

Noting that this layout is acceptable in principle except for the south-easterly cul-de-sac serving Lots 39-42 inclusive, which relates to the previous Committee recommendation on Road A of the subdivision to the east, (subdivision 8-2503, Tantus Estates).

8-2884

GENERAL CATERING SERVICES LTD. AND
COLUMBIA CATERERS LTD., OWNERS
BETWEEN NORTH RD. & WESTVIEW ST.
NORTH OF LOUGHEED HIGHWAY
Lots 4 & 5, Pl. 15812, Rem. Lot 3, Blk. 3,
Pl. 874, all of D.L. 3 etc.

Approved subject to a setback of not less than 47.1 feet from the proposed lot line to the building. No additional servicing is required since the number of lots remains at two; noting that the owner is providing a storm sewer as well as curbs, gutters and sidewalks.

8-2248A

FARWEST DEVELOPMENTS LTD., OWNERS
558 SCHOOLHOUSE STREET
Lot C, Blk. 16, D.L. 357, Pl. 18953

Approved subject to the servicing requirements of the letter from the Assistant Engineer dated April 7, 1971, plus ornamental street lighting and underground wiring.

8-2415B

W.R. FLETCHER, OWNER
1961 AUSTIN AVENUE
W $\frac{1}{2}$ Lot 2, SE $\frac{1}{4}$, D.L. 358, Pl. 1729

Approved subject to:

- 1) The physical construction of storm sewers on the approximately 95 foot Austin Avenue frontage and the westerly boundary of the southerly lot.
- 2) A cash deposit for pavement, curbs and sidewalks, ornamental street lighting and underground wiring on the approximately 95 foot Austin Avenue frontage.
- 3) Water-main charges.
- 4) The granting of an easement on the westerly boundary of the southerly lot in favour of the Municipality for a storm sewer.
- 5) Council relaxation of the 10% perimeter ruling.

NOVEMBER 30, 1971

8-2681A VAGAR CONSTRUCTION LTD., OWNERS
1300 BLOCK ROCHESTER
Lot 20, D.L. 109, Pt. 23975

Tabled for an Engineering Department report.

RECOMMENDED AMENDMENTS TO BY-LAW

The Subdivision Committee recommends to Council that an investigation of possible amendments to the Subdivision Control By-law No. 1930 be made with a view to determining the suitability of lots for building sites, taking into account environmental factors as part of an effort to preserve amenities for present and future residents. Examples are the preservation of trees and the existing natural environment, excessive noise factors, etc.

*Stuffs
Sewer
Reel
Canned*

Res 31/72

502

DECEMBER 14, 1971

SUBDIVISION COMMITTEE MINUTES

A regular meeting of the Subdivision Committee was held in the Committee Room on Tuesday, December 14, 1971 at 2:00 p.m. with the following persons present:

Mr. A.C. Kent, Assistant Engineer
Mr. J.L. Hiebert, Public Health Inspector
Mr. D.M. Buchanan, Planning Director
Mr. S. Jackson, Current Planner

8-3031

E.A. GARRISON, OWNER
100 WARRICK ST.
Lot 67, D.L. 65 & 66, Pl. 34031

Tabled for:

1. An Engineering Department report on downstream storm sewers and sanitary sewers.
2. The Planning Department to review design of proposed subdivision in terms of no access to Cape Horn Avenue being permitted as this is a major arterial.

8-3030

WOODRISE SECURITIES LTD., OWNERS
HART & GIRARD STREETS
Rem. Lot 1, D.L. 67, Pl. 5909 & Rem. Blk. 67,
Pl. 874, both of D.L. Pts. 1 & 16

Received an interim report from the Medical Health Officer who wishes to draw to the applicant's attention that noise levels in the area constitute a health hazard to residential development, decibel counts having been taken by the Simon Fraser Health Unit, in this area.

8-2732

MR. & MRS. M.J. BELEY, OWNERS
629 FAIRVIEW STREET
Lot 5, Blk. C, D.L. 41, Pl. 13802

Tabled for an Engineering Department report.

8-2912

B. & M. ROSVAL, OWNERS
NE CORNER ELKHORN & FINNIGAN
Lot 19, Blk. 34, D.L. 64, Pl. 22830

The "Land Registry Act", Section 96, states that "in considering an application before him for subdivision approval, the Approving Officer may hear objections from any interested person, and

8-2912 cont'd

may refuse to approve the subdivision if, in his opinion, the anticipated development of the subdivision would injuriously affect the established amenities of adjoining or adjacent properties, or would be against the public interest."

The Subdivision Committee requested the Planning Department to undertake a survey of the adjoining property owners regarding their opinions on the subdivision of this property. The results of this survey show that of eight adjacent property owners, two are against and six indicate no opposition to the subdivision, and therefore it is recommended that application 8-2912 be approved subject to the requirements of Subdivision Control By-law No. 1930.

8-3026

C.O. & K. HUNTLEY, OWNERS
2088 KAPTEY AVENUE
Lot 4, Blk. 27, D.L. 64, Pl. 11741

Approved subject to:

1. Construction of a ditch along the lane from Finnigan Street to Montgomery Street to provide for drainage of buildings on proposed lots.
2. Servicing requirements of Subdivision By-law No. 1930 for the approximately 73 foot frontage along Kaptey Avenue, for the north-westerly lot and the approximately 52 foot frontage along Finnigan Street for the southerly lot.
3. Granting of an easement by the applicant crossing from the north-easterly lot, this to be in favour of the north-westerly lot.

Noting that By-law No. 1930, S.23 - "Owner Service Exemption" - applies for the servicing requirements of the north-easterly lot, since this subdivision involves less than four lots. Noting also that a limited depth sanitary sewer connection can be provided to the north-westerly lot on Kaptey Avenue, which can be utilized if the said lot is raised by means of fill.

8-3036

DISTRICT OF COQUITLAM, OWNER
POIRIER STREET
N $\frac{1}{2}$ 16 & Lot 15, D.L. 358, Pl. 1565

Tabled for an Engineering Department report, the sketch to be supplied to the Municipal Solicitor who is completing transfer of the five acre parcel to School District No. 43.

8-2941

J.H. & I. CUMING & MRS. G.A. CUMING, OWNERS
1951 CAPE HORN AVE. & 1935 BRUNETTE AVE.
Lots D & E of Ptn. Lot C of Lot 1, D.L. 62 & 63,
Plan 12890

Tabled for an Engineering Department report.

8-1103

MONTEREY DEVELOPMENT CO. LTD., OWNERS
BARNET HIGHWAY
Rem. N, D.L. 381, Plan 16658

Tabled for:

1. An Engineering Department report on road, storm sewer, sanitary sewer and water-main requirements.
2. A Health Department report on the suitability of sanitary sewer facilities.
3. Reference to the Municipal Solicitor for his comments on sale of land, agreement on servicing, etc.

8-1936G

B.V. & V.E. COLPITTS, OWNERS
2039 AUSTIN AVENUE
Rem. W $\frac{1}{2}$ Lot 3, D.L. 358, Pl. 1729

Approved subject to:

1. The servicing requirements of Subdivision By-law No. 1930 by way of cash deposit for the approximately 157 foot frontage on Austin Avenue (since this subdivision abuts Austin Avenue, and according to Section 18, any property abutting a highway, i.e. Austin Avenue, must be serviced) and the approximately 45 foot frontage of the two southerly lots on the proposed Midvale Street cul-de-sac.
2. The provision by way of physical construction of a ditch and the granting of an easement therefore along the westerly boundary of the westerly lot.
3. Construction of a gravel road and ditches on the road to be dedicated.
4. Water-main charges.
5. The applicant agreeing in writing to front all housing onto the proposed cul-de-sac.

The northerly lot is granted the exemption under Section 23 of By-law No. 1930 since this subdivision involves less than four lots; it is noted the existing sanitary sewer connection is to be abandoned and replaced with new sanitary sewer connections; it is also noted that no access will be allowed to Austin Avenue from the two southerly lots.

8-1936G cont'd

It is further noted that the existing house is less than the required 25 foot setback from Midvale Street, and the owner may wish to:

- a) Apply for Board of Variance approval to leave the existing house in its present location, with side and rear facing onto Midvale Street; or
- b) Move the house before the subdivision is registered and after obtaining the foundation building permit for foundations and alterations.

8-3032

TONY COSTANTINO, OWNER
970 ROCHESTER AVENUE
N. Pt. Lot 1, Blk. 110, D.L. 3 etc., Pl. 5450

Tabled for an Engineering Department report.

8-2922B

A.H. & R.A. KENNEDY, OWNERS
923 FOSTER AVENUE
Rem. Lot 27, Blks. 10-13, D.L. 366, Pl. 6908

Tabled for an Engineering Department report.

8-2936DB

ENGINEERED HOMES (B.C.) LTD., OWNERS
SPURAWAY DRIVE
Lot 19, D.L. 374 & Lot 20, D.L. 361,
Blk. 18, Grp. 1, Pl. 30929

1. The Engineering Department report on a comparison of BACM Ltd., Drawing No. HV 103b and Planning Department sketch 8-2936DB. The latter would require extended storm sewers, sanitary sewers, road pavement, curb and gutter, sidewalks, underground wiring and ornamental street lighting, but this not considered uneconomic as suggested by the applicant in his letter of December, 1971 since two more lots are proposed in 8-2936DB.
2. The Planning Department report that the Director had met with Mr. G. Griffiths of B.C. Hydro on December 7, 1971, and that they are still studying possible use of the B.C. Hydro right-of-way between Surf and Pinnacle for a roadway. This proposal is to avoid a traffic sighting problem at the Surf and Spuraway intersection.
3. The Planning Department also reported that 8-2936DB should be approved since it made for more effective use of land and was considered suitable for intended use; also, the number of access points to Spuraway was less than with the applicant's proposal.

8-2936DB cont'd

The Committee therefore declines HV 103b as proposed by the applicant since the proposed lot layout is not suited to intended use, representing an unacceptable design, and because of the number of accesses proposed onto Spuraway Drive.

The Committee gives preliminary approval to 8-2936DB subject to water-main charges and the servicing requirements of By-law No. 1930, noting that the lands along Surf Crescent are not to be developed until the possible road closure is resolved.