

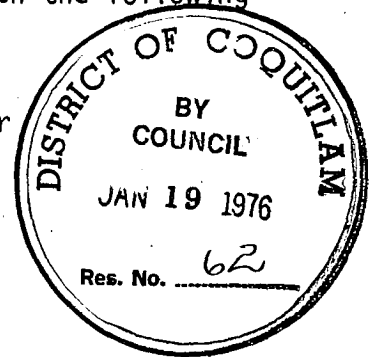
504

JANUARY 13, 1976

LAND USE COMMITTEE MINUTES

A meeting of the Land Use Committee of Council was held in the Council Chambers on Tuesday, January 13, 1976 at 3:30 p.m., with the following persons present:

COMMITTEE:	Ald. L. Garrison, Chairman
STAFF:	Mr. A. Phillips, Municipal Engineer
	Mr. L. Scott, Subdivision Co-ordinator
	Mr. D.M. Buchanan, Planning Director
	Mrs. C. Isaak, Recording Secretary



ITEM #1 - 504-1

Z-60-75 - APPLICATION OF J. VAN IDERSTINE FOR THE REZONING OF PROPERTY AT 1404 ROSS AVENUE TO RT-1 FOR A DUPLEX

The Committee recommends:

"That application Z-60-75 be referred to Public Hearing."

Co Res # 63

ITEM #2 - 504-2

Z-61-75 - APPLICATION OF R. CLARKE FOR THE REZONING OF PROPERTY AT 1530 ROCHESTER AVENUE TO RT-1 FOR A DUPLEX

The Committee recommends:

"That application Z-61-75 be referred to Public Hearing."

Co Res # 64

ITEM #3 - 504-3

ADDITIONAL FLOOR SPACE FOR COMO LAKE UNITED CHURCH (8-2544)

The Committee recommends:

"That permission be granted for Como Lake United Church's proposed expansion, disregarding the provisions of the Zoning By-law regarding required new off-street parking, but subject to meeting all other by-law requirements."

Co Res # 60

ITEM #4 - 504-4

Z-44-75 - PROPOSED TOWNHOUSING, NORMAN AVENUE AND DEWDNEY TRUNK ROAD

Mr. Cressey and Mr. Ricard were present to speak on this application. It was indicated by the Planning Director that he had been advised by the Municipal Clerk that a number of property owners in the area did not receive notification of the last Public Hearing, and the Committee therefore recommends:

"That this application be referred to the January 22, 1976 Public Hearing."

The Committee also recommends:

"1) That the Strata Corporation retain ownership of the proposed three-acre park in exchange for the rights of public access to the park, with the Municipality assuming responsibility for maintenance; this to avoid creating a non-conforming use on the land devoted to housing.

Co Res # 66 + # 67

JANUARY 13, 1976

ITEM #4 - 504-4 con't

- 2) That the park proposal be referred to the Parks and Recreation Department for review as to liability aspects, maintenance implications, and facilities, and that they report back in time for the January 22, 1976 Public Hearing.
- 3) That the applicants give further consideration to the layout of the proposed Norman Avenue and Dewdney Trunk intersection, in consultation with the Engineering Department.
- 4) That the revised design for this development be referred to the Design Committee for comments at their meeting of January 14, 1976."

ITEM #5 - 504-5

Z-49-75 - PROPOSED REZONING OF 327 LAVAL STREET TO RT-1 DUPLEX

The Committee recommends:

"That Council concur with the Planning Director's recommendation to not proceed with this application to rezone the property at 327 Laval Street to RT-1."

CO RES
68

ITEM #6 - 504-6

CLIENT/ARCHITECT AGREEMENT RE MAILLARDVILLE NIP AREA #1

The Committee recommends:

"That Council adopt the following resolution:

'That the client/landscape architect agreement prepared between the District of Coquitlam and Justice and Webb, Landscape Architects Ltd., be signed and sealed, and such agreement shall become binding upon the District when duly executed and delivered for and on behalf of the Corporation by the Mayor and Municipal Clerk, who are specifically authorized to sign the same and to affix the Corporate Seal thereto, and to deliver the same and that all as the Act and Deed of the District of Coquitlam.' "

CO RES
69

ITEM #7 - 504-7

SUBDIVISION COMMITTEE MINUTES OF DECEMBER 16, 1975

The Committee recommends:

"That the December 16, 1975 Subdivision Committee Minutes be received."

ITEM #8 - 504-8

SUBDIVISION COMMITTEE MINUTES OF JANUARY 6, 1976

The Committee recommends:

"That the January 6, 1976 Subdivision Committee Minutes be received."

JANUARY 13, 1976

ITEM #9 - 504-9

MEADOWBROOK ELEMENTARY SCHOOL - APPLICATION Z-37-74

The Committee recommends:

- Co RE 70
- 1) That the School Board be asked to maintain the access and drainage facilities on the municipal road allowance on the north side of the school site, and in the event that they are legally unable to do this, then the municipal road allowance be stopped up, and the School Board provide public drainage and access within their own property.
 - 2) That the Mayor be asked to continue withholding signature on By-law No. 417 and the development agreement until satisfied as to who will be responsible for providing maintenance for access and drainage facilities on the municipal road allowance."

(Backup correspondence on this matter is attached. The School Board staff were advised on the maintenance requirement on October 10, 1975 but no reply was received, until we were advised in mid-December that Clause C.1 in the agreement was not acceptable.)

ITEM #10 - 504-10

Z-62-75 - J. CEWE - SITING OF BUILDINGS FOR RESOURCE USE

The Committee recommends:

"That application Z-62-75 be referred to the Advisory Planning Commission."

ITEM #11 - 504-11

HOLDBACKS RE WARRANTY, MEADOWBROOK - APPLICATION Z-2-74

The Committee recommends:

"That the Planning Director's report be received for information."

ITEM #12 - 504-12

AMENDMENT TO SIGN CONTROL BY-LAW NO. 126

The Committee recommends:

"That this item be tabled until the Committee meeting of January 20, 1976."

ITEM #13 - 504-13

BACM LTD. - EAGLE RIDGE - APPLICATION Z-54-75

The Committee recommends:

- Co RE 71
- 1) That we advise BACM Ltd. that their proposed cost-sharing approach for the sanitary sewer lift station and force main is unrealistic, and that the municipal approach be taken, or alternatively, that Scheme C be followed.

JANUARY 13, 1976

ITEM #13 - 504-13 con't

- 2) That the Committee register no objection to using on-site gravel for construction, provided all material is utilized in the Eagle Ridge development, and providing such earth moving is within the design concept approved by Fisheries officials.
- 3) That Advisory Planning Commission Resolution No. 3077 of January 7, 1976 be approved, and that one overall agreement be prepared by the Municipal Solicitor to cover restrictive covenants for design control, recreation facilities, and off-site services."

ITEM #14 - 504-14

MARATHON REALTY LTD. - MAYFAIR INDUSTRIAL PARK - APPLICATION 8-2925

The Committee were advised of the new ownership of the Industrial Park and that applications for subdivision and rezoning to M-2 for an "intermodal services area" is to be made forthwith.

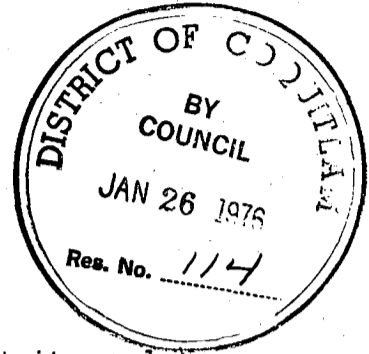
JANUARY 20, 1976

LAND USE COMMITTEE MINUTES

A meeting of the Land Use Committee was held in the Committee Room on Tuesday, January 20, 1976 at 3:45 p.m., with the following persons present:

COMMITTEE:

- Ald. L. Garrison, Chairman
- Ald. J. Gilmore
- Mayor J. Tonn



STAFF:

- A. Phillips, Municipal Engineer
- L. Scott, Subdivision Co-ordinator
- D.M. Buchanan, Planning Director
- C. Isaak, Recording Secretary

(Mayor Tonn was present for discussion of the first item only).

ITEM #1 - 504-1

Z-37-74 - MEADOWBROOK ELEMENTARY SCHOOL

The Committee recommends:

"That Council rescind Resolution No. 70 made at the January 19, 1976 Council meeting."

The Committee also recommends:

"That the School Board be advised that when they apply for subdivision in future, they will be required to meet the servicing requirements of the Subdivision Control By-law."

CO RES 110

CO RES 116

ITEM #2 - 504-2

Z-1-76 - APPLICATION OF RUSU HOLDINGS LTD. FOR THE REZONING OF PROPERTY AT 3027 SPURAWAY AVENUE TO RT-1 FOR DUPLEX

The Committee recommends:

"That application Z-1-76 be declined as recommended by the Planning Director relating to criterion #1 regarding excess slope and the access from Spuraway Drive."

CO RES 117

ITEM #3 - 504-3

Z-2-76 - APPLICATION OF CRESTVIEW DEVELOPMENTS LTD. FOR THE REZONING OF PROPERTY AT 987-1011 AUSTIN AVENUE TO CS-1

The Committee recommends:

"That application Z-2-76 be referred to the Advisory Planning Commission meeting of January 21, 1976."

NO ACTION

JANUARY 20, 1976

ITEM #4 - 504-4

Z-3-76 - APPLICATION OF L. PALFREYMAN FOR THE REZONING OF PROPERTY ON SPRICE AVENUE TO RS-3.

The Committee recommends:

- CO. RES # 118
- "1) That application Z-3-76 be referred by Council to Public Hearing.
 - 2) That the Planning Department write to adjacent property owners asking them for their comments with regard to this proposal."

ITEM #5 - 504-5

SIGN CONTROL BY-LAW - TEMPORARY PROMOTIONAL SIGNS

The Committee recommends:

CO. RES # 119

"That no change be made to the Sign By-law as the amendment does not provide for anything more than can be done at present in commercial and industrial zones."

ITEM #6 - 504-6

LETTER OF DECEMBER 30, 1975 FROM MR. R.C. MACDONALD (APPLICATION Z-44-73)

The Committee recommends:

CO. RES # 120

"That Council policy be maintained in this regard, and no consideration be given to the rezoning of lands along the east side of North Road until such time as Whiting Way is available to provide access to the proposed development involved."

ITEM #7 - 504-7

APPLICATIONS UNDER THE RECREATION LAND GREENBELT ENCOURAGEMENT ACT BY VANCOUVER GOLF CLUB AND PORT COQUITLAM AND DISTRICT HUNTING AND FISHING CLUB

The Committee recommends:

- CO. RES # 121
- "1) That Council register no opposition to the application of the Port Coquitlam and District Hunting and Fishing Club unless there are health regulation problems.
 - 2) That the application of the Vancouver Golf Club be referred to the Advisory Planning Commission meeting of January 21, 1976 for review of the boundaries of the area proposed to be dedicated."

(Ald. J. Gilmore wished it to be recorded that he did not take part in discussion of the Vancouver Golf Club application.)

JANUARY 20, 1976

ITEM #8 - 504-8

Z-23-74 - APPROVAL OF ADDENDUM TO AGREEMENT WITH PORTWOOD CONSTRUCTION LTD.
FOR APARTMENT PROJECT AT 1048 KING ALBERT AVENUE

The Committee recommends:

"That Council adopt the following resolution:

Co RES #122

"That the addendum to the agreement with Portwood Construction Ltd. to the Agreement dated April 23, 1975 be signed and sealed, and such addendum be binding upon the District when duly executed and delivered for and on behalf of the Corporation by the Mayor and Municipal Clerk, who are specifically authorized to sign the same, and to affix the Corporate Seal thereto, and to deliver the same and that all as the Act and Deed of the District of Coquitlam." "

ITEM #9 - 504-9

Z-49-75 -PROPOSED REZONING OF 327 LAVAL STREET TO RT-1 DUPLEX

This application was again referred to the Committee in order to give the applicants an opportunity to be heard. The applicants did not show up, however, and the Committee recommends:

"That application Z-49-75 be referred to the Advisory Planning Commission meeting of January 21, 1976 for their comments."


CHAIRMAN

JANUARY 27, 1976

LAND USE COMMITTEE MINUTES

A meeting of the Land Use Committee was held in the Committee Room on Tuesday, January 27, 1976 at 3:30 p.m., with the following persons present:

COMMITTEE:

Ald. L. Garrison, Chairman
Ald. J. Gilmore

STAFF:

Mr. A. Phillips, Municipal Engineer
Mr. L.T. Scott, Subdivision Co-ordinator
Mr. D.M. Buchanan, Planning Director
Mrs. C. Isaak, Recording Secretary



ITEM #1 - 504-1

Z-46-75 - USE OF CHURCH AT 2185-87 AUSTIN AVENUE FOR COMMERCIAL USE

Reverend McIntire was present to speak on this application. He stated that the Calvary Tabernacle would like to have the property at 2185-87 Austin Avenue rezoned for commercial use as they have been unable to sell it to any other such church or other P-2 use, but have had quite a few prospects to purchase the property for commercial use. He also stated that they would not be able to build their new church in Surrey unless this property was sold.

Ald. Garrison tabled two letters on this subject, one from Reverend McIntire to the Planning Department dated November 19, 1975, and the other from Coronation Realty Ltd. (who wish to proceed with purchase of this property) dated January 8, 1976 to the Planning Department.

The Committee recommends:

"That Coronation Realty Ltd. be advised to apply for rezoning and submit therewith preliminary drawings of proposed renovations, the plans to provide for removal of the existing dwelling and interrelating the existing church building with the adjacent new commercial building, and said application to be then considered by the Advisory Planning Commission."

ITEM #2 - 504-2

Z-54-75 & 8-3263 - (BACM) SANITARY SEWER LIFT STATION AND FORCE MAIN COST SHARING

Mr. N. Bothwell, Mr. J. Connelly and Mr. J. Constantine of BACM Ltd. were present at the meeting. Mr. Bothwell spoke at considerable length on this subject. Mr. Phillips stated that BACM Ltd. suggested that provision of a sanitary sewer pump station and force main would benefit private lands east of Lansdowne and they felt that provision should be made for recovery of capital costs for oversizing the facility to the benefit of these adjoining lands. Mr. Bothwell reviewed the different alternatives and costs involved, as set out in Mr. Phillips' report, indicating that the capital costs should be split on the basis of sewage flow from benefitting lands. Ald. Gilmore felt that BACM Ltd. should supply any services required at their cost if they wished to develop at this time, prior to funding being possible by the Municipality, GVRD, or senior governments. Ald. Garrison said that the Committee could not agree with the cost sharing arrangement proposed by BACM.

The Committee recommends:

"1) That BACM Ltd. be requested to provide the pump station and force main in the Eagle Ridge Area, physically sized to provide 9 cfs., but with pumping capacity for 3 cfs., at the now estimated approximate capital cost of \$300,000.00, for which a CMHC subsidy of approximately \$50,000.00 would be obtained on BACM's behalf, thus reducing the total outlay by BACM Ltd. to \$250,000.00.

approximately

*Bo
R
10-8
12-9
160*

JANUARY 27, 1976

- 2) That the Committee register no objection to using on-site gravel for construction, provided all material is utilized in the Eagle Ridge development, and providing such earth moving is within the design concept approved by Fisheries officials.
- 3) That the concept of one agreement or two separate agreements be considered by the Municipal Solicitor, in order for him to review BACM Ltd.'s position that the arbitration approach for design control appeals being to Council, versus an arbitration board for the off-site servicing and recreation facilities aspects makes necessary two agreements."

ITEM #3 - 504-3

8-3203 & Z-43-73 - CLOSING OF BLUE MOUNTAIN STREET AT BRUNETTE AVENUE

The Committee recommends:

"That Council authorize the Legal Department to prepare a Road Closing By-law for consideration by Council."

ITEM #4 - 504-4

8-1032 - PROPOSED SUBDIVISION AT 1173 PIPELINE ROAD BY W.J. OLIVER

The Committee recommends:

"That this item be tabled for review at the Land Use Committee meeting of February 3, 1976."

ITEM #5 - 504-5

Z-62-75 - J. CEWE - SITING OF BUILDINGS FOR RESOURCE USE

The Committee recommends:

"That this item be tabled until the Land Use Committee meeting of February 3, 1976."

ITEM #6 - 504-6

COMPACT HOUSING - COMMUNITY PLAN

The Committee recommends:

"That the Planning Department be authorized to review previous reports on this subject and table said review and previous reports at the Land Use Committee meeting of February 10, 1976."

D. Buchanan for
"L. Harrison"
.....
CHAIRMAN

FEBRUARY 3, 1976

LAND USE COMMITTEE MINUTES

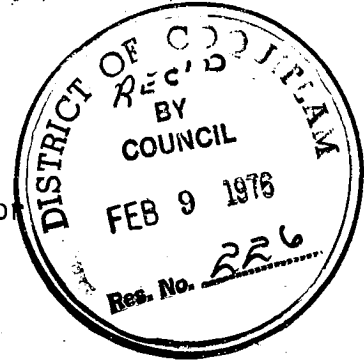
A meeting of the Land Use Committee was held in the Committee Room on Tuesday, February 3, 1976 at 3:30 p.m., with the following persons present:

COMMITTEE:

Ald. L. Garrison, Chairman

STAFF:

Mr. A. Phillips, Municipal Engineer
Mr. L. Scott, Subdivision Co-ordinator
Mr. D.M. Buchanan, Planning Director
Mrs. C. Isaak, Recording Secretary



ITEM #1 - 504-1

8-1032 - PROPOSED SUBDIVISION AT 1173 PIPELINE ROAD BY W.J. OLIVER

Mr. Oliver attended this meeting to speak on his application. Mr. Buchanan reviewed the situation and said that he would still stick by his 1974 letter, as mentioned to Mr. Oliver in a letter dated December 22, 1975. Mr. Phillips also stated that the conditions mentioned in his letter of September 12, 1974 still stand. Mr. Oliver then spoke at considerable length on his application, saying that he had spent a great deal of money on his subdivision, only to be told that it could not proceed until the Town Centre situation had been resolved. He said he now wants to be absolutely certain of the course he should follow as he does not want to spend any more money unnecessarily. Mr. Phillips told Mr. Oliver that the Engineering Department would send him an updated letter with an estimate of the servicing costs involved with subdivision application 8-1032F, given reapproval December 5, 1975.

The Committee recommends:

"That the applicant apply for the rezoning necessary to permit his proposed development; subsequently, if the rezoning proceeds favourably, the applicant would then be advised when to proceed with an application for subdivision."

ITEM #2 - 504-2

Z-44-75 - PROPOSED TOWNHOUSING, NORMAN AVENUE AND DEWDNEY TRUNK ROAD

Mr. Cressey and Mr. Ricard attended this meeting, along with Mr. Cunnings, Parks and Recreation Director.

The Committee received clarification on the issues raised at the Public Hearing relating to a berm along Loughheed Highway and assignment of uses to the three acre "park" area.

It was also noted that Mr. Cunnings found acceptable the revised proposals for the "park" area, as submitted on plans received February 3, 1976.

The Committee recommends:

- "1. That the applicants be placed on the February 9, 1976 Council agenda as a delegation to describe their revised park and berm plans; noting that these revisions do not represent a substantive change to evidence presented at the Public Hearing of January 22, 1976.
2. That By-law No. 549 be placed on the same agenda for consideration of three readings by Council."

FEBRUARY 3, 1976

ITEM #3 - 504-3

Z-62-75 - J. CEWE - SITING OF BUILDINGS FOR RESOURCE USE

The Committee tabled this application until February 10, 1976 in order to review Advisory Planning Commission Resolution No. 3082, and to hear from the applicants.

ITEM #4 - 504-4

Z-4-76 - APPLICATION OF B.C. GOLF CLUB LTD. TO REZONE PROPERTY FROM P-3 TO RS-1

The Committee tabled this application until the Golf Club respond on the Golf Club boundaries.

ITEM #5 - 504-5

SUBDIVISION COMMITTEE MINUTES - JANUARY 20, 1976

The Committee recommends:

"That the January 20, 1976 Subdivision Committee Minutes be received."

.....
CHAIRMAN

FEBRUARY 10, 1976

LAND USE COMMITTEE MINUTES

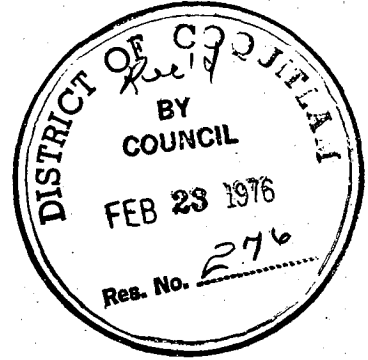
A meeting of the Land Use Committee was held in the Committee Room on Tuesday, February 10, 1976 at 3:45 p.m., with the following persons present:

COMMITTEE:

Ald. L. Garrison, Chairman

STAFF:

A. Phillips, Municipal Engineer
D.M. Buchanan, Planning Director
E. Tiessen, Deputy Planning Director
C. Isaak, Recording Secretary



ITEM #1 - 504-1

LETTER FROM MRS. MARGARET WATSON DATED JANUARY 27, 1976 REGARDING PROPOSED ROAD CLOSURES (8-2920)

The Committee recommends:

"That the letter from Mrs. Margaret Watson dated January 27, 1976 be referred to the Burquitlam Study Group for attention at their meeting of February 12, 1976."

ITEM #2 - 504-2

Z-62-75 - J. CEWE - SITING OF BUILDINGS FOR RESOURCE USE

Mr. G. Fennings and Mr. A. Savinkoff of J. Cewe Ltd. attending this meeting. Mr. Fennings stated that a by-law revision with regard to the 50 foot setback, as suggested by the Planning Department, would cause J. Cewe Ltd. much difficulty because of the time involved with preparation and completion of same, and he asked if it would be possible for them to go back to the Board of Variance for reconsideration. Mr. Buchanan stated that he did not think they should go back to the Board of Variance as the Planning Department would not support their appeal and that he felt a by-law revision should be made.

Mr. Tiessen then spoke with regard to the Advisory Planning Commission's concern as to the adverse effect this application would have on the adjacent property to the east and, since the amendment would affect all A-3 zoned land, the Commission is also concerned over the possibility that the future residential potential of other A-3 parcels abutting resource uses could be affected.

The Committee recommends:

- "1) That the Planning Department prepare a by-law amendment dealing specifically with gravel pit operations.
- 2) That this application be referred by Council to Public Hearing."

ITEM #3 - 504-3

TWO-FAMILY HOUSING IN MAILLARDVILLE

The Committee recommends:

"That Council amend the criteria employed in considering two-family housing developments within areas presently zoned for one-family housing, such that criterion #5 does not apply in the areas designated on the map attached to the Planning Director's report of February 3, 1976."

APPROVED BY J. C. W. 2/10/76

APPROVED BY J. C. W. 2/10/76

ITEM #4 - 504-4

Z-37-75 - PROPOSED RECREATIONAL VEHICLE CENTRE ON CHRISTMAS WAY

The Committee recommends:

- "1) That this application be referred to the February 18, 1976 meeting of the Advisory Planning Commission for information.
- 2) That Council refer to Public Hearing the rezoning to CS-1 of the southerly portion of property under application Z-37-75."

APPROVED
BY CO. RES
279/76

ITEM #5 - 504-5

ADVISORY PLANNING COMMISSION RESOLUTION NO. 3084 - DEVELOPMENT OF NORTH SIDE OF AUSTIN AVENUE WEST OF NELSON STREET

The Committee recommends:

"That the report of the Planning Director dated February 4, 1976 be referred to the Advisory Planning Commission meeting of February 18, 1976."

ITEM #6 - 504-6

Z-4-76 - APPLICATION OF B.C. GOLF CLUB LTD. TO REZONE PROPERTY FROM P-3 TO RS-1

The Committee recommends:

- "1) That this application be referred to Public Hearing once we have assurance from the Golf Club that they accept the Advisory Planning Commission's recommendations with regard to long term boundaries for the Golf Club lands.
- 2) That Council recommend to the Department of Recreation and Conservation that Council will only support the Golf Club's application for greenbelt designation if the long term boundaries of the Golf Club, as recommended by the Advisory Planning Commission, are the boundaries of the area to be so designated."

TABLED
BY CO. RES
280/76

ITEM #7 - 504-7

Z-5-76 - APPLICATION OF J.T. MCVEIGH FOR REZONING OF PROPERTY AT 2035 CRAIGEN AVENUE TO RT-1 TWO-FAMILY RESIDENTIAL

The Committee recommends:

"That Council decline application Z-5-76 since it fails to meet criterion #5, there being a two-family dwelling within 600 feet of the subject lot."

APPROVED
BY CO. RES
282/76

ITEM #8 - 504-8

Z-6-76 - APPLICATION OF SHELL CANADA LIMITED FOR THE REZONING OF PROPERTY AT 955 AUSTIN AVENUE TO SS-4

The Committee recommends:

"That this application be referred to the Advisory Planning Commission for information at their meeting of February 18, 1976."

FEBRUARY 10, 1976

ITEM #9 - 504-9

CRITERIA FOR DESIGNATION OF COMPACT HOUSING SITES

The Planning Department was instructed by the Committee to report back on amending the Community Plan to recommend locations for housing at a density of 8 to 12 units per acre within the Western Part of Coquitlam, with the objective being a preliminary report by the Committee to Council on February 23, 1976.

.....
CHAIRMAN

504-2

FEBRUARY 17, 1976

LAND USE COMMITTEE MINUTES

A meeting of the Land Use Committee was held in the Committee Room on Tuesday, February 17, 1976 at 3:30 p.m., with the following persons present:

COMMITTEE:

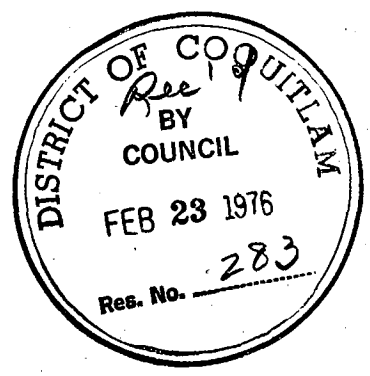
Ald. L. Garrison

GUEST:

Ald. J. Parks

STAFF:

A. Phillips, Municipal Engineer
D.M. Buchanan, Planning Director
E. Tiessen, Deputy Planning Director



ITEM #1 - 504-1
SUBDIVISION COMMITTEE MINUTES - FEBRUARY 3, 1976

The Committee recommends:

"That the Subdivision Committee Minutes of February 3, 1976 be received."

ITEM #2 - 504-2
PROPERTY AT 1041 BRUNETTE AVENUE- LETTER FROM T. MOORE DATED FEB. 12, 1976

The Committee recommends:

"That Mr. Moore be asked to make an application for building permit in order that specific proposals can be reviewed by the Planning and other Departments."

ITEM #3 - 504-3
COMPACT HOUSING - E. TIESSEN

The Committee recommends:

"That the interim report be finalized and tabled with Council for discussion on February 23, 1976; the interim report is to review the general basis of the ultimate report and review the Rochester, Mathewson and Dacre sites on the basis of the recommended modified criteria."

D.M. Buchanan for
"L. Garrison"
CHAIRMAN

504-1

FEBRUARY 24, 1976

LAND USE COMMITTEE MINUTES

A meeting of the Land Use Committee was held in the Committee Room on Tuesday, February 24, 1976 at 3:15 p.m., with the following persons present:

COMMITTEE:

Ald. L. Garrison, Chairman
Ald. J. Gilmore

STAFF:

A. Phillips, Municipal Engineer
L. Scott, Subdivision Co-ordinator
D.M. Buchanan, Planning Director
E. Tiessen, Deputy Planning Director
C. Isaak, Recording Secretary



ITEM #1 - 504-1-1

APPLICATION FOR STRATA TITLE CONVERSION OF A DUPLEX AT 709-711 SMITH AVENUE - 8-3407

The Committee recommends:

"That the application for strata subdivision of Lot 13 of Lot 1, Block 59, District Lot 107, Plan 18152 be approved subject to meeting all Building By-law requirements for two separate dwellings."

*Approved
By Co. Res.
2/25/76*

ITEM #2 - 504-1-2

Z-7-76 - APPLICATION OF DAON DEVELOPMENT CORPORATION FOR THE REZONING OF PROPERTY AT AUSTIN AND GATENSBUARY FOR 46 TOWNHOUSE UNITS

The Committee recommends:

"That application Z-7-76 be referred to the Advisory Planning Commission after review by the Design Committee."

ITEM #3 - 504-1-3

Z-8-76 - APPLICATION OF CORONATION REALTY LTD. FOR THE REZONING OF PROPERTY AT 2185-2187 AUSTIN AVENUE TO C-2 NEIGHBOURHOOD COMMERCIAL

The Committee recommends:

"That application Z-8-76 be referred to the Advisory Planning Commission, with the recommendation that it proceed to Public Hearing subject to the plans being found satisfactory by the Design Committee."

ITEM #4 - 504-1-4

CORRESPONDENCE AND PETITION FROM RANCH PARK AREA RESIDENTS CONCERNING TOWNHOUSING AND CONDOMINIUMS IN THE LOWER RANCH PARK AREA - CLERK'S REFERENCE NO. 9

The Committee recommends:

"That the Planning Department be authorized to reply to the letters received, sending them a copy of the report on Compact Housing prepared by the Planning Department February 19, 1976."

FEBRUARY 24, 1976

ITEM #5 - 504-1-5

ADVISORY PLANNING COMMISSION RESOLUTION NO. 3084 - DEVELOPMENT OF NORTH SIDE OF
AUSTIN AVENUE WEST OF NELSON STREET

The Committee recommends:

"That this item be tabled for review at the Land Use Committee meeting of
March 2, 1976."

ITEM #6 - 504-1-6

RIVERVIEW DEVELOPMENT - J. NORTHEY

Mr. Northey presented correspondence dated February 23, 1976 to the Committee.

Ald. J. Gilmore arrived at the meeting at this point.

Considerable discussion then took place, with the Committee asking questions
with regard to Dunhill's proposals.

The Committee recommends:

"That the letter dated February 23, 1976 be received for information,
and that a special meeting of the Committee be held on this subject
on Friday, February 27, 1976 at 3:30 p.m. in the Committee Room with
members of staff who were on the negotiating team for the Riverview
Land Use Contract in 1975."

.....
CHAIRMAN

504-2

MARCH 2, 1976

LAND USE COMMITTEE MINUTES

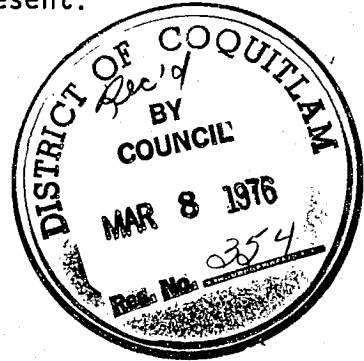
A meeting of the Land Use Committee was held in the Committee Room on Tuesday, March 2, 1976 at 1:30 p.m., with the following persons present:

COMMITTEE:

Ald. L. Garrison, Chairman

STAFF:

A. Phillips, Municipal Engineer
L. Scott, Subdivision Co-ordinator
D.M. Buchanan, Planning Director
C. Isaak, Recording Secretary



ITEM #1 - 504-2-1

SUBDIVISION COMMITTEE MINUTES OF FEBRUARY 17, 1976

The Committee recommends:

"That the Subdivision Committee Minutes of February 17, 1976 be received."

ITEM #2 - 504-2-2

PROPOSED CHANGES TO SOIL REMOVAL BY-LAW AND DESIGNATION OF GRAVEL PITS

The Committee recommends:

"That the application for the New Gravel Pit H designation be tabled by the Land Use Committee and Council."

ITEM #3 - 504-2-3

ADVISORY PLANNING COMMISSION RESOLUTION NO. 3084 - DEVELOPMENT OF THE NORTH SIDE OF AUSTIN AVENUE WEST OF NELSON STREET

The Committee recommends:

"That Council endorse Resolution No. 3094 made at the February 18, 1976 Advisory Planning Commission meeting which endorsed the recommendations of the Planning Director's report dated February 4, 1976."

TABLED TO
CO. RES.
3/10/76

ITEM #4 - 504-2-4

Z-44-75 - NACEL PROPERTIES LTD. - APPLICATION FOR REZONING OF PROPERTY ON DEWDNEY TRUNK ROAD TO RT-2 - LETTER FROM NACEL PROPERTIES LTD. DATED MAR. 1/76

The Committee recommends:

"That the letter from Nacel Properties Ltd. dated March 1, 1976 be referred to Council for information, with the request that By-law No. 549 be brought back before Council for consideration of second and third reading, first reading having been given on February 23, 1976."

ITEM #5 - 504-2-5

Z-9-76 - APPLICATION OF PORTWOOD CONSTRUCTION LTD. FOR THE REZONING OF PROPERTY ON KING ALBERT AVENUE TO RM-2

The Committee recommends:

"That application Z-9-76 be referred to the Advisory Planning Commission after review of preliminary plans by the Design Committee."

ITEM #6 - 504-2-6

Z-10-76 - APPLICATION OF MR. J. MURI FOR THE REZONING OF PROPERTY ON MCINTOSH STREET TO RT-1

The Committee recommends:

"That application Z-10-76 be referred to Public Hearing."

ITEM #7 - 504-2-7

Z-4-76 - APPLICATION OF B.C. GOLF CLUB LTD. TO REZONE PROPERTY FROM P-3 TO RS-1

The Committee recommends:

"That Council continue to table this application until clarification is received from the Golf Club regarding the long term boundaries of the Golf Club under the Recreational Land Greenbelt Encouragement Act."

ITEM #8 - 504-2-8

TRANSPORTATION AND STREET IMPROVEMENTS - BURQUITLAM AREA

The Committee recommends:

"That this item be tabled to the next meeting of the Land Use Committee."

ITEM #9 - 504-2-9

REZONING APPLICATION Z-29-75 - BY-LAW NO. 570, 1976 FOR PROPOSED 58 UNIT STRATA TITLE DEVELOPMENT AT 575 AUSTIN AVENUE (LAND USE CONTRACT)

The Committee recommends:

- 1) That Council reconsider, finally pass and adopt By-law No. 529, 1975.
- 2) That Council send Land Use Contract Z-29-75 (By-law No. 570, 1976) to the Public Hearing scheduled for March 25, 1976."

Approved By Council 3/26/76

Approved By Council Resolution # 327/76

Approved By Council 3/29/76

MARCH 2, 1976

REQUESTS FROM INDIVIDUALS FOR COPIES OF THE LAND USE COMMITTEE MINUTES

The Committee has had one request from an individual who wishes to have copies of each week's Land Use Committee Minutes mailed to him. In anticipation of possible further requests, the Committee recommends:

"That we refer this item to Council for their consideration."

.....
CHAIRMAN

504-1

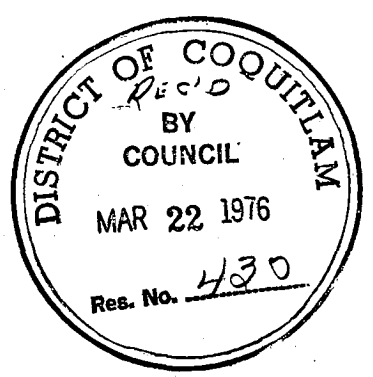
MARCH 9, 1976

LAND USE COMMITTEE MINUTES

A meeting of the Land Use Committee was held in the Committee Room on Tuesday, March 9, 1976 at 3:30 p.m., with the following persons present:

COMMITTEE:
Ald. L. Garrison, Chairman

STAFF:
A. Phillips, Municipal Engineer
L. Scott, Subdivision Co-ordinator
D.M. Buchanan, Planning Director
E. Tiessen, Deputy Planning Director
L. Wolfe, Long Range Planner
C. Isaak, Recording Secretary



ITEM #1 - 504-1-1

TRANSPORTATION AND STREET IMPROVEMENTS - BURQUITLAM AREA

Mr. Wolfe spoke briefly on this report and then answered questions from those present. The Committee concurred with the recommendation made on page 1 of the report as follows:

"It is recommended that Council petition the Provincial Department of Highways to reclassify Clarke Road north of Como Lake Avenue, and the connecting link west to Broadway, as primary arterial routes."

Mr. Wolfe then reviewed the proposed street improvements in the Burquitlam area. The Committee recommends:

"That the report on Transportation and Street Improvements be referred to the Public Works Committee for review."

Mr. Wolfe then outlined the projects as proposed in Map No. .4 of the report. The Committee recommends:

"That a joint meeting be set up with the Land Use Committee, the Public Works Committee, and representatives from the City of Port Moody with regard to the Clarke/Robinson/Chapman Intersection, Item 4 on page 7 of the report."

The Committee also recommends:

- 1) That this report be received by the Land Use Committee for information.
- 2) That this report be referred to the Advisory Planning Commission for information."

ITEM #2 - 504-1-2

Z-3-76 - APPLICATION OF L. PALFREYMAN FOR THE REZONING OF PROPERTY ON SPRICE AVENUE TO RS-3

The Committee recommends:

"That application Z-3-76 be referred to Public Hearing."

APPROVED
Co. RES
4/21/76

MARCH 9, 1976

ITEM #3 - 504-1-3

Z-58-75 - APPLICATION OF INGRAM PROPERTIES LTD. FOR REZONING OF PROPERTY AT
1150 HOWSE PLACE TO DUPLEX - BY-LAW NO. 562

The Committee recommends:

Co. Res # 432/76
"That Council give fourth and final reading to By-law No. 562,
which was given three readings on February 9, 1976."

ITEM #4 - 504-1-4

Z-11-76 - APPLICATION OF ENGINEERED HOMES LIMITED FOR REZONING OF PROPERTY AT
WEST SIDE OF MARINER WAY, NORTH OF COMO LAKE AVENUE TO RT-2 FOR A 36 UNIT
STRATA TITLE TOWNHOUSE PROJECT

The Committee recommends:

"That application Z-11-76 be referred to the Advisory Planning Commission
after review by the Design Committee."

ITEM #5 - 504-1-5

Z-57-75 - APPLICATION OF THRUN ENGINEERING LTD. FOR REZONING OF PROPERTY AT
519-525 COTTONWOOD AVENUE

The Committee recommends:

St. Co. Res # 442/76
"That application Z-57-75 be referred to the Advisory Planning Commission
meeting of March 17, 1976 in order to give the applicants an opportunity
to present their concerns with regard to their application."

ITEM #6 - 504-1-6

PROPOSED DRIVE-IN THEATRE ON WEST SIDE OF SCHOOLHOUSE STREET SEVERAL HUNDRED
FEET NORTH OF THE LOUGHEED HIGHWAY

The Committee recommends:

"That Council not consider this proposal for the following reasons:

- Approved By Co. Res # 432/76*
- 1) The traffic generated from it is unacceptable to the Department of Highways on the adjacent Lougheed Highway, as it also would be on municipal streets to the north.
 - 2) The proposed use is extensive in nature, resulting in a low apparent tax revenue.
 - 3) The use is not compatible with the proposals of the Plan Maillardville report, as incorporated in the Community Plan for a mix of housing in this area, as well as special industry on a strip along Lougheed Highway on the southern perimeter of the parcel.
 - 4) Even if accepted as some kind of buffer use, the use would be incompatible with housing further to the west, due to its nighttime operation."

Mr. Phillips stated that the Department of Highways is now in the process of designing for the widening of the Lougheed Highway and is considering allowing right turns only to and from Schoolhouse Street.

MARCH 9, 1976

ITEM #7 - 504-1-7

DEVELOPMENT OF LAND AT DACRE AVENUE AND DEWDNEY TRUNK ROAD - L. FLEMING

The Committee recommends:

"That the report of the Planning Director dated March 4, 1976 and the plans submitted by Mr. L. Fleming be referred to the Compact Housing Study Group for review, and they then report back to the Land Use Committee with their comments."

It was noted that the Planning Department should contact Mr. L. Fleming in this regard.

ITEM #8 - 504-1-8

REZONING APPLICATION Z-61-75 - BY-LAW NO. 572, 1976

Council tabled three readings of By-law No. 572 on March 8, 1976 as certain material was not available at the meeting. The Committee recommends:

"That By-law No. 572 be referred back to Council for consideration."

The Planning Director advised that he would take to the Council meeting the material available at the Public Hearing, i.e. photographs of the existing building and proposed plans.

ITEM #9 - 504-1-9

Z-4-76 - APPLICATION OF B.C. GOLF CLUB LTD. TO REZONE PROPERTY FROM P-3 TO RS-1

The Committee recommends:

C.R. 3/23/76
"That this application be tabled pending clarification from the Golf Club regarding the long term boundaries of the Golf Club under the Recreational Land Greenbelt Encouragement Act."

ITEM #10 - 504-1-10

ADVISORY PLANNING COMMISSION RESOLUTION NO. 3084 - DEVELOPMENT OF THE NORTH SIDE OF AUSTIN AVENUE WEST OF NELSON STREET

Mr. Fisher, representing owners of the Woodbin property, was present at the meeting to speak on the proposed development. Ald. Garrison stated that the position taken by Council is that they would like to see comprehensive development in this area. More recently, the question of a comprehensive plan for the area has been under discussion, with staged development of the area.

The Committee recommends:

"That this item continue to be tabled until an application is received on this property."

.....
CHAIRMAN

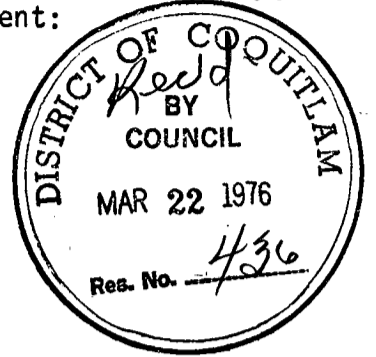
MARCH 16, 1976

LAND USE COMMITTEE MINUTES

A meeting of the Land Use Committee was held in the Committee Room on Tuesday, March 16, 1976 at 3:30 p.m., with the following persons present:

COMMITTEE:

- Ald. L. Garrison, Chairman
- Ald. J. Gilmore
- Mayor J.L. Tonn



STAFF:

- A. Phillips, Municipal Engineer
- L. Scott, Subdivision Co-ordinator
- D.M. Buchanan, Planning Director
- S. Jackson, Community Planner (present for Item 7 only)
- C. Isaak, Recording Secretary

ITEM #1 - 504-2-1

SUBDIVISION COMMITTEE MINUTES OF MARCH 3, 1976

The Committee recommends:

"That the Subdivision Committee Minutes of March 3, 1976 be received."

ITEM #2 - 504-2-2

PLACING OF ITEM INTO PLANNING DEPARTMENT BUDGET ACCOUNT 561200

The Committee recommends:

"That this item be tabled."

ITEM #3 - 504-2-3

Z-12-76 - REZONING APPLICATION OF PACIFIC PETROLEUMS LTD., LAKE CITY INDUSTRIAL PARK FOR REZONING OF PROPERTY AT 1900 COMO LAKE AVENUE TO SS-4

The Committee recommends:

"That application Z-12-76 be referred to the Advisory Planning Commission."

ITEM #4 - 504-2-4

Z-16-74 - COMO LAKE VILLAGE SHOPPING CENTRE - FURTHER EXTENSION OF REZONING APPLICATION (BY-LAW NO. 422, 1974)

The Committee recommends:

"That Council approve a six month extension of time to October 15, 1976 in order to allow the applicants time to apply for a building permit and submit drawings which can be approved and included in a development agreement, to be signed between the District and the developers."

APPROVED
BY Co. RES
H. H. B. 7

ITEM #5 - 504-2-5

Z-7-74 - COLUMBUS COURT APTS. LTD., PERTH AVENUE AND NORTH ROAD - FURTHER EXTENSION OF REZONING APPLICATION (BY-LAW NO. 421, 1974)

The Committee recommends:

"That Council approve a three month extension of time to July 15, 1976 in order to allow the applicant time to reach an agreement with the District in a tripartite document between Columbus Court Apartments Ltd. Quadrant Development Ltd., and the District, or some other acceptable parties."

APPROVED
BY CO. RES
428/76

ITEM #6 - 504-2-6

Z-60-74 - APPROVAL OF AGREEMENT AND ADOPTION OF BY-LAW NO. 466, 1975 - NORTH ROAD DEVELOPMENTS (DELTA) LTD. APARTMENT PROJECT AT 516-520 COTTONWOOD AVENUE

The Committee recommends:

- 1) That Council approve signing and sealing of the agreement by the Mayor and Clerk; and such agreement shall become binding upon the District when duly executed and delivered for and on behalf of the Corporation by the Mayor and Municipal Clerk, who are specifically authorized to sign the same, and to affix the Corporate Seal thereto, and to deliver the same, and that all as the Act and Deed of the District of Coquitlam.
- 2) That Council finally adopt By-law No. 466, 1975, read three times on March 17, 1975."

CO. RES
429/76

CO. RES
440

ITEM #7 - 504-2-7

MOBILE OR PORTABLE SIGN REGULATIONS

The Committee recommends:

"That Section 406(9) of Sign Control By-law No. 126 be amended as follows:

406(9) Signs promoting any candidate, party, cause, campaign or drive; signs pertaining to an event of political, civic, philanthropic, educational, religious or commercial organizations provided that:

- (a) a person locating the sign shall locate it for a maximum period of ten days prior to an election or other event and is responsible for removal of the sign within four days after the election or other event;
- (b) election signs shall not exceed dimensions of four feet by four feet;
- (c) a person locating a temporary sign on a lot announcing a new business opening or a change of ownership of a business may locate a sign not exceeding 64 square feet for a maximum period of fourteen days where there is an existing freestanding sign or thirty days where there is no other freestanding sign on the lot."

APPROVED
BY CO. RES
441

.....
CHAIRMAN

MARCH 23, 1976

LAND USE COMMITTEE MINUTES

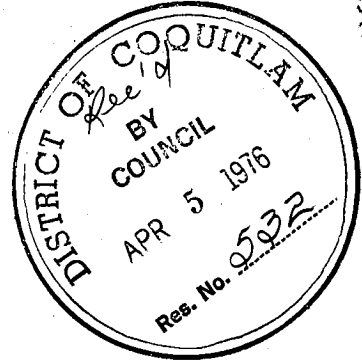
A meeting of the Land Use Committee was held in the Committee Room on Tuesday, March 23, 1976 at 3:30 p.m., with the following persons present:

COMMITTEE:

Ald. L. Garrison, Chairman
Mayor J.L. Tonn

STAFF:

A. Phillips, Municipal Engineer
L. Scott, Subdivision Co-ordinator
R. A. LeClair, Municipal Manager
D. M. Buchanan, Planning Director
E. Tiessen, Deputy Planning Director
C. Isaak, Recording Secretary



ITEM #1 - 504-1-1

ADDITIONAL CAPITAL ITEM FOR BUDGET ACCOUNT #561200

The Committee recommends:

"That this item be deferred pending review of the overall budget."

ITEM #2 - 504-1-2

REZONING APPLICATION FILE Z-49-75 - DUPLEX AT 327 LAVAL STREET (BY-LAW NO. 571)

The Committee recommends:

"That Council give fourth and final reading to By-law No. 571, which was given three readings on March 8, 1976."

*Co Res
532/76*

ITEM #3 - 504-1-3

REZONING APPLICATION FILE Z-60-75 - DUPLEX AT 1400-1402 ROSS AVENUE (BY-LAW NO. 574)

The Committee recommends:

"That Council give fourth and final reading to By-law No. 574, which was given three readings on March 8, 1976."

*Co Res
534/76*

ITEM #4 - 504-1-4

RECREATIONAL LAND STUDY - NE COQUITLAM - R. BAYNES, CONSULTANT

The Committee recommends:

"That the amount of \$5,790.00 be set aside against budget account 261310 to allow for the recreational land study by Mr. R.A. Baynes to go ahead on April 6, 1976."

*Co Res
532*

MARCH 23, 1976

ITEM #5 - 504-1-5

APPLICATION Z-34-74 - FLOODPLAIN REQUIREMENTS OF GVRD FOR SPRING LAKE ESTATES

The Committee recommends:

"That consideration of fourth and final reading to By-law No. 530 not be given by Council until Requirements 1 to 4 listed in the Department of Water Resources letter of July 3, 1975 are agreed to by the applicants by way of a registered covenant under Section 24A of the Land Registry Act, this restrictive covenant to cover all lots within the development and any future lots created within the boundaries of the development, and that the restrictive covenant include:

- i) to save harmless the District of Coquitlam and the Province of British Columbia in the event of flood damage either to the buildings or the contents thereof;
- ii) to maintain adequate flood insurance coverage in respect to both the buildings and contents thereof at such time as an official Provincial flood insurance programme is made available by the Insurance Corporation of British Columbia, or otherwise.

In the restrictive covenant, Her Majesty the Queen, in the Right of the Province, will be made a party to the covenant, as well as the District of Coquitlam."

.....
CHAIRMAN

Cd Reas 2-23-76

504-2

MARCH 30, 1976

LAND USE COMMITTEE MINUTES

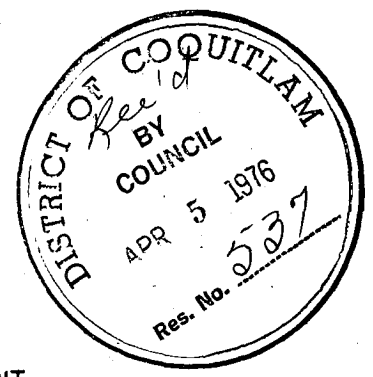
A meeting of the Land Use Committee was held in the Committee Room on Tuesday, March 30, 1976 at 3:30 p.m., with the following persons present:

COMMITTEE:

Ald. L. Garrison, Chairman

STAFF:

A. Phillips, Municipal Engineer
E. Tiessen, Deputy Planning Director
C. Isaak, Recording Secretary



ITEM #1 - 504-2-1

Z-34-74C - PROPOSED SPRING LAKE ESTATES DEVELOPMENT

Mr. Derek Ashford and Mr. Barry Allan were present at this meeting. Mr. Ashford stated that this project had been held up for some time due to internal problems but that it was now underway again. Mr. Ashford presented a plan to the Committee showing their proposal for a possible solution to the problem of access to the school site and surrounding properties, and stated that they wished to have comments from the Committee on their proposal.

Mr. Phillips stated that he would like to have an opportunity to review the plans submitted with members of his staff who were on holidays at the present time, before commenting.

Mr. Ashford stated that it was their plan to submit an application for subdivision, hopefully in time for the next Subdivision Committee meeting on April 6, 1976. He also stated that they wished to have a meeting early next week with representatives from the Planning, Building and Engineering Departments to discuss their proposals.

ITEM #2 - 504-2-2

APPLICATION FOR NEIGHBOURHOOD PUB - MR. LIPINSKI

Mr. Lipinski attended this meeting to speak regarding his proposal for a neighbourhood pub to be located in the proposed Crestview Shopping Plaza, between Nelson Street and Blue Mountain Street, fronting on both Ridgeway Avenue and Austin Avenue.

Mr. Lipinski noted that there was some question whether the application met the Provincial criterion of one mile between pub licences, but wished a preliminary indication of municipal approval in order to pursue this issue further with the Liquor Administration Branch.

The Committee advised Mr. Lipinski that before such preliminary approval could be given, he would have to canvass residents in the area for their opinions on his proposal, and that he should speak to the Municipal Clerk regarding requirements for such a petition. He was also advised to submit plans to the Planning Department showing the site layout, parking arrangements, etc. to determine if these plans meet all the necessary criteria in regards to zoning, parking, etc. Mr. Lipinski was told that such work would be at his risk, since there is some question of meeting provincial regulations, and also that any preliminary indication of approval would be subject to the Crestview rezoning being successfully completed.

CHECK TO WRITE

MARCH 30, 1976

ITEM #3 - 504-2-3

SUBDIVISION COMMITTEE MINUTES - MARCH 17, 1976

The Committee recommends:

"That the Subdivision Committee Minutes of March 17, 1976 be received."

ITEM #4 - 504-2-4

COUNCIL POLICIES ON COST RECOVERY - BACM LIMITED

Some discussion took place on the letter received from BACM Limited dated March 18, 1976 regarding Council policies on cost recovery.

The Committee recommends:

"That the letter from BACM Limited dated March 18, 1976 be received for information, and the applicants be advised that Council policy in this regard has not changed."

ITEM #5 - 504-2-5

APPLICATION UNDER THE RECREATIONAL LAND GREENBELT ENCOURAGEMENT ACT BY MRS. ROSALIE E. PIERCE

The Committee recommends:

"That the Simon Fraser Health Unit be asked for their comments in regard to this application, and if there are no health regulation problems, that Council endorse this application as being compatible with municipal and regional planning objectives."

ITEM #6 - 504-2-6

Z-37-74 - APPROVAL OF ADDENDUM TO THE AGREEMENT BETWEEN THE BOARD OF SCHOOL TRUSTEES, SCHOOL DISTRICT #43 FOR MEADOWBROOK ELEMENTARY SCHOOL ON SHARPE ST.

The Committee recommends:

"That Council approve signing and sealing of the addendum to the agreement of January 20, 1976 by the Mayor and Clerk after the agreement has been signed and sealed by officials of School District No. 43; and such agreement shall become binding upon the District when duly executed and delivered for and on behalf of the Corporation by the Mayor and Municipal Clerk, who are specifically authorized to sign the same and to affix the Corporate Seal thereto, and to deliver the same and that all as the Act and Deed of the District of Coquitlam."

Mr. Phillips expressed concern regarding access from the west to the school site and stated that he would be reporting to the Public Works Committee in this respect. However, he felt that the addendum could proceed in the meantime.

ITEM #7 - 504-2-7

Z-7-74 - APPROVAL OF AGREEMENT AND ADOPTION OF BY-LAW NO. 421, 1974, COLUMBUS COURT APTS. LTD. AND QUADRANT DEVELOPMENT LTD. - APARTMENT PROJECT AT NORTH ROAD AND PERTH AVENUE

The Committee recommends:

- * "1) That Council approve signing and sealing of the agreement by the Mayor and Clerk; and such agreement shall become binding upon the District when duly executed and delivered for and on behalf of the Corporation by the Mayor and Municipal Clerk, who are specifically authorized to sign the same, and to affix the Corporate Seal thereto, and to deliver the same, and that all as the Act and Deed of the District of Coquitlam.
- * 2) That Council finally adopt By-law No. 421, 1974, read three times on October 7, 1974."

CO. RES # 542

ITEM #8 - 504-2-8

Z-13-76 - APPLICATION OF MR. KENNETH CHAN FOR REZONING OF PROPERTY AT 510 APPIAN WAY TO RT-1 DUPLEX

The Committee recommends:

"That application Z-13-76 be referred to Public Hearing, but that before final reading to the by-law ~~can be given~~, the applicants ~~must~~ meet all Building Code requirements." *Council withheld*

CO. RES # 543

ITEM #9 - 504-2-9

EXPANSION OF MEDICAL BUILDING AT 218 BLUE MOUNTAIN STREET

The Committee recommends:

"That the parking standards not be amended at this time, and that the applicants be advised to review the design of the off-street parking area to see whether some redesign is possible, or alternatively, acquire additional land for off-street parking."

CO. RES # 544

ITEM #10- 504-2-10

LETTER FROM MR. P. ALLINGER DATED MARCH 24, 1976 RE PARCEL 2, SK. 12771 - 1601 LOUGHEED HIGHWAY

The Committee tabled consideration of this item in order to give Mr. Allinger an opportunity to appear before the Committee.

Q

ITEM #11 - 504-2-11

BURQUITLAM STUDY - PARKS AND RECREATION SEGMENT

The Committee tabled this item to its next meeting on April 6, 1976.

ITEM #12 - 504-2-12

STREET NAME - HICKEY STREET EAST TO SCHOOL SITE

The Committee recommends:

"That Council approve the name "Leduc Avenue" for the road running east of Hickey Street and south of Tolmie Avenue."

C. O. RES 3
2-42
○

ITEM #13 - 504-2-13

ATTENDANCE AT MEETING OF NDP CLUB - INVITATION FROM T. GALLANT OF NDP CLUB

The Committee recommends:

"That Council authorize either Mr. Buchanan or Mr. Tiessen to attend the NDP club meeting on April 8, 1976 to discuss the proposed Regional Town Centre."

C. O. RES 4
2-46
○

.....
CHAIRMAN

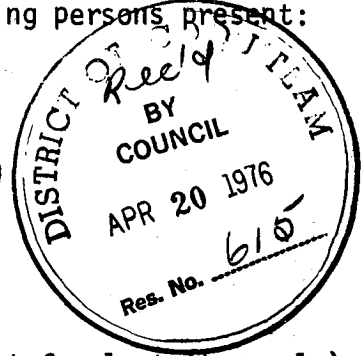
APRIL 6, 1976

LAND USE COMMITTEE MINUTES

A meeting of the Land Use Committee was held in the Committee Room on Tuesday, April 6, 1976 at 3:30 p.m., with the following persons present:

COMMITTEE:

- Ald. L. Garrison, Chairman
- Mayor J.L. Tonn (present for last item only)



STAFF:

- L. Scott, Subdivision Co-ordinator
- D.M. Buchanan, Planning Director
- E. Tiessen, Deputy Planning Director (present for last item only)
- L. Wolfe, Long Range Planner (present for last item only)
- C. Isaak, Recording Secretary

ITEM #1 - 504-1-1

PROPOSED EIGHTY UNIT TOWNHOUSING DEVELOPMENT ON SMITH AVENUE EAST OF BURQUITLAM PLAZA (Z-35-73)

Mr. Jim Sheppard of Debrick Holdings Ltd. attended this meeting to speak with regard to the proposed townhousing development on Smith Avenue east of the Burquitlam Plaza. He stated that various proposals for development of this property had been discussed but were not considered economically feasible. He said they could not afford to leave the property undeveloped much longer due to the financial situation, that they believed the present proposal to be an economical and viable one and wished the Committee's views in this regard.

The Committee recommends:

"That this item be referred to the Advisory Planning Commission meeting of April 7, 1976."

ITEM #2 - 504-1-2

APPLICATION OF CARIBOO JOINT VENTURE FOR REZONING OF PROPERTY ON WESTVIEW STREET TO RM-2 FOR TWO APARTMENT BUILDINGS OF 33 AND 24 UNITS EACH ON A RENTAL APARTMENT BASIS - Z-14-76

Mr. Ron Downing and Mr. Floyd Frederickson of National Marketing & Associates Ltd. and Mr. Doyle of Hamilton Doyle & Associates were present at this meeting, Mr. Downing being the spokesman for the group.

Mr. Downing stated that they felt their proposal for rental apartment buildings would be the best use of the property and would fill a need for housing at a cost people could afford. He said they had inquired into the government rental assistance programme and with this assistance would be able to, for example, rent a two-bedroom apartment at the current market rate of \$425.00 per month for only \$325.00 per month with government assistance of \$100.00. He stated that high-density apartment use, as designated for this area on the Community Plan Map, would not be economical due to the high costs of construction, materials, etc.

Mr. Buchanan was asked by the Committee to check with the District of Burnaby regarding some of their undeveloped sites designated for high-rise and their policy concerning same.

The Committee recommends:

"That this application be referred to the Advisory Planning Commission meeting of April 7, 1976."

APRIL 6, 1976

ITEM #3 - 504-1-3

ACCESS TO PROPOSED DEVELOPMENT AT 575 AUSTIN AVENUE (Z-29-75) - MEMO FROM
J. DUGUID OF THE ENGINEERING DEPARTMENT DATED MARCH 31, 1976

The Committee recommends:

"That this report be received and forwarded on to Council for their information."

ITEM #4 - 504-1-4

BY-LAW NO. 557 - AMENDMENT TO SIGN CONTROL BY-LAW NO. 126

The Committee recommends:

- RES # 616/74*
- 1) That a separate clause be considered in Section 406, Subsection (9) of the by-law regarding election signs.
 - 2) That election signs be permitted to be erected immediately following the day of nomination and continue to have to be removed within four days after the election.
 - 3) That election signs not exceed an area of 16 square feet, rather than be limited to a 4'X4' size as currently stated in the by-law.
 - 4) That a by-law be drafted taking these changes into account, for Council's consideration, following Council review of these recommendations."

ITEM #5 - 504-1-5

LETTER FROM MR. J.K. DEARDEN REGARDING SUBDIVISION REQUIREMENTS FOR
827 FOSTER AVENUE (8-1728)

The Committee recommends:

"That the applicant be told the Planning and Engineering Departments have no objection to a subdivision for two lots going ahead without the road dedication, and that Mr. Dearden be encouraged to make a formal application for subdivision at this time."

ITEM #6 - 504-1-6

APPLICATION OF BARSOL DEVELOPMENT COMPANY FOR REZONING OF PROPERTY AT AUSTIN
AVENUE AND NELSON STREET TO C-2 FOR A COMMERCIAL BUILDING - FILE Z-15-76

The Committee recommends:

"That this application be referred to the Advisory Planning Commission after review by the Design Committee."

APRIL 6, 1976

ITEM #7 - 504-1-7

BURQUITLAM STUDY - PARKS AND RECREATION SEGMENT

The Committee recommends:

"That this report be referred to the Parks and Recreation Committee for their comments or for possible inclusion of projects in the referendum being prepared."

Mayor Tonn noted that there were no funds available in the 1976 budget for immediate development of park lands, but wished it recorded, however, that this would remain a high priority item. He also stated that the Department of Consumer Services should be contacted with regard to the boundaries of the cemetery lands for park use.

.....
CHAIRMAN

504-2

APRIL 13, 1976

LAND USE COMMITTEE MINUTES

A meeting of the Land Use Committee was held in the Committee Room on Tuesday, April 13, 1976 at 3:30 p.m., with the following persons present:

COMMITTEE:

Ald. L. Garrison, Chairman
Ald. J. Gilmore

STAFF:

A. Phillips, Municipal Engineer
L. Scott, Subdivision Co-ordinator
D.M. Buchanan, Planning Director
C. Isaak, Recording Secretary



ITEM #1 - 504-2-1

LETTER FROM MR. P. ALLINGER DATED MARCH 24, 1976 RE PARCEL 2, SKETCH 12771 - 1601 LOUGHEED HIGHWAY

Mr. Peter Allinger attended this meeting to get the Committee's views on his proposal for a tourist accommodation use or recommendations on other possible uses for the 2.17 acres of land mentioned above. Mr. Allinger stated that they have been unable to sell the land as there is no access to the Lougheed Highway and that the Department of Highways will not supply this access.

Mr. Buchanan stated that he believed the Department of Highways was under obligation to provide the access and, as he would be meeting with the Department some time next week, he could perhaps discuss it with them at that time.

The Committee recommends:

"That the Planning Director be authorized to explore with the Department of Highways the possibility of future access to the Lougheed Highway from the applicant's property, and that Mr. Allinger be advised of the results of the meeting."

ITEM #2 - 504-2-2

Z-58-74 - REQUESTED CHANGE TO PLANS FOR TOWNHOUSE PROJECT AT MATHEWSON AND CAPE HORN

Mr. W.R. Brownlee, Architect, and Mr. R. Boileau attended this meeting to discuss with the Committee the proposed changes to the plans for the townhouse project at Mathewson and Cape Horn.

The proposed changes, nine in all, were reviewed. Mr. Brownlee stated that they felt some of the changes were necessary to bring costs down to a point where the project would be eligible for A.H.O.P., however, it was felt the project would not qualify for the \$1,000 per unit Municipal Incentive Grant since the unit floor areas exceed the maximum allowed for grant purposes. The applicants also stated that they felt some of the other changes were necessary because the earlier designs were done before accurate survey and contour information had been assembled. The change regarding storage rooms being added to carports, they said, was now going to be deleted because of the costs involved, and the change from a loop to a cul-de-sac system for traffic circulation was also being deleted. They felt the amended siting of the clusters was an improvement, and that the flat roofs shown on the plans presented at the meeting, were more attractive than the peaked roofs shown on the coloured renderings which were presented at the Public Hearing. The remaining changes were considered minor.

The Committee recommends:

"That this item be referred to the Municipal Solicitor for a report as to whether the changes as now proposed warrant another Public Hearing."

See Res 618/76

APRIL 13, 1976

ITEM #3 - 504-2-3

SUBDIVISION COMMITTEE MINUTES OF MARCH 30, 1976

The Committee recommends:

"That the Subdivision Committee Minutes of March 30, 1976 be received."

ITEM #4 - 504-2-4

Z-35-73 - PROPOSED 80 UNIT TOWNHOUSING DEVELOPMENT ON SMITH AVENUE EAST OF BURQUITLAM PLAZA

Mr. Jim Sheppard attended this meeting to speak further on this application for townhouse development, which had been referred to the Advisory Planning Commission by the Committee and recommended to be declined by the Commission at their meeting of April 7, 1976.

Mr. Sheppard stated that they were willing to donate an adventure playground for the project and he had spoken to the Parks and Recreation Director who had told him to discuss this with the Planning Department and look at alternatives. He said that if it was not possible to develop this property, perhaps an exchange with the Municipality could be considered.

The Committee recommends:

"That Council concur with the Advisory Planning Commission's recommendation at their meeting of April 7, 1976 to decline this proposal for townhouses east of the Burquitlam Plaza since the Commission feels that the area is not suitable for the introduction of more family-type housing."

ITEM #5 - 504-2-5

NICKERWEST HOLDINGS LTD. - PROPOSED NEIGHBOURHOOD PUB AT 541 CLARKE ROAD

A report was received from the Municipal Clerk, dated April 8, 1976, regarding an application for a neighbourhood pub by Nickerwest Holdings Ltd., at 541 Clarke Road.

The Committee recommends:

"That, subject to Nickerwest Holdings Ltd. submitting a revised parking plan acceptable to the Planning Department and Engineering Department, Council advise the General Manager of the Liquor Administration Branch that municipal approval be granted to Nickerwest Holdings Ltd. to locate a Neighbourhood Public House at 541 Clarke Road."

Mr. Buchanan was asked to check with the Liquor Administration Branch regarding clarification of their policy of a one-mile distance between pub locations.

...con't...

APPROVED
CO. RES. 6/19/76
Bj

APRIL 13, 1976

ITEM #6 - 504-2-6

Z-59-75 - DUPLEX AT 2150 LORRAINE AVENUE - BY-LAW NO. 560

The Committee recommends:

- "That Council give fourth and final reading to By-law No. 560, read three times on February 2, 1976."

ITEM #7 - 504-2-7

Z-56-75 - DUPLEX AT 1025 QUADLING AVENUE - BY-LAW NO. 561

The Committee recommends:

- "That Council give fourth and final reading to By-law No. 561, read three times on February 2, 1976."

ITEM #8 - 504-2-8

BURNABY POLICIES ON UNDEVELOPED HIGH-RISE SITES (Z-14-76)

The Committee, at their meeting of April 6, 1976, had requested the Planning Department to check with the District of Burnaby regarding their policy concerning some of their undeveloped sites designated for high-rise. Mr. Larry Wolfe, Long Range Planner, contacted Burnaby Planner Rick Elligott in this regard, and Mr. Elligott indicated that high-rise areas are designated in the Community Plan and that these would be developed as high-rise when the demand is there. Mr. Buchanan stated that Coquitlam has few sites designated for high-rise and would like to keep these.

The Committee recommends:

- "That the report from the Planning Department dated April 12, 1976 be received for information."

Mr. Phillips, Mr. Scott and Mrs. Isaak left the meeting at this point.

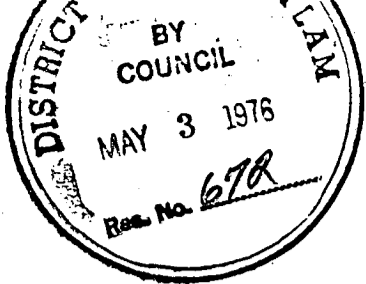
ITEM #9 - 504-2-9

PLANNING DEPARTMENT BUDGET - 1976

The Committee recommends:

- 1) That the North Coquitlam Study be shown with the full sum of \$112,000 indicated as is being requested from the Provincial and Federal Governments, this to be fully offset in the revenue section of the budget.
- 2) That Council approve the proposed attendance at conventions of the Planning Department, as reflected in the draft budget.
- 3) That the budget provide for \$3,000 to cover expenses of the Land Use Committee in 1976.
- 4) That the remainder of the budget proposals be accepted as put forward by the Planning Department."

.....
CHAIRMAN



504-1

APRIL 27, 1976

LAND USE COMMITTEE MINUTES

A meeting of the Land Use Committee was held in the Committee Room on Tuesday, April 27, 1976 at 3:30 p.m., with the following persons present:

COMMITTEE:

Ald. L. Garrison, Chairman

STAFF:

A. Phillips, Municipal Engineer
L. Scott, Subdivision Co-ordinator
E. Tiessen, Deputy Director, Planning
H. Castillou, Municipal Solicitor
D. M. Buchanan, Planning Director

ITEM #1 - 504-1.1

APPLICATION OF BARSOL DEVELOPMENT COMPANY FOR THE REZONING OF PROPERTY AT 1027 AUSTIN AVENUE AND 1026 RIDGEWAY AVENUE TO C-2

The Committee recommends:

"That this item be tabled one week in order to allow the applicant to have his architect present to discuss design implications."

ITEM #2 - 504-1.2

RENEWAL OF LEASE - LAFARGE CONCRETE LTD.

The Committee recommends:

"That the Department of Lands be advised that the proposed lease conflicts with our Soil Removal By-law, noting that this By-law is not proposed to be amended until some resolution of major outstanding issues."

ITEM #3 - 504-1.3

PROPOSED AMENDMENTS TO SIGN BY-LAW NO. 126, 1973

The Committee recommends:

"That the report be tabled until next week."

ITEM #4 - 504-1.4

COMMITTED "LONG RANGE" PLANNING WORK

The Committee recommends:

"That this report be forwarded to Council for information, noting that the Essondale Housing Scheme may adversely affect the ability of the Department to complete these reports as well as new higher priority referrals."

ITEM #5 - 504-1.5

REVIEW OF UNDERGROUND WIRING POLICY

The Committee recommends:

- 1) "That Council re-confirm the Sub. Control By-law re-requirements for underground servicing with new subdivisions; and,
- 2) That the practice of taking in deposits for underground wiring (electrical services) be discontinued where existing overhead wiring is available to a subdivision or other development; and,
- 3) That Council endorse the policy of no new overhead services in the Municipality being permitted, and no new pole permits be issued, except as permitted by the Municipal Engineer."

ITEM #6 - 504-1.6

REQUESTED CHANGE TO PLANS FOR TOWNHOUSE PROJECT AT MATHEWSON AND CAPE HORN

The Committee recommends:

"That the changes 1, 2 and 7 as indicated in the Planning Department's report of April 12, 1976 be accepted as modifications since this short list is not deemed to be a substantive change to the scheme put to Public Hearing July 7, 1975."

.....
CHAIRMAN

Colles
674

Colles
675

504-1

MAY 4, 1976

LAND USE COMMITTEE MINUTES

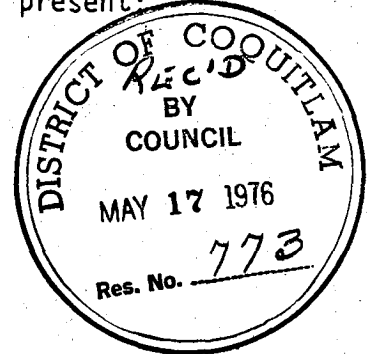
A meeting of the Land Use Committee was held in the Committee Room on Tuesday, May 4, 1976 at 3:30 p.m., with the following persons present:

COMMITTEE:

Ald. L. Garrison
Ald. J. Gilmore

STAFF:

A. Phillips, Municipal Engineer
L. Scott, Subdivision Co-ordinator
D.M. Buchanan, Planning Director



ITEM #504-1-1

LETTER FROM TRITON MANAGEMENT INC. (J. SHEPPARD) DATED APRIL 28, 1976 RE THE 3.74 ACRES IN THE BURQUITLAM PLAZA AREA (Z-35-73)

Mr. J. Sheppard attended this meeting to discuss the latest proposal for this area, as per the letter of April 28 from Triton Management Inc. and the preliminary plans presented at the meeting.

The Committee recommends:

"That this item be referred to the Advisory Planning Commission meeting of April 19, 1976."

ITEM #504-1-2

APPLICATION FOR REZONING OF 424-442 WESTVIEW STREET TO RM-2 TO PERMIT ERECTION OF TWO THREE-STORY APARTMENT BUILDINGS (Z-14-76)

Mr. G. Hamilton, Mr. R. Downing, Mr. L. Doyle and Mr. F. Frederickson were present at this meeting, and Mr. Hamilton spoke at considerable length on this project. Mr. Downing also spoke with regard to a letter received at the meeting from National Co-ordinators Inc. dated April 30, 1976 enclosing copies of their financial analysis.

The Committee recommends:

"That this item be referred to the Planning Department for review and a report to be submitted to the next meeting of the Committee."

SEE Co. RES # 774/76 APPLICATION DECLINED

ITEM #504-1-3

APPLICATION OF BARSOL DEVELOPMENT COMPANY FOR REZONING OF PROPERTY AT 1027 AUSTIN AVENUE & 1026 RIDGEWAY AVENUE TO C-2 (Z-15-76)

The Committee recommends:

"That this item be tabled in order to allow the applicant to have his architect present to discuss design implications."

MAY 4, 1976

ITEM #504-1-4

PROPOSED AMENDMENTS TO SIGN BY-LAW NO. 126, 1973

The Committee recommends:

"That the reference to political signs be removed from By-law No. 557, 1976, and that Council give three readings to said By-law as modified."

ITEM #504-1-5

AMENDMENT TO ZONING BY-LAW FOR TEMPORARY BUILDINGS (Z-16-76)

The Committee recommends:

"That Council refer this item to Public Hearing."

ITEM #504-1-6

SUBDIVISION COMMITTEE MINUTES OF APRIL 20, 1976

The Committee recommends:

"That the Subdivision Committee Minutes of April 20, 1976 be received."

ITEM #504-1-7

LAND USE IN 500 BLOCK NORTH SIDE OF AUSTIN AVENUE, SOUTH OF BROOKMERE SCHOOL

The Committee recommends:

"That this item be tabled in order to allow Mr. Gordon Mah to be present at the meeting."

ITEM #504-1-8

APPLICATION FOR REZONING 169.9 FT. WIDE PORTION OF VANCOUVER GOLF CLUB PROPERTY DIRECTLY ADJACENT TO THE WEST SIDE OF THE COTTON PROPERTY (Z-4-76)

The Committee recommends:

"That Council refer this application to Public Hearing."

Ald. J. Gilmore withdrew from discussion on this application.

ITEM #504-1-9

APPLICATION OF ALDERSON PROPERTIES LTD. FOR REZONING OF PROPERTY ON 223 BEGIN STREET TO RT-1 DUPLEX (Z-18-76)

The Committee recommends:

"That this item be tabled for the duplex criteria to be reviewed."

APPROVED
BY CO. RES.
776, 777, 778
1976

APPROVED
BY CO. RES.
779/76

MAY 4, 1976

ITEM #504-1-10

FEDERAL MUNICIPAL INCENTIVE PROGRAMME, PROVINCIAL GRANT PROGRAMME AND ASSISTED HOME OWNERSHIP PROGRAMME

The Committee recommends:

APPROVED BY CO. RES # 781/76

1) That Council express to the appropriate Federal and Provincial Ministers concern that the Municipal Incentive Grant Guidelines set a maximum unit size, even though the unit would comply with the AHOP price ceiling; and that the maximum unit sizes allowed for bachelor and one-bedroom suites are, in any event, too small.

APPROVED BY CO. RES # 782/76

2) That the RT-2 regulations be amended to set a lower limit of 10 units/acre, based on actual land area."

At this point, Ald. Garrison left the meeting.

ITEM #504-1-11

USE OF SENIOR GOVERNMENT GRANTS TO OFFSET SERVICING REQUIREMENTS - DAON DEVELOPMENT CORPORATION APPLICATION Z-7-76

The Committee recommends:

APPROVED BY CO. RES # 783/76

"That the Engineering Department review the current costs of servicing; noting that the Land Use Committee, as a matter of principle, recommend that the Municipal Incentive Grants not be employed to offset off-site servicing costs relating to utilities and street improvements, but relate to the less tangible financial impacts on the Municipality."

ITEM #504-1-12

STRATEGIC LONG RANGE PLAN AND FIVE YEAR PLAN FOR COQUITLAM CENTRE AREA

The Committee recommends:

APPROVED BY CO. RES # 783/76

"That Council approve proceeding with Stage I of the Town Centre Strategic Plan preparation at a cost of \$9,120, coming from the \$25,000 allocated in the Planning Department budget."

..... CHAIRMAN

504-2

May 11, 1976

LAND USE COMMITTEE MINUTES

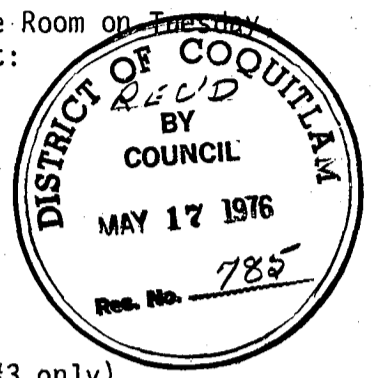
A meeting of the Land Use Committee was held in the Committee Room on ~~Tuesday~~ May 11, 1976 at 3:30 p.m., with the following persons present:

COMMITTEE:

Ald. L. Garrison, Chairman

STAFF:

- A. Phillips, Municipal Engineer
- L. Scott, Subdivision Co-ordinator
- D.M. Buchanan, Planning Director
- E. Tiessen, Deputy Planning Director
- S. Jackson, Community Planner (present for Item #3 only)
- L. Wolfe, Long Range Planner (present for Item #4 only)



ITEM #504-2-1

LAND USE IN THE 500 BLOCK NORTH SIDE OF AUSTIN AVENUE SOUTH OF BROOKMERE SCHOOL

Mr. Gordon Mah attended this meeting and expressed interest in developing the westerly four lots in this area south of Brookmere School.

The Committee went on to discuss the problem of obtaining confirmation from the School Board that additional land for widening the lane into the road was still available.

The Committee recommends:

"That we await confirmation from the School Board on the lane widening before taking any action on Mr. Mah's initiatives."

ITEM #504-2-2

APPLICATION OF BARSOL DEVELOPMENT COMPANY FOR REZONING OF PROPERTY AT 1027 AUSTIN AVENUE & 1026 RIDGEWAY AVENUE TO C-2 (Z-15-76)

Mr. Ken Webber, Architect, attended this meeting and presented to the Committee revised plans for development of the property and the 3 lots to the west.

The Committee recommends:

"That the new plans be referred to the Design Committee for review and that Council refer the application to the ~~March~~ 27, 1976 Public Hearing."
MAY

APPROVED BY CO. RES # 786/76

ITEM #504-2-3

APPROVAL OF AGREEMENT AND ADOPTION OF BY-LAW NO. 463 & BY-LAW NO. 549 - CRESSEY DEVELOPMENT TOWNHOUSE PROJECT ON DEWDNEY TRUNK ROAD & LOUGHEED HIGHWAY (Z-44-75)

The Committee discussed the following modifications and accepted changes to the draft development agreement as follows:

- A) Page 6 - correct a typographical error in the date to May 31, 1977.
- B) Page 7 - correct term from removal to relocation of poles.

MAY 11, 1976

ITEM #504-2-3 con't

- C) Pages 9 & 10 re:
- i) relocating trees and changing a "paved play court" area to a second tennis court, and
 - ii) registering a pedestrian right-of-way by adding "The District agrees to delete this requirement if the park is developed as a private park."

The Committee recommends:

- TABLED
BY CO. RES
787/76
- 1) That Council approve signing and sealing of the agreement by the Mayor and Clerk, and such agreement shall become binding upon the District when duly executed and delivered for and on behalf of the Corporation by the Mayor and Municipal Clerk, who are specifically authorized to sign the same, and to affix the Corporate Seal thereto, and to deliver the same and that all as the Act and Deed of the District of Coquitlam.
 - 2) That Council finally adopt By-law No. 463, 1975, read a third time on March 17, 1975.
 - 3) That Council finally adopt By-law No. 549, 1976, read three times on March 7, 1976.
 - 4) Council approve by resolution acquiring title to the approximately three acre developed park from the applicant for the sum of \$1.00."

ITEM #504-2-4

APPLICATION OF CARIBOO JOINT VENTURE FOR REZONING OF 424-442 WESTVIEW STREET TO RM-2 TO PERMIT ERECTION OF TWO THREE-STOREY APARTMENT BUILDINGS (Z-14-76)

The Committee recommends:

"That application Z-14-76 be declined."

APPROVED
BY CO. RES
784/76
APPLICATION
DECLINED

ITEM #504-2-5

SUBDIVISION COMMITTEE MINUTES OF MAY 4, 1976

The Committee recommends:

"That the Subdivision Committee Minutes of May 4, 1976 be received."

ITEM #504-2-6

SIGNING OF SURVEY PLANS BY MAYOR AND CLERK FOR CONSOLIDATION OF LOTS 299-303, D.L. 356, PL. 14679 (EXCEPT PCLS. W,J,K,L&M, REF. PL. 38872 - NORTH SIDE OF AUSTIN AVENUE JUST EAST OF BLUE MOUNTAIN STREET (Z-2-76 & 8-3438)

The Committee recommends:

"That Council authorize the Mayor and Clerk to sign survey plans indicating the consolidation of Rem. Lots 299-303 incl., D.L. 356, P1. 14679, and the dedication as road allowance of Lots W,J,K,L&M, Ref. P1. 38772, noting that this action would in no way prejudice any future consideration of this project by Council."

APPROVED
BY CO. RES
788/76

MAY 11, 1976

ITEM #504-2-7

JUNIOR SECONDARY SCHOOL CAPACITY - REZONING APPLICATION Z-11-76

The Committee recommends:

"That Council give three readings to By-law No. 593, 1976."

APPROVED
By Co. RES
7891/79
7911/76

ITEM #504-2-8

APPLICATION OF M.A. IMANKHAN FOR REZONING OF PROPERTY AT 951 AUSTIN AVENUE TO RT-1 DUPLEX (Z-19-76)

The Committee recommends:

"That application Z-19-76 be declined as the property is located on the corner of two major arterial streets, and does not have secondary access."

APPROVED
By Co. RES
7921/76

ITEM #504-2-9

APPLICATION OF A. SOUSA FOR LEGALIZATION OF AN EXISTING NON-CONFORMING DUPLEX AT 232-234 HART STREET (Z-20-76)

The Committee recommends:

"That the subject site and the property directly to the south and being Lot 95, D.L. 1, Pl. 34329, be referred to Public Hearing."

APPROVED
By Co. RES
7931/76

ITEM #504-2-10

APPROVAL OF LAND USE CONTRACT AND ADOPTION OF BY-LAW NO. 570, 1976 - H.A. ROBERTS GROUP LTD. 58 UNIT STRATA TITLE DEVELOPMENT AT 575 AUSTIN AVENUE (Z-29-75)

The Committee recommends:

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

APPROVED
By Co. RES
7941/76

"2) That Council give fourth and final reading to By-law No. 570, 1976, given three readings by Council on April 5, 1976."

APPROVED
By Co. RES
7951/76

.....
CHAIRMAN

MAY 18, 1976

LAND USE COMMITTEE MINUTES

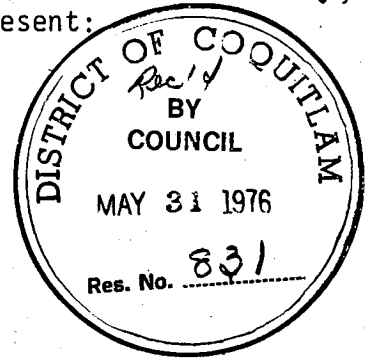
A meeting of the Land Use Committee was held in the Committee Room on Tuesday, May 18, 1976 at 3:30 p.m., with the following persons present:

COMMITTEE:

Ald. L. Garrison, Chairman

STAFF:

A. Phillips, Municipal Engineer
E. Tiessen, Deputy Planning Director



ITEM #504-1

APPLICATION OF J.R. BEZANSON LIMITED TO AMEND THE C-2 ZONE TO ALLOW A TOURIST ACCOMMODATION USE AT THE CARIBOO TRAIL HOTEL ON 405 NORTH ROAD (Z-21-76)

The Committee recommends:

"That Council authorize referral to Public Hearing of a suitably worded amendment to Section 702(3)(a)(ii) of the Zoning By-law to allow ground floor tourist accommodation where the continuity of retail frontage is not broken."

APPROVED BY CO. RES. 832/76

ITEM #504-2

REZONING FEES

The Committee recommends:

"That Council refer to Public Hearing the draft by-law attached to the Planner's Report dated May 13, 1976, and that the draft by-law be amended to delete the words 'prior to final adoption of the contract by Council' from Subsection 1(a)(v)."

APPROVED BY CO. RES. 833

ITEM #504-3

POPULATION TARGET - GVRD LIVABLE REGION PROGRAMME

The Committee tabled consideration of this item pending receipt of a further report from the Planning Director.

ITEM #504-4

TIMING OF MEETINGS

It was decided that the Land Use Committee would in future hold its regular meetings on every second Tuesday evening, (i.e. the Tuesday before regular Council meetings), beginning on May 25, 1976 at 7:00 p.m. in the Committee Room. If further meetings are required, these will be Tuesday luncheon meetings and will be called at the Chairman's discretion.

The Committee adjourned to 7:00 p.m. on Tuesday, May 25, 1976.

MAY 25, 1976

The Land Use Committee continued its meeting on Tuesday, May 25, 1976 at 7:00 p.m., with the following persons present:

COMMITTEE:

Ald. L. Garrison Chairman

STAFF:

L. Scott, Subdivision Co-ordinator
D. Buchanan, Planning Director

ITEM #504-5

LETTER FROM CRESTVIEW DEVELOPMENTS LTD. (J. JANZEN, PRESIDENT) DATED MAY 18, 1976 RE PROPOSED COMMERCIAL DEVELOPMENT ON THE NORTH SIDE OF THE 1000 BLOCK AUSTIN AVENUE (Z-2-76)

The Committee reviewed the letter of May 18, 1976 from Mr. Janzen. The Planning Department reviewed Mr. Duguid's comments of February 25, 1976 and May 11, 1976.

The Committee recommends:

"That Council approve physical closure of the south end of the lane to the west of the development; that Shell Canada Ltd., the property owner to the west, be so notified; and that preparation of a lane closing by-law be authorized by Council."

ITEM #504-6

APPLICATION OF ALDERSON PROPERTIES LTD. FOR REZONING OF PROPERTY ON 223 BEGIN STREET TO RT-1 DUPLEX (Z-18-76)

The Committee recommends:

- 1) That review of duplex policy be just in the one-family housing areas and not in the '600 foot exemption areas' of Maillardville.
- 2) That application Z-18-76 be referred to Public Hearing."

ITEM #504-7

APPLICATION OF I. FODOR FOR REZONING OF PROPERTY AT 619 COTTONWOOD AVENUE TO RS-3 (Z-22-76)

The Committee recommends:

"That application Z-22-76 be referred to Public Hearing."

ITEM #504-8

AUSTIN AVENUE FRONTAGE ROAD EAST OF MARMONT STREET

The Committee recommends:

"That this matter be tabled until the Planning Department report on commercial potential in the area is completed."

APPROVED
BY CO. RES.
8/24/76

APPROVED
BY CO. RES.
8/25/76

APPROVED
BY CO. RES.
8/26/76

MAY 25, 1976

ITEM #504-9

FEDERAL/PROVINCIAL MUNICIPAL INCENTIVE GRANT PROGRAMME

The Committee recommends:

"That the information received on this subject be tabled with Council."

Co. Res
837

ITEM #504-10

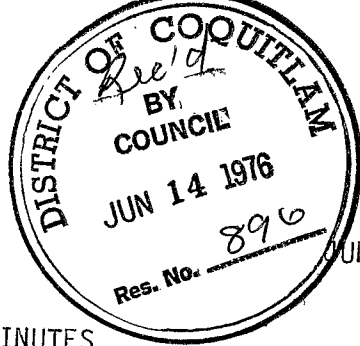
LETTER FROM SANKEY ASSOCIATES ARCHITECTURE DATED MAY 21, 1976 RE COMMERCIAL AND RESIDENTIAL PROJECT IN THE BURQUITLAM PLAZA AREA (Z-35-73)

The Committee recommends:

"That Council endorse Advisory Planning Commission Resolution No. 3132, with a maximum of 70 units rather than the 60 stated therein."

Res
838

.....CHAIRMAN



504

JUNE 8, 1976

LAND USE COMMITTEE MINUTES

A meeting of the Land Use Committee was held in the Committee Room on Tuesday, June 8, 1976 at 7:00 p.m., with the following persons present:

COMMITTEE:

Ald. L. Garrison, Chairman

STAFF:

D.M. Buchanan, Planning Director
L.T. Scott, Subdivision Co-ordinator

GUESTS:

E. Scott, C. Allan, H. Peake of
Burquitlam Banting Ratepayers' Association

ITEM #504-1

APPLICATION OF DEBRIC HOLDINGS LTD. FOR REZONING OF PROPERTY AT SMITH AND EMERSON TO RM-2 THREE-STOREY MEDIUM-DENSITY APARTMENT RESIDENTIAL AND C-2 NEIGHBOURHOOD COMMERCIAL (FILE Z-28-76)

The Committee recommends:

- "1) That a meeting of the Advisory Committee on Burquitlam be set up for June 15, 1976 to discuss the recreation, transportation and land use studies for that area.
- 2) That application Z-28-76 be referred to the June 24, 1976 Public Hearing."

ITEM #504-2

PROPOSED 45 UNIT STRATA TITLE APARTMENT AT 519-525 COTTONWOOD AVENUE (FILE Z-57-75)

The Committee recommends:

"That this application be referred to the June 24, 1976 Public Hearing, subject to the applicant rectifying the more major by-law problems outlined by the Planning Department prior to the Public Hearing."

ITEM #504-3

APPLICATION OF H.A. ROBERTS GROUP LTD. FOR REZONING OF PROPERTY AT THE SOUTH-EAST CORNER OF AUSTIN AND HICKEY TO RT-1 AND RT-2 (FILE Z-26-76)

The Committee recommends:

"That application Z-26-76 be referred to the Advisory Planning Commission after review by the Design Committee."

JUNE 8, 1976

ITEM #504-4

SUBDIVISION COMMITTEE MINUTES OF MAY 21, 1976

The Committee recommends:

"That the Subdivision Committee Minutes of May 21, 1976 be received."

ITEM #504-5

APPLICATION FOR REZONING OF A PORTION OF LOT 61, PL. 26626 AND LOT 8, PL. 1604, BOTH OF BLK. 4, D.L. 365 (FILE Z-3-76)

The Committee recommends:

"That Council give final reading to By-law No. 594, 1976, given three readings on May 3, 1976."

ITEM #504-6

APPLICATION OF ROBERT A. WATTS FOR REZONING OF PROPERTY AT 3358 MASON AVENUE TO P-2 FOR A CHURCH COMPLEX (FILE Z-25-76)

The Committee recommends:

"That application Z-25-76 be declined."

ITEM #504-7

APPLICATION OF EISLINGER HOLDINGS LTD. FOR REZONING OF PROPERTY AT 812 GREENE STREET TO RS-3 (FILE Z-27-76)

The Committee recommends:

"That this item be tabled for the applicant to discuss a joint approach with adjacent owners."

ITEM #504-8

LIGHT RAIL TRANSIT ALIGNMENT - BARNET CORRIDOR

The Committee recommends:

"That this matter be referred to Port Moody Council for their review."

ITEM #504-9

DUPLEX REZONING CRITERIA

The Committee recommends:

"That consideration be given to the following minor additions and amendments to the present policy:

APPROVED
BY CO. RES
899/76

TABLED
BY CO. RES
900/76

APPROVED
BY CO. RES
901/76

APPROVED
BY CO. RES
902/76

JUNE 8, 1976

APPROVED BY CO. RES. 903/76
ITEM #504-9 DUPLEX REZONING CRITERIA con't

1) That future editions of the Community Plan Map include brief reference to the duplex policy.

904/76
2) In cases where the plans submitted under a duplex rezoning application indicate a design which, in the opinion of the Chief Building Inspector, lends itself to or is intended for conversion to a fourplex, that Council authorize staff to require that such plans be amended prior to the rezoning by-law being brought forward for final reading.

905/76
3) That criterion #4 of the present 'Duplex Rezoning Criteria', i.e. the criterion dealing with neighbourhood character, be amended by adding the sentence: 'Duplex development will generally be considered premature in an area where the housing has been constructed in the last few years and where many vacant lots or considerable subdivision potential exists.' "

ITEM #504-10

MARATHON'S PROPOSED DEVELOPMENT NEAR PORT MANN BRIDGE (FILES Z-24-76 & 8-2925)

The Committee recommends:

"That this item be received for information."

ITEM #504-11

PROGRESS REPORT ON THE NEIGHBOURHOOD IMPROVEMENT PROGRAMME AREA #1

The Committee recommends:

APPROVED BY CO. RES. 906/76
"That Council recognize the tentative advisory group, described as the Planning Advisory Committee for NIP Area #1, as required by Central Mortgage and Housing Corporation."

ITEM #504-12

APPLICATIONS FOR STRATA TITLE CONVERSION OF DUPLEXES AT 808-810 INGERSOLL AVENUE AND 820-822 INGERSOLL AVENUE (FILE 8-1926)

The Committee recommends:

APPROVED BY CO. RES. 907/76
"That the application to strata title Lot 247, Blk. 2, D.L. 367, Pl. 39010 and Lot 64, Blk. 2, D.L. 367, Pl. 28278, be approved subject to the payment of the parkland acquisition fee, and that the Mayor and Municipal Clerk be authorized to sign a copy of Form 10, following which the Strata Titles Approving Officer will be in a position to sign the form, thus permitting the applicant to register the strata plan in the Land Registry Office."

JUNE 8, 1976

ITEM #504-13

PROPOSED COMMERCIAL BUILDING AT 1059 & 1063 RIDGEWAY AVENUE FOR H. TULLIS

The Committee recommends:

"That in view of the housekeeping amendments presently under review, the applicant be permitted to proceed with the four accesses proposed."

APPROVED
B.L. Co. RES
9/08/76

ITEM #504-14

NEW COMMUNITY DESIGNATION - NORTH COQUITLAM

The Committee recommends:

"That this item be tabled for information."

.....
CHAIRMAN

JUNE 10, 1976

LAND USE COMMITTEE MINUTES

A special meeting of the Land Use Committee was held at 11:45 a.m. in the Committee Room on June 10, 1976, with the following persons present:

COMMITTEE:

Ald. L. Garrison, Chairman

~~Ald. J. Gilmore~~

Mayor J.L. Tonn

STAFF:

D.M. Buchanan, Planning Director

A. Phillips, Municipal Engineer



There was a general discussion on the subject of impost fees by the Committee. Two ideas were generally discussed, the first being the idea of a sliding scale of impost fee increasing with the cost of the housing involved, as suggested by Mayor Tonn, and secondly, the Planning Director indicated the idea of a flat \$1,500.00 impost fee for each housing unit, which would be offset by the Municipal Incentive Grants of \$1,000.00 from Central Mortgage and Housing Corporation and \$500.00 from the Department of Housing for that type of housing. Also discussed were the impost fee levels in Surrey and Delta where fairly high but defensible fees have been set by these municipalities and have been accepted by developers. It was also noted that the Minister of Municipal Affairs and Housing has set up a Committee, chaired by Mr. S. Bawlf, to review impost fees and the municipal approvals process generally. It was felt that before there was any major change, there should be discussion with the Minister to see if he agreed with the approach of attempting to use impost fees to encourage the production of housing.

It was pointed out by the Planning Director that when fee levels were set, they had to be defensible, not only in terms of dealing with applicants, but if somebody contested the fee and challenged the Municipality legally. He noted that Surrey Municipality had set out their policies based on full research, and it is not simply a question of setting a fee level without this kind of research.

The Committee then discussed the question of the adequacy of the parkland acquisition fee of \$100.00 per lot now charged, and agreed that an increase in fee level to \$600.00 per new housing unit should be considered by Council. This was referred to in the report of April 13, 1976 to Mayor Tonn. The Committee then recommended as follows:

"That the following draft resolution be referred to Council for its consideration:

Whereas the Municipal Act states that the Approving Officer may refuse to approve a subdivision plan if he is of the opinion that the cost to the Municipality for providing public utilities or other municipal works is excessive;

And Whereas the Municipal Act states that Council may give consideration to the preservation of the amenities peculiar to any zone and the promotion of health, safety, convenience and welfare of the public;

And Whereas Council has determined that an excessive cost of \$600.00 per dwelling unit is being imposed on the Municipality for public land acquisition for park development;

Now Therefore:

- 1) Council hereby instructs the Approving Officer to consider Section 711(4) of the Municipal Act, and where \$600.00 per potential new dwelling unit is not provided to the Corporation prior to final approval of the subdivision plan, he should consider refusing to approve such plan, and;

JUNE 10, 1976

- 2) Council hereby instructs the Planning Director to take into account Section 702(2) of the Municipal Act and ensure that all agreements between the Corporation and developers reflect a cost of \$600.00 per dwelling unit to establish amenities in zones and to promote the health, safety, convenience and welfare of the public, and;
- 3) Council hereby rescinds Resolution No. 1765, adopted on December 11, 1972."

The Mayor noted that he would prefer a fee to be effective on all building permits when issued and this to be effective immediately. It was suggested that the Planning Director investigate this with the Chief Building Inspector as to whether this could be administratively accomplished.

.....
CHAIRMAN

JUNE 15, 1976

LAND USE COMMITTEE MINUTES

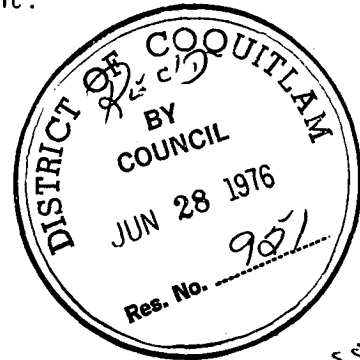
A special meeting of the Land Use Committee was held on Tuesday, June 15, 1976 at 12 noon, with the following persons present:

COMMITTEE:

Ald. L. Garrison, Chairman
Ald. J. Gilmore, Deputy Chairman

STAFF:

H. Castillou, Municipal Solicitor
A. Phillips, Municipal Engineer
L. Scott, Subdivision Co-ordinator
D.M. Buchanan, Planning Director



GUESTS FROM BACM LTD.:

N. Bothwell, Vice-President & General Manager
J. Constantine, Project Manager
P. Watts, Solicitor

*SEE ALSO
Co. Res # 953 + 954/76*

The subject of the meeting was the development agreement currently under negotiations between BACM and municipal staff. Various sections of the agreement relating to off-site servicing and recreation facilities have been refined in discussions, but left outstanding is Section 10 of the agreement, a copy of which is attached to these minutes. This section deals with future levies or impost fees. This subject had been dealt with by the Committee on March 16, 1976 when it was recommended that the reference to "levies" be removed from Section 10 of the draft agreement, and this was endorsed by Executive Committee Resolution No. 405 on March 22, 1976. Because of this direction, staff were not able to discuss any variation from this position with BACM Ltd., and suggested to them a discussion with the Land Use Committee.

With regard to the draft Section 10, the Committee discussed BACM's proposals and resolved as follows:

- 1) That the section should end at the word "agreement" on line 11 of draft Section 10; it was felt that this specifically related to like amenities but still allowed for future impost fees for recreation facilities of a different nature than those being built by BACM Ltd. under the agreement.
- 2) As to the question of costs being levied with development of further land to the east of the Eagle Ridge Area, the Committee indicated that the policy of the Municipality was that there are no further charges to any developer for specific facilities which have already been constructed, and it would appear appropriate that there would be no further charges for the specific facilities described in the agreement. However, a fee for parkland acquisition will be levied, for example, as a condition of development of any lands east of Eagle Ridge, whether owned by BACM Ltd.; their associated company, South Slope Holdings Ltd.; or others. The Committee did agree that the wording could reflect the fact that there be no further charges or levies for the specific facilities to be constructed under the agreement. The Solicitor noted that any difference of opinion was subject to review by Council as the final appeal body on matters of dispute under the agreement. It was indicated that the wording should reflect the conclusions of the Committee.

Mr. Bothwell then went on to request that the development proceed to Public Hearing as soon as possible. The Committee agreed that July 22, 1976 should be the objective set for a Public Hearing date, subject to obtaining sufficient assurance from the Department of Highways with regard to the zoning, such that there will not be substantive changes to the street and parcel plans or to the zoning boundaries proposed subsequent to the Public Hearing.

.....CHAIRMAN

10. The Companies agree to dedicate as Park those areas more or less outlined in green on the attached Schedule "H" which includes the 4.3 acre parcel mentioned in Schedule "D". The District agrees that the dedication of these areas and the completion of the Facilities will satisfy the recreation and public open space requirements in respect of the development of the Lands and that no further conditions of approval or charges or assessments shall be made by the District against the Companies in respect of like amenities to those which the Companies have undertaken to provide pursuant to the terms of this agreement and more particularly in respect to recreational facilities, sanitary sewage disposal, water supply, off-site storm sewer culverts and service connections to the school site referred to in paragraph 3. It is also agreed by that District that in the event that the Companies or either of them should acquire additional properties that will make use of or benefit from any of the Facilities or Services described in this agreement then such properties while in the ownership of the Companies or either of them shall not be subject to any charges or assessments by the District in connection with the provision of the same Facilities or Services that have previously been provided by the Companies pursuant to the terms of this agreement.

504

JUNE 22, 1976

LAND USE COMMITTEE MINUTES

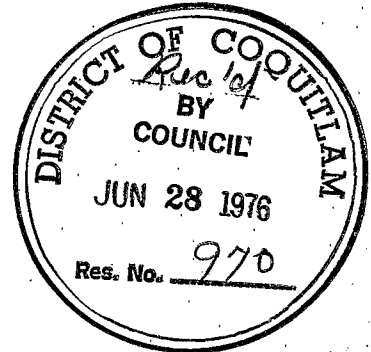
A regular meeting of the Land Use Committee was held at 7:00 p.m. on Tuesday, June 22, 1976, with the following persons present:

COMMITTEE:

Ald. L. Garrison, Chairman

STAFF:

A. Phillips, Municipal Engineer
D.M. Buchanan, Planning Director



ITEM #504-1

APPLICATION OF R.A. WATTS FOR REZONING OF PROPERTY AT 3358 MASON AVENUE TO P-2 FOR A CHURCH COMPLEX (FILE Z-25-76)

The Committee heard a presentation from Mr. Watts and two others who represented the Southside Baptist Church. Mr. Watts indicated that he had checked with the Planning Department on the proposed use about two years ago, and no problems had been indicated. Evidently this was a verbal contact and there was no correspondence in this regard. Evidently they also found that there was no problem with water supply or utilizing a septic system for sewage treatment. On that basis they bought the property. The plan of the church is to build in 1977 and they have not yet commenced preparation of architectural plans prior to preliminary consideration of the rezoning application by Council. The Simon Fraser Health Unit is still reviewing the results of percolation tests though they do not anticipate a problem with sanitary disposal approval by the Health Unit.

Mr. Watts confirmed a sanctuary for 350 people, expanding by 100 more in the future, with a Sunday School for up to 400. The representatives felt that this was not a large church by general standards, although certainly it was in terms of the Port Coquitlam area; 1,000 persons would be large by general standards. At the present time, approximately 200 people are attending their church in Port Coquitlam, so that they are building for expansion into the future. Actual members of the congregation total 79 plus young people. They are providing for 97 off-street parking stalls with their development, although they indicate the probable demand is around 50 cars at the present time. He indicated that other than Sunday use, the maximum would be 50 to 100 persons at a weekday function. Nursery school use is projected with possibly 25 children at one time.

The Committee recommends:

"That a favourable preliminary indication be indicated by Council to this development, and that the applicants have prepared preliminary plans for their development upon receipt of approval from the Simon Fraser Health Unit."

APPROVED
By C. J. Res
970/76

ITEM #504-2

APPLICATION OF H.A. ROBERTS GROUP LTD. FOR REZONING OF PROPERTY AT THE SE CORNER OF AUSTIN AVENUE AND HICKEY STREET TO RT-1 & RT-2 (FILE Z-26-76)

Representatives from H.A. Roberts Group Ltd. attended the meeting, represented by Mr. F. Sojonky, Mr. Casey Vanee, and R. Hulbert, Architect. Some of the questions raised were the following:

- 1) Why the duplex area was removed from the calculations, causing a problem with the number of units to the east. The Planning Director advised that since the plans had indicated "fee simple" as the approach, these were taken as separate lots, separate from the townhousing development.

JUNE 22, 1976

ITEM #504-2 con't

- 2) The one-family housing along Hickey Street was questioned by H.A. Roberts, as proposed by Advisory Planning Commission Resolution No. 3137 on June 16, 1976.
- 3) Reducing the selling price of the units in the project to make the housing more affordable was discussed. Mr. Sojonky indicated that any reduction to make the project qualify for the Central Mortgage and Housing Corporation's Assisted Home Ownership Programme would mean "scrapping the project".
- 4) Servicing of adjacent roads was questioned. It was indicated that the land was sold on the basis of servicing of the four surrounding roads, and that this would be a requirement. Mr. Sojonky indicated that because of the servicing of the road to the south, they would come back with an adjusted plan making better use of the road in terms of access and relationship of the housing thereto.

The Committee recommends:

"That Advisory Planning Commission Resolution No. 3137 be endorsed, and that the application be tabled for H.A. Roberts Group Ltd. to bring back revised plans to the Land Use Committee in time for consideration on July 6, 1976."

ITEM #504-3

APPLICATION OF THRUN ENGINEERING LTD. FOR REZONING OF PROPERTY AT 1134-1214 KING ALBERT AVENUE TO RM-2 (FILE Z-30-76)

The Committee recommends:

"That application Z-30-76 be referred to the Advisory Planning Commission after review by the Design Committee."

ITEM #504-4

APPLICATION OF THRUN ENGINEERING LTD. FOR REZONING OF PROPERTY AT 1114-1132 HOWIE AVENUE TO RM-2 (FILE Z-31-76)

The Committee recommends:

"That application Z-31-76 be referred to the Advisory Planning Commission after review by the Design Committee, and that the Design Committee be asked to comment in particular on the matter of the four similar looking buildings being located in close proximity in this apartment area."

ITEM #504-5

APPLICATION OF BLUE MOUNTAIN BAPTIST CHURCH FOR THE REZONING OF PROPERTY AT 922 AUSTIN AVENUE TO RS-1 FROM P-2 (FILE Z-29-76)

The Committee recommends:

"That application Z-29-76 be referred to Public Hearing."

APPROVED
BY C. RES
972/76

JUNE 22, 1976

ITEM #504-6

PROPOSED ZONING BY-LAW AMENDMENT TO ALLOW ACCESSORY OFF-STREET PARKING ON LOTS ADJOINING A LOT CONTAINING A PRINCIPAL COMMERCIAL USE (FILE Z-55-75)

The Committee recommends:

"That Council give final reading to By-law No. 564, 1976, given three readings on February 2, 1976."

SEE Co. RES # 972/76

ITEM #504-7

PROPOSED ADDITION AND ALTERATIONS TO COMO LAKE UNITED CHURCH AT MARMONT STREET AND KING ALBERT AVENUE (FILES B-3372 & 8-2544)

The Committee recommends:

"That permission be granted for Como Lake United Church's proposed expansion, as reflected in the plans submitted for a building permit application on May 19, 1976, the setback for which was approved by the Board of Variance on June 10, 1976, without requiring new off-street parking."

APPROVED BY Co. RES # 974/76

ITEM #504-8

DEVELOPMENT OF FOUR LOTS ON THE NORTH SIDE OF RIDGEWAY AVENUE IN THE BLOCK EAST OF MARMONT STREET (FILE Z-52-75)

The Committee recommends:

"That the Planning Director contact the owner of Lot 309 on the north side of Ridgeway Avenue to advise him of the recommendation of the Committee to rezone this land to RT-1 and to discuss with the owner the designated use of his land in the surrounding area for medium-density apartment development on the Community Plan Map; furthermore that Mr. E. Young be advised that the Committee does not recommend that a four lot development proceed at this time because of that development leaving Lot 309 between it and the application under Z-52-75 to the west."

SEE Co. RES # 975 & 982 REFERRED TO PUBLIC HEARING

ITEM #504-9 - GVRD POPULATION TARGET - 1986

The Committee recommends:

"That Council indicate its acceptance of the target of 95,000 people in Coquitlam by 1986 tentatively to Mr. W. Lane, Greater Vancouver Regional District Director of Development, noting that the approval is tentative until other elements in the Livable Region Programme strategies relating to transportation and employment are as well defined."

APPROVED BY Co. RES # 976/76

JUNE 22, 1976

ITEM #504-10

PROPOSED CEMETERY LANDS PARK SITE

The Committee recommends:

"That Council authorize the Planning Department, in co-operation with the Parks and Recreation Department, to examine alternative sites and report to the Committee with recommendations, noting that the Parks and Recreation Committee may wish to make input into this study."

APPROVED
BY CO. RES
9/17/76

ITEM #504-11

SPECIAL MEETING OF BURQUITLAM PLANNING ADVISORY COMMITTEE - JUNE 15, 1976

The Planning Director advised that further work had been done on the question noted on page 3 that "existing plans would allow for approximately 600 additional apartments". This figure dates from last Fall when the work first started on the study. In fact, including sites now under construction and sites being considered for redesignation from commercial to apartment on the Community Plan Map, the number reaches approximately 500. Dealing with designated sites for future development north of Webster Avenue, the number is 190 suites. This allows for development of four projects, two of which are going to Public Hearing on June 24, 1976, plus one on Farrow Street and one south of Smith Avenue in areas proposed to be maintained in apartment designation.

The Committee recommends:

"That the Planning Department provide the relevant information to the Public Hearing on the sites yet to be developed; the Committee requests the Planning Department to summarize the recommendations of the Burquitlam Area Study in a report for the Committee."

ITEM #504-12

NEWS RELEASE FROM DOUGLAS COLLEGE

The Committee recommends:

"That this material be received for information."

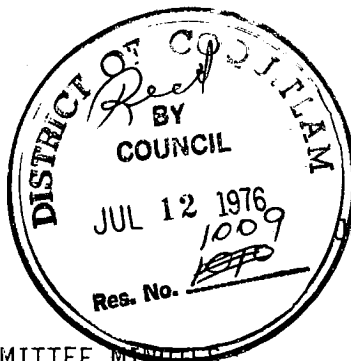
ITEM #504-13

SUBDIVISION COMMITTEE MINUTES OF JUNE 1, 1976

The Committee recommends:

"That the Subdivision Committee Minutes of June 1, 1976 be received."

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CHAIRMAN



504

JUNE 29, 1976

LAND USE COMMITTEE MINUTES

A meeting of the Land Use Committee was held in the Committee Room on Tuesday, June 29, 1976 at 11:45 a.m., with the following persons present:

COMMITTEE:

Ald. L. Garrison, Chairman

STAFF:

Mr. A. Phillips, Municipal Engineer
Mr. D.M. Buchanan, Planning Director
Mr. E. Tiessen, Deputy Planning Director
Mr. L. Wolfe, Long Range Planner
Mr. S. Jackson, Community Planner

COMPACT HOUSING IN SOUTHWEST COQUITLAM

Mr. Tiessen presented his report and questions and comments were raised during the presentation. The Chairman noted that slides of housing projects would assist public understanding. He also questioned the term "compact housing", but this was left as consistent with Council consideration in February.

School figures were then discussed in detail. The Engineer noted that physical suitability should be more specifically related to in the point system.

The Committee recommends:

- "1) That the report be referred to the Advisory Planning Commission meeting of July 21, 1976.
- 2) That Council endorse a public meeting on the subject in the week of July 26, 1976 to get public input on the report."

and instructed staff to advise those persons who have submitted sketch plans for the development of specific sites as to whether those sites are now being recommended for designation.

.....
CHAIRMAN

PP 10
CO. RES. # 1010/76