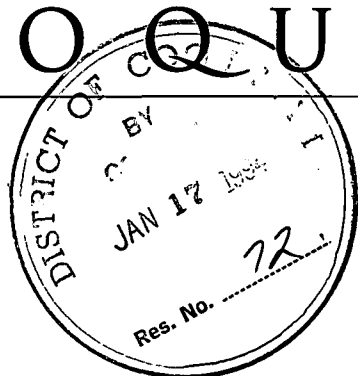




Mayor L. Sekora

501



LAND USE COMMITTEE MINUTES

A meeting of the Land Use Committee was held on Monday, January 10, 1994 at 7:30 p.m. in the Council Chambers, with the following persons present:

COMMITTEE MEMBERS PRESENT: Councillor D. White, Chairman
Councillor B. Robinson

STAFF: N. Cook (after Item #501-1)
D.M. Buchanan, Planning Director
E. Tiessen, Deputy Planning Director
K. Wright, Deputy City Engineer

ITEM I - MINUTES OF DECEMBER 13, 1993

Received

ITEM II - BUSINESS ARISING FROM MINUTES

Item #501-1 - Pool Room Bylaw No. 562, 1950

Mr. Frank Morano came before the Committee regarding this subject. He raised the subject of the hour restriction of midnight, advising that he was aware that staff had been asked to obtain information from adjacent municipalities on a more recent Bylaw. Mr. Morano noted that he was working on a deal on a specific site which depended on the review.

The Chairman noted that a public process would likely be involved with any changes to the Bylaw with the extent depending on the nature of the changes. The timing was indicated as February for this review. Mr. Morano then went on to raise the issue of the parking requirement of the 2 stalls per pool table and whether this requirement could be relaxed. The Planning Director advised that Mr. Morano should have a consultant submit a specific parking study for the specific site involved with a Development Variance Permit application and that parking requirements were not being reviewed with the Pool Room Bylaw.

dk

Land Use Committee Meeting Minutes
January 10, 1994

ITEM III - NEW BUSINESS

Item #501-1 - Changes in Development Concept for Lakeside Terraces by Molnar Enterprises Inc. (3085 Primrose Lane)

Mr. Terry Hale, Architect, was present to respond to questions.

Mr. Tiessen advised that staff and the proponent were in agreement with the direction being taken.

The Committee recommends:

COUNCIL

ACTION " That Council accept the change to the development concept for Building "H" from a high-rise proposal to a 4-storey frame building subject to:

- 73
1. The maximum number of dwelling units on the overall site not exceeding 544;
 2. The building providing a first class front street treatment along Primrose Lane and Eastwood Street if the building wraps around the corner;
 3. Provision is made for an enhanced mini public use area at the northwest corner of Primrose Lane and Eastwood Street;
 4. The public amenity area adjacent the fountain being enhanced as suggested in the project architect's letter of December 20, 1993."

Item #501-2 - Maximum Size of a Duplex in Coquitlam at 1051 Rochester Street

Mr. M. Spasojevic spoke to the Committee regarding the maximum dwelling unit sizes in duplexes. This led to discussion of the issue. Strata titling and restrictive covenants were considered as factors.

The Committee recommends:

COUNCIL

ACTION " That staff review the maximum dwelling unit size in the RT-1 Zone of 135 m² (1,453 square feet)."

Land Use Committee Meeting Minutes
January 10, 1994

ITEM III - NEW BUSINESS cont'd/

Item #501-2 cont'd/

A time frame of April-May was indicated by the Chairman. Mr. Spasojevic also raised the question of the lane to the rear of the site and Chairman advised him to review this with staff.

**Item #501-3 - Report Referred Back by Council December 20, 1993 for
Authorization for Issuance of a Development Variance Permit -
Minimum Road Width Sidewalk Requirements and Utility Offsets
for Nicola Avenue (633 Thompson Avenue)**

Mr. E. Higham of 625 Thompson and Mr. A. Totovic of 627 Thompson came before the Committee advising that in the fall of 1992 they had canvassed area owners. A joint application on 21 lots was endorsed by a majority of owners according to this delegation. However, the main question raised was the need for the north-south road between 624 and 632 Chapman Avenue. This issue was presented to the Engineering and Planning Departments. The idea of 100% owner financed local improvement was raised by the Chair as one approach to implement the road construction and this was referred to the Engineering Department for a report.

The Development Variance Permit was deferred for two weeks pending review of advance street plan for the area and review of the local improvement approach.

Item #501-4 - Text Amendment to CS-1 Zone

Mr. Jim Orr was present regarding this matter.

The Committee recommends:

COUNCIL

- ACTION** " 1. That Council give first reading to City of Coquitlam Zoning Amendment Bylaw No. 2738, 1993;
2. That Bylaw No. 2738, 1993 and application Z-80-93 be referred to Public Hearing."
- RES 75 + 76*

Land Use Committee Meeting Minutes
January 10, 1994

ITEM III - NEW BUSINESS cont'd/

**Item #501-5 - Withdrawal of Development Permit and Release of Security -
Proposed Addition to Institutional Building at
701 Blue Mountain Street**

The Committee recommends:

COUNCIL

- RES 77*
- ACTION** " 1. That Development Permit DP-36-91 plus amendments be cancelled and herewith have no further force and effect;
2. That Council authorize the Finance Department to release Letter of Credit No. V-308120 from CIBC in the amount of \$1,000.00."

**Item #501-6 - Development Variance Permit Application - Shaughnessy Street
and David Avenue - Road Design Standards and Building
Setback Requirements**

The Committee recommends:

COUNCIL

- RES 78*
- ACTION** " That Council approve signing and sealing of the Development Variance Permit and the Mayor and City Clerk be authorized to execute this Development Variance Permit on behalf of the City of Coquitlam."

**Item #501-7 - Application for Strata Title Conversion of Existing Two-Family
Residential Building at 1214-1216 Hammond Avenue (8-4416)**

The Committee recommends:

COUNCIL

- RES. 79*
- ACTION** " That Council, as Approving Authority under the Condominium Act, approve the conversion into Strata Lots of Lot A, East 1/2 of Lot 2, Blocks 33 & 34, DL 109, Plan 24213, NWD, subject to the applicants first modifying the existing two-family residential building in accordance with the four items contained in the November 15, 1993 letter from the Permits & Licences Department."

Land Use Committee Meeting Minutes
January 10, 1994

ITEM III - NEW BUSINESS cont'd/

**Item #501-8 - Bill 57, Municipal Affairs, Recreation and Housing Amendment
Act Adopted by the Legislature on July 29, 1993 and into
effect on July 30, 1993**

The Committee received the Province of British Columbia's letter and attachment of December 16, 1993 for information.

Item #501-9 - New Zoning Bylaw - Status Report

The Committee received the Planning Director's report of December 29, 1993 for information.

**Item #501-10 - Preliminary Report on Application Z-72-93 by JPH Developments
for Rezoning of Property at 1421 Hockaday Street from
RS-2 to RS-3 for Subdivision into 5 One-Family Residential Lots**

The Committee recommends:

COUNCIL

AL 85. 80 + 81
**ACTION " 1. That Council give first reading to City of Coquitlam Zoning Amendment
Bylaw No. 2714, 1993;**

**2. That Bylaw No. 2714, 1993 and application Z-72-93 be referred to Public
Hearing."**

**Item #501-11 - Preliminary Report on Application Z-74-93 by IBI Group,
Architects, Engineers and Planners for Rezoning of Property
at 100 Woolridge Street from M-1 General Industrial to
M-6 Retail Industrial**

The Planning Director noted that the applicant's consultant was requesting that this item be deferred for two weeks so that their clients could appear.

The Committee agreed to this, but also endorsed the Planning Departments additional reasons for deferral:

Land Use Committee Meeting Minutes
January 10, 1994

ITEM III - NEW BUSINESS cont'd/

Item #501-11 cont'd/

- " 1. The applicants to provide a specific proposal for the property with corresponding preliminary plans as normally required under the Zoning Bylaw;
2. The applicants to apply for consolidation through the subdivision application process in order to identify issues with regard to the final site configuration;
3. The applicant to provide proof of ownership for remainder 'D' which has not yet been received;
4. The Planning Department to seek preliminary comments from the Ministry of Transportation and Highways with regard to this site which abuts the Trans Canada Highway;
5. The applicants to provide a traffic impact study upon identification of the intended use of the property and review of that traffic impact study by the Traffic Section of the Engineering Department."

IV - TABLED ITEMS

- T-1 Design Committee Meeting Minutes of December 14, 1993
T-2 Subdivision Committee Minutes of December 7, 1993

ADJOURNMENT - The meeting adjourned at 8:40 p.m.


D.M. BUCHANAN
PLANNING DIRECTOR

MINUTES CERTIFIED CORRECT

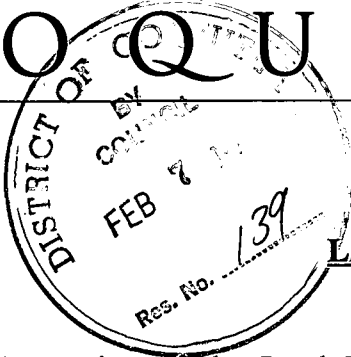
CHAIRMAN

CITY OF

COQUITLAM



Mayor L. Sekora



501

LAND USE COMMITTEE MINUTES

A meeting of the Land Use Committee was held on Monday, January 24, 1994 at 7:45 p.m. in the Council Chambers, with the following persons present.

COMMITTEE MEMBERS PRESENT:

Councillor D. White, Chairman
Councillor W. Melville

STAFF:

D. Buchanan, Planning Director
K. Wright, Deputy City Engineer

ITEM I - MINUTES OF JANUARY 10, 1994

Received.

ITEM II - BUSINESS ARISING FROM MINUTES

The Committee received a January 20, 1994 memo on Item 501-3 of the January 10, 1994 minutes from the City Engineer (See Item 501-9 below).

ITEM III - NEW BUSINESS

**Item #501-1 - Rezoning Application Z-35-93 - Portion of Proposed Building
at 1368 United Boulevard to M-7**

Geoffrey Howes appeared regarding a proposed sandwich shop at this location. He advised that his firm currently operated restaurants including Salmon House on the Hill. The Chairman raised the issue of the commercial centre, access/egress and an outdoor eating area which led to discussion. In response to Councillor Melville, opening to no later than 6:30 p.m. was indicated by Mr. Howes.

A handwritten signature in black ink, appearing to be "Me".

ITEM III - NEW BUSINESS

Item #501-1 cont'd/

The Committee recommends:

COUNCIL

ACTION

- Ms. 140
+ 141*
- " 1. That Council give first reading to City of Coquitlam Zoning Amendment Bylaw No. 2709, 1993;
 2. That Bylaw No. 2709, 1993 and application Z-35-93 be referred to Public Hearing."

The Chairman noted that he would not want to see future concerns with a restaurant in the commercial service centre proposed to the east.

Item #501-2 - Preliminary Report on Application Z-79-93 by 15792 Enterprises Ltd. for Rezoning of Property at 53 Clipper Street from Industrial to Civic and Major Institutional for Use of Portion of a Building on a Site for Public Assembly

Mr. F. Raoul and A. Rajani came before the Committee regarding their proposal for public assembly. They responded to concerns raised in the staff report. They advised that they would be occupying 3 of the 4 bays in the building and that there is a tenant presently in the fourth one of a light industrial nature.

This item was deferred for the applicants to investigate Westwood Plateau and other sites for such use. School District No. 43 land was also discussed as was surplus Riverview Hospital Buildings as alternatives. The Chairman asked that the delegates meet with the Planning Director on alternatives.

Item #501-3 - Preliminary Report on Application Z-74-93 by IBI Group, Architects, Engineers and Planners for Rezoning of Property at 100 Woolridge Street from M-1 General Industrial to M-6 Retail Industrial

No delegation came forward since they had met with the Chairman and Planning Director on January 21, 1994.

ITEM III - NEW BUSINESS

**Item #501-4 - Authorization for Issuance of a Development Variance Permit -
Servicing Requirements for 3320 & 3330 David Avenue**

The Committee recommends:

COUNCIL

ACTION

Res. 142 " That Council approve signing and sealing of the Development Variance Permit and the Mayor and City Clerk be authorized to execute this Development Variance Permit on behalf of the City of Coquitlam."

**Item #501-5 - Review of Building Permit Approval for Omega Gymnastic
Academy at 125B Glacier Street**

This item was received.

Item #501-6 - Colony Farm Study (Colony Farm Study Steering Committee)

This item was received.

**Item #507-7 - "Open House" Meeting - Greater Vancouver Regional District's
Livable Region/Transport 2021 Proposals
- Wednesday, January 26, 1994**

This item was received.

**Item #507-8 - Austin Heights Revitalization Program: Status Report on
The Concept Plan (C-18 Austin Heights)**

This item was received noting the date and time of the proposed public meeting.

ITEM III - NEW BUSINESS

Item #501-9 - Financing Development Costs Through Local Improvement

The Deputy City Engineer reviewed the City Engineer's memo of January 20, 1994 and in particular Tim Murphy's memo of January 18, 1994 which stated that the north-south road out to Chapman Avenue was seen as essential. Mr. Wright also noted that staff advised against local improvement financing of subdivision servicing.

Mrs. Donna Elwood of 633 Thompson Avenue spoke raising the question of the status of the development variance permit, since there was a time limit on the subdivision preliminary approval. The Chairman advised that the variance would not likely proceed until neighbourhood concerns were addressed.

The Deputy City Engineer advised that the new Subdivision Control Bylaw is proposed to alleviate the need for a variance permit.

The Committee recommends:

COUNCIL

ACTION

" That Council authorize the holding of a special meeting with area residents to review the advance street plan and a possible local improvement project."

Res. 143

ADJOURNMENT - The meeting adjourned at 9:15 p.m.

MINUTES CERTIFIED CORRECT

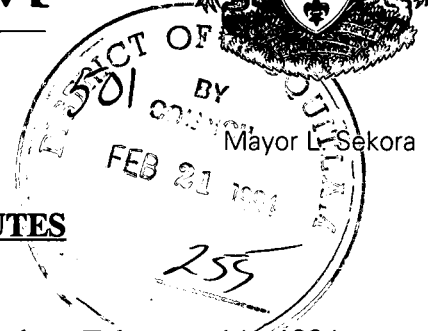


D.M. BUCHANAN
PLANNING DIRECTOR

CHAIRMAN

CITY OF _____

COQUITLAM



LAND USE COMMITTEE MINUTES

A meeting of the Land Use Committee was held on Monday, February 14, 1994 at 7:30 p.m. in the Council Chambers, with the following persons present:

COMMITTEE MEMBERS PRESENT:

Councillor D. White, Chairman
Councillor W. Melville
Mayor L. Sekora

STAFF:

D.M. Buchanan, Planning Director
E. Tiessen, Deputy Planning Director
(until item 501-14)
R. Telegus, Eng. & Dev.
(until item 501-14)

ITEM I - MINUTES OF JANUARY 24, 1994

Received

ITEM II - BUSINESS ARISING FROM MINUTES

Nil

ITEM III - NEW BUSINESS

Item #501-1 - Rezoning Application Z-11-93 - Rezoning of Property at 2003 Como Lake Avenue to RS-6 and P-5

Mr. Leo Van Tongeren spoke to the Committee and Mr. Stephen Mekatich accompanied him from Aplin and Martin, Engineering Consultants. Mr. Mekatich proposed imposition of design guidelines rather than a Development Permit approach. He requested that the Bylaw be presented to Council expeditiously for its consideration.

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

Land Use Committee Meeting Minutes
February 14, 1994

ITEM 111 - NEW BUSINESS cont'd/

Item #501-1 cont'd/

The Planning Director noted:

- a) that the idea of plans came out of the experience for similar development on Cape Horn Avenue;
- b) that traffic access/egress was a concern of the Land Use Committee in its March 11, 1993 review of this application.

The Committee indicated that information on proposed buildings and on traffic implications may be a concern of neighbours. The Chairman advised that there was a risk in not providing this information, but it was really the applicant's risk. Mr. Mekatich agreed to provide certain plans prior to the projected March Public Hearing.

The Committee recommends:

COUNCIL

AL 256
ACTION " That the Planning Department draft a rezoning Bylaw once the required survey information is provided by the applicants, on the basis that the applicants will supply explanatory materials prior to the public hearing."

Item #501-2 - Application for Development Permit - Addition to Industrial Building Over 943-945 Sherwood Avenue (942 Sherwood Avenue)

Mr. Rob McNeice and Mr. Jack McNeice came before the Committee on their proposal and provided information on the adjacent properties.

The conclusion was that the application should proceed for a warehouse on lots 22 and 23 and that the area to the east be left for future development.

Item #501-3 - Withdrawal of Land from the Agricultural Land Reserve - Forensic Psychiatric Institute (Colony Farm)

This item was deferred for two weeks, noting that it not be brought back if the Mayor's meeting scheduled for mid February with Premier Harcourt does not take place.

Land Use Committee Meeting Minutes
February 14, 1994

ITEM 111 - NEW BUSINESS cont'd/

Item #501-4 - North Road Corridor Study

The Planning Director circulated the proposed schedule for the study. The Committee directed that a copy go to Mr. Pearson of the Rochester Ratepayers.

Item #501-5 - Authorization for Issuance of a Development Variance Permit - Road Design Standards for Highland Glen Estates on Cape Horn Avenue (2380 Cape Horn Avenue)

The Committee recommends:

COUNCIL

RHS 257
ACTION " That Council approve signing and sealing of the Development Variance Permit and the Mayor and City Clerk be authorized to execute this Development Variance Permit on behalf of the City of Coquitlam."

Item #501-6 - Reconsideration of Authorization for Issuance of a Development Permit - Proposed Retail Industrial Building at 210-240 Schoolhouse Street and Zoning Bylaw Amendment No. 2590, 1993

The Committee recommends:

COUNCIL

RHS 258
ACTION " That the Land Use Committee request the proponents for this development to appear before the Committee and explain why they have not executed the required documents and placed a security to complete the Development Permit for this project."

Item #501-7 - Proposal by Briscoe Fine Foods for Retail Sales in M-1 General Industrial Zone in Mayfair Industrial Park (C-12 Mayfair)

The Committee recommends:

COUNCIL

RHS 259
ACTION " That Council not support the proposal by Briscoe Fine Foods for Retail Sales in the M-1 (General Industrial) Zone in Mayfair Industrial Park."

Land Use Committee Meeting Minutes
February 14, 1994

ITEM 111 - NEW BUSINESS cont'd/

Item #501-8 - Proposed Bingo Hall Use at 219 Blue Mountain Street

The Committee recommends:

COUNCIL

ACTION " That Council request submission of a parking impact study prior to any consideration of a special resolution on the use, and the Gaming Commission be so advised."

AKS 260

Item #501-9 - Northeast Sector Open House - Re: GVRD Livable Region Strategy/Transport 2020 Proposals

This item was received for information and it was suggested that the concerns raised regarding transportation be forwarded to the Provincial Government.

Item #501-10 - Withdrawal of Rezoning Application for 53 Clipper Street (Z-79-93)

The Committee received this item for information.

Item #501-11 - Rezoning Application Z-48-92 - Single-Family Subdivision & Park Dedication at 1380 Hockaday Street (Z-48-92)

The Committee recommends:

COUNCIL

ACTION " 1. That Council give first reading to City of Coquitlam Zoning Amendment Bylaw No. 2750, 1994;
2. That Bylaw No. 2750, 1994 and application Z-48-92 be referred to Public Hearing."

*AKS. 261
+ 262*

Land Use Committee Meeting Minutes
February 14, 1994

ITEM 111 - NEW BUSINESS cont'd/

**Item #501-12 - Preliminary Report on Application Z-2-94 by Maria
Manalastas for Rezoning of Property at 1112 Cartier Avenue
from RS-1 to RT-1 for a Two-Family Residential Building**

This item was deferred for the applicants to submit revised preliminary plans which have been redesigned to be sensitive and compatible to the adjacent heritage structure and maintain continuity along the street frontage in the neighbourhood, and in particular meet some of the basic objectives and policies for new residential developments as stated in the Maillardville Official Community Plan; and eliminate excessive crawl space areas and windows in the crawl space in order to reduce the potential for fourplexing of the building at a later date.

**Item #501-13 - Preliminary Report on Application Z-3-94 by Civic Consultants
Ltd. for Rezoning of Property at 3332 Willerton Court &
3271 Mason Avenue from RS-3 and RS-2 to RS-3 and RS-2
for Property Exchange to Allow for One Additional Single-Family
Residential Lot**

The Committee recommends:

COUNCIL

- RES 263
+ 264*
- ACTION " 1.** That Council give first reading to City of Coquitlam Zoning Amendment Bylaw No. 2755, 1994;
- 2.** That Bylaw No. 2755, 1994 and application Z-3-94 be referred to Public Hearing, and that the City Solicitor brief the Executive Committee on the question of why a Public Hearing is required on such minor zoning boundary changes."

**Item #501-14 - Preliminary Report on Application Z-4-94 by Beaconcare
Management Inc. for Rezoning of Property at 1532 Brunette
Avenue from RS-1 to RM-3 for a Four-Storey Frame
Apartment Complex**

The Committee recommends:

COUNCIL

- RES 265
+ 266*
- ACTION " 1.** That Council give first reading to City of Coquitlam Zoning Amendment Bylaw No. 2756, 1994;

Land Use Committee Meeting Minutes
February 14, 1994

ITEM 111 - NEW BUSINESS cont'd/

Item #501-14 cont'd/

2. That Bylaw No. 2756, 1994 and application Z-4-94 be referred to Public Hearing."

Item #501-15 - Proposed Bingo Hall at 666 Lougheed Highway

Mrs. Violet Adland at 268 Hart Street came forward with regard to the Triple C proposal. She was joined by three other people from the area. The Committee and Planning Director advised the residents of the history of the proposal.

The Mayor advised that a further letter was going to the Commission indicating that the issue would be back before Council on February 21st.

Another resident raised issue with the indication of citizen support in the February 7, 1994 Triple C Bingo letter. Mrs. Adland advised that a contrary petition would be given to Council.

Another resident also raised concerns with reference to traffic and the hours and that many more than a dozen residents are concerned with the issue.

Item #501-16 - Letter from R. Orser of February 4, 1994

The Committee directed this matter to the City Solicitor since it raises Bylaw enforcement and liability issues.

IV - TABLED ITEMS

- T-1 Design Committee Meeting Minutes of January 18, 1994
- T-2 Design Committee Meeting Minutes of February 1, 1994
- T-3 Subdivision Committee Minutes of January 18, 1994

Land Use Committee Meeting Minutes
February 14, 1994

ITEM 111 - NEW BUSINESS cont'd/

ADJOURNMENT - The meeting adjourned at 9:45 p.m.

MINUTES CERTIFIED CORRECT



D.M. BUCHANAN
PLANNING DIRECTOR

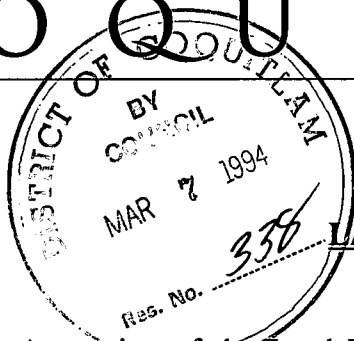
CHAIRMAN

CITY OF _____

COQUITLAM



Mayor L. Sekora



501

LAND USE COMMITTEE MINUTES

A meeting of the Land Use Committee was held on Monday, February 28, 1994 at 7:30 p.m. in the Council Chambers, with the following persons present:

COMMITTEE MEMBERS PRESENT:

Councillor D. White, Chairman
Councillor W. Melville
Councillor B. Robinson

STAFF:

N. Cook, City Manager
D.M. Buchanan, Planning Director
E. Tiessen, Deputy Planning Director
B. Elliott, Director, Leisure & Parks
R. Telegus, Env. & Dev. Eng.
J. Pickering, Planner

ITEM I - MINUTES OF FEBRUARY 14, 1994

Received

ITEM II - BUSINESS ARISING FROM MINUTES

Nil

ITEM III - NEW BUSINESS

Item #501-1 - Draft Management Plan for the Fraser River Estuary (F.R.E.M.P.)

Rob Innes introduced a video on the program. This was followed by Dianna Colnett who spoke about the Draft Management Plan and its action statements. The Chairman asked about the wetlands in Pacific Reach and Rob Innes advised that this had been signed off by the Canadian Wildlife Service.

Mr. Innes also advised that the matter would be coming back to Council once all municipalities and agencies had reviewed the draft. Moreover, area designations along the foreshore would be pursued by 1995.

A handwritten signature, likely of the Mayor or a committee member, written in dark ink.

Land Use Committee Meeting Minutes
February 28, 1994

ITEM 111 - NEW BUSINESS cont'd/

Item #501-1 cont'd/

The Committee recommends:

COUNCIL

ACTION " That Council support the general directions and actions set forth in the draft Fraser River Estuary Management Plan."

**Item #501-2 - Park Potential - 1189 Rochester Avenue -
Our Lady of Lourdes School Property**

This item was referred to an In-Camera meeting at the request of Mr. Art Perrault.

Item #501-3 - Rezoning of Land for Church Use at 835 Westwood Avenue

Mr. Sy Sheldon and Alex Zapotchny of the Coquitlam Seventh Day Adventist Church came before the Committee. A church for 250 people on 2.5 acres has been sought for some years.

The Planning Director noted that the Westwood site could be considered due to the changes towards apartment use being proposed in adjacent Port Coquitlam in their new Official Community Plan.

The Committee recommends:

COUNCIL

ACTION " That the applicants be encouraged to apply for rezoning for church use at 835 Westwood."

The delegation also raised another alternative of a site at 2700 Cape Horn (the lower area off of Cape Horn) and the Motorways site adjacent Woolridge. Members of the Committee indicated that the Cape Horn site would be considered if an application were made. The Planning Director had noted some concerns with access on a local residential street under OCP location criteria which meant that the upper area could be considered, but there was also the question of intrusion into the residential area.

Land Use Committee Meeting Minutes
February 28, 1994

ITEM 111 - NEW BUSINESS cont'd/

**Item #501-4 - Withdrawal of Land from the Agricultural Land Reserve -
Forensic Psychiatric Institute (Colony Farm)**

Brian May spoke to the Committee introducing Jim Barnum, Architect, Brian French, Agricultural Usage Consultant, Kabel Atwall, prime consultant and Peter Kaye of the Forensic Institute. Mr. Atwall spoke in support of the ALR extension. He referred to later reconsideration of zoning if the ALR application is considered favourably the Land Commission.

The Planning Director noted a further two items since the report of February 8th. First, the land area of the building footprint was increasing by about six acres not taking account of farm buildings. Mr. Atwall advised that this 1 acre difference was based on zoned area.

The Planning Director also advised that a public information meeting can be held under the ALR procedures sponsored by Council.

This led to discussion of Council's concern about the priority of this project versus others in the Coquitlam area and went on to summarize the questions for Council to consider:

1. Whether to sponsor a public information meeting.
2. What position to take on the proposal.
3. Whether to appear at the Land Commission as a delegation.

**COUNCIL
ACTION**

76.9
C.B.
3/2/94
The Committee concluded that this matter should be debated by the whole Council on March 7, 1994.

**Item #501-5 - Authorization for Issuance of a Development Variance Permit
DVP-3-94 - Addition to Intermediate Care Facility at
1419 Cartier Avenue**

Michael McDonald, Architect came before the Committee and responded to questions on the variances.

Land Use Committee Meeting Minutes
February 28, 1994

ITEM 111 - NEW BUSINESS cont'd/

Item #501-5 cont'd/

COUNCIL

Res 343
ACTION " That Council approve signing and sealing of the Development Variance Permit and the Mayor and City Clerk be authorized to execute this Development Variance Permit on behalf of the City of Coquitlam."

**Item #501-6 - Revised Application for Rezoning Z-59-93 -
2984-2991 Glen Drive to C-4 Town Centre Commercial**

Councillor Melville raised the issue of high-rise development and the soil conditions indicated in the first report. Staff advised that the larger site may make the economics work better since a high-rise element was now being proposed.

The Committee recommends:

COUNCIL

*Res 344,
345 & 346*
ACTION " 1. That Council give first reading to City of Coquitlam Zoning Amendment Bylaw No. 2760, 1994;
2. That Bylaw No. 2760, 1994 and application Z-59-93 as amended be referred to Public Hearing;
3. That if this application reaches the third reading stage the Development Permit not be prepared and the Bylaw not be brought back before Council for consideration of final adoption until the necessary rights-of-way for construction of the High Street are secured, and arrangements are made for draining the subject site without raising the underground structure contrary to the Glen Drive and High Street Guidelines."

Land Use Committee Meeting Minutes
February 28, 1994

ITEM 111 - NEW BUSINESS cont'd/

**Item #501-7 - Preliminary Report on Application Z-6-94 by
Mr. & Mrs. Gerald Faris for Rezoning of Property at
1284 Oxford Street from RS-2 to RS-3 for a 7 Lot
One-Family Residential Subdivision**

The Committee recommends:

COUNCIL

- RES 347
+
RES 348*
- ACTION** "1. That Council give first reading to City of Coquitlam Zoning Amendment Bylaw No. 2759, 1994;
2. That Bylaw No. 2759, 1994 and application Z-6-94 be referred to Public Hearing."

Item #501-8 - Commercial and Industrial Land Use Study Highlights and Findings (CP - SW Coquitlam)

Rob Innes and Eric Tiessen provided background on this item. How to manage this activity and use was then discussed.

The Committee recommends:

COUNCIL

RES 349/94

ACTION "That Council support the implementation strategy for industrial and commercial land use outlined in the Planning Director's report of February 11, 1994 directing staff to:

1. Prepare OCP amendments defining a big box retail area in the Trans Canada/Lougheed Highway corridor once the full traffic impacts of this are known and current local circulation and access issues in the corridor are resolved;
2. Continue working with Ministry of Transportation and Highways staff to resolve local circulation and access issues in the Trans Canada/Lougheed Highway corridor;
3. Incorporate findings and recommendations into the current review process of the Southwest Coquitlam Town Centre OCP review process, and

Land Use Committee Meeting Minutes
February 28, 1994

ITEM 111 - NEW BUSINESS cont'd/

Item #501-8 cont'd/

4. Restructure the Zoning Bylaw by creating a big box retail zone under the commercial category, create a flex space light industrial zone and create a suburban office zone to facilitate appropriate development in the Barnet Highway and Pacific Reach areas."

Item #501-9 - Z-76-93 - 528-532 Rochester Avenue

Mike Cox, Architect, appeared regarding this application which had been turned down by Council on February 7th after a Public Hearing. The Chairman advised of the concerns of the lands to the north which had been declined a year or two ago and of the GVRD proposals for the area, plus the North Road Corridor review now underway.

The Chairman advised Mr. Cox that it would be best to await the outcome of the North Road Corridor Study, though a new application could be made if he or his client so wish.

IV - TABLED ITEMS

- T-1 Design Committee Meeting Minutes of February 15, 1994
- T-2 Subdivision Committee Minutes of February 8, 1994

ADJOURNMENT - The meeting adjourned at 9:25 p.m.

MINUTES CERTIFIED CORRECT



D.M. BUCHANAN
PLANNING DIRECTOR

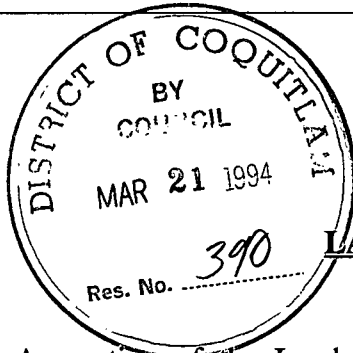
CHAIRMAN

CITY OF

COQUITLAM



Mayor L. Sekora



501

LAND USE COMMITTEE MINUTES

A meeting of the Land Use Committee was held on Monday, March 14, 1994 at 7:30 p.m. in the Council Chambers, with the following persons present:

COMMITTEE MEMBERS PRESENT:

Councillor D. White, Chairman
Councillor W. Melville

STAFF:

N. Cook, City Manager
D.M. Buchanan, Planning Director
R. Telegus, Env. & Dev. Eng.

ITEM I - MINUTES OF FEBRUARY 28, 1994

Received

ITEM II - BUSINESS ARISING FROM MINUTES

Nil

ITEM III - NEW BUSINESS

Item #501-1 - Vary Allowable Floor Area of a Duplex - 642 Gauthier Avenue

Mr. Dana Knodel and Mr. Mark Kellendonk appeared before the Committee regarding an addition of a family room to Mr. Knodel's dwelling which is on one side of a strata subdivided duplex.

In response to the Chairman, he advised that the persons on the other side have been approached and are agreeable to the proposal. He then showed plans to the Committee after indicating that the building dates from 1988.

A handwritten signature, possibly "LJ", written in ink.

Land Use Committee Meeting Minutes
March 14, 1994

ITEM 111 - NEW BUSINESS cont'd/

Item #501-1 cont'd/

The Chairman advised Mr. Knodel:

- 1) to speak to other neighbours on the proposal;
- 2) to apply for a Development Variance Permit;
- 3) to supply copies of letters from neighbours;
- 4) that the application would be referred to neighbours prior to consideration by Council.

The Chairman advised staff to notify owners and residents in the whole block west of Hart Street.

In response to the Planning Director, Mr. Knodel confirmed that the neighbours will likely apply for a similar extension of their dwelling in future.

**Item #501-2 - Authorization for Issuance of a Development Variance Permit -
Minimum Road Width, Sidewalk Requirements and Utility
Offsets for Nicola Avenue - DVP-70-93 (633 Thompson Avenue)**

Rosa Telegus presented information on the public meeting of March 8, 1994 regarding the advance street plan and possible local improvement approach.

The Committee recommends:

COUNCIL

Res 391
ACTION " That Council approve signing and sealing of the Development Variance Permit DVP-70-93 and the Mayor and City Clerk be authorized to execute this Development Variance Permit on behalf of the City of Coquitlam."

**Item #501-3 - Final Adoption of Bylaw No. 2591, 1993 and Authorization for
Issuance of a Development Permit - 65-Unit Apartment Building
at 1591 Booth Avenue - DP-15-93**

The Committee recommends:

COUNCIL

Res 392
ACTION " 1. That Council reconsider, finally pass and adopt City of Coquitlam Zoning Amendment Bylaw No. 2591, 1993;

Land Use Committee Meeting Minutes
March 14, 1994

ITEM 111 - NEW BUSINESS cont'd/

Item #501-3 cont'd/

- PLS 393*
2. That Council approve signing and sealing of the Development Permit and the Mayor and City Clerk be authorized to execute this Development Permit on behalf of the City of Coquitlam."

Item #501-4 - Preliminary Report on Application Z-5-94 by Hunter Laird Engineering Ltd. for Rezoning of Property at 1435 & 1445 Hockaday Street from RS-2 to RS-3 & P-5 for Subdivision into One-Family Residential Lots with Park Dedication

This item was deferred pending the Subdivision Committee finding a subdivision layout for the property technically feasible.

Item #501-5 - Preliminary Report on Application Z-7-94 by Wesbild Properties for Rezoning of Property at Westwood Plateau from RS-3 & RS-1 to RS-1, RS-3 and P-5 for Adjustment of Zoning Lines to Facilitate 2 Small Park Areas and the Realignment of Zoning Lines Relating to Residential Subdivision

This item was deferred for:

- 1) registration of adjoining subdivision plans which will legally describe the lots to be rezoned and allow preparation of Zoning Bylaw Amendment schedules by the Planning Department;
- 2) briefing by the Engineering Department on the drainage proposals for this area.

Item #501-6 - Rezoning Application Z-4-93 - 1145 Pipeline Road to RS-3

The Committee recommends:

COUNCIL

ACTION " 1. That Council give first reading to Bylaw No. 2763, 1994;

Land Use Committee Meeting Minutes
March 14, 1994

ITEM 111 - NEW BUSINESS cont'd/

Item #501-6 cont'd/

- Ass 395*
2. That Bylaw No. 2763, 1994 and application Z-4-93 be referred to Public Hearing."

**Item #501-7 - Zoning Amendment By^{an}law No. 2738, 1993 - Text
Amendment to Permit Additional .3 of Gross Floor Area
Where Office Space is Provided in the CS-1 Zone (Z-80-93)**

Deferred for the applicants to bring the proposed design drawings to the Land Use Committee, with the Design Committee being asked to provide advice on the latest plans at their March 15th meeting.

Item #501-8 - Austin Avenue - Whiting Way Construction

The two reports of February 28, 1994 were received.

Item #501-9 - Invitation to UDI Workshop and Reception

The Committee received this item for information.

**Item #501-10 - Information of Disposal of Special Waste Material
by Can-Cord Environmental**

This item had been referred by Mayor Sekora and also to the Environment Committee of Council. After discussion the item was received, noting that the Committee did not see the proposal being worthy of serious consideration.

IV - TABLED ITEMS

- T-1 Design Committee Meeting Minutes of February 15, 1994
- T-2 Subdivision Committee Minutes of February 8, 1994

Land Use Committee Meeting Minutes
March 14, 1994

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

MINUTES CERTIFIED CORRECT



D.M. BUCHANAN
PLANNING DIRECTOR

CHAIRMAN

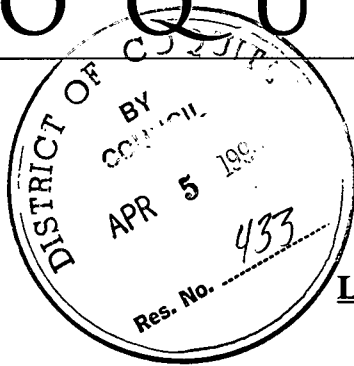
CITY OF

COQUITLAM



Mayor L. Sekora

501



LAND USE COMMITTEE MINUTES

A meeting of the Land Use Committee was held on Monday, March 28, 1994 at 7:30 p.m. in the Council Chambers, with the following persons present:

COMMITTEE MEMBERS PRESENT:

Councillor D. White, Chairman
Councillor W. Melville
Councillor B. Robinson

STAFF:

D.M. Buchanan, Planning Director
R. Innes, Planner
R. Telegus, Engineer, Env. & Dev.
T. Arthur, Deputy Director, Permits & Licences

ITEM I - MINUTES OF MARCH 14, 1994

Received

ITEM II - BUSINESS ARISING FROM MINUTES

Item #501-7 - Zoning Amendment Bylaw No. 2738, 1993 - Text Amendment to Permit Additional .3 of Gross Floor Area Where Office Space is Provided in the CS-1 Zone (Z-80-93)

In regard to item #501-7 of March 14th, the Chairman advised that he, Mr. Buchanan and Mr. McLaren met with Mr. Jim Orr and revised plans have since been submitted for review by the Design Committee.

COUNCIL ACTION

The Chairman suggested that final consideration of Bylaw No. 2738, 1993 with regard to additional gross floor area be considered at the April 5th Council meeting.

ly

Land Use Committee Meeting Minutes
March 28, 1994

ITEM III - NEW BUSINESS

**Item #501-1 - Final Adoption of Bylaw No. 2726, 1993 - Rezoning Application
Z-46-92 - 2916 Walton Avenue to RS-4**

The Committee recommends:

COUNCIL

ACTION " That Council reconsider, finally pass and adopt Bylaw No. 2726, 1993. "

**Item #501-2 - Development Variance Permit Application (DVP-4-94)
Reduction of Setback from a Crest of Slope at 541 Linton Street**

The Committee recommends:

COUNCIL

ACTION " 1. That Council approve signing and sealing of the Development Variance Permit and the Mayor and City Clerk be authorized to execute this Development Variance Permit on behalf of the City of Coquitlam;

2. That Council approve signing and sealing of an amendment to Restrictive Covenant BH016295 and the Mayor and City Clerk be authorized to execute this amendment on behalf of the City of Coquitlam. "

**Item #501-3 - Authorization for Issuance of a Development Permit (DP-5-94) -
Proposed Addition to Existing School at 1432 Brunette Avenue
(Millside School)**

The Planning Director advised that a more specific resolution of Council pertaining to the designation of Millside School as a heritage site was necessary. This was discussed and agreed upon.

The Committee recommends:

COUNCIL

ACTION " 1. That Council approve signing and sealing of the Development Permit DP-5-94 and the Mayor and City Clerk be authorized to execute this Development Permit on behalf of the City of Coquitlam;

Land Use Committee Meeting Minutes
March 28, 1994

ITEM 111 - NEW BUSINESS cont'd/

Item #501-3 cont'd/

Res 439 2. That Council approve the alterations as shown on the plans listed in Development Permit DP-5-94 to a designated Municipal Heritage Site as required by the Heritage Conservation Act."

Item #501-4- A Solicitation for Public Input to "Areas of Interest; Lower Mainland Region Protected Areas Strategy for British Columbia (PAS) " (Ministry of Forests)

Councillor Melville asked about Colony Farm and whether it was another potential protected area under the Strategy and Mr. Innes confirmed that it was and should have been listed in the report.

The Committee recommends:

COUNCIL

Res 440 **ACTION** " That Council respond to the Ministry of Forests Regional Protected Areas Team in support of the study areas and areas of interest in and near Coquitlam already identified in the PAS process, noting in particular that opportunities to connect or link these areas be studied in order to optimize their conservation and outdoor recreation values."

Item #501-5- Neighbourly House Bylaw Review Proposed Zoning Bylaw Amendments (Z-75-93)

Mr. Innes advised of the original Bylaw being passed in 1992 and the need for a review of its provisions due to certain administrative problems. In response to questions, he advised that the height provisions still pertained within areas proposed to be exempt from the "neighbourly house provisions".

The Chairman asked that staff make a 10 minute presentation at Council on this subject.

The Committee recommends:

COUNCIL

Res. 441 + 442 **ACTION** " 1. That Council give first reading to Bylaw No. 2745, 1994, a Bylaw to amend the City of Coquitlam Zoning Bylaw No. 1928, 1971, as amended;
2. That Council refer Bylaw No. 2745, 1994 to Public Hearing."

Land Use Committee Meeting Minutes
March 28, 1994

ITEM 111 - NEW BUSINESS cont'd/

**Item #501-6- Reconsideration of Authorization for Issuance of a
Development Permit - Proposed Retail Industrial Building
at 210-240 Schoolhouse Street and Zoning Bylaw
Amendment No. 2590, 1993**

Mr. Neil Rogic came before the Committee to explain why the Development Permit has not been executed. Firstly, he said he had been away for some time and that extensive piling was required for the building. He also said that there was an interest by a church in locating on this site. He concluded by stating that he required at least two months to review his situation.

The Chairman noted that the church proposal was coming before the Committee in two weeks. It was implied that consideration of the Development Permit matter would occur at or after that time.

IV - TABLED ITEMS

T-1 Subdivision Committee Minutes of March 8, 1994

ADJOURNMENT - The meeting adjourned at 8:15 p.m.

MINUTES CERTIFIED CORRECT



D.M. BUCHANAN
PLANNING DIRECTOR

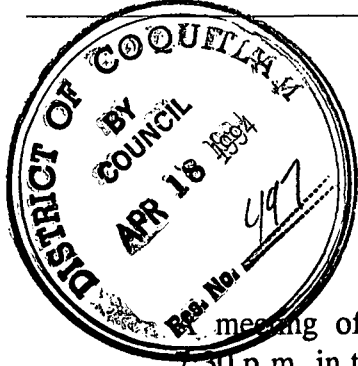
CHAIRMAN

CITY OF _____

COQUITLAM



Mayor L. Sekora



501

LAND USE COMMITTEE MINUTES

A meeting of the Land Use Committee was held on Monday, April 11, 1994 at 7.30 p.m. in the Council Chambers, with the following persons present:

COMMITTEE MEMBERS PRESENT:

Councillor D. White, Chairman
Councillor W. Melville
Councillor B. Robinson

STAFF:

N. Cook, City Manager
D.M. Buchanan, Planning Director
R. Telegus, Engineer, Env. & Dev.

ITEM I - MINUTES OF MARCH 28, 1994

Received

ITEM II - BUSINESS ARISING FROM MINUTES

Nil

ITEM III - NEW BUSINESS

Item #501-1- 7th Day Adventist Church - Further Sites (210-240 Schoolhouse & 1380 Hockaday Street

Mr. Sy Sheldon and Mr. Alex Zapotichny came before the Committee regarding their search for a church site. Mr. Zapotichny indicated that since their appearance before the meeting of February 28th, the proposed Cape Horn site was not found viable nor was land on Bedford Street. The David/Noons Creek site on the Westwood Plateau was not acceptable due to shape, grade and the B.C. Gas right-of-way. He then turned to a site at 210-240 Schoolhouse and why their group favoured this location. In response to Councillor Robinson Mr. Zapotichny advised that site had a value of \$1.6 million.

dy

Land Use Committee Meeting Minutes
April 11, 1994

ITEM III - NEW BUSINESS cont'd/

Item #501-1 cont'd/

The Chairman then asked about the Hockaday site. Mr. Sheldon responded advising that the area was at a dead end of Robson Drive.

The Committee then discussed the Schoolhouse Street site which led to concerns being raised by the Planning Director and members of the Committee. Mr. Sheldon then indicated that other institutional uses such as housing could be built adjacent to complement the church use since they only needed two of the three acres.

**COUNCIL
ACTION**

The proposal was referred on to Council for review, with the delegation to appear before the whole Council.

**Item #501-2 - Rezoning Application Z-10-94 - Rezoning of Property at
212 Marmont Street from RS-1 One-Family Residential to RT-1
Two-Family Residential to allow for Construction of a Duplex**

This item was deferred for the applicants to revise the preliminary plans to take into account the design guidelines for the Maillardville area and comply with the requirements of the Zoning Bylaw.

**Item #501-3 - Preliminary Report on Application Z-1-94 by City of Coquitlam
for a Text Amendment to Revise Parking Requirements
for Restaurants**

The Committee recommends

**COUNCIL
ACTION**

1. That Council give first reading to Bylaw No. 2764, 1994;
2. That Bylaw No. 2764, 1994 and application Z-1-94 be referred to Public Hearing."

Land Use Committee Meeting Minutes
April 11, 1994

ITEM III - NEW BUSINESS cont'd/

**Item #501-4 - Authorization for Issuance of a Development Permit - DP-2-94 -
Proposed Addition to Industrial Building at 942 Sherwood Avenue**

The Committee recommends:

COUNCIL

*7/11/94
RKS 501*
ACTION " That Council approve signing and sealing of the Development Permit and the Mayor and City Clerk be authorized to execute this Development Permit on behalf of the City of Coquitlam."

**Item #501-5 - Authorization to Issuance of a Development Variance Permit -
DVP-9-94 - Addition to Two-Family Residential Building at
642 Gauthier Avenue**

Mr. D. Knodel came forward with regard to this application.

The Committee recommends:

COUNCIL

vis 503
ACTION " That Council approve signing and sealing of the Development Variance Permit and the Mayor and City Clerk be authorized to execute this Development Variance Permit on behalf of the City of Coquitlam."

**Item #501-6 - Final Adoption of Bylaw No. 2756, 1994 - Authorization for
Issuance of a Development Permit - 54-Unit Apartment
Complex at 1532 Brunette Avenue (DP-12-92)**

The Committee recommends:

COUNCIL

*RKS 504
505*
ACTION " 1. That Council reconsider, finally pass and adopt City of Coquitlam Zoning Amendment Bylaw No. 2756, 1994;
2. That Council approve signing and sealing of the Development Permit and the Mayor and City Clerk be authorized to execute this Development Permit on behalf of the City of Coquitlam."

Land Use Committee Meeting Minutes
April 11, 1994

ITEM III - NEW BUSINESS cont'd/

**Item #501-7 - Regulation of Pool Halls and Places of Amusement
(Commercial Issues)**

This item was received.

Item #501-8 - New Forensic Institute Site - Public Information Meeting

The Planning Director reminded members of this meeting next Tuesday, April 19, 1994 at 7:30 p.m. in the Council Chambers. It was noted that the Southeast Coquitlam Ratepayers group has been helping in the advertising of the meeting.

Item #501-9 - Accessory Buildings

The issue of a shed at 1750 Rideau Avenue was reviewed. It was noted that the Director, Permits and Licenses was reviewing this issue.

IV - TABLED ITEMS

- T-1 Design Committee Minutes of March 15, 1994
- T-1 Subdivision Committee Minutes of March 22, 1994

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

MINUTES CERTIFIED CORRECT



D.M. BUCHANAN
PLANNING DIRECTOR

CHAIRMAN

CITY OF _____

COQUITLAM



501

Mayor L. Sekora

LAW 8
577

LAND USE COMMITTEE MINUTES

A meeting of the Land Use Committee was held on Monday, April 25, 1994 at 8:05 p.m. in the Council Chambers, with the following persons present:

COMMITTEE MEMBERS PRESENT:

Councillor D. White, Chairman
Councillor W. Melville
Councillor B. Robinson
Mayor L. Sekora

STAFF:

N. Cook, City Manager
D.M. Buchanan, Planning Director
E. Tiessen, Deputy Planning Director
R. Innes, Planner
A. Ing, Planner
K. Wright, Director, Permits & Licences
R. Telegus, Engineer - Env. & Dev.

ALSO:

N. Hotson, Urban Design Consultant

ITEM I - MINUTES OF APRIL 11, 1994

Received

ITEM II - BUSINESS ARISING FROM MINUTES

Nil

ITEM III - NEW BUSINESS

Item #501-1- Housing Programs

Mr. Rob Innes presented the Planning Department report of April 14, 1994. After his presentation and responding to questions he acknowledged the presence of Mr. Tim Savoie in the audience who had done much of the initial work on the report in 1993.

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

Land Use Committee Meeting Minutes
April 25, 1994

ITEM III - NEW BUSINESS cont'd/

Item #501-1 cont'd/

**COUNCIL
ACTION**

The report was received and forwarded to Council for discussion.

Mr. Martin Hubbard came before the Committee regarding this issue, supporting the initiative.

The meeting adjourned at 8:25 p.m. and reconvened at 9:00 p.m. with Mr. Innes no longer present.

**Item #501-2 - Authorization for Issuance of a Development Variance Permit -
Height of Retaining Wall at 2870 Walton Avenue (DVP-7-94)**

The Committee recommends:

COUNCIL

ACTION " That Council approve signing and sealing of the Development Variance Permit DVP-7-94 and the Mayor and City Clerk be authorized to execute this Development Variance Permit on behalf of the City of Coquitlam."

**Item #501-3 - Amendment to Development Permit for High-Rise Apartment
Building at 3070 Guildford Way**

The Committee recommends:

COUNCIL

ACTION " That Council approve signing and sealing of the amendment to Development Permit DP-11-93 and the Mayor and City Clerk be authorized to execute this Development Permit on behalf of the City of Coquitlam."

Land Use Committee Meeting Minutes
April 25, 1994

ITEM III - NEW BUSINESS cont'd/

Item #501-4 - Preliminary Report on Application Z-9-94 by Ginny Loudon for Rezoning of Property at the rear of 1454, 1458 and 1466 Pipeline Road from RS-2 to RS-1 for Subdivision into Three One-Family Residential Lots

Bylaw No. 2770, 1994 and application Z-9-94 was deferred until the Subdivision Committee advises that the subdivision is technically feasible.

Item #501-5 - Preliminary Report on Application Z-11-94 by Guy Michaud for Rezoning of Property at 1203 Cartier & 1203 Hachey from RS-1 to RM-1 for a 7 Unit Low-Density Apartment Project

The Committee recommends:

COUNCIL

ACTION " 1. That Council give first reading to Zoning Amendment Bylaw No. 2772, 1994;

2. That Bylaw No. 2772, 1994 and application Z-11-94 be referred to Public Hearing."

**Item #501-6 - Withdrawal of Rezoning Application Z-71-93 -
960 Loughheed Highway (The Home Depot)**

This item was received.

Item #501-7 - 1101 United Boulevard - Atlas Textiles

Mr. Ken Wright spoke on this matter and the report was received.

Land Use Committee Meeting Minutes
April 25, 1994

ITEM III - NEW BUSINESS cont'd/

**Item #501-8 - Consideration of Final Adoption of Bylaw No. 2709, 1993 -
M-7 Zoning of a Portion of a Building at 1368 United Boulevard
(Z-35-93)**

The Committee recommends:

COUNCIL

As 583
ACTION " That Council reconsider, finally pass and adopt City of Coquitlam Zoning
Amendment Bylaw No. 2709, 1993."

**Item #501-9 - The Development Concept for "Aquaduct Gardens"
by the Polygon Group at 1204-1210 Pipeline Road**

This item was received for information.

IV - TABLED ITEMS

T-1 Design Committee Minutes of March 29, 1994
T-1 Subdivision Committee Minutes of April 12, 1994

ADJOURNMENT - The meeting adjourned at 9:05 p.m.

MINUTES CERTIFIED CORRECT



D.M. BUCHANAN
PLANNING DIRECTOR

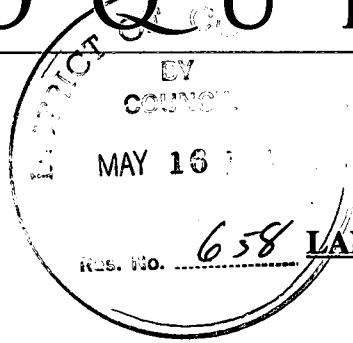
CHAIRMAN

CITY OF

COQUITLAM



Mayor L. Sekora



501

LAND USE COMMITTEE MINUTES

A meeting of the Land Use Committee was held on Monday, May 9, 1994 at 7:30 p.m. in the Council Chambers, with the following persons present:

COMMITTEE MEMBERS PRESENT: Councillor D. White, Chairman
Councillor W. Melville
Councillor B. Robinson

STAFF: N. Cook, City Manager
E. Tiessen, Deputy Planning Director
R. Telegus, Engineer - Env. & Dev.

ITEM I - MINUTES OF APRIL 25, 1994

Received

ITEM II - BUSINESS ARISING FROM MINUTES

Nil

ITEM III - NEW BUSINESS

Item #501-1- Development Cost Charges in M-8 Zone

Mr. Bob Mason of Intrawest addressed the Committee, to make two points:

- a) that the basis for the DCC charges is flawed, in terms of the large discrepancy between industrial and commercial categories, when a commercial user can later move into a building which originally paid at industrial rates. In addition, the need to distinguish between warehouse and retailing space in a mixed operation, would be the cause of conflict;

A handwritten signature in cursive script.

Land Use Committee Meeting Minutes
May 9, 1994

ITEM III - NEW BUSINESS cont'd/

Item #501-1 cont'd/

- b) that Big Box retailers are not in fact only retailers; they also conduct their warehousing in the same building. Outdoor retailing (e.g. lumber), will escape charges. In effect, "Big Box" operations are of a hybrid nature, and support lower per square foot rentals than conventional retailing.

In summary, Mr. Mason proposed that DCC's be based on zoning, not use, and that a "blended" approach recognizing volumetric size of buildings be utilized.

Mr. Paul Bunt, traffic consultant for Intrawest then spoke about the traffic generation characteristics of "Big Box" retailers as opposed to other categories of commercial and industrial development. Since a proportion of the business done by "Big Box" is sometimes wholesale, there is a significant difference in peaking characteristics. Traffic generation in Canada is higher for "Big Box" operators than in the U.S., but can be expected to drop to U.S. levels as novelty wears off and long term competition takes its effects. He noted also that within the general category of "Big Box", there is a very wide variance of traffic generation and parking accumulation between specific operations.

The Chairman noted that this item will be discussed further at the next Council meeting.

Item #501-2 - B.C. Energy Plan - Draft

The Committee instructed that the B.C. Energy Council be invited to attend a Land Use Committee, to which other members of Council would be invited, but that the presentation be limited to 30 minutes to allow for its incorporation into a regular meeting.

**Item #501-3 - Authorization for Issuance of Development Permit - DP-2-94 -
New Industrial Building at 943/45 Sherwood Avenue**

The Committee recommends:

COUNCIL

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

RES 659

Land Use Committee Meeting Minutes
May 9, 1994

ITEM III - NEW BUSINESS cont'd/

**Item #501-4 - Authorization for Issuance of a Development Variance Permit -
Sign Location for Store at 1116 Como Lake Avenue - DVP-8-94**

The Committee recommends:

COUNCIL

ACTION " That Council decline Development Variance Permit DVP-8-94. "

**Item #501-5 - Authorization for Issuance of a Development Variance Permit -
Road Design Standards for Subdivision at 1458 Hockaday Street
DVP-10-94**

The Committee recommends:

COUNCIL

ACTION " That Council approve signing and sealing of the Development Variance Permit DVP-10-94 and the Mayor and City Clerk be authorized to execute this Development Variance Permit on behalf of the City of Coquitlam. "

**Item #501-6 - Authorization for Issuance of a Development Variance Permit -
Road Design Standards for Double Alpha Holdings Corp. on
Parkway Boulevard - DVP-6-94**

The Committee recommends:

COUNCIL

ACTION " That Council authorize signing and sealing of the Development Variance Permit DVP-6-94 and the Mayor and City Clerk be authorized to execute this Development Variance Permit on behalf of the City of Coquitlam. "

Land Use Committee Meeting Minutes
May 9, 1994

ITEM III - NEW BUSINESS cont'd/

Item #501-7 - Authorization for Issuance of a Development Variance Permit - Proposed Variance to Setback for Maintenance Building on the 18 Hole Golf Course on Westwood Plateau

The Committee recommends:

COUNCIL

Res. 663
ACTION " That Council approve signing and sealing of the Development Variance Permit and the Mayor and City Clerk be authorized to execute this Development Variance Permit on behalf of the City of Coquitlam."

Item #501-8 - Request for an Amendment to Development Permit - Extension of Time for Apartment Project at 507-515 Austin Avenue - DP-2-89

The Committee recommends:

COUNCIL

Res. 664
ACTION " That Council approve signing and sealing of the amendment to the Development Permit and the Mayor and City Clerk be authorized to execute this amendment on behalf of the City of Coquitlam."

Item #501-9 - Preliminary Report on Application Z-12-94 by Joaquim Moreira for Rezoning of Property at 324 Marmont Street from RS-1 to RT-1 for a Two-Family Residential Building

The Committee recommends:

COUNCIL

*Res. 665
& 666*
ACTION " 1. That Council give first reading to City of Coquitlam Zoning Amendment Bylaw No. 2780, 1994;
2. That Council refer Bylaw No. 2780, 1994 and rezoning application Z-12-94 to Public Hearing."

Land Use Committee Meeting Minutes
May 9, 1994

ITEM III - NEW BUSINESS cont'd/

Item #501-10 - Preliminary Report on Application Z-13-94 by Victor and Elaina Yip for Rezoning of Property at 1393 Pipeline Road from RS-1 to RS-3 for Subdivision into One-Family Residential Lots

The Committee recommends:

COUNCIL

- Res. 667
+ 668*
- ACTION " 1. That Council give first reading to City of Coquitlam Zoning Amendment Bylaw No. 2781, 1994;**
- 2. That Bylaw No. 2781, 1994 and application Z-13-94 be referred to Public Hearing."**

IV - TABLED ITEMS

- T-1 Design Committee Minutes of April 26, 1994
T-2 Subdivision Committee Minutes of April 6, 1994
T-3 Subdivision Committee Minutes April 19, 1994

ADJOURNMENT - The meeting adjourned at 8:25 p.m.



**E. TIESSEN
DEPUTY PLANNING DIRECTOR**

MINUTES CERTIFIED CORRECT

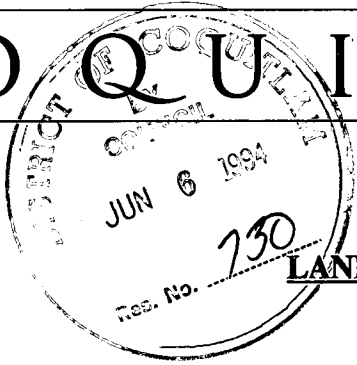
CHAIRMAN

CITY OF _____

C O Q U I T L A M



Mayor L. Sekora



501

LAND USE COMMITTEE MINUTES

A meeting of the Land Use Committee was held on Tuesday, May 24, 1994 at 7:00 p.m. in the Council Chambers, with the following persons present.

COMMITTEE MEMBERS PRESENT:

Councillor D. White, Chairman
Councillor W. Melville

STAFF:

N. Cook, City Manager
E. Tiessen, Deputy Planning Director
R. Telegus, Engineer - Env. & Dev.

ITEM I - MINUTES OF MAY 09, 1994

Received.

ITEM II - BUSINESS ARISING FROM MINUTES

Nil.

ITEM III - NEW BUSINESS

Item #501-1 - Requested OCP Redesignation of Gemex Property Pipeline Road (3333 Caliente)

The Committee recommends:

COUNCIL ACTION

" That Council indicate to Gemex that there does not appear to be sufficient grounds at the present time for Council to consider amendment of the Official Community Plan, but that this matter can be reviewed when the OCP next comes up for review, likely in 1997, at which time input from property owners and other members of the public will be considered.

Res 731

[Signature]

Land Use Committee Meeting Minutes
May 24, 1994

ITEM III - NEW BUSINESS cont'd

**Item #501-2 - Parking Proposal Adjacent Our Lady of Fatima Church
(315 Walker Street)**

The Chairman referred this matter to Council for consideration.

**Item #501-3 - North Road Study - Public Workshop May 04, 1994
(SW OCP - North Road Study)**

The Council recommends:

Res 732
COUNCIL ACTION " That the Land Use Committee accept this report from the Planning Director as information."

**Item #501-4 - Application for Extension of Rezoning Application Z-28-93 -
514 Cochrane Avenue to RT-1 to Allow for Construction of a
New Two-Family Residential Building (Z-98-93)**

The Committee deferred consideration of this matter for staff to be in touch with the applicant to determine whether construction is proposed to in fact proceed, considering that the property is now being offered for sale, as evidenced by a sign on the property.

**Item #501-5 - Authorization for Issuance of a Development Variance Permit - Road
Design Standards Adjacent 574 Chapman Avenue (DVP-13-94)
(574 Chapman)**

That Council recommends:

Res 733
COUNCIL ACTION " That Council approve signing and sealing of the Development Variance Permit and the Mayor and City Clerk be authorized to execute this Development Variance Permit on behalf of the City of Coquitlam."

Land Use Committee Meeting Minutes
May 24, 1994

**Item #501-6 - Preliminary Report on Application Z-15-94 by Gary R. Bell for Rezoning
of Property at 1131 Dufferin Street from CS-1 to P-2 for Multi-Level
Care Facility**

The Committee instructed that if the proponents are able to meet the design concerns of the Design Committee and staff in time, the application be placed on the agenda of the next Council meeting for consideration of first reading and referral to Public Hearing of Bylaw No. 2786; otherwise the matter will be considered further at the next meeting of the Committee.

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

MINUTES CERTIFIED CORRECT

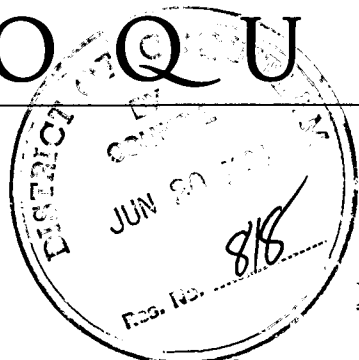


E. TIESSEN
DEPUTY PLANNING DIRECTOR

CHAIRMAN



Mayor L. Sekora



501

LAND USE COMMITTEE MINUTES

A meeting of the Land Use Committee was held on Monday, June 13, 1994 at 7:40 p.m. in the Council Chambers, with the following persons present:

COMMITTEE MEMBERS PRESENT: Councillor D. White, Chairman
Councillor W. Melville
Councillor B. Robinson

STAFF: D.M. Buchanan, Planning Director
E. Tiessen, Deputy Planning Director
R. Telegus, Engineer - Env. & Dev.
T. Arthur, Deputy Director, Permits & Licences
B. Elliott, Director, Leisure and Parks Services

ITEM I - MINUTES OF MAY 24, 1994

Received

ITEM II - BUSINESS ARISING FROM MINUTES

In response to Councillor Melville, the Planning Director advised that a separate report was going forward to the June 20th Council meeting on the Fatima Church parking issue.

ITEM III - NEW BUSINESS

Item #501-1 - 43 Housing Society

Mr. John Burdiken came forward. He advised that Sandra Boyle and Roxanne Macdonald were also present from his organization. He went on to review three projects the organization had built in Port Coquitlam in recent years, with financing through B.C. Housing and provided statistics related to residents and people on their waiting lists.

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Land Use Committee Meeting Minutes
June 13, 1994

ITEM III - NEW BUSINESS cont'd/

Item #501-1 cont'd/

Roxanne Macdonald then referred to the recent Planning Department's report on affordable housing. She asked for involvement in the drafting of housing agreements, examining parking requirements and in updating the development review process.

Item #501-2 - Preliminary Report on Application Z-16-94 by Edward Leflufy for Rezoning of Property at 1348 United Boulevard from M-9 to M-8 for a Multi-Bay Building for Wholesale/Retail Operations

Mr. Bob Mason spoke to the Committee on the staff report. Section 801 (g)(iv) of the Zoning Bylaw was emphasized in his presentation regarding businesses in smaller floor areas (300 sq. meters to 2,000 sq. meters). He argued the rationale that such uses could already in effect congregate in a larger configuration within one business entity, such as in a Home Depot type of operation.

He advised that there were only two similar uses in the Maillardville area.

The Deputy Planning Director spoke to the issues involved. He noted that while M-8 zoning on this site could result in exceeding the maximum area recommended by the Urbanics report to be set aside for "Big Box" retailing, the more serious problem is with the nature of the uses proposed. Proposed for the subject site are smaller retailers, with floor areas down to about 3,000 sq. ft., whereas the Urbanics report recommends a minimum floor area per business, in the "Big Box" zone, of 20,000 sq. ft. The Urbanics report saw a net benefit to Coquitlam of permitting "Big Box" retailers, but only if the 20,000 sq. ft. minimum size were strictly maintained. This would ensure that such retailers are aimed at a regional market. Smaller retailers would be directly competitive with conventional retailers elsewhere in Coquitlam, but operating from cheaper industrial land.

Mr. Tiessen noted that the M-8 zone does now allow for such smaller uses, but that the zone was created before Coquitlam had a full understanding of the "Big Box" phenomenon, and what directions it should take in response. The Urbanics report has helped the City to establish a clear strategic direction. Many warnings have been given over the months, that the M-8 zone will have to be replaced by a "Big Box" zone, allowing the widest range of retail and wholesale sales, but limited to a minimum floor area of 20,000 sq. ft. Fortunately, the uses so far established on M-8 lands exceed this minimum size, so a problem of non-conformity does not arise, but would be a problem with the present proposal.

Land Use Committee Meeting Minutes
June 13, 1994

ITEM III - NEW BUSINESS cont'd/

Item #501-2 cont'd/

Mr. Tiessen noted further that there are indeed several retailers on Austin who would potentially be affected, but equally important, the proposal could bleed off potential that should more appropriately go to M-6 and CS-1 sites in the Schoolhouse and Lougheed Highway areas.

Mr. Mason went on to advise that the subject site was likely the only one where the smaller users in 50,000 sq. ft. of the building would be likely. All other future sites were seen as for true big floor space type businesses.

The Committee deferred action on the matter for review between the proponent, staff and the consultants.

A report in mid July was requested by the Chair.

Item #501-3 - Development Variance Permit Application - Height of "Bubble" over Tennis Courts at 1650 Foster Avenue (DVP-25-94)

Mr. Ralph Gardiner of 620 Berry Street came to the Committee regarding this proposal. He also raised concerns with past changes to the areas south of the reservoir and the increased intensity of recreational activities coming with the proposed "bubble".

The Chairman suggested that Mr. Gardiner meet with the Leisure and Parks Director in order to obtain full information before his planned appearance at Council on June 20th.

Mr. Frank Bole of the Dogwood Tennis Club then came before the meeting, expressing support for the scheme. He indicated that entry to the tennis courts would now be controlled which should prevent the kinds of vandalism which has been experienced.

This item was left for review by Council on June 20th.

ks.
820

Land Use Committee Meeting Minutes
June 13, 1994

ITEM III - NEW BUSINESS cont'd/

**Item #501-4 - Zoning Bylaw Amendment for Mobile Caterers Within
Coquitlam**

Mr. Frank Hebert spoke to the issue of "hot dog carts", with him operating from a location at Boone County. He advised that he has a health certificate and has hired two people since he has started.

The Committee directed that staff report on this issue by late 1994 and authorized obtaining input from outside organizations towards this effort.

**Item #501-5 - Preliminary Report on Application Z-18-94 by Polygon
Development 51 Limited for Rezoning of Property at
1204 and 1210 Pipeline Road from M-1 to RM-6 for ±-
196 Unit (including 3 visitor units) Four-Storey Apartment
Building**

The Committee recommends:

COUNCIL

- ACTION** " 1. That Council give first reading to Bylaw No. 2800, 1994;
2. That Bylaw No. 2800, 1994 and application Z-18-94 be referred to Public Hearing."

**Item #501-6 - Authorization for Issuance of Two Development Permits -
DP-48-93 for Building 'D' and DP-49-93 for Building 'H' -
Four-Storey Frame Apartment Buildings at 1190 Eastwood
Street and 3085 Primrose Lane**

Mr. Andre Molnar and his architect Mr. Jim Lehto and staff provided background on the development and discussion focused on the distance between the two proposed buildings, window treatment, light and air etc.

Land Use Committee Meeting Minutes
June 13, 1994

ITEM III - NEW BUSINESS cont'd/

Item #501-6 cont'd/

**COUNCIL
ACTION**

The Chairman suggested examining the Lido development near New Westminster Quay on June 18th prior to Council consideration on June 20th.

The Planning Director noted that consideration of Development Permit issuance on June 20th was involved since Building Permit issuance prior to July 4th was being sought by the applicants based on pre 1993 Development Cost Charges.

Item #501-7 - Preliminary Report on Application Z-17-94 by City of Coquitlam for Rezoning of Property at Parcels 5F, 5N (2) and 8G on Westwood Plateau from RS-5 to RT-2 for Cluster Housing

The Committee recommends:

**COUNCIL
ACTION**

1. That Council give first reading to City of Coquitlam Zoning Amendment Bylaw No. 2790, 1994;
2. That Bylaw No. 2790, 1994 and application Z-17-94 be referred to Public Hearing."

Item #501-8 - Preliminary Report on Application Z-19-94 by Oliver M. Bellet/ Sandy L. Carmichael and Christopher John Bonkowski for Rezoning of Property at 624 and 630 Chapman Avenue from RS-1 to RS-3 for Subdivision into One-Family Residential Lots

The Committee recommends:

**COUNCIL
ACTION**

1. That Council give first reading to City of Coquitlam Zoning Amendment Bylaw No. 2791, 1994;
2. That Bylaw No. 2791, 1994 and application Z-19-94 be referred to Public Hearing."

Land Use Committee Meeting Minutes
June 13, 1994

ITEM III - NEW BUSINESS cont'd/

Item #501-9 - Preliminary Report on Application Z-20-94 by MDZ Dev. Ltd. for Rezoning of Property at 250 Schoolhouse Street from M-1 to M-6 to Allow a Portion of Existing Building to be Utilized for Retailing

The Committee recommends:

COUNCIL

ACTION " 1. That Council give first reading to City of Coquitlam Zoning Amendment Bylaw No. 2792, 1994;
2. That Bylaw No. 2792, 1994 and application Z-20-94 be referred to Public Hearing."

Item #501-10 - Authorization for Issuance of a Development Permit - Proposed Carport Additions to Four-Plex at 1312 Cartier Avenue (DP-23-94)

The Committee recommends:

COUNCIL

ACTION " That Council approve signing and sealing of the Development Permit DP-23-94 and the Mayor and City Clerk be authorized to execute this Development Permit on behalf of the City of Coquitlam."

Item #501-11 - Authorization for Issuance of a Development Variance Permit - Road Design Standards for Allan Johnson for Subdivision at 1475 Purcell Drive (DVP-18-94)

The Committee recommends:

COUNCIL

ACTION " That Council approve signing and sealing of the Development Variance Permit DVP-18-94 and the Mayor and City Clerk be authorized to execute this Development Variance Permit on behalf of the City of Coquitlam."

Land Use Committee Meeting Minutes
June 13, 1994

ITEM III - NEW BUSINESS cont'd/

**Item #501-12 - Authorization for Issuance of a Development Variance Permit -
Road Design Standards for 415528 B.C. Ltd. on Cape Horn
Avenue (2376 Cape Horn Avenue, DVP-28-94)**

The Committee recommends:

COUNCIL

Res. 835
ACTION " That Council approve signing and sealing of the Development Variance Permit DVP-28-94 and the Mayor and City Clerk be authorized to execute this Development Variance Permit on behalf of the City of Coquitlam."

**Item #501-13 - Authorization for Issuance of a Development Variance Permit -
Road Design Standards for Parcels 5N and 5Q on Westwood
Plateau (DVP-20-94)**

The Committee recommends:

COUNCIL

Res. 834
ACTION " That Council approve signing and sealing of Development Variance Permit DVP-20-94 and the Mayor and City Clerk be authorized to execute this Development Variance Permit on behalf of the City of Coquitlam."

**Item #501-14 - Authorization for Issuance of a Development Variance Permit
DVP-14-94 - Setback from Building to a New Property Line
to Allow Subdivision at 800 Lillian Street**

The Committee recommends:

COUNCIL

Res 837
ACTION " That Council approve signing and sealing of the Development Variance Permit DVP-14-94 and the Mayor and City Clerk be authorized to execute this Development Variance Permit on behalf of the City of Coquitlam."

Land Use Committee Meeting Minutes
June 13, 1994

ITEM III - NEW BUSINESS cont'd/

**Item #501-15 - Authorization for Issuance of a Development Variance Permit -
Size of Two-Family Residential Building at 1026 Dansey Avenue
(DVP-16-94)**

The Committee recommends:

COUNCIL

Res. 838
ACTION " That Council approve signing and sealing of the Development Variance Permit DVP-16-94 and the Mayor and City Clerk be authorized to execute this Development Variance Permit on behalf of the City of Coquitlam.

**Item #501-16 - Authorization for Issuance of a Development Variance Permit
DVP-19-94 Height of Retaining Wall at the Rear of
2515 Quay Place**

The Committee recommends:

COUNCIL

Res. 839
ACTION " That upon receiving input from any interested surrounding residents, that Council give consideration to the following:

" That Council approve signing and sealing of the Development Variance Permit DVP-19-94 and the Mayor and City Clerk be authorized to execute this Development Variance Permit on behalf of the City of Coquitlam."

Item #501-17 - Rezoning Application Z-65-93 - 1001 Austin Avenue to C-2

The Committee recommends:

COUNCIL

Res. 840, 841 & 842
ACTION " 1. That Council give first reading to City of Coquitlam Official Community Plan Amendment Bylaw No. 2689, 1993;
2. That Council give first reading to City of Coquitlam Zoning Amendment Bylaw No. 2690, 1993;
3. That Bylaw No's. 2689, 1993 and 2690, 1993 and application Z-65-93 be referred to Public Hearing."

Land Use Committee Meeting Minutes
June 13, 1994

ITEM III - NEW BUSINESS cont'd/

**Item #501-18 - Rezoning Application Z-9-94, Bylaw No. 2770, 1994 - 1454,
1458 and 1466 Pipeline Road to RS-1**

The Committee recommends:

COUNCIL

ACTION " 1. That Council give first reading to Bylaw No. 2770, 1994;

2. That Bylaw No. 2770, 1994 and application Z-9-94 be referred to Public Hearing."

Res 843 + 844

**Item #501-19 - Letter Received from Minister of Housing, Recreation &
Consumer Services re Bill 31, Municipal Amendment
Act, 1994**

The Committee received the Minister's letter of May 20, 1994 for information.

IV - TABLED ITEMS

T-1 Design Committee Meeting Minutes of May 26, 1994

T-2 Design Committee Meeting Minutes of June 1, 1994

T-3 Subdivision Committee Meeting Minutes of May 17, 1994

ADJOURNMENT - The meeting adjourned at 10:00 p.m.

MINUTES CERTIFIED CORRECT



D.M. BUCHANAN
PLANNING DIRECTOR

CHAIRMAN

CITY OF

COQUITLAM



LAND USE COMMITTEE MINUTES

A meeting of the Land Use Committee was held on Monday, June 27, 1994 at 7:45 p.m. in the Council Chambers, with the following persons present:

COMMITTEE MEMBERS PRESENT: Councillor D. White, Chairman
Councillor W. Melville

STAFF: N. Cook, City Manager
E. Tiessen, Deputy Planning Director
R. Telegus, Engineer - Env. & Dev.
A. Ing, Planner
J. Pickering, Planner

ITEM I - MINUTES OF JUNE 13, 1994

Received

ITEM II - BUSINESS ARISING FROM MINUTES

It was noted that the minutes of June 13, 1994 should be amended to name Mr. Jim Lehto as a representative of Terry Hale Architects.

The minutes as so amended were received.

ITEM III - NEW BUSINESS

**Item #501-1 - Authorization for Issuance of a Development Variance
Permit - Accessory Off-Street Parking at 1001 Austin Avenue**

The Committee recommends:

COUNCIL

ACTION " That Council approve signing and sealing of Development Variance Permit DVP-24-94 and the Mayor and City Clerk be authorized to execute this Development Permit on behalf of the City of Coquitlam. "

Res 896

Land Use Committee Meeting Minutes
June 27, 1994

ITEM III - NEW BUSINESS cont'd/

Item #501-2 - Preliminary Report on Application Z-21-94 by Jamie and Karren Fox for Rezoning of Property at 260 Solar Court from RS-1 to RT-1 for an Addition to One-Family Residential Building to Create a Two-Family Residential Building

The Committee recommends:

COUNCIL

- Res 897
+ 898*
- ACTION** " 1. That Council give first reading to City of Coquitlam Zoning Amendment Bylaw No. 2808, 1994;
2. That Bylaw No. 2808, 1994 and application Z-21-94 be referred to Public Hearing."

Item #501-3 - Preliminary Report on Application Z-23-94 by Wesbild Holdings for Rezoning of Property at 1801 Parkway Blvd., Westwood Plateau from P-3 to P-1 for a Water Pumping Station

The Committee recommends:

COUNCIL

- Res. 899
900 + 901*
- ACTION** " 1. That Council give first reading to City of Coquitlam Northwest Coquitlam Official Community Plan Amendment Bylaw No. 2809, 1994;
2. That Council give first reading to City of Coquitlam Zoning Amendment Bylaw No. 2810, 1994;
3. That Bylaw No's. 2809, 1994 and 2810, 1994 and application Z-23-94 be referred to Public Hearing."

Item #501-4 - Development of Site West of Village Credit Union on Brunette Avenue

Mr. Ziggy Wittmoser spoke on behalf of the Credit Union. He outlined a proposed consolidation of lands to accommodate a project under the planned new "C-5" mixed use zone. He suggested that a four-storey facade would be the one area where the present proposal would deviate from the Planning Department's C-5 proposals. This would apply to 57% of the Brunette frontage.

Land Use Committee Meeting Minutes
June 27, 1994

ITEM III - NEW BUSINESS cont'd/

Item #501-4 cont'd/

Mr. Ing gave some background on the "C-5 Zone" proposal, and noted that this proposal is still very preliminary, and plans have not yet been checked, especially as to density and height.

The Committee urged the proponents to work further with staff, toward putting together a formal application that can be considered by Council together with the C-5 Zone regulations when these are completed.

**Item #501-5 - Withdrawal of Land from the Agricultural Land Reserve -
Devon Road Developments (Agricultural Land Commission)**

Jane Pickering explained the location of the application for removal from the ALR, and noted some of the major characteristics of the proposal.

Mr. Kabel Atwell spoke on behalf of Devon Road Developments Ltd. He stated that the proponents seek an exclusion from the ALR at this time, and that they would seek approval for alternate use, at higher residential density, at a later time.

The Chairman pointed out that consideration of an alternate use on this site is a long way off, as is the potential for urban servicing. The request for ALR exclusion is therefore very much premature. He noted that he is willing to place the proposal before Council for discussion, but would suggest that the proponents reconsider whether they wish to proceed at this time. He advised that they contact the Planning Department if they wish the proposal to go forward to Council.

IV - TABLED ITEMS

- T-1 Design Committee Meeting Minutes of June 15, 1994
- T-2 Subdivision Committee Meeting Minutes of June 7, 1994

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

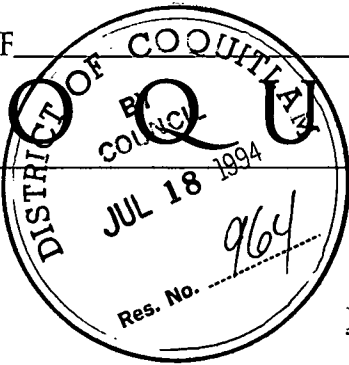

E. TIESSEN
ACTING PLANNING DIRECTOR

MINUTES CERTIFIED CORRECT

CHAIRMAN

CITY OF

C O Q U I T L A M



501
Mayor L. Sekora

LAND USE COMMITTEE MINUTES

A meeting of the Land Use Committee was held on Monday, July 11, 1994 at 8:00 p.m. in the Council Chambers, with the following persons present.

COMMITTEE MEMBERS PRESENT:

Councillor D. White, Chairman
Councillor W. Melville
Councillor B. Robinson

STAFF:

N. Cook, City Manager
E. Tiessen, Deputy Planning Director
R. Telegus, Engineer - Env. & Dev.

ITEM I - MINUTES OF JUNE 27, 1994

Received.

ITEM II - BUSINESS ARISING FROM MINUTES

Nil.

ITEM III - NEW BUSINESS

Item #501-1 - BC ENERGY COUNCIL

Mr. David Askew reviewed his Council's mandate to develop a sustainable energy policy for BC, with public input.

He then outlined the Energy Council's vision for a sustainable energy strategy, using a slide presentation.

In the subsequent discussion, Mr. Askew and his associates answered various questions from the Committee. Councillor Melville stressed that for the Energy Council to be creditable, it must take care to present an honest and measured message.

The Chairman expressed appreciation for the Energy Council's presentation.

ITEM III - NEW BUSINESS cont'd

**Item #501-2 - Review of Size of Two-Family Residential Buildings
1051 Rochester**

The Committee recommends:

" That the interim report of the Planning Director dated June 27, 1994 be received and staff continue to employ the Development Variance Permit approach to individual cases."

**Item #501-3 - Final Adoption of Bylaw Nol. 2718, 1993 and Authorization for
Issuance of a Development Permit - 14 Unit Urban Townhouse
Development at 1412-1418 Cartier Avenue**

The Committee recommends:

**COUNCIL
ACTION**

1. That Council reconsider, finally pass and adopt City of Coquitlam Zoning Amendment Bylaw No. 2718, 1993;
2. That Council approve signing and sealing of the Development Permit DP-62-93 and the Mayor and City Clerk be authorized to execute this Development Permit on behalf of the City of Coquitlam."

*SFH
RES 9/6/6*

**Item #501-4 - Authorization for Issuance of a Development Variance Permit -
Proposed Office Depot Outlet at 1175 Woolridge Avenue, Coquitlam,
BC (DVP-30-94)**

The Committee recommends:

**COUNCIL
ACTION**

- " That Council approve signing and sealing of Development Variance Permit DVP-30-94 and the Mayor and City Clerk be authorized to execute this Development Variance Permit on behalf of the City of Coquitlam."

RES 9/6/7

ITEM III - NEW BUSINESS cont'd

**Item #501-5 - Consideration of Final Adoption of Bylaws - Official Community Plan
Amendment and Zoning Bylaw Amendment - 2599 Runnel Drive**

That Council recommends:

- COUNCIL ACTION** " 1. That Council reconsider, finally pass and adopt City of Coquitlam Southwest Coquitlam Town Centre Official Community Plan Amendment Bylaw No. 2685, 1993;
2. That Council reconsider, finally pass and adopt City of Coquitlam Zoning Amendment Bylaw No. 2686, 1993."

**Item #501-6 - Consideration of Final Adoption of Zoning Amendment Bylaw No. 2683,
1993 (Z-64-93)**

That Council recommends:

- COUNCIL ACTION** " That Council reconsider, finally pass and adopt City of Coquitlam Zoning Amendment Bylaw No. 2683, 1993."

**Item #501-7 - Consideration of Final Adoption of Zoning Bylaw Amendment No. ²⁷⁸¹2681,
1994 Given Third Reading by Council on June 06, 1994 (Z-13-94)**

That Council recommends:

- COUNCIL ACTION** " That Council reconsider, finally pass and adopt City of Coquitlam Zoning Amendment Bylaw No. ²⁷⁸¹2681, 1994."

ITEM III - NEW BUSINESS cont'd

Item #501-8 - Preliminary Report on Application Z-24-94 by City of Coquitlam for Text Amendment to Remove Fees from Zoning Bylaw

That Council recommends:

**COUNCIL
ACTION**

*PLKS. 971, 972 + 973
PLKS 974 +
975*

- " 1. That Council give three readings to City of Coquitlam Bylaw No. 2805, 1994, a Bylaw to amend the Fees and Charges Bylaw No. 2531, 1994;
2. That Council give first reading to City of Coquitlam Zoning Amendment Bylaw No. 2813, 1994;
3. That Bylaw No. 2813, 1994 and application Z-24-94 be referred to Public Hearing."

ITEM IV - TABLED ITEMS

- T-1 Design Committee Meeting Minutes of June 28, 1994
- T-2 Subdivision Committee Meeting Minutes of June 21, 1994

ADJOURNMENT - The meeting adjourned at 9:15 p.m.

MINUTES CERTIFIED CORRECT



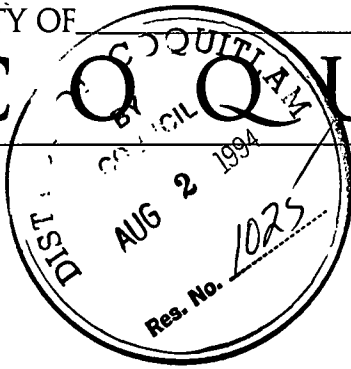
E. TIESSEN
DEPUTY PLANNING DIRECTOR

CHAIRMAN



Mayor L. Sekora

501



LAND USE COMMITTEE MINUTES

A meeting of the Land Use Committee was held on Monday, July 25, 1994 at 7:30 p.m. in the Council Chambers, with the following persons present:

COMMITTEE MEMBERS PRESENT: Councillor D. White, Chairman
Councillor W. Melville
Councillor B. Robinson

STAFF: N. Cook, City Manager
D.M. Buchanan, Planning Director
K. Wright, Director, Permits & Licences
J. Pickering, Planner

ITEM I - MINUTES OF JULY 11, 1994

Received.

ITEM II - BUSINESS ARISING FROM MINUTES

The amendments to the Minutes were noted in that the words "The Committee recommends" should replace "That Council recommends".

ITEM III - NEW BUSINESS

Item #501-1- 3009/3011 Plateau Boulevard (Height of Retaining Wall)

Mr. Alex M. de Figueiredo came before the Committee. Initially he circulated a letter from the builder dated August 4, 1993 and a letter from the Permits & Licences Department dated December 29, 1993 as well as a photograph of the wall in question.

Mr. Cook left the Chambers after reference was made to Sentinel Homes.

In response to the Planning Director, Mr. de Figueiredo advised that the text of his presentation would be made available.

Land Use Committee Meeting Minutes
July 25, 1994

ITEM III - NEW BUSINESS cont'd/

Item #501-1 cont'd/

The Committee asked that staff provide more specific information on this matter and what alternatives might be pursued to address this issue.

Mr. Cook returned to the Chambers after Mr. de Figueiredo withdrew and advised that Mr. Klassen was dealing with this matter since Sentinel Homes had built his family's house.

Item #501-2 - Proposed Bingo Facility - 240 Schoolhouse Street
(210-240 Schoolhouse Street)

Jane Pickering gave background on this proposal and the conclusion that it was appropriate to review this proposal further. She noted that parking numbers were a possible issue.

Members of the Committee supported the matter proceeding.

The Committee recommends:

COUNCIL

115 1026
ACTION "That Council authorize staff to review the alternatives for accommodating the proposal for a bingo facility at 240 Schoolhouse Street for further report to Council."

Item #501-3 - Preliminary Report on Application Z-25-94 by Mr. Harry Bloy
for Rezoning of Property at 875 Greene Street from RS-1 to
RT-1 for a new Two-Family Residential Building

Mr. Harry Bloy appeared regarding this proposed duplex and stated that he wanted a 5'11" crawl space and not one of just 3'.

The Planning Director emphasized that this area was in the floodplain and that the crawl space is below the design flood level.

The Chairman suggested that the applicant should consider larger units by variance, backed by a restrictive covenant. A new set of plans was requested.

Land Use Committee Meeting Minutes
July 25, 1994

ITEM III - NEW BUSINESS cont'd/

Item #501-3 cont'd/

The Committee recommends:

COUNCIL

- Res 1027*
Res. 1028
- ACTION " 1.** That Council give first reading to City of Coquitlam Zoning Amendment Bylaw No. 2823, 1994;
- 2.** That application Z-25-94 and Bylaw No. 2823, 1994 be placed on the agenda of a Public Hearing when acceptable revised plans are received by staff, which would take into account that larger units are possible by utilization of a Development Variance Permit."

Item #501-4 - Preliminary Report on Application Z-27-94 by Bentall Property Management for Rezoning of Property at 2635 Barnet Highway for a Text Amendment to Zoning Bylaw to Allow Music Instruction in Conjunction with Retail Sale of Music Supplies and Instruments

The Committee recommends:

COUNCIL

- Res 1029*
Res 1030
- ACTION " 1.** That Council give first reading to City of Coquitlam Zoning Amendment Bylaw No. 2822, 1994;
- 2.** That Bylaw No. 2822, 1994 and application Z-27-94 be referred to Public Hearing."

Item #501-5 - Application for Extension to Rezoning Application Z-28-93 - 514 Cochrane Avenue to RT-1 to allow for Construction of a new Two-Family Residential Building

The Committee recommends:

COUNCIL

- Res 1031*
- ACTION " That Council approve an extension to rezoning application Z-28-93 for a further six month period from July 5, 1994 to January 5, 1995."**

Land Use Committee Meeting Minutes
July 25, 1994

ITEM III - NEW BUSINESS cont'd/

Item #501-6 - Final Adoption of Bylaw No. 2713, 1993 and Authorization for Issuance of a Development Variance Permit - Proposed Conversion to Two-Family Residential Use at 376 Richards Street (Z-73-93)

The Committee recommends:

COUNCIL

- N/S 1032*
- ACTION " 1.** That Council reconsider, finally pass and adopt City of Coquitlam Zoning Amendment Bylaw No. 2713, 1993;
- N/S 1033*
- 2.** That Council approve signing and sealing of Development Variance Permit DVP-69-93 and the Mayor and City Clerk be authorized to execute this Development Variance Permit on behalf of the City of Coquitlam."

Item #501-7- Final Adoption of Bylaw No. 2760, 1994 and Authorization for Issuance of Development Permit DP-58-93 - Proposed Mixed Use Commercial/Residential Development at 2984-2992 Glen Drive for P.Y. Holdings Ltd.

The Committee recommends:

COUNCIL

- N/S 1034*
- ACTION " 1.** That Council reconsider, finally pass and adopt Bylaw No. 2760, 1994;
- N/S 1035*
- 2.** That Council approve signing and sealing of Development Permit DP-58-93 and the Mayor and City Clerk be authorized to execute this Development Permit on behalf of the City of Coquitlam."

Item #501-8 - Authorization for Issuance of a Development Variance Permit - DVP-32-94 Sign Size for Hotel at 319 North Road

Mr. Ron Little came before the Committee regarding this application. He reviewed each proposed sign. This led to discussion on the issue. The Planning Director advised that the conflict with Bylaw provisions as to sign areas had come to the attention of staff with this application. There was extensive discussion of the issues involved.

Land Use Committee Meeting Minutes
July 25, 1994

ITEM III - NEW BUSINESS cont'd/

Item #501-8 cont'd/

The Committee recommends:

COUNCIL

RES 1036
ACTION " That, subject to consent of the Ministry of Transportation and Highways for the new sign at location "D", Council approve signing and sealing of Development Variance Permit DVP-32-94 and the Mayor and City Clerk be authorized to execute this Development Permit on behalf of the City of Coquitlam."

The Committee also noted the need for survey information especially as to the location of sign "A" and Mr. Little agreed to provide this. (This could take place prior to issuance of Building Permits).

Item #501-9 - Development Variance Application - DVP-33-94 - Road Design Standards for 1149 Rochester and 1154 Mador Avenues (8-4365, 8-4370)

The Committee recommends:

COUNCIL

RES 1037
ACTION " That Council approve signing and sealing of the Development Variance Permit and the Mayor and City Clerk be authorized to execute this Development Variance Permit on behalf of the City of Coquitlam."

Item #501-10 - Proposed Two-Family Residential Building (Duplex) at 324 Marmont Street (Z-12-94)

The Committee recommends:

RES 1038
COUNCIL

ACTION " That Council reconsider, finally pass and adopt Bylaw No. 2780, 1994."

Land Use Committee Meeting Minutes
July 25, 1994

ITEM III - NEW BUSINESS cont'd/

**Item #501-11 - Press Release - Status of the North Road Corridor Land
Use and Transportation Study (CP-SW Coq. North Road Study)**

Jane Pickering spoke regarding this issue.

The Committee recommends:

COUNCIL

PLAS 1039
ACTION " That Council authorize a press release updating the public on the status of the North Road Corridor Land Use and Transportation Study and this be sent to all those who attended the meeting."

Item #501-12 - Trucks on Westwood Plateau

Councillor Melville raised the issue of the time of trucks on streets adjacent Mr. Alex M. de Figueiredo's location beyond hours of the Noise Bylaw. A review of the Bylaw fines was suggested by the Chair.

IV - TABLED ITEMS

T-1 Subdivision Committee Meeting Minutes of July 5, 1994

ADJOURNMENT - The meeting adjourned at 9:00 p.m.

MINUTES CERTIFIED CORRECT



D.M. BUCHANAN
PLANNING DIRECTOR

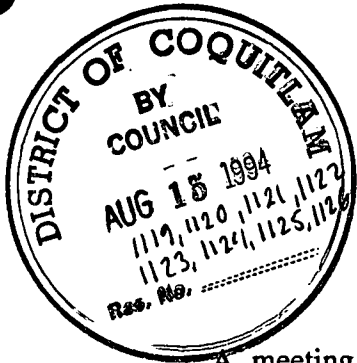
CHAIRMAN

CITY OF

COQUITLAM



Mayor L. Sekora



501

LAND USE COMMITTEE MINUTES

A meeting of the Land Use Committee was held on Monday, August 8, 1994 at 7:30 p.m. in the Council Chambers, with the following persons present:

COMMITTEE MEMBERS PRESENT: Councillor D. White, Chairman
Councillor W. Melville

STAFF: N. Cook, City Manager
D.M. Buchanan, Planning Director
T. Murphy, Supervisor Traffic

ITEM I - MINUTES OF JULY 25, 1994

Received.

ITEM II - BUSINESS ARISING FROM MINUTES

It was noted by Councillor Melville that Rosa Telegus should have been recorded as present at the meeting of July 25, 1994.

ITEM III - NEW BUSINESS

Item #501-1- Reconsideration of Strata Lot Development at
2003 Como Lake Avenue (Z-11-93)

This item was postponed to August 22, 1994 at the request of the proponent Mr. Leo Van Tongeren.

M

Land Use Committee Meeting Minutes
August 8, 1994

ITEM III - NEW BUSINESS cont'd/

Item #501-2 - Separation Criterion for Duplex (827 North Road)

Mrs. Dorothy Englund appeared before the Committee regarding this issue. In response to Councillor White she advised that neighbours were in favour and that other sites were in park status or did not have homes on them. She went on to advise that units of 1400 square feet up and down are proposed within the existing building and that parking for four cars was to be provided. Her son, Neil Englund was also present and showed a roll of draft plans which would be submitted with the application for rezoning after being finalized.

The Committee recommends:

COUNCIL

ACTION " That Mrs. Englund be advised to apply for rezoning to RT-1 for a duplex at 827 North Road."

**Item #501-3 - Preliminary Report on Application Z-26-94 by
Mr. Kenneth Waller (Land Lines Surveys) For Rezoning
of Property at 1875 Pipeline Road from A-3 to RS-2
for Subdivision into Three Lots**

The Committee recommends:

COUNCIL

ACTION " That application Z-26-94 to amend the Northwest Coquitlam Official Community Plan be declined for the reasons set out in the Planning Director's report of July 25, 1994."

**Item #501-4 - Authorization for Issuance of a Development Variance Permit -
DVP-26-94 - Minimum Road Width, Sidewalk Requirements
and Utility Offsets for Nicola Avenue (624 Chapman)**

The Committee recommends:

COUNCIL

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

Land Use Committee Meeting Minutes
August 8, 1994

ITEM III - NEW BUSINESS cont'd/

**Item #501-5 - Authorization for Issuance of a Development Variance Permit -
DVP-21-94 - Proposed 80-Unit Cluster Housing Development
on Westwood Plateau at 3058-3060 Plateau Boulevard**

The Planning Director reviewed the proposed development and the documents to establish design parameters for the individual bare land strata lots.

The Committee recommends:

COUNCIL

- ACTION " 1.** That Council approve signing and sealing of the Development Variance Permit DVP-21-94 and the Mayor and City Clerk be authorized to execute this Development Variance Permit on behalf of the City of Coquitlam;
2. That Council approve signing and sealing of the restrictive covenant pertaining to this development and the Mayor and City Clerk be authorized to execute this restrictive covenant on behalf of the City of Coquitlam."

**Item #501-6 - Authorization for Issuance of a Development Variance Permit -
DVP-11-94 - Road Standards for 1454, 1458 and
1466 Pipeline Road**

There was extensive discussion on the issue of servicing of Pipeline Road after information was provided by Mr. Murphy.

The Committee recommends:

COUNCIL

- ACTION " That Council approve signing and sealing of the Development Variance Permit DVP-11-94 and the Mayor and City Clerk be authorized to execute this Development Variance Permit on behalf of the City of Coquitlam."**

Item #501-7 - Pre-zoning for School Sites (School District #43)

The Committee recommends:

COUNCIL

- ACTION " That this report be reviewed and received by Council and a copy sent on to School District #43 for information."**

Land Use Committee Meeting Minutes
August 8, 1994

IV - TABLED ITEMS

- T-1 Design Committee Meeting Minutes July 26, 1994
- T-2 Subdivision Committee Meeting Minutes of July 19, 1994

ADJOURNMENT - The meeting adjourned at 8:10 p.m.



D.M. BUCHANAN
PLANNING DIRECTOR

MINUTES CERTIFIED CORRECT

CHAIRMAN



501

Mayor L. Sekora

LAND USE COMMITTEE MINUTES

A meeting of the Land Use Committee was held on Monday, August 22, 1994 at 7:30 p.m. in the Council Chambers, with the following persons present:

COMMITTEE MEMBERS PRESENT: Councillor B. Robinson, Deputy Chairman
Councillor W. Melville

STAFF: D.M. Buchanan, Planning Director
E. Tiessen, Deputy Planning Director
A. Ing, Planner
R. Telegus, Engineer, Env. & Dev.
T. Arthur, Deputy Director

ITEM I - MINUTES OF AUGUST 8, 1994

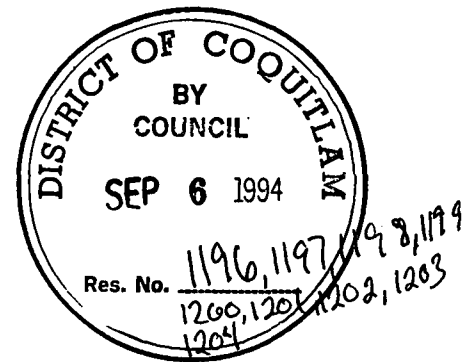
Received.

ITEM II - BUSINESS ARISING FROM MINUTES

Nil.

ITEM III - NEW BUSINESS

Item #501-1- Reconsideration of Strata Lot Development at
2003 Como Lake Avenue (Z-11-93)



Mr. Leo Van Tongeren came before the Committee, with regard to the rezoning of this site. He emphasized that removal of fill was to take place prior to development, a building scheme would provide for design control, right turn access arrangements had been finalized and that he had agreed to a restrictive covenant to assure that conditions would be met. The alternative of a two lot regular subdivision with two large homes was also described. This led to discussion of the concerns at the Public Hearing and on the technical issues.

94 08 30
APP'D
[Signature]

Land Use Committee Meeting Minutes
August 22, 1994

ITEM III - NEW BUSINESS cont'd/

Item #501-1 cont'd/

The Committee recommends:

COUNCIL

ACTION " That Mr. Van Tongeren be advised to reapply for RS-6 zoning of the property at 2003 Como Lake Avenue."

**Item #501-2 - Preliminary Report on Application Z-28-94 by
Mr. Alvin W. Austin for Rezoning of Property at
820 Banting Street from P-1 to RS-3 for a 14
Residential Lot Subdivision**

The Committee recommends:

COUNCIL

ACTION " 1. That Council give first reading to City of Coquitlam Official Community Plan Amendment Bylaw No. 2827, 1994;

2. That Council give first reading to City of Coquitlam Zoning Amendment Bylaw No. 2828, 1994;

3. That Bylaw No. 2827 and 2828, 1994 and application Z-28-94 be referred to Public Hearing;

4. That the School Board be asked to consider whether the subject land will be required to serve students for higher-density family housing in this area in the future and advise Council thereon prior to the scheduled Public Hearing."

**Item #501-3- Text Amendments to Zoning Bylaw No. 1928, 1971 to Reduce
the Planned Shopping Centre Parking Standards (Zoning -
Parking Regulations**

After the Planning Director described what was being proposed and the implications for existing shopping centres, the Committee deferred this item for the City's traffic consultant to be present to respond to questions on the proposed standards.

Land Use Committee Meeting Minutes
August 22, 1994

ITEM III - NEW BUSINESS cont'd/

**Item #501-4 - Development Permit for Alterations to Tony Roma Restaurant at
3025 Lougheed Highway - DP-27-94**

The Committee recommends:

COUNCIL

ACTION " That Council approve signing and sealing of Development Permit DP-27-94 and the Mayor and City Clerk be authorized to execute this Development Permit on behalf of the City of Coquitlam."

**Item #501-5 - Assignment of Development Permit (DP-61-93) for 4 Unit
Townhouse Project at 307 Begin Street**

This item was withdrawn on the advice of the City Solicitor.

**Item #501-6 - Final Adoption of Bylaw Nos. 2786, 1994 and 2787, 1994
and Authorization for Issuance of a Development Permit -
DP-15-94 - Proposed Multi-Level Care Centre at
1131 Dufferin Street**

Rosa Telegus tabled a letter of August 22, 1994 from Fish and Wildlife Management, B.C. Environment. She also advised that the Engineering Department sought construction of a sidewalk from Barnet Highway along the joint access roadway. This led to discussion on these issues.

The Committee recommends:

COUNCIL

ACTION " Subject to staff reporting to Council on September 6, 1994 as to the Fisheries and sidewalk issues being satisfactorily addressed:

1. That Council reconsider, finally pass and adopt City of Coquitlam Southwest Coquitlam - Town Centre Official Community Plan Amendment Bylaw No. 2786, 1994;
2. That Council reconsider, finally pass and adopt City of Coquitlam Zoning Amendment Bylaw No. 2787, 1994;

Land Use Committee Meeting Minutes
August 22, 1994

ITEM III - NEW BUSINESS cont'd/

Item #501-6 cont'd/

3. That Council approve signing and sealing of Development Permit DP-15-94 and the Mayor and City Clerk be authorized to execute this Development Permit on behalf of the City of Coquitlam."

**Item #501-7 - Authorization for Development Variance Permit DVP-29-94
4 Unit Townhouse Project at 314 Laval Street**

The Committee recommends:

COUNCIL

ACTION "That Council approve signing and sealing of Development Variance Permit DVP-29-94 and the Mayor and City Clerk be authorized to execute this Development Variance Permit on behalf of the City of Coquitlam."

**Item #501-8 - Authorization for Issuance of a Development Variance Permit
DVP-35-94 Signage for Audio Video Unlimited at
1219 Woolridge Street**

This item was deferred for Mr. Jim Orr, the applicant, to appear before the Committee regarding this proposal.

**Item #501-9 - Development Variance Permit Application - Servicing
Requirements on Foster Avenue for Tennis Court - DVP-38-94**

This item was withdrawn on the advice of the City Solicitor.

IV - TABLED ITEMS

- T-1 Design Committee Meeting Minutes August 9, 1994
- T-2 Subdivision Committee Meeting Minutes of August 3, 1994

Land Use Committee Meeting Minutes
August 22, 1994

ADJOURNMENT - The meeting adjourned at 8:25 p.m.



D.M. BUCHANAN
PLANNING DIRECTOR

MINUTES CERTIFIED CORRECT

CHAIRMAN

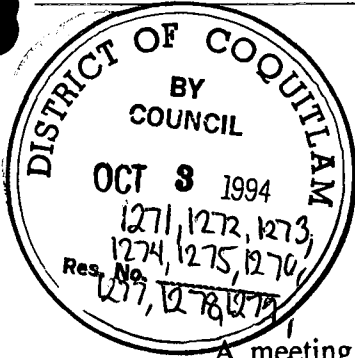
CITY OF

COQUITLAM



Mayor L. Sekora

501 A



LAND USE COMMITTEE MINUTES

A meeting of the Land Use Committee was held on Monday, September 12, 1994 at 7:55 p.m. in the Council Chambers, with the following persons present:

- COMMITTEE MEMBERS PRESENT: Councillor D. White, Chairman
Councillor W. Melville
Councillor B. Robinson
- STAFF: N. Cook, City Manager
D.M. Buchanan, Planning Director
E. Tiessen, Deputy Planning Director
R. Telegus, Engineer, Env. & Dev.
T. Arthur, Deputy Director, Permits & Licences

ITEM I - MINUTES OF AUGUST 22, 1994

Received.

ITEM II - BUSINESS ARISING FROM MINUTES

Nil.

ITEM III - NEW BUSINESS

Item #501-1 - Consideration of Authorization for Issuance of a Development Variance Permit DVP-35-94 Signage for Audio Video Unlimited at 1219 Woolridge Street

Mr. Dave Anderson appeared regarding this proposed sign variance and advised the Committee that three signs permitted by the Bylaw would become two under the proposal. The Chair asked how the proposed size compared to the Canadian Tire sign to the north.

A handwritten signature in black ink, appearing to be "M".

Land Use Committee Meeting Minutes
September 12, 1994

ITEM III - NEW BUSINESS cont'd/

Item #501-1 cont'd/

**COUNCIL
ACTION**

The Chair noted that if the proposed large sign was equivalent or smaller than Canadian Tire sign then Council should approve the Development Variance Permit. Mr. Anderson left at this time. (Mr. Arthur advised later in the meeting that the proposed large sign was 10% smaller than the Canadian Tire sign).

**Item #501-2 - Text Amendments to Zoning Bylaw No. 1928, 1971 to
Reduce the Planned Shopping Centre Parking Standards
(Zoning - Parking Regulations) (Z-22-94)**

The Planning Director introduced Mr. Paul Bunt, noting that he was also a consultant to Henderson Centre, but he was the consultant to the City in 1991 and that the issue at the August 22nd meeting was in regard to smaller centres.

Mr. Bunt then provided background on studies since 1965 which were North America wide with regard to shopping centres.

The Chair asked about small car parking. Mr. Bunt advised that either up to about 25% of spaces should be smaller on all spaces at lesser dimensions. Mr. Bunt went on to advise that small centres have a higher turnover and should have a lower parking standard in consequence. In response to Councillor Melville he advised that the present Bylaw standard dating from the 1960's are opposite to what is recommended, in that smaller centres have higher parking requirements.

The Committee recommends:

COUNCIL

- ACTION** " 1. That Council give first reading to Bylaw No. 2833, 1994, a Bylaw to amend the City of Coquitlam Zoning Bylaw;
2. That Council refer Bylaw No. 2833, 1994 to a Public Hearing."

Land Use Committee Meeting Minutes
September 12, 1994

ITEM III - NEW BUSINESS cont'd/

**Item #501-3 - Assisted Housing Site - Panorama Drive (C-5 Westwood)
(2581 Panorama Drive)**

Mr. Wing Fung and Mr. Steve Stenton appeared regarding this site and the "assisted" housing policy of the Official Community Plan. Mr. Stenton advised that a write down of \$60,000/units vs \$65,000/unit was involved. This led to discussion of the Development Agreement and the Official Community Plan references to assisted housing. The Chair raised the issue of certain units for the handicapped with a permanent subsidy possibly being considered, with the units being managed by a society. The Jabco representatives asked that they be able to review this idea and respond before the October 3rd Council meeting. The other members of the Committee indicated concerns with such an approach.

**Item #501-4 - Ratification of Council Approval of Minor Amendments to a
Development Variance Permit DVP-21-94 80-Unit Cluster Housing
Development on Westwood Plateau at 3058-3060 Plateau Blvd.**

The Committee recommends:

COUNCIL

ACTION " That Council ratify the execution and delivery of Development Variance Permit DVP-21-94 by the Mayor and City Clerk in the form attached to the report by the Planning Director dated August 30, 1994."

Item #501-5 - B.C. Housing Proposal Call - 739 Alderson Avenue

The Committee recommends:

COUNCIL

ACTION " That this report be received for information."

Land Use Committee Meeting Minutes
September 12, 1994

ITEM III - NEW BUSINESS cont'd/

Item #501-6 - Preliminary Report on Application Z-29-94 by Falcon Industries for Rezoning of Property at 1106 Westwood Street from RS-1 to C-2 for a Two-Storey Commercial/Retail Building

The Committee recommends:

COUNCIL

ACTION " 1. That Council give first reading to City of Coquitlam Zoning Amendment Bylaw No. 2835, 1994;
2. That Bylaw No. 2835, 1994 and application Z-29-94 be referred to Public Hearing."

Item #501-7 - Preliminary Report on Application Z-30-94 by Bob Leung for Rezoning of Property at 618-620 Clarke Road from RT-1 to RM-2 for a 7-Unit Multi-Family Housing Development

The Committee recommends:

COUNCIL

ACTION " That application Z-30-94 be deferred for:

1. The applicant to address Zoning Bylaw and urban design concerns of the Planning Department staff;
2. Input from the Engineering Department on servicing and access requirements;
3. Advice being received from the Design Committee on this project."

Item #501-8 - Preliminary Report on Application Z-33-94 by Emil and Darlene Poitras for Rezoning of Property at 815 Miller Avenue from RS-1 to RS-3 for Cancellation of a Portion of Lane Allowance, Dedication of Road Allowance and Subdivision into One-Family Residential Lots

The Committee recommends:

COUNCIL

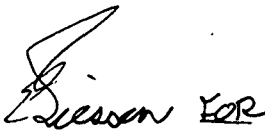
ACTION " That application Z-33-94 be deferred pending resolution of the lane closure issue."

Land Use Committee Meeting Minutes
September 12, 1994

IV - TABLED ITEMS

- T-1 Design Committee Meeting Minutes August 23, 1994
- T-2 Subdivision Committee Meeting Minutes of August 16, 1994

ADJOURNMENT - The meeting adjourned at 9:15 p.m.


D.M. BUCHANAN
PLANNING DIRECTOR

MINUTES CERTIFIED CORRECT

CHAIRMAN



Mayor L. Sekora

501 B

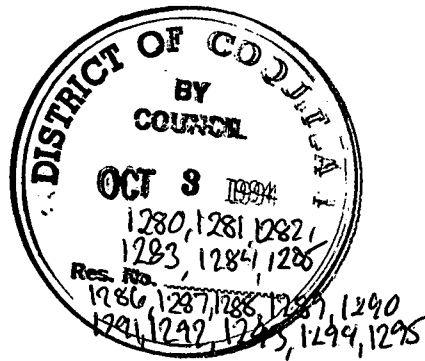
LAND USE COMMITTEE MINUTES

A meeting of the Land Use Committee was held on Monday, September 26, 1994 at 7:20 p.m. in the Council Chambers, with the following persons present:

COMMITTEE MEMBERS PRESENT:

- Councillor D. White, Chairman
- Councillor W. Melville
- Councillor B. Robinson

STAFF:



- N. Cook, City Manager
- D.M. Buchanan, Planning Director
- E. Tiessen, Deputy Planning Director
- B. Elliott, Director, Leisure & Parks Services
- J. Pickering, Planner
- A. Ing, Planner
- F. Quinn, Engineer, Des. & Serv.

ITEM I - MINUTES OF SEPTEMBER 12, 1994

Received.

ITEM II - BUSINESS ARISING FROM MINUTES

Nil.

ITEM III - NEW BUSINESS

Item #501-1 - Preliminary Report on Application Z-32-94 by Wesbild Holdings Ltd. for Rezoning of a Change to the Northerly Village Centre on Plateau Boulevard, Westwood Plateau from P-3, RT-2 and C-2 to C-2, RT-2 and P-3

The Deputy Planning Director presented background on this proposal.

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Land Use Committee Meeting Minutes
September 26, 1994

ITEM III - NEW BUSINESS cont'd/

Item #501-1 cont'd/

The Committee recommends:

COUNCIL

- ACTION** " 1. That Council give first reading to City of Coquitlam Northwest Coquitlam Official Community Plan Amendment Bylaw No. 2841, 1994;
2. That Council give first reading to City of Coquitlam Zoning Amendment Bylaw No. 2842, 1994;
3. That Bylaw Nos. 2841 and 2842, 1994 and application Z-32-94 be referred to Public Hearing."

Item #501-2 - Rezoning Application Z-7-94 Adjustment of Zoning Lines on Westwood Plateau

The Deputy Planning Director also provided information on this application.

The Committee recommends:

COUNCIL

- ACTION** " 1. That Council give first reading to City of Coquitlam Zoning Amendment Bylaw No. 2843, 1994;
2. That Bylaw No. 2843, 1994 and application Z-7-94 be referred to Public Hearing."

Item #501-3 - Extension to Rezoning Application Z-41-93 Proposed Two-Family Residential Building at 2999 Dewdney Trunk Road

The Committee recommends:

COUNCIL

- ACTION** " That Council extend rezoning application Z-41-93 six months to March 7, 1995."

Land Use Committee Meeting Minutes
September 26, 1994

ITEM III - NEW BUSINESS cont'd/

**Item #501-4 - Final Adoption of Zoning Amendment Bylaw No. 2772, 1994
and Authorization for Issuance of a Development Permit
DP-12-94 - 7 Unit Townhouse Complex at 1203 Cartier Avenue
and Hachey Avenue**

The Committee recommends:

COUNCIL

- ACTION** " 1. That Council reconsider, finally pass and adopt City of Coquitlam Zoning Amendment Bylaw No. 2772, 1994;
2. That Council approve signing and sealing of Development Permit DP-12-94 and the Mayor and City Clerk be authorized to execute this Development Permit on behalf of the City of Coquitlam."

**Item #501-5 - Authorization for Issuance of Development Variance Permit
DVP-34-94 Retaining Wall and Fence for Pump Station Facility
at 1801 Parkway Boulevard**

The Committee recommends:

COUNCIL

- ACTION** " That Council approve signing and sealing of the Development Variance Permit DVP-34-94 and the Mayor and City Clerk be authorized to execute this Development Variance Permit on behalf of the City of Coquitlam."

Item #501-6 - Travel Agency Use in CS-1 Zone - 2773 Barnet Highway

The Deputy Planning Director reviewed present and proposed zoning along Barnet in light of the Urbanics report. He noted that adding the use would affect all CS-1 property. After some discussion, the Committee agreed to not supporting the use at this time since Barnet lands would be reviewed further with the follow up to the Urbanics work.

The Committee recommends:

COUNCIL

- ACTION** " That Mr. Kevin Lee be advised that Council does not support amending the CS-1 zoning regulations to include a travel agency use."

ITEM III - NEW BUSINESS cont'd/

Item #501-7 - Preliminary Report on Application Z-35-94 by Khevin Development Services Ltd. for Reconstruction of Forensic Psychiatric Institute at 100 Colony Farm Road from P-1 and A-3 to P-1 and A-3

Mr. K. Atwall came before the Committee and advised that the Agricultural Land Commission has approved the proposal as a conditional use in the ALR subject to rehabilitation of the present site, an agricultural development plan being prepared and any surplus lands controlled by the Forensic Institute being transferred to become part of "Colony Farm". He advised that the timing is driven by a need to fill the site by mid February and thanked staff for expediting consideration of the proposal.

The Committee recommends:

COUNCIL

- ACTION "** 1. That Council give first reading to City of Coquitlam Southwest Coquitlam Town Centre Official Community Plan Amendment Bylaw No. 2844, 1994;
2. That Council give first reading to City of Coquitlam Zoning Amendment Bylaw No. 2845, 1994;
3. That Bylaw Nos. 2844 and 2845, 1994 and application Z-35-94 be referred to Public Hearing."

Item #501-8 - Maillardville Streetscape and Pedestrian/Bicycle Corridor Design Guidelines Report by Maruyama and Associates, September 1994

Al Ing introduced Rod Maruyama after he gave background on the Maillardville OCP and revitalization which led to this work. Mr. Maruyama went through the various sheets in the September 1994 "Streetscape and Pedestrian Bicycle Corridor Design Guidelines" document.

The Chairman asked about implementation and how the proposal would be staged and funded. This led to discussion.

The Committee recommends:

COUNCIL

- ACTION "** 1. That Council adopt the "Maillardville Streetscape and Pedestrian/Bicycle Corridor Design Guidelines", Maruyama & Associates, September 1994 report as the design guidelines for the typical surface street works and pedestrian/bicycle corridor between the Maillardville Gateway Plaza - Adair Avenue - Nelson Street - King Edward Street - the Millside School, and

Land Use Committee Meeting Minutes
September 26, 1994

ITEM III - NEW BUSINESS cont'd/

Item #501-8 cont'd/

2. That staff report back to the Land Use Committee on implementation of the guidelines as to phasing and order of magnitude costs."

Al Ing and Jane Pickering left at this time.

Item #501-9 - Concept of Decentralized Community Centres

The Deputy Planning Director summarized the report. This led to questions and comments during the presentation. The Leisure and Parks Services Director and the Manager also spoke on the subject.

The Committee recommends:

COUNCIL

- ACTION** " 1. That Council endorse the general concept and principles for decentralized community centres, as set out in the August 31, 1994 report of the task force on this subject;
2. That Council authorize staff to proceed with further work toward building that concept into Official Community Plans, longer-term financial plans, and planning for program and service delivery;
 3. That Council authorize staff to carry on initial discussion at a staff level with potential partnership agencies such as School District No. 43, with a view to exploring the potential for a pilot project;
 4. That Council authorize staff to seek the input of the Community Policing Committee."

IV - TABLED ITEMS

- T-1 Letter from F.R. (Randy) Bloy to Councillor Dave White - Rezoning application for 875 Greene Street.
T-2 Design Committee Meeting Minutes of September 13, 1994.
T-3 Subdivision Committee Meeting Minutes of September 7, 1994.

Land Use Committee Meeting Minutes
September 26, 1994

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

MINUTES CERTIFIED CORRECT



D.M. BUCHANAN
PLANNING DIRECTOR

CHAIRMAN

CITY OF _____

COQUITLAM



501

Mayor L. Sekora

LAND USE COMMITTEE MINUTES

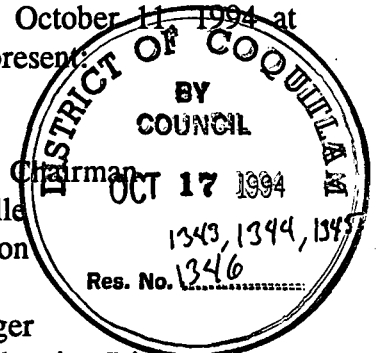
A meeting of the Land Use Committee was held on Tuesday, October 11, 1994 at 8:00 p.m. in the Council Chambers, with the following persons present:

COMMITTEE MEMBERS PRESENT:

Councillor D. White, Chairman
Councillor W. Melville
Councillor B. Robinson

STAFF:

N. Cook, City Manager
E. Tiessen, Deputy Planning Director
R. Innes, Planner
R. Telegus, Eng. Env. & Dev.



ITEM I - MINUTES OF SEPTEMBER 26, 1994

Received.

ITEM II - BUSINESS ARISING FROM MINUTES

Nil.

ITEM III - NEW BUSINESS

Item #501-1 - BC Tel Mobility Presentation

Mr. Rick Carlson of BC Tel Mobility addressed the Committee. He noted that his company's initiative at All Saints Parish had failed, but that the customer base has grown, and B.C. Tel would now propose consideration of two sites:

- a) On the Vancouver Golf Club property, behind the Club's works yard (although this would appear to be subject to servicing requirements applying to a Building Permit in excess of \$50,000).
- b) Between the Library and Arena, at the Poirier Street civic complex.

A handwritten signature, possibly of the Mayor or a committee member.

Land Use Committee Meeting Minutes
October 11, 1994

ITEM III - NEW BUSINESS cont'd/

Item #501-1 cont'd/

With increase in business, two sites are now needed.

The Committee encouraged Mr. Karlsen to work further with staff in terms of Bylaw and servicing requirements, since the Committee feels that both sites have merit, in terms of not being very visible, and being so far from any residences as to vitiate any concerns about radiation.

**Item #501-2 - Authorization for Issuance of a Development Variance Permit
DVP-41-94 - Road Design Standards for Subdivision at
1253 Wellington Street**

The Committee recommends:

COUNCIL

ACTION " That Council approve signing and sealing of the Development Variance Permit DVP-41-94 and the Mayor and City Clerk be authorized to execute this Development Variance Permit on behalf of the City of Coquitlam."

Item #501-3 - Proposed Bingo Facility

The Committee noted that a letter to B.C. Gaming Commission should make specific mention of the need to document parking demand, by a qualified study, and that the proposal would require rezoning, after a Public Hearing, in the context of the location seeming to be appropriate from a land use point of view.

The Committee recommends:

COUNCIL

ACTION " That Council advise the BC Gaming Commission of concerns related to the proposal of a bingo facility at 240 Schoolhouse Street as described in the Planning Director's report of October 4, 1994."

Land Use Committee Meeting Minutes
October 11, 1994

ITEM III - NEW BUSINESS cont'd/

**Item #501-4 - Northeast Coquitlam Official Community Plan Review
Status Report**

Mr. Innes summarized the progress of NE Coquitlam OCP work to date, and advised the Committee of the proposed Environmental Study Open House on October 27, 1994.

COUNCIL

ACTION " That this report be received for information."

**Item #501-5 - Invitation to Meeting on October 4th with Washington State
Local Planners and Developers to Discuss Complete
Communities**

The Committee received the invitation for October 4th for information.

ITEM IV - TABLED ITEMS

- T-1 Design Committee Meeting Minutes September 27, 1994
- T-2 Subdivision Committee Meeting Minutes September 20, 1994
- T-3 Notice of North Road Corridor Open House, October 19, 1994

ADJOURNMENT - The meeting adjourned at 9:00 p.m.



**E. TIESSEN
DEPUTY PLANNING DIRECTOR**

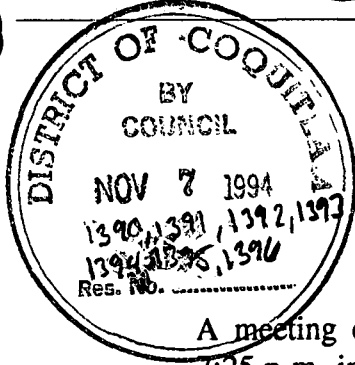
MINUTES CERTIFIED CORRECT

CHAIRMAN



Mayor L. Sekora

501



LAND USE COMMITTEE MINUTES

A meeting of the Land Use Committee was held on Monday, October 24, 1994 at 7:25 p.m. in the Council Chambers, with the following persons present:

COMMITTEE MEMBERS PRESENT: Councillor D. White, Chairman
Councillor W. Melville
Councillor B. Robinson

STAFF: N. Cook, City Manager
D.M. Buchanan, Planning Director
E. Tiessen, Deputy Planning Director
R. Innes, Planner
R. Telegus, Eng. Env. & Dev.

ITEM I - MINUTES OF OCTOBER 11, 1994

Received.

ITEM II - BUSINESS ARISING FROM MINUTES

Nil.

ITEM III - NEW BUSINESS

Item #501-1 - Rezoning Applications Z-16-94 (1348 United Boulevard) and Z-31-94 (1400 United Boulevard)

Rob Innes explained the two applications. He went back to the 1992-93 Pacific Reach changes leading to the M-8 and M-9 zones and the work of Urbanics in 1993-94. He advised that the proposed Bylaw will allow smaller areas with independent businesses increasing the minimum size to 500 m², while establishing a maximum of 40% of the building floor area. (Presently the comparable figures are 300 m² and 100%). The proposed OCP amendment will establish a long-term allocation for "Big Box" retail, equivalent to the 70 acre total recommended by Urbanics.

Land Use Committee Meeting Minutes
October 24, 1994

ITEM III - NEW BUSINESS cont'd/

Item #501-1 cont'd/

Mr. Bob Mason of Intrawest advised in response to Councillor Robinson that no parking is permitted on City streets by Intrawest. Staff were asked to check on whether signage prohibiting parking was located on streets in Pacific Reach.

Mr. Edward LeFlufy, Intrawest's consultant advised that a "bay" was an architectural term for "unit", in response to Councillor Melville.

The Committee recommends:

COUNCIL

- ACTION** " 1. That Bylaw No. 2856, 1994, a Bylaw to amend the Southwest Coquitlam Town Centre Official Community Plan Bylaw No. 1833, 1988, as amended, receive first reading;
2. That Bylaw No. 2857, 1994, a Bylaw to amend the City of Coquitlam Zoning Bylaw No. 1928, 1971, as amended, receive first reading;
3. That Bylaw Nos. 2856 and 2857, 1994, not be referred to Public Hearing until local traffic impacts have been fully assessed and reviewed to the satisfaction of City Staff."

Mr. Mason advised that there were 10 meetings since June with the Planning Department and that he was very pleased with the co-operative process.

**Item #501-2 - Preliminary Report on Application Z-34-94 by IBI Group
for Rezoning of Property at 960-1000 Lougheed Highway
from M-2 to CS-1 for Prezoning to CS-1 for an "Auto Mall"**

This item was deferred for:

- a) A subdivision layout creating the subject properties to be found technically feasible by the Subdivision Committee with input on the subdivision by the Ministry of Transportation and Highways;
- b) Submission of a traffic impact study by the applicants and review of this traffic impact study by the Traffic & Transportation Section of the Engineering Department.

Land Use Committee Meeting Minutes
October 24, 1994

ITEM III - NEW BUSINESS cont'd/

Item #501-2 cont'd/

It was also noted that if this application proceeds, a restrictive covenant providing for a design review process and restricting the use on the property to an auto mall would be required prior to consideration of final adoption.

Councillor Melville noted the fencing at the Richmond Auto Mall. This led to a discussion on the importance of outward looking architectural design since this was indeed a "gateway" to the City. Design guidelines as part of the covenant approach were considered appropriate.

**Item #501-3 - Preliminary Report on Application Z-37-94 by Randy & Harry Bloy for Rezoning of Property at 875 Greene Street
from RS-1 to RT-1 for a New Two-Family Residential Building**

The Committee recommends:

COUNCIL

- ACTION** " 1. That Council give first reading to City of Coquitlam Zoning Amendment Bylaw No. 2855, 1994;
2. That Bylaw No. 2855, 1994 and application Z-37-94 be referred to Public Hearing."

**Item #501-4 - Draft Queensborough Official Community Plan:
City of New Westminster Official Community Plan
(CP-Neighbouring Municipalities)**

The Committee recommends:

COUNCIL

- ACTION** " That Council authorize the City Clerk to advise the City of New Westminster that the City of Coquitlam has no objections to the plans and policies contained within the proposed Queensborough Official Community Plan."

Land Use Committee Meeting Minutes
October 24, 1994

ITEM IV - TABLED ITEMS

- T-1 Design Committee Meeting Minutes October 11, 1994
- T-2 Subdivision Committee Meeting Minutes October 4, 1994

ADJOURNMENT - The meeting adjourned at 7:50 p.m.

MINUTES CERTIFIED CORRECT



D.M. BUCHANAN
PLANNING DIRECTOR

CHAIRMAN



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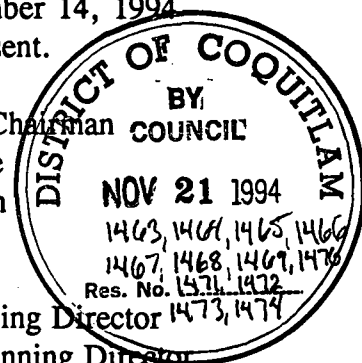
Mayor L. Sekora

LAND USE COMMITTEE MINUTES

A meeting of the Land Use Committee was held on Monday, November 14, 1994 at 7:30 p.m. in the Council Chambers, with the following persons present.

COMMITTEE MEMBERS PRESENT:

Councillor D. White, Chairman
Councillor W. Melville
Councillor B. Robinson
Mayor L. Sekora



STAFF:

D.M. Buchanan, Planning Director
E. Tiessen, Deputy Planning Director
R. Telegus, Engineer - Env. & Dev.

ITEM I - MINUTES OF OCTOBER 24, 1994

Received.

ITEM II - BUSINESS ARISING FROM MINUTES

Nil.

ITEM III - NEW BUSINESS

Item #501-1 - Self-Service Gas Stations

Mr. Jack Ford came before the Committee regarding having the self-serve bylaw provisions changed due to staff security concerns. The Chairman asked that 10.00 p.m. to 6.00 a.m. be considered and this was agreed to by Mr. Ford; this was instead of to 8.00 p.m. to 6.00 a.m. suggested in his letter.

Councillor Melville then raised the issue of gas price and difference between self serve and full serve. He also questioned whether there was specific information on criminal activity at full serve stations.

Councillor Robinson raised the issue of sale of other items than gas. Discussion took place on the issue.

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Land Use Committee Meeting Minutes
November 14, 1994

ITEM III - NEW BUSINESS cont'd

Item 501-1 cont'd/

The Committee recommends:

" That the City Solicitor review if Council can regulate the hours of self-serve operation of gas stations advising the Committee on this subject prior to this matter being forwarded to Council for discussion and debate."

Item #501-2 - Preliminary Report on Application Z-40-94 by Leo and Wendy Van Tongeren for Rezoning of Property at 2003 Como Lake Avenue from RS-1 to RS-6 and P-5 for Subdivision into One-Family Strata Lots with P-5 Zoning of Major Common Area

Mr. Carson Nofle of Focus Architecture appeared for Mr. Leo Van Tongeren who was also present. He addressed the off street parking issue and advised that his client's proposed development guidelines would provide for a double garage and two extra spaces on each lot and that these guidelines would be registered by covenant.

Councillor White raised the issue of concerns due to land slippage on fill in North Vancouver and the traffic accident potential in the vicinity. He indicated a need for review as to the legal risks involved.

The Committee recommends:

COUNCIL

ACTION

- "1. That Council give first reading to Bylaw No. 2865, 1994;
2. That Bylaw No. 2865, 1994 and application Z-40-94 be referred to Public Hearing."

Mr. Nofle advised that indemnification could be provided similar to floodplain lands by way of a covenant.

Land Use Committee Meeting Minutes
November 14, 1994

ITEM III - NEW BUSINESS cont'd

**Item #501-3 - Proposed Housing Development - Panorama/Eagle Mountain Drive
2581 Panorama Drive**

This item was introduced to the agenda by the Chairman. Present were Mr. Steve Shenton and two other representatives from Jabco Homes. They had been directed to the Committee by Mayor Sekora through the Chair.

The Mayor then advised that there was a new proposal coming and spoke in favour of the Jabco initiative.

Mr. Shenton indicated Jabco's request for authorization to proceed with 'special needs housing' for seniors with physical disability features in most units. Councillor White thought that this proposal should go back to staff and noted that how Council deals with Wesbild on the 'assisted' special needs housing issue needed addressing.

Councillor Robinson raised the issue of wheelchair access and interior design. Mr. Shenton said that the site would meet the age criteria for 'special needs housing' and would deal with partial disabilities, but would not be total in terms of wheelchair accessibility.

It was indicated by Eric Tiessen that the discussions with the other parties on the Development Agreement should be reviewed with the Committee on an 'in camera' basis. Councillor White concluded the subject by advising Jabco to deal with staff on their proposals.

Item #501-4 - Terms of Reference for Development Review Process

The Committee received the Planning Director's report of November 04, 1994 for information.

Land Use Committee Meeting Minutes
November 14, 1994

ITEM III - NEW BUSINESS cont'd

**Item #501-5 - Authorization for Issuance of Development Variance Permit
Application DVP-48-94 - Height of One-Family Residential
Buildings at 2955-2967 Pinetree Close**

The Committee recommends:

COUNCIL

ACTION " That Council approve signing and sealing of the Development Variance Permit DVP 48-94 and the Mayor and City Clerk be authorized to execute this Development Variance Permit on behalf of the City of Coquitlam."

Item #501-6 -The Lower Mainland Chapter of the Planning Institute of British Columbia is Hosting a Meeting November 15, 1994 to Present Information Regarding Pedestrian Villages to Big Box Retail - Adapting Retail Demand to Community Needs

The Committee received this notice for information.

Item #501-7 - City of Port Moody Official Community Plan Bylaw 1992, No. 2136 - Amendment Bylaw No. 4, 1994 No. 2214

Mr. Eric Tiessen advised on the Port Moody OCP.

The Committee recommends:

COUNCIL

ACTION " That Council notify the City Clerk of Port Moody that the City of Coquitlam appreciates the referral of 'Port Moody Bylaw 1992, No. 2136, Amendment Bylaw No. 4, No. 2214', but has no comments to offer since the bylaw does not appear to affect Coquitlam directly."

Land Use Committee Meeting Minutes
November 14, 1994

ITEM III - NEW BUSINESS cont'd

Item #501-8 - Rezoning Application Z-10-94 - Proposed Duplex at 212 Marmont Street

The Committee recommends:

COUNCIL

- ACTION** " 1. That Council give first reading to City of Coquitlam Zoning Amendment Bylaw No. 2768, 1994;
2. That Bylaw No. 2768, 1994 and application Z-10-94 be referred to Public Hearing."

**Item #501-9 - Application for Extension to Rezoning Application Z-53-93 -
1641 Booth Street**

The Committee recommends:

COUNCIL

- ACTION** " That Council extend rezoning application Z-53-93 for six months to May 01 ,1995."

**Item #501-10 - Preliminary Report on application Z-39-94 by Polygon
Development 58 Ltd. for Rezoning Property at Parkway
Boulevard from RM-2 to RT-2 to Construct Townhouses
and Combine Site with Lots 2W and 4A**

The Committee recommends:

COUNCIL

- ACTION** " 1. That Council give first reading to Northwest Coquitlam Official Community Plan Amendment Bylaw No. 2866, 1994;
2. That Council give first reading to City of Coquitlam Zoning Amendment Bylaw No. 2867, 1994;
3. That Bylaw Nos. 2866 and 2867, 1994 not be referred to Public Hearing until a revised concept for the commercial site to the south has been submitted and reviewed to the satisfaction of the Planning Director."


Land Use Committee Meeting Minutes
November 14, 1994

ITEM IV - TABLED ITEMS

- T-1 Design Committee Meeting Minutes of October 25, 1994
- T-2 Design Committee Meeting Minutes of November 01, 1994
- T-3 Subdivision Committee Meeting Minutes of October 19, 1994

ADJOURNMENT - The meeting adjourned at 9:00 p.m.

MINUTES CERTIFIED CORRECT

FOR 

D.M. BUCHANAN
PLANNING DIRECTOR

CHAIRMAN

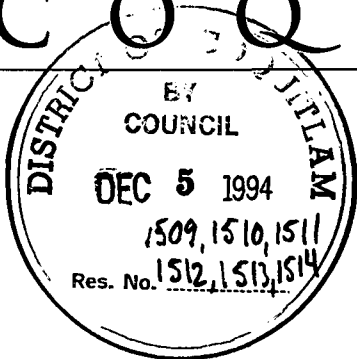
CITY OF

COQUITLAM



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Mayor L. Sekora



LAND USE COMMITTEE MINUTES

A meeting of the Land Use Committee was held on Monday, November 28, 1994 at 7:35 p.m. in the Council Chambers, with the following persons present:

COMMITTEE MEMBERS PRESENT: Councillor W. LeClair, Chairman
Councillor D. White
Councillor L. Hollington

STAFF: N. Cook, City Manager
D.M. Buchanan, Planning Director
E. Tiessen, Deputy Planning Director
R. Telegus, Eng. Env. & Dev.

ITEM I - MINUTES OF NOVEMBER 14, 1994

Received.

ITEM II - BUSINESS ARISING FROM MINUTES

Nil.

ITEM III - NEW BUSINESS

Item #501-1 - Development Variance Permit - DVP-50-94 - Height of Proposed Scott Creek Middle School at 1240 Lansdowne Drive

The Committee recommends:

COUNCIL

ACTION " That Council approve signing and sealing of Development Variance Permit DVP-50-94 and the Mayor and City Clerk be authorized to execute this Development Variance Permit on behalf of the City of Coquitlam."

Land Use Committee Meeting Minutes
November 18, 1994

ITEM III - NEW BUSINESS cont'd/

Item #501-2 - Authorization for Issuance of an Amendment to Development Permit - DP-37-92 - Proposed Commercial/Residential Development at 942 Westwood Street

The Committee recommends:

COUNCIL

ACTION " That Council approve signing and sealing of the amendment to Development Permit DP-37-92 and the Mayor and City Clerk be authorized to execute this Development Permit Amendment on behalf of the City of Coquitlam. "

The Planning Director was asked to check on the status of the gasoline sales aspect at the time of the public hearing on rezoning. (It was later verified that the gasoline service function was not part of the plans at the public hearing or referred to in the development permit).

Item #501-3 - Assignment of Development Permit - DP-61-93 - and Return of Original Security Pertaining to a Fourplex at 307 Begin Street

The Committee recommends:

COUNCIL

ACTION " 1. That Council authorize signing and sealing of the assignment of Development Permit DP-61-93 to Three Golden Harvest Importing/Exporting Company Limited, Inc. and the Mayor and City Clerk be authorized to execute this assignment of Development Permit on behalf of the City of Coquitlam;

2. That Council authorize release of Vancouver City Savings Credit Union Letter of Credit No. 94-18-120 which is no longer required. "

Item #501-4 - Preliminary Report on Application Z-41-94 by H.S.G. Holdings Ltd. for Rezoning of Property at 1544 & 1578 Brunette Avenue, 1549 & 1553 Booth Avenue from RS-1 to RM-3 for a Four-Storey Medium-Density Apartment Project

The Committee recommends:

COUNCIL

ACTION " 1. That Council give first reading to City of Coquitlam Zoning Amendment Bylaw No. 2874, 1994;

2. That Bylaw No. 2874, 1994 and application Z-41-94 be referred to Public Hearing. "

Land Use Committee Meeting Minutes
November 18, 1994

ITEM III - NEW BUSINESS cont'd/

Item #501-5 - Landfill Site

The Chair advised he had received a letter in regard to this site dated November 24, 1994. He then gave some background on the site. A proposal for an RV park was indicated as involved.

Mr. Al Unrah came forward as the agent for the site which had been referred to him by Mr. Swinney. He advised that the original ideas did not prove feasible, but a driving range and RV site for 80 plus spaces was.

In response to Councillor Hollington he advised that 26 acres was the size of the parcel and that the driving range would occupy 8 acres and the RV Park about 8 acres, with the balance not being developed.

Discussion then took place on the concept and the letter was referred to staff for a report as to policy and technical implications. The question of assessment and taxes was also raised as a matter to be followed up.

The Chairman noted that a report should come forward in January.

ITEM IV - TABLED ITEMS

- T-1 Design Committee Meeting Minutes November 15, 1994
- T-2 Subdivision Committee Meeting Minutes November 8, 1994

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

MINUTES CERTIFIED CORRECT



D.M. BUCHANAN
PLANNING DIRECTOR

CHAIRMAN

CITY OF _____

COQUITLAM



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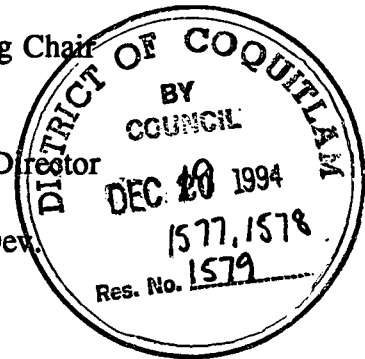
Mayor L. Sekora

LAND USE COMMITTEE MINUTES

A meeting of the Land Use Committee was held on Monday, December 12, 1994 at 7:35 p.m. in the Council Chambers, with the following persons present:

COMMITTEE MEMBERS PRESENT: Councillor D. White, Acting Chair
Councillor L. Hollington

STAFF: D.M. Buchanan, Planning Director
J. Pickering, Planner
R. Telegus, Eng. Env. & Dev.



ITEM I - MINUTES OF NOVEMBER 28, 1994

Received.

ITEM II - BUSINESS ARISING FROM MINUTES

Nil.

ITEM III - NEW BUSINESS

Item #501-1 - Preliminary Report on Application Z-14-94 by 429124 B.C. Ltd. for Rezoning of Property at 528 & 532 Rochester Avenue from RT-1 to RM-6 for a 90 Unit Four-Storey Multi-Family Complex

Mr. Buchanan and Mrs. Pickering gave background on the site and the North Road Corridor Study. Mr. Oberto Oberti, Architect then spoke advising that Mike Cox of his firm had been in continuing dialogue with the Ministry of Transportation and Highways on their requirements and felt that the project plans could be modified readily.

The timing for a January Public Hearing of first reading and referral by the January 3rd meeting was discussed. The need to review traffic implications was noted. The Chairman strongly recommended that the proponents hold an open house for neighbours on the proposal.

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Land Use Committee Meeting Minutes
December 12, 1994

ITEM III - NEW BUSINESS cont'd/

Item #501-1 cont'd/

The Committee recommends:

COUNCIL

ACTION " 1. That the Planning Director report to the December 19th or January 3rd Council meeting on Bylaw and Public Hearing consideration, with advice from the Engineering Department on traffic implications of the Ministry requirements;

2. That the applicants consider holding a neighbourhood open house prior to Public Hearing."

Item #501-2 - Development of Pit "E" for Residential Use (Gravel Pits & 1474 Pipeline Road)

The Committee recommends:

COUNCIL

ACTION " That conversion of Pit "E" to residential use be considered at the time of comprehensive review of the Northwest Coquitlam Official Community Plan, tentatively scheduled for 1997, noting that there is an alternative of the proponent hiring Planning and Engineering consultants at no cost to the City, reviewing the south end of the sand and gravel excavation area in a comprehensive way under terms of reference approved by ^{Council} ~~staff~~." _{Council}

Rosa Telegus advised concerns with sanitary sewers downhill from the area. This led to discussion of the areas east of the Coquitlam River which currently produce sewage which goes west across the river.

ITEM IV - TABLED ITEMS

T-1 Design Committee Meeting Minutes November 29, 1994

T-2 Subdivision Committee Meeting Minutes November 22, 1994

Land Use Committee Meeting Minutes
December 12, 1994

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

MINUTES CERTIFIED CORRECT



D.M. BUCHANAN
PLANNING DIRECTOR

CHAIRMAN