

COMMITTEE OF THE WHOLE

April 21, 1986

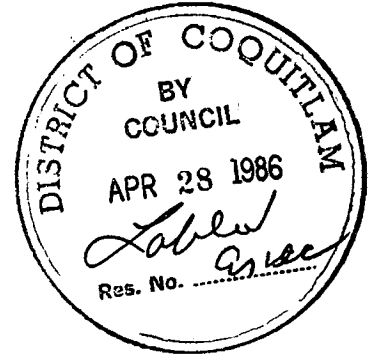
Committee of the Whole

Council met as a Committee of the Whole on Monday, April 21, 1986 at 4:30 p.m. in the Council Chambers of the Municipal Hall, 1111 Brunette Avenue, Coquitlam, B.C. with the following members in attendance:

Mayor L. Sekora
Alderman W. LeClair
Alderman E. Parker
Alderman M. Reid

Members of Staff present were the:

Director of Planning
Municipal Engineer
Deputy Director of Planning
Municipal Clerk.



The purpose of the meeting was to receive proposals from two groups regarding the possible acquisition and development of Municipal property at the south west corner of Mariner Way and Austin Avenue into a neighbourhood shopping centre.

Proposal No. 1

The first proposal was made by the Cancor Group of Companies.

Mr. Brian Dagneault made the presentation on behalf of the Cancor Group of Companies and supported his presentation with a written and illustrated brief which said brief was provided to all members of Council and staff present.

Mr. Paul Merrick, the architect for Cancor, reviewed with Council projects he had designed and, as well presented slides of completed projects to indicate his design style and experience in dealing with difficult sites.

Mr. Brian Dagneault indicated that Art Knapp's Ltd. are interested in locating on this site with a 10,000 square foot sales area with a 5,000 square foot outdoor storage area being located in the Hydro RightofWay.

Mr. Brian Dagneault also reviewed with Council the timetable for development of the site as indicated in their presentation and indicated that at present they have had interest expressed by Canada Safeway, Shoppers Drug Mart and Shell Canada in possibly locating in the proposed centre.

In response to a question from Council, Mr. Dagneault indicated that only the commercial area of 7 acres had been examined by their Company for development, however, should adjacent apartment or townhousing sites become available, they would be most interested in examining the possibility of development of those areas as well.

Proposal No. 2

The second proposal was made by Mr. J. Sheppard on behalf of Sheppard Developments Ltd. and Financial Trustco Properties Ltd.

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Mr. Sheppard presented a prepared brief to the meeting dealing with his proposal together with letters from Financial Trustco Properties, which indicated financing was available for the project as well as from Canada Safeway and Shoppers Drug Mart indicating their interest in locating within the proposed centre.

Mr. Rick Jones of Urban Design Group reviewed with Council their proposal for design and development of the site taking into consideration surrounding land use plans and the sloping nature of the site.

Mr. Sheppard indicated that his proposal envisioned a \$20 million expenditure for acquisition and development of the site.

Conclusions

Members of Council discussed the action which should take place at this time and concluded the following:

1. Staff should proceed to obtain an appraisal of the site.
2. The proposals should come before the Land Use Committee for discussion and recommendation.
3. If there is a third proposal, as indicated by Mr. Buchanan, such proposal should receive consideration.

Adjournment

The Committee of the Whole adjourned at 6:00 p.m.

CHAIRMAN