

SPECIAL COMMITTEE ON REGIONAL TOWN CENTRE AND COQUITLAM CENTRE

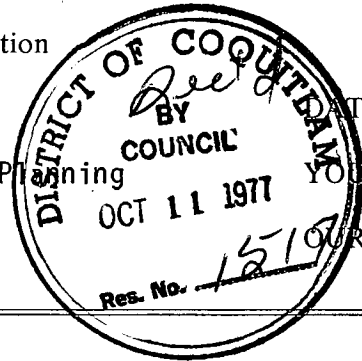
DISTRICT OF COQUITLAM

Inter-Office Communication

508

TO: Council
FROM: D.M. Buchanan
SUBJECT: Town Centre Committee
Minutes of October 4, 1977

DEPARTMENT:
DEPARTMENT: Planning



DATE: Oct. 4, 1977
YOUR FILE:
YOUR FILE: Town Centre

A meeting of the Town Centre Committee was held on Tuesday, October 4, 1977 at 9:00 a.m. in the Council Chambers, with the following persons present:

COMMITTEE:

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

CONSULTANT:

D. Mann, Thompson, Berwick & Pratt

STAFF:

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

1. CROMWELL FINANCE LTD. - PROPERTY AT 1235 JOHNSON STREET

The Committee reviewed with Mr. Phillips the plans for sanitary sewers in the "Dewdney Trunk Stage 2" area and were advised regarding timing of trunks along Glen Drive westward and south-west to the Lansdowne Pump Station. Extension of the trunk system to the north of Glen Drive is considered premature.

The Committee then reviewed the drainage concept for the same area.

The Committee directed the Municipal Engineer to confirm in writing the advice given to Cromwell's engineering consultant as to the timing of servicing.

2. UPDATING ON DESIGN GUIDELINES REPORT

A special meeting of Council is requested to be held November 3, 1977. A progress report would be presented by the consultant and staff, the object of which is to obtain input from members of Council on the progress being made.

APPROVED
CO. RES
#1518/77

Council . . .

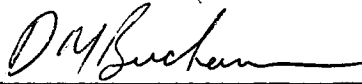
Oct. 4, 1977
File: Town Centre

2. UPDATING ON DESIGN GUIDELINES REPORT con't

The Municipal Engineer is directed to have available two maps illustrating the servicing concepts for the sanitary sewers and drainage systems at this meeting. The consultant will present the design and development issues involved with ongoing Town Centre development.

The Committee requests Council to establish this date for a special Council meeting.

DMB/ci
Encl.



D.M. Buchanan
Planning Director

Cromwell Finance Ltd

August 18, 1977

Town Centre Committee
1111 Brunette Avenue
Coquitlam, B. C.

Attention: Mayor J. L. Tonn, Chairman

Dear Sir:

We are owners of the property located at 1235 Johnston Street in the proposed Town Centre and are currently reviewing the property to ascertain the time frame of development and the capital requirements we can anticipate.

Our intentions would be to start the preliminary planning early in 1978 with a view to be under construction in 1979.

In order to make these corporate arrangements, we would ask for confirmation of the following:

1. that the District Council's resolution "reconfirming the town centre plan" can be a confirmation that a development proposal in accordance with the above plan will be favourably received by the Council and that subject to normal reviews to reflect municipal concerns and wishes, that approval of such a plan could be anticipated.
2. that trunk and nearby lateral municipal engineering facilities to service our site, such as roads, water supply, sanitary sewerage, storm sewerage will be available or scheduled to meet an anticipated occupancy of new dwellings in early 1979. Copies of any relevant proposed servicing plans that would affect our property and any copies of council commitments already made would be appreciated.



5-3103 Kingsway,
Vancouver, British Columbia,
V5R 5J9
Telephone: 437-3391

Cromwell Finance Ltd

Town Centre Committee

August 18, 1977

We look forward to your reply and to assisting the Municipality in development their new Town Centre.

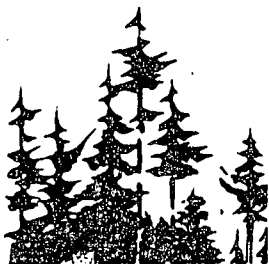
Yours truly,

CROMWELL FINANCE LTD.



S. Sayani
President

SS*rdm



5-3103 Kingsway,
Vancouver, British Columbia,
V5R 5J9
Telephone: 437-3391

D.M. Buchanan

Town Centre Study

DISTRICT OF COQUITLAM

Inter-Office Communication

TO: Mayor J.L. Tonn	DEPARTMENT:	DATE: August 22, 1977
FROM: R.A. LeClair	DEPARTMENT: Administration	YOUR FILE:
SUBJECT: Cromwell Finance Ltd. 1235 Johnston Street		OUR FILE: Coquitlam Town Centre

You have passed to me a letter dated August 18, 1977 received from the above company.

It is my understanding that staff of the Planning Department and the Engineering Department, some three weeks ago, went over the matters with representatives of the Company and Mr. Derek Ashford.

As you know, Council has been concerned with taking on development at one time in too large an area of the Coquitlam Town Centre. Such concerns stem from the desire to provide for -

progressive and orderly development and to keep the level of public investment in major municipal facilities to that which is manageable. To that end, Council by resolution 1423/1976 indicated that applicants should be encouraged to proceed with development within the "first stage areas" of the "Coquitlam Town Centre" (see attached plan).

On the said attached plan, I have indicated marked in yellow the land with address 1235 Johnston Street. As can be seen, the area related to the enquiry is well outside of Phase I of the Coquitlam Town Centre. This does not mean, however, that the District is devoting no attention outside of the Phase I area.

The District has had preliminary design work done by the G.V.S. & D.D. for sanitary sewer "trunk" facilities to serve the area bounded by Lansdown Avenue, Barnet Highway, Pine Tree Way and the Conservation area. This is not to say that trunk facilities are to abutt or be near the subject land. A financing by-law has been advanced for approval and is now in Victoria for consideration. Actual construction will proceed only if the demand for meeting development in the area to be served (Phase 2) is justified and presumably if the development in Phase I area would not be jeopardized.

Water "trunk" facilities to be supplied are now in and are located on Glen Drive.

As to storm sewers, the subject lands will be tributary to the Hoy and Scott creek basins, and these are major concerns to the Fisheries' authorities. In any event, it is essential that more be known as to the specific storm drainage requirements by the subject developers before any commitment can be given by the District.

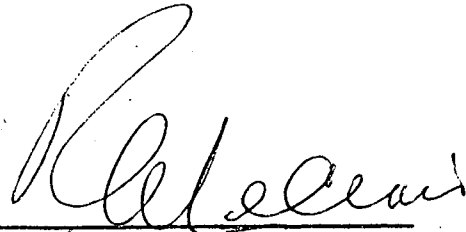
August 22, 1977

Mayor J.L. Tonn

Re: Cromwell Finance Ltd. - 1235 Johnston Street

Finally, roads other than those which are now available, will most certainly be at the developer's cost as will those facilities from existing or proposed trunk major water and sewer facilities.

Timing for Phase 2 development, the area in which the subject property lies, is not being pressed by the District as a priority.



R.A. LeClair
Municipal Manager

RAL/jp.

Attachments

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

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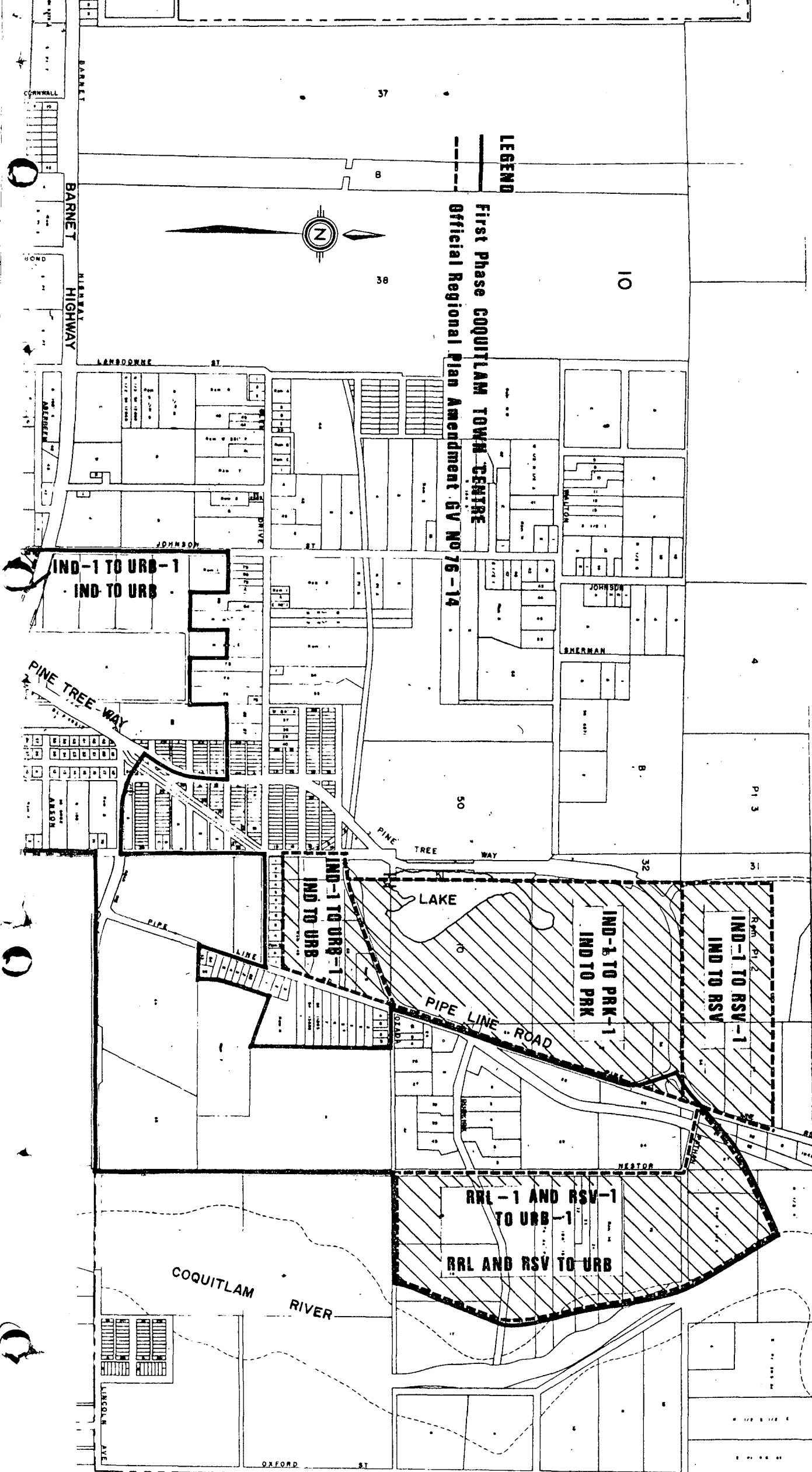
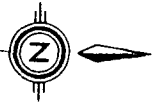
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LEGEND

First Phase COQUITLAM TOWN CENTRE
Official Regional Plan Amendment CV No 76-14



**IND-1 TO URB-1
IND TO URB**

PINE TREE WAY

**IND-1 TO URB-1
IND TO URB**

LAKE

**IND-2 TO PRK-1
IND TO PRK**

**IND-1 TO RSV-1
IND TO RSV**

**RRL-1 AND RSV-1
TO URB-1
RRL AND RSV TO URB**

COQUITLAM RIVER

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LINCOLN AVE

OXFORD ST