



501

JANUARY 9, 1989

LAND USE COMMITTEE MEETING

MINUTES

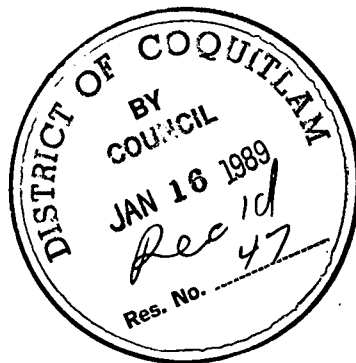
A meeting of the Land Use Committee was held on Monday, January 9, 1989 at 7:30 p.m. in the Council Committee Room, with the following persons present:

COMMITTEE:

- Ald. W. Ohirko, Chairman
- Ald. E. Parker
- Ald. J. Kingsbury

STAFF:

- J.L. Tonn, Municipal Manager
- K. Wright, Assistant Municipal Engineer
- D.M. Buchanan, Planning Director



ITEM #501-1

DEVELOPMENT VARIANCE PERMIT - 2898 MORTON PLACE

The Planning Director provided copies of the Development Variance Permit to members of the Committee. Mrs. Wallsmith spoke to the Committee. The Chairman referred to a letter of December 7, 1988 to Aquarius Management, and to the Council action on December 16, 1988. There was considerable discussion of the geotechnical setback and covenant along the slope to the north side of the lot.

The Planning Director advised that he had requested that a new notice be given by the Assistant Municipal Clerk to adjacent owners to allow Council to reconsider issuance of the permit on January 16, 1989. This had to be sent out ten clear days ahead. A Mrs. Heaney and an unidentified man spoke, as neighbouring residents, on their concerns on the Development Variance Permit, relating to views and the uniqueness of a detached garage in this area.

The Committee recommends:

"That Council reconsider whether to issue the Development Variance Permit in light of the new information."

COUNCIL ACTION

The resolution to be passed, if issuance is favourably considered, is:

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

DEFERRED  
RES NO  
48/89

LAND USE COMMITTEE MINUTES  
OF JANUARY 9, 1989

ITEM #501-2

NON-FARM USE FOR TEMPORARY 30-BED UNIT AT FORENSIC PSYCHIATRIC INSTITUTE  
AT 500 LOUGHEED HIGHWAY

The Planning Director showed on the overhead the proposed location within the P-1 zone. Mr. Bill McCreary, Architect, and a Mr. Walter Boyd from the Forensic Psychiatric Services Commission were present. Replacement of the old boiler building is proposed, which may involve total removal of its foundations. Mr. Boyd advised that 140 people are presently being housed, with 19 on cots and in day rooms, only 121 proper beds being available. The 30-bed temporary unit would bring the total to 151.

The Committee recommends:

"That Council advise the Agricultural Land Commission to approve the 30-bed temporary unit on the old boiler building site as a non-farm use, subject to the proponents obtaining the written consent of the Water Management Branch as to a mutually acceptable reduced floor elevation, noting that the proposed site is within the P-1 zoned portion of the lands, the boundaries of which were based on the Commission's recommendations prior to 1984-1985."

COUNCIL ACTION  
APPR'D  
Co. R-5  
+ 5/20/89

ITEM #501-3

REZONING APPLICATION Z-37-88 - NORTHEAST CORNER OF LOUGHEED HIGHWAY AND  
KING EDWARD STREET AT 1200 SEQUIN DRIVE

The Planning Director advised that Mr. Chris Nieman wished this matter deferred for two weeks in order that Park Lane could address the Committee:

The Committee recommends:

"That based on the views of:  
- the Planning Department in their original report of October 27, 1988;  
- Quadra Consultants, by report dated November 25, 1988;  
- the Maillardville Redevelopment Committee on November 29, 1988;  
- the letter of the Ministry of Transportation and Highways dated December 12, 1988; and  
- the information on a power centre in California;  
Resolution No. 1549 referring Bylaws No. 1938, 1988 and No. 1939, 1988 to Public Hearing, passed on November 14, 1988, hereby be rescinded."

COUNCIL ACTION  
APPR'D  
Co. R-5  
+ 5/11/89

ITEM #501-4

NO. 4 FIRE HALL AT 735 COMO LAKE AVENUE NEAR ROBINSON STREET

This item was received for information. An update on the No. 1 Fire Hall review was requested.

LAND USE COMMITTEE MINUTES  
OF JANUARY 9, 1989

ITEM #501-5

PROPOSED NEIGHBOURHOOD PUB ON THE NORTH SIDE OF ANSON AVENUE WEST OF WESTWOOD STREET

This item was tabled for the Committee to review the Provincial Guidelines as to neighbourhood public houses.

ITEM #501-6

FINANCING OF SCHOOL CONSTRUCTION IN NEW RESIDENTIAL DEVELOPMENT

The Committee recommends:

"That this report be received by Council and referred to School District No. 43 for information."

COUNCIL ACTION  
APPROVED  
Co. R-7  
12/22/89

ITEM #501-7

AUTHORIZATION FOR AMENDMENT TO DEVELOPMENT PERMIT DP-26-88 - PROPOSED COMMERCIAL BUILDING AT 927 BRUNETTE AVENUE

The Committee recommends:

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

COUNCIL ACTION  
APPROVED  
Co. R-7  
12/22/89

ITEM #501-8

PRELIMINARY REPORT ON APPLICATION Z-48-88 BY CHEVRON CANADA LIMITED FOR REZONING OF PROPERTY AT 945 BRUNETTE AVENUE AND 202 ALLARD STREET

This item was tabled for:

- 1) the applicant to submit the full preliminary drawings required under the Zoning Bylaw for a rezoning and development permit application;
- 2) the applicants to reconsider the design in view of the policies of the Official Community Plan and resubmit to the Design Committee;
- 3) further review by the Design Committee of revised preliminary plans;
- 4) the applicants to reconsider the request for CS-1 zoning and substitute SS-1 or SS-2;
- 5) Planning Department staff to report back on how the Official Community Plan could be amended and submit a draft bylaw on same, along with a draft zoning bylaw amendment.

LAND USE COMMITTEE MINUTES  
OF JANUARY 9, 1989

ITEM #501-9

PRELIMINARY REPORT ON APPLICATION Z-49-88 BY MOLNAR CONSTRUCTION LTD.  
FOR REZONING OF PROPERTY AT 1160 PINETREE WAY

This item was tabled for:

- 1) staff to check the preliminary plans submitted;
- 2) applications for subdivision and development permit to be made and considered;
- 3) draft OCP and zoning amendment bylaws to be prepared.

ITEM #501-10

PRELIMINARY REPORT ON APPLICATION Z-50-88 BY ASHFORD & ASSOCIATES FOR  
REZONING OF PROPERTY AT 3300 HIGHLAND DRIVE (PORTION WEST OF HYDE CREEK  
RAVINE AT SOUTHWESTERLY CORNER OF PROPERTY

The Committee recommends:

"That application Z-50-88 be declined, and that the applicants be advised that this area will be examined in conjunction with the other lands west of Hyde Creek at the time of the intended Northeast Coquitlam Official Community Plan update in 1990-1991."

COUNCIL  
ACTION

Tabled  
2 → 5/24/89

ITEM #501-11

APPLICATION FOR RELOCATION OF JOHN B TO 1000 AUSTIN AVENUE

This item was received for information. The delay in proceeding was discussed.


ITEM #501-12

APPLICATION FOR PRE-CLEARANCE - "G" CLASS LICENSE AT SQUIRE MOTOR INN  
AT 631 LOUGHEED HIGHWAY

This item was received for information.

TABLED ITEMS:

1. Design Committee Minutes dated December 6, 1988
2. Design Committee Minutes dated December 20, 1988
3. Subdivision Committee Minutes dated November 29, 1988
4. Subdivision Committee Minutes dated December 13, 1988

  
D.M. Buchanan  
Executive Secretary

JANUARY 23, 1989

LAND USE COMMITTEEMINUTES

A meeting of the Land Use Committee was held on Monday, January 23, 1989 at 7:30 p.m. in the Council Chambers, with the following persons present:

COMMITTEE:

Ald. W. Ohirko, Chairman  
Ald. E. Parker  
Ald. J. Kingsbury

STAFF:

E. Tiessen, Deputy Planning Director  
S. Jackson, Consultant  
K. Wright, Assistant Municipal Engineer

ITEM #501-1

Z-10-88 - CONSIDERATION OF FINAL ADOPTION OF BYLAW NO. 1936, 1988  
BRUNETTE AVENUE AND CUTLER STREET TO RS-3 AND P-5

The Committee recommends:

COUNCIL  
ACTION

"That Council consider final reading and adoption of Bylaw No. 1936, 1988, subject to the Municipal Engineer first submitting a report in regard to the overland flood channel, considering alternative routings, and considering piped or covered construction as well as an open channel and including estimated municipal costs."

ITEM #501-2

AUTHORIZATION FOR ISSUANCE OF DEVELOPMENT PERMIT - ADDITION TO  
COMMERCIAL BUILDING AT 550 CLARKE ROAD

The Committee recommends:

COUNCIL  
ACTION

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

LAND USE COMMITTEE MINUTES  
OF JANUARY 23, 1989

ITEM #501-3

AUTHORIZATION FOR ISSUANCE OF DEVELOPMENT PERMIT - ADDITION TO COLD BEER  
AND WINE STORE AND NEW BARBERSHOP AT CARIBOO TRAILS HOTEL

The Committee recommends:

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

COUNCIL  
ACTION

*APP'D  
Co  
12/23/89  
12/23/89*

ITEM #501-4

AUTHORIZATION FOR ISSUANCE OF DEVELOPMENT PERMIT - PROPOSED SUBDIVISION  
AT 3041 ANSON AVENUE

The Committee recommends:

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

COUNCIL  
ACTION

*APP'D  
Co  
12/23/89*

ITEM #501-5

AUTHORIZATION OF ISSUANCE OF DEVELOPMENT PERMIT AND CONSIDERATION OF  
FINAL ADOPTION OF BYLAW NO. 1922, 1988 - TRUCK TERMINAL AT 88 GOLDEN DR.

If the development permit has been signed, sealed and notarized and the required moneys deposited prior to the Council meeting of January 30, 1989, the Committee recommends:

- "1) That Council reconsider, finally pass and adopt Bylaw No. 1922, 1988.
- 2) That the letter document accompanying the Planning Director's report dated January 17, 1989 pertaining to the purchase of land from Marathon Realty Company Limited by Arnold Bros. Transport Ltd. to establish a truck terminal at 88 Golden Drive, and in particular, an exemption from the Building Scheme Agreement of the subject lands, be executed together with any other documentation necessary to support the exemption, and such letter document or other documentation shall become binding upon the District when duly executed and delivered for and on behalf of the Corporation by the Mayor and Municipal Clerk, who are specifically authorized to sign the same and to affix the Corporate Seal thereto, and to deliver the same and that all as the Act and Deed of the District of Coquitlam.

COUNCIL  
ACTION

*APP'D  
Co  
12/23/89  
12/23/89*

LAND USE COMMITTEE MINUTES  
OF JANUARY 23, 1989

ITEM #501-5 continued

COUNCIL  
ACTION

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

ITEM #501-6

RESIDENTIAL REHABILITATION ASSISTANCE PROGRAM FUNDING

The Committee received the Planning Director's report of January 16, 1989, for information.

ITEM #501-7

PROPOSED NEIGHBOURHOOD PUB ON THE NORTH SIDE OF ANSON AVENUE WEST OF WESTWOOD STREET

The Committee recommends:

COUNCIL  
ACTION

"That Council advise the applicants for the neighbourhood pub at 3025-3045 Anson Avenue that Council does not endorse the establishment of a neighbourhood pub in this location."

*APPL'D  
R2 Co  
R25 # 83/89*

TABLED ITEMS

- 1. Design Committee Minutes of January 10, 1989
- 2. Subdivision Committee Minutes of January 3, 1989

  
E. Tiessen  
Acting Secretary



FEBRUARY 6, 1989

LAND USE COMMITTEE MEETING

MINUTES

A meeting of the Land Use Committee was held on Monday, February 6, 1989 in the Council Chambers of the Municipal Hall, with the following persons present:

COMMITTEE:

- Ald. W. Ohirko, Chairman
- Ald. E. Parker
- Ald. J. Kingsbury

STAFF:

- J.L. Tonn, Municipal Manager
- K. Wright, Assistant Municipal Engineer
- R. Camporese, Assistant Chief Building Inspector
- D.M. Buchanan, Planning Director



This meeting commenced at 8:30 p.m.

ITEM #501-1

135 SQUARE METER MAXIMUM FLOOR SPACE FOR DUPLEX DWELLING UNITS

Mr. Poul Hansen, Architect, appeared before the Committee on this subject of the 1,453 square foot maximum for a dwelling unit in the RT-2 zone. He advised of a lot on Austin Avenue upon which he was working for a client (the brothers Jiwan). Larger units are being suggested in draft plans, each being 2,462 square feet. Without the basement included, they would be 1,764 square feet in size. He further indicated that the limitation is unreasonable when townhousing units of 2,000 square feet are being designed in other areas.

Mr. Hansen also noted the alternative of subdivision of his client's parcel at 702 Austin Avenue (Lot 170, District Lot 3, Plan 35281). This was left for discussion with Planning Department staff.

The Committee recommends:

COUNCIL ACTION      "That Council advise Mr. Hansen that it is not prepared to remove or amend the provisions of Section 603(1)(e)(ii) of the Zoning Bylaw."

*APPROVED BY  
Co. Res. #203/89*

ITEM #501-2

DEVELOPMENT VARIANCE PERMIT APPLICATION - PROPOSED SUBDIVISION BY PARK-LANE VENTURES (WESTWOOD) LTD. AT 1320 SHERMAN STREET

The Committee recommends:

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

*APPROVED BY  
Co. Res. #204/89*

LAND USE COMMITTEE MINUTES  
OF FEBRUARY 6, 1989

ITEM #501-3

DEVELOPMENT VARIANCE PERMIT APPLICATION - ROAD DESIGN - PARCEL G -  
WESTWOOD PLATEAU (8-4014 & 2900 BLOCK DAVID AVENUE)

The Committee recommends:

COUNCIL  
ACTION

*APPROVED  
Co. R-3  
# 202/89*

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

ITEM #501-4

Z-10-88 - CONSIDERATION OF FINAL ADOPTION OF BYLAW NO. 1936, 1988 -  
BRUNETTE AVENUE AND CUTLER STREET TO RS-3 AND P-5

Mr. Ken Wright circulated copies of the Drainage Committee Minutes of February 6, 1989. (These will be Item #504-1 on the same Council agenda as these Minutes and are not attached.)

Mr. Wright outlined the three alternatives in Section 2.02 of the Municipal Engineer's report of February 3, 1989, which was also provided. The Land Use Committee members reacted favourably to Alternative 2 at \$64,000 after discussion as to the agreement with B.C. Hydro, the previous landowners.

The Municipal Manager noted that the question of park dedication on the adjacent land, still owned by B.C. Hydro, will be commented on by the Parks and Recreation Director.

The Committee recommends:

COUNCIL  
ACTION

*APPROVED  
Co. R-3  
# 204/89*

"That Council reconsider, finally pass and adopt Bylaw No. 1936, 1988, given second and third readings on January 3, 1989."

ITEM #501-5

PROPOSED REZONING OF PROPERTY AT 3300 HIGHLAND DRIVE FROM RS-2 TO RS-3  
FOR 31 ONE-FAMILY HOUSING LOTS

Mr. Ashford did not attend the meeting with further information.

The Committee recommends:

COUNCIL  
ACTION

*APPROVED  
Co. R-3  
# 207/89*

"That application Z-50-88 be declined, and that the applicants be advised that this area will be examined in conjunction with the other lands west of Hyde Creek at the time of the intended Northeast Coquitlam Official Community Plan update in 1990-1991."

LAND USE COMMITTEE MINUTES  
OF FEBRUARY 6, 1989

ITEM #501-6

CONCERNS WITH FURTHER DEVELOPMENT NORTH OF ALLAN JOHNSON PROPERTIES WEST  
OF PIPELINE ROAD

This item was received for information.

ITEM #501-7

Z-4-89 - OUTDOOR SEATING FOR PUBS

The Committee recommends:

- COUNCIL ACTION
- APPROVED BY  
CO # 208/209/89
- "1) That Council give first reading to Bylaw No. 1977, 1989.
  - 2) That Council refer Bylaw No. 1977, 1989 to Public Hearing."

ITEM #501-8

CONSERVATION PERMIT - LANDFILL PROJECT - 2326 CAPE HORN AVENUE

The Planning Director noted the change in direction with approval of RS-4 rezoning for the Parklane property to the east of this site versus the applicant's long-term indication of industrial use on this parcel.

The Committee recommends:

- COUNCIL ACTION
- APPROVED BY  
CO # 210/89
- a) All works to be carried out in accordance with drawings 88TA485 site plan, dated December 15, 1988, and drawing 88TA485 cross sections, dated December 16, 1988, prepared by Mr. Rod Dick, 2326 Cape Horn Avenue, Coquitlam, B.C.
  - b) All works to be carried out in accordance with the geotechnical report prepared by Terra Engineering Laboratories Limited, dated 1988 05 11, reference number 881-S233 re: Landfill Project, 2326 Cape Horn Avenue, Coquitlam, B.C.
  - c) Terra Engineering Laboratories Limited:
    - 1) Carrying out supervision of all works authorized by the permit in accordance with their letter dated 1989 01 26, reference number 881-S686.
    - 2) Providing written certification confirming the competency of the works upon completion.
    - 3) Notifying the District of Coquitlam if at any time their services pertaining to this project are terminated prior to completion of the works in accordance with this permit.
  - d) The applicant is advised that this permit pertains to landfill works only and the issuance of this permit in no way is to be construed as approval for proposed rezoning.

LAND USE COMMITTEE MINUTES  
OF FEBRUARY 6, 1989

ITEM #501-8 cont'd

- e) The applicant being responsible for keeping the streets clean, in the opinion of the Municipal Engineer, of all dirt and debris.
- f) The duration of the permit being one year, noting that under Clause 28(1) of Bylaw No. 1199, Council may suspend or revoke the permit if at any time, in its opinion, the permit holder violates any of the provisions of the Bylaw or any of the terms and conditions of this permit, or if the duties and obligations set out in the permit have not or are not being fulfilled.
- g) The applicant being responsible for any and all manner of actions, claims, debts, demands and promises of whatsoever kind and however arising, whether known or unknown, suspected or unsuspected, resulting or arising from the works permitted in this permit.

noting that industrial zoning of the subject land is unrealistic with the approval of RS-4 zoning to the east."

ITEM #501-9

DEVELOPMENT PERMIT APPLICATION - PROPOSED SALES OFFICE AT 1500 LOUGHEED

The Committee recommends:

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

COUNCIL  
ACTION

APPROVED  
BY  
COUNCIL  
2/11/89

ITEM #501-10

PRELIMINARY REPORT ON APPLICATION Z-1-89 BY CHANDLER KENNEDY ARCHITECTS FOR REZONING OF PROPERTY AT 507, 511 & 515 AUSTIN AVENUE TO RM-5

The Committee tabled this application pending:

- 1) the Subdivision Committee finding a subdivision layout technically feasible;
- 2) the preliminary architectural plans being revised to comply with the major requirements of the Zoning Bylaw."

LAND USE COMMITTEE MINUTES  
OF FEBRUARY 6, 1989

ITEM #501-11

PRELIMINARY REPORT ON APPLICATION Z-2-89 BY SUPERIOR PROPANE INC. FOR  
REZONING OF PROPERTY AT 51 GLACIER STREET FROM M-1 TO M-2 (PARTIAL)

The Committee tabled this application pending:

- "1) clarification from the applicants on the intended use of the service station facility;
- 2) the Planning Department to research appropriate wording to facilitate the applicants' intended use;
- 3) the Planning Department to draft the necessary Zoning Bylaw amendment to facilitate rezoning of the subject area and an amendment to the Zoning Bylaw to facilitate the applicants' intended use."

ITEM #501-12

PRELIMINARY REPORT ON APPLICATION Z-3-89 BY IMC CONSULTING GROUP FOR  
REZONING OF PROPERTY AT 2305 CAPE HORN AVENUE FROM RS-1 TO RS-3

The Committee recommends:

"That application Z-3-89 be tabled, pending the Subdivision Committee finding a subdivision application for this property technically feasible."

ITEM #501-13

VANCOUVER ISLAND GAS PIPELINE

Committee members noted the impact on Westwood as well as on the Coquitlam Lake watershed.

Ald. White arrived at this point.

*Es Co.  
R 67  
2/12/89*

LAND USE COMMITTEE MINUTES  
OF FEBRUARY 6, 1989

ITEM #501-14

WESTWOOD PLATEAU AND TRANSPORTATION IMPROVEMENTS

The Chairman raised the issue of the need for highway and transit improvements concurrently with Westwood Plateau development. This led to discussion by members of the Committee, Ald. White and staff on the subject. The Planning Director noted that GVRD were setting up a group of regional and local staff under Mike O'Connor working with Provincial officials under the Regional Minister, Mr. Veitch, on coordinating transportation improvements. The Chairman indicated that the subject should be discussed by Council. It was noted that the Mayor has a meeting scheduled on February 13, 1989 with the Minister responsible for B.C. Transit, Mrs. Rita Johnson.

TABLED ITEMS:

1. Design Committee Minutes of January 24, 1989
2. Subdivision Committee Minutes of January 16, 1989



D.M. Buchanan  
Executive Secretary

501

FEBRUARY 20, 1989

LAND USE COMMITTEE MEETING

MINUTES

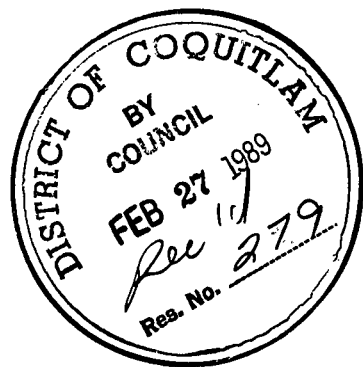
A meeting of the Land Use Committee was held on Monday, February 20, 1989 in the Council Chambers of the Municipal Hall, with the following persons present:

COMMITTEE:

Ald. W. Ohirko, Chairman  
Ald. E. Parker  
Ald. J. Kingsbury  
Mayor L. Sekora (after 8:00 p.m.)

STAFF:

J.L. Tonn, Municipal Manager  
K. Wright, Assistant Municipal Engineer  
Eric Tiessen, Deputy Planning Director  
S. Jackson, Community Planner  
D.M. Buchanan, Planning Director



ITEM #501-1

PROPOSED VANCOUVER ISLAND GAS PIPELINE PROJECT

Mr. John Reimer, Senior Supervisor, Lands Rights-of-Way, and Mr. J.A. Kavanagh, Vice President, Engineering and Construction Westcoast Energy, were at the meeting subsequent to discussions with the Municipal Manager. Mr. Kavanagh advised that the proposed route on the map he was showing indicated a route on the west side of the Hydro right-of-way from the Eagle Ridge boundary northwards. The compressor station was proposed to be north of the major Meridian Hydro substation.

A 60-foot wide right-of-way is involved. Mr. Reimer said that an alternative route along the Port Moody boundary, suggested by the Deputy Planning Director, north from the high pressure gas main in the vicinity of the substation access road would also be acceptable. However, relocation of the compressor station northwards or north-eastwards was a problem due to geotechnical considerations.

An Indian Arm route, rather than the Coquitlam watershed route, would be \$35 million higher than the Coquitlam watershed route, according to Mr. Reimer.

The route proposed is by the Coquitlam watershed to Indian River, Squamish, Woodfibre, Port Mellon, Sechelt, Texada Island, Powell River, Comox, and thence all communities on Vancouver Island.

The total cost estimate is \$248 million, financed by a \$100 million federal grant, a \$50 million federal repayable loan, a \$25 million provincial repayable loan, a \$55 million conversion assistance program from the province, etc.

The Greater Victoria watershed is also affected. Special study of this and the Coquitlam Watershed is underway. The pipeline would be along a road on the east side of Coquitlam Lake, so no additional clearing or grading is contemplated, and with any blasting to take place along the road. Personnel will be restricted by size of crew and health checks, and will work closely with GVWD staff.

LAND USE COMMITTEE MEETING  
MINUTES OF FEBRUARY 20, 1989

ITEM #501-1 cont'd

The GVWD Board will be reviewing the proposal in late March. If a go-ahead is given by them, the B.C. Utilities Commission and other regulatory agencies, construction would commence in May 1989 and estimated to be completed in September 1990.

Westcoast and Alberta Energy are half owners of the project. Westcoast is responsible for the early planning process.

The Committee discussed the issue of noise from the compressor station. A noise level of 47 dBA was indicated by Mr. Reimer 200 meters from it, but housing will be 400 meters or more away to the southeast. He noted an example of a 20-year old compressor station in the Rosedale-Agassiz area, which could be seen by Council members. He noted that the 47 dBA was indicated in his testimony before the B.C. Utilities Commission currently underway.

After Mr. Kavanagh and Mr. Reimer left, the Committee reviewed the subject extensively. The Committee recommends:

"That Council table further consideration of the Vancouver Island Gas Pipeline Project until:

- COUNCIL ACTION
- APPR'D  
BY Co. RES  
# 280/89
- a) Westcoast Energy verify in writing the 47 dBA maximum noise level and the precise location of the proposed compressor station;
  - b) the GVWD Board finalizes its analysis of the route through the watershed;
  - c) further discussion with Coquitlam and Port Moody staff takes place as to the proposed route through the OCP-designated urban residential area north and northwest of Eagle Ridge.

The Mayor and Municipal Manager left at this point.

ITEM 501-2

PROPOSED ESTABLISHMENT OF FIVE GROUP HOMES FOR MENTALLY HANDICAPPED PEOPLE IN COQUITLAM

Ms. Gillian Chetty of the Ministry of Social Services and Housing spoke on the downsizing of Woodlands and other institutions. A video presentation was then shown and Ms. Chetty then responded to questions. A Mr. McPherson of the same Ministry indicated that a dozen group homes existed in Coquitlam under his Ministry (plus there may be more under the Ministry of Health).

Ms. Chetty emphasized that "the good neighbour policy" was endorsed by her Ministry and was expected to be followed.

Carole Bell of 1695 Brunette Avenue appeared saying that a Mrs. Gardner had contacted her earlier in the evening. She said that there had been negligible contact with neighbours. Just one on the other side had heard of the proposal for 1704 Sheridan Avenue. She stated that she worked at Woodlands and was familiar with the four future residents. Mr. Ron Bell then spoke, confirming the lack of discussion with the neighbours.



LAND USE COMMITTEE MEETING  
MINUTES OF FEBRUARY 20, 1989

ITEM #501-2 cont'd

Ms. Chetty said that 80% of applications to run group homes had been rejected by her Ministry and that operators had to be experienced and have the appropriate skills. A careful selection process is involved. She agreed to follow up on the Sheridan location as to consultation with neighbours. Ms. Debra Pierce noted that three other operators had agreed to contact neighbours after "subject tos" have been removed on sales.

A Mrs. Dubski then spoke, concerned with parking on Solar Court with the existing home at 270 Solar.

The Mayor came back in at this stage.

This item was received for information after further discussion.

ITEM #501-3

PRELIMINARY REPORT ON APPLICATION Z-5-89 BY BEEDIE CONSTRUCTION CO. LTD.  
FOR REZONING OF PROPERTY AT 2319 ROGERS AVENUE FROM M-4 TO M-1

The Committee recommends:

- 1) That Council give first reading to Bylaw No. 1982, 1989.
- 2) That Bylaw No. 1982, 1989 and application Z-5-89 be referred to Public Hearing."

COUNCIL ACTION

*APPROD R  
Co. R-53  
# 291/291/89*

ITEM #501-4

REZONING APPLICATION Z-1-89 - 507, 511 & 515 AUSTIN AVENUE

The Committee recommends:

- 1) That Council give first reading to Bylaw No. 1978, 1989.
- 2) That Bylaw No. 1978, 1989 and application Z-1-89 be referred to Public Hearing."

COUNCIL ACTION

*APPROD R  
Co. R-53  
# 293/291/89*

ITEM #501-5

EXTENSION TO REZONING APPLICATION Z-48-87 - BYLAW NO. 1822, 1988

The Committee recommends:

"That application Z-48-87 be granted a six-month extension to August 29, 1989.

COUNCIL ACTION

*APPROD R  
Co. R-53  
# 282/89*

LAND USE COMMITTEE MEETING  
MINUTES OF FEBRUARY 20, 1989

TABLED ITEMS:

1. Design Committee Minutes of February 7, 1989
2. Subdivision Committee Minutes of January 31, 1989



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D.M. Buchanan  
Executive Secretary

**DISTRICT OF COQUITLAM**

**Inter-Office Communication**

<b>TO:</b> File	<b>DEPARTMENT:</b> Planning	<b>DATE:</b> 1989 02 22
<b>FROM:</b> Sol Jackson	<b>DEPARTMENT:</b> Planning	<b>YOUR FILE:</b>
<b>SUBJECT:</b> Numbers of Existing Group Homes in Coquitlam		<b>OUR FILE:</b> Community Care Facilities

On February 21, 1989, Mr. David McPherson from the Ministry of Social Services and Housing (939-2491) telephoned to provide the information requested of him by one of the Aldermen at the February 20, 1989 meeting of the Land Use Committee.

There are in existence in Coquitlam 10 group homes, which are the responsibility of the Ministry of Social Services and Housing, and licensed under the Community Care Facility License Act. All these homes have adult residents and consist of homes where three or more people with mental or physical handicaps reside.

There may be other homes in which one or two people reside, but these homes would not be licensed under the Community Care Facility License Act.

He also stated that:

- a) all the residents in Woodlands today are adults and therefore the four or five group homes to be opened up in Coquitlam will also contain adult people;
- b) the Ministry has considered very seriously the requirement of having adequate staff to take care of these people, and therefore have invested a great deal of effort and money into a good staff training program;
- c) the questions of notifying the neighbours about the establishment of these group homes is a significant factor in running a group home and the Ministry will pursue this matter diligently.

SJ/cr

*Sol Jackson*  
 \_\_\_\_\_  
 Sol Jackson  
 Community Planner

FEBRUARY 21, 1989

SPECIAL LAND USE COMMITTEE MEETINGMINUTES

A special meeting of the Land Use Committee was held on Tuesday, February 21, 1989 in the Council Chambers of the Municipal Hall, with the following persons present:

COMMITTEE:

Ald. W. Ohirko, Chairman

Ald. E. Parker

Ald. J. Kingsbury

Also: Ald. W. LeClair (till 8:00 p.m.)

Ald. D. White

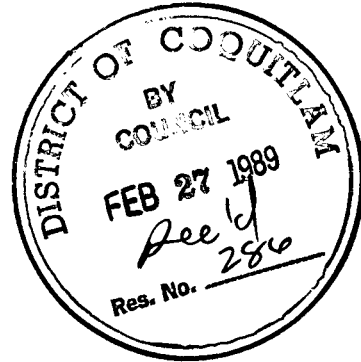
STAFF:

J.L. Tonn, Municipal Manager

Eric Tiessen, Deputy Planning Director

S. Jackson, Community Planner

D.M. Buchanan, Planning Director

FUTURE USE OF NO. 1 FIRE HALL SITE AT 909 ALDERSON AVENUE

Ald. W. Ohirko introduced the meeting and the idea of community use of this soon to be vacated Fire Hall. The Deputy Planning Director then reviewed the background from the time of the 1984 Fire Protection Plan, based on the attached notes describing bylaw issues and parking standards in general terms. The basic use is one of an office nature, as seen by the Planning Department. He noted that financial negotiations and Zoning Bylaw changes would be required if the use is found favourable to consider. The further attached sheet indicates who was present from the area adjacent the site.

1. Mr. Gaudet of 924 Alderson Avenue

He asked which departments of SHARE might locate in the vacated Fire Hall.

2. Mr. Alan Goard of SHARE

Firstly, he introduced Mrs. Wynn Mudge, Chairperson, who was also present. He indicated that the Fire Hall would be for the administrative offices of SHARE, moving from Brunette at Schoolhouse, plus a couple of other functions, i.e. counselling for one or two offices. The drug/alcohol clinic is to stay on Austin Avenue. A few services are involved, administration and board meetings. This is not intended to be a service centre or a sorting centre or food bank.

They need 4,000 square feet of office space plus 600 square feet for the Coquitlam Volunteer Bureau, a separate organization. Meeting rooms and offices would be located where the fire truck bays presently are. Main counselling activities would stay in Mackin House at King Edward and Brunette.

3. Mr. Ben Hendriks

He raised the issue of parking. Alan Goard said that SHARE would remove parking from the back lane, based on the discussions with the Planning Department. No architect had studied the site but 20-24 spaces appeared possible from their staff studies, with relandscaping of the present redundant surfaced areas proposed.

SPECIAL LAND USE COMMITTEE MEETING  
MINUTES OF FEBRUARY 21, 1989

4. Mr. Walter Griba of 914 Alderson Avenue

He noted again the sensitivity to parking and asked about the adequacy of the 20 to 24 spaces for 4,000 square feet of office space. Mr. Goard advised that 15-20 staff would be there on a permanent basis, including volunteer bureau staff. They have about 15 vehicles now. The capacity of meeting rooms would be 40, but would not be so used. About 15-20 people would meet in the Board Room. Rare meetings of no more than 20 were envisaged. Mr. Griba was not convinced regarding sufficiency of the parking.

5. Mrs. Anita Hendriks

She spoke about through traffic with conflict in regard to school children along the "temporary" sidewalk and kids along Alderson in the moving traffic lanes. The controlled crosswalk at Blue Mountain was considered safe. Up to 200 kids along Alderson were said to be using it daily.

6. Mr. Gaudet

He wanted some assurance that counselling would not be included. Harrassment of residents was the concern. Mr. Goard offered to exclude counselling from the proposal.

7. Mrs. Anita Hendriks

She spoke again, raising the issue of renting rooms for meetings. Mr. Goard indicated that he could live without this rental activity to other groups if this was required.

8. Mr. Wayne Santimeau

He raised concerns with unsupervised mentally handicapped people and wished the area to stay residential. Mr. Goard indicated that visitors would be Board members, staff from other SHARE locations, and business visitors. People in counselling programs are ordinary people, seeking counselling guidance with their kids. Emotionally disturbed kids are at homes at other locations and would not be visiting the administrative offices.

Ald. Ohirko then asked about operating times and Mr. Goard advised:

- a) office hours - 8:00 a.m. to 5:00 p.m., Monday to Friday
- b) other - meetings at night
- c) Sat. & Sun. - closed unless meetings were held by the Board (e.g. recent retreat)

9. Mr. Ben Hendriks

He spoke again, asking about the length of the lease. This got into some discussion on this matter as to costs of renovations. The Municipal Manager advised that lease of a community building cannot exceed five years, though this could go to 20 with a referendum.

10. Mrs. Hendriks

She indicated that the financial picture would sway residents.

Ald. Parker noted that the surplus building represented an opportunity for meeting the needs of community organizations. Ald. Ohirko advised that the Municipality would be aiming at a fully economic lease.

SPECIAL LAND USE COMMITTEE MEETING  
MINUTES OF FEBRUARY 21, 1989

11. Mr. Goard

He indicated that SHARE leases 11 facilities in School District No. 43.

The Deputy Planning Director, on questioning by Ald. White, indicated:

1. that retention of the existing P-1 Civic Institutional zoning is a possible approach to zoning, but
2. a P-1 regulatory amendment to allow non-profit office usage will likely be required.
3. Notification as to the Public Hearing to the same area should take place, even though this is not the usual practice with regulatory changes.
4. Plans from the proponent should be available for viewing at such a Hearing.

Ald. White said 5 years was not a realistic period to amortize major renovations and that further leasing was likely. The question of sale was discussed.

Ald. Ohirko stressed that the purpose of the meeting was to "get a feel" from adjacent residents as to SHARE as a new potential "neighbour". He went on to summarize the concerns raised:

1. traffic along Alderson,
2. sufficiency of on-site parking,
3. the number of resident workers and visitors,
4. potential "harrassment" by or to people being counselled.


The Committee then discussed how to proceed since they had not sensed strong opposition to the proposal.

The Committee recommends:

"That Council authorize the holding of a second public information meeting in mid March, with SHARE to provide preliminary plans and specific written information on numbers of staff and visitors to the Committee for consideration at its March 6, 1989 meeting."

The specific date was established at the request of Chairperson, Wynn Mudge of SHARE.

Mrs. Anita Hendriks also asked about the proposed Maillardville OCP meeting indicated last Fall. The Deputy Planning Director advised this is intended to be held in late March or April. It had been postponed because of the proposals for the Business Area and due to new development proposals having come forward since the November 1988 meetings.

  
D.M. Buchanan  
Executive Secretary

COUNCIL  
ACTION

1. Fire Protection Plan - 1984
  - concentrate resources - more effective response
  - 3 new Halls to replace 5 existing - including No. 1
  - proposed that Halls 1, 3, 4 and 5 be sold
  - No. 1 could be demolished, subdivided into 3 lots (OCP - SFR)
2. Recently non-profit community groups have expressed interest in leasing.
  - No doubt that such groups lack space; do benefit the community.
  - Land Use Committee of Council received five serious proposals to lease No. 1.
  - These ranged from:
    - a group providing first aid at large gatherings, who need space to park a vehicle and give first aid training,
    - to a proposal for a youth drop-in centre, with Saturday rock concerts.
    - Land Use Committee determined that some of these not were suitable; picked SHARE Society as most suitable in single-family residential area.
3. SHARE's proposal is for:
  - mainly office use and counselling, and one meeting room;
  - might share space with another organization such as volunteer bureau;
  - are proposing to upgrade the parking and exterior landscaping;
  - representatives here to answer detailed questions.
4. Council has said before the proposal if taken any further, they want input from neighbouring residents.
  - That is the reason for tonight's meeting.
  - Even if the proposal is acceptable to neighbours, SHARE use is not a sure thing - need to work out some major financial terms.
  - Also have to look at appropriate zoning - probably could remain under existing P-1 Civic Institutional zoning, but might have to amend regulations to allow for non-profit organizations - Public Hearing.
  - Also have to look at appropriate parking - now 22 spaces, but some front directly on street or lane.

FEBRUARY 21, 1989  
COUNCIL CHAMBERS

ATTENDANCE AT PUBLIC MEETING RE FIRE HALL NO. 1

<u>NAME</u>	<u>ADDRESS</u>	<u>PHONE NUMBER</u>
Anita Hendriks	931 Alderson Avenue	936-7115
Ben Hendriks	931 Alderson Avenue	936-7115
Cecile Boulet	917 Alderson Avenue	936-1507
Wilfrid Boulet	917 Alderson Avenue	936-1507
Adelmard Gaudet	924 Alderson Avenue	939-9190
Lorraine Gaudet	924 Alderson Avenue	939-9190
John Trush	916 Alderson Avenue	936-7087
Kay Trush	916 Alderson Avenue	936-7087
Wayne Santimeau	934 Alderson Avenue	936-5483
Evelyn Christie	833 Alderson Avenue	936-6036
Walt Griba	914 Alderson Avenue	939-3474
Dennis Hartley	910 Alderson Avenue	936-1102
Doug Hartley	630 Gatensbury Street	936-1102
Wynn Mudge	816 Miller Avenue	939-3683
Alan Goard	SHARE	525-0188



NOTES FOR THE PUBLIC MEETING IN THE COUNCIL CHAMBERS ON FEB. 21, 1989  
REGARDING THE FUTURE OF NO. 1 FIRE HALL AT 909 ALDERSON AVENUE

1. The Fire Protection Plan dated September 1984 was discussed at public meetings in the fall of that year and noted:
  - a) five of the existing fire halls would be disposed of over a period of time;
  - b) a recommendation that the cost of construction of the Austin Heights station of \$1.36 million be funded from the land sales reserves;
  - c) the recovery from land sales of Fire Halls No. 1, 3, 4 and 5 will be placed in the land sales reserve fund; these sales will essentially cover the construction costs of the Austin Heights station (see Appendix F);
  - d) the financial time line in the Appendix notes the value of \$173,644 for the potential "three residential lots";
  - e) No. 4 Fire Hall would be used by the "Emergency Health Services";
  - f) No. 5 Fire Hall on Como Lake Avenue near Thermal Drive would be sold for two residential lots.
2. 8 non-profit organizations submitted 5 applications for use of the Fire Hall - From a community first aid group to a theatre group (rehearsal centre) and a church group for a drop-in centre. The Land Use Committee considered the proposals. After a review of "Impact on the Neighbourhood", the Committee determined that if it were to go to a non-profit organization, SHARE's proposal was the most suitable for the site.
3. Official Community Plan designated One-Family Residential (not Apartment).
4. Zoning - P-1, Civic Institutional. Allowed uses include civic use.
5. An amendment to the Zoning Bylaw would be required to allow "non-profit organizations" serving a public function.
6. Parking

On site there are 22 spaces.

  - a) 6 comply with the Zoning Bylaw (the parking area southwest of the building); the 11 spaces off the lane and the 5 spaces off Alderson Avenue are nonconforming.

6. b) The parking requirements according to the Zoning Bylaw, for a civic use, would be 1 to 40 m<sup>2</sup>; for an assembly use in the Institutional zone, 1 per 20 m<sup>2</sup>.

If the structure contains 8,000 square feet (743 m<sup>2</sup>) and is used mainly for office or counselling space, at 1 space per 40 m<sup>2</sup>, the structure would require 19 spaces.

If 1,200 square feet are to be used for assembly use (community meeting space), that would be 111 m<sup>2</sup> at 1 space per 20 m<sup>2</sup> equals 6 spaces, plus the balance of 6,800 square feet or 632 m<sup>2</sup> at 1 space per 40 m<sup>2</sup> equals 16 spaces, a total of 22 spaces.

- c) SHARE stated that they would need 10 to 12 spaces for staff alone, plus the needs generated by activities or the community meeting space. I note that SHARE stated they would like to alter the parking area and use a portion of the apron area for parking, as well as improve the landscaping and building exterior.
- d) A development variance permit would be required to allow the nonconforming spaces off the lane to remain. The parking spaces off Alderson Avenue should be considered for removal subject to comment by the Engineering Department.
6. The fact that there will be zoning amendments required, indicates that this would not be the last opportunity for neighbours to speak on the issue. If it proceeds under zoning regulation changes, there would be a Public Hearing.

MARCH 6, 1989

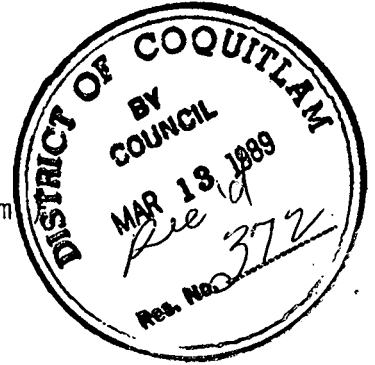
LAND USE COMMITTEE MEETING

MINUTES

A meeting of the Land Use Committee was held on Monday, March 6, 1989, in the Council Chambers of the Municipal Hall, with the following persons present:

COMMITTEE:

- Ald. W. Ohirko, Chairman
- Ald. E. Parker
- Ald. J. Kingsbury
- Mayor L. Sekora (after 7:40 p.m. until 8:15 p.m.)



STAFF:

- K. Wright, Assistant Municipal Engineer
- D.M. Buchanan, Planning Director

ITEM #501-1

EXTENSION TO REZONING APPLICATION Z-32-84 - 1148 WESTWOOD STREET TO RM-2 ZONING AMENDMENT BYLAW NO. 1561, 1985

Mr. John Watts appeared before the Committee. Mr. Dan Tolentino, designer, also had accompanied him to the meeting. Mr. Watts indicated that financing had been the problem for the two to three years after 1985. With the Municipality having built a major storm sewer for the west side of the site and water being available, he indicated that construction of the access road will be funded by the development. He advised that a development permit application had been made and \$900 in fees paid therefore for a 48-unit proposal. This was confirmed by the Planning Director, who noted that floor plans were missing, but that a full check would be completed in the next two to three weeks.

The Committee recommends:

COUNCIL ACTION "That application Z-32-84 be granted a six-month extension to September 28, 1989."

*APPR'D  
Co. # 373/89*

ITEM #501-2

PROPOSED REVISED PLANS AND APPLICATION FOR EXTENSION OF REZONING APPLICATION Z-34-87 - PROPOSED MULTIPLE-FAMILY, HIGH-DENSITY APARTMENT PROJECT ON SOUTH SIDE OF BURLINGTON DRIVE EAST OF PACIFIC STREET

The Committee recommends:

COUNCIL ACTION "That application Z-34-87 be granted a six-month extension to October 28, 1989."

*APPR'D  
Co. # 374/89*

LAND USE COMMITTEE MINUTES  
OF MARCH 6, 1989

ITEM #501-3

PRELIMINARY REPORT ON APPLICATION Z-6-89 BY AVEX CONSTRUCTION LTD. FOR  
REZONING OF PROPERTY AT 1187 PIPELINE ROAD FROM RS-1 TO RM-2

The Committee recommends:

- "1) That Council give first reading to Bylaw No. 1990, 1989.
- 2) That Bylaw No. 1990, 1989 and application Z-6-89 be referred to Public Hearing."

COUNCIL  
ACTION

*Handwritten notes:*  
11/20/89  
C.C. 12/5/89  
R.S. 3/7/89  
B.T. 3/7/89

ITEM #501-4

PRELIMINARY REPORT ON APPLICATION Z-7-89 BY P.S. & K.K. DHALI WAL FOR  
REZONING OF PROPERTY AT 687 & 691 BLUE MOUNTAIN STREET FROM RS-1 TO RS-3

Ald. Kingsbury indicated that he opposed proceeding with this application while Ald. Parker felt that it should proceed to Public Hearing.

The Committee recommends:

- "That Council review whether to refer application Z-7-89 and Bylaw No. 1988, 1989 to Public Hearing."

COUNCIL  
ACTION

*Handwritten notes:*  
2/20/89  
C.C. 2/27/89  
P.S. 3/7/89

ITEM #501-5

PRELIMINARY REPORT ON APPLICATION Z-8-89 BY MANOR DEVELOPMENTS CORP. FOR  
REZONING OF PROPERTY AT 1162 WESTWOOD STREET FROM RS-1 & RS-2 TO RM-3

The Committee recommends:

- "1) That Bylaw No. 1989, 1989 be given first reading by Council.
- 2) That Bylaw No. 1989, 1989 and application Z-8-89 be referred to Public Hearing."

COUNCIL  
ACTION

*Handwritten notes:*  
11/20/89  
C.C. 12/5/89  
R.S. 3/7/89  
B.T. 3/7/89

ITEM #501-6

NOISE SURVEY IN VICINITY OF TOWN CENTRE FIRE HALL AND DOUGLAS COLLEGE  
SITE EXPANSION - 1300 PINETREE WAY

This item was tabled for discussion with Chief Johnson on the issue of noise in the vicinity of the Town Centre Fire Hall. It was noted that a positive letter has already gone to Douglas College adding the 3.9 acres south of the Fire Hall to their proposed site.

LAND USE COMMITTEE MINUTES  
OF MARCH 6, 1989

ITEM #501-7

INFORMATION SESSION ON TREE FARM LICENCES - MARCH 8, 1989

This item was received for information.

ITEM #501-8

UNENCLOSED STORAGE USES IN INDUSTRIAL ZONES - 150 GLACIER STREET

The Committee reviewed the draft bylaw versus the development permit approach and this item was tabled for a second draft of the bylaw in order that the definition of marine container could be further examined, as well as the requirements for type of landscape screening.

ITEM #501-9

UPDATE OF COMMUNITY PLAN POLICIES FOR THE TOWN CENTRE AREA

This item was received for information.

ITEM #501-10

ZONING BYLAW AMENDMENT REGARDING PARKING FOR HANDICAPPED PEOPLE

The Committee recommends:

- "1) that Council give first reading to Bylaw No. 1992, 1989;
- 2) that Council refer Bylaw No. 1992, 1989 to the next regularly scheduled Public Hearing;

and that a copy of the Bylaw go to the Council Committee on the Handicapped if the Bylaw is adopted."

COUNCIL  
ACTION

*ASP'D  
Co. R's  
12 250  
x 281/89*

TABLED ITEMS:

1. Design Committee Minutes of February 21, 1989
2. Subdivision Committee Minutes of February 14, 1989
3. Special Subdivision Committee Minutes of February 22, 1989



D.M. Buchanan  
Executive Secretary

501

MARCH 20, 1989

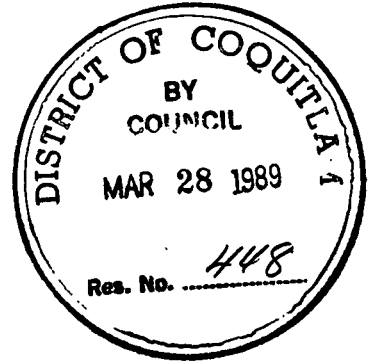
LAND USE COMMITTEE MEETING

MINUTES

A meeting of the Land Use Committee was held on Monday, March 20, 1989, in the Council Chambers of the Municipal Hall, with the following persons present:

COMMITTEE:

Ald. W. Ohirko, Chairman  
Ald. E. Parker



STAFF:

K. Wright, Assistant Municipal Engineer  
T. de Jong, Long Range Planner  
D.M. Buchanan, Planning Director

ITEM #501-1

PROPOSED "D" LICENSE - NEIGHBOURHOOD PUB AT 2918-2922 GLEN DRIVE

This item was tabled for two weeks at the request of Mr. Burges.

ITEM #501-2

PRELIMINARY REPORT ON APPLICATION Z-9-89 BY THE DISTRICT OF COQUITLAM FOR REZONING OF PROPERTY AT 909 ALDERSON AVENUE FROM P-1 TO RT-1 FOR SUBDIVISION INTO THREE SINGLE-FAMILY RESIDENTIAL LOTS

5. 448A  
D.

The Committee recommends:

- "1) That Council give first reading to Bylaw No. 1994, 1989.
- 2) That Bylaw No. 1994, 1989 and application Z-9-89 be referred to Public Hearing."

COUNCIL  
CTION  
65. 449  
APP'D.

Ald. Parker noted her reluctance to proceed on residential use of this site.

ITEM #501-3

PRELIMINARY REPORT ON APPLICATION Z-10-89 BY THE DISTRICT OF COQUITLAM FOR REZONING OF PROPERTY AT 735 COMO LAKE AVENUE FROM P-1 TO RT-1 TO ALLOW CONSTRUCTION OF A NEW DUPLEX UPON SALE OF THE LAND

COUNCIL  
CTION  
65. 450 +  
65. 431

The Committee recommends:

"That Council review the question of community versus residential use of this site."

LAND USE COMMITTEE MEETING  
MINUTES OF MARCH 20, 1989

ITEM #501-4

PRELIMINARY REPORT ON APPLICATION Z-11-89 BY THE DISTRICT OF COQUITLAM FOR A GENERAL AMENDMENT TO THE INDUSTRIAL SECTION OF THE ZONING BYLAW

The Committee recommends:

- "1) That Bylaw No. 1991, 1989 be given first reading by Council.
- 2) That Bylaw No. 1991, 1989 and application Z-11-89 be referred to Public Hearing."

COUNCIL ACTION  
 APP'D  
 RES. 452 &  
 RES. 453 &  
 RES. 454

ITEM #501-5

AUTHORIZATION FOR ISSUANCE OF A DEVELOPMENT PERMIT AND CONSIDERATION OF FINAL ADOPTION OF BYLAW NO. 1879, 1988 - 1404 PIPELINE ROAD

The Committee recommends:

- "1) That Council finally adopt Bylaw No. 1879, 1988, given second and third readings on July 4, 1988.
- 2) That Council approve signing and sealing of the development permit by the Mayor and Clerk, and such permit shall become binding upon the District when duly executed and delivered for and on behalf of the Corporation by the Mayor and Municipal Clerk, who are specifically authorized to sign the same and to affix the Corporate Seal thereto, and to deliver the same and that all as the Act and Deed of the District of Coquitlam."

APP'D  
 COUNCIL ACTION  
 RES.  
 No. 455 &  
 456

ITEM #501-6

AUTHORIZATION FOR ISSUANCE OF A DEVELOPMENT PERMIT FOR ADDITIONS AND RENOVATIONS TO EXISTING CANADA SAFEWAY STORE AT 1033 AUSTIN AVENUE

The Committee recommends:

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

COUNCIL ACTION  
 APP'D  
 RES. 457

ITEM #501-7

DEVELOPMENT VARIANCE PERMIT APPLICATION - CHILKO DRIVE/DOUGLAS DRIVE

The Committee recommends:

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

COUNCIL ACTION  
 APP'D  
 RES. 458

LAND USE COMMITTEE MEETING  
MINUTES OF MARCH 20, 1989

ITEM #501-8

AUTHORIZATION FOR ISSUANCE OF A DEVELOPMENT PERMIT AND ADOPTION OF  
BYLAWS NO. 1928 AND NO. 1929, 1988 - 46-UNIT TOWNHOUSE PROJECT AT  
1216 JOHNSON STREET

The Committee recommends:

COUNCIL  
ACTION

- "1) That Council reconsider, finally pass and adopt Bylaw No. 1928, 1988.
- 2) That Council reconsider, finally pass and adopt Bylaw No. 1929, 1988.
- 3) That Council approve signing and sealing of the development permit by the Mayor and Clerk, and such permit shall become binding upon the District when duly executed and delivered for and on behalf of the Corporation by the Mayor and Municipal Clerk, who are specifically authorized to sign the same and to affix the Corporate Seal thereto, and to deliver the same and that all as the Act and Deed of the District of Coquitlam."

*App'd  
Res. No. 459  
'60 + 461*

ITEM #501-9

DEVELOPMENT VARIANCE PERMIT APPLICATION FOR 2900 BLOCK DAVID AVENUE -  
PARCEL H - WESTWOOD PLATEAU

The Committee recommends:

COUNCIL  
ACTION

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

*App'd  
Res. 462*

ITEM #501-10

ZONING ALONG THE SOUTH SIDE OF BARNET HIGHWAY

The Official Community Plan Map and Zoning Map of the area were discussed by the Committee.

ITEM #501-11

COQUITLAM WATERSHED

COUNCIL  
ACTION

Ald. Ohirko raised the matter of his attending a Northeast Coquitlam Ratepayers' meeting on March 16, 1989. He advised that a Mr. Mark Wareing had made an interesting presentation on the Watershed and that Mr. Wareing should be invited by Council to make a similar presentation to them.

*45 462*



LAND USE COMMITTEE MEETING  
MINUTES OF MARCH 20, 1989


ITEM #501-12

GVRD MARCH 14, 1989 TOUR TO WASTE MANAGEMENT FACILITIES IN SEATTLE AREA

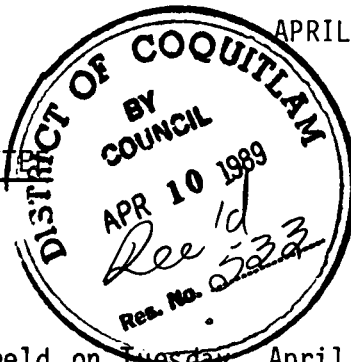
The Planning Director had tabled this report, prepared the same day, with the Committee, but it was not discussed.

TABLED ITEMS:

1. Design Committee Minutes of March 7, 1989
2. Subdivision Committee Minutes of February 28, 1989

  
\_\_\_\_\_  
D.M. Buchanan  
Executive Secretary

APRIL 4, 1989

LAND USE COMMITTEEMINUTES

A meeting of the Land Use Committee was held on Tuesday, April 4, 1989 at 7:30 p.m. in the Council Chambers, with the following persons present:

COMMITTEE:

Ald. W. Ohirko, Chairman

STAFF:

D. Johnson, Fire Chief  
D. Buchanan, Planning Director

ITEM #501-1PROPOSED "D" LICENSE - NEIGHBOURHOOD PUB AT 2918-2922 GLEN DRIVE

Mr. and Mrs. Burges appeared before the meeting. Mrs. Burges read from a prepared text, advising that a previous application had been turned down two years ago by Victoria, but that the liquor authorities should be asked to review the proposal again. Ald. Ohirko noted that a pre-clearance resolution was now required by Council, whereas it was not two years ago.

Mr. Burges talked of this as being a growing area and the crowded nature of the two existing pubs. In answer to Ald. Ohirko, Mrs. Burges advised that a six block or a one-half mile radius would be involved for the neighbourhood survey. She advised that foot traffic from the adjoining residential area is anticipated to be high.

Ald. Ohirko suggested that Mr. and Mrs. Burges appear before Council. It was further suggested that their written presentation be refined and be presented to the Municipal Clerk for pre-circulation to Council members.

ITEM #501-2PROPOSED REZONING OF 3300 HIGHLAND DRIVE FROM RS-2 TO RS-3

Mr. Kevin Anstey appeared before the meeting with regard to this application. He spoke about the declining number of lots being produced in the Coquitlam area. Ald. Ohirko advised Mr. Anstey to contact the Planning Department from time to time on the landowner's concerns and objectives between now and late 1990.

LAND USE COMMITTEE MINUTES  
OF APRIL 4, 1989

ITEM #501-3

NOISE STUDY ADJACENT TOWN CENTRE FIRE HALL

Mr. Doug Johnson, Fire Chief, spoke in regard to the proposed study. Moving Pinetree Way 20 to 25 feet closer to the Fire Hall is proposed, which raises the idea of noise attenuation. He also noted a concern with adjoining development and future neighbours being concerned with noise emanating from the training facilities in the future. Training from 9:00 a.m. to late evening, about three times a day is involved.

COUNCIL ACTION: 9  
Ald. Ohirko suggested that he was in favour of proceeding with this preliminary noise study.

Chief Johnson left at this stage.

ITEM #501-4

AUTHORIZATION FOR ISSUANCE OF DEVELOPMENT PERMIT - PROPOSED SERVICE STATION PUMP ISLAND CANOPY AND KIOSK AT 929 BRUNETTE AVENUE

COUNCIL ACTION: 9  
The service station component of the Jang development was reviewed and the need for issuance of a development permit.

ITEM #501-5

PRELIMINARY REPORT ON APPLICATION Z-13-89 BY HUNTER LAIRD ENGINEERING LTD. FOR REZONING OF PROPERTY AT 2966 DEWDNEY TRUNK ROAD FROM RS-2 TO RS-3 FOR SUBDIVISION INTO SINGLE-FAMILY LOTS

This item was tabled.

ITEM #501-6

PRELIMINARY REPORT ON APPLICATION Z-14-89 BY BEESLEY ENGINEERING LTD. FOR REZONING OF PROPERTY AT 2783 AND 2777 DEWDNEY TRUNK ROAD FROM RS-2 TO RS-4 AND P-5 FOR SUBDIVISION INTO ONE-FAMILY RESIDENTIAL LOTS AND DEDICATION OF PARKLAND

This item was tabled.

ITEM #501-7

PROPOSED MEETING ON APRIL 12 - NESTOR SCHOOL

The Planning Director noted that he and Mr. Nyberg would be attending this information session. Ald. Ohirko said that he might attend as well to hear about the concerns in the area.

TABLED ITEMS:

1. Subdivision Committee Minutes of March 14, 1989
2. Design Committee Minutes of March 21, 1989



D.M. Buchanan  
Executive Secretary

501

APRIL 17, 1989

LAND USE COMMITTEE MEETING

MINUTES

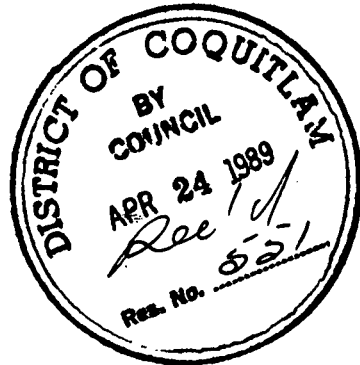
A meeting of the Land Use Committee was held on Monday, April 17, 1989, at 7:30 p.m. in the Council Chambers of the Municipal Hall, with the following persons present:

COMMITTEE:

- Ald. W. Ohirko, Chairman
- Ald. E. Parker
- Ald. J. Kingsbury

STAFF:

- D.M. Buchanan, Planning Director
- K. Wright, Assistant Municipal Engineer



ITEM #501-1

APPLICATION FOR REZONING Z-19-88 - CONVERSION OF AN EXISTING DUPLEX INTO A FOURPLEX AT 851-853 SHARPE STREET

Mr. Tony Kosko appeared before the Committee on this application. He advised of the location, the size of the property (15,000 square feet) and availability of the off-street parking. He had a list of 25 approvals and 7 rejections on a petition which he supplied. He asked the Committee to go and look at the property. In answer to Ald. Parker, he agreed that he had built a fourplex, completing two later suites in 1988.

The Committee recommends:

"That application Z-19-88 be declined."

COUNCIL ACTION  
 B  
 App'd  
 Co. R: 5/2/89

ITEM #501-2

REQUEST OF PRICE BUSTERS TO OPERATE A RETAIL FURNITURE BUSINESS AT 2786 BARNET HIGHWAY

Mr. Bryan Juker appeared before the Committee as to the site at 2786 Barnet Highway. He advised that rents were at the same level as on the north side of the Highway, so that cheaper accommodation is not their objective. This is the same property as Dream Carpets is located upon. The issue of parking was raised by Ald. Kingsbury. The basement area is to be used and it is 6,200 square feet, the same size as the main floor, advised Mr. Juker.

The Committee recommends:

"That Council favourably consider this approach subject to the Planning Department reporting further:

- 1) on how to implement the approach by development variance permit or zoning bylaw amendment, and
- 2) as to off-street parking availability for the proposed 12,400 square feet of retail usage."

COUNCIL ACTION  
 App'd  
 Co. R: 5/3/89

LAND USE COMMITTEE MEETING  
MINUTES OF APRIL 17, 1989

ITEM #501-3

LETTER FROM G.H. CHAPMAN DATED APRIL 7, 1989 RE CHILKO DR./DOUGLAS DR.

This letter was received.

ITEM #501-4

DEVELOPMENT VARIANCE PERMIT APPLICATION - CHILKO DRIVE/DOUGLAS DRIVE

Mr. David Laird appeared before the Committee regarding this matter. He advised that the original retaining wall concept had never been accepted by his client. He further indicated that the new owner has agreed to lower the floor elevation of homes and carports by 1.3 meters from that shown on plans submitted to the Permits and Licenses Department.

Mr. Bill Angstad of 602 Decker Place, as an adjacent homeowner, spoke to the Committee. Bruce Morton also spoke regarding soil conditions and springs in this area. A gentleman on 436 Decker raised concerns as to assurances on the proposed elevations.

The Committee recommends:

"That Council approve signing and sealing of the Development Variance Permit by the Mayor and Clerk, and such permit shall become binding upon the District when duly executed and delivered for and on behalf of the Corporation by the Mayor and Municipal Clerk, who are specifically authorized to sign the same and to affix the Corporate Seal thereto, and to deliver the same and that all as the Act and Deed of the District of Coquitlam, in the form labelled as REVISION 1 attached to the Planning Director's report of April 5, 1989 on the basis that the Permittee will register a restrictive covenant providing for maximum floor elevations on proposed Lots 524-532, 1.3 meters below that previously shown on plans submitted to the Permits and Licenses Department."

COUNCIL  
ACTION

*APPRO'D  
Co. Rs  
at 557/89*

ITEM #501-5

CONSIDERATION OF APPROVAL OF DEVELOPMENT PERMIT AND FINAL ADOPTION OF BYLAW NO. 1860, 1988 - 20-UNIT URBAN TOWNHOUSING DEVELOPMENT AT 100 LAVAL STREET (PHASE II)

The Committee recommends:

- 1) That Council reconsider, finally pass and adopt Bylaw No. 1860, 1988;
- 2) That Council approve signing and sealing of the development permit by the Mayor and Clerk, and such permit shall become binding upon the District when duly executed and delivered for and on behalf of the Corporation by the Mayor and Municipal Clerk, who are specifically authorized to sign the same and to affix the Corporate Seal thereto, and to deliver the same and that all as the Act and Deed of the District of Coquitlam."

COUNCIL  
ACTION

*APPRO'D  
Co. Rs  
at 558 &  
556/89*

LAND USE COMMITTEE MEETING  
MINUTES OF APRIL 17, 1989

ITEM #501-5 cont'd

Ald. Kingsbury raised the matter of development cost charges and updating them for parkland acquisition later in 1989. Ald. Parker raised a concern with the proposed site coverage as compared to the development adjacent Place des Arts.

ITEM #501-6

PRELIMINARY REPORT ON APPLICATION Z-15-89 BY JOHN BUTTERFIELD FOR THE REZONING OF PROPERTY AT BRUNETTE AVENUE, BEGIN STREET AND LAVAL STREET FROM RS-1 AND C-1 TO RM-2

This item was tabled as requested by the applicants in verbal discussion with the Municipal Manager and Planning Director on April 17, 1989.

ITEM #501-7

DEVELOPMENT VARIANCE PERMIT APPLICATION - PROPOSED 26-UNIT APARTMENT COMPLEX AT 455 BROMLEY STREET

The Committee recommends:

COUNCIL ACTION

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

*APPROVED BY  
CO. RES.  
5/57/89*

ITEM #501-8

APPLICATION FOR EXTENSION OF REZONING APPLICATION Z-7-88 - 600 BLOCK GRAYSON AVENUE

The Committee recommends:

COUNCIL ACTION

"That application Z-7-88 be granted a six-month extension to October 25, 1989."

*APPROVED BY  
CO. RES.  
5/58/89*

LAND USE COMMITTEE MEETING  
MINUTES OF APRIL 17, 1989

ITEM #501-9

CORRESPONDENCE FROM CANADIAN HOME BUILDERS' ASSOCIATION OF BRITISH COLUMBIA DATED APRIL 4, 1989 RE AFFORDABLE HOUSING

The Committee recommends:

COUNCIL  
ACTION

"That the Planning Director or his alternate attend the meeting proposed for April 21, 1989."

*App'd B  
C. R. 2  
# 559/89*

ITEM #501-10

CORRESPONDENCE FROM GREATER VANCOUVER REGIONAL DISTRICT REGARDING A REPORT ON FUTURE ADMINISTRATIVE ARRANGEMENTS FOR ELECTORAL AREA B

This item was received for information.

ITEM #501-11

OIL SPILL ON COMO LAKE

The Committee discussed this matter with Mr. Ken Wright as to testing which was taking place.

TABLED ITEMS:

1. Design Committee Minutes of April 4, 1989
2. Subdivision Committee Minutes of March 28, 1989



D.M. Buchanan  
Executive Secretary

MAY 1, 1989

LAND USE COMMITTEE MEETING

MINUTES

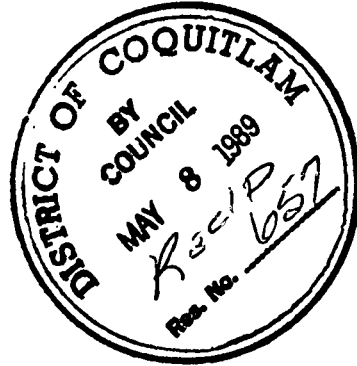
A meeting of the Land Use Committee was held on Monday, May 1, 1989 at 7:30 p.m. in the Council Chambers of the Municipal Hall, with the following persons present:

COMMITTEE:

- Ald. W. Ohirko, Chairman
- Ald. E. Parker
- Ald. J. Kingsbury

STAFF:

- T. de Jony, Planner (for Item 1)
- K. Wright, Assistant Municipal Engineer
- D.M. Buchanan, Planning Director



ITEM #501-1

APPLICATION Z-2-89 BY SUPERIOR PROPANE INC. FOR REZONING OF PROPERTY AT 51 GLACIER STREET FROM M-1 TO M-2 (PARTIAL)

Mr. E. Percy and Mr. R. Stone of Superior Propane appeared before the Committee. Mr. Percy advised that there were outstanding issues with bringing their operation into conformity with municipal bylaws. A cardlock service has existed for six to eight years, according to Mr. Percy, and M-2 zoning is being requested therefore. He indicated that in 1979, Cigas had built this facility and then in June of 1986 Superior Propane took it over, including the cardlock service. He also emphasized the need to serve vehicles below 4,500 kg since 75% of their customers are in that category. Mr. Percy indicated that the company had a staff member who trains people on use of propane before they are allowed to possess a card.

The Committee recommends:

COUNCIL ACTION

- "1. That Council give first reading to Bylaw No. 2008, 1989.
2. That Council refer Bylaw No. 2008, 1989 to Public Hearing.
3. That the Fire Chief provide comments on the question of an attendant being required and on other safety implications."

*App'd R-3  
Co # 62-14x  
62-19/89*

ITEM #501-2

POSSIBLE RESTAURANT IN INDUSTRIAL BUILDING IN MAYFAIR INDUSTRIAL PARK

Mr. Jim Dallas and Mr. Chuck Lipp appeared before the Committee regarding establishing an Edelweiss Delicatessen. Mr. Dallas said that about 2,000 square feet of floor space is involved. Mr. Dallas advised that Mr. Lipp operates a facility in Newton, Surrey. He further indicated that 10,000 people were working in Mayfair at the present time. In answer to a question from the Chairman, Mr. Dallas said that beer and wine would be sold at the site, a Class B license being proposed. Extra parking was indicated as possible, Mr. Lipp advised, in response to a further question from the Planning Director. About 47 seats and hours from 6:00 a.m. to 5:00 p.m. were likely, according to a response to a question from Ald. Parker. It was indicated that similar restaurant locations at Lake City and in Richmond were in operation adjacent industrial areas.



LAND USE COMMITTEE MEETING  
MINUTES OF MAY 1, 1989

ITEM #501-2 cont'd

The Committee recommends:

COUNCIL ACTION *See Co. # 660/89* "That this matter be referred on to Council for discussion, noting the need to review the parking needs for the proposed use."

ITEM #501-3

APPLICATION Z-16-89 BY RON TANGUAY FOR REZONING OF PROPERTY IN THE 1300 BLOCK PIPELINE ROAD FROM RS-2 TO RS-3

The Planning Director advised that a sketch 8-4104B had been found technically feasible by the Subdivision Committee on April 27, 1989, and that a rezoning bylaw could now be considered. However, the Committee discussed the issue of further development north of David Avenue and in relation to elementary school capacities.

The Committee recommends:

COUNCIL ACTION *App'd RS Co # 661/89* "That a rezoning bylaw be drafted for consideration at the May 15th Land Use Committee meeting, after the liaison meeting with the School District on May 11, 1989."

ITEM #501-4

APPLICATION Z-17-89 BY THE DISTRICT OF COQUITLAM FOR REZONING OF PROPERTY AT 1275 JOHNSON STREET FROM RS-1 TO RS-4

This item was tabled for further review of the subdivision by the Subdivision Committee.

ITEM #501-5

APPLICATION Z-18-89 BY BUK INVESTMENTS LTD. FOR REZONING OF PROPERTY AT 2773 BARNET HIGHWAY FROM C-2 & CS-1 TO CS-1 & C-2

The Committee recommends:

COUNCIL ACTION *App'd RS Co # 662 + 663/89* "1) That Council give first reading to Bylaw No. 2016, 1989. 2) That Bylaw No. 2016, 1989 and application Z-18-89 be referred to Public Hearing."

LAND USE COMMITTEE MEETING  
MINUTES OF MAY 1, 1989

ITEM #501-6

REZONING APPLICATION Z-48-88 - 945 BRUNETTE AVENUE AND 202 ALLARD STREET TO ALLOW CONSTRUCTION OF A SERVICE STATION OUTLET

The Committee recommends:

COUNCIL ACTION  
BT  
APP'D  
CO. RES  
# 664/89

- "1) That Council give first reading to Bylaw No. 2014, 1989.
- 2) That Council give first reading to Bylaw No. 2015, 1989.
- 3) That Bylaws No. 2014 and No. 2015, 1989 and application Z-48-88 be referred to Public Hearing."

ITEM #501-7

AUTHORIZATION FOR ISSUANCE OF DEVELOPMENT VARIANCE PERMIT - 46-UNIT TOWNHOUSE PROJECT AT 99 LAVAL STREET

The Committee recommends:

COUNCIL ACTION  
BT  
APP'D  
CO. RES  
# 667/89

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

ITEM #501-8

APPLICATION Z-13-89 BY HUNTER LAIRD ENGINEERING LTD. FOR REZONING OF PROPERTY AT 2966 DEWDNEY TRUNK ROAD FROM RS-2 TO RS-3

The Planning Director noted that a new layout under sketch 8-3866B was found technically feasible by the Subdivision Committee on April 27, 1989.

The Committee recommends:

COUNCIL ACTION  
BT  
APP'D  
CO. RES  
# 668/89

- "1) That Council give first reading to Bylaw No. 2004, 1989.
- 2) That Bylaw No. 2004, 1989 and application Z-13-89 be referred to Public Hearing."

ITEM #501-9

REZONING APPLICATION Z-7-89 - 687 & 691 BLUE MOUNTAIN STREET TO RS-3

The Committee recommends:

COUNCIL ACTION  
BT  
2<sup>nd</sup> Co. Res  
# 670/89

"That application Z-7-89 be declined."

LAND USE COMMITTEE MEETING  
MINUTES OF MAY 1, 1989

ITEM #501-10

REZONING APPLICATION Z-5-89 - CONSIDERATION OF FINAL ADOPTION OF BYLAW  
NO. 1982, 1989

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The Committee recommends:

COUNCIL ACTION *B* "That Bylaw No. 1982, 1989 be reconsidered, finally passed and  
adopted by Council."

*APPROV  
Co. 6/22/89*


ITEM #501-11

HOUSING AFFORDABILITY COUNCIL

This item was received for information.

TABLED ITEMS:

1. Design Committee Minutes of April 18, 1989
2. Subdivision Committee Minutes of April 11, 1989

  
D.M. Buchanan  
Executive Secretary

501

MAY 15, 1989

LAND USE COMMITTEE MEETING

MINUTES

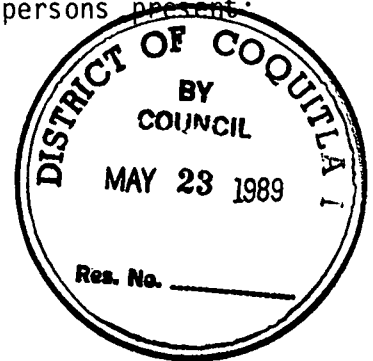
A meeting of the Land Use Committee was held on Monday, May 15, 1989 at 7:30 p.m. in the Council Chambers, with the following persons present:

COMMITTEE:

Ald. W. Ohirko, Chairman  
Ald. J. Kingsbury

STAFF:

D.M. Buchanan, Planning Director  
E. Tiessen, Deputy Planning Director  
K. Wright, Assistant Municipal Engineer  
R. Innes, Planner



ITEM #501-1

ABERDEEN SQUARE SHOPPING CENTRE - 2764 BARNET HIGHWAY

The Planning Director tabled a letter dated May 12, 1989, advising that Instafax was a permitted use in the CS-1 zone, but indicating non-support for C-2 zoning since it is contrary to the Official Community Plan. Mr. Windsor appeared before the Committee, advising that the Instafax lease may not be completed. He referred to his letter of May 10 and emphasized that he still wanted 30% or 6,000 square feet of his project for C-2 usage, basically the second floor of buildings on the site.

The Committee discussed policy and legal implications. The Planning Director noted that the Ministry of Transportation and Highways may be concerned with such use along the south side of Barnet Highway.

The Committee recommends:

"That Council look favourably on the upper floor on this site being considered for C-2 usage, subject to there being sufficient parking on the site to accommodate it."

COUNCIL  
ACTION

*RES.  
752/89*

ITEM #501-2

LAND USE STUDY - 516 BROOKMERE AVENUE

Mr. Rob Innes, Planner, presented the Planning Department report to the Committee. He advised that the Engineering Department memo on traffic generation was not yet available. The Committee discussed the number of automobiles and people which would likely reside in the area, assuming Alternative B.

Mr. John O'Donnell of Polygon, who have an option on the Pacific Academy lands, then came forward. He advised that they would package, build and then sell individual units. Emphasized was the adult "empty nester" market. He went on to explain their high-density alternative, more akin to Alternative C. He indicated concerns as to Alternative B.

LAND USE COMMITTEE MEETING  
MINUTES OF MAY 15, 1989

ITEM #501-2 cont'd

The Committee recommends:

"That Council authorize staff to conduct a 'round table' public meeting in regard to a possible Official Community Plan amendment for the Brookmere School site, and that staff report the results of such meeting to the Land Use Committee, together with recommendations as to designation of the site."

COUNCIL ACTION  
APP'D  
RAS 753

ITEM #501-3

APPLICATION FOR REZONING Z-16-89 - 1300 BLOCK PIPELINE ROAD FROM RS-2 TO RS-3

The Planning Director advised that School District officials were considering locating portables at Nestor School to accommodate anticipated pupils.

The Committee recommends:

- 1) That Council give first reading to Bylaw No. 2020, 1989.
- 2) That Bylaw No. 2020, 1989 and application Z-16-89 be referred to Public Hearing."

COUNCIL ACTION  
APP'D  
RAS Nos. 754 + 755

ITEM #501-4

CONSERVATION PERMIT APPLICATION TO PERMIT CONSTRUCTION OF SINGLE-FAMILY DWELLING AT 1031 BUOY DRIVE

The Committee recommends:

"That authorization be granted to Mr. Peter W. Ruetz to undertake earthworks to permit the construction of a single-family dwelling on Lot 178, District Lot 238, Plan 42896, subject to:

- a) Council approval of a Development Variance Permit to permit construction on a slope in excess of 20 degrees;
- b) all works being carried out in accordance with the report by Took Structural Laboratory Inc., dated May 1, 1989, File 94601, Re: Building Lot 178, Buoy Drive, Coquitlam, B.C.;
- c) Took Structural Laboratory Inc.:
  - 1) carrying out supervision of all works authorized by this permit, in accordance with their letter dated May 1, 1989, and sealed by Mr. G. McKinney, P. Eng.;

COUNCIL ACTION  
APP'D  
RAS No 756

LAND USE COMMITTEE MEETING  
MINUTES OF MAY 15, 1989

ITEM #501-4 cont'd

- c) 2) providing as-built engineered foundation drawings to the Permits and Licenses Department, as a condition for the issuance of a building permit to permit construction of the remainder of the dwelling;
- 3) providing written certification confirming the competency of all works covered under this permit, including final site grading and drainage requirements;
- 4) notifying the District of Coquitlam if at any time their services pertaining to this project are terminated prior to completion of the work, in accordance with this permit;
- d) compliance with any and all restrictive covenants registered against the land;
- e) no excavation taking place within any area covered by a right-of-way in favour of the District of Coquitlam, and no deposit being made on any right-of-way in favour of the District of Coquitlam without the prior consent of the Municipal Engineer of the District;
- f) the applicant being responsible for keeping the streets clean, in the opinion of the Municipal Engineer, of all dirt and debris;
- g) the duration of the permit being one year, noting that under Clause 28(1) of Bylaw No. 1199, Council may suspend or revoke the permit if at any time, in its opinion, the permit holder violates any of the provisions of the Bylaw, or any of the terms and conditions of this permit, or the duties and obligations set out in the permit have not or are not being fulfilled;
- h) the applicant being responsible for any and all manner of actions, claims, debts, demands and promises of whatsoever kind and however arising, whether known or unknown, suspected or unsuspected, resulting or arising from the works permitted under this permit."

ITEM #501-5

DEVELOPMENT VARIANCE PERMIT APPLICATION DVP-22-89 - 1031 BUOY DRIVE

The Committee recommends:

COUNCIL  
ACTION

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

APP'D  
PLAS 757

LAND USE COMMITTEE MEETING  
MINUTES OF MAY 15, 1989

ITEM #501-6

DEVELOPMENT VARIANCE PERMIT APPLICATION DVP-20-89 - PRICE BUSTERS  
FURNITURE AT 2786 BARNET HIGHWAY

The Committee recommends:

COUNCIL  
ACTION

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

*App'd  
RAS 758*

ITEM #501-7

AUTHORIZATION FOR ISSUANCE OF DEVELOPMENT PERMIT DP-49-88 - 144-UNIT  
MULTIPLE-FAMILY COMPLEX AT 2925 GLEN DRIVE

The Committee recommends:

COUNCIL  
ACTION

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

*App'd  
RAS 759*

ITEM #501-8

AUTHORIZATION FOR ISSUANCE OF DEVELOPMENT PERMIT DP-48-88 - PROPOSED  
COMMERCIAL/RESIDENTIAL BUILDING AT 927 BRUNETTE AVENUE

The Committee recommends:

COUNCIL  
ACTION

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

*App'd  
RAS 760*

LAND USE COMMITTEE MEETING  
MINUTES OF MAY 15, 1989

ITEM #501-9

AUTHORIZATION FOR ISSUANCE OF DEVELOPMENT PERMIT DP-14-89 - PROPOSED INDUSTRIAL BUILDING AT 930 TUPPER AVENUE

The Committee recommends:

COUNCIL ACTION

*App'd  
PLAS 761*

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

ITEM #501-10

DEVELOPMENT VARIANCE PERMIT APPLICATION DVP-13-89 - ROAD DESIGN - 1757 BRUNETTE AVENUE

The Committee recommends:

COUNCIL ACTION

*App'd  
PLAS 762*

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

ITEM #501-11

AUTHORIZATION FOR ISSUANCE OF DEVELOPMENT VARIANCE PERMIT DVP-17-89 - PROPOSED SUBDIVISIONS ON THE DELL AND PAUL LAKE PLACE

The Committee recommends:

COUNCIL ACTION

*App'd  
PLAS 763*

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



LAND USE COMMITTEE MEETING  
MINUTES OF MAY 15, 1989

ITEM #501-12

DEVELOPMENT VARIANCE PERMIT APPLICATION DVP-15-89 - 1145 ROCHESTER AVE.

The Committee recommends:

COUNCIL  
ACTION

*App'd  
MCS 764*

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

ITEM #501-13

DEVELOPMENT VARIANCE PERMIT APPLICATION DVP-16-89 - 828 DOGWOOD STREET

The Committee recommends:

COUNCIL  
ACTION

*App'd  
MCS 765*

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

ITEM #501-14

NEIGHBOURHOOD PUBS

The Planning Director advised that no information beyond the news release could be obtained from the Ministry of Labour and Consumer Services.

The Committee recommends:

COUNCIL  
ACTION

*App'd  
MCS 766*

"That staff be directed to pursue obtaining detailed information as to the announced changes as to pre-clearance and neighbourhood survey procedures."

ITEM #501-15

REZONING APPLICATION Z-49-88 - 1160 PINETREE WAY

Notes of an informal meeting regarding the proposed development at 1160 Pinetree Way, held before the Land Use Committee meeting, have been prepared for record purposes.

LAND USE COMMITTEE MEETING  
MINUTES OF MAY 15, 1989

The Planning Director advised that three development proposals may be coming directly before Council on May 23, 1989, involving sites on Farrow Street (McDaniel), Dewdney Trunk Road (Red Door Society) and Glen/Johnson (Realescope), if development permit plans and documents can be reviewed and finalized.

TABLED ITEMS:

1. Design Committee Minutes of May 2, 1989
2. Minutes of Special Subdivision Committee Meeting of April 24, 1989
3. Subdivision Committee Minutes of April 27, 1989
4. Subdivision Committee Minutes of May 9, 1989

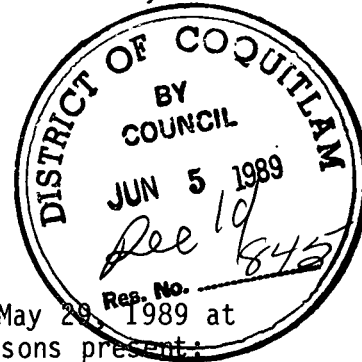


D.M. Buchanan  
Executive Secretary

MAY 29, 1989

LAND USE COMMITTEE

MINUTES



A meeting of the Land Use Committee was held on Monday, May 29, 1989 at 7:30 p.m. in the Council Chambers, with the following persons present:

COMMITTEE:

- Ald. W. Ohirko, Chairman
- Ald. J. Kingsbury
- Ald. E. Parker
- Plus Ald. White, Ald. Robinson and Ald. LeClair  
(for the initial part of Item 1)

STAFF:

- E. Tiessen, Deputy Planning Director
- T. de Jong, Long Range Planner
- K. Wright, Assistant Municipal Engineer
- D. Buchanan, Planning Director

ITEM #501-1

1189 WESTWOOD STREET

Mr. Jim McLean presented slides on this proposed project after a short introduction from Mr. Andre Molnar. He showed two alternatives, the favoured one involving two 31-storey towers. The second alternative featured four 20-storey towers. About 550 units would be proposed in total, encompassing about 1,100 people and 700 cars, plus spaces for visitors.

The Committee recommends:

"That staff evaluate the proposal further in cooperation with the proponents."

COUNCIL ACTION

*APPRO'D B-1  
Co. R-55  
# 846/89*

ITEM #501-2

PROPOSED RETAIL FURNITURE STORE AT 2550 BARNET HIGHWAY

Mr. Brian Housley came forward with regard to this site. He advised that his company has owned the property for six months, but has not been able to lease the building which was designed for Thunderbird, the previous occupants.

The Committee recommends:

"That the Planning Department initiate a comprehensive review of this area along the south side of the Highway as part of forthcoming Town Centre update work."

COUNCIL ACTION

*APPRO'D B-1  
Co. R-55  
# 847/89*

Mr. Housley advised that he would be approaching the Ministry of Transportation and Highways as to access and circulation implications for the property.

LAND USE COMMITTEE MINUTES  
OF MAY 29, 1989

ITEM #501-3

1301 LOUGHEED HIGHWAY - BERM ALONG LUCILLE STARR DRIVE

The Planning Director advised that staff from the Engineering, Parks and Recreation and Planning Departments were reviewing the berm plan in light of the concerns of Mr. Gaudet and suggestions from the Maillardville Steering Committee after direction from Mayor Sekora on May 26, 1989

ITEM #501-4

PROPOSED NEIGHBOURHOOD PUB AT 2918 GLEN DRIVE

The Pub would be part of the Fanny's Fabrics floor space. The Planning Director advised of his conversation with Mr. Burges on the previous Friday, that the proponents now propose to reduce the floor area open to the public to 1300 sq.ft. This would reduce the total demand to 112 parking spaces, well under the existing 116 on the site.

The Committee discussed the matter of the need for a neighbourhood survey and changing Provincial policies as to how and who administer the neighbourhood referendum.

The Committee recommends:

"That Council table the matter of preclearance for the proposed pub at 2918 Glen Drive until the Liquor Control Board provides a copy of revised regulations and procedures for establishment of neighbourhood pubs and other licenced premises."

COUNCIL ACTION  
Said Co. R's  
848 x  
849/89

ITEM #501-5

AUTHORIZATION FOR ISSUANCE OF DEVELOPMENT PERMIT AND ADOPTION OF BYLAWS NO. 1919, 1988 AND NO. 1920, 1988 - 36-UNIT TOWNHOUSE PROJECT AT 2915 DEWDNEY TRUNK ROAD

The Committee recommends:

- "1) That Council reconsider, finally pass and adopt Bylaw No. 1919, 1988.
- 2) That Council reconsider, finally pass and adopt Bylaw No. 1920, 1988.
- 3) That Council approve signing and sealing of the Development Permit by the Mayor and Clerk, and such Permit shall become binding upon the District when duly executed and delivered for and on behalf of the Corporation by the Mayor and Municipal Clerk, who are specifically authorized to sign the same and to affix the Corporate Seal thereto, and to deliver the same and that all as the Act and Deed of the District of Coquitlam."

COUNCIL ACTION  
B's  
APP'D  
Co. R's  
848  
849/89

LAND USE COMMITTEE MINUTES  
OF MAY 29, 1989

ITEM #501-6

AUTHORIZATION FOR ISSUANCE OF DEVELOPMENT PERMIT DP-23-89 - PROPOSED ADDITION TO INDUSTRIAL BUILDING AT 2784 ABERDEEN AVENUE FOR SUPERIOR POULTRY PROCESSORS LTD.

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The Committee recommends:

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

COUNCIL  
ACTION

ITEM #501-7

PRELIMINARY REPORT ON APPLICATION Z-19-89 BY WEBB & KNAPP (CANADA) LTD. FOR REZONING OF PROPERTY AT THE NORTHWEST CORNER OF SCHOOLHOUSE STREET AND LOUGHEED HIGHWAY FROM M-1 TO CS-1

---

This item was tabled for the applicants to provide:

- 1) information as to the intended development of the parcel in relationship to the adjacent CS-1 lands;
- 2) specific information in regard to the configuration of the creek leavestrip at the western tip of the site; and for
- 3) the Engineering Department to advise the Committee as to the extent of servicing to be provided by Westfair and what would be assigned to the new party.

ITEM #501-8

PRELIMINARY REPORT ON APPLICATION Z-20-89 BY RUSSELL OLVER FOR REZONING OF PROPERTY AT 308 AND 310 MUNDY STREET FROM RS-1 TO RS-3 FOR THREE-LOT SUBDIVISION

---

This item was tabled for information on the sizes and widths of the lots in the adjacent area.

LAND USE COMMITTEE MINUTES  
OF MAY 29, 1989

ITEM #501-9

MAILLARDVILLE OFFICIAL COMMUNITY PLAN

The Deputy Planning Director presented the draft material prepared by the Planning Department and their consultants. He went over the proposed designations, focussing on changes since the open houses in the fall of 1988. He advised that staff wished to place the draft before a public "Open House" on June 20, 1989.

The Committee recommends:

COUNCIL ACTION "That staff proceed with an Open House on June 20th at Place Maillardville on the draft Official Community Plan."

*Approved  
CO. # 824/89*

TABLED ITEMS

1. Design Committee Minutes of May 16, 1989



D. Buchanan  
Executive Secretary

501

JUNE 13, 1989

LAND USE COMMITTEE

MINUTES

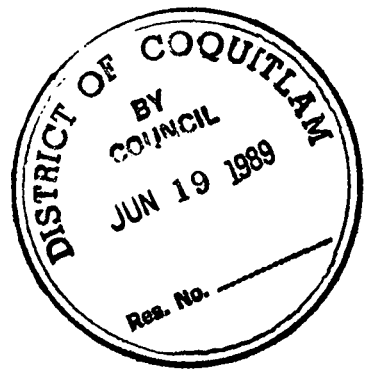
A meeting of the Land Use Committee was held on Tuesday, June 13, 1989 at 4:30 p.m., in the Council Chambers, with the following persons present:

COMMITTEE:

Ald. W. Ohirko, Chairman  
Ald. J. Kingsbury  
Ald. E. Parker (after item 1)

STAFF:

D.M. Buchanan, Planning Director  
K. Wright, Assistant Municipal Engineer



#501-1

CORRESPONDENCE FROM RUSSCHER & EVANS ARCHITECTS RE POSSIBLE REZONING OF PROPERTY AT 2326 AND 2350 CAPE HORN AVENUE

Mr. Bill Evans spoke to the Committee regarding these two parcels on the south side of Cape Horn Avenue west of two M-3 zoned parcels, upon which the Ministry of Transportation and Highways had maintenance facilities.

This item was referred to the Planning Department to review whether an OCP change should be considered in light of the Parklane housing development and the location adjacent the Cape Horn Interchange.

**The Committee adjourned to an in-camera session at this stage and then reconvened in the open meeting at approximately 5:00 p.m.**

ITEM #501-2

PROPOSED HOTEL ON LOUGHEED HIGHWAY NEAR SCHOOLHOUSE STREET

Mr. Walter Franc1 appeared and spoke to the proposals in his letter of May 25, 1989. A nine to ten-storey hotel encompassing 120 suites was described. He advised that piling would be involved, but no underground parking, due to the foundation conditions and high water table.

Ald. Ohirko raised concerns as to kitchen facilities in the units and the suites possibly being occupied on a long-term basis.

The Committee recommends:

"That staff provide input and advice to the Committee on soil conditions, traffic, height, gross floor area, and length of stay of occupants."

APP'D  
RES 862  
COUNCIL  
ACTION

LAND USE COMMITTEE MINUTES  
OF JUNE 13, 1989

ITEM #501-3

LIVE ENTERTAINMENT AT RESTAURANT ADJACENT TWO PARROT'S BREW PUB

The Committee recommends:

"That Mr. Kjerside be invited to appear before the Committee to clarify the nature of his restaurant operation."

COUNCIL  
ACTION

PP'D  
RS 863

ITEM #501-4

HEARING ON NATURAL GAS PIPELINE - COQUITLAM WATERSHED

The Planning Director advised that the \$950 noise review of the compressor station had been authorized and that the consultants have been in touch with Westwood Energy. The Committee then discussed whether the District should present the study results to the Public Hearing.

The Committee recommends:

"That staff advise Mr. MacKay's office that we wish to present evidence on the Natural Gas Pipeline, subject to Council approval on Monday, June 19, 1989."

COUNCIL  
ACTION

PP'D  
RS 855

ITEM #501-5

PRELIMINARY REPORT ON APPLICATION Z-20-89 BY RUSSELL OLVER FOR REZONING OF PROPERTY AT 308 & 310 MUNDY STREET FROM RS-1 TO RS-3

The Committee reviewed the lot size and frontage information provided in response to the tabling action two weeks previously.

The Committee recommends:

- "1) That Council give first reading to Bylaw No. 2023, 1989.
- 2) That Bylaw No. 2023, 1989 and application Z-20-89 be referred to Public Hearing."

COUNCIL  
ACTION

PP'D  
RS 864 + 865

ITEM #501-6

PRELIMINARY REPORT ON APPLICATION Z-21-89 BY HARVEY HATCH ARCHITECT FOR REZONING OF PROPERTY AT 1155 DUFFERIN STREET FROM RS-1 AND RS-2 TO RS-4, RM-3 AND P-5

The Committee recommends:

- "1) That Council give first reading to Bylaw No. 2026, 1989.
- 2) That Bylaw No. 2026, 1989 and application Z-21-89 be referred to Public Hearing."

COUNCIL  
ACTION

PP'D  
RS 866 + 867



LAND USE COMMITTEE MINUTES  
OF JUNE 13, 1989

ITEM #501-7

PROPOSED RETAIL FURNITURE STORE AT 2550 BARNET HIGHWAY

The Planning Director handed out a letter dated June 13, 1989 from the Ministry of Transportation and Highways, which he had received in the late afternoon. Ald. Kingsbury noted that the raised median needed to be extended westward to avoid crossing of the centre of the highway. Ald. Ohirko noted that he had witnessed such left turn movements and advised that signals at Falcon may be the answer.

Ald. Kingsbury asked whether a development variance permit increasing the area open to the public to 75% from 25% was possible.

The Committee recommends:

- "1) That the Engineering Department review with the Ministry of Transportation and Highways the timing of signaling the Falcon/Barnet intersection and extending the raised median sufficiently far west to prevent traffic movements across the centreline of the highway.
- 2) That the Planning Department review whether a development variance permit could vary the retail floor area open to the public in the M-6 zone from 25% to 75%."

COUNCIL ACTION  
 APP'D  
 Cds 868  
 APP'D  
 Cds 869

ITEM #501-8

REZONING APPLICATION Z-14-89 - 2700 BLOCK DEWDNEY TRUNK ROAD TO RS-4 AND P-5

The Committee recommends:

- "1) That Council give first reading to Bylaw No. 2027, 1989.
- 2) That Bylaw No. 2027, 1989 and application Z-14-89 be referred to Public Hearing."

COUNCIL ACTION  
 APP'D  
 Cds 870 +  
 Cds 871

ITEM #501-9

CONFERENCE - SOCIAL DEVELOPMENT IN THE TRI CITIES: BUILDING A HEALTHY COMMUNITY

This item was received for information.

LAND USE COMMITTEE MINUTES  
OF JUNE 13, 1989

ITEM #501-10

APPLICATION FOR EXTENSION TO REZONING APPLICATION Z-11-87 - PROPOSED  
DUPLEX AT 1203 HACHEY AVENUE

The Committee recommends:

"That staff clearly apprise Mr. Michaud of the recommendation to not grant a further extension prior to Council consideration of the issue."

COUNCIL  
ACTION

PP-D  
S 872

ITEM #501-11

REZONING APPLICATION Z-15-88 - PROPOSED COMMERCIAL BUILDING AT 1120-  
1122 WESTWOOD STREET

This item was tabled to examine the plans at the time of Public Hearing and the current proposal.

PP-D  
CAS 873

ITEM #501-12

DEVELOPMENT VARIANCE PERMIT APPLICATION DVP-18-89 - SILVER LAKE PLACE  
AND KEETS DRIVE

The Committee recommends:

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

COUNCIL  
ACTION

PP-D  
CAS 874

ITEM #501-13

AUTHORIZATION FOR ISSUANCE OF DEVELOPMENT VARIANCE PERMIT - BYLAW  
VARIATIONS PERTAINING TO THE LIBRARY AT 575 POIRIER STREET

The Assistant Municipal Engineer circulated his report of June 8, 1989.

The Committee discussed this matter extensively and examined the site plan referred to in the draft development variance permit. It was decided not to take action as to the servicing of the Laurentian Street frontage, and this has not been deleted as a requirement by way of the development variance permit.

LAND USE COMMITTEE MINUTES  
OF JUNE 13, 1989

ITEM #501-13 cont'd

The Committee recommends:

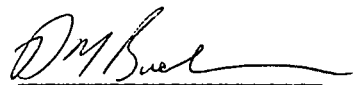
COUNCIL  
ACTION

*App'd  
Pas 875*

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

TABLED ITEMS:

1. Design Committee Minutes of May 30, 1989
2. Subdivision Committee Minutes of May 23, 1989

  
D.M. Buchanan  
Executive Secretary

JULY 17, 1989

LAND USE COMMITTEE

MINUTES

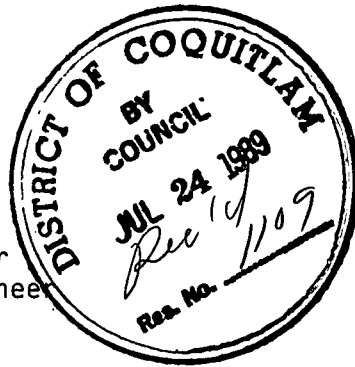
A meeting of the Land Use Committee was held on Monday, July 17, 1989 at 7:30 p.m., in the Council Chambers, with the following persons present:

COMMITTEE:

Ald. E. Parker, Acting Chairman

STAFF:

D.M. Buchanan, Planning Director  
E. Tiessen, Deputy Planning Director  
K. Wright, Assistant Municipal Engineer



ITEM #501-1

PROPOSED COMMERCIAL DEVELOPMENT - 2326 AND 2350 CAPE HORN AVENUE

Mr. Evans of Russcher & Evans Architects presented a site plan for a proposed commercial development in three buildings. He proposed that these would be designed and landscaped to complement the residential area across the street. He stressed the need for local commercial services. Staff stated that while a convenience store might be justified, commercial centres to service this area are already designated elsewhere. Staff also noted the past opposition of area residents to commercial or industrial development.

The Committee recommends:

"That Council advise Mr. Evans that it would not encourage a commercial centre at 2326-2350 Cape Horn Avenue."

COUNCIL ACTION  
C. P.  
JUL 24 1110  
11/11/89

ITEM #501-2

PRELIMINARY REPORT ON APPLICATION Z-27-89 BY UNIVEST GROUP LTD. FOR REZONING OF PROPERTY AT 571-579 NORTH ROAD FROM RS-1 & RM-2 TO RM-3 FOR A 4-STOREY, 40-UNIT STRATA TITLE APARTMENT BUILDING

The Committee recommends:

"That Bylaw No. 2043, 1989 be tabled pending:

- 1) advice being received from the Design Committee on the proposed building design;
- 2) Planning Department review of the project to ensure that it complies with the major requirements of the Zoning Bylaw with regard to lot coverage, density, accessory off-street parking and setbacks."

COUNCIL ACTION  
B.  
C. P.  
11/12/89

LAND USE COMMITTEE MINUTES  
OF JULY 17, 1989

ITEM #501-3

PROPOSED NIGHTCLUB AT 567 CLARKE ROAD

Mr. Shmyr spoke on behalf of his proposal for a nightclub at 567 Clarke Road. He said that he had established a reputation for good management with his other nightclubs, and that he was working on arrangements with the shopping centre across Clarke Road to provide additional parking. The Committee noted that parking on site would meet less than a third of the total required, and that Clarke Road carries heavy volumes of traffic. Nearby residential development was also noted.

The Committee recommends:

"That Council advise Mr. Shmyr that it would not encourage use of the premises at 567 Clarke Road for a nightclub."

COUNCIL ACTION  
APPROVED  
Co. R 2/89  
#11/2/89

ITEM #501-4

PROPOSED FILL SITE - MARINER WAY NEAR WORKS YARD

Ms. Diane Ramage inquired about a fill site that she understood was to be established west of Mariner Way near the works yard. She voiced concern since a newspaper report suggested that toxic wastes might be deposited there. Mr. Wright stated it was his understanding that only clean mineral fill would go on the site. He undertook to look into the matter and to inform Ms. Ramage.

ITEM #501-5

REQUEST FOR EXTENSION TO REZONING APPLICATION Z-30-88 - PROPOSED ZONING BOUNDARY ADJUSTMENTS AT 1301 LOUGHEED HIGHWAY

The Committee recommends:

"That application Z-30-88 be granted a six-month extension to January 25, 1990."

COUNCIL ACTION  
APPROVED  
Co. R 5/89  
#11/4/89

ITEM #501-6

RESTAURANTS IN INDUSTRIAL AREAS

In discussing this matter, staff noted that for the proposal to carry through, it would be necessary for Edelweiss or other proponent to make an application to zone a specific site since legal advice has indicated that a zoning category cannot be created without at the same time zoning some land to that category.

LAND USE COMMITTEE MINUTES  
OF JULY 17, 1989

ITEM #501-6 cont'd

The Committee recommends:

COUNCIL ACTION  
259  
Sew Co.  
# 11113  
11114  
8/11/89

- "1) That Council give first reading to Bylaw No. 2044, 1989;
- 2) That Council give first reading to Bylaw No. 2045, 1989;
- 3) That Bylaw No. 2044, 1989 and Bylaw No. 2045, 1989 be referred to Public Hearing.
- 4) That Mr. Jim Dallas of Edelweiss Delicatessen Ltd. be advised to make application for a Zoning Bylaw amendment to M-7 Restaurant Industrial."

ITEM #501-7

PROPOSED RETAIL FURNITURE STORE AT 2550 BARNET HIGHWAY

The Deputy Planning Director informed the meeting that he had received a phone call from Mr. Bill Jenkins, requesting that this item not go forward, and suggesting that there is now some prospect of obtaining tenants whose use of the premises would fit under industrial zoning.

ITEM #501-8

AUTHORIZATION FOR ISSUANCE OF DEVELOPMENT PERMIT - PROPOSED COMMERCIAL BUILDING AT 1120 JOHNSON STREET

The Committee recommends:

COUNCIL ACTION  
APPRO'D BY  
R.C. # 11114/89

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


ITEM #501-9

MAILLARDVILLE AREA OFFICIAL COMMUNITY PLAN

The Committee received the Planning Department's report of June 30, 1989 for information.

TABLED ITEMS:

- 1. Design Committee Minutes of June 27, 1989
- 2. Subdivision Committee Minutes of June 20, 1989

  
Eric Tiessen  
Acting Secretary

501

JUNE 26, 1989

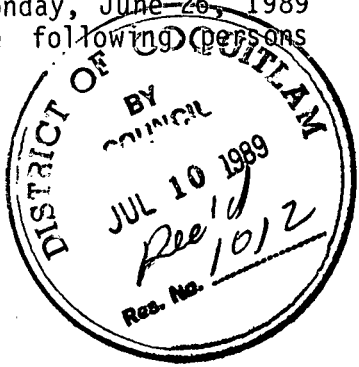
LAND USE COMMITTEE

MINUTES

A meeting of the Land Use Committee was held on Monday, June 26, 1989 at 7:30 p.m., in the Council Chambers, with the following persons present:

COMMITTEE:

- Ald. W. Ohirko, Chairman
- Ald. J. Kingsbury
- Ald. E. Parker



STAFF:

- Neil Nyberg, Acting Municipal Manager
- K. Wright, Assistant Municipal Engineer
- E. Tiessen, Deputy Planning Director
- R. White, Director, Permits and Licenses

#501-1

LIVE ENTERTAINMENT - TWO PARROTS BREW PUB

The Committee received Sharon Dixon's letter of June 23, 1989.

ITEM #501-2

REZONING APPLICATION Z-49-88 - 1160 PINETREE WAY

The Committee recommends:

- "1. That Council give first reading to District of Coquitlam Southwest Coquitlam - Town Centre Official Community Plan Amendment Bylaw No. 2032, 1989.
2. That Council give first reading to District of Coquitlam Zoning Amendment Bylaw No. 2033, 1989.
3. That Council refer Bylaw No. 2032, 1989 to Public Hearing.
4. That Council refer Bylaw No. 2033, 1989 to Public Hearing.
5. That Council advise the applicants to prepare a complete set of revised preliminary plans prior to Public Hearing which:
  - a) show compliance of the total floor space with the requirements of the Official Community Plan and the C-4 zone regulations as proposed under Bylaws No. 2032, 1989 and No. 2033, 1989.
  - b) incorporate a parking provision equivalent to that recommended in Mr. Roer's report of June 16, 1989, and a distribution and sizing of 'small car' spaces satisfactory to the Traffic Section;

COUNCIL ACTION

1013  
 1014  
 1015  
 1016  
 89

LAND USE COMMITTEE MINUTES  
OF JUNE 26, 1989

ITEM #501-2 cont'd

5. c) incorporate a site envelope allowing for appropriate road dedication, road reservation, and walkway right-of-way areas; and
- d) give consideration to a diagonal orientation to the street system of the tower elements of the proposed buildings.
6. That Council authorize staff to prepare, at the applicant's cost, documentation to permit the applicants to construct a joint access aisle to be located on the municipal land immediately to the north of application Z-49-88."

ITEM #501-3

LETTER OF JUNE 22, 1989 FROM PAUL SHMYR RE PROPOSED NIGHT CLUB AT 567 CLARKE ROAD

Mr. Shmyr spoke to his letter and stated that he has experience in running a nightclub in Burnaby, and formerly one in Chilliwack. His proposal is to convert the existing building at 567 Clarke Road for nightclub purposes. A 350-seat accommodation would be planned. He noted that insufficient parking is now present. He stated he would propose to lease spaces from adjacent properties.

The Committee tabled consideration of Mr. Shmyr's request for staff to report further on parking, zoning, potential neighbourhood impact, and requirements for Council preclearance.

ITEM #501-4

PRELIMINARY REPORT ON APPLICATION Z-22-89 BY WALTER FRANCL ARCHITECT - 1300 LOUGHEED HIGHWAY - REGULATORY AMENDMENT TO ZONING BYLAW NO. 1928

The Committee recommends:

"That application Z-22-89 be tabled pending input from the applicants and staff review on soil conditions, traffic, height, gross floor area and length of stay of occupants."

ITEM #501-5

PRELIMINARY REPORT ON APPLICATION Z-23-89 BY WAISMAN, DEWAR, GROUT, CARTER FOR REZONING OF PROPERTY AT 2929 BARNET HIGHWAY

The Committee recommends:

"That application Z-23-89 be tabled pending:



LAND USE COMMITTEE MINUTES  
OF JUNE 26, 1989

ITEM #501-5 cont'd

- a) input from the applicants with regard to justification for their proposed standard of accessory off-street parking;
- b) clarification by the applicants of the precise areas required for development, including accessory off-street parking, particularly in the areas of Lots 73, 74 and 75;
- c) drafting of the appropriate agreement by the Municipal Solicitor to rescind the land use contract and the corresponding bylaw to which it must be appended, as required under Section 982 of the Municipal Act."

ITEM #501-6

PRELIMINARY REPORT ON APPLICATION Z-24-89 BY URBAN DESIGN GROUP FOR REZONING OF PROPERTY AT 445 NORTH ROAD FROM SS-2 TO C-2

The Committee recommends:

- "1) That Council give first reading to Bylaw No. 2031, 1989.
- 2) That Bylaw No. 2031, 1989 and application Z-24-89 be referred to Public Hearing."

COUNCIL ACTION  
APPROVED  
C. R. 1017  
x 1019/89

ITEM #501-7

CONSIDERATION OF FINAL ADOPTION OF BYLAW NO. 1913, 1988, GIVEN SECOND AND THIRD READINGS BY COUNCIL ON OCTOBER 3, 1988 (Z-32-88)

The Committee recommends:

- "1) That Council approve signing and sealing of the Restrictive Covenant by the Mayor and Clerk, and its registration in the Land Title Office.
- 2) That Council reconsider, finally pass and adopt Bylaw No. 1913, 1988."

COUNCIL ACTION  
APPROVED  
C. R. 1019  
x 1020/89

ITEM #501-8

APPLICATION FOR STRATA TITLE CONVERSION OF AN EXISTING DUPLEX AT 756-758 MILLER AVENUE (8-4120)

The Committee recommends:

"That Council, as Approving Authority under the Condominium Act, approve the conversion into strata lots of Lot 52, District Lot 367, Group 1, Plan 27080, N.W.D."

COUNCIL ACTION  
APPROVED  
C. R. 1021  
x 1021/89

LAND USE COMMITTEE MINUTES  
OF JUNE 26, 1989

ITEM #501-9

AUTHORIZATION FOR ISSUANCE OF DEVELOPMENT PERMIT AND CONSIDERATION OF FINAL ADOPTION OF BYLAWS NO. 2014 AND NO. 2015, 1989 - PROPOSED SERVICE STATION AT 945 BRUNETTE AVENUE (Z-48-88)

The Committee recommends:

COUNCIL ACTION

- "1) That Council reconsider, finally pass and adopt Bylaw No. 2014, 1989.
- 2) That Council reconsider, finally pass and adopt Bylaw No. 2015, 1989.
- 3) That Council approve signing and sealing of the Development Permit by the Mayor and Clerk, and such Permit shall become binding upon the District when duly executed and delivered for and on behalf of the Corporation by the Mayor and Municipal Clerk, who are specifically authorized to sign the same and to affix the Corporate Seal thereto, and to deliver the same and that all as the Act and Deed of the District of Coquitlam."

*APPROVED  
Co. Res.  
10/22  
10/27  
10/27/89*

ITEM #501-10

AUTHORIZATION FOR ISSUANCE OF DEVELOPMENT VARIANCE PERMIT - ROAD DESIGN STANDARDS FOR BRAY STREET SUBDIVISION - 400 BLOCK BROMLEY STREET

The Committee recommends:

COUNCIL ACTION

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

*APPROVED  
Co. Res.  
10/22/89*

ITEM #501-11

AUTHORIZATION FOR ISSUANCE OF DEVELOPMENT PERMIT - COMMERCIAL BUILDING AT 3025 ANSON AVENUE

The Committee recommends:

COUNCIL ACTION

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

*APPROVED  
Co. Res.  
10/26/89*

LAND USE COMMITTEE MINUTES  
OF JUNE 26, 1989

ITEM #501-12

PACIFIC ACADEMY LAND USE STUDY - PUBLIC INFORMATION WORKSHOP

The Committee received the Planning Director's report for information.

ITEM #501-13

PROPOSED NATURAL GAS PIPELINE ROUTE - WESTWOOD PLATEAU

Mr. Nyberg reviewed the presentation which he had made on behalf of Coquitlam to the Commission reviewing alternative alignments for the proposed Vancouver Island Natural Gas Pipeline. He noted that this same information has been made available to the purchasers of the Westwood Plateau. Mr. Buchanan's report of June 21, 1989 was received for information.

ITEM #501-14

RESTAURANTS IN INDUSTRIAL AREAS

The Committee recommends:

1. That staff explore further the Option 3 set out in the Planning Director's report of June 20, 1989, and prepare a draft bylaw for the Committee's consideration.
2. That staff reply to Mr. Dallas's letter of June 21, 1989, advising him of the Committee's instruction in regard to the drafting of a bylaw."

COUNCIL  
ACTION

APPROVED  
C. A. S.  
10/26/89

TABLED ITEMS:

1. Design Committee Minutes of June 13, 1989
2. Subdivision Committee Minutes of June 6, 1989



Eric Tiessen  
Acting Secretary

JULY 31, 1989

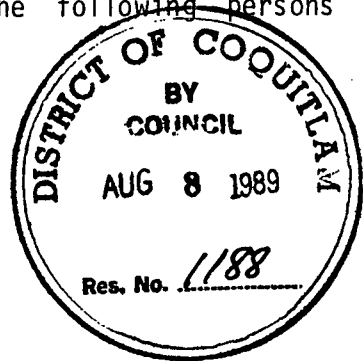
LAND USE COMMITTEE

MINUTES

A meeting of the Land Use Committee was held on Monday, July 31, 1989 at 1:30 p.m. in the Council Chambers, with the following persons present:

COMMITTEE:

- Ald. W. Ohirko, Chairman
- Ald. E. Parker
- Ald. J. Kingsbury
- Mayor L. Sekora



STAFF:

- D.M. Buchanan, Planning Director
- E. Tiessen, Deputy Planning Director
- N. Nyberg, Acting Municipal Manager
- K. Wright, Assistant Municipal Engineer

ITEM #501-1

Z-15-89 - PLACE FONTAINBLEAU

Richard Bolus and John Scott of Interplan Architects showed coloured site plans after an introduction from John Butterfield. Relocation of the "heritage house" to the southeasterly corner of the site and using for a corner store was indicated as an idea that was being pursued. The issue of site coverage being a maximum 30% under the draft OCP for Maillardville versus having four storeys or three-storey buildings was described as a trade-off. It was indicated that a 35% site coverage was now necessary to maintain a three-storey approach.

The Planning Director noted that this was one of 27 sets of plans for developments currently being reviewed by the Planning Department and he understood that a full set of revised plans had not been received or too recently to have been fully checked.

The Committee recommends:

COUNCIL ACTION      "That the Planning Department draft the Bylaws required for this application and report on the status of the development proposal directly to Council on August 8, 1989, or as soon as possible thereafter."

*SEA*  
*RES. 1189*  
*RES 1192*

Ald. Ohirko noted that a special Public Hearing was a possibility if it could not be referred to the regular August Public Hearing.

ITEM #501-2

PROPOSED TAEKWONDO ACADEMY AT 1045 RIDGEWAY AVENUE

Shirley Norman spoke to the Committee regarding parking at the Taekwondo Academy and the "clean up" of the area in terms of "street life" adjacent the site. The Academy moved to the location some three months ago according to her. In response to questions, Mr. Kang said that he was away in Korea and was surprised when the application for a license had not been made by one of his former employees prior to his return.

LAND USE COMMITTEE MINUTES  
OF JULY 31, 1989

ITEM #501-2 cont'd

Ms. Norman stated that the maximum class size is 10-12, with adults scheduled from 6:00 to 8:00 p.m., and children earlier. It was indicated that one-half the floor space was still occupied by the arcade/billiard hall.

The Committee recommends:

"That a detailed analysis be undertaken on the parking situation, based on a maximum class size, and that no further legal action take place as to the use until this is completed."

COUNCIL  
ACTION

App'd  
Res 1193/89

ITEM #501-3

CORRESPONDENCE FROM FAMILY PROJECT WEST DATED JULY 14, 1989 REGARDING  
PROPERTY AT 2700 BARNET HIGHWAY

Jan Iannucci of 1532 Prairie Avenue appeared before the Committee. She introduced Robert Ross and Firoz Lakhani of Montreal Trust. She described Family Project West and their desire to occupy some of the office space formerly used by the Probation Service. Six staff (and two half-time) would be there. About 2,400 sq. ft. are needed, whereas there are 2,900 sq. ft. available upstairs and 3,300 sq. ft. downstairs. A lunchroom for families, a crib room and storage room are involved, as well as offices. Most families would be transported to the site or come by public transit. Two families maximum would come per day by automobile. Lack of handicapped access to upstairs meant the need for an elevator.

Mr. Lakhani and Mr. Ross then came before the Committee. They stated that the upper 2,900 sq. ft. had been vacant for five years, while the lower 3,300 sq. ft. had been vacant for two years. They also stated that the legal case in which they were involved was being reactivated.

The Committee recommends:

- COUNCIL  
ACTION
- "1) that the Planning Department review availability of parking for office use of the vacant 6,200 sq. ft;
  - 2) that the Permits and Licenses Department review the question of handicapped access to the upper office area as to feasibility and code implications;
  - 3) that the Fire Department and Permits and Licenses Departments review occupancy implications under the Building Code;

and these reports go back to the Land Use Committee."

App'd  
Res 1194/89

LAND USE COMMITTEE MINUTES  
OF JULY 31, 1989

ITEM #501-4

REQUEST FOR EXTENSION TO REZONING APPLICATION Z-15-88 - PROPOSED  
REZONING OF PROPERTY AT 1120-1122 WESTWOOD STREET

The Committee recommends:

"That application Z-15-88 be granted a six-month extension to  
January 25, 1990."

COUNCIL  
ACTION  
APP. D  
RES. 1195/89

ITEM #501-5

APPLICATION FOR "D" LICENCE - 2918-2922 GLEN DRIVE

The Committee received this item for information.

ITEM #501-6

NATURAL GAS PIPELINE

The Committee received this item for information.

ITEM #501-7

AUTHORIZATION FOR ISSUANCE OF DEVELOPMENT PERMIT DP-38-89 - PROPOSED  
SERVICE COMMERCIAL COMPLEX AT 641 LOUGHEED HIGHWAY

The Committee recommends:

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

COUNCIL  
ACTION  
APP. D  
RES. 1196/89

ITEM #501-8

PRELIMINARY REPORT ON APPLICATION Z-28-89 BY DISTRICT OF COQUITLAM FOR  
REZONING OF PROPERTY AT DUFFERIN STREET AND BARNET HIGHWAY

The Committee recommends:

- "1) That Council give first reading to Bylaw No. 2050, 1989.
- 2) That Bylaw No. 2050, 1989 and application Z-28-89 be referred to Public Hearing."

COUNCIL  
ACTION  
APP. P  
RES. 1197  
RES. 1198/89

LAND USE COMMITTEE  
MINUTES OF JULY 31, 1989

ITEM #501-9

PRELIMINARY REPORT ON APPLICATION Z-30-89 FOR REZONING OF PROPERTY AT 303 AND 307 MUNDY STREET FROM RS-1 TO RS-3

The Committee recommends:

- "1) That Council give first reading to Bylaw No. 2051, 1989.
- 2) That Bylaw No. 2051, 1989 and application Z-30-89 be referred to Public Hearing.

COUNCIL ACTION

*App'd  
RES 1199 &  
RES 1200/89*

ITEM #501-10

MAILLARDVILLE HERITAGE

The Committee recommends:

"That the Municipal Clerk be authorized to:

- 1) give formal notice as to municipal heritage designation to the owners of buildings at 1120 Brunette Avenue, 1432 Brunette Avenue and 838 Laval Street;
- 2) place notices and meet all other related requirements of the Heritage Conservation Act; and
- 3) put the three Bylaws providing for municipal heritage designation of these buildings on the agenda of the September 18, 1989 or a later Council meeting."

COUNCIL ACTION

*App'd  
RES. 1201/89*

ITEM #501-11

Z-27-89 - UNIVEST GROUP LTD. - WHITING WAY AND COCHRANE AVENUE

The Planning Director advised that the plans had been reviewed with the project architect earlier in the day and that referral of the project to Public Hearing was now in order.

The Committee recommends:

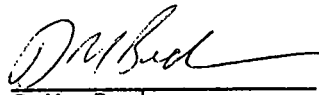
- "1) That Bylaw No. 2043, 1989 be given first reading by Council.
- 2) That Bylaw No. 2043, 1989 and application Z-27-89 be referred to Public Hearing."

COUNCIL ACTION

*App'd  
RES 1202  
& RES 1203*

TABLED ITEMS:

- 1. Design Committee Minutes of July 18, 1989
- 2. Subdivision Committee Minutes of July 11, 1989

  
D.M. Buchanan  
Executive Secretary

AUGUST 14, 1989

LAND USE COMMITTEEMINUTES

A meeting of the Land Use Committee was held on Monday, August 14, 1989 at 7:30 p.m. in the Council Chambers, with the following persons present:

COMMITTEE:

Ald. W. Ohirko, Chairman  
Ald. E. Parker  
Ald. J. Kingsbury

STAFF:

D.M. Buchanan, Planning Director  
S. Rondestvedt, Supervisor, Engineering Services

ITEM #501-1PROPOSED RELOCATION OF YUEN'S INSTITUTE OF TAE KWON DO AT 1130 AUSTIN

The Planning Director advised that this business was previously allowed to occupy 105.9 m<sup>2</sup> (about 1,140 sq. ft.) on June 20, 1988 at 1130-B Austin Avenue. The Committee referred the matter to the Planning Department to obtain information on projected class sizes and parking implications, and reporting back on same in view of the enlarged floor area proposed.

ITEM #501-2PROPOSED GAMING LICENSE FOR PORT MOODY SOCIAL CLUB

The Planning Director noted that "casino gaming" was an allowed use accessory to tourist accommodation in the C-2 zone and that it appeared parking and other zoning regulations could be met.

After discussion, the Committee decided to invite a representative of the Port Moody Social Club to attend their next meeting to review the nature of the proposed activities and to respond to questions.

ITEM #501-3PRELIMINARY REPORT ON APPLICATION Z-29-89 BY WEBB AND KNAPP (CANADA) LIMITED FOR REZONING OF PROPERTY AT THE NORTHWEST CORNER OF LOUGHEED HIGHWAY AND SCHOOLHOUSE STREET FROM M-1 TO CS-1

The Committee recommends:

"That application Z-29-89 be tabled pending:

- 1) the Subdivision Committee finding a subdivision layout for the property technically feasible, including the proposed creek alignment and input from the Ministry of Environment and Federal Fisheries and Oceans;

COUNCIL  
ACTION

APP'D  
C<sub>o</sub> R<sub>o</sub>s  
# 1289/89



LAND USE COMMITTEE MINUTES  
OF AUGUST 14, 1989

ITEM #501-3 cont'd

- 2) the applicant providing Planning Department staff with the necessary bearings and dimensions subsequent to the Subdivision Committee finding the subdivision layout technically feasible in order to allow preparation of the necessary Official Community Plan and Zoning Amendment Bylaws;
- 3) the Planning Department discussing further with the applicant the revision of the restrictive covenant limiting uses in this area as to scope of intended uses."

ITEM #501-4

PRELIMINARY REPORT ON APPLICATION Z-31-89 BY MACDONALD-HALE ARCHITECTS FOR REZONING OF PROPERTY AT 1154 WESTWOOD ST. FROM RS-1 & RS-2 TO RM-4

The Committee recommends:

"That application Z-31-89 be tabled pending:

- 1) advice being received from the Design Committee on the proposed building design;
- 2) Planning Department review of the project to ensure that it complies with the major requirements of the Zoning Bylaw."

ITEM #501-5

PRELIMINARY REPORT ON APPLICATION Z-32-89 BY THE BUTTJES GROUP INC. FOR REZONING OF PROPERTY AT 1190 PIPELINE RD. FROM RS-1, M-2 & M-1 TO RM-5

The Committee recommends:

"That application Z-32-89 be tabled pending:

- 1) the applicants supplying a shadow and view impact study on the proposed development;
- 2) the project architects reviewing in a preliminary way the issue of pedestrian circulation adjacent and through the site;
- 3) Planning Department review of preliminary plans to ensure compliance with the major requirements of the Zoning Bylaw;
- 4) the applicants providing a traffic impact report to the Engineering Department and comments thereon being provided to the Land Use Committee;
- 5) the applicants to provide written input of their intention regarding which measure under the National Building Code they will be choosing to follow for this project, noting that it is Council's desire to see high-rise projects of this nature to be built under Measures A (fully sprinklered building) of the National Building Code."

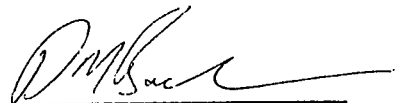
COUNCIL ACTION  
APP'D B.T.  
Co. R3's  
# 1290/89

COUNCIL ACTION  
APP'D B.T.  
Co. R3's  
# 1291/89

LAND USE COMMITTEE MINUTES  
OF AUGUST 14, 1989

TABLED ITEMS:

1. Design Committee Minutes of August 1, 1989
2. Subdivision Committee Minutes of July 25, 1989



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D.M. Buchanan  
Executive Secretary

501

AUGUST 28, 1989

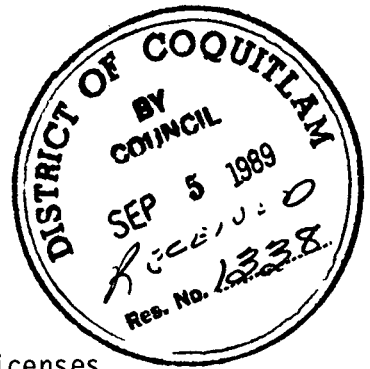
LAND USE COMMITTEE MEETING

MINUTES

A meeting of the Land Use Committee was held on Monday, August 28, 1989 at 7:30 p.m. in the Council Chambers at the Municipal Hall, with the following persons present:

COMMITTEE:

- Ald. W. Ohirko, Chairman
- Ald. E. Parker
- Ald. J. Kingsbury



STAFF:

- D.M. Buchanan, Planning Director
- K. Wright, Assistant Municipal Engineer
- R. Camporese, Deputy Director, Permits & Licenses

ITEM #501-1

PROPOSED GAMING LICENSE FOR PORT MOODY SOCIAL CLUB AT 405 NORTH ROAD

Mr. Murray Shapiro, Solicitor (accompanied by Messrs. Darkazalli, Munday and Kline of the Club) appeared before the Committee. Mr. Shapiro advised that the Club was incorporated on January 29, 1976. He further stated that no blackjack or roulette would be played at the Club and this was precluded by the Gaming Commission. He said that the Club had had no complaints, troubles or problems at its present location, but wanted a better location.

The Committee recommends:

"That Council express no objections as to a license being issued by the B.C. Gaming Commission to the Port Moody Social Club for their proposed new location at 405 North Road."

COUNCIL  
ACTION

APPROVED BY  
Co. R.S.  
1339/89

ITEM #501-2

MAXIMUM ELEVATION OF BASEMENTS EAST OF NADINA DRIVE

Mr. John Aubinen of Fotocini Studio Limited appeared before the Committee. Renato Camporese explained that raising of the basement elevation by not more than four feet was involved for the proposed homes on the lower or east side of Nadina. The submitted cross section indicated that this would appear not to affect the views from homes on Decker Place. Mr. Aubinen indicated that none of these homes on the west side of Nadina have yet been sold which will have their views affected.

Mr. Camporese advised that the covenant document should also provide for stairway access to the new lower yard areas created with raising of maximum basement floor elevations.

LAND USE COMMITTEE MEETING  
MINUTES OF AUGUST 28, 1989

ITEM #501-2 cont'd

The Committee recommends:

COUNCIL  
ACTION

"That a revised restrictive covenant be drafted and placed before Council."

The Planning Director advised that this would likely come from the Municipal Solicitor, in Executive Committee.

*APPROVED  
Co. R. 35  
12/40/89*

ITEM #501-3

LETTER FROM ENCORE DANCE ACADEMY REGARDING 1130 AUSTIN AVENUE

This item was tabled for a report from the Planning Department on parking availability for the building at 1130 Austin Avenue once the consultant's report has been received.

ITEM #501-4

DEVELOPMENT VARIANCE PERMIT APPLICATION - 54-UNIT APARTMENT PROJECT AT 450 BROMLEY STREET

The Committee recommends:

COUNCIL  
ACTION

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

*APPROVED  
Co. R. 35  
12/41/89*

ITEM #501-5

AUTHORIZATION FOR ISSUANCE OF DEVELOPMENT PERMIT AND ADOPTION OF BYLAW NO. 1990, 1989 - 41-UNIT APARTMENT BUILDING AT 1187 PIPELINE ROAD

The Committee recommends:

COUNCIL  
ACTION

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

*WITHDRAWN*

LAND USE COMMITTEE MEETING  
MINUTES OF AUGUST 28, 1989

ITEM #501-6

PRINTING ESTABLISHMENTS

The Committee recommends:

COUNCIL  
ACTION

- "1) That Council give first reading to Bylaw No. 2066, 1989.
- 2) That Council refer Bylaw No. 2066, 1989 to Public Hearing."

APPR'D  
Co. R<sup>53</sup>  
# 1242 +  
1243/89

ITEM #501-7

AUTHORIZATION FOR ISSUANCE OF DEVELOPMENT PERMIT AND ADOPTION OF BYLAW NO. 1989, 1989 - 29-UNIT APARTMENT PROJECT AT 1162 WESTWOOD STREET

The Committee recommends:

COUNCIL  
ACTION

- "1) That Council reconsider, finally pass and adopt Bylaw No. 1989, 1989.
- (2) That Council approve signing and sealing of the Development Permit by the Mayor and Clerk, and such Permit shall become binding upon the District when duly executed and delivered for and on behalf of the Corporation by the Mayor and Municipal Clerk, who are specifically authorized to sign the same and to affix the Corporate Seal thereto, and to deliver the same and that all as the Act and Deed of the District of Coquitlam."

APPR'D  
Co. R<sup>53</sup>  
# 1244  
+ 1243/89

ITEM #501-8

CONSIDERATION OF FINAL ADOPTION OF BYLAW NO. 1847, 1988 - PROPOSED TWO-FAMILY RESIDENTIAL BUILDING AT 600-602 GRAYSON AVENUE (Z-7-88)

The Committee recommends:


COUNCIL  
ACTION

- "That Council reconsider, finally pass and adopt Bylaw No. 1847, 1988."

APPR'D  
Co. R<sup>53</sup>  
# 1244/89

TABLED ITEMS:

1. Design Committee Minutes of August 15, 1989
2. Subdivision Committee Minutes of August 8, 1989

  
D.M. Buchanan  
Executive Secretary

SEPTEMBER 11, 1989

LAND USE COMMITTEE MEETING

MINUTES

A meeting of the Land Use Committee was held on Monday, September 11, 1989 at 7:30 p.m. in the Council Chambers at the Municipal Hall, with the following persons present:

COMMITTEE:

Ald. J. Kingsbury, Deputy Chairman  
Ald. E. Parker

STAFF:

D.M. Buchanan, Planning Director  
K. Wright, Assistant Municipal Engineer

ITEM #501-1

BYLAW NO. 1991, 1989 AND ZONING APPLICATION Z-11-89 - CRATEX CONTAINER SERVICES LTD.

The Committee indicated that a registered letter should be sent to Cratex Container Services Ltd. immediately, advising them that further consideration of Zoning Amendment Bylaw No. 1991, 1989 will be in jeopardy if they do not respond to Council's request of May 8, 1989.

ITEM #501-2

ACOUSTICAL REVIEW IN VICINITY OF TOWN CENTRE FIRE HALL - 1300 PINETREE

The Committee recommends:

"That this report be received and that it be made available to interested non-municipal inquirers on the basis that the report represents the views of the consultant and not necessarily those of the District of Coquitlam."

Ald. Kingsbury asked that advisory signs discouraging use of truck engine brakes through the area be considered by the Engineering Department.

ITEM #501-3

AUTHORIZATION FOR ISSUANCE OF DEVELOPMENT VARIANCE PERMIT - PROPOSED APARTMENT BUILDING AT 98 LAVAL STREET

Mr. T. Babalos was present and answered questions on the proposed development.

The Committee recommends:

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

COUNCIL ACTION  
Approved  
Res 1434

COUNCIL ACTION  
Approved  
Res 1435

LAND USE COMMITTEE MEETING  
MINUTES OF SEPTEMBER 11, 1989

ITEM #501-4

PRELIMINARY REPORT ON APPLICATION Z-34-89 BY AM SIXTEEN HOLDINGS LTD.  
FOR REZONING OF PROPERTY AT 1155 DUFFERIN STREET TO RS-4, RM-2 & P-5

The Planning Director advised that preliminary plans had been received earlier on September 11, 1989, though the plan package was last on the plan checking list for chronological review. He further advised that Mr. R. Boileau had spoken to him by telephone saying that the property was under agreement till October 31, 1989. Ald. Kingsbury indicated that the proposed plans should be given priority due to the earlier consideration of RM-3 zoning. The application was then tabled until the September 27, 1989 meeting.

ITEM #501-5

PRELIMINARY REPORT ON APPLICATION Z-35-89 BY THE DISTRICT OF COQUITLAM  
FOR AN AMENDMENT TO SECTION 406 OF THE ZONING BYLAW AS TO PARCEL SIZES  
WITH SUBDIVISION

After some discussion, the Committee recommends:

- "1) That Bylaw No. 2069, 1989 be given first reading by Council.
- 2) That Bylaw No. 2069, 1989 and application Z-35-89 be referred to Public Hearing."

COUNCIL ACTION  
APP'D  
PLAS 1436 &  
1437

ITEM #501-6

Z-26-89 - CONSIDERATION OF FINAL ADOPTION OF BYLAWS NO. 2036, 1989 AND  
NO. 2037, 1989 - ABERDEEN SQUARE SHOPPING CENTRE

The Committee recommends:

- "1) That Council amend Bylaw No. 2036, 1989 to insert '12,109 sq. ft.' in place of '11,100 sq. ft.', and to insert in brackets 'about 1125 m<sup>2</sup>' in place of 'about 1031 m<sup>2</sup>'.
- 2) That Council reconsider, finally pass and adopt Bylaw No. 2036, 1989, as amended.
- 3) That Council reconsider, finally pass and adopt Bylaw No. 2037, 1989.
- 4) That Council approve signing and sealing of the Restrictive Covenant by the Mayor and Clerk, and such Restrictive Covenant shall become binding upon the District when duly executed and delivered for and on behalf of the Corporation by the Mayor and Municipal Clerk, who are specifically authorized to sign the same and to affix the Corporate Seal thereto, and to deliver the same and that all as the Act and Deed of the District of Coquitlam."

COUNCIL ACTION  
APP'D  
PLAS Nos.  
1438,  
1439  
1440  
1441

LAND USE COMMITTEE MEETING  
MINUTES OF SEPTEMBER 11, 1989


ITEM #501-7

TOPSOIL OPERATION AT 2326 CAPE HORN AVENUE

The Chairman raised concerns as to whether the Conservation Bylaw Permit for this site should be revoked by Council. Mr. Wright said that he would discuss the status of the filling with Mr. Camporese of the Permits and Licences Department.

TABLED ITEMS:

1. Design Committee Minutes of August 29, 1989
2. Subdivision Committee Minutes of August 22, 1989

  
\_\_\_\_\_  
D.M. Buchanan  
Executive Secretary



SEPTEMBER 27, 1989

LAND USE COMMITTEE  
MINUTES

A meeting of the Land Use Committee was held on Wednesday, Sept. 27, 1989 at 7:30 p.m. in the Council Chambers, with the following persons present:

COMMITTEE:

Ald. W. Ohirko, Chairman  
Ald. J. Kingsbury

STAFF:

D.M. Buchanan, Planning Director  
K. Wright, Deputy Municipal Engineer  
E. Tiessen, Deputy Planning Director  
R. Innes, Planner



ITEM #501-1

LETTER FROM MR. MURREY RABINOVITCH RE PROPOSAL FOR POSSIBILITY OF HOTEL AND CASINO IN THE DISTRICT OF COQUITLAM

Mr. Rabinovitch appeared before the Committee and advised that he wished support to establish a hotel with a casino. With the current Provincial Government moratorium on casinos and the lack of same in the Coquitlam area, he felt that Council support was necessary. Members of the Committee discussed the Zoning Bylaw limitations. Ald. Ohirko suggested that a site be identified by Mr. Rabinovitch before support of a casino use was considered. Ald. Kingsbury indicated no concern with a casino per se and that a new hotel sounded acceptable.

The Committee recommends:

COUNCIL ACTION: "That Council review the pros and cons of casino use associated with a hotel and as to whether such an initiative should be encouraged or not."  
*Sic Co. R. # 1497/89*

ITEM #501-2

PROPOSED USES WITHIN AN INDUSTRIAL BUILDING AT 2700 BARNET HIGHWAY

Ald. Ohirko advised that new owners have come into the picture. The item was tabled until the October 10, 1989 meeting.

ITEM #501-3

DEVELOPMENT VARIANCE PERMIT APPLICATION - BAY #97 - 145 KING EDWARD STREET - MILL CREEK VILLAGE ESTATES LTD.

Mr. Eric Jervis appeared before the Committee on this issue. Ald. Ohirko noted that the Fire Department were on site that day and were now satisfied as to the separations.

The Committee recommends:

COUNCIL ACTION: "That Council approve signing and sealing of the Development Variance Permit by the Mayor and Clerk, and such Permit shall become binding upon the District when duly executed and delivered for and on behalf of the Corporation by the Mayor and Municipal Clerk, who are specifically authorized to sign the same and to affix the Corporate Seal thereto, and to deliver the same and that all as the Act and Deed of the District of Coquitlam."  
*APP'D Co. R. # 1498/89*

LAND USE COMMITTEE MEETING  
MINUTES OF SEPTEMBER 27, 1989

ITEM #501-4

REZONING APPLICATION Z-31-89 - PROPOSED 37-UNIT APARTMENT BUILDING AT  
1154 WESTWOOD STREET

Mr. Larry Northrup appeared and indicated that he was able to answer questions on the site. Mr. Jim Lehto advised on the approach as to retention and relocation of "specimen" trees in response to a question.

The Committee recommends:

COUNCIL ACTION

*APPROVED  
Co. R 5/15/89  
1499/89  
1501/89*

- "1) That Council give first reading to District of Coquitlam Southwest Coquitlam - Town Centre Official Community Plan Amendment Bylaw No. 2073, 1989.
- "2) That Council give first reading to Zoning Amendment Bylaw No. 2074, 1989.
- "3) That Bylaws No. 2073, 1989 and No. 2074, 1989, and application Z-31-89 be referred to Public Hearing."

ITEM #501-5

PRELIMINARY REPORT ON APPLICATION Z-43-88 BY THE DISTRICT OF COQUITLAM  
FOR REZONING OF MUNICIPAL LANDS IN KEEPING WITH OCP DESIGNATION

The Committee recommends:

COUNCIL ACTION

*APPROVED  
Co. R 5/15/89  
1502/89  
1503/89*

- "1) That Council give first reading to Bylaw No. 2075, 1989.
- "2) That Bylaw No. 2075, 1989 and application Z-43-88 be referred to Public Hearing."

ITEM #501-6

PROPOSED LAND USE DESIGNATION AT 310 MARATHON COURT

This item was tabled for two weeks for an on-site review by members of the Committee.

ITEM #501-7

KANG'S TAE KWON DO ACADEMY AT 1045 RIDGEWAY AVENUE

The Committee recommends:

COUNCIL ACTION

*APPROVED  
Co. R 5/15/89  
1505/89*

"That Council advise Kang's Tae Kwon Do Academy to apply for a development variance permit with regard to accessory off-street parking for the premises at 1045 Ridgeway Avenue and the justification for this appeal be the report by Mr. Paul Roer, Transportation Management Research and Planning Services, under the heading of '1045 Ridgeway Avenue'."

LAND USE COMMITTEE MEETING  
MINUTES OF SEPTEMBER 27, 1989

ITEM #501-8

YUEN'S INSTITUTE OF TAE KWON DO AND ENCORE DANCE ACADEMY AT 1130 AUSTIN

The Committee recommends:

COUNCIL ACTION *APPROVED Co. R # 1506/89* "That Council direct the proponents for Yuen's Institute of Tae Kwon Do and Encore Dance Academy at 1130 Austin Avenue to apply for a development variance permit for a reduction in the required accessory off-street parking for their use and that the justification for this appeal be the report from the traffic consultant dated September 13, 1989."

ITEM #501-9

DEVELOPMENT VARIANCE PERMIT APPLICATION - 2275 LECLAIR DRIVE

The Committee recommends:

COUNCIL ACTION *THRU ALSO Co. R # 1507/89* "That Council approve signing and sealing of the Development Variance Permit by the Mayor and Clerk, and such Permit shall become binding upon the District when duly executed and delivered for and on behalf of the Corporation by the Mayor and Municipal Clerk, who are specifically authorized to sign the same and to affix the Corporate Seal thereto, and to deliver the same and that all as the Act and Deed of the District of Coquitlam."

ITEM #501-10

DEVELOPMENT VARIANCE PERMIT APPLICATION - ROAD DESIGN CRITERIA ADJACENT 1175 HEFFLEY CRESCENT

The Committee recommends:

COUNCIL ACTION *APPROVED Co. R # 1508/89* "That Council approve signing and sealing of the Development Variance Permit by the Mayor and Clerk, and such Permit shall become binding upon the District when duly executed and delivered for and on behalf of the Corporation by the Mayor and Municipal Clerk, who are specifically authorized to sign the same and to affix the Corporate Seal thereto, and to deliver the same and that all as the Act and Deed of the District of Coquitlam."

ITEM #501-11

DEVELOPMENT VARIANCE PERMIT APPLICATION - PROPOSED SINGLE-FAMILY DWELLING AT 2292 SORRENTO DRIVE

The Committee recommends:

COUNCIL ACTION *APPROVED Co. R # 1509/89* "That Council approve signing and sealing of the Development Variance Permit by the Mayor and Clerk, and such Permit shall become binding upon the District when duly executed and delivered for and on behalf of the Corporation by the Mayor and Municipal Clerk, who are specifically authorized to sign the same and to affix the Corporate Seal thereto, and to deliver the same and that all as the Act and Deed of the District of Coquitlam."

LAND USE COMMITTEE MEETING  
MINUTES OF SEPTEMBER 27, 1989

ITEM #501-12

AUTHORIZATION FOR ISSUANCE OF DEVELOPMENT PERMIT AND ADOPTION OF BYLAW NO. 1782, 1987 - 2968 BURLINGTON DRIVE

The Committee discussed the project at length, noting the extensive change in plans since 1987.

The Committee recommends:

- COUNCIL ACTION
- "1) That Council reconsider, finally pass and adopt Bylaw No. 1782, 1987.
  - 2) That Council approve signing and sealing of the Development Permit by the Mayor and Clerk, and such Permit shall become binding upon the District when duly executed and delivered for and on behalf of the Corporation by the Mayor and Municipal Clerk, who are specifically authorized to sign the same and to affix the Corporate Seal thereto, and to deliver the same and that all as the Act and Deed of the District of Coquitlam."

APPRO'D  
CC # 15/10  
15/11/89

The Chairman asked that the minutes of the 1987 Public Hearing be circulated to members of Council.

ITEM #501-13

REQUEST TO AMEND SOUTHWEST COQUITLAM - TOWN CENTRE OFFICIAL COMMUNITY PLAN - PROPERTY AT NORTHEAST CORNER OF WESTWOOD STREET AND GLEN DRIVE

Mr. Andre Molnar, along with Mr. Jim McLean, appeared before the Committee on this site at the corner of Westwood Street and Glen Drive. Mr. McLean showed slides and this then led to discussion.

A hope as to two buildings for rental units was expressed along with medium to high value units for purchase.

Discussion went on to the designation of half the site. Mr. Molnar indicated he could not proceed with the east half of the site only due to input from his banker.

Mr. Tiessen reviewed the consultant studies as to economic prospects/land use and design guidelines, and how the development could proceed in the east half with two options for the west half.

The Committee recommends:

- COUNCIL ACTION
- "That Council review how to proceed with redesignation in the Official Community Plan and development of the land in this area."

APPRO'D  
CC # 15/12/89

LAND USE COMMITTEE MEETING  
MINUTES OF SEPTEMBER 27, 1989

ITEM #501-14

PACIFIC ACADEMY LAND USE STUDY - 516 BROOKMERE AVENUE

Mr. John Northey appeared before the Committee with regard to what he termed an "extremely strategic site". He expressed concern with the change in density from the proposals made prior at the open house in June of 1989, due to the input at that time. He wanted to see the rezoning and Official Community Plan process merged and that a single high-rise tower (as in Alternative 13) be reconsidered, which was in the original Planning Department proposals. Urban design input was stressed. He asked that the OCP Bylaw be held back and that a Bylaw based on Alternative B be prepared along with a rezoning Bylaw.

The Committee recommends:

- COUNCIL ACTION
- 5:00 Co R # 15/12/89*
- "1) That Council give first reading to Bylaw No. 2067, 1989, a Bylaw to amend the Southwest Coquitlam - Town Centre Official Community Plan;
  - 2) That Bylaw No. 2067, 1989 be referred to Public Hearing; and that Council review the alternative approach presented by Mr. Northey."

The Chairman noted that Mr. Northey could appear before Council on October 2, 1989 and present his concerns.

ITEM #501-15

REZONING APPLICATION Z-34-89 BY AM SIXTEEN HOLDINGS LTD. - GLEN DRIVE AND DUFFERIN STREET

The Committee recommends:

- COUNCIL ACTION
- APP'D Co R # 15/14 & 15/12/89*
- "1) That Council give first reading to Bylaw No. 2080, 1989.
  - 2) That Council refer Bylaw No. 2080, 1989 and application Z-34-89 to Public Hearing."

ITEM #501-16

MANUAL ON THE ROLE OF LOCAL GOVERNMENT IN LIQUOR LICENSING

The Committee recommends:

COUNCIL ACTION


*APP'D Co R # 15/16/89*

"That the Minister of Labour and Consumer Affairs responsible for the Liquor Control and Licensing Branch, or his delegate, be requested to appear before Council to explain the New Policy for Neighbourhood Pub Licensing, and answer questions in regard to that and other types of liquor licensing covered in the Manual of September 1, 1989."

LAND USE COMMITTEE MEETING  
MINUTES OF SEPTEMBER 27, 1989

TABLED ITEMS:

1. Design Committee Minutes of September 12, 1989
2. Subdivision Committee Minutes of September 5, 1989

  
D.M. Buchanan  
Executive Secretary

501

OCTOBER 10, 1989

LAND USE COMMITTEE MINUTES

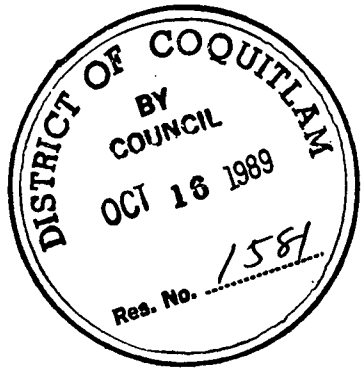
A meeting of the Land Use Committee was held on Tuesday, October 10, 1989 at 7:30 p.m. in the Council Chambers, with the following persons present:

COMMITTEE:

- Ald. W. Ohirko, Chairman
- Ald. E. Parker
- Ald. J. Kingsbury

STAFF:

- E. Tiessen, Deputy Planning Director
- K. Wright, Deputy Municipal Engineer



ITEM #501-1

DEVELOPMENT VARIANCE PERMIT - 2275 LECLAIR DRIVE

The Committee recommends:

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

COUNCIL ACTION  
TABLED  
RES. 1583

ITEM #501-2

MAYFAIR INDUSTRIAL PARK SIGN - SOUTHWEST CORNER OF GOLDEN DRIVE AND UNITED BOULEVARD AT 176 GOLDEN DRIVE

Ald. Kingsbury undertook to contact Mr. J. Birkett of Marathon Realty to ascertain whether Marathon could be convinced to relocate the sign, at its cost, onto municipal land. The Committee therefore tabled this matter to await the outcome of Ald. Kingsbury's inquiry.

ITEM #501-3

Z-2-89 - AMENDMENT TO BYLAW NO. 2008, 1989

The Committee recommends:

"That Council amend Bylaw No. 2008, 1989 by removing the words within CLAUSE 2 in the proposed new paragraph (c) 'provided an attendant is on duty whenever the station is open for business'."

COUNCIL ACTION  
TABLED  
RES. 1584

LAND USE COMMITTEE MINUTES  
OF OCTOBER 10, 1989

ITEM #501-4

PROPOSED LAND USE DESIGNATION AT 310 MARATHON COURT

The Committee recommends:

COUNCIL  
ACTION

*App'd  
Res 1585*

- "1) That the Planning Department be authorized to draft the Community Plan Map showing the land at 310 Marathon Court as designated for 'One- and Two-Family Residential'.
- 2) That the owners of property at 310 Marathon Court be specifically advised in writing as to the proposed designation, after referral of the draft Official Community Plan to Public Hearing.
- 3) That a rezoning application for 310 Marathon Court to RS-1 or RT-1 be authorized by Council for initiation if the one- and two-family designation of the land is retained in the adopted Official Community Plan for Maillardville."

ITEM #501-5

PRELIMINARY REPORT ON APPLICATION Z-36-89 BY WEBER AND ASSOCIATE ARCHITECTURAL CONSULTING INC. FOR REZONING OF PROPERTY AT RAMBLER WAY/NASH DRIVE FROM RT-2 AND RS-3 TO RM-1 AND P-5 FOR 54 UNITS OF MULTIPLE-FAMILY SOCIAL HOUSING

The Committee recommends:

COUNCIL  
ACTION

*App'd  
Res 1586*

- "That application Z-36-89 be tabled pending:
- 1) advice from the Design Committee subsequent to their preliminary review of the applicant's submission;
  - 2) comments from the Planning Department on compliance with the major requirements of the Zoning Bylaw subsequent to their preliminary plan check;
  - 3) comments from the Parks and Recreation Department addressing that Department's 'interface' and 'tree retention' concerns."

ITEM #501-6

PRELIMINARY REPORT ON APPLICATION Z-37-89 BY SIMIC ENGINEERING LTD. FOR REZONING OF PROPERTY AT 2928 DEWDNEY TRUNK ROAD FROM RS-1 TO RS-3

The Committee recommends:

COUNCIL  
ACTION

*App'd  
Res 1587*

- "That application Z-37-89 be tabled pending:
- 1) the Subdivision Committee finding a subdivision layout for the property technically feasible;
  - 2) the Planning Department to prepare the necessary rezoning amendment bylaw for consideration of the Land Use Committee and Council once the Subdivision Committee has found a layout technically feasible."



LAND USE COMMITTEE MINUTES  
OF OCTOBER 10, 1989

ITEM #501-7

PRELIMINARY REPORT ON APPLICATION Z-38-89 BY K.S. PURHAR FOR REZONING OF PROPERTY AT 710 COMO LAKE AVENUE FROM RT-1 TO RS-3

The Committee recommends:

- "1) That Council give first reading to Bylaw No. 2082, 1989.
- 2) That Bylaw No. 2082, 1989 and application Z-38-89 be referred to Public Hearing."

COUNCIL ACTION  
APPROVED  
RES. 1588  
+ 1589

ITEM #501-8

PRELIMINARY REPORT ON APPLICATION Z-39-89 BY DALE KERN FOR REZONING OF PROPERTY AT 750 LOUGHEED HIGHWAY FROM SS-3 TO CS-1

The Committee recommends:

- "That application Z-39-89 be tabled pending:
- 1) the applicant to submit the required site plan and landscaping plan to demonstrate compliance with the requirements of the Bylaw for the intended change in use;
  - 2) review of plans by municipal staff in relation to Bylaw matters and Official Community Plan guidelines."

COUNCIL ACTION  
APPROVED  
RES. 1590

ITEM #501-9

Z-11-89 - BYLAW NO. 1991, 1989 - CRATEX CONTAINER SERVICES LIMITED

The Committee recommends:

"That Council refer this matter to the Municipal Solicitor for a report back to the Land Use Committee as soon as possible, to determine what form of assurance or guarantee Council could require of Cratex in regard to the timely performance of the landscaping and soundproofing undertakings of Cratex, prior to Council giving fourth and final reading to Bylaw No. 1991, 1989."

COUNCIL ACTION  
APPROVED  
RES. 1591

ITEM #501-10

AUTHORIZATION FOR ISSUANCE OF DEVELOPMENT PERMIT DP-44-89 - PROPOSED ADDITION TO COMMERCIAL BUILDING AT 1063 RIDGEWAY AVENUE

If the Development Permit has been signed, sealed and notarized, and the required moneys deposited prior to the Council meeting of October 16, 1989, the Committee recommends:

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

COUNCIL ACTION  
APPROVED  
RES. 1592

LAND USE COMMITTEE MINUTES  
OF OCTOBER 10, 1989

ITEM #501-11

AUTHORIZATION FOR ISSUANCE OF DEVELOPMENT PERMIT - PROPOSED INDUSTRIAL BUILDING AT 2714 BARNET HIGHWAY

The Committee tabled this matter since the applicant has not yet signed and sealed the Permit and has not yet provided the required security.

ITEM #501-12

AUTHORIZATION FOR ISSUANCE OF DEVELOPMENT PERMIT - PROPOSED NEW CANOPY FOR SHELL SERVICE STATION AT 590 CLARKE ROAD

If the Development Permit has been signed, sealed and notarized, and the required moneys deposited prior to the Council meeting of October 16, 1989, the Committee recommends:

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

COUNCIL ACTION

*TASKED  
PLS 1594*

ITEM #501-13

Z-49-88 - C-4 ZONING REGULATIONS

The Deputy Planning Director noted that on further review, several of the Section citations in the Planning Director's report of October 5, 1989 should be corrected.

The Committee recommends:

- "1) That the District of Coquitlam Southwest Coquitlam - Town Centre Official Community Plan Amendment Bylaw No. 2032, 1989, be reconsidered, finally passed and adopted by Council.
- 2) That District of Coquitlam Zoning Amendment Bylaw No. 2033, 1989, be amended by repealing CLAUSES 2 to 7 inclusive, and substituting therefor a CLAUSE 2 as follows:

Subsection (i) of Section 702(5) of the District of Coquitlam Zoning Bylaw No. 1928, 1971, as amended, is further amended by deleting the figure '40%' and substituting therefor the figure '50%', and by renumbering 'CLAUSE 8' to read 'CLAUSE 3'."

COUNCIL ACTION

*APP'D  
PLS 1595*

*APP'D  
PLS 1596*

LAND USE COMMITTEE MINUTES  
OF OCTOBER 10, 1989

ITEM #501-14

PROVISION OF SCHOOLS & AFFORDABLE HOUSING LANDS IN NORTHWEST COQUITLAM

The Committee recommends:

COUNCIL  
ACTION

- APP'D  
PLAS 1597
- "1) That Council correspond with Wesbild with a view to determining what plans Wesbild have to accommodate sites for 'affordable' or 'social' housing on the Westwood Plateau lands, and to identify such sites well in advance of development of adjacent lands.
  - 2) That Council correspond with the Minister of Education, urging that in view of the unprecedented level of new development in Northwest Coquitlam, precipitated by the sale of Provincial lands, the Ministry give speedy approval to School District No. 43's 1990-1991 \$48 million capital program proposal."

TABLED ITEMS:

1. Design Committee Minutes of September 26, 1989
2. Subdivision Committee Minutes of September 19, 1989
3. Letter dated 1989 10 04 to School District No. 43



Eric Tiessen  
Acting Secretary

OCTOBER 23, 1989

LAND USE COMMITTEE MINUTES

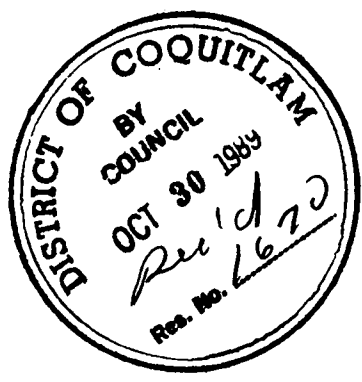
A meeting of the Land Use Committee was held on Monday, October 23, 1989 at 7:30 p.m. in the Council Chambers, with the following persons present:

COMMITTEE:

Ald. J. Kingsbury, Acting Chairperson  
Ald. E. Parker

STAFF:

E. Tiessen, Deputy Planning Director  
K. Wright, Deputy Municipal Engineer  
R. Innes, Planner  
Tomina de Jong, Planner



ITEM #501-1

LETTER FROM RON REMENDA DATED OCTOBER 16, 1989 RE PROPOSED DUPLEX AT 1026 MADORE AVENUE

Mr. Remenda stated that he would favour seeing the minimum floor size of duplexes increased to 1,800 or 1,900 square feet to make new duplex units more competitive with other forms of new housing.

The Committee recommends:

COUNCIL ACTION

"That Council instruct staff to review and report in regard to Section 603(1)(e)(ii) of the Zoning Bylaw as to whether a modest increase in permitted floor area for duplex units may now be justified, in view of increasing dwelling unit sizes since 1981."

APP'D B: C. R. 16/10/89

ITEM #501-2

CORRESPONDENCE FROM TULLIS REALTY LTD. OF OCTOBER 18, 1989 RE PROPOSED ENGLISH LEARNING CENTRE FOR 1059-1065 RIDGEWAY AVENUE

A Mr. Kavic of 1430 Willow Way spoke as a delegation on behalf of Coquitlam College, and explained the rationale for the College relocating some of its activities to the 1065 Ridgeway location. He noted that the main campus at the Winslow Centre has sufficient parking and that the student body is largely composed of persons who do not have automobiles. The Deputy Planning Director noted that staff have not had opportunity yet to review this matter as to Bylaw implications, and also, that if this request is given further consideration, a consultant report similar to that prepared for the Development Variance Permit application in regard to 1130 Austin Avenue may be appropriate.

The Committee recommends:

COUNCIL ACTION

- 1) That Council advise the applicant to commission a parking review by a consultant acceptable to the Planning Director.
- 2) That Council advise staff to report on this matter once the recommendations of the consultant have been received."

APP'D B: C. R. 16/10/89  
205 17250  
R.D. 16/10/89

LAND USE COMMITTEE MINUTES  
OF OCTOBER 23, 1989

ITEM #501-3

PRELIMINARY REPORT ON APPLICATION Z-40-89 BY HILLTOP GROCERY FOR THE  
REZONING OF PROPERTY AT 1675 AUSTIN AVENUE FROM C-1 TO RS-1

The Committee tabled application Z-40-89 for the applicant to provide information as to the use of space within the building and proposed modifications to the exterior of the building and grounds to give them a residential appearance.

ITEM #501-4

DEVELOPMENT VARIANCE PERMIT APPLICATION DVP-56-89 - PARKING REQUIRE-  
MENTS FOR 1130 AUSTIN AVENUE

The Committee recommends:

COUNCIL  
ACTION

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

*APP'D B  
Co. Rs  
# 1674/89*

ITEM #501-5

AUTHORIZATION FOR THE ISSUANCE OF A DEVELOPMENT PERMIT FOR A PROPOSED  
INDUSTRIAL BUILDING AT 2714 BARNET HIGHWAY

If the Development Permit has been signed, sealed and notarized, and the required moneys deposited prior to the Council meeting of October 30, 1989, the Committee recommends:

COUNCIL  
ACTION

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

*APP'D B  
Co. Rs  
# 1675/89*

LAND USE COMMITTEE MINUTES  
OF OCTOBER 23, 1989

ITEM #501-6

AUTHORIZATION FOR ISSUANCE OF DEVELOPMENT PERMIT DP-41-89 AND ADOPTION OF BYLAW NO. 2043, 1989 - 40-UNIT APARTMENT COMPLEX AT 571-79 NORTH RD.

The Committee recommends:

COUNCIL ACTION

- "1) That Council reconsider, finally pass and adopt Bylaw No. 2043, 1989.
- 2) That Council approve signing and sealing of the Development Permit by the Mayor and Clerk, and such Permit shall become binding upon the District when duly executed and delivered for and on behalf of the Corporation by the Mayor and Municipal Clerk, who are specifically authorized to sign the same and to affix the Corporate Seal thereto, and to deliver the same and that all as the Act and Deed of the District of Coquitlam."

*WITHDRAWN*

ITEM #501-7

Z-36-89 - 54-UNIT MULTIPLE-FAMILY HOUSING PROJECT AT RAMBLER WAY/NASH DRIVE

The Committee recommends:

COUNCIL ACTION

- "1) That Council give first reading to the District of Coquitlam Southwest Coquitlam - Town Centre Official Community Plan Amendment Bylaw No. 2083, 1989.
- 2) That Council give first reading to the District of Coquitlam Zoning Amendment Bylaw No. 2084, 1989.
- 3) That Bylaws No. 2083, 1989 and No. 2084, 1989 and application Z-36-89 be referred to Public Hearing.
- 4) That Council advise the applicants to revise their plans prior to the Public Hearing to show compliance with the concerns of the Fire Department."

*See Co. Res 1677, 1678 & 1679/89*

ITEM #501-8

REZONING APPLICATION Z-32-89 - 1190 PIPELINE ROAD TO RM-5

The Committee recommends:

COUNCIL ACTION

- "1) That Council give first reading to Bylaw No. 2091, 1989.
- 2) That Bylaw No. 2091, 1989 and application Z-32-89 be referred to Public Hearing.
- 3) That the Engineering Department report either prior to or at the Public Hearing on the results of the review of the traffic impact study prepared by the applicants.
- 4) That the applicants be requested to commission a soil contamination study, to be prepared prior to any development permit preparation if the application reaches that stage.
- 5) That the applicants be advised to amend their plans to show provision for an east-west walkway along the north edge of the site."

*See Co. Res 1680 & 1681/89*

LAND USE COMMITTEE MINUTES  
OF OCTOBER 23, 1989

ITEM #501-9

DRAFT MAILLARDVILLE OFFICIAL COMMUNITY PLAN

Mr. Archie Stockley spoke on behalf of the residents submitting a petition dated October 2, 1989, and requesting that the proposed Laval Square Low-Density Apartment designation be extended northward to Thomas Avenue. The Committee received the petition and informed Mr. Stockley that the petition would be submitted to the Public Hearing.

Tomina de Jong then presented a brief summary of the Plan. The Planning Director noted Ms. de Jong's dedicated work over several years in bringing the Plan together.

The Committee recommends:

COUNCIL  
ACTION

*APP'D B:  
Co. Res  
# 1682  
# 1683/89*

- "1) That Council give first reading to Bylaw No. 2071, 1989.
- 2) That Council refer Bylaw No. 2071, 1989 to a separate Public Hearing, to be held at an appropriate date in November."

ITEM #501-10

MUNICIPAL INCENTIVE GRANTS FOR RENTAL HOUSING

Rob Innes gave a brief presentation, placing the report of October 17, 1989 in the context of other activities occurring at the provincial and regional levels. Mr. Innes also distributed a statistical summary of rental housing trends for the District.

Ald. Parker requested that copies of the Province's "Rental Supply Program" be attached to the Committee's minutes, for the information of Council.

The Committee recommends:

COUNCIL  
ACTION


"That Council amend Section III - 1. of its 'Strata Title Conversion Guidelines' to read as follows:

*APP'D B:  
Co. Res  
# 1684/89*

- "1. Council will not normally give favourable consideration to applications for the conversion of existing rental residential premises containing three or more dwelling units at any time when the apartment vacancy rate in Coquitlam and/or the Greater Vancouver Regional District is less than 4%."

TABLED ITEMS:

- 1. List of Consultants - Coquitlam Town Centre Parking Study
- 2. Design Committee Minutes of October 10, 1989
- 3. Subdivision Committee Minutes of October 3, 1989.

  
Eric Tiessen  
Acting Secretary

501

NOVEMBER 6, 1989

LAND USE COMMITTEE MINUTES

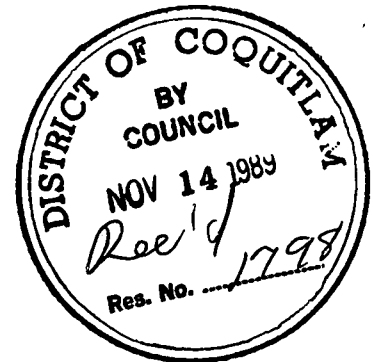
A meeting of the Land Use Committee was held on Monday, November 6, 1989 at 7:30 p.m. in the Council Chambers, with the following persons present:

COMMITTEE:

- Ald. W. LeClair, Chairman
- Ald. J. Kingsbury
- Ald. E. Parker

STAFF:

- D.M. Buchanan, Planning Director
- K. Wright, Deputy Municipal Engineer



ITEM #501-1

PROPOSED RESTAURANT AT 403 NORTH ROAD - PARKING REQUIREMENTS

Mr. John W. Pennefather of Professional Realty Corp. (736-1266) spoke to the Committee, representing the proponents for a new restaurant. He presented a summary of square footage and parking needs from his viewpoint. He indicated that his clients do not think they are short of stalls, based on number of stalls per square foot. He stated that the owner has most at risk with pressure on parking and tenants not using the maximum of parking; rooftop parking was mentioned. He advised that reconfiguration of the parking layout to provide further parking spaces was also possible.

The Planning Director circulated a November 3, 1989 data sheet by Neil Maxwell. This indicated a deficiency of nine parking spaces.

Ald. LeClair suggested that this matter be referred back to staff to determine if a development variance permit is required and report back in two weeks. The Planning Director noted that a development variance permit could possibly be a means to allow creation of a percentage of smaller car parking spaces.

ITEM #501-2

PROPOSED ENGLISH LEARNING CENTRE AT 1059-1065 RIDGEWAY AVENUE

The letter of October 26, 1989 from Tullis Realty Ltd. was received for information. Ald. Parker drew attention to a letter from Lorne Kavic dated November 2, 1989 as to "administration" use by eight persons and eventual usage for classes.

The Committee asked that Mr. Tullis clarify the intended short term and long term use and coordinate the presentation of information on the proposal to the District.



LAND USE COMMITTEE MINUTES  
OF NOVEMBER 6, 1989

ITEM #501-3

AUTHORIZATION FOR ISSUANCE OF DEVELOPMENT PERMIT DP-36-89 AND ADOPTION OF BYLAW NO. 2035, 1989 - 54-UNIT APARTMENT COMPLEX AT 1167 PIPELINE

The Committee recommends:

COUNCIL ACTION

*APP'D B  
Co. R's  
#1799  
x 1800/89*

- "1) That Council reconsider, finally pass and adopt Bylaw No. 2035, 1989.
- 2) That Council approve signing and sealing of the Development Permit by the Mayor and Clerk, and such Permit shall become binding upon the District when duly executed and delivered for and on behalf of the Corporation by the Mayor and Municipal Clerk, who are specifically authorized to sign the same and to affix the Corporate Seal thereto, and to deliver the same and that all as the Act and Deed of the District of Coquitlam."

(This recommendation was subject to signing of the Permit document by the Permittee and submission of securities acceptable to the Municipal Treasurer on or prior to November 14, 1989.)

ITEM #501-4

PRELIMINARY REPORT ON APPLICATION Z-41-89 BY G.S. RAMPURI FOR REZONING OF PROPERTY AT 1055 & 1061 WALLS AVENUE FROM RT-1 TO RS-3

The Committee recommends:

COUNCIL ACTION

*APP'D B  
Co. R's  
#1501  
x 1502/89*

- "1) That Council give first reading to Bylaw No. 2095, 1989.
- 2) That Bylaw No. 2095, 1989 and application Z-41-89 be referred to Public Hearing."

ITEM #501-5

PRELIMINARY REPORT ON APPLICATION Z-42-89 BY THE DISTRICT OF COQUITLAM FOR REZONING OF PROPERTY AT 1200 CARTIER AVENUE FROM RS-1 TO P-1 FOR EXPANSION OF PLACE MAILLARDVILLE

The Committee recommends:

COUNCIL ACTION

*APP'D B  
Co. R's  
#1803  
x 1504/89*

- "1) That Council give first reading to Bylaw No. 2096, 1989.
- 2) That Bylaw No. 2096, 1989 and application Z-42-89 be referred to Public Hearing."

ITEM #501-6

LOCATION OF COMPRESSOR SUBSTATION (8-4136)

A press release was issued by the Chairman at the meeting. The Planning Director presented his report.

LAND USE COMMITTEE MINUTES  
OF NOVEMBER 6, 1989

ITEM #501-6 cont'd

The Committee recommends:

COUNCIL  
ACTION

*APPROVED  
CO. BY 12/13/89*

"That Council authorize the preparation of amending bylaws to the District of Coquitlam Northwest Coquitlam Official Community Plan Bylaw No. 1713, 1987 and District of Coquitlam Zoning Bylaw No. 1928, 1871, as amended, to deal with policies and provisions for the location of compressor and pumping stations for underground utility systems."

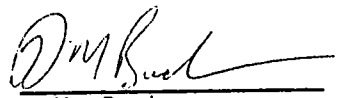
ITEM #501-7

DESIGN COMMITTEE MINUTES OF OCTOBER 24, 1989

The Chairman noted that the Dogwood Pavilion Lawn Bowling building proposal should be expedited. Committee members expressed surprise that the buildings were proposed to depart from the design of the existing buildings in the area.

TABLED ITEM:

Subdivision Committee Minutes of October 17, 1989

  
D.M. Buchanan  
Executive Secretary

501

NOVEMBER 20, 1989

LAND USE COMMITTEE MINUTES

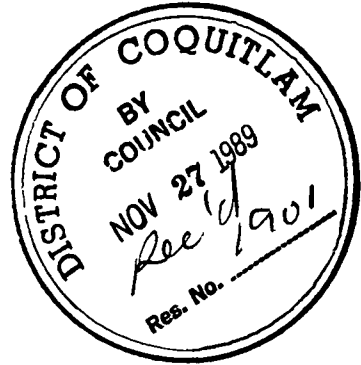
A meeting of the Land Use Committee was held on Monday, November 20, 1989 at 7:30 p.m. in the Council Chambers, with the following persons present:

COMMITTEE:

- Ald. W. LeClair, Chairman
- Ald. J. Kingsbury
- Ald. E. Parker
- Mayor L. Sekora

STAFF:

- D.M. Buchanan, Planning Director
- K. Wright, Deputy Municipal Engineer



ITEM #501-1

DELEGATION RE PARKING FOR PROPOSED MARTIAL ARTS SCHOOL AT 2773 BARNET HIGHWAY (BUK INVESTMENTS)

Mr. Mark Guildemeester along with two colleagues appeared before the Committee, representing Martial Arts Canada. The 15 spaces allocated by the owner contrast with the 30 required for an assembly use under Bylaw standards. Mr. Keith Low of the Sutton Group advised that the ratio may be affected for the 20,000 square feet of vacant space in future. He gave the example of a coffee shop.

The Planning Director noted that a development variance permit supported with a parking study prepared by an independent traffic consultant could be considered for the specific use in the context of the commercial complex.

The Committee reviewed with the two delegates the process involved and advised them to look at recent similar studies (e.g. Tae Kwon Do operation at 1130 Austin).

ITEM #501-2

CANCELLATION OF DEVELOPMENT PERMIT AND RETURN OF SITE DEVELOPMENT BOND FOR 2773 BARNET HIGHWAY

The Committee recommends:

COUNCIL ACTION

- "1) That Development Permit DP-33-88 for Building B at 2773 Barnet Highway be cancelled.
- "2) That Council authorize the Treasury Department to return the Canadian Imperial Bank of Commerce Irrevocable Standby Letter of Credit #GTE88/10/6423 for \$18,000.00, taken in conjunction with this Development Permit."

*Approved  
R. G. R<sup>2</sup>  
#1902/89*

LAND USE COMMITTEE MINUTES  
OF NOVEMBER 20, 1989

ITEM #501-3

PLACE FONTAINEBLEAU

Mr. John Butterfield appeared with Mr. John Scott, Architect of Interplan. He presented a form entitled "PF Land Use Data Summary". Ald. LeClair noted the need for a new Public Hearing with their appearance before the Committee. A restaurant at the southwest corner with parking and a new convenience store at the southeast corner was proposed. The changes also involved going up 6 units from the 120 proposed in August and an increase of 33% to 36% on lot coverage.

Tearing down of the heritage house and reconstruction was indicated along with a store based on one in the Pleasantside area of Port Moody. An 80-90 seat restaurant was indicated with 34 parking spaces.

The Planning Director noted that the Planning Department did not support increasing the site coverage beyond 33% and expressed concern with the introduction of a second commercial building (the convenience store) since a meeting with staff earlier in the day.

The Committee discussed the revised proposal. Strata lots were discussed as the tenure approach for the commercial elements.

The lot coverage is 35.5% without the convenience store, or 2,500 square feet over the 33%. The six extra units and enlargement of the heritage home "footprint" cause the increase.

The Committee recommends:

COUNCIL  
ACTION

"That a Bylaw be redrafted to provide for C-2 zoning for a restaurant and RM-2 zoning for the remaining area, based on a plan to be submitted by the project architect at his proposed 35.5% lot coverage, along with a draft Bylaw to amend the Official Community Plan."

The Committee asked that Planning Department staff endeavour to draft the Bylaws for consideration at the November 27, 1989 Council meeting.

ITEM #501-4

Z-15-89 - PROPOSED MULTIPLE-FAMILY HOUSING PROJECT ON NORTH SIDE OF  
BRUNETTE AVENUE BETWEEN BEGIN STREET AND LAVAL STREET

The Committee recommends:

COUNCIL  
ACTION

- "1) That Council amend Schedule 'A' to Bylaw No. 2056, 1989, as shown on the version attached to the Planning Director's report dated November 15, 1989, and labelled 'Amended Version'.
- 2) That Council amend Schedule 'A' to Bylaw No. 2057, 1989, as shown on the version attached to the Planning Director's report dated November 15, 1989, and labelled 'Amended Version'."

*See Co. Res # 1903  
# 1904  
x 1905/89*

*WITHDRAWN  
See Res # 1904/89*

LAND USE COMMITTEE MINUTES  
OF NOVEMBER 20, 1989

ITEM #501-5

AUTHORIZATION FOR ISSUANCE OF DEVELOPMENT PERMIT AND ADOPTION OF BYLAW NO. 2033, 1989, AS AMENDED - GATEWAY PLAZA PROJECT AT 1160 PINETREE WAY

The Committee discussed various issues with the development, including the provisions for parking. The Planning Director noted that a letter had been received from the Ministry of Transportation and Highways approving certain proposed plans as required under the Municipal Act.

The Committee recommends:

COUNCIL ACTION  
APPROVED  
C. R. 3  
#1907 & 1908  
/89

- "1) That Council reconsider, finally pass and adopt Bylaw No. 2033, 1989, as amended.
- "2) That Council approve signing and sealing of the Development Permit by the Mayor and Clerk, and such Permit shall become binding upon the District when duly executed and delivered for and on behalf of the Corporation by the Mayor and Municipal Clerk, who are specifically authorized to sign the same and to affix the Corporate Seal thereto, and to deliver the same and that all as the Act and Deed of the District of Coquitlam."

ITEM #501-6

8-4155 - APPLICATION FOR STRATA TITLE CONVERSION OF AN EXISTING DUPLEX AT 777-779 CLARKE ROAD

The Committee recommends:

COUNCIL ACTION  
APPROVED  
C. R. 3  
#1909/89

"That Council, as Approving Authority under the Condominium Act, approve the conversion into strata title lots of Lot 173, District Lot 367, Group 1, Plan 60132, N.W.D."

ITEM #501-7

DISPOSITION OF MINNEKHADA FARMLANDS

The Committee discussed this issue and then went on to review the parallel with Colony Farm and the need for strong control to avoid a continuing public issue.

The Committee recommends:

COUNCIL ACTION  
APPROVED  
C. R. 3  
#1910 & 1911  
/89

- "1) That the ministers of Crown Lands and Agriculture be asked by letter to provide information on why the decision has been made to market certain parcels in the Minnehada farm area and request that marketing be deferred until the Agricultural Land Commission has had the opportunity to fully explore the issue,
- "2) That Council authorize investigation of possible purchase or long-term lease of the available holdings, in order to control use of the land in future."

LAND USE COMMITTEE MINUTES  
OF NOVEMBER 20, 1989

ITEM #501-8

PROPOSED EXTENSION TO APPLICATION Z-40-88 - 2567 RUNNEL DRIVE

The Committee recommends:

"That application Z-40-88 be granted a 6-month extension to June 15, 1990."

COUNCIL ACTION

*App'd  
Co. Res.  
# 1912/89*

ITEM #501-9

REZONING APPLICATION Z-37-89 - 2928 DEWDNEY TRUNK RD. FROM RS-1 TO RS-3

The Committee recommends:

- 1) That Council give first reading to Bylaw No. 2102, 1989.
- 2) That Bylaw No. 2102, 1989 and application Z-37-89 be referred to Public Hearing."

COUNCIL ACTION

*App'd  
Co. Res.  
# 1913  
# 1914/89*

ITEM #501-10

PROPOSED GREEK RESTAURANT AT 403 NORTH ROAD

The Committee discussed recent purchase of the Cariboo Hotel site and redevelopment. It was noted that this site was independent and would be considered separately.

The Committee recommends:

"That the applicants for the Greek Restaurant at 403 North Road be advised:

- 1) to provide a dimensioned, as-built plan showing the total of 115 parking spaces they advocate is available for the site at present;
- 2) to provide a proposed restriping plan showing small car parking spaces not less than 2.5 m by 5.0 m on an aisle of not less than 7.3 m wide, as recommended by the Traffic Section of the Engineering Department, and not exceeding 30% of total on-site spaces;
- 3) to make application for a Development Variance Permit to provide for implementation of the parking plan by varying Bylaw standards, if the plan is found acceptable to the Traffic Section of the Engineering Department."

COUNCIL ACTION

*App'd  
Co. Res.  
# 1915/89*

LAND USE COMMITTEE MINUTES  
OF NOVEMBER 20, 1989

TABLED ITEM:

Subdivision Committee Minutes of October 31, 1989



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D.M. Buchanan  
Executive Secretary

MEADOWVIEW DEVELOPMENT LTD.

MEADOW VIEW GOLF COURSE  
COQUITLAM, BRITISH COLUMBIA  
DEVELOPMENT FEASIBILITY STUDY

---

HAMILTON ASSOCIATES

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Engineering • Transportation • Development • Planning Consultants



501

DECEMBER 12, 1989

LAND USE COMMITTEE MINUTES

A meeting of the Land Use Committee was held in the Council Chambers on Tuesday, December 12, 1989 at 7:30 p.m., with the following persons present:

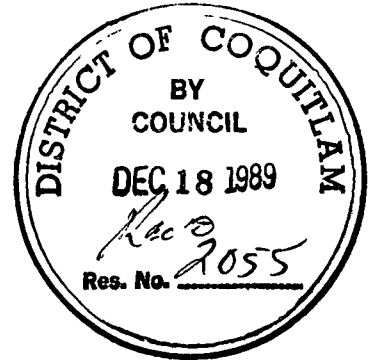
COMMITTEE:

- Ald. W. LeClair, Chairman
- Ald. E. Parker
- Ald. J. Kingsbury

Also: Ald. W. Ohirko

STAFF:

- K. Wright, Deputy Municipal Engineer
- D.M. Buchanan, Planning Director
- T. de Jong, Long Range Planner



ITEM #501-1

PACIFIC ACADEMY LANDS AND COQUITLAM COLLEGE

Dr. Lorne Kavic attended the meeting and initially responded to the Chairman's questions:

1. Coquitlam College offer of purchase is now valid with the withdrawal by Polygon.
2. The College will be staying at least until mid 1991 at Winslow School.
3. Dr. Kavic is looking at a site on Runnel Drive as the main location for existing programs, though ESL will be moved later elsewhere.
4. The Brookmere site would be intended for a special program for Japanese High School students:
  - These students have broad needs.
  - Hobby courses, high school training, and a University preparatory program were described.
  - Students live with local families (about 3,500 over the last seven years), be they relatives, friends or other persons.
  - The College provides guardianship and assures a home stay environment.
  - The curriculum is primarily the careers and explorations option under the new Ministry of Education description.
  - The intent is to use the existing building and improve it as necessary.
  - There is a possibility of a student residence on the site to provide a "soft cultural landing" for the first year Grade 10 students.

Dr. Kavic then responded to questions from Committee members, Ald. Ohirko and the Planning Director.

- Very few cars are owned by students.
- Coquitlam College would take possession of the lands when Pacific Academy relocate to Surrey at a date after July 1990 and no later than December of that year.
- Only about 50 students would initially be there, with 300 in the longer term, staff being at a ratio of one for every 25 students.
- There is no religious basis to the College.
- There are two fee structures, with the one for local students similar to publicly-owned regional colleges, and the one for foreign students based on actual costs.
- The only government funds are from the Federal Secretary of State for French language courses (Fr. 11 & 12).

LAND USE COMMITTEE MINUTES  
OF DECEMBER 12, 1989

ITEM #501-1 cont'd

- He is aware of the need to provide servicing at the time of building permit issuance.
- Full taxes would be paid on the new sites; the Winslow location, as part of lease provisions involving the School District, pays no taxes.
- No leasing to others at Brookmere is proposed.
- As to recreational facilities, the College would be willing to contribute to reopening of Brookmere Pool; there is an interest in cooperating in other programs as well.
- He advised that they will have surplus land through continued access to field areas; he sees no benefit to owning all the land.
- No subdivision is envisaged and the Municipality has an interest if interest in the College would make some of the land available.

Dr. Kavic then provided site plans for the Runnel Drive location. The Land Use Committee suggested that the Parks and Recreation Department be advised on Dr. Kavic's views as to possible surplus land to their needs. Committee members went on to discuss assessment and tax matters and asked the Municipal Treasurer to provide comments on tax implications.

ITEM #501-2

PROPOSED OFFICIAL COMMUNITY PLAN DESIGNATION FOR PROPERTIES AT THOMAS AVENUE AND DECAIRE STREET (8-4099)

Miss de Jong described the land involved, including road allowance of Thomas Avenue, which was then discussed.

The Committee recommends:

- "1) That Council give first reading to Bylaw No. 2109, 1989, a Bylaw to amend the Southwest Coquitlam - Town Centre Official Community Plan.
- 2) That Bylaw No. 2109, 1989 be referred to Public Hearing."

COUNCIL ACTION  
M.P.D.  
2056  
2057

ITEM #501-3

M-2 ZONE AND CARDLOCK FACILITIES IN THE DISTRICT OF COQUITLAM

Miss de Jong explained the in-stream Bylaw change for commercially licensed vehicles and that Chevron want to open up the situation further to any type of vehicle which is under a licensed agreement with the company. The recommendations of the Fire Chief were highlighted.

This item was tabled until the next meeting in January for Mr. Goss to appear.

ITEM #501-4

AUTHORIZATION FOR ISSUANCE OF DEVELOPMENT VARIANCE PERMIT - PROPOSED SERVICE STATION COMPLEX AT 2640 AUSTIN AVENUE

The Committee recommends that if the Development Variance Permit has been signed, sealed and notarized and the required moneys deposited prior to the Council meeting of December 18, 1989:

LAND USE COMMITTEE MINUTES  
OF DECEMBER 12, 1989

ITEM #501-4 cont'd

COUNCIL  
ACTION

*APP'D  
RES. 2058*

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

ITEM #501-5

DEVELOPMENT VARIANCE PERMIT APPLICATION - PROPOSED SUBDIVISION AT  
2777 AND 2783 DEWDNEY TRUNK ROAD

The Committee recommends:

COUNCIL  
ACTION

*APP'D  
RES. 2059*

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

TABLED ITEM:

Subdivision Committee Minutes of November 28, 1989



D.M. Buchanan  
Executive Secretary

DECEMBER 4, 1989

LAND USE COMMITTEE MINUTES

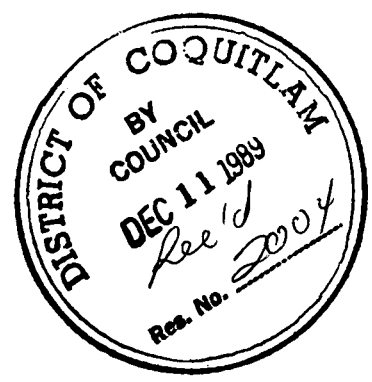
A meeting of the Land Use Committee was held on Monday, December 4, 1989 at 8:30 p.m. in the Council Chambers, with the following persons present:

COMMITTEE:

- Ald. W. LeClair, Chairman
- Ald. J. Kingsbury
- Ald. E. Parker

STAFF:

- D.M. Buchanan, Planning Director
- K. Wright, Deputy Municipal Engineer
- T. de Jong, Long Range Planner



ITEM #501-1

PROPOSED NATURAL GAS COMPRESSOR STATION - WESTWOOD PLATEAU

Mr. J. Kavanagh of Westcoast Energy briefed members on the proposed natural gas booster station. He advised noise from the compressor station at a distance of approximately 600 yards would be at a constant 40 decibels. Committee members and Mr. Wright questioned Mr. Kavanagh on a number of aspects of the proposal. It was noted that there would be no visible plume and no vibration from the equipment.

Mr. Kavanagh indicated that a proposed alternate site for the booster station just within the Coquitlam Watershed was a problem to his agency in terms of cost, the watershed implications including access to the station through the watershed. It was noted that Ald. Kingsbury, Mr. Wright and Mr. Buchanan will be visiting similar facilities on December 5, 1989.

Mr. Kavanagh agreed to provide written responses to the list of 25 questions on the subject matter as requested by the Chair.

The Planning Director noted that Council wished the location to be considered at a Public Hearing and confirmed with Mr. Kavanagh that he had a copy of the Bylaw going to Public Hearing on December 18, 1989.

ITEM #501-2

LETTER FROM M. SPASOJEVIC DATED NOVEMBER 20, 1989 RE DUPLEX CRITERIA

The expected delegation was not in attendance on this matter. Mr. Buchanan advised Committee members that the Planning Department is working on a related report reviewing size requirements of duplexes and will be bringing this forward in the near future.

ITEM #501-3

PROPOSED REDEVELOPMENT OF WILLOWS/FOUR ACRES TRAILER COURTS AND ADJACENT PROPERTY - 655-683 LOUGHEED HIGHWAY

Mr. Hohn and Mr. Scouten appeared before Committee to speak on this matter. Mr. McPherson also raised questions. T. de Jong outlined the proposed Official Community Plan amendments for the site.

LAND USE COMMITTEE MINUTES  
OF DECEMBER 4, 1989

ITEM #501-3 cont'd

Discussion revolved around two issues, one issue being the density on the site, and the other issue being the need to have a detailed plan before Council addressing tenant relocation.

The Committee recommends:

COUNCIL  
ACTION

*APPR'D  
CO. RES.  
# 2003/89*

- "1) That Council give notice that prior to them considering a Bylaw for rezoning or redesignating all or parts of the subject properties, proponents be asked to present a relocation and assistance program for existing tenants.
- 2) That subject to the above, Council authorize staff to prepare a Bylaw that would amend:
  - a) Schedule B-1 of the Southwest Coquitlam - Town Centre Official Community Plan Bylaw No. 1833 by incorporating the One-Family, Townhouse and Service Commercial designations, as outlined on the attached sketch 'Proposed OCP Land Use Designations' and
  - b) Schedule A of Bylaw No. 1833 by incorporating provisions in Development Permit Area guidelines that would provide for special buffering between Service Commercial and Residential uses and a policy of no commercial access to Quadling Avenue."

ITEM #501-4

REQUEST TO AMEND NORTHEAST OFFICIAL COMMUNITY PLAN

Mr. Paul Easton appeared before the Committee, requesting consideration of a single-family lot subdivision on lands north of the Abby Downs development. Mr. Easton suggested a range of from 40 to 50 lots could be created on the 25-acre parcel. He advised this was the only possible site in the area that was feasible for this kind of development and redesignation. Committee members and staff expressed concern regarding services in the area and the need for overall planning rather than small-scale change. Mr. Warnock of Wellington Street expressed concern regarding traffic and concern regarding the current Official Community Plan. The Planning Director noted that he wanted to start the review in 1990 rather than 1991, though this depended on ability to deal with other priorities.

The Committee recommends:

COUNCIL  
ACTION

*TABLED  
564 Co. Res.  
# 2004/89*

"That the proposed Official Community Plan amendment be declined and that the applicants be advised that the area will be under examination in terms of future land uses in conjunction with the intended Northeast Coquitlam Official Community Plan review in 1990."

LAND USE COMMITTEE MINUTES  
OF DECEMBER 4, 1989

ITEM #501-5

LETTER REQUESTING INFORMATION ON PROPOSED GOLF COURSE IN NORTHEAST COQUITLAM

Ald. LeClair advised that while inquiries have come before Council regarding a golf course and housing proposal, there are more questions than answers at this point.

The correspondence was received for information.

ITEM #501-6

TREE PRESERVATION

Committee members discussed the need to pay special attention to this issue, both in terms of new areas such as the Plateau, before any clear cutting can occur, and also to provide some direction in existing areas. There was some question as to Planning Department representation on the Environment Committee.

The Committee recommends:

COUNCIL ACTION "That Council refer this report to its Environment Committee."

*APP'D B-1  
Co. R-59  
#2007/89*

ITEM #501-7

DEVELOPMENT VARIANCE PERMIT APPLICATION - PROPOSED VARIANCE OF PARKING REQUIREMENTS FOR 1045 RIDGEWAY AVENUE

The Committee recommends:

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

*APP'D B-1  
Co. R-57  
#2004/89*

ITEM #501-8

DEVELOPMENT VARIANCE PERMIT APPLICATION - PARKING REQUIREMENTS FOR 1059-1065 RIDGEWAY AVENUE

The Committee recommends:

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

*APP'D B-4  
Co. R-57  
#2004/89*

LAND USE COMMITTEE MINUTES  
OF DECEMBER 4, 1989

ITEM #501-9

AUTHORIZATION FOR ISSUANCE OF DEVELOPMENT VARIANCE PERMIT - SETBACK VARIATION AT 656 GIRARD AVENUE

COUNCIL ACTION

Committee members noted the staff recommendation as to the signing and sealing of the Development Variance Permit. The Committee agreed that Council should consider this recommendation after the time has elapsed for public input on the referrals from the Deputy Municipal Clerk.

*See Co. Res # 2010/89*

ITEM #501-10

AUTHORIZATION FOR ISSUANCE OF DEVELOPMENT PERMIT AND CONSIDERATION OF FINAL ADOPTION OF BYLAW NO. 1978, 1989 - 58-UNIT HIGH-RISE BUILDING AT 505-515 AUSTIN AVENUE

COUNCIL ACTION

If the Development Permit has been signed, sealed and notarized and the required security deposited, the Committee recommends:

- "1) That Council reconsider, finally pass and adopt Bylaw No. 1978, 1989.
- 2) That Council approve signing and sealing of the Development Permit by the Mayor and Clerk, and such Permit shall become binding upon the District when duly executed and delivered for and on behalf of the Corporation by the Mayor and Municipal Clerk, who are specifically authorized to sign the same and to affix the Corporate Seal thereto, and to deliver the same and that all as the Act and Deed of the District of Coquitlam."

*APPROV Co. Res # 2011/89*

Committee members questioned the applicable development cost charges. Mr. Buchanan advised the rate of development cost charges for parkland acquisition is currently under review in the Planning Department. Discussion ensued on the different means of recovering servicing costs and the rates used in different municipalities.

The Committee recommends:

COUNCIL ACTION

"That Council instruct staff to provide an overview report on the different philosophies of recovering servicing costs, and such report to include a comparative analysis with other municipalities."

*APPROV Co. Res # 2012/89*

ITEM #501-11

AUTHORIZATION FOR ISSUANCE OF DEVELOPMENT PERMIT AND ADOPTION OF BYLAW NO. 1884, 1988 - PROPOSED COMMERCIAL BUILDING AT 1120-1122 WESTWOOD

If the Development Permit has been signed, sealed and notarized and the required security deposited, the Committee recommends:

- "1) That Council reconsider, finally pass and adopt Bylaw No. 1884, 1988.

COUNCIL ACTION

*APPROV Co. Res # 2014/89*

LAND USE COMMITTEE MINUTES  
OF DECEMBER 4, 1989

ITEM #501-11 cont'd

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

ITEM #501-12

CONSIDERATION OF FINAL ADOPTION OF BYLAWS NO. 1891 AND NO. 1892, 1988 - WESTFAIR PROPERTIES (PACIFIC) LTD. - 1301 LOUGHEED HIGHWAY

Committee members expressed concern regarding the final adoption of these Bylaws at this time because of a need for more information. Staff noted that the Zoning Bylaw has been approved by the Ministry of Transportation and Highways. Committee members still remain concerned with traffic at this location on the Lougheed and with the open ditches in the area.

This item was tabled for more information, including a site plan and access and egress implications.

TABLED ITEMS

1. Design Committee Minutes of November 9, 1989
2. Design Committee Minutes of November 21, 1989
3. Subdivision Committee Minutes of November 14, 1989

  
Tomina de Jong  
Acting Secretary