



501

**GROWTH MANAGEMENT COMMITTEE MINUTES**

Mayor L. Sekora

A meeting of the Growth Management Committee was held on Monday, January 12, 1998 at 7:30 p.m. in the Council Chambers, with the following persons present:

COMMITTEE MEMBERS : Councillor K. Becker, Chair  
Councillor J. Stangier, Vice Chair  
Councillor L. Hollington

STAFF: N. Cook, City Manager  
D. Day, General Manager Planning and Development  
K. Wright, Manager Development Services  
C. Carter, Manager Community Planning

**ITEM I - MINUTES OF DECEMBER 22, 1997**

Received.

**ITEM II - BUSINESS ARISING FROM MINUTES**

Nil.

**ITEM III - NEW BUSINESS**

**Item #501-1 - Preliminary Report on Application 97 112257 RZ by 1200 Woolridge Properties Inc. to Reduce the Square Footage Requirement on Certain Businesses in the CS-1 Zone from 2000m<sup>2</sup> to 500m<sup>2</sup>**

Mrs. Christine Carter outlined the requested change in the Zoning Bylaw text amendment from a minimum size requirement of 2000m<sup>2</sup> to 500m<sup>2</sup> to allow more flexibility to attract retail businesses. Since this is a text amendment, this will potentially affect all CS-1 lands. The Department reviewed the history and rationale for this requirement and the reasons for supporting its change.

Questioning ensued related to:

- the impact of this text amendment on traffic generation and congestion related to all CS-1 areas, and it was noted that this proposed amendment will be reviewed by the Ministry of Transportation & Highways;
- the specific access and configuration of the Woolridge Avenue area affected; and
- the fairness of the change to owners who had conformed to the 2000m<sup>2</sup> requirement.

The Committee recommends:

**COUNCIL ACTION** " 1. That Council give first reading to Bylaw No. 3176, 1998;

2. That Bylaw No. 3176, 1998 and application 97 112257 RZ be referred to Public Hearing."

**ITEM III - NEW BUSINESS** cont'd/

**Item #501-2 - Preliminary Report on Application 97 112682 RZ by Gloria Ng for Rezoning at 1139 Austin Avenue from CS-1 to C-2 to Existing Commercial Complex**

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Wayne Tullis, 2140 Elkhorn, Coquitlam, representing the applicant, provided an overview of the request to rezone the property to C-2 from CS-1 to gain a wider range of potential commercial uses, more suited to the neighbourhood along Austin Avenue rather than uses oriented solely to automobile traffic.

The Committee questioned why the change is needed and was not anticipated when the development was commenced. The Committee discussed whether this broader range of commercial uses more oriented to pedestrian and neighbourhood access was appropriate in the longer term plans for the Austin Heights area.

The Committee recommends:

- COUNCIL ACTION** " 1. That Council give first reading to City of Coquitlam Official Community Plan Amendment Bylaw No. 3178, 1998;
2. That Council give first reading to City of Coquitlam Zoning Amendment Bylaw No. 3177, 1998;
3. That Bylaw Nos. 3177 and 3178, 1998 and application 97 112682 RZ be referred to Public Hearing."

**Item #501-3 - Authorization for Issuance of a Development Permit 96 050785 DP  
Proposed Addition to the Canadian Tire Store at 1200 Seguin Drive**

Gordon Heppner, project architect, described the proposed garden centre and the general facelift at the existing Canadian Tire Store.

The Committee recommends:

- COUNCIL ACTION** " That Council approve signing and sealing of Development Permit 96 050785 DP and the Mayor and City Clerk be authorized to execute this Development Permit on behalf of the City of Coquitlam."

ITEM III - NEW BUSINESS cont'd/

**Item #501-4 - Authorization for Issuance of a Development Permit 97 112713 DP  
and a Heritage Alteration Permit HAP-2-97 - Proposed Phase III  
of Heritage Square at 1120-1132 Brunette Avenue**

Mrs. Christine Carter reviewed the land use, development and heritage planning policy analysis of the Phase 3 component of the Heritage Square complex, which involves the relocation and rehabilitation of the Ryan House as well as the atrium connection to Phase 2 and related on-site works. The whole Heritage Square site is designated as a Municipal Heritage Resource so a Heritage Alteration Permit is also needed.

The Committee raised a number of questions:

- reasons for Ryan House to be relocated which related to the architect's design concept for a continuous central spine linking the new Place des Arts building to Ryan House and the result of creating more space by building a new basement under the relocated building;
- the cost implications of moving the building and the implications for the retention or relocation of the Japanese maple tree and the holly tree;
- the more modern architectural character of the connecting glazed atrium between the two major buildings that have a heritage design character as well as concerns with the glazing's resiliency and ease of maintenance;
- implications for heritage grant funding due to moving and the availability of grant funding;
- an open porch consistent with the heritage character will be restored to a central position on Ryan House and the existing enclosed porch removed;
- the Design Committee has reviewed the design and will review the detailed design at the building permit stage.

Councillor Hollington expressed reservations related to the glazed connection and its fit with the heritage character of the project as well as its practicality. The Committee raised questions related to the future phases of the site development including the railroad and forestry museums, particularly related to the surface parking areas. This is seen as a very important issue for planning the next project phases and should be a high priority for discussion by the Heritage Square Committee.

The Council recommends, with Councillor Hollington opposed:

- COUNCIL ACTION** " 1. That Council approve signing and sealing of Development Permit 97 112713 DP and the Mayor and City Clerk be authorized to execute this Development Permit on behalf of the City of Coquitlam;
2. That Council approve signing and sealing of Heritage Alteration Permit HAP-2-97 and the Mayor and City Clerk be authorized to execute this Heritage Alteration Permit on behalf of the City of Coquitlam."

**ITEM IV - OTHER BUSINESS**

1. The Committee asked for some information on Planet Ice signage which will be supplied.
2. The Committee also discussed the possibility of holding Growth Management Committee meetings during the business day and will commence that practice on January 26, 1998.

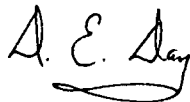
**ITEM V - TABLED ITEMS**

- T-1 Subdivision Committee Meeting Minutes December 16, 1997
- T-2 Design Committee Meeting Minutes December 16, 1997
- T-3 Design Committee Meeting Minutes January 06, 1998

**ITEM VI - ADJOURNMENT**

The meeting adjourned at 9:10 p.m.

MINUTES CERTIFIED CORRECT



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DEBORAH E. DAY  
GENERAL MANAGER  
PLANNING AND DEVELOPMENT

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CHAIRMAN



501

Mayor L. Sekora

## GROWTH MANAGEMENT COMMITTEE MINUTES

A meeting of the Growth Management Committee was held on Monday, January 26, 1998 at 11:00 a.m. in the Council Chambers, with the following persons present:

**COMMITTEE MEMBERS :** Councillor K. Becker, Chair  
Councillor J. Stangier, Vice Chair  
Councillor L. Hollington

**STAFF:** N. Cook, City Manager  
D. Day, General Manager Planning and Development  
K. Wright, Manager Development Services  
C. Carter, Manager Community Planning  
K. McLaren, Development Services

### ITEM I - MINUTES OF JANUARY 12, 1998

Received.

### ITEM II - BUSINESS ARISING FROM MINUTES

Nil.

### ITEM III - NEW BUSINESS

#### Item #501-1 -Development Variance Permit Application 97 112729 DV - Variance to Setback Requirements for the Proposed Subdivision at 1300 Regan Avenue

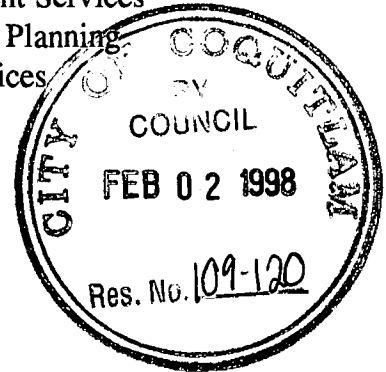
Mr. Bombelli, 1300 Regan Avenue, wants to keep the existing house for his family's use in anticipation of creating a new lot along Gatsensbury Street. He believes that it will be possible to retain most of the trees and not require other variances on this newly created lot.

The Committee raised questions and were assured that the neighbours would be notified of the variance so that Council could receive their input.

The Committee recommends:

**COUNCIL ACTION** " That Council approve signing and sealing of Development Variance Permit 97 112729 DV (1300 Regan Avenue) and the Mayor and City Clerk be authorized to execute this Development Variance Permit on behalf of the City of Coquitlam."

*Opal Ask # 110*



**ITEM III - NEW BUSINESS** cont'd/

**Item #501-2 - Development Variance Permit Application 97 112684 DV - Variance to Servicing Requirements for a Proposed Subdivision at 904 Cottonwood Avenue**

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The Committee raised questions about the creation of a narrow pavement width in front of the lot on Spruce Avenue recognizing that there was a barrier to prevent through traffic. Also it would be the developer's obligation to build the retaining wall to protect the lands at 903 Foster Avenue, not the City's nor the landowner at 903 Foster Avenue.

The Committee recommends:

**COUNCIL ACTION** " That Council approve signing and sealing of Development Variance Permit 97 112684 DV (904 Cottonwood Avenue) and the Mayor and the City Clerk be authorized to execute this Development Variance Permit on behalf of the City of Coquitlam. "

*App'd  
Res'n # III*

**Item #501-3 - Preliminary Report on Application 97 112848 RZ by Westwood Alliance Church for Rezoning at 3129 Ozada Avenue from RS-1 to P-2 to Allow for Construction of a 15000 sq.ft. Church Building Containing 305 Seats**

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Mr. Bob Isaac-Renton, the project architect, briefly described the site and the design and layout of the church proposed on the northeast corner of Pipeline Road and Ozada Avenue. The Committee questioned Mr. Richard Chin, Chair of the Church's Building Committee and a resident at 3225 Hockaday Place, about:

- the intended pattern of peak usage:
  - Sunday School - 9:30 a.m. - 10:30 a.m.;
  - Sunday main service - 10:45 a.m. - 12:30 p.m.;
  - Sunday afternoon or evening services may be added in the future;
  - Friday evening - children's clubs - likely 7:00 p.m. - 9:30 p.m.;
- willingness to put a covenant on the site restricting the classroom usage which can be considered;
- in future a balcony could be built if neighbouring properties could be acquired by the church to allow more off-street parking;

ITEM III - NEW BUSINESS cont'd/

Item #501-3 cont'd/

- willingness to put covenant on number of seats - the architect would like to have some design flexibility to change the specific numbers, but always recognizing the need to conform with both the Zoning Bylaw and the Building Code. Parking limits the size of the project but adjustments may occur on the sanctuary assembly use size as opposed to the other areas and this will be finetuned during the design stage;
- discussion of notification procedures, especially related to potential purchasers in adjacent to multi-family projects;
- variance of the setback will have to be dealt with when Council considers a future Development Variance Permit application once the zoning is secured;
- potential use of the church for other community organizations on a rental basis which the church will consider.

The Committee recommends:

- COUNCIL ACTION** " 1. That Council give first reading to City of Coquitlam Zoning Amendment Bylaw No. 3179, 1998;
2. That Bylaw No. 3179, 1998 and application 97 112848 RZ be referred to Public Hearing."

App'd  
Res'n # 112848

**Item #501-4 - Preliminary Report on Application 97 112966 RZ by Francesca McKave for Rezoning at 2031 Monterey Avenue from RS-1 to RT-1**

The Committee questioned the density aspects of this proposal, which meets both the existing provisions and the proposed changes to the Zoning Bylaw, which are the subject of the January 1998 Public Hearing.

The Committee recommends:

- COUNCIL ACTION** " 1. That Council give first reading to Zoning Amendment Bylaw No. 3080, 1998;
2. That Bylaw No. 3080, 1998 and application 97 112966 RZ be referred to Public Hearing."

App'd  
Res'n # 114015

ITEM III - NEW BUSINESS cont'd/

Item 501-5 Preliminary Report on Application 97 112660 AM by City of Coquitlam to Amend Land Use Contract Z-2-74 at Meadowbrook Subdivision

Mr. Ken Wright gave a brief overview of the possible solutions that have been explored to bring the project generally into compliance. Recently, 97 owners of the total of 176 units agreed to participate. Of the 97 who responded, 52 owners would be rectifying current problems. The remaining 79 owners have not responded even though 12 of them are not complying and would be subject to the Section 750.1 covenants. There would also be a final chance to have the owners sign up after second reading of the Land Use Contract Amendment Bylaw to try to get a better rate of compliance. Development Permits and Development Variance Permits were not appropriate vehicles to make minor changes since density was being created and this factor could not be varied by those permit types. More flexibility will be possible for the 97 owners who agreed to participate but not to others who did not participate. It must be recognized that there may be problems with their individual building permit applications, even if these changes to the Land Use Contract are made.

The Committee recommends:

- COUNCIL ACTION**
- " 1. That Council rescind the design guidelines for the Meadowbrook Subdivision approved by Resolution No. 1033 on July 11, 1997, and as amended by Resolution No. 1038 September 28, 1981;
  2. That for purposes of ongoing administration of minor amendments for the Meadowbrook Subdivision, for properties not included in the amendment and for retaining walls, fences and so on, not covered by the amendment, that staff review any minor amendment applications using the RS-4 Compact One Family zone as a guide, noting that any application considered to be an increase in density would require an amendment to the Land Use Contract.
  3. That Council give first reading to Coquitlam (Meadowbrook) Land Use Contract amendment Bylaw No. 3145, 1998;
  4. That Bylaw No. 3145, 1998 and application 97 112660 AM be referred to Public Hearing;
  5. That if Council grants final approval to Bylaw No. 3145, 1998, the properties where alterations have been made without the necessary building permits be given three months from the date of final adoption to obtain required permits with an additional six months beyond that time to obtain occupancy. At the end of this time period, staff are directed to register the Section 750.1 covenants against any properties not brought into conformity under the new regulations."

App'd  
Res'd #  
114-120



**ITEM IV - OTHER BUSINESS**

**ITEM V - TABLED ITEMS**

T-1 Subdivision Committee Meeting Minutes January 06, 1998

**ITEM VI - ADJOURNMENT**

The meeting adjourned at noon.

MINUTES CERTIFIED CORRECT

*D. E. Day*

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DEBORAH E. DAY  
GENERAL MANAGER  
PLANNING AND DEVELOPMENT

\_\_\_\_\_  
CHAIRMAN

CITY OF \_\_\_\_\_

# COQUITLAM



501

Mayor L. Sekora

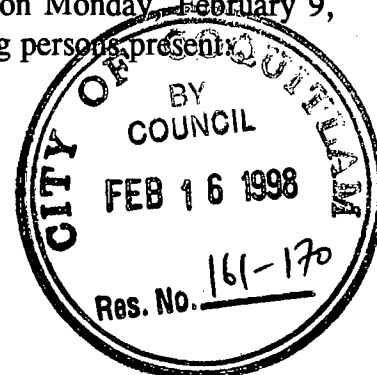
## GROWTH MANAGEMENT COMMITTEE MINUTES

A meeting of the Growth Management Committee was held on Monday, February 9, 1998 at 9:00 a.m. in the Council Chambers, with the following persons present:

COMMITTEE MEMBERS: Councillor K. Becker, Chair  
Councillor L. Hollington

OTHER COUNCILLORS: Councillor B. Melville

STAFF: N. Cook, City Manager  
D. Day, General Manager Planning and Development  
K. Wright, Manager Development Services  
C. Carter, Manager Community Planning  
R. Innes, Community Planning  
K. McLaren, Development Services  
B. Elliott, General Manager Leisure and Parks Services  
M. Nihls, Asst. Director, Parks & Environment  
W. Jones, City Clerk  
T. Wingrove, Deputy City Clerk



### ITEM I - MINUTES OF JANUARY 26, 1998

Received.

### ITEM II - BUSINESS ARISING FROM MINUTES

Received

### ITEM III - NEW BUSINESS

#### Item #501-1 - Development Variance Permit Application 97 113105 DV Signage for Gleneagle Secondary School at 1195 Lansdowne Drive

The Committee wanted staff to examine changes to the Sign Control Bylaw for electronic message boards for institutional uses as part of 1998 study of the Bylaw.

*RSA*

Growth Management Committee Minutes  
1998 February 9

**ITEM III - NEW BUSINESS** cont'd/

**Item #501-1** cont'd/

The Committee recommends:

**COUNCIL**

**ACTION** " That Council approve signing and sealing of Development Variance Permit 97 113105 DV and the Mayor and City clerk be authorized to execute this Development Variance Permit on behalf of the City of Coquitlam."

**Item #501-2 - Authorization for Issuance of a Development Permit 97 110446 DP  
Pertaining to a Free Standing Sign and Variance to Accessory Off-  
Street Parking for the Floros Restaurant Expansion at  
946 Brunette Avenue**

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The Committee wanted confirmation that the Police concerns with the lighting of the parking area were being addressed. There was also a question whether neighbouring businesses were concerned about the parking arrangements and it was indicated that there was less seating than previously so no concerns had been expressed.

The Committee recommends:

**COUNCIL**

**ACTION** " That Council approve signing and sealing of Development Permit 97 110446 DP and the Mayor and the City Clerk be authorized to execute this Development Permit on behalf of the City of Coquitlam."

**Item #501-3 - Authorization for Issuance of Development Variance Permit  
97 111632 DV - Proposed Commercial Project at the Southwest  
Corner of Mariner Way and Austin Avenue at 2644 Austin Avenue**

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The Committee questioned who would bear the costs of the roadworks and other improvements related to this commercial development and was assured that the developer would pay for these works.

The Committee briefly reviewed the model and display boards illustrating the development and its neighbourhood context with the project architect, Ron Hoffart. The Committee discussed the past history of a previous mixed residential and commercial use proposal on the site as well as having the current developer, Mr. Jaremchuk, explain the merits of his commercial proposal. The vehicular access, loading and garbage arrangements were explained.

**ITEM III - NEW BUSINESS** cont'd/

**Item #501-3** cont'd/

It is anticipated that the project would have some initial occupancy late this year with full completion targeted for Spring 1999.

The Committee recommends:

**COUNCIL**

**ACTION** " That Council approve signing and sealing of Development Variance Permit 97 111632 DV and the Mayor and City Clerk be authorized to execute this Development Variance Permit on behalf of the City of Coquitlam."

**Item #501-4 Streamside Protection**

Mr. Rob Innes and Mr. Michael Nihls made a joint presentation related to the key components of recent Provincial legislation (Bill 25 - Fish Protection Act and Bill 26 - Local Government Statutes Amendment Act) regarding streamside environmental protection. They outlined the potential effect on municipal powers, responsibilities and approaches in comparison to the current procedures, practice and activities in Coquitlam, generally and in the context of the Northeast Coquitlam Official Community Plan review proposal in particular. The opportunities and challenges facing municipalities were then highlighted relative to managing urban growth and its environmental effect, particularly on fish population and habitats. Concerns with impacts and legal risks for municipalities due to this senior government downloading of responsibilities were highlighted as well as the potential loss of developable lands possibly affecting the achievement of population and employment levels consistent with the adopted regional growth strategy.

The Committee raised a series of questions on the presentation:

- choices available to municipalities to satisfy Bill 25 either through zoning rules or decisions on specific permits such as development permits;
- tax exemptions on riparian property would be voluntary and the municipality could "forgive" those property taxes for owners of such protected lands;
- current regulations related to river and stream setbacks;
- current subdivision application referrals to senior governments as opposed to future procedures when the municipality would have to become more self-reliant on these issues;

**ITEM III - NEW BUSINESS** cont'd/

**Item #501-4** cont'd/

- concern that the Sediment Control Bylaw exempts single or two-family dwelling units, which both could have serious effects on streams if not regulated, which staff explained as being dealt with on a site-specific basis; the legislative basis should be re-examined and consequences considered. Staff will report further;
- site-specific review of particular circumstance rather than blanket regulations;
- stream classification study based on biological factors as opposed to a comprehensive study of hydrological and public safety needs which will be needed in future as part of a master drainage plan for the entire City;
- the dilemma of trying to balance primacy of fisheries values versus urban development pressures through storm water management techniques and so on;
- current and future stormwater detention practices;
- the overall impact on municipalities relative to costs and legal implications and the complexity of definitions (especially riparian), regulations, access, usage and responsibilities for the public and private sectors as well as the political consequences. Will the senior governments back up the municipalities? Will all the local municipalities act consistently?
- the real impacts of these proposals on local lands, particularly in Northeast Coquitlam.

The range of options available to Council were outlined relative to their respective major pros and cons.

The Committee Chair acknowledged the importance of streamside protection and thanked Mr. Innes and Mr. Nihls for their comprehensive report on this complex issue.

The Committee recommends:

**COUNCIL**

**ACTION**

- " 1. That Council continue its current commitment to and role in protecting streamside/riparian fish habitat;
2. That Council advise the Provincial Cabinet and the Union of BC Municipalities that Coquitlam will support the expanded municipal role only on the condition of a strong commitment from the Province that sufficient financial and technical resources will accompany this downloading of senior governmental environmental protection regulations to the municipal level and that the Province commit to absolving local government from any liability or compensation claims resulting from implementation of the new regulations."

**ITEM III - NEW BUSINESS** cont'd/

**Item #501-5    Review of Design Committee Terms of Reference, Operations  
and Membership**

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Ms. Deb Day highlighted the recommendations of the report which have been discussed with Design Committee and noted a number of changes including:

- no individual may serve on the Design Committee for more than four consecutive annual terms, except in special circumstances;
- in the absence of a quorum, notes from an informal meeting of the Committee may be provided to the Approving Authority;
- staff will ensure that drawings and materials be provided to the Committee in advance of the meeting;
- applicants will be able to rejoin the meeting to discuss the Committee's comments and recommendations, as opposed to the existing process of reviewing the minutes later;
- introduction of a conflict of interest statement;
- staff will review Planning and Development Department handouts and brochures to ensure that information reflects changes to the policies and procedures of the Design Committee.

Ms. Day noted that the Design Committee would like applicants to submit a signage concept at the design review stage. However, it was recognized that this request would be difficult to impose because the signage is often commissioned by a tenant later as opposed to the developer of the project. The Growth Management Committee noted their support for encouraging developers to give consideration to signage during the early design stages of the project in order to reduce the necessity for variances later in the process.

Ms. Day noted that the Design Committee had discussed methods of dealing with members who for personal or professional reasons are unable to attend meetings. The Design Committee felt that requesting replacement of a member after a certain number of absences was too difficult, and preferred a method whereby staff would call the member to confirm intentions for future attendance.

The Design Committee appreciated Council's interest in the design review process and re-affirmation of their important advisory role related to both public and private projects as well as the opportunity to provide input to this review.

Growth Management Committee Minutes  
1998 February 9

**ITEM III - NEW BUSINESS** cont'd/

**Item #501-5** cont'd/

The Committee recommends:

**COUNCIL**

- ACTION** " 1. adopt the attached proposed amended Terms of Reference for the Design Committee, which re-affirm its advisory role and clarify the breadth of its mandate, membership and general procedures (Attachment 1);
2. direct the staff and the Committee to work together over a six-month trial period to implement procedural improvements as outlined in the attached report to provide better information for the use of the Committee in its deliberations and for the applicants in conjunction with the Committee's review process and mandate. Based on the results of the six month trial period, these procedures will either be confirmed or modified."

**Item #501-6** **Authorization for Issuance of Development Permit  
97 113261 DP for a Proposed Addition to the Service  
Station Located at 750 Lougheed Highway**

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The Committee recommends:

**COUNCIL**

- ACTION** " That Council approve signing and sealing of Development Permit 97 113261 DP (750 Lougheed Highway) and the Mayor and City Clerk be authorized to execute this Development Permit on behalf of the City of Coquitlam."

**Item #501-7** **Tree Cutting Permit Application 98.001, Parcel 8M**

Mr. Ken Wright provided a brief overview of the proposed Tree Cutting Permit on Westwood Plateau to allow servicing from one subdivision to the next. Staff in Leisure and Parks Services have visited the site. In future, the Committee want clearer drawings with better labelling to allow site visits as well as notes on directions to the site.

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**ITEM III - NEW BUSINESS** cont'd/

**Item #501-7** cont'd/

The Committee recommends:

**COUNCIL**

**ACTION** " That Council approve the Tree Cutting Permit 98.001, subject to the terms and conditions of the Permit, with no-clearing to occur until after Parcel 6L subdivision receives approval."

**ITEM V - TABLED ITEMS**

- T-1 Design Committee Meeting Minutes January 20, 1998
- T-2 Subdivision Committee Meeting Minutes January 20, 1998

**ADJOURNMENT** - The meeting adjourned at 10:55 a.m.

*D. E. Day*

DEBORAH E. DAY  
GENERAL MANAGER  
PLANNING AND DEVELOPMENT

MINUTES CERTIFIED CORRECT

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CHAIRMAN





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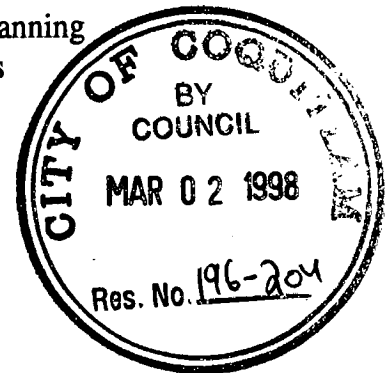
Mayor L. Sekora

**GROWTH MANAGEMENT COMMITTEE MINUTES**

A meeting of the Growth Management Committee was held on Monday, February 23, 1998 at 9:00 a.m. in the Council Chambers, with the following persons present:

**COMMITTEE MEMBERS:** Councillor K. Becker, Chair  
Councillor J. Stangier, Deputy Chair (Arrived at 9:10 a.m.)  
Councillor L. Hollington

**STAFF:** R. Hicks, Acting City Manager  
K. Wright, Acting General Manager  
Planning and Development  
C. Carter, Manager Community Planning  
K. McLaren, Development Services  
J. Pickering, Planner  
L. Guilbault, Planner  
T. Wingrove, Deputy City Clerk



**ITEM I - MINUTES OF FEBRUARY 9, 1998**

Received.

**ITEM II - BUSINESS ARISING FROM MINUTES**

Received

**ITEM III - NEW BUSINESS**

**Item #501-1 - Preliminary Report on Application for Official Community Plan Amendment and Zoning Bylaw Amendment - 97 112578 RZ - by Petro-Canada Inc. for Text Amendments to Southwest Coquitlam - Town Centre Official Community Plan and to the Zoning Bylaw to Include Convenience Stores with Service Stations**

Mr. Byron Cook, 1155 Glenayre Drive, Port Moody, for Petro-Canada appeared as a delegation. In general, he supported the amendment with the exception of the clause relating to the preparation of food on the premises. In support of his proposal to permit on-site preparation of food to be sold he cited public demand and site security, as more staff will be present at the location. The Petro-Canada site at Westwood Plateau is zoned as C-2 and is presently preparing and selling submarine sandwiches, etc.

*Handwritten note:* RSK 26 02 98

Growth Management Committee Minutes  
1998 February 23

**ITEM III - NEW BUSINESS** cont'd/

**Item #501-1** cont'd/

In reference to a question from Councillor Hollington, Mr. Cook indicated that due to the bylaw permitting self serve gas stations, a minimum of two staff members are presently located on-site in Coquitlam outlets at all times.

Councillor Stangier asked if a partnership with an existing donut franchise would be permitted. Ms. Pickering explained that this would be allowed, but the food would be required to be baked off-site.

Councillor Stangier expressed concern that opening up the bylaw further would allow unfair competition with existing convenient stores. In response to this, Mr. Cook replied that competition to small retailers presently exists with the construction of "big box" stores, and also that gas stations are not being redeveloped in Coquitlam due to restrictive bylaws.

Councillor Hollington expressed concern that traditional automobile type uses such as vehicle servicing were being phased out at gas stations. Mr. Cook explained that the cost of providing trained staff and equipment is becoming prohibitive.

Mr. Richard Gettle, 658 Clarke Road appeared as an owner of a convenience store, to oppose the expansion of food sales at gas stations. He was informed that should Council approve first reading of the bylaw a Public Hearing would be necessary.

Councillor Hollington expressed concern with the nutritional value of the food to be supplied and Councillor Stangier supported the restriction of food preparation to a microwave oven only.

The Committee recommends:

**COUNCIL**

- ACTION** " 1. That Southwest Coquitlam - Town Centre Official Community Plan Amendment Bylaw No. 3188, 1998 be denied;
2. That City of Coquitlam Zoning Amendment Bylaw No. 3189, 1998 be denied."

**ITEM III - NEW BUSINESS** cont'd/

**Item #501-2 - Preliminary Report on Application for Zoning Bylaw Amendment - 97 113589 RZ (1900 United Boulevard) by SJH Realty Services Ltd. for a Text Amendment to Permit an Accessory Restaurant Within Specific Uses in the M-8 Retail and Light Industrial Zone**

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Mr. Steve Henderson, 100 Park Road, North Vancouver, appeared on behalf of the applicant, Home Depot. He explained that because of the time the average customer spends in the store a small food concession will provide a needed service. Presently Home Depot has one operation, with a Harvey's and Second Cup Coffee occupying approximately 110 m<sup>2</sup> of floor space in other stores in the Lower Mainland.

In response to questions from Councillor Stangier and Councillor Becker, Mr. Henderson explained that the concession within the store provides better control in terms of cleanliness and food quality than the existing hot dog stand, and if approved the hot dog stand would be removed. Mr. Henderson also explained that Home Depot's intention is to provide a service and that the restaurant space is provided under a no cost service agreement.

Councillor Hollington asked if taxes were higher in M-8 zoned property compared to Commercial. Mr. Hicks indicated that "big box" stores are taxed at the Commercial rate and that the total taxes are dependent on the assessed value.

Councillor Stangier indicated that he considered coffee and soft drinks acceptable but that restaurants with built-in-equipment, units, etc. are not appropriate.

Councillor Hollington stated that there are existing restaurants in close proximity to the Home Depot site and noted concern with introducing additional competition in the area.

Towards the end of the Committee meeting, Councillor Stangier requested that staff write to Home Depot suggesting that if Home Depot were to revise their application to only provide for minimal food services that did not require structural or mechanical revisions the Committee would be prepared to reconsider its position.

The Committee recommends:

**COUNCIL**

**ACTION** " That City of Coquitlam Zoning Amendment Bylaw No. 3190, 1998 be denied."

Growth Management Committee Minutes  
1998 February 23

**ITEM III - NEW BUSINESS** cont'd/

**Item #501-3 - Outdoor Flea Markets**

Mr. Mike Lathigee, 2861 West Mall, Vancouver and Mr. Jason McDougall, 6752 Baker Road, Delta, appeared for Bargain World.

Mr. Lathigee explained that the recent bylaw amendment did not provide for outdoor flea markets and that such an operation at the Bargain Castle store would be appropriate due to its proximity, parking provisions, and availability of a landscape contractor to undertake clean-up.

Councillor Hollington questioned staff on whether the availability of a landscape contractor to undertake necessary clean-up addressed a major concern. Staff explained that visibility from the highway and the image portrayed to passing motorists was more of an issue. Councillor Becker explained to the delegate that should they wish to pursue a text amendment that they would be required to submit an application.

The Committee recommends:

**COUNCIL**

**ACTION** " That this report be received as information. "

**Item #501-4 - Preliminary Report on Application for Official Community Plan and Zoning Bylaw Amendment - 97 113565 RZ - by Wesbild Holdings Ltd. for Rezoning of Parcel 7L(1) Westwood Plateau from RS-1 to RS-4 for 57 Compact One-Family Residential Lots**

Mr. Paul Young, Suite 1400, 1111 West Georgia Street, Vancouver, outlined his Company's application.

The 57 lots is 22 more than proposed in 1992, therefore RS-4 zoning is required. The average lot size is 5,000 sq. ft. and basement homes in the range of 2,000 sq. ft. plus basement and garage are proposed. The typical buyer will be attracted by the 'golf oriented' theme, neighbourhood entry, landscaping and ornamental streetlighting. Rear yards will back onto freeways and existing trees will be retain in this area. Additional density will be transferred from other areas of the Plateau. Future neighbourhood commercial is contemplated next to the clubhouse. Also school sites and park facilities are located to the south.

Councillor Hollington raised the issue of school construction in this area. Ms. Carter indicated that staff will be organizing a meeting with the School Board upon the General Manager of Planning and Development's return.

Growth Management Committee Minutes  
1998 February 23

**ITEM III - NEW BUSINESS** cont'd/

**Item #501-4** cont'd/

The Committee recommends:

**COUNCIL**

- ACTION**
- " 1. That Council give first reading to City of Coquitlam Northwest Coquitlam Official Community Plan Amendment Bylaw No. 3191, 1998;
  2. That Council give first reading to City of Coquitlam Zoning Amendment Bylaw No. 3192, 1998;
  3. That Bylaws No. 3191 and 3192, 1998 and application 97 113565 RZ be referred to Public Hearing."

**Item #501-5 - Authorization for Issuance of Development Permit/Development Variance Permit Amendment - 97 109202 AM - Residential/ Commercial Project at 1151 Pinetree Way (Henderson Centre)**

Mr. Ken McLaren outlined the proposed amendment and explained that the existing three lots would match the conversion from five to three phases. The office building space proposed will be relocated to storefront along Pinetree Way. A new legal description has been added together with some minor housekeeping amendments.

Parking requirements have not been affected by this amendment.

The Committee recommends:

**COUNCIL**

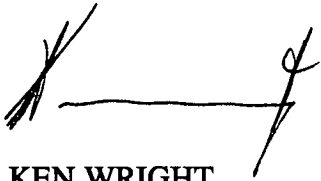
- ACTION**
- "That Council approve signing and sealing of Development Permit/Development Variance Permit Amendment 97 109202 AM and the Mayor and City Clerk be authorized to execute this amendment on behalf of the City of Coquitlam."

**ITEM V - TABLED ITEMS**

- T-1 Design Committee Meeting Minutes February 3, 1998  
T-2 Subdivision Committee Meeting Minutes February 3, 1998

Growth Management Committee Minutes  
1998 February 23

**ADJOURNMENT** - The meeting adjourned at 10:45 a.m.



**KEN WRIGHT  
ACTING GENERAL MANAGER  
PLANNING AND DEVELOPMENT**

**MINUTES CERTIFIED CORRECT**

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**CHAIRMAN**

CITY OF

# COQUITLAM



Mayor L. Sekora

501

## GROWTH MANAGEMENT COMMITTEE MINUTES

A meeting of the Growth Management Committee was held on Monday, March 09, 1998 at 9:00 a.m. in the Council Chambers, with the following persons present:

COMMITTEE MEMBERS : Councillor K. Becker, Chair  
Councillor J. Stangier, Vice Chair  
Councillor L. Hollington

STAFF: N. Cook, City Manager  
D. Day, General Manager Planning and Development  
C. Carter, Manager Community Planning  
K. McLaren, Development Services  
D. Wone, Development Services

### ITEM I - MINUTES OF FEBRUARY 23, 1998

Received.

### ITEM II - BUSINESS ARISING FROM MINUTES

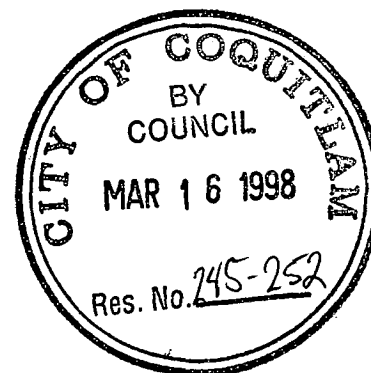
Nil.

### ITEM III - NEW BUSINESS

#### Item #501-1 - Preliminary Report on Application 97 113346 RZ by Bruce McKinnon for Rezoning at 1010 Ranch Park Way from RS-1 to RT-1

Mr. McKinnon, 1010 Ranch Park Way, described the poor condition of the existing dwelling and the design of the proposed two-family residential development. He asserted that the design precludes any possibility for conversion to an illegal fourplex.

Mrs. Pat Southwell, 2816 Norman Avenue, raised a number of concerns with the impact of this proposed residential development relative to the neighbourhood, particularly parking. The Committee explained the decision-making process for a rezoning, including the opportunity to speak at the April Public Hearing.



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**ITEM III - NEW BUSINESS** cont'd/

**Item 501-1** cont'd/

The Committee recommends:

- COUNCIL ACTION** " 1. That Council give first reading to Zoning Amendment Bylaw No. 3181, 1998;
2. That Bylaw No. 3181, 1998 and application 97 113346 RZ be referred to Public Hearing;
  3. That if this application proceeds to the building permit application stage, the Development Services Division staff ensure registration of a restrictive covenant on the property respecting conversion of the building for additional dwelling units."

**Item #501-2 - Development Permit Application 97 113461 DP - Proposed Cellular Equipment Room and Antenna Structure at 1048 King Albert Avenue**

Ms. K. Dolan, representing Cantel, offered to answer questions of the Committee. The Committee questioned:

- one negative response has been received from one of the strata owners, who have been notified;
- the general neighbourhood has not been notified, but Cantel offered to notify the neighbours and advise Council of those results, which would delay the timing of Council's consideration of this item until the first Council meeting in April; and
- the rendering of the screening enclosure was displayed and the Design Committee advice received.

- COUNCIL ACTION** " That this item be deferred until the April 6, 1998 Council meeting when Council can be advised of the results of Cantel's notification of the neighbouring properties so that Council may consider approving the recommendation that Council sign and seal Development Permit 97 113461 DP and the Mayor and City Clerk be authorized to execute this Development Permit on behalf of the City of Coquitlam."

**Item #501-3 - Conservation Permit No. 98-121521 - 170 Schoolhouse Street - Famous Players Theatre Complex**

Mr. C. Deery, project architect, outlined the tight time-lines for the proposed cinema complex and the need for this Conservation Permit, acknowledging that they accept all the conditions including the legal undertakings.



**ITEM III - NEW BUSINESS** cont'd/

**Item 501-3** cont'd/

The Committee raised questions:

- pile driving to comply with the time restriction on construction noise;
- the permits related to the development itself are separate considerations for Growth Management Committee and Council which is fully acknowledged by the applicant;
- proceeding in the absence of results from key studies such as transportation and environmental/contamination impact studies which the applicant pointed out will take at least six to eight weeks for full municipal and provincial review; the proponents want to get the Conservation Permit mobilized instead of waiting for full consideration of the Development Permit; and
- adequacy of environmental impact study, particularly related to the watercourse regimen.

The Committee would like to have some advice on this matter from the City Solicitor prior to consideration of the Conservation Permit application on March 16, 1998.

The Committee recommends:

**COUNCIL ACTION** " That the Growth Management Committee recommend to Council the approval of the conservation permit to allow for the removal of approximately 140,000m<sup>3</sup> of excavated material within the proposed development site at 170 Schoolhouse Street with the following conditions:

1. No disruption or excavation encroachment will be permitted into Schoolhouse Street, Lucille Starr Drive road allowance and the City park areas along Booth and Como Creeks without written approval from the Ministry of Environment, as well as City Operations and Leisure & Parks Services Departments. The developer is to establish a fence along the surveyed property lines certified by a British Columbia Land Surveyor.
2. Prior to commencement of the dewatering program, the consultant is to confirm the quality and quantity of water being released into the Coquitlam drainage system. A storm water management plan will be required to ensure flooding will not be occurring downstream due to the dewatering program, and the water quality will require testing for sulfides with a remediation program approved by the City of Coquitlam and Ministry of Environment.
3. Any flow monitoring device installed in the streams will require approval by the Ministry of Environment, Water Management Branch, 45 days in advance of installation.

**ITEM III - NEW BUSINESS** cont'd/

**Item 501-3** cont'd/

4. Approval must be received from the Ministry of Environment, Contaminated Soil Relocation Branch, for removal of the Level B commercial standard contaminated soil on site. A contingency plan for removal of toxic material, if encountered, is required.
5. Prior to any works on the lands, the property owner, the developer and the theatre group provide the City with an indemnity agreement which indemnifies the City to the satisfaction of the City Solicitor and which acknowledges they are proceeding with the works under Conservation Permit 98-121521 solely at their own risk and that issuance of this Conservation Permit in no way fetters Council's discretion in considering the issuance of a Development Permit or any other permit or approval for the proposed development on the property.
6. The project must receive from the Ministry of Environment, Water Management Branch, an exemption for the underground parking levels to be located below the floodplain level covenant elevation at 4.7 metres to allow the City of Coquitlam to consider such an exemption from the provisions of the City of Coquitlam Zoning Bylaw.
7. Adherence to a mitigation plan, complete with sediment control facilities for control of the on-site drainage flowing to the Schoolhouse Street storm sewer drainage system, and compliance with the City of Coquitlam Sediment Control Bylaw No. 2929.
8. Ensuring a safety fence around the sediment control pond is in place.
9. Providing a photographic record and elevation check of the status of Lucille Starr Drive and Schoolhouse Street to the Operations Department prior to the commencement of any construction. This is to verify settlement and construction damage of the two municipal roads due to the excavation and dewatering works. The trucks are not to proceed north along Schoolhouse Street and Brunette Avenue as a haul route.
10. The new storm sewer connection from the sediment pond to the Schoolhouse Street drainage system is to receive approval from the Development Services Division.
11. The applicant posting a refundable damage deposit in the amount of \$10,000 relating to maintenance of, and any damage to, services and utilities within the Lucille Starr Drive and Schoolhouse Street road allowances."

**ITEM III - NEW BUSINESS** cont'd/

**Item #501-4 - Development Permit Application 98 120723 DP - Proposed  
Renovations to Industrial Building at 1682 Booth Avenue**

Mr. K. McLaren described the proposed renovation of an industrial project and the Design Committee comments, to which the applicant has agreed. The Committee raised concerns with the proximity to the creek edge and the extent of current work.

The Committee recommends:

**COUNCIL ACTION** " That Council approve signing and sealing of Development Permit 98 120723 DP and the Mayor and City Clerk be authorized to execute this Development Permit on behalf of the City of Coquitlam."

**Item 501-5 Extension of Rezoning Application Z-78-93 (98 121191 ZE) Proposed  
Addition to Intermediate Care Facility at 560 Sydney Avenue**

The Committee recommends:

**COUNCIL ACTION** " That application Z-78-93 be granted a six-month extension to a termination date of September 04, 1998."

**ITEM IV - OTHER BUSINESS**

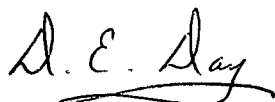
**ITEM V - TABLED ITEMS**

- T-1 Subdivision Committee Meeting Minutes February 17, 1998
- T-2 Design Committee Meeting Minutes February 17, 1998

**ITEM VI - ADJOURNMENT**

The meeting adjourned at 9:40 a.m.

MINUTES CERTIFIED CORRECT



\_\_\_\_\_  
DEBORAH E. DAY  
GENERAL MANAGER  
PLANNING AND DEVELOPMENT

\_\_\_\_\_  
CHAIRMAN

CITY OF \_\_\_\_\_

# COQUITLAM



Mayor L. Sekora

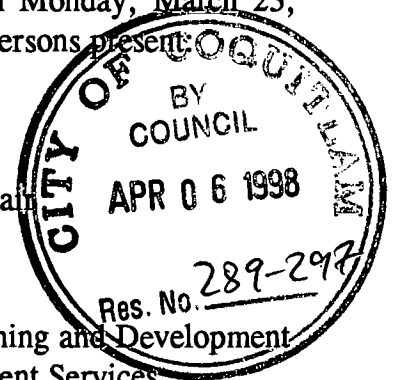
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## GROWTH MANAGEMENT COMMITTEE MINUTES

A meeting of the Growth Management Committee was held on Monday, March 23, 1998 at 9:00 a.m. in the Council Chambers, with the following persons present:

**COMMITTEE MEMBERS:** Councillor K. Becker, Chair  
Councillor J. Stangier, Deputy Chair  
Councillor L. Hollington

**STAFF:** R. Hicks, Acting City Manager  
D.E. Day, General Manager Planning and Development  
K. Wright, Manager of Development Services  
C. Carter, Manager Community Planning  
K. McLaren, Development Control Supervisor  
R. Innes, Community Planning  
W. Jones, City Clerk



### ITEM I - MINUTES OF MARCH 9, 1998

Received.

### ITEM II - BUSINESS ARISING FROM MINUTES

Received

### ITEM III - NEW BUSINESS

#### Item #501-1 - Urban Development Institute State of the Industry Report

Mr. Frank Wilton, a consulting engineer and co-chair of U.D.I. Municipal Liaison Committee, introduced all of the presenters representing U.D.I. He acknowledged that U.D.I. representatives and senior City staff have been meeting every few months for over 10 years with very productive regular communication. U.D.I. has been contributing input to a number of City projects including NE OCP review, the review of development services processes, the Parks Master Plan, D.C.C. rates and other policy issues. He identified U.D.I.'s role in B.C. as a "think tank" to provide development industry input on many Federal, Provincial and municipal initiatives, including the current review of the Municipal Act, home buyer protection and provincial fisheries legislation.

*Me*

Growth Management Committee Minutes  
1998 March 23

**ITEM III - NEW BUSINESS** cont'd/

**Item #501-1** cont'd/

Mr. Bob Mason, of Intracorp as a U.D.I. executive member, provided an overview of the situation in Pacific Reach. He identified the Fall of 1997 as a turning point when land sales dramatically declined in response to the provincial economy, after a wave of big box retailing development in 1996 and early 1997, which has now subsided. The one area of growth in future may be the interest in the entertainment industry. Suburban office development has been very slow throughout the 1990's, likely reflecting a dispersion and dilution of office functions to a form that does not demand additional built space. The industrial sector is in some difficulty based on its business characteristics and its connections to the rest of the national and international economies. The focus needs to broaden beyond just B.C. - based companies to new industrial market entrants with varying characteristics.

Based on recent newspaper articles about CB Realty's views on the industrial real estate market, the Committee questioned Bob Mason about the relative scarcity of industrial land. He indicated that the industrial real estate statistics concentrate on the supply of serviced land. There is also low demand for industrial land due to low activity levels and market interest attributable to the overall economy. In answer to questions about what a municipality can do about the situation, he acknowledged that the situation is a larger problem, beyond the municipality's control. Municipal support advocating transportation improvement remains important.

Mr. Chris Hartman of ParkLane Homes identified that the residential market sales have slowed dramatically due to world-wide economic problems as well as B.C.'s situation. However the fundamentals remain strong due to low interest rates and good immigration numbers and forecasts. Affordability is increasing in priority for purchasers. The City of Coquitlam remains a good place to do business. The availability of lands for development is important, particularly anticipating that the NE OCP will lead to future housing land supply. The development industry remains concerned with increasing fees and charges as well as the implications of provincial regulations and downloading of consequences to municipalities and landowners.

The Committee questioned the U.D.I. members regarding the resolution of problems with home buyer protection. Mrs. Sophie King, a U.D.I. staff member, is participating on the multi-stakeholder provincial committee addressing this issue related to multiple family residential development. The committee's approach is quite comprehensive and is viewed positively by the development industry. The financial aspects, particularly insurance capabilities, were viewed by the Committee as important to the long-term success of the program. One proposal involves a provincial registry of builders who meet certain criteria.

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**ITEM III - NEW BUSINESS** cont'd/

**Item #501-1** cont'd/

As an organization, U.D.I. is still grappling with what to do with builders who did not perform well in the past. The Committee would be interested in U.D.I.'s response on this issue.

Mr. Wilton summed up the presentation and encouraged municipal Councils to continue to:

- be concerned about provincial downloading and be aware of its impacts on municipalities and landowners,
- be aware of affordability issues,
- ensure adequate land supply for diverse land uses and densities, and
- press for transportation improvements both for roadways and transit.

The Committee received the verbal report for information and thanked U.D.I. for their thorough presentation.

**Item #501-2 - Authorization for Issuance of an Amendment to Development  
Permit 96 043756 DP - Proposed Daycare/Preschool at  
1438 Pinetree Way (98 121736 AM)**

Mr. Doug Massie, project architect, presented the market reasons for the need to extend the term of the Development Permit for the daycare/preschool to allow the second phase to be completed as originally designed. He hopes that more residential development in Westwood Plateau would allow the project to be completed within the 16 month time frame.

The Committee recommends:

**COUNCIL**

**ACTION** " That Council approve signing and sealing of the Amendment to Development Permit 96 043756 DP and the Mayor and City Clerk be authorized to execute this amendment (98 121736 AM) on behalf of the City of Coquitlam."

**ITEM III - NEW BUSINESS** cont'd/

**Item #501-3 - Landview Group Development Proposal - Northeast Coquitlam**

Mr. Michael Sanderson, Aplin Martin consultants, gave the Committee an update on the newly submitted materials that still require staff review prior to coming forward with a recommendation to the Committee for consideration. He described the 130 acre site, the revised proposal and the review process. The results of the further technical analysis have now been incorporated into the revised plan as follows:

- it is economically feasible to upgrade water and sewer services from the west to cross the Coquitlam River to the site, as well as dealing with storm water;
- transportation upgrading including a two lane and bike lane bridging of the Coquitlam River is proposed to access the site directly leading to Pipeline Road;
- the proposed 3,200 people will require about 40 acres of parkland, with another 12 acres provided for environmental management;
- school enrolments will likely be about 900 students so there will be more school capacity needed in the vicinity including provision for a school site;
- the market analysis yielded a greater emphasis on stacked and street townhouses, steep lot single family, plus smaller and larger lot single family residential and reduced the number of low-rise apartment units; this concept would now be closer to a total of 1400 units as opposed to the 1850 units originally proposed once it would be built out by 2016;
- a village commercial centre remains part of the concept.

The Committee raised questions on:

- the proposed servicing pattern,
- the bridge location options and their impact on private lands,
- the developer will pay for the bridge,
- the developer was questioned on whether the school site would be donated but this is not resolved at this time,
- the location of the linear park along the Coquitlam River and active playing fields in conjunction with the school sites,
- response to slope conditions and creeks.

The Committee acknowledged that the developer and staff will continue to work together to review the proposal and address all the relevant factors.

Growth Management Committee Minutes  
1998 March 23

**ITEM III - NEW BUSINESS** cont'd/

**Item #501-4 - Famous Players - 170 Schoolhouse Street**

Mr. Ciaran Deery and Mr. John Cooper, the designers and engineers representing Famous Players, were available to answer questions related to:

- the cross-section of underground parking design,
- the possibility of overflow parking, being explored on the site to the north of Lucille Starr Drive since Famous Players prefers surface parking,
- the Zoning Bylaw would require 1090 parking stalls but they propose to provide 1450 stalls in total,
- a methane gas collection system will be needed,
- in Richmond, during the opening, there was a need to hire staff to direct traffic but now the parking access/egress problems have been resolved through redesign,
- in Richmond, crime concerns at the overall Riverport complex have been identified and a committee established at the request of the developer; the crime problems seem to focus on car theft and delivery; the Committee requested that Coquitlam staff follow up on this with the Richmond committee,
- the local RCMP detachment will discuss the design in more detail as part of the review process,
- Famous Players is very security conscious as a company.

The Committee received the verbal report for information.

**Item #501-5 - Preliminary Report on Application for Northeast Coquitlam  
Official Community Plan Amendment 97 112976 RZ by  
377463 BC Ltd. for a Proposed Single Family Residential  
Development at 3331 Hazel Drive et al**

Mr. Holden Yip, project engineer, appeared on behalf of Hazel Drive Neighbours Association. As illustrated at the most recent NE OCP Open House, this area was illustrated for one acre residential development. These owners want to see more intensive residential development in this area. He also submitted letters from the residents and his firm as engineers. He described the preliminary plans for about 300 single family lots (6000 sq. ft.) and the servicing plans (interim and long-term) for the 80 acres as proposed.



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1998 March 23

**ITEM III - NEW BUSINESS** cont'd/

**Item #501-5** cont'd/

The Committee questioned:

- the rationale for the owners' position
- the reality that some owners have not agreed to be part of the application, and
- willingness to wait for the NE OCP process to advance further so that all the proposals can be co-ordinated, which was indicated to be acceptable to the group.

The Committee recommends:

**COUNCIL**

**ACTION** "That the application submitted by HY Engineering Ltd. on behalf of 377463 BC Ltd. and neighbouring property owners on Hazel Drive and Coy Avenue in Northeast Coquitlam to amend the Northeast Coquitlam Official Community Plan to accommodate single family residential development, be deferred until the Northeast Coquitlam Official Community Plan process has been completed."

**Item #501-6 - Rezoning of 3129 Ozada Avenue to Allow for a Proposed Church**

Mr. Wright outlined the options:

- to address Council's question related to the potential conversion of some of the church space to a school use
  - one solution would be to put a covenant on the land preventing a school use although the applicants do not want to put such a covenant in place;
- to address transportation concerns raised by residents
  - staff reviewed an alternate design without any access to Ozada Avenue and feel the original design with access to both Ozada Avenue and Pipeline Road is preferable.

The Committee recommends:

**COUNCIL**

**ACTION** "That Council direct staff to address one of the issues arising from the Public Hearing by preparing a covenant to prevent conversion of portions of the building to school use in future in advance of further readings of the Bylaw."

**ITEM III - NEW BUSINESS** cont'd/

**Item #501-7 - Final Adoption of City of Coquitlam Zoning Amendment  
Bylaw No. 3180, 1998 and Authorization for Issuance of a  
Development Permit 98 121522 DP Pertaining to a Proposed  
Two-Family Residential Building at 2031 Monterey Avenue**

The Committee recommends:

**COUNCIL**

- ACTION** " 1. That Council reconsider, finally pass and adopt City of Coquitlam Zoning Amendment Bylaw No. 3180, 1998;
2. That Council approve signing and sealing of Development Permit 98 121522 DP and the Mayor and City Clerk be authorized to execute this Development Permit on behalf of the City of Coquitlam."

**Item #501-8 - Authorization for Issuance of an Amendment to Development  
Permit 96 050817 DP (98 121745 AM) Proposed Addition to  
the Existing Commercial Building at 2960 Christmas Way**

Mr. Wright reviewed the original 7-bay addition as approved and the proposed reduction to 3-bays, which brings the proposal down below the cost limit when servicing costs are required.

The Committee asked staff to examine and report on whether the City can and should institute procedures to ensure that the servicing cost limits for commercial and industrial projects are assessed fairly for projects for which several applications are made over two or three years, each of which might be below the cost limit for servicing charges, but exceed the limit in total.

The Committee recommends:

**COUNCIL**

- ACTION** " That Council consider Development Permit Amendment 98 121745 AM and the Mayor and City Clerk be authorized to execute this Development Permit Amendment on behalf of the City of Coquitlam."

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1998 March 23

**ITEM III - NEW BUSINESS** cont'd/

**Item #501-9 - Preliminary Report on Application 98 121164 RZ by  
Aaron Neumann for Rezoning at 2240 Dawes Hill Road  
(Proposed Address 178-180 Warrick Street) from RS-1 to  
RT-1 for a Two-Family Residential Building**

Ken McLaren described the proposed two-family building which would front on Warrick Street. The potential future lotting and servicing pattern was also discussed.

The Committee recommends:

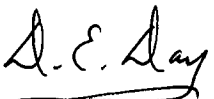
**COUNCIL**

- ACTION** " 1. That Council give first reading to City of Coquitlam Zoning Amendment Bylaw No. 3194, 1998;
2. That Bylaw No. 3194, 1998 and application 98 121164 RZ be referred to Public Hearing."

**ITEM V - TABLED ITEMS**

- T-1 Design Committee Meeting Minutes March 3, 1998  
T-2 Subdivision Committee Meeting Minutes March 3, 1998

**ADJOURNMENT** - The meeting adjourned at 11:20 a.m.

  
DEBORAH E. DAY  
GENERAL MANAGER PLANNING  
AND DEVELOPMENT

MINUTES CERTIFIED CORRECT

\_\_\_\_\_  
CHAIRMAN



501

**GROWTH MANAGEMENT COMMITTEE MINUTES**

A meeting of the Growth Management Committee was held on Tuesday, April 14, 1998 at 9:00 a.m. in the Council Chambers, with the following persons present:

COMMITTEE MEMBERS : Councillor K. Becker, Chair  
Councillor J. Stangier, Vice Chair  
Councillor L. Hollington

STAFF: N. Cook, City Manager  
D. Day, General Manager Planning and Development  
K. Wright, Manager Development Services  
C. Carter, Manager Community Planning  
K. McLaren, Development Services Supervisor

**ITEM I - MINUTES OF MARCH 23, 1998**

Received.

**ITEM II - BUSINESS ARISING FROM MINUTES**

Nil.

**ITEM III - NEW BUSINESS**

**Item #501-1 - Authorization for Issuance of Development Variance Permit  
97 112652 DV - Length of Proposed House Trailer to be  
Parked or Stored on a Lot at 1750 Foster Avenue**



Mr. Clark Brodie, 1750 Foster Avenue, described the situation and submitted a petition of supporters. The method of measuring the trailer length will be clarified by staff.

The Committee recommends:

**COUNCIL ACTION** " That Council approve signing and sealing of Development Variance Permit 97 112652 DV and the Mayor and City Clerk be authorized to execute this Development Variance Permit on behalf of the City of Coquitlam."

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**ITEM III - NEW BUSINESS** cont'd/

**Item #501-2 - Excavation at 170 Schoolhouse Street**

Mr. Dave Norman, 317B Evergreen Drive, Port Moody, has undertaken a project related to a program for environmental protection for salmon enhancement. He raised questions and concerns related to the conservation permit for the site at 170 Schoolhouse Street:

- name of permittee and land ownership status;
- condition #12 of the Council approval related to the required letter of credit;
- problems in vicinity related to a defective aeration unit at Great Canadian Oil Change as an example of environmental difficulties that can be encountered;
- concerns regarding access to information under the Freedom of Information and Privacy Act;
- potential breach of bylaws referencing Provincial report summarizing Coquitlam's usual approach;
- technical concerns with the proposed water management approach.

The Committee asked staff to report on the status of the applications, the land ownership and any responsibilities arising from the permits. Councillor Hollington raised questions about responsibilities and jurisdictional issues related to the problems of Great Canadian Oil Change, which will be checked by staff. The details of the approved Conservation Permit related to the 15m setback requirements and the dedicated parkland were discussed. Mr. Ken Wright provided a status report on the Conservation Permit, indicating that the technical reports that have been submitted are being reviewed and that the cost estimates for the letters of credit will be reported on to Council. With respect to the Development Permit/Development Variance Permit, the traffic report is currently being reviewed and the water management report will address upstream and downstream impacts. Staff are also following up on the requested crime information from Richmond.

The Committee received the report for information.

**Item #501-3 - Proposed Amendment to Westwood Plateau Development Agreement**

Mr. Paul Young of Wesbild Holdings appeared as a delegation to outline the history of amendments to the Development Agreement and the nature of the proposed adjustments related to subdivisions and rezonings, which can be characterized as largely housekeeping amendments. These amendments and a further adjustment have been reviewed with the Manager of Development Services and the City Solicitor.

**ITEM III - NEW BUSINESS** cont'd/

**Item 501-3** cont'd/

Mr. Ted Ayerst provided a brief overview of recent efforts to work with groups interested in special needs housing on the two sites designated in the Official Community Plan as follows:

- 39 units having wider doorways and specialized hardware, including six single storey units suited to people using wheelchairs, on the site at Panorama Drive; and
- future use of lands known as Block 4 at David Avenue and Pinetree Way which have significant access difficulties.

Councillor Hollington questioned whether other sites on Westwood Plateau had been considered, given the practical difficulties with Block 4. Mr. Ayerst reviewed the relevant terms of the Development Agreement and the history of trying to work with day-care groups beyond the minimum terms of the Development Agreement. Mr. Ayerst also indicated that there had been difficulties in satisfying the City's requirements related to special needs housing and submitted correspondence to illustrate this perspective. Councillor Hollington suggested that perhaps the City should develop a greater focus on social housing issues on Westwood Plateau and Wesbild would be willing to participate on any such initiative.

The Committee recommends:

**COUNCIL ACTION**

1. That staff be directed to bring forward an amended Development Agreement that reflects the proposed adjustments for consideration by Council at the meeting on April 20, 1998;
2. That staff be directed to prepare a report on potential approaches to focus on securing special needs housing in Westwood Plateau, particularly the site known as Block 4.

*see Rosh  
354 & 355  
347*

**Item #501-4 - Development Variance Permit Application 98 122253 DV - Road Design for Proposed Subdivision at 2170 Parkway Boulevard**

The Committee recommends:

**COUNCIL ACTION**

- " That Council approve signing and sealing of Development Variance Permit 98 122253 DV and the Mayor and City Clerk be authorized to execute this Development Variance Permit on behalf of the City of Coquitlam."

*App'd  
Rosh #356*

ITEM III - NEW BUSINESS cont'd/

**Item 501-5 Authorization for Issuance of a Development Permit 98 120704 DP -  
Proposed Additions to Rhino's Pub at 541 Clarke Road**

Mr. Ken McLaren provided a brief overview of the proposed additions on this site located in a Development Permit area. The Committee questioned the acknowledgement related to the future LRT corridor and requested a further report. The Committee questioned the Zoning Bylaw's allowance of seasonal outdoor seating without a greater parking requirement and the relationship to the Provincial liquor licencing requirements. The proposal would not alter the number of seats beyond the current 125 indoor seats and 20 outdoor seats. The Committee asked the staff to report on parking requirements for outdoor seating at a future meeting.

The Committee recommends:

**COUNCIL ACTION** " That Council approve signing and sealing of Development Permit 98 120704 DP and the Mayor and City Clerk be authorized to execute this Development Permit on behalf of the City of Coquitlam."

App'd  
Resh #357

**Item 501-6 Authorization for Issuance of a Development Permit Amendment  
98 120853 AM - One Additional Dwelling Unit and Amenity/Storage  
Space for the Apartment Building at 528 Rochester Avenue**

Mr. Ken McLaren outlined the specific siting and design issues that have arisen as this project has been constructed, resulting in the proposed addition of one dwelling unit and an amenity and storage space and the consequent elevational changes to add windows and patios with less height of berming. The parking requirements are met for the residents by adding one stall and for guests since no extra stall would be required. The Zoning Bylaw does not require set amounts of storage space per unit.

Thomas Palmer, architect at Oberti Oberti of Vancouver, clarified the storage arrangements in the complex.

The Committee requested that staff ensure that all necessary other fees, particularly Development Cost Charges, be secured for the additional unit and areas.

The Committee recommends:

**COUNCIL ACTION** " That Council approve signing and sealing of Development Permit Amendment 98 120853 AM and the Mayor and City Clerk be authorized to execute this Development Permit Amendment on behalf of the City of Coquitlam."

App'd  
Resh #358

ITEM III - NEW BUSINESS cont'd/

**Item 501-7 Development Variance Permit Application 98 121076 DV - Reduced  
Setback for a Proposed Propane Tank at 1201 Lougheed Highway**

Bill Monds of Superior Propane, Coquitlam, indicated that their proposal has met the conditions of Coquitlam Fire and other regulatory agencies. Councillor Stangier questioned whether an explosion wall or other safety measures may be advisable. The proponent indicated that Directive 23 of the Provincial regulations sets a threshold of 300 people residing within a fixed radius as establishing different safety design standards. Relative to this site, there are fewer than 300 residents within that distance. Councillor Hollington expressed concerns with the threshold of 300 people residing within a fixed radius as an agency regulation. Further discussion revolved around the potential impact on traffic using the Lougheed Highway. The proponent offered to provide further information to the Committee on propane, its properties and related regulations.

The Committee recommends:

**COUNCIL ACTION** " That Council approve signing and sealing of Development Variance Permit 98 121076 DV and the Mayor and City Clerk be authorized to execute this Development Variance Permit on behalf of the City of Coquitlam."

see Res'n #359

**Item 501-8 Development Variance Permit Application 98 121345 DV - Signage  
for Douglas College at 1250 Pinetree Way**

The Committee recommends:

**COUNCIL ACTION** " That Council approve signing and sealing of Development Variance Permit 98 121345 DV and the Mayor and City Clerk be authorized to execute this Development Variance Permit on behalf of the City of Coquitlam."

see Res'n #360

**Item 501-9 Preliminary Report on Application 98 121051 RZ by Mr. B. Dhillon  
for Rezoning at 145 Schoolhouse Street from M-1 to M-9 for an  
Industrial Trucking Operating and Engineering Services**

The Committee recommends:

**COUNCIL ACTION** " 1. That Council give first reading to Zoning Amendment Bylaw No. 3202, 1998;  
2. That Bylaw No. 3202, 1998 and application 98 121051 RZ be referred to Public Hearing."

Appeal  
Res'n #361  
362



ITEM III - NEW BUSINESS cont'd/

**Item 501-10 Consideration of Final Adoption of Bylaw No. 3145, 1998 - Amendment to Land Use Contract Z-2-74 at Meadowbrook Subdivision**

Mr. Ken McLaren outlined the recent history of the application.

The Committee recommends:

- App'd*  
*Res'n #363, 364 & 365*
- COUNCIL ACTION** " 1. That Council amend Bylaw No. 3145, 1998, to add the properties listed under Attachment 1 to this report, to Schedule A of Bylaw No. 3145, 1998;
2. That Bylaw No. 3145, 1998, be read a third time as amended;
3. That Council reconsider, finally pass and adopt Bylaw No. 3145, 1998."

**Item 501-11 Bylaw No. 3197, 1998 - Amendment to the Building Bylaw Pertaining to Servicing Requirement**

The Committee recommends:

- COUNCIL ACTION** " That Council give first reading to City of Coquitlam Building Bylaw Amendment No. 3197, 1998."

ITEM IV - OTHER BUSINESS

ITEM V - TABLED ITEMS

- T-1 Design Committee Meeting Minutes March 17, 1998  
T-2 Subdivision Committee Meeting Minutes March 17, 1998

ITEM VI - ADJOURNMENT

The meeting adjourned at 11:00 a.m.

MINUTES CERTIFIED CORRECT

*A. E. Day*

DEBORAH E. DAY  
GENERAL MANAGER  
PLANNING AND DEVELOPMENT

CHAIRMAN

CITY OF

COQUITLAM



501

**GROWTH MANAGEMENT COMMITTEE MINUTES**

A meeting of the Growth Management Committee was held on Monday, April 27, 1998 at 9:00 a.m. in the Council Chambers, with the following persons present:

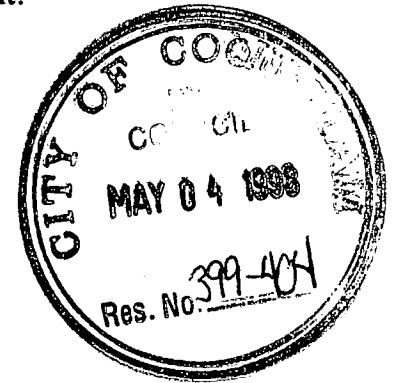
COMMITTEE MEMBERS : Councillor K. Becker, Chair  
Councillor L. Hollington

OTHER COUNCILLORS PRESENT:

Acting Mayor J. Stangier  
Councillor D. Thorne

STAFF:

R. Hicks, Acting City Manager  
W. Jones, City Clerk  
D. Brown, City Solicitor  
D. Day, General Manager Planning and Development  
K. Wright, Manager Development Services  
C. Carter, Manager Community Planning  
K. McLaren, Development Services Supervisor  
L. Guilbault, Planner



**ITEM I - MINUTES OF APRIL 14, 1998**

Received.

**ITEM II - BUSINESS ARISING FROM MINUTES**

Nil.

**ITEM III - NEW BUSINESS**

**Item #501-1 - Preliminary Report on Application 98 118754 RZ by Alex Automotive for Rezoning at 1322 Ketch Court from M-1 to M-9 and to Permit Servicing of Vehicles (Part of a Fleet) Under 4500 kg**

Alex Mahulet, owner of Alex Automotive, indicated that he provides a needed service for operators of large vehicle fleets in Pacific Reach.

Through questioning the Committee clarified the types of fleet vehicles that would be serviced on the site as opposed to individual privately owned vehicles.

The Committee recommends:

*App'd  
Res'n 400 #401*

- COUNCIL ACTION**
- " 1. That Council give first reading to Zoning Amendment Bylaw No. 3203, 1998;
  2. That Bylaw No. 3203, 1998 and application 98 118754 RZ be referred to Public Hearing."

**Item #501-2 - Authorization for Issuance of Development Permit 98 120828 DP - McDonald's Restaurant at 515 North Road**

The Committee discussed the project's design and the requested variance along the eastern property line which would allow the existing cedar hedge that is largely located on the public right-of-way to be retained.

Darrell Horst of McDonald's Restaurant confirmed that the cedar hedge screens the drive-through lane and the rear elevation of the building as well as providing a barrier for the retaining wall so they do not intend to remove the hedge. They located the building away from the North Road frontage to accommodate the potential future LRT routing.

The Committee recommends:

*App'd  
Res'n #402*

- COUNCIL ACTION**
- " That Council approve signing and sealing of Development Permit 98 120828 DP and the Mayor and City Clerk be authorized to execute this Development Permit on behalf of the City of Coquitlam."

**ITEM III - NEW BUSINESS** cont'd/

**Item #501-3 - Final Adoption of City of Coquitlam Zoning Amendment Bylaw No. 3179, 1998 and Authorization for Issuance of Development Permit 97 112850 DP Pertaining to a Proposed Church at 3129 Ozada Avenue**

The Committee recommends:

**COUNCIL ACTION** " 1. That Council reconsider, finally pass and adopt City of Coquitlam Zoning Amendment Bylaw No. 3179, 1998;

2. That Council approve signing and sealing of Development Permit 97 112850 DP and the Mayor and City Clerk be authorized to execute this Development Permit on behalf of the City of Coquitlam."

*App'd  
Res'n #403-404*

**ITEM IV - OTHER BUSINESS**

**ITEM V - TABLED ITEMS**

- T-1 Design Committee Meeting Minutes April 07, 1998
- T-2 Subdivision Committee Meeting Minutes April 07, 1998
- T-3 Neighbouring Municipalities: Port Coquitlam - City of Port Coquitlam  
Rezoning Application 9/98 - Development Permit Application 10/98,  
OCP 11/98 - 4062 Cedar Drive

**ITEM VI - ADJOURNMENT**

The meeting adjourned at 9:35 a.m.

MINUTES CERTIFIED CORRECT

*D. E. Day*

\_\_\_\_\_  
DEBORAH E. DAY  
GENERAL MANAGER  
PLANNING AND DEVELOPMENT

\_\_\_\_\_  
CHAIRMAN



501

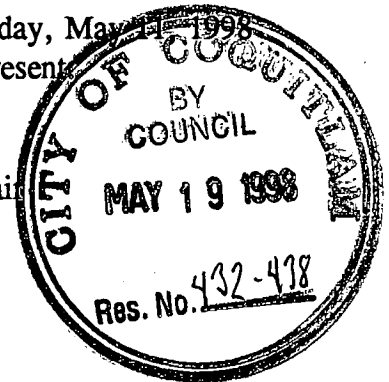
GROWTH MANAGEMENT COMMITTEE MINUTES

A meeting of the Growth Management Committee was held on Monday, May 11, 1998 at 9:00 a.m. in the Council Chambers, with the following persons present:

COMMITTEE MEMBERS PRESENT: Councillor K. Becker, Chair  
Councillor L. Hollington

OTHER COUNCILLORS PRESENT: Councillor J. Stangier

STAFF: N. Cook, City Manager  
D. Day, General Manager Planning & Development  
C. Carter, Manager Community Planning  
K. McLaren, Development Services  
D. Wone, Development Services



ITEM I - MINUTES OF APRIL 27, 1998

Received.

ITEM II - BUSINESS ARISING FROM MINUTES

Nil

ITEM III - NEW BUSINESS

Item 501-1 Development Variance Permit - 98 122740 DV - Increased Fence Height for Forensic Psychiatric Institute at 70 Colony Farm Road

The Committee questioned the policies regarding access to the grounds and supervision of patients as well as the fence design details.

The Committee recommends:

**COUNCIL ACTION** " That Council approve signing and sealing of Development Variance Permit 98 122740 DV and the Mayor and the City Clerk be authorized to execute this Development Variance Permit on behalf of the City of Coquitlam."

*Approved Res'n # 433*

*Me*

ITEM III - NEW BUSINESS cont'd/

**Item 501-2 Development Variance Permit - 98 121076 DV - Reduced Setback for a Proposed Propane Tank at 1201 Lougheed Highway**

The Committee recommends:

**COUNCIL ACTION** " That Council approve signing and sealing of Development Variance Permit 98 121076 DP and the Mayor and the City Clerk be authorized to execute this Development Variance Permit on behalf of the City of Coquitlam."

*App'd  
Res'n # 434*

**Item 501-3 Final Adoption of City of Coquitlam Southwest Coquitlam - Town Centre Official Community Plan Amendment Bylaw No. 3077, 1997 and City of Coquitlam Zoning Amendment Bylaw No. 3078, 1997 and Authorization for Issuance of Development Permit 96 050936 DP Pertaining to a Proposed 60-Unit Apartment Building at 518-524 Smith Avenue**

The Committee sought clarifications on the following aspects:

- elimination of one block of Whiting Way and a short distance of Smith Avenue as collector status roadways;
- bike and pedestrian circulation pathways;
- similarity of exterior project design to that seen at Public Hearing but with fewer units.

The Committee recommends:

- COUNCIL ACTION**
1. That Council reconsider, finally pass and adopt City of Coquitlam Southwest Coquitlam - Town Centre Official Community Plan Amendment Bylaw No. 3077, 1997;
  2. That Council reconsider, finally pass and adopt City of Coquitlam Zoning Amendment Bylaw No. 3078, 1997;
  3. That Council approve signing and sealing of Development Permit 96 050936 DP and the Mayor and City Clerk be authorized to execute this Development Permit on behalf of the City of Coquitlam."

*App'd  
Res'n #  
435, 436, 437*

**ITEM III - NEW BUSINESS** cont'd/

**Item 501-4 Conservation Permit No. 98 122917 CP - 1330 Pinetree Way (Parcel 4G)**

The Committee questioned the location of the fill site relative to the designated special needs housing site to the south of David Avenue. The creek crossing design of David Avenue was also questioned relative to the Development Agreement and the responsible Ministries. The specific placement of the temporary fill only 10 metres from the top of the bank will be checked relative to the Agreement and all government regulations. The Committee also wants to see the results of the geotechnical study before considering the matter further.

The Committee tabled the application to receive the requested reports from staff and the proponents.

**Item 501-5 Conservation Permit No. 98 122694 CP - 522 Smith Avenue - Proposed Apartment Site)**

The Committee recommends:

**COUNCIL  
ACTION**

" That the Growth Management Committee recommend to Council the approval of the conservation permit to allow for the removal of approximately 5,800 cubic metres of excavated material within the proposed development site at 522 Smith Avenue, with the following conditions:

1. Approval of the Development Permit.
2. No encroachment into neighboring properties during excavation. Restoration at the property line shall be to a condition similar to that existing prior to the excavation.
3. Written agreement from the neighbouring property owners regarding removal or retention of the existing trees on adjacent properties within 3.0 metres of the property line.
4. Trees to be retained are to be adequately protected to the drip line and consistent with the recommendations contained in the arboricultural report from Ken McKillop Landscape Architect, dated 98 04 09. Tree replanting plans are to be consistent with the landscape architectural plan submitted to the Planning and Development Department and to the satisfaction of the City's Environment Section, Leisure & Parks Services.

**ITEM III - NEW BUSINESS** cont'd/

**Item 501-5** cont'd/

5. Adherence to Sediment Control Bylaw 2929.
6. Levelton Engineering has responsibility for reviewing and certifying the excavation and structural considerations of soil, including slope stability of this development."

**ITEM IV - OTHER BUSINESS**

*Variance Permits.* The Committee discussed the distinction between variance permits considered by the Board of Variance as opposed to those Development Variance Permits considered by Council. Staff will prepare a report to review these issues, including fees relative to recovery of staff costs as well as neighbourhood and applicant concerns.


**ITEM V - TABLED ITEMS**

- T-1 Design Committee Meeting Minutes April 21, 1998
- T-2 Subdivision Committee Meeting Minutes April 21, 1998

**ITEM VI - ADJOURNMENT** -

The meeting adjourned at 9:55 a.m.

MINUTES CERTIFIED CORRECT

  
\_\_\_\_\_  
DEBORAH E. DAY  
GENERAL MANAGER  
PLANNING AND DEVELOPMENT

\_\_\_\_\_  
CHAIRMAN





501

GROWTH MANAGEMENT COMMITTEE MINUTES

A meeting of the Growth Management Committee was held on Monday, May 25, 1998 at 9:00 a.m. in the Council Chambers, with the following persons present:

COMMITTEE MEMBERS PRESENT: Councillor K. Becker, Chair  
Councillor J. Stangier

STAFF: N. Cook, City Manager  
D. Day, General Manager Planning & Development  
K. Wright, Manager Development Services  
K. McLaren, Development Services

ITEM I - MINUTES OF MAY 11, 1998

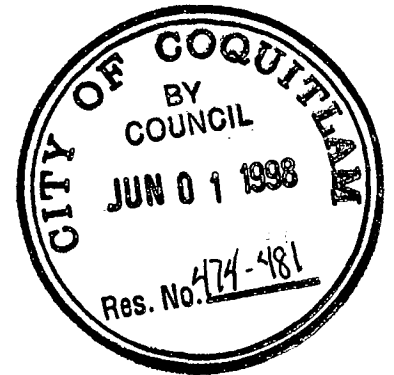
Received.

ITEM II - BUSINESS ARISING FROM MINUTES

Nil

ITEM III - NEW BUSINESS

Item 501-1 Conservation Permit No. 98 122917 CP - 1330 Pinetree Way  
(Parcel G) (Delegation to Attend)



David Bullis of Wesbild Properties described the proposed culvert crossing of Hoy Creek to be constructed with the fill materials being brought from Parcel 6L and deposited in the interim on the fill site. The proposed fill site has not yet been zoned and subdivided so precise setback covenants have not been set formally, however, they propose setting back the fill by 10 metres which is greater than the usual 9 metre setback. The Committee questioned the geotechnical stability of the bank under the weight of the fill which has been confirmed by a geotechnical study. It is anticipated that the culvert crossing would be complete and the fill removed by May 1999. The construction period for the culvert will adhere to Fisheries' regulations for seasonal timing. The choice of a 9 or 10 metre setback reflects setback distances negotiated in the past; should future stages of approvals require a greater setback distance, the intervening area would have to be restored and revegetated. This culvert construction will aid in extending David Avenue, but not fully to Pinetree Way.

*Handwritten signature*

**ITEM III - NEW BUSINESS** cont'd/

**Item 501-1 cont'd/**

The Committee recommends:

**COUNCIL ACTION** " That Council approve Conservation Permit No. 98 122917 CP to allow for the deposit of approximately 43,000 cubic metres of soil material within the site at 1330 Pinetree Way, with the following conditions:

1. Adherence to the mitigation plan, complete with sediment control facilities, for control of the on-site drainage, flowing to an existing ditch south of the stockpile and compliance with the City of Coquitlam Sediment Control Bylaw No. 2929.
2. Adherence to the City of Coquitlam Conservation Bylaw No. 2454.
3. The temporary stockpiling of structural fill is to be used for the David Avenue crossing of Hoy Creek only."

App'd  
Res. 475

**Item 501-2 Proposed Walkway Through Existing Townhouse Project at 1215 Lansdowne Drive (Delegation to Attend)**

The delegation did not attend this meeting so the item was tabled to return when the delegation would attend.

**Item 501-3 Preliminary Report on Application 98 122866 RZ by City of Coquitlam for Southwest Coquitlam - Town Centre Official Community Plan Amendment for Building Expansion at 1025 Ridgeway Avenue**

Mr. Ken McLaren presented the rationale for this OCP amendment for policy and zoning consistency.

The Committee recommends:

**COUNCIL ACTION** " 1. That Council give first reading to City of Coquitlam Southwest Coquitlam - Town Centre Official Community Plan Amendment Bylaw No. 3209, 1998;

2. That Bylaw No. 3209, 1998 and application 97 122866 RZ be referred to Public Hearing."

App'd  
Res. 476+477

ITEM III - NEW BUSINESS cont'd/

**Item 501-4 Authorization for Issuance of Development Permit 98 121903 DP for a Proposed Addition to the Royal Canadian Legion Located at 1025 Ridgeway Avenue**

Mrs. Florrie Carter, President of the Coquitlam Legion, attended as a delegation to answer any questions once Mr. Ken McLaren explained the reasons for the recommended variances on setbacks and lot coverage.

The Committee recommends:

**COUNCIL ACTION** " That Council approve signing and sealing of Development Permit 98 121903 DP and the Mayor and City Clerk be authorized to execute this Development Permit on behalf of the City of Coquitlam."

**Item 501-5 Preliminary Report on Application 97 110718 RZ by Siu On Tseng for Rezoning at 2999 Dewdney Trunk Road from RS-1 to RT-1 for a Two-Family Residential Building**

Mr. Ken McLaren presented the proposed two-family residential building and reviewed its consistency with the OCP policy guidelines for such uses. Questioning ensued regarding the neighbourhood context.

The Committee recommends:

**COUNCIL ACTION** " 1. That Council give first reading to City of Coquitlam Zoning Amendment Bylaw No. 3205, 1998;  
2. That Bylaw No. 3205, 1998 and application 97 110718 RZ be referred to Public Hearing."

**Item 501-6 Authorization for Issuance of Development Permit 98 119196 DP - Proposed Auto Service Centre at 1045 Lougheed Highway**

Mr. Ken McLaren presented the proposed auto service centre as the first component of a series of service commercial developments that are currently being reviewed. The overall concept has adopted the Maillardville design theme. The Committee questioned the roadway access and the mix of commercial uses.

The Committee recommends:

**COUNCIL ACTION** " That Council approve signing and sealing of Development Permit 98 119196 DP and the Mayor and City Clerk be authorized to execute this Development Permit on behalf of the City of Coquitlam."

ITEM III - NEW BUSINESS cont'd/

**Item 501-7 Authorization for Issuance of Development Permit 98 121446 DP -  
Proposed Addition to Extra Foods and Face Lift for the Cariboo  
Shopping Centre at 439 North Road**

Mr. Ken McLaren described the proposed renovation and minor additions to the grocery store and commercial mall. Issues addressed included the potential future LRT routing, the existing major storm sewer on the site and the future intentions for easements for public roadway access.

The Committee recommends:

**COUNCIL ACTION** " That Council approve signing and sealing of Development Permit 98 121446 DP and the Mayor and City Clerk be authorized to execute this Development Permit on behalf of the City of Coquitlam."

*Deferred  
Res'd  
#4/81*

ITEM IV - OTHER BUSINESS

ITEM V - TABLED ITEMS

- T-1 Design Committee Meeting Minutes May 05, 1998
- T-2 Subdivision Committee Meeting Minutes May 05, 1998

ITEM VI - ADJOURNMENT -

The meeting adjourned at 9:40 a.m.

MINUTES CERTIFIED CORRECT

*D. E. Day*

DEBORAH E. DAY  
GENERAL MANAGER  
PLANNING AND DEVELOPMENT

CHAIRMAN



501

GROWTH MANAGEMENT COMMITTEE MINUTES

A meeting of the Growth Management Committee was held on Tuesday, June 9, 1998 at 7:30 a.m. in the Council Chambers, with the following persons present:

COMMITTEE MEMBERS: Councillor K. Becker, Chair  
Councillor L. Hollington

STAFF: N. Cook, City Manager  
D.E. Day, General Manager Planning and Development  
K. Wright, Manager of Development Services  
C. Carter, Manager Community Planning  
K. McLaren, Development Control Supervisor  
P. Pearson, Transportation Planning Engineer  
W. Jones, City Clerk

ITEM I - MINUTES OF MAY 25, 1998

Received.

ITEM II - BUSINESS ARISING FROM MINUTES

Received

ITEM III - NEW BUSINESS

Item #501-1 - Authorization for Issuance of a Development Permit/Development Variance Permit 98 121144 DP/DVP - Proposed 20-Screen Movie Theatre Complex at 170 Schoolhouse Street



Mr Ken Wright provided an overview of the proposed movie theatre complex and the additional parking area north of Lucille Starr Drive, outlining recommended conditions and requirements, particularly transportation system improvements and environmental management measures.

Mr. John Cooper of CTA Designs consultants introduced the consulting team and a series of speakers:

*Mu*

Growth Management Committee Minutes  
1998 June 9

**ITEM III - NEW BUSINESS** cont'd/

**Item #501-1** cont'd/

- Brent Kerr discussed the conformity with OCP policy and design issues that have been addressed to make this a "model development" bringing employment and entertainment to Coquitlam, working with the Como Watershed Group, and other issues the community has identified related to traffic and environmental impacts. Added information supplied included an estimate of 30 to 40 percent of the 266 jobs being permanent full-time as well as the initial construction jobs.
- Ciaran Deery highlighted key design choices related to exposing a portion of the garage to open up this level to address some security issues, which necessitates consideration of a variance as well as indicating the results of the environmental investigation.

Questioning ensued regarding:

- whether the arcade was an essential part of the development but it was indicated that other uses were possible and the arcade request will be the subject of a subsequent application;
- drainage issues along Schoolhouse Street related to the potential impact of the development's berm's runoff on the roadway for which precise information was not available.

Ms. Arlene Cheveldeaw, #9, 1328 Brunette Avenue, Coquitlam, B.C., distributed the attached summary of the presentation by herself and Ms. Yvonne Gaetz. Ms. Gaetz raised concerns related to the project's consistency with the Maillardville design guidelines and the massing and scale, which is more consistent with "big box" retail than a community setting. It was acknowledged that the site lies outside the area covered by the Maillardville Design Guidelines. She outlined the reasons that her group does not support the building height variance, nor the proposed arcade use.

Ms. Cheveldeaw outlined the group's environmental concerns related to the project's storm water drainage. Existing water conditions are of concern since they have affected existing housing complexes in the vicinity. The project design should be altered to include more landscaping and direct on-site drainage to the sanitary sewer system. She then addressed transportation concerns related to the regional attraction of traffic and safety consequences as well as the specific transportation improvements, during the construction phase and beyond. She questioned the technical analysis of the theatre traffic usage patterns and referenced B.C. Transit's preference for this type of use to be located where better transit service exists. She asserted that this proposal is premature and should await the results of current Ministry of Transportation and Highways studies and that Council should establish a moratorium on multiple theatre complexes until all issues have been studied.

Growth Management Committee Minutes  
1998 June 9

**ITEM III - NEW BUSINESS** cont'd/

**Item #501-1** cont'd/

Discussion ensued related to:

- transportation/land use policies for this type of entertainment use in such a highway commercial location as opposed to a regional town centre served by rapid transit;
- impacts on general traffic levels, acknowledging existing problems on Loughheed Highway with the requested improvements addressing a number of concerns;
- water conditions on the site with the garage slab located above the water table and the berm being necessary to avoid any periodic flooding from Booth Creek onto Schoolhouse Street moving onto the subject site;
- width of leavestrip along creeks - minimum of 15 m from natural boundary of creek with 3 m additional walkway on northern site;
- traffic analysis assumptions for similar facilities drawn from the ITE experience of such facilities;
- the local patterns of traffic congestion, particularly on Saturday;
- Maillardville Design Guidelines do not apply to this site;
- possible methods to deal with artesian water if it is encountered as well as systems to deal with methane;
- storm water management plan set out methods to address water quantity and quality issues raised;
- safety concerns based on Richmond's experience with car thefts;
- clarification of job estimates and characteristics related to permanent and part-time jobs;
- overall signage proposal has been presented to Design Committee and staff but this has proven to be a complex issue to address at this time; it will require consideration of a separate Variance Permit;
- value of transportation improvements and necessary securities to cover the cost of construction;
- need for height variance to allow the building to be constructed above the floodplain elevation and the water table;
- covenants will be placed on the parking for the sole use of the theatre complex related to both the northern and southern sites.

**COUNCIL**

**ACTION** "The Committee forwards the staff report to Council without a recommendation."

Growth Management Committee Minutes  
1998 June 9

**ITEM III - NEW BUSINESS** cont'd/

**Item #501-2 - Proposed Walkway Through Existing Townhouse Project at  
1215 Lansdowne Drive**

Deferred until the July 13, 1998 Growth Management Committee meeting at the request of the delegation.

**Item #501-3 - Development Variance Permit Application 98 122893 DV -  
Increased Signage for Canadian Tire Store at 1200 Seguin Drive**

Mike Burton-Brown of Annand Burton-Brown Architects outlined the reasons for requesting a variance related to the sign size for the south face of the building under the Sign Control Bylaw as part of their national signage approach. Specifically he indicated that the sign over the service bays would be discreet and not illuminated on this building, which is well set back from the highways so a larger scale is justified. John Pike of Canadian Tire added his corporate view on the need for this signage.

The Committee questioned why the proponent did not design all the new signage to meet the limits from the outset since they were aware of the Coquitlam Sign Control Bylaw.

The Committee recommends:

**COUNCIL**

**ACTION** "1. That Council decline to approve Development Variance Permit 98 122893 DV."

**Item #501-4 - Cancellation of Development Variance Permit 96 049880 DV and  
Refund of Security for Proposed Commercial Project at  
1500 United Boulevard**

The Committee recommends:

**COUNCIL**

**ACTION** " That Council approve cancellation of Development Permit 96 049880 DV and that the security in the amount of \$125,000.00 be refunded to the applicant, Pacific Reach Business Park Ltd."



Growth Management Committee Minutes  
1998 June 9

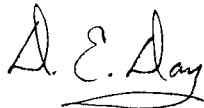
**ITEM IV - OTHER BUSINESS**

Nil

**ITEM V - TABLED ITEMS**

- T-1 Design Committee Meeting Minutes May 26, 1998
- T-2 Subdivision Committee Meeting Minutes May 20, 1998

**ADJOURNMENT** - The meeting adjourned at 9:10 a.m.



DEBORAH E. DAY  
GENERAL MANAGER PLANNING  
AND DEVELOPMENT

MINUTES CERTIFIED CORRECT

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CHAIRMAN

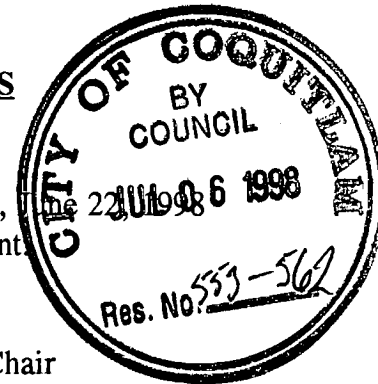
CITY OF

# COQUITLAM



501

## GROWTH MANAGEMENT COMMITTEE MINUTES



A meeting of the Growth Management Committee was held on Monday, at 2:00 p.m. in the Council Chambers, with the following persons present:

**COMMITTEE MEMBERS PRESENT:** Councillor K. Becker, Chair  
Councillor J. Stangier, Vice Chair

**STAFF:** N. Cook, City Manager  
D. Day, General Manager Planning & Development  
K. Wright, Manager Development Services  
C. Carter, Manager Community Planning  
P. Pearson, Community Planning  
K. McLaren, Development Services

### ITEM I - MINUTES OF JUNE 09, 1998

Received.

### ITEM II - BUSINESS ARISING FROM MINUTES

Nil.

### ITEM III - NEW BUSINESS

**Item 501-1 Authorization for Issuance of a Development Permit 98 122294 DP Proposed Taco Time, Sammy J. Peppers and Dairy Queen Restaurants at 1055 Lougheed Highway**

The Committee discussed the pattern of development along Lougheed Highway in the vicinity of this proposal.

Vince Johnson, representing Sammy J. Peppers, explained the restaurant concept presently operating successfully in Langley and now proposed to expand to Coquitlam.

The Committee recommends:

**COUNCIL ACTION** " That Council approve signing and sealing of Development Permit 98 122294 DP and the Mayor and the City Clerk be authorized to execute this Development Permit on behalf of the City of Coquitlam."

*Need Res. # 554*

*M*

ITEM III - NEW BUSINESS cont'd/

**Item 501-2 Final Adoption of City of Coquitlam Zoning Amendment Bylaw No. 3165, 1998 Pertaining to a Proposed 10-Seat Restaurant at #3-64 Fawcett Road**

The Committee recommends:

*App'd Res'n #555*  
**COUNCIL ACTION** " That Council reconsider, finally pass and adopt City of Coquitlam Zoning Amendment Bylaw No. 3165, 1997."

**Item 501-3 Preliminary Report on Application 98 122254 RZ by Wesbild Holdings Ltd. for Rezoning at 3062 Plateau Boulevard from RT-2 to RS-4 for a 31-Lot Single-Family Subdivision**

In response to the Committee's questioning, Paul Young of Wesbild Holdings indicated that it was their intention to put the unused potential of 13 lots in the "unallocated" pool of unused residential units for future use elsewhere in the Westwood Plateau.

The Committee recommends:

*App'd Res'n #556, 557, 558*  
**COUNCIL ACTION** " 1. That Council give first reading to City of Coquitlam Northwest Coquitlam Official Community Plan Amendment Bylaw No. 3206, 1998;  
2. That Council give first reading to City of Coquitlam Zoning Amendment Bylaw No. 3207, 1998;  
3. That Bylaw Nos. 3206 and 3207, 1998 and application 97 122254 RZ be referred to Public Hearing "

**Item 501-4 Issue Arising from March 16, 1998 Council Meeting - Policy on Limiting the Number of Times a Rezoning Application may be Extended (96 043810 RZ)**

The Committee questioned the precise time-frames that are proposed as guidelines as well as the potential for Council to make further discretionary extensions.

The Committee recommends:

*App'd Res'n #559*  
**COUNCIL ACTION** " That Council adopt a policy granting a maximum of two extensions to a rezoning application subsequent to third reading. This would allow applicants two full years from the date of the third reading to proceed with the development before a new application and public process is required."

**Item 501-5 Five Percent Provision of Parkland Pursuant to Section 941 of the Municipal Act for the Proposed Subdivision of Parcels 8F, 8U, 8G and 8H on the Westwood Plateau (96 050896 01 SD)**

The Committee recommends:

- COUNCIL ACTION** " 1. That Council *not* require the owner of the proposed subdivision under file 96 050896 01 SD (Parcels 8F, 8U, 8G, 8H) to pay to the City an amount that equals 5 percent of the market value of the land being subdivided as outlined in Section 941 of the *Municipal Act*, since land is being provided."

Appd  
Rostin # 560

**Item 501-6 High Occupancy Vehicle (HOV) Projects**

Phil Pearson presented an overview of the HOV concept and how it fits into the overall regional land use and transportation system policy framework, including the Transportation Demand Management components. He described the HOV system plan elements located in Coquitlam. He then highlighted further information needed to complete the analysis from Coquitlam's perspective.

Questioning ensued regarding:

- Lougheed Highway to Cape Horn intersection - a series of queue jumpers may be included;
- Lougheed Highway - bus priority related to traffic signals;
- Gaglardi Way/Broadway/Clarke intersection - likely just queue jumpers proposed;
- financial implications and obligations;
- relationship with GVTA;
- potential use of HOV lanes by trucks in off-peak hours.

The Committee recommends:

- COUNCIL ACTION** " That Council request additional information and defer the acceptance of the *Network Plan and Implementation Strategy for HOV in the Greater Vancouver Region* until appropriate and complete planning, design and implementation data and analysis of implications including performance, engineering, financial, operational, systemic, functional and traffic impacts are provided by BC Transportation Financing Authority (BCTFA) and the Ministry of Transportation & Highways (MOTH)."

Appd  
Rostin # 561

ITEM III - NEW BUSINESS cont'd/

Item 501-7 Village of Anmore Official Community Plan Bylaw No. 232, 1998

The Committee recommends:

**COUNCIL ACTION** " That Council advise the Village of Anmore that the City of Coquitlam has no objections to the Anmore Official Community Plan Bylaw No. 232, 1998."

ITEM IV - OTHER BUSINESS

ITEM V - TABLED ITEMS

- T-1 Design Committee Meeting Minutes June 02, 1998
- T-2 Subdivision Committee Meeting Minutes June 02, 1998

ITEM VI - ADJOURNMENT

The meeting adjourned at 2:40 a.m.

MINUTES CERTIFIED CORRECT

*A. E. Day*

\_\_\_\_\_  
DEBORAH E. DAY  
GENERAL MANAGER  
PLANNING AND DEVELOPMENT

\_\_\_\_\_  
CHAIRMAN



**GROWTH MANAGEMENT COMMITTEE MINUTES**

A meeting of the Growth Management Committee was held on Monday, July 13, 1998 at 8:00 a.m. in the Council Chambers, with the following persons present:

COMMITTEE MEMBERS PRESENT: Councillor K. Becker, Chair  
Councillor J. Stangier, Vice Chair  
Councillor L. Hollington

STAFF: N. Cook, City Manager  
D. Day, General Manager Planning & Development  
K. Wright, Manager Development Services  
C. Carter, Manager Community Planning

**ITEM I - MINUTES OF JUNE 22, 1998**

Received.

**ITEM II - BUSINESS ARISING FROM MINUTES**

Nil

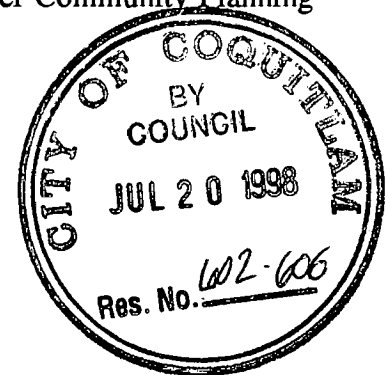
**ITEM III - NEW BUSINESS**

**Item 501-1 Proposed Walkway Through Existing Townhouse Project at 1215 Lansdowne Drive**

Dale McGee and Tom Benny of #510 and #111 - 1215 Lansdowne Drive outlined their concerns with pedestrians walking along a forested area and climbing over private fences to gain access to Scott Creek Middle School. They propose giving property at the northern tip of the site to the City to construct a public walkway across their property into the forested City lands.

In response to questioning, he explained that there is a private residence adjacent to the north edge of their site. The other walkways such as those at Charter Hill do not attract the pedestrians, especially schoolchildren who are still using the Sunridge Estates lands despite gates and fences. It was acknowledged that construction in the area would have to deal with steeply sloping lands. The Committee raised the possibility of finding an alternate route across the Sunridge Estates site, away from Lot 36; the residents explained the grades in the area.

The Committee directed staff to explore alternate pedestrian routing across the Sunridge Estates lands or elsewhere in the vicinity in consultation with the Strata Council and neighbours. This issue should also be raised at the City/School District Liaison Committee in future.



ITEM III - NEW BUSINESS cont'd/

**Item 501-2 Authorization for Issuance of a Development Variance Permit 98 123643 DV - Length of Proposed House Trailer to be Parked or Stored on a Lot at 846 Seymour Drive**

Don and Elsie Smith, 846 Seymour Drive, Coquitlam, presented the situation related to his trailer and his request to accommodate it at his home. He indicated that he had canvassed his neighbours and the majority are in support as indicated by the submitted petition, which is attached.

The Committee recommends:

*App'd*  
*Rest'n # 603*  
**COUNCIL ACTION** " That Council approve signing and sealing of Development Variance Permit 98 123643 DV and the Mayor and City Clerk be authorized to execute this Development Variance Permit on behalf of the City of Coquitlam."

**Item 501-3 Authorization for Issuance of a Development Variance Permit 98 123054 DV to Temporarily Vary the Parking Requirements for the McDonald's Restaurant at 515 North Road**

Mr. Greg Soucie and Mr. Allen Club of McDonald's Restaurant Ltd. provided an overview of their proposal to maintain the operation of their existing restaurant throughout the construction of their new restaurant outlet except for the final three weeks. Therefore the requested parking relaxation would really only extend for a nine to ten week period. They want to keep the operation open throughout the period to retain their staff and established clientele.

The Committee questioned:

- the extent of the hoarding on the site and the traffic implications;
- the parking arrangements for staff and construction vehicles off-site at Lougheed Mall which the proponents will enforce themselves with the contractor;
- the requested variance for 10 stalls for the interim period;
- details relative to construction period only being 12 weeks, not the 6 months of the bonding period, recognizing their past track record of efficient construction on other sites; and
- the traffic implications on North Road during the construction period which Trevor Ward, the transportation consultant, indicated will be managed by the contractor.

Although Councillor Hollington has expressed concern with the traffic implications of retaining the existing restaurant during the construction period, the Committee recommends:

*App'd*  
*Rest'n # 604*  
**COUNCIL ACTION** " That Council approve signing and sealing of Development Variance Permit 98 123054 DV and the Mayor and City Clerk be authorized to execute this Development Variance Permit on behalf of the City of Coquitlam."

ITEM III - NEW BUSINESS cont'd/

Item 501-4 Authorization for Issuance of an Amended Development Variance Permit 97 111632 DV - Proposed Commercial Project at the Southwest Corner of Mariner Way and Austin Avenue at 2644 Austin Avenue

The Committee recommends:

*Apply*  
**COUNCIL ACTION** " 1. That Council rescind approval of Development Variance Permit 97 111632 DV;

2. That Council approve signing and sealing of Development Variance Permit 97 111632 DV as amended, and the Mayor and City Clerk be authorized to execute this Development Variance Permit on behalf of the City of Coquitlam."

ITEM IV - OTHER BUSINESS

ITEM V - TABLED ITEMS

- T-1 Design Committee Meeting Minutes June 16, 1998  
T-2 Subdivision Committee Meeting Minutes June 16, 1998

ITEM VI - ADJOURNMENT

The meeting adjourned at 8:50 a.m.

MINUTES CERTIFIED CORRECT

*D. E. Day*

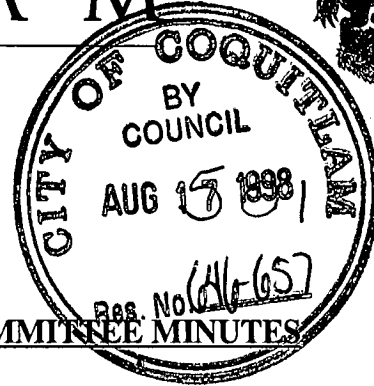
DEBORAH E. DAY  
GENERAL MANAGER  
PLANNING AND DEVELOPMENT

CHAIRMAN



CITY OF

# COQUITLAM



## GROWTH MANAGEMENT COMMITTEE MINUTES

A meeting of the Growth Management Committee was held on Monday, July 27, 1998 at 9:00 a.m. in the Council Chambers, with the following persons present:

COMMITTEE MEMBERS PRESENT: Councillor J. Stangier, Chair  
Councillor L. Hollington

STAFF:

N. Cook, City Manager  
D. Day, General Manager Planning & Development  
K. Wright, Manager Development Services  
C. Carter, Manager Community Planning  
P. Pearson, Transportation Planning Engineer  
J. Pickering, Planner  
K. McLaren, Development Planning Supervisor

### ITEM I - MINUTES OF JULY 13, 1998

Received.

### ITEM II - BUSINESS ARISING FROM MINUTES

Nil

2/...

**ITEM III - NEW BUSINESS**

**Item 501-1 Preliminary Report on Application 98 122963 RZ by BUK Investments Ltd. for Southwest Coquitlam - Town Centre Official Community Plan and Zoning Bylaw Text Amendments to Expand the C-2 General Commercial Zoning on the Site**

Christine Carter provided an overview of the proposed rezoning and OCP amendment to allow a broader range of commercial uses on a portion of an existing commercial site on Barnet Highway. The policy analysis related to the proposed general commercial uses concludes that most of the proposed uses could serve the local neighbourhood and would not likely have a potentially negative impact on the viability of the Town Centre commercial centre. However there was concern with allowing hotels or motels in this location due to the potential impact on the likelihood of attracting this use to the Town Centre so a covenant to exclude this use has been recommended. Traffic issues related to Runnel and Lansdowne Drives have also been reviewed. The Committee raised questions related to the specific uses allowed by the C-2 and CS-1 zoning and existing tenants.

Peter Read, the consultant representing BUK Investments, outlined the shopping centre's future leasing needs to respond to market demands and to compliment the recent "facelift" of the property (Attachment). The Committee also questioned the past leasing history and difficulties of the retail project.

The Committee recommends:

- COUNCIL ACTION**
1. That Council give first reading to Southwest Coquitlam - Town Centre Official Community Plan Amendment Bylaw No. 3226, 1998;
  2. That Council give first reading to City of Coquitlam Zoning Amendment Bylaw No. 3227, 1998;
  3. That Bylaw Nos. 3226 and 3227, 1998 and application 98 122963 RZ be referred to Public Hearing;
  4. That prior to the consideration of final adoption of Bylaw Nos. 3226 and 3227, 1998, staff secure a covenant to prohibit 'tourist accommodation' use on the property."

*App'd  
Res'n # 647-650*

ITEM III - NEW BUSINESS cont'd/

**Item 501-2 Preliminary Report on Application 98 123073 RZ by Encorp Pacific Inc. for Text Amendment to Zoning Bylaw to add Beverage Container Return Centre as an Allowable Use in Commercial Zones**

Jane Pickering provided an overview of the proposed zoning approach to allow recycling centres in various commercial zones to better serve the public affected by changes in the Provincial regulations which expand the types of recyclables that can be returned by the consumer. Since it is a Zoning Bylaw text amendment, this will affect lands in the identified commercial zones throughout the City (C-1, C-2, CS-1, CS-2).

The Committee raised the following issues:

- corner stores are currently allowed by the Zoning Bylaw to receive bottle returns so this wording amendment would allow them to become a "beverage container return centre". Malcolm Harvey of Encorp responded to concerns with on-site storage that stores are only required to take back 24 or fewer beverage containers per person per day and products which they sell which should help the corner stores deal with storage problems;
- outlets of the 3000 sq.ft. maximum size will probably not be that common in the Lower Mainland due to high rental costs;
- the type of recycling depots will aim for convenient service to the customers and attractiveness for neighbouring uses;
- all sorting and storage must be contained within the building with no outside component;
- noise concerns related to glass breakers (which are similar in size to a refrigerator) should be dealt with through sound insulation and placement relative to both neighbouring commercial and residential uses;
- anticipated time-line for implementation;
- corporate structure of Encorp and its independent operators; and
- accessibility concerns.

The Committee recommends:

- COUNCIL ACTION** " 1. That Council give first reading to City of Coquitlam Zoning Amendment Bylaw No. 3222, 1998;
2. That Bylaw No. 3222, 1998 and application 98 123073 RZ be referred to Public Hearing."

*Appl  
Res'n # 651 → 652*

**ITEM III - NEW BUSINESS** cont'd/

**Item 501-3 Preliminary Report on Application 98 123431 RZ by Elan Consulting Ltd. for Rezoning at 511 Chapman Avenue from RS-1 to RT-1 for a New Two-Family Residential Building**

Ken McLaren described the duplex application on the corner of North Road and Chapman Avenue with respect to its siting aspects, particularly landscaping. He also reviewed the existing Council policy directives related to duplexes in each Official Community Plan in response to Council's motion of June 15, 1998.

The Committee questioned the driveway arrangements and possible traffic implications if this northern segment of North Road were a more major roadway, which is addressed in the relevant OCP policy.

The Committee recommends:

- App'd  
Res'n # 653 & 654*
- COUNCIL ACTION** " 1. That Council give first reading to City of Coquitlam Zoning Amendment Bylaw No. 3216, 1998;
2. That Bylaw No. 3216, 1998 and application 98 123431 RZ be referred to Public Hearing."

**Item 501-4 Authorization for Issuance of Development Permit 98 118419 DP - Proposed Automotive Centre at 3050 Gordon Avenue**

The Committee recommends:

- App'd  
Res'n # 655*
- COUNCIL ACTION** " That Council approve signing and sealing of Development Permit 98 118419 DP and the Mayor and City Clerk be authorized to execute this Development Permit on behalf of the City of Coquitlam."

**Item 501-5 Major Road Network Update**

Phil Pearson provided an overview of the staff work related to the Major Road Network in conjunction with the formation of the Greater Vancouver Transportation Authority.

The Committee discussion centred on:

- specific road segments that are proposed for inclusion, particularly United Boulevard as well as needed future road segments such as crossings of the Coquitlam River;
- specific provincial and municipal roadway responsibilities and revenue sources as well as time-lines;
- potential Federal funding for roadways, particularly receiving a fair share of the gas taxes derived from British Columbia, particularly the Lower Mainland.

ITEM III - NEW BUSINESS cont'd/

Item 501-5 cont'd/

The Committee recommends:

COUNCIL " "1. That Council receive the report for information;  
ACTION

2. That Council urge the Federal Minister of Transportation to ensure that funding sources for needed transportation improvements, including roadway programs, be allocated at least commensurate with British Columbia's contribution to national revenues.

*Res/ln # 656 & 657  
App'd*

ITEM IV - OTHER BUSINESS

ITEM V - TABLED ITEMS

- T-1 Design Committee Meeting Minutes July 07, 1998  
T-2 Subdivision Committee Meeting Minutes July 07, 1998

ITEM VI - ADJOURNMENT

The meeting adjourned at 10:30 a.m.

MINUTES CERTIFIED CORRECT

*D. E. Day*  
\_\_\_\_\_  
DEBORAH E. DAY  
GENERAL MANAGER  
PLANNING AND DEVELOPMENT

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CHAIRMAN



502

GROWTH MANAGEMENT COMMITTEE MINUTES

A meeting of the Growth Management Committee was held on Monday, August 10, 1998 at 9:00 p.m. in the Council Committee Room, with the following persons present:

COMMITTEE MEMBERS PRESENT: Councillor K. Becker, Chair  
Councillor J. Stangier  
Councillor L. Hollington

STAFF: N. Cook, City Manager  
D. Day, General Manager Planning & Development  
K. Wright, Manager Development Services  
C. Carter, Manager Community Planning  
J. Pickering, Planner  
N. Maxwell, Planning Technician

ITEM I - MINUTES OF JULY 27, 1998

Received.

ITEM II - BUSINESS ARISING FROM MINUTES

Nil

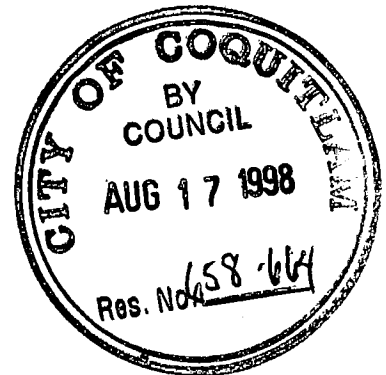
ITEM III - NEW BUSINESS

Item 501-1 Authorization for Issuance of a Development Permit 97 112572 DP - Proposed Alterations and Additions to Existing Petro-Canada Service Station at 948 Austin Avenue

Ken Wright described the proposed improvements. Dale Yahn of Petro-Canada answered questions related to the addition of a sales kiosk and the renovation to introduce the new corporate design theme. Petro-Canada has adapted the design to avoid any signage projecting above the roofline, in compliance with the City's sign regulations.

The Committee recommends:

**COUNCIL ACTION** " That Council approve signing and sealing of Development Permit 97 112572 DP and the Mayor and City Clerk be authorized to execute this Development Permit on behalf of the City of Coquitlam."



Rec'd  
Res. No. 659

ITEM III - NEW BUSINESS cont'd/

**Item 501-2 Authorization for Issuance of a Development Variance Permit Amendment (98 124084 AM) - Extension to Length of Time for a Temporary Commercial Sign for Henderson Centre at 1151 Pinetree Way**

The Committee recommends:

**COUNCIL ACTION** " That Council approve signing and sealing of Development Variance Permit Amendment 98 124084 AM and the Mayor and the City Clerk be authorized to execute this Development Variance Permit Amendment on behalf of the City of Coquitlam."

**Item 501-3 Extension of Rezoning Application Z-78-93 (98 121191 ZE) Proposed Addition to Intermediate Care Facility at 560 Sydney Avenue**

Ken Wright explained the recommendation for a further extension and Council's policy options.

The Committee recommends:

**COUNCIL ACTION** " That Council give consideration to a further six-month extension to application Z-78-93 to bring the expiry date to March 04, 1999."

**Item 501-4 Preliminary Report on Application 98 123845 RZ by Wesbild Holdings Ltd. for for Amendments to Northwest Coquitlam Official Community Plan and Zoning Bylaw for 25-Lot Compact Single Family Subdivision at 1700 Paddock Drive, Westwood Plateau**

Ken Wright described the proposed 25 small lot single family proposal instead of the 56 units allowed by the covenant.

The staff were requested to prepare a status report on the development of the Westwood Plateau area related to the number of units developed, the unallocated units that have been "banked", the remaining undeveloped parcels and any plans to use these unallocated units in the future.

The Committee recommends:

**COUNCIL ACTION** "1. That Council give first reading to City of Coquitlam Northwest Coquitlam Official Community Plan Amendment Bylaw No. 3228, 1998;  
2. That Council give first reading to City of Coquitlam Zoning Amendment Bylaw No. 3229, 1998;  
3. That Bylaw Nos. 3228 and 3229, 1998 and application 98 123845 RZ be referred to Public Hearing."

**ITEM IV - OTHER BUSINESS**

Councillor Hollington was interested in the Vancouver Sun article regarding the City of Vancouver and their program related to innovative housing strategies. This raised some interesting ideas for Coquitlam to consider so staff will report further on these strategies.

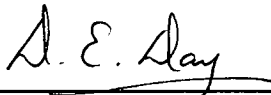
**ITEM V - TABLED ITEMS**

T-1 Subdivision Committee Meeting Minutes July 28, 1998

**ITEM VI - ADJOURNMENT**

The meeting adjourned at 9:30 a.m.

MINUTES CERTIFIED CORRECT



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DEBORAH E. DAY  
GENERAL MANAGER  
PLANNING AND DEVELOPMENT

\_\_\_\_\_  
CHAIRMAN





**GROWTH MANAGEMENT COMMITTEE MINUTES**

A meeting of the Growth Management Committee was held on Monday, August 24, 1998 at 9:00 a.m. in the Council Committee Room, with the following persons present:

**COMMITTEE MEMBERS**

Councillor K. Becker, Chair  
Councillor J. Stangier, Deputy Chair  
Councillor L. Hollington

**OTHER COUNCIL MEMBERS:**

Councillor M. Wilson

**STAFF:**

R. Hicks, General Manager Corporate Services  
D. Day, General Manager Planning & Development  
R. Innes, Planner

**ITEM I - MINUTES OF AUGUST 10, 1998**

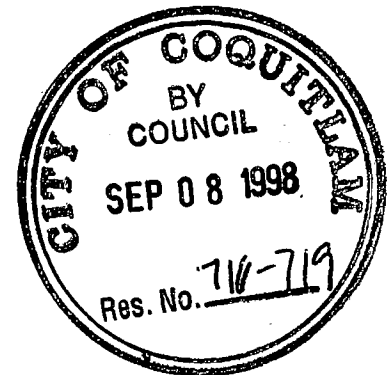
Received.

**ITEM II - BUSINESS ARISING FROM MINUTES**

Nil

**ITEM III - NEW BUSINESS**

**Item 501-1     Landview Group Development Proposal Northeast Coquitlam  
**(97 108642 RZ)****



Rob Innes provided an overview of the development proposal as it has evolved since it was last reviewed by the Growth Management Committee and its relationship to the Northeast Coquitlam Official Community Plan (OCP) proposal and process. It was acknowledged that the proposal incorporates a number of planning concepts consistent with the OCP's planning principles. In the proposed OCP, the lands are identified as part of the proposed future Development Reserve. The proponents have pursued a series of technical studies to answer questions regarding infrastructure servicing (water, sanitary sewerage, stormwater management, transportation), housing demand, parks and open space and schools. However, there remain unanswered questions regarding environmental and regulatory implications of an additional crossing of the Coquitlam River, as well as the financial implications of this development, particularly relative to the funding of infrastructure (hard and soft).

*Handwritten initials*

**ITEM III - NEW BUSINESS** cont'd/

**Item 501-1** cont'd/

Michael Sanderson of Aplin Martin Consultants Ltd. (Surrey), representing the Landview Group, provided the attached Executive Summary and an overview relative to:

- engineering servicing feasibility;
- traffic access by a new bridge and upgrading Pipeline Road;
- parkland along Coquitlam River with active parkland in selected locations to be fine-tuned in future;
- school development including a potential school site for sale to the School District when the facility is needed;
- favourable market conditions for housing as complementary to the Northeast.

He confirmed that the consultants and City need to meet with the senior government staff concerned with fisheries and environment regarding the bridge proposal. He also confirmed that more detailed transportation studies will be undertaken by Trevor Ward of Ward Consulting (Vancouver) in consultation with City staff. However, the proponent feels that sufficient technical information has been submitted for the Committee to give acknowledgement and conditional support so the application can move forward with the conditions removed once the questions are addressed successfully as opposed to the staff recommendation for deferral.

The Committee raised questions related to:

- the need for significant further work on outstanding issues (bridge crossings including environmental considerations, transportation implications including with and without rapid transit in the Town Centre, schools, parks, financing);
- the advisability of the developer continuing to work with the City and the relevant agencies such as the School District and the senior government officials to resolve outstanding issues;
- the topographic characteristics of Phase 1 of the site, which tend to separate this area from the rest of the Northeast OCP area practically making it a "stand-alone" development so there may be advantages to this proceeding through its own development process, also relating to the Northwest OCP, acknowledging that Phase 2 has more relationship to the rest of the Northeast and should be deferred;
- the level of support from the Growth Management Committee requested by the proponents yet more information (e.g. schools, transportation) is needed for a firm decision even though initial indications are that the development generally looks good and there are merits in the argument that the site is physically separated from the rest of the Northeast OCP area. It was reiterated by the proponents that they want the Committee's support that they are heading in the right direction and the Committee is "comfortable" before they do more technical work;

ITEM III - NEW BUSINESS cont'd/

Item 501-1 cont'd/

- the fit into the future Northeast OCP area is pertinent and this development may have some impact on the viability of the Northeast, particularly related to the provision of schools and other services, and consequently any commitments may be premature;
- the provision of schools is a complex issue with the timing of arrival of the school population and the pressure of school provision being critical so this project is not so material to the rest of the Northeast OCP and can proceed now or later at the risk of the developer, judging the market opportunities. The resolution of the environmental questions related to the Coquitlam River bridges could take a long time with the senior governments and may consequently hold up development;

The Committee debated at length and recommends, with Councillor Hollington dissenting and preferring a deferral as recommended by staff:

*see Rd 4  
# 719*  
**COUNCIL ACTION** " That Council discuss Landview's request for conditional support of the development proposal, subject to satisfactory resolution of all the outstanding concerns, issues and conditions identified through the review process and recognizing that the proposal will be brought back through the relevant Council Committees to Council as the proposal proceeds towards the next stages of approval."

ITEM V - TABLED ITEMS

- T-1 Design Committee Meeting Minutes July 18, 1998
- T-2 Design Committee Meeting Minutes August 4, 1998

ITEM VI - ADJOURNMENT -

The meeting adjourned at 10:30 a.m.

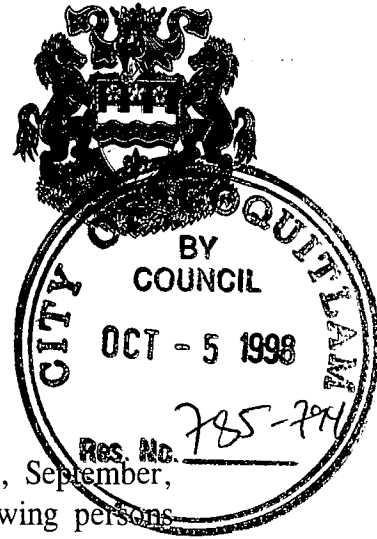
MINUTES CERTIFIED CORRECT

*D. E. Day*  
\_\_\_\_\_  
DEBORAH E. DAY  
GENERAL MANAGER  
PLANNING AND DEVELOPMENT

\_\_\_\_\_  
CHAIRMAN

CITY OF

# COQUITLAM



## GROWTH MANAGEMENT COMMITTEE MINUTES

A meeting of the Growth Management Committee was held on Monday, September, 28, 1998 at 9:20 a.m. in the Council Committee Room, with the following persons present:

COMMITTEE MEMBERS: Councillor K. Becker, Chair  
Councillor J. Stangier, Deputy Chair

OTHER COUNCILLORS PRESENT: Councillor M. Wilson

STAFF: N. Cook, City Manager  
D.E. Day, General Manager Planning and Development  
K. McLaren, Development Planning Supervisor

### ITEM I - MINUTES OF AUGUST 24, 1998

Received.

### ITEM II - BUSINESS ARISING FROM MINUTES

Received

### ITEM III - NEW BUSINESS

**Item #501-1 - Development Variance Permit Application 98 124184 DV -  
Servicing Reduction for Calvary Baptist Church at  
1636 Regan Avenue**

Ms. Shesh Aandahl, a consultant based in Minneapolis representing the Calvary Baptist Church, provided a description of the site and servicing standards in the general neighbourhood. The Church has requested a variance to not provide the required sidewalk and street lighting since the sidewalk would not be continuous and would not fit into the character of the general neighbourhood. She also expressed a concern that these improvements might attract children to the Cornell side of the site beside the parking lot. Instead they want to landscape this edge consistent with the neighbourhood and not expose the parking lot. There are also concerns with the cost of providing the required services.

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

Growth Management Committee Minutes  
1998 September 28

**ITEM III - NEW BUSINESS** cont'd/

**Item #501-1** cont'd/

The Committee raised a series of questions related to:

- the specific servicing requirements and the City's long-term approach to secure improvements,
- the distinctions between the situation on Cornell Avenue and Regan Avenue, particularly related to lighting,
- the question of timing of the improvements and the provisions for taking a cash payment now as opposed to requiring it all to be built now.

The Committee recommends:

**COUNCIL**

**ACTION** " That Council decline to approve Development Variance Permit 98 124184 DV and require the applicant to build the Regan Avenue components now and to provide a cash-in-lieu payment for the Cornell Avenue components."

**Item #501-2 - Development Variance Permit Application 97 113568 DV -  
Reduction in Height and Sideyard Setback for the Proposed  
Single Family Subdivision on Chartwell Green - Westwood Plateau**

Ken McLaren provided an overview of the proposed single family housing development, focusing on the requested variances for building heights and minimum sideyards. He illustrated the proposed solution to support the requested variances if wall projections at the second storey level were eliminated. Parklane, as the applicants, indicated their agreement with this approach.

The Committee recommends:

**COUNCIL**

**ACTION** " 1. That Council amend Development Variance Permit application 97 113568 DV to prohibit second storey projections into the varied sideyard setback with the exception of the roof overhang;

2. That Council approve signing and sealing of Development Variance Permit 97 113568 DV as amended and the Mayor and City Clerk be authorized to execute the Development Variance Permit on behalf of the City of Coquitlam."

**ITEM III - NEW BUSINESS** cont'd/

**Item #501-3 - Unallocated Units on the Westwood Plateau (98 123845 RZ)**

Ken McLaren highlighted the report describing the status of development on Westwood Plateau, particularly the unallocated lots and the remaining vacant parcels. The Committee discussed Council's desire to ensure that the potential future use of the unallocated units is resolved satisfactorily. Mr. Paul Young of Wesbild indicated that the developer has chosen over time to build fewer units on certain sites in response to market conditions, creating these unallocated units. He did not anticipate that the developer would bring forward proposals to "use up" these unallocated units in inappropriate locations. It would seem that Block 4 along David Avenue may be the most likely place to use these unallocated units for planning and locational reasons, although these sites have some difficult servicing and access issues which will need to be addressed as applications proceed. The question of accommodating non-market special needs within Westwood Plateau remains important to Council.

The Committee recommends:

**COUNCIL**

**ACTION** " That this report be received as information. "

**Item #501-4 - Authorization for Issuance of a Development Variance Permit  
98 119044 DV - Proposed 90-Unit "Super 8" Motel at  
1085 Woolridge Avenue**

Ken McLaren described the proposed motel on the north side of Woolridge Avenue. The proposed building height variance would accommodate an increased floor to ceiling height for the main floor restaurant and pool as well as the peaked roof design.

The Committee recommends:

**COUNCIL**

**ACTION** " That Council approve signing and sealing of Development Variance Permit 98 119044 DV and the Mayor and City Clerk be authorized to execute this Development Variance Permit on behalf of the City of Coquitlam. "

**ITEM III - NEW BUSINESS** cont'd/

**Item #501-5 - Authorization for Issuance of Development Permit  
98 122295 DP - New Boston Pizza Restaurant Proposed  
at 1035 Lougheed Highway**

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Ken McLaren described the proposed restaurant, particularly its positive fit with the emerging cluster of service commercial uses adjacent to the site.

The Committee recommends:

**COUNCIL**

**ACTION** " That Council approve signing and sealing of Development Permit 98 122295 DP and the Mayor and the City Clerk be authorized to execute this Development Permit on behalf of the City of Coquitlam."

**Item #501-6 - Final Adoption of City of Coquitlam Zoning Amendment  
Bylaw No. 3216, 1998 and Authorization for Issuance of  
Development Permit 98 123441 DP Pertaining to a Proposed  
Two-Family Residential Building at 511 Chapman Avenue**

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Ken McLaren described the proposed two-family development, particularly the intention to retain the larger trees existing on the site through the project's site planning and development

The Committee recommends:

**COUNCIL**

**ACTION** " 1. That Council reconsider, finally pass and adopt City of Coquitlam Zoning Amendment Bylaw No. 3216, 1998;

2. That Council approve signing and sealing of Development Permit 98 123441 DP and the Mayor and City Clerk be authorized to execute this Development Permit on behalf of the City of Coquitlam."

**ITEM IV - OTHER BUSINESS**

Nil

Growth Management Committee Minutes  
1998 September 28

**ITEM V - TABLED ITEMS**

- T-1 Subdivision Committee Meeting Minutes dated September 9, 1998
- T-2 Subdivision Committee Meeting Minutes dated August 18, 1998
- T-3 Design Committee Meeting Minutes dated September 8, 1998
- T-4 Design Committee Meeting Minutes dated August 18, 1998

**ADJOURNMENT** - The meeting adjourned at 9:45 a.m.



DEBORAH E. DAY  
GENERAL MANAGER PLANNING  
AND DEVELOPMENT

MINUTES CERTIFIED CORRECT

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CHAIRMAN



CITY OF

# COQUITLAM



501

## GROWTH MANAGEMENT COMMITTEE MINUTES

A meeting of the Growth Management Committee was held on Tuesday, October 13 1998 at 9:00 a.m. in the Council Committee Room, with the following persons present:

COMMITTEE MEMBERS PRESENT: Councillor K. Becker, Chair  
Councillor J. Stangier, Deputy Chair

OTHER COUNCILLORS PRESENT: Councillor M. Wilson

STAFF: N. Cook, City Manager  
D. Day, General Manager Planning & Development  
P. Pearson, Transportation Planning Engineer  
K. McLaren, Development Planning Supervisor

### ITEM I - MINUTES OF SEPTEMBER 28, 1998

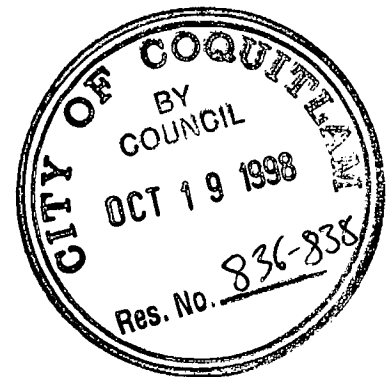
Received.

### ITEM II - BUSINESS ARISING FROM MINUTES

Nil

### ITEM III - NEW BUSINESS

Item 501-1 **Authorization for Issuance of Development Variance Permit 98 124135 DV - Proposed 82-Room Hotel Building at 1311 Woolridge Street**



Ken McLaren highlighted the relevant planning issues and need for a variance to the Zoning Bylaw, related to compliance with the Fraser River floodplain guidelines which raise the building as well as the design choices of a peaked roof and the desire for positive visibility from the highways. The Committee discussed the relationship of the new project to the adjacent creek and the site servicing for storm water. The proponent will be improving the park strip by adding indigenous planting in consultation with the relevant agencies.

*u*

**ITEM III - NEW BUSINESS** cont'd/

**Item 501-1** cont'd/

The Committee recommends:

**COUNCIL ACTION** " That Council approve signing and sealing of Development Variance Permit 98 124135 DV and the Mayor and City Clerk be authorized to execute this Development Variance Permit on behalf of the City of Coquitlam. "

**Item 501-2** Major Road Network

Phil Pearson provided an overview of the process which has led to the proposed Major Road Network for which municipal endorsement is now sought.

The Committee requested more financial operating information to understand the implications of the transfer of responsibilities. The Committee discussed:

- the dynamics of the discussions among the municipalities regarding road segments and plans;
- the process for the inclusion of future road segments; and
- Provincial road segments and responsibilities.

The Committee reiterated its commitment to a complete Major Road Network in Coquitlam and recommends:

**COUNCIL ACTION** " 1. That Council advise the Greater Vancouver Transportation Authority (GVTA) of the endorsement of the Major Road Network proposed in Coquitlam to include:

- Guildford Way from the Port Moody border to Pinetree Way; and
- Pinetree Way from the Lougheed Highway to Guildford Way; as well as the proposed road segments of:
  - North Road from the New Westminster boundary to Clarke Road;
  - Clarke Road from North Road to the Port Moody boundary;
  - Como Lake Road from the Burnaby boundary to Mariner Way;
  - Austin Avenue from North Road to Mariner Way;
  - Mariner Way from United Boulevard to the Barnet Highway;
  - United Boulevard from Mariner Way to the Lougheed Highway ramp;
  - United Boulevard from King Edward Street to the Mary Hill Bypass;
  - King Edward Street from the Lougheed Highway to United Boulevard;
  - Brunette Avenue from the New Westminster boundary to the Lougheed Highway;
  - Barnet Highway from the Port Moody border to the Lougheed/Pinetree intersection;
  - Lougheed Highway from the Burnaby boundary to Coleman Street;
  - Lougheed Highway from Colony Farm Road to Barnet/Pinetree Way;
  - Lougheed Highway from Barnet/Pinetree Way to the Port Coquitlam boundary; and
  - Pitt River Road from the Lougheed Highway to the Port Coquitlam boundary."

ITEM IV - OTHER BUSINESS

**Sign Bylaw Review** - The Committee sees this work as increasingly urgent and requested a report on the project and the proposed approach at the next Committee meeting. The focus should be on signage related to on-site businesses.

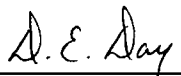
ITEM V - TABLED ITEMS

T-1 Subdivision Committee Meeting Minutes dated September 22, 1998

ITEM VI - ADJOURNMENT

The meeting adjourned at 10:00 a.m.

MINUTES CERTIFIED CORRECT

  
\_\_\_\_\_  
DEBORAH E. DAY  
GENERAL MANAGER  
PLANNING AND DEVELOPMENT

\_\_\_\_\_  
CHAIRMAN



## GROWTH MANAGEMENT COMMITTEE MINUTES

A meeting of the Growth Management Committee was held on Monday, October 26, 1998 at 9:15 a.m. in the Council Committee Room, with the following persons present:

COMMITTEE MEMBERS:

Councillor K. Becker, Chair  
 Councillor J. Stangier, Deputy Chair  
 Councillor L. Hollington

STAFF:

N. Cook, City Manager  
 D.E. Day, General Manager Planning and Development  
 K. McLaren, Development Planning Supervisor

### ITEM I - MINUTES OF OCTOBER 13, 1998

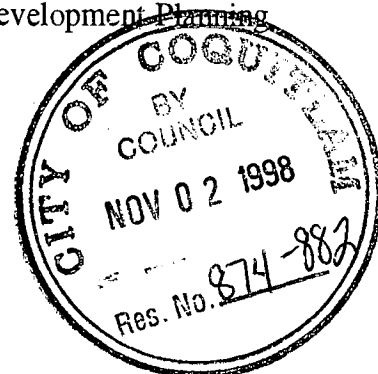
Received.

### ITEM II - BUSINESS ARISING FROM MINUTES

Received.

### ITEM III - NEW BUSINESS

**Item #501-1 - Authorization for Issuance of a Development Variance Permit  
 98 125087 DV - Proposed Signage for the Theatre Under  
 Construction at 170 Schoolhouse Street**



Ken McLaren provided a description of all of the signage which had been proposed for the Famous Players theatre complex with respect to the variances requested and the recommendations of the Design Committee and the Planning and Development Department.

The Committee discussed the proposal:

- the specific location of the freestanding arch sign on Schoolhouse Street, its size (25 feet high spanning across three driveway lanes) and material (stucco-like) raised real concerns with the appearance;
- Design Committee did not have a quorum so it is difficult to know what the full Committee's comments would have been but their request for deeper projections on part of the signage was relevant;

*Klu*

Growth Management Committee Minutes  
1998 October 26

**ITEM III - NEW BUSINESS** cont'd/

**Item #501-1** cont'd/

- the role of the poster box signs is to advertise the movies being shown since they will be more visible from the roadway than the marquee listing, the posters also help to define the ends of the buildings; it was suggested that freestanding signage be explored which incorporates the posters but this did not appeal to Farnous Players, nor did the idea of permanent art work related to cinema themes as opposed to changing advertising.

The Committee concluded that it could agree to the four poster box sign but not the entry arch. The Committee felt that the Design Committee had raised a valid point about projecting signage and wanted staff to address this question in the context of the upcoming review of the Sign Control Bylaw.

The Committee recommends:

**COUNCIL**

- Approved  
Resh # 876, 877 & 875*
- ACTION** " 1. That Development Variance Permit 98 125087 DV be amended to delete the freestanding sign at the entry off Schoolhouse Street;
2. That Council approve signing and sealing of Development Variance Permit 98 125087 DV as amended and the Mayor and City Clerk be authorized to execute this Development Variance Permit on behalf of the City of Coquitlam;
3. That the regulations related to projecting signs be reviewed as part of the upcoming review of the Sign Control Bylaw."

**Item #501-2 - Authorization for Issuance of a Development Permit  
98 124164 DP and Final Adoption of Zoning Amendment Bylaw  
No. 3236, 1998 - Proposed Restaurant and Pub at  
2745 Barnet Highway**

---

The Committee recommends:

**COUNCIL**

- Deferred to  
City. No Acty.  
Resh # 808*
- ACTION** " 1. That Council reconsider, finally pass and adopt City of Coquitlam Zoning Amendment Bylaw No. 3236, 1998;
2. That Council approve signing and sealing of Development Permit 98 124164 DP and the Mayor and City Clerk be authorized to execute this Development Permit on behalf of the City of Coquitlam."

Growth Management Committee Minutes  
1998 October 26

**ITEM III - NEW BUSINESS** cont'd/

**Item #501-3 - Development Variance Permit Application 98 123519 DV  
Signage in Mackin Park at 1046 Brunette Avenue**

The Committee recommends:

**COUNCIL**

**ACTION** " That Council approve signing and sealing of Development Variance Permit 98 123519 DV and the Mayor and City Clerk be authorized to execute this Development Variance Permit on behalf of the City of Coquitlam."

*App'd  
Res'n #879*

**Item #501-4 - Development Variance Permit Application 98 123562 DV Signage  
in Blue Mountain Park at 975 King Albert Avenue**

The Committee recommends:

**COUNCIL**

**ACTION** " That Council approve signing and sealing of Development Variance Permit 98 123562 DV and the Mayor and City Clerk be authorized to execute this Development Variance Permit on behalf of the City of Coquitlam."

*App'd  
Res'n #880*

**Item #501-5 - Development Variance Permit Application 98 124401 DV Signage  
in Town Centre Park at 1290 Pipeline Road**

The Committee recommends:

**COUNCIL**

**ACTION** " That Council approve signing and sealing of Development Variance Permit 98 124401 DV and the Mayor and City Clerk be authorized to execute this Development Variance Permit on behalf of the City of Coquitlam."

*App'd  
Res'n #881*

**Item #501-6 - Authorization for Issuance of Development Variance Permit  
98 124135 DV - Proposed 82-Room Hotel Building at  
1311 Woolridge Street**

The Committee recommends:

**COUNCIL**

**ACTION** " That Council approve signing and sealing of Development Variance Permit 98 124135 DV and the Mayor and City Clerk be authorized to execute this Development Variance Permit on behalf of the City of Coquitlam."

*App'd  
Res'n #882*

Growth Management Committee Minutes  
1998 October 26

**ITEM IV - OTHER BUSINESS**

Nil

**ITEM V - TABLED ITEMS**

- T-1 Design Committee Meeting Minutes dated October 13, 1998
- T-2 Subdivision Committee Meeting Minutes dated October 6, 1998

**ADJOURNMENT** - The meeting adjourned at 10:00 a.m.

MINUTES CERTIFIED CORRECT

*D. E. Day*

DEBORAH E. DAY  
GENERAL MANAGER PLANNING  
AND DEVELOPMENT.

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CHAIRMAN

CITY OF

C O Q U I T L A M

501



**GROWTH MANAGEMENT COMMITTEE MINUTES**

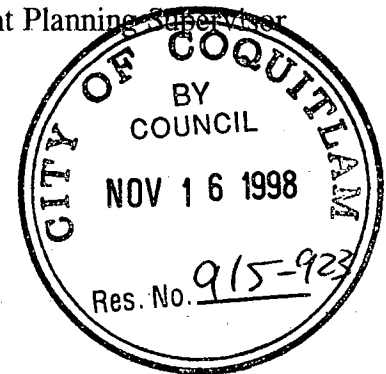
A meeting of the Growth Management Committee was held on Monday, November 9, 1998 at 8:00 a.m. in the Council Committee Room, with the following persons present:

COMMITTEE MEMBERS: Councillor K. Becker, Chair  
Councillor J. Stangier, Deputy Chair  
Councillor L. Hollington

STAFF: N. Cook, City Manager  
D.E. Day, General Manager Planning and Development  
K. McLaren, Development Planning Supervisor

**ITEM I - MINUTES OF OCTOBER 26, 1998**

Received.



**ITEM II - BUSINESS ARISING FROM MINUTES**

Received.

**ITEM III - NEW BUSINESS**

**Item #501-1 - Authorization for Issuance of a Development Variance Permit  
98 125409 DV - Proposed Variances to the Sign Control Bylaw  
Pertaining to Commercial Signage for Henderson Centre  
at 1151 Pinetree Way**

Ken McLaren described the proposed signage proposal regarding:

- projecting signs - a variance to the maximum of 0.45 m for this signage type is recommended; the proposed projection of 3 m is prohibited in the Sign Control Bylaw and would require an amendment to the Sign Control Bylaw;
- freestanding sign - such a sign is positioned at the bottom of the garage ramp beside the street which is inconsistent with the Town Centre Urban Design Guidelines; this signage would be acceptable if it were integrated into the colonnade structure on the ramp:

*Mc*



Growth Management Committee Minutes  
1998 November 9

**ITEM III - NEW BUSINESS** cont'd/

**Item #501-1** cont'd/

- variances related to extra signage including banners (considered double-sided), suspended canopy signs (also considered double-sided), and greater wall sign areas results in roughly doubling the area of signage overall for the entire development which is not recommended as a blanket approach by staff;
- project identification signs on space frames are generally supported but not the signage proposed towards the top of the glazed corner drum at Pinetree/Lincoln.

The Committee questioned the implications of the rule regarding the 0.66 m<sup>2</sup> per 1.0 metres of building wall frontage for the proposal.

Larry Kerr of Henderson Developments presented the comprehensive sign package which was distributed at the meeting (attached), referencing:

- site-specific proposal that should not set a City-wide precedent, and their desire to have all signage considered as a package now;
- the requested variances relative to sign locations, types, numbers and size:
  - specifically allowing the freestanding signage on Lincoln Avenue as a directional sign with project identification;
  - citing projecting signage examples, both permanent and banners, from other cities, requesting waiver of double-sided calculations and projecting signs to a 3 m maximum distance from the building face (as opposed to the recommended 0.45 m);
  - use of a single storefront-type bay as the basic unit for signage allowance as opposed to each business tenancy as set out in the Bylaw since they are concerned that the 0.66 m<sup>2</sup>/1.0 metre of building wall will limit their flexibility and adequacy for future tenancies and events;
  - proposal that the large mall identification signs not be counted against their overall signage area limit since these signs are quite large and diminish the allowance available for all tenancies for competitive leasing purposes; and
  - use of signage on the parking garage is also requested which was agreed to an extent with staff previously.

The Committee raised a series of questions:

- calculation of double-sided sign area relative to the overall limit, with a specific example of Sunwood Square, where these signs are below 1 m<sup>2</sup> in size and consequently not part of the area calculation (Committee suggested that the calculation of double-sided sign area vs single-sided should be included in the upcoming Sign Control Bylaw review);

**ITEM III - NEW BUSINESS** cont'd/

**Item #501-1** cont'd/

- parking ramp access signage directly at the entry from the street versus inside the colonnade higher up the ramp;
- Coquitlam Centre's freestanding sign is part of the overall signage allowed for the mall and fits into a category of the sign regulations separate from the 0.66 m<sup>2</sup>/1.0 metre of wall length.

The Committee discussed a deferral for further discussion of the project elements in conjunction with the Sign Control Bylaw review of regulations and takes into account the special character of Coquitlam and its Town Centre. Phil Leonard, a sign design consultant for Henderson Developments, advocated a change to the banner regulations relative to the limits on the extension of the projecting signs. The proponent acknowledged that he can proceed with some of the signage within the terms of the Sign Control Bylaw now.

The Committee recommends:

**COUNCIL**

**ACTION** " That Council defer consideration of Development Variance Permit 98 125409 DV."

**Item #501-2 - Consideration of Final Adoption of Bylaw Nos. 3234 and 3235, 1998 and Authorization for Issuance of a Development Permit 98 124200 DP - Proposed 86-Unit Multi-Family Rental Project at 1111 Brunette Avenue**

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The Committee recommends:

**COUNCIL**

- ACTION** " 1. That Council reconsider, finally pass and adopt City of Coquitlam Maillardville Official Community Plan Amendment Bylaw No. 3234, 1998;
2. That Council reconsider, finally pass and adopt City of Coquitlam Zoning Amendment Bylaw No. 3235, 1998;
3. That Council approve signing and sealing of Development Permit 98 124200 DP and the Mayor and City Clerk be authorized to execute this Development Permit on behalf of the City of Coquitlam;

Growth Management Committee Minutes  
1998 November 9

**ITEM III - NEW BUSINESS** cont'd/

**Item #501-2** cont'd/

4. That Council approve signing and sealing of the restrictive covenant pertaining to this development and the Mayor and City Clerk be authorized to execute this restrictive covenant on behalf of the City of Coquitlam."

**Item #501-3 - Authorization for Issuance of Development Permit  
98 124338 DP and Heritage Alteration Permit HAP-1-98  
Proposed Phase IV of Heritage Square at  
1120-1132 Brunette Avenue**

The Committee recommends:

**COUNCIL**

- ACTION** "1. That Council approve signing and sealing of Development Permit 98 124338 DP and the Mayor and City Clerk be authorized to execute this Development Permit on behalf of the City of Coquitlam;
2. That Council approve signing and sealing of Heritage Alteration Permit HAP-1-98, and the Mayor and City Clerk be authorized to execute this Heritage Alteration Permit on behalf of the City of Coquitlam."

**Item #501-4 - 5 Percent Provision of Parkland Pursuant to Section 941  
of the *Municipal Act* for the Proposed Subdivisions at  
1700 Paddock Drive (98 123846 SD) and 3062 Plateau  
Boulevard (98 122267 SD) on the Westwood Plateau**

The Committee recommends:

**COUNCIL**

- ACTION** "That Council **not** require the owner of the proposed subdivision under file 98 123846 SD (1700 Paddock Drive) and 98 122267 SD (3062 Plateau Boulevard) to pay to the City an amount that equals 5 percent of the market value of the land being subdivided as outlined in Section 941 of the *Municipal Act*, since land is being provided by said owner."

Growth Management Committee Minutes  
1998 November 9

**ITEM V - TABLED ITEMS**

Nil.

**ADJOURNMENT**

The meeting adjourned at 9:10 a.m.

MINUTES CERTIFIED CORRECT

*D. E. Day*

DEBORAH E. DAY  
GENERAL MANAGER PLANNING  
AND DEVELOPMENT

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CHAIRMAN

CITY OF

**C O Q U I T L A M**



501

**GROWTH MANAGEMENT COMMITTEE MINUTES**

A meeting of the Growth Management Committee was held on Monday, November 23, 1998 at 9:00 a.m. in the Council Committee Room, with the following persons present:

**COMMITTEE MEMBERS PRESENT:** Councillor K. Becker, Chair  
Councillor J. Stangier, Deputy Chair  
Councillor L. Hollington

**OTHER COUNCILLORS PRESENT:** Councillor M. Wilson

**STAFF:** N. Cook, City Manager  
D. Day, General Manager Planning & Development  
M. Chu, Manager Development Services  
P. Pearson, Transportation Planning Engineer  
K. McLaren, Development Planning Supervisor

**ITEM I - MINUTES OF NOVEMBER 09, 1998**

Received.

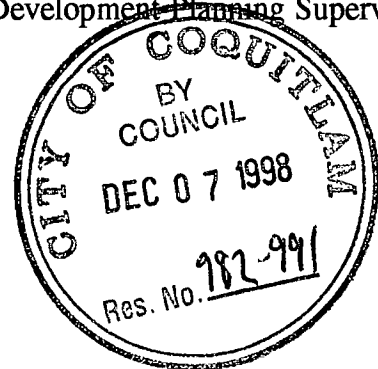
**ITEM II - BUSINESS ARISING FROM MINUTES**

Nil

**ITEM III - NEW BUSINESS**

**Item 501-1 Authorization for Issuance of a Development Variance Permit 98 125409 DV - Proposed Variances to the Sign Control Bylaw Pertaining to Commercial Signage for Henderson Centre at 1151 Pinetree Way**

Larry Kerr of Henderson Centre indicated to the Committee that his firm wishes the item to be deferred and to continue discussions on the additional project identification signage at the Lincoln/Pinetree intersection. Ken McLaren summarized the content of the proposed Development Variance Permit, as included in the report, outlining the signage included and excluded by the recommendations.



*Me*

ITEM III - NEW BUSINESS cont'd/

Item 501-1 cont'd/

Larry Kerr raised some questions related to the details of the recommended Development Variance Permit terms. There were also questions regarding the scope of Council's decision-making regarding various elements of the proposal.

The Committee recommends, with Councillor Stangier not supporting the recommendation;

COUNCIL  
ACTION

1. That Council approve signing and sealing of the amended version of Development Variance Permit 98 125409 DV and the Mayor and City Clerk be authorized to execute this amended Development Variance Permit on behalf of the City of Coquitlam;
2. That staff be authorized to consider the freestanding entry sign at the ramp and Lincoln Avenue subject to it being minimized and becoming a purely directional sign and subject to architectural treatment and traffic manoeuvring being satisfactory to staff."

*See Res'n  
# 983, 984  
& 985*

Item 501-2 Authorization for Issuance of Development Variance Permit 98 125254 DV - Signage for VanCity Savings Credit Union Building at 2991 Lougheed Highway - Pinetree Shopping Centre

The Committee thought there were merits in tying the signage approval to this sign design and business identification purpose, which should be reflected in the terms of the Development Variance Permit presented to Council. Staff will provide an amended version that has been reviewed by the City Solicitor for Council's consideration.

The Committee recommends:

COUNCIL  
ACTION

1. That Council approve signing and sealing of Development Variance Permit 98 125254 DV as amended, and the Mayor and City Clerk be authorized to execute this Development Variance Permit on behalf of the City of Coquitlam.
2. That Council direct staff to include the issues of accent lighting, neon tubes and similar signage in the upcoming review of the Sign Control Bylaw. "

*Res'n # 986, 987*

COUNCILLOR WILSON LEFT THE MEETING AT 9:45 A.M.

ITEM III - NEW BUSINESS cont'd/

**Item 501-3 Authorization for Issuance of a Development Variance Permit  
98 125751 DV - Servicing Related to First Phase of Robinson Street  
Memorial Park Development at 621 Robinson Street**

The Committee discussed the process and reasons for considering this variance permit. The Robinson Street Memorial Park is being developed consistent with the Business Plan as approved by Council. The anticipated development of the local roadways and sidewalks over time, the site's context beside the Vancouver Golf Club and the implications for local traffic were also discussed.

The Committee recommends:

**COUNCIL ACTION** "That Council approve signing and sealing of Development Variance Permit 98 125751 DV and the Mayor and City Clerk be authorized to execute this Development Variance Permit on behalf of the City of Coquitlam."

*App'd  
Clerk #988*

**Item 501-4 Authorization for Assignment of Development Variance  
98 119044 DV for Proposed 90-Unit Motel at 1085 Woolridge Street**

The Committee recommends:

**COUNCIL ACTION** "That Council approve the assignment of Development Variance Permit 98 119044 DV from Opus Building Corporation to 564592 British Columbia Ltd. and the Mayor and City Clerk be authorized to execute this assignment on behalf of the City of Coquitlam once the assignment document has been reviewed and accepted by the City Solicitor."

*App'd  
Res'd #989*

**Item 501-5 Conservation Permit 98 125907 CP - Preloading Sand for Ocean Trailer  
Rentals at 100 Golden Drive**

The Committee recommends:

**COUNCIL ACTION** That Council approve Conservation Permit 98 125907 for Ocean Trailer Rentals to allow for preloading on their site (site plan attached) with the following conditions:

1. Provide a mitigation plan, complete with sediment control facilities for control of the water facility discharging into the storm sewer system, to comply with the City of Coquitlam Sediment Control Bylaw No. 2929, 1995. The plan is to include the frequency of the water quality testing and results of the testing are to confirm that no leachates are present in the water prior to release into the storm system.
2. Provide a letter of undertaking, signed by a professional engineer, committing to undertake a program of management of the sediment control and water quality discharge as detailed in Bylaw 2929, 1995 is required.
3. Receive written approval from BC Hydro for the placement of fill and lock blocks within the BC Hydro right-of-way."

*App'd  
Clerk #970*

ITEM III - NEW BUSINESS cont'd/

Item 501-6 Major Road Network - MRTAC

The Committee recommends:

**COUNCIL  
ACTION**

" That Council confirm to the Greater Vancouver Transportation Authority (GVTA) Board their approval and endorsement of the following road segments for inclusion in the Major Road Network (MRN):

- North Road from the New Westminster boundary to Clarke Road;
  - Clarke Road from North Road to the Port Moody boundary;
  - Como Lake Road from the Burnaby boundary to Mariner Way;
  - Austin Avenue from North Road to Mariner Way;
  - Mariner Way from United Boulevard to the Barnet Highway;
  - Barnet Highway from Port Moody border to the Lougheed/Pinetree intersection;
  - United Boulevard from Mariner Way to the Lougheed Highway ramp;
  - United Boulevard from King Edward Street to the Mary Hill Bypass;
  - King Edward Street from the Lougheed Highway to United Boulevard;
  - Brunette Avenue from the New Westminster boundary to the Lougheed Highway;
  - Lougheed Highway from the Burnaby boundary to Coleman Street;
  - Lougheed Highway from Colony Farm Road to Barnet/Pinetree Way;
  - Lougheed Highway from Barnet/Pinetree Way to the Port Coquitlam boundary;
  - Pitt River Road from the Lougheed Highway to the Port Coquitlam boundary;
- as well as the road segments of:
- Guildford Way from the Port Moody boundary to Pinetree Way;
  - Pinetree Way from the Lougheed/Barnet Highway intersection to Guildford Way.

*Approved  
12/16/98 \* 991*

ITEM IV - TABLED ITEMS

- T-1 Design Committee Minutes - November 03, 1998
- T-2 Subdivision Committee Minutes - November 03, 1998

ITEM V - ADJOURNMENT

The meeting adjourned at 9:55 a.m.

MINUTES CERTIFIED CORRECT

*D.E. Day*

\_\_\_\_\_  
DEBORAH E. DAY  
GENERAL MANAGER  
PLANNING AND DEVELOPMENT

\_\_\_\_\_  
CHAIRMAN





501

GROWTH MANAGEMENT COMMITTEE MINUTES

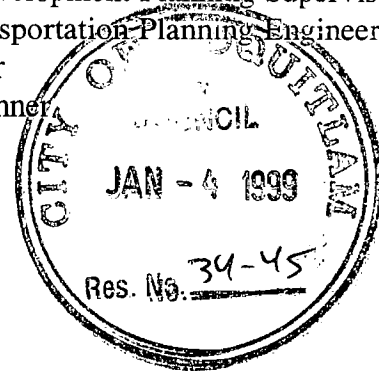
A meeting of the Growth Management Committee was held on Monday, December 14, 1998 at 1:00 p.m. in the Council Committee Room, with the following persons present:

COMMITTEE MEMBERS PRESENT: Councillor M. Reid, Chair  
Councillor J. Stangier, Deputy Chair  
Councillor K. Becker

STAFF: D. Day, General Manager Planning & Development  
M. Chu, Manager Development Services  
K. McLaren, Development Planning Supervisor  
P. Pearson, Transportation Planning Engineer  
R. Innes, Planner  
J. Pickering, Planner

ITEM I - MINUTES OF NOVEMBER 23, 1998

Received.



ITEM II - BUSINESS ARISING FROM MINUTES

Nil

ITEM III - NEW BUSINESS

**Item 501-1 Requested Variance for Subdivision Servicing Requirements at 904 Cottonwood Avenue**

Mr. Bruce Reid outlined the situation related to his subdivision of properties fronting on Spruce Avenue and Cottonwood Avenue. With respect to the Cottonwood frontage, he intends to retain the house and would not see making the improvements on this frontage as practical or realistic given the absence of these services on the rest of the street.

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**ITEM III - NEW BUSINESS cont'd/**

**Item 501-1 cont'd/**

The Committee advised Mr. Barry Reid to apply for a Development Variance Permit application since this is necessary for Council to consider the merits of exempting servicing requirements on the Cottonwood Avenue frontage related to the subdivision.

**Item 501-2 Northeast Coquitlam Official Community Plan Amendment  
Application 97 112976 RZ for Hazel Drive Area**

John Minichiello and Glen Topping, who are among the group of Hazel Drive property owners, as well as Holden Yip as their consultant, appeared to express their concerns with the proposed NE OCP designation of the Hazel Drive lands for one acre residential development when other areas are slated for higher development densities. They foresee demand for more intensive residential uses that are more affordable as opposed to estate-type lots. Their submission is attached to the minutes.

The Committee questioned:

- the status of the land assembly whereby eight landowners are involved but several parcels are not included;
- the location of the Landview proposal and the related review process;
- the timing of the NE OCP review process which is expected to proceed to a Public Open House early in 1999, with a final decision in March/April;
- servicing requirements for one acre lots;
- the topographic characteristics of this property relative to servicing and related costs, with the necessary planning and technical information still needing to be supplied.

The proponents are seeking approval in principle to address all issues further but staff indicated that there are policy implications for such an action relative to the NE OCP.

The Chair thanked the delegation for their presentation and indicated that further discussion by Council would be necessary.

The Committee recommends:

**COUNCIL**

**ACTION**

" That Council support the Hazel Drive applicants bringing forward the development proposal subject to satisfactory resolution of all concerns, issues and conditions identified through the review process, including consolidation of all the lots in the general area into the application and supplying the necessary technical studies, recognizing that the proposal will be brought back through the relevant Council Committees to Council as the proposal proceeds towards the next stages of approval."

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**ITEM III - NEW BUSINESS cont'd/**

**Item 501-3 Amendment to Development Permit for Proposed Church at  
3129 Ozada Avenue - Permit No. 98 126345 AM**

The Committee recommends:

**COUNCIL**

**ACTION** " That Council approve Development Permit Amendment No. 98 126345 AM and the Mayor and City Clerk be authorized to execute this amendment on behalf of the City of Coquitlam."

**Item 501-4 Authorization for Issuance of a Development Variance Permit -  
98 125163 DV - Reduced Setbacks for Shed at Rear of 1452 Purcell  
Drive**

Ken McLaren described the situation and the recommended action to address the problem.

The Committee recommends:

**COUNCIL**

**ACTION** " 1. That Council approve signing and sealing of Development Variance Permit 98 125163 DV and the Mayor and City Clerk be authorized to execute this Development Variance Permit on behalf of the City of Coquitlam;  
2. That Council authorize the Mayor and City Clerk to execute a modification to Restrictive Covenant AC 259279 on behalf of the City of Coquitlam."

**Item 501-5 Bylaw Amendments to Implement the Secondary Suite Policy**

The Committee raised questions clarifying that:

- amendments allow secondary suites in all single detached dwelling residential zones, if certain conditions are met;
- the conditions being brought forward in the Zoning and other Bylaws are consistent with the policy directions previously approved by Council.

The Committee recommends:

**COUNCIL**

**ACTION** " That Council give first reading to:  
1. Bylaw No. 3260, 1998 being an amendment to the Zoning Bylaw and forward to Public Hearing;  
2. Bylaw No. 3261, 1998 being an amendment to the Building Bylaw;

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**ITEM III - NEW BUSINESS cont'd/**

**Item 501-5 cont'd/**

3. Bylaw No. 3262, 1998 being an amendment to the Sewerage System Bylaw;
4. Bylaw No. 3263, 1998 being an amendment to the Water Distribution Bylaw."

**Item 501-6 Port Coquitlam Transportation Plan**

Phil Pearson provided an overview of the proposal from Port Coquitlam as it affects Coquitlam, particularly related to NE Coquitlam, relative to:

- Coast Meridian Road,
- Freemont Connector,
- Lincoln Crossing of the Coquitlam River.

It was also noted that access to properties in Coquitlam in the vicinity of Bedford Drive should be preserved.

The Committee recommends:

**COUNCIL  
ACTION**

" That staff provide input to the City of Port Coquitlam staff regarding their Draft Transportation Plan indicating:

1. That options which support Coquitlam's Northeast Official Community Plan review and Transportation Plan are favoured including:
  - a) Coast Meridian Road as a four-lane facility;
  - b) Freemont Connector as a four-lane facility;
  - c) Crossing the Coquitlam River in the vicinity of Lincoln Avenue as a four-lane facility, recognizing that the precise siting would require more extensive engineering and environmental studies.
2. That if the local road system in the Bedford - Gately area south of Kingsway is modified, provisions for access to the Coquitlam property south of the CP Rail right-of-way must be preserved."

**Item 501-7 Homeowner Protection Act**

The Committee discussed the implications of the two recommendations and expressed their support for the owner builder provisions but emphasized the need for trades qualifications but not necessarily union membership as a requirement for new construction or renovation work.

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**ITEM III - NEW BUSINESS cont'd/**

**Item 501-7 cont'd/**

The scope of the Act needs to be clarified to implement these proposals.

The Committee recommends:

**COUNCIL**

**ACTION**

" That a letter be sent to the Minister of Municipal Affairs and the Homeowner Protection Office stating that Council supports:

- the Canadian Home Builders' Association's recommendations on the treatment of 'owners builders' as outlined in their letter dated October 20, 1998; and
- recommendations to establish effective licencing, trades qualification standards, and warranty systems for the restoration industry as soon as possible."

**ITEM IV - TABLED ITEMS**

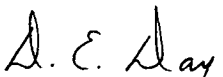
T-1 Design Committee Meeting Minutes dated December 1, 1998

T-2 Subdivision Committee Meeting Minutes dated November 17, 1998

**ITEM V - ADJOURNMENT**

The meeting adjourned at 2:05 p.m.

MINUTES CERTIFIED CORRECT

  
\_\_\_\_\_  
DEBORAH E. DAY  
GENERAL MANAGER  
PLANNING AND DEVELOPMENT

\_\_\_\_\_  
CHAIRMAN