

SUBDIVISION COMMITTEE

JANUARY 6, 1987

SUBDIVISION COMMITTEE MINUTES

A meeting of the Subdivision Committee was held in the Engineering Department Committee Room at 9:30 a.m. on Tuesday, January 6, 1987, with the following persons present:

N. Nyberg, Municipal Engineer
L.T. Scott, Supervisor, Subdivision & Development
E. Tiessen, Deputy Planning Director
K. McLaren, Development Control Technician
N. Maxwell, Planning Assistant

8-3522A

D. EVANS, L. MOOR, J. KOOL
1939 & 1945 DAWES HILL ROAD
LOTS B & C, BLK. 8, D.L. 64, PLAN 4552.

Approved subject to:

- 1) the applicants providing a grading and lot drainage plan to the satisfaction of the Chief Building Inspector prior to final approval;
- 2) the requirements of Subdivision Control Bylaw No. 1023, including:
 - a) cash payment for the future construction of the approximate 18.29-meter frontage of the proposed new lot on Chester Court to the standards required by Subdivision Control Bylaw No. 1023;
 - b) payment for one new driveway culvert;
 - c) payment for one new water connection;
 - d) registration in the Land Titles Office of any necessary easements;
- 3) payment of the development cost charge as required by Bylaw No. 988, consisting of \$955 for the one additional dwelling unit permitted to be constructed;
- 4) payment of any current, delinquent or outstanding taxes and the estimated 1987 municipal taxes as well.

8-3940

NOMEN DEVELOPMENT CORP.
1190 FALCON DRIVE
STRATA PLAN OF LOT A, D.L. 346, PLAN 71291

The Committee recommends that the Strata Titles Approving Officer sign the Form E and the subsequent plans for the two phases.

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8-426E

DONALD F. KOEHN
567 EBERT AVENUE
LOT "A", BLK. 11, D.L. 7, PLAN 18209

Approved subject to:

- 1) the requirements of Subdivision Control Bylaw No. 1023, including:
 - a) cash payment for the future construction of Ebert Avenue to the standards required by Subdivision Control Bylaw No. 1023 for the approximate 14.6-meter frontage of the proposed new lot;
 - b) cash payment for future lane paving;
 - c) registration in the Land Titles Office of any necessary easements;
 - d) payment for one additional water connection;
 - e) payment for one new driveway culvert if required;
- 2) payment of the development cost charge, as required by Bylaw No. 988, consisting of \$955 for the one additional dwelling unit permitted to be constructed;
- 3) payment of any current, delinquent or outstanding taxes and the estimated 1987 municipal taxes before final approval;
- 4) physical construction of a chain link fence along the east side of the walkway.

8-3914

R. & E. STEWART
2928 WALTON AVENUE
LOT 45, D.L. 386, PLAN 24137

The Committee finds sketch 8-3914 technically feasible, noting that if three readings to the rezoning bylaw are granted by Council, the Committee will give consideration to granting a preliminary approval.

8-3941

GRANISLE DEVELOPMENT CORP.
2764 BARNET HIGHWAY
LOT 57, D.L. 383, PLAN 55002

Approved subject to the Approving Officer of the Ministry of Transportation and Highways signing the survey plans prior to the signing of the survey plans by the Municipal Approving Officer.

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8-3860

D.M. RICARD
1511 COAST MERIDIAN ROAD
N. 1/2 OF N. 1/2 OF L.S. 13, SEC. 18, TWP. 40, NWD

The Committee heard a report from the Planning Department in regards to the classification of Coast Meridian Road north of Hazel Drive. The Official Community Plan for Northeast Coquitlam designates this section of Coast Meridian Road as a collector street even though the Zoning Bylaw has it classed as an arterial street. It was noted that zoning amendments are being drafted to bring that Bylaw into accord with the Community Plan.

After discussing the street classification, the Committee commented that should the subdivision proceed, they would recommend that the road only be required to be constructed to a collector standard, which would be consistent with the Community Plan Map designation.

A review of the subdivision indicates that the comments from the Simon Fraser Health District in relation to the septic tank and potable water supply appear to be the two outstanding issues, and therefore the application remains tabled pending the applicant's resolution of these two items.

8-1952A

DISTRICT OF COQUITLAM
SW CORNER MONTEREY AVENUE & FINNIGAN STREET
LOT 19, D.L. 112, PLAN 1122

The Committee finds sketch 8-1952A technically feasible, noting the following:

- 1) Council approval of a road exchange bylaw will be required.
- 2) Considerable filling of the site, in accordance with a geotechnical report, will be required.
- 3) Physical construction of a lighted walkway north of the southerly portion of Montgomery Street will be made a condition of preliminary approval.

8-3531A

W. HALL
1385 GLENBROOK STREET
SW 1/4 OF L.S. 8, SEC. 13, TWP. 39

The Committee reviewed a sketch from the applicant received in the Planning Department 1987 01 05 which appears to resolve the Committee's concern in relation to convenient and reasonable resubdivision of the resulting parcels of land. The application, however, remains tabled for:

- 1) the Planning Department to review the latest proposal in relation to its effect on adjoining properties;

SUBDIVISION COMMITTEE MINUTES
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8-3531A cont'd

- 2) the Engineering Department to finalize its review of the subdivision in relation to water pressure requirements.

The Committee notes that they have yet to receive comments from the Simon Fraser Health District, the Water Management and Fish and Wildlife Branches of the Ministry of Environment, and Fisheries and Oceans Canada.

8-3634C

DISTRICT OF COQUITLAM
HICKEY STREET AND LEDUC AVENUE
LOTS 541 & 542, D.L. 113, PLAN 60240

Approved subject to:

- 1) the requirements of Subdivision Control Bylaw No. 1023, including:
 - a) physical construction of all roads bounding, abutting and lying within the subdivision to the standards required by Subdivision Control Bylaw No. 1023;
 - b) registration in the Land Titles Office of any necessary easements;
- 2) payment of the development cost charge, as required by Bylaw No. 988, consisting of \$955 for each of the 44 potential dwelling units permitted to be constructed;
- 3) Council approval of a road exchange bylaw to effect the elimination of the existing walkway running south off Latimer Avenue;
- 4) the lots within the "RS-3" area containing at least 555 m² of lot size and the lots within the "RS-1" zoned area containing a minimum of 650 m² of area.

8-3881X

MOLNAR CONSTRUCTION LTD.
CHILKO DRIVE
LOT 4. (S&E PL. _____, PL. _____), D.L. 305, PLAN 70847

The Committee reviewed the concept plans and covering letter from the applicant's consultant, received in the Planning Department 1986 12 23, which increases the proposed lot sizes from the RS-4 minimums to the RS-3 zone standards. After reviewing the latest submission, the Committee commented that they have no objection to the concept of "crossfall" road construction, however, the difficulty with this subdivision is the road grades which exceed bylaw maximums. The application therefore remains tabled and in this regard the Committee requests the submission of cross section information which compares the effect a 12% road grade versus a 10% road grade would have on lots adjacent to the portions of road allowance which exceed the 10% bylaw maximum.

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POLICY STATEMENT ON SITE GRADING CONTROLS BY SUBDIVISION

1. OBJECTIVES

- A. To detect conditions of adverse slopes, cuts, fills, lot dimensions and configurations which would create interlot drainage problems.
- B. To provide guidelines for site grading, elevation, interlot transition, earth retention and erosion control measures for various combinations of severe soil/grade/land use conditions.
- C. To provide a highly reliable method of enforcing compliance with guidelines and professional advice.

2. METHOD

- A. At preliminary approval review by the Subdivision Committee, preliminary plot plans should be examined for slopes in excess of 20%; for adverse soil conditions; for potential servicing easements; and for driveway grades and earth retention requirements.
- B. If there is evidence of grades in excess of 25% or potential soil, erosion or embankment requirements, a site grading plan should be prepared by a geotechnical engineer as a condition of subdivision.
- C. On receipt of a site grading plan, and considering the lot dimensions, configuration and access requirements, the Committee will determine whether individual restrictive covenants should be registered on each lot to require a geotechnical engineer to certify compliance of each lot with the overall approved site grading plan.
- D. On the basis of the volume, location or character of earthworks required, as determined by the approved site grading plan, a conservation permit may be issued to cover the reconfiguration of the raw land.

3. DECISION MATRIX

	<u>Grades Less Than 20%</u>	<u>Grades 20%-25%</u>	<u>Grades More Than 25%</u>
good soil condition	probably not required	may be required	probably required
medium or variable soil condition	may be required	probably required	required
poor soil condition	probably required	required	required

JANUARY 20, 1987

SUBDIVISION COMMITTEE MINUTES

A meeting of the Subdivision Committee was held in the Engineering Department Committee Room at 9:30 a.m. on Tuesday, January 20, 1987. with the following persons present:

N. Nyberg, Municipal Engineer
L.T. Scott, Supervisor, Subdivision & Development
D.M. Buchanan, Planning Director
K. McLaren, Development Control Technician
N. Maxwell, Planning Assistant

8-3942

CENTRAL DRI-WALL (1963) LTD.
653, 657 & 643 THOMPSON AVENUE
LOT 7, PL. 5930; LOT A OF LOT 8 (S&E E. 60'), SK. 11956;
LOT 130, PL. 30653; ALL OF BLK. 4, D.L. 106

The Committee finds sketch 8-3942 technically feasible, noting that the Committee will consider granting a preliminary approval, depending on Council action after the possible Public Hearing on rezoning. In relation to this subdivision, the Committee also notes the following:

- a) The Engineering Department will be reviewing the subdivision's impact on downstream drainage capacity.
- b) A Development Variance Permit will be required to vary the minimum width of road rights-of-way for both the proposed north-south and east-west roads to be dedicated, as well as the Subdivision Control Bylaw requirements for location of certain utilities.
- c) Physical construction of Thompson Avenue; the north-south and the east-west roads will be a condition of any preliminary approval.

8-3939

L. FINDLAY
2954 STARLIGHT WAY
LOT 24, BLK. 17, D.L. 374, PL. 16613

Approved subject to:

- 1) cash payment for the future construction of the approximate 18.8-meter frontage of Starlight Way to the standards required by Subdivision Control Bylaw No. 1023;
- 2) payment of any current, delinquent or outstanding taxes and the estimated 1987 municipal taxes before final approval;
- 3) payment of the development cost charge, as required by Bylaw No. 988, consisting of \$955 for the one additional dwelling unit permitted to be constructed;

SUBDIVISION COMMITTEE MINUTES
OF JANUARY 20, 1987

8-3939 cont'd

- 4) payment for water connections;
- 5) payment for one additional driveway culvert if required;
- 6) registration in the Land Titles Office of a covenant which would require that the new homes be in character with the existing housing in the area in terms of building mass, profile, bulk and height, and also to restrict the building envelope to the area generally indicated on the sketch submitted by the applicant.

8-2979D

E. STEPHENS
3459 GALLOWAY AVENUE
LOT 40, SEC. 18, TWP. 40, PL. 42994

Declined, as the applicant has not resolved the matters referred to in the Simon Fraser Health District letter dated 1986 02 19.

8-3754A

D. BONN
624 CHAPMAN AVENUE
W. 97.5' OF LOT 5, BLK. 3, D.L. 106, PL. 6467

Declined, as the applicant has not responded to the Subdivision Committee letter dated 1986 08 28.

8-3875

R. & J. ALLEGRETO, A. & R. ALAIN
965 & 969 RANCH PARK WAY
N. 1/2 & S. 1/2 OF BLK. 2, D.L. 373, PL. 19655

Declined, as the applicant has not responded to the Subdivision Committee letter dated 1985 10 11.

8-3943

I. KATINIC
2914 DEWDNEY TRUNK ROAD
LOT 50, D.L. 381, PL. 28759

Tabled for:

- 1) the Planning Department to contact adjacent property owners with a view to obtaining their comments on the proposed subdivision;
- 2) the applicant to provide information on proposed access grades on the panhandle driveway.

SUBDIVISION COMMITTEE MINUTES
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8-3943 cont'd

The Committee notes that if favourable comments are received, and the Committee subsequently grants a preliminary approval to a proposed subdivision, the approval conditions would include the following:

- a) the dedication of the "rear road" and a cash payment for its future construction, as well as payment for the frontage of the panhandle lot on Dewdney Trunk Road;
- b) the registration in the Land Titles Office of a restrictive covenant in regards to joint access to Dewdney Trunk Road.

8-3936C SCHOOL DISTRICT NO. 43, DEFERIN PROPERTIES LTD.
1149 LANSDOWNE DRIVE
LOT 5 (S&E PL. 12668), D.L. 383, PL. 148

The Committee reviewed sketch 8-3936C, which responds to the Planning Department's suggestion in regards to RS-3 zoning along Lansdowne Drive. The sketch, however, does not meet the conditions recommended by the Fish and Wildlife Branch of the Ministry of Environment or Fisheries and Oceans Canada in their letters dated January 12, 1987 and January 13, 1987 respectively, in terms of the greenbelt protection area along the adjacent watercourse. Consequently, the subdivision remains tabled, pending a redesign of the subdivision layout by the applicants, which is satisfactory to the two agencies mentioned above.

8-3915A L. FOX
532 & 534 LINTON STREET
LOT 2, D.L. 358, PL. 73072

Approved subject to:

- 1) the requirements of Subdivision Control Bylaw No. 1023 including:
 - a) cash payment for the future construction of services for the approximate 27.9-meter frontage of the two southerly lots on Linton Street;
 - b) physical construction of the walkway;
 - c) payment for two additional water connections;
- 2) payment of the development cost charge, as required by Bylaw No. 988, consisting of \$955 for the one additional dwelling unit permitted to be constructed;
- 3) payment of any current, delinquent or outstanding municipal taxes and the estimated 1987 municipal taxes as well.

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8-3881Y

MOLNAR CONSTRUCTION LTD.
MARA DRIVE
REM. LOT 6, D.L. 305, PL. 70847

Approved subject to:

- 1) the requirements of Subdivision Control Bylaw No. 1023 including:
 - a) physical construction of all services required by Subdivision Control Bylaw No. 1023;
 - b) registration in the Land Titles Office of any necessary easements;
- 2) payment of any current, delinquent or outstanding taxes and the estimated 1987 municipal taxes before final approval.
- 3) registration in the Land Titles Office of a "driveway covenant" if required.

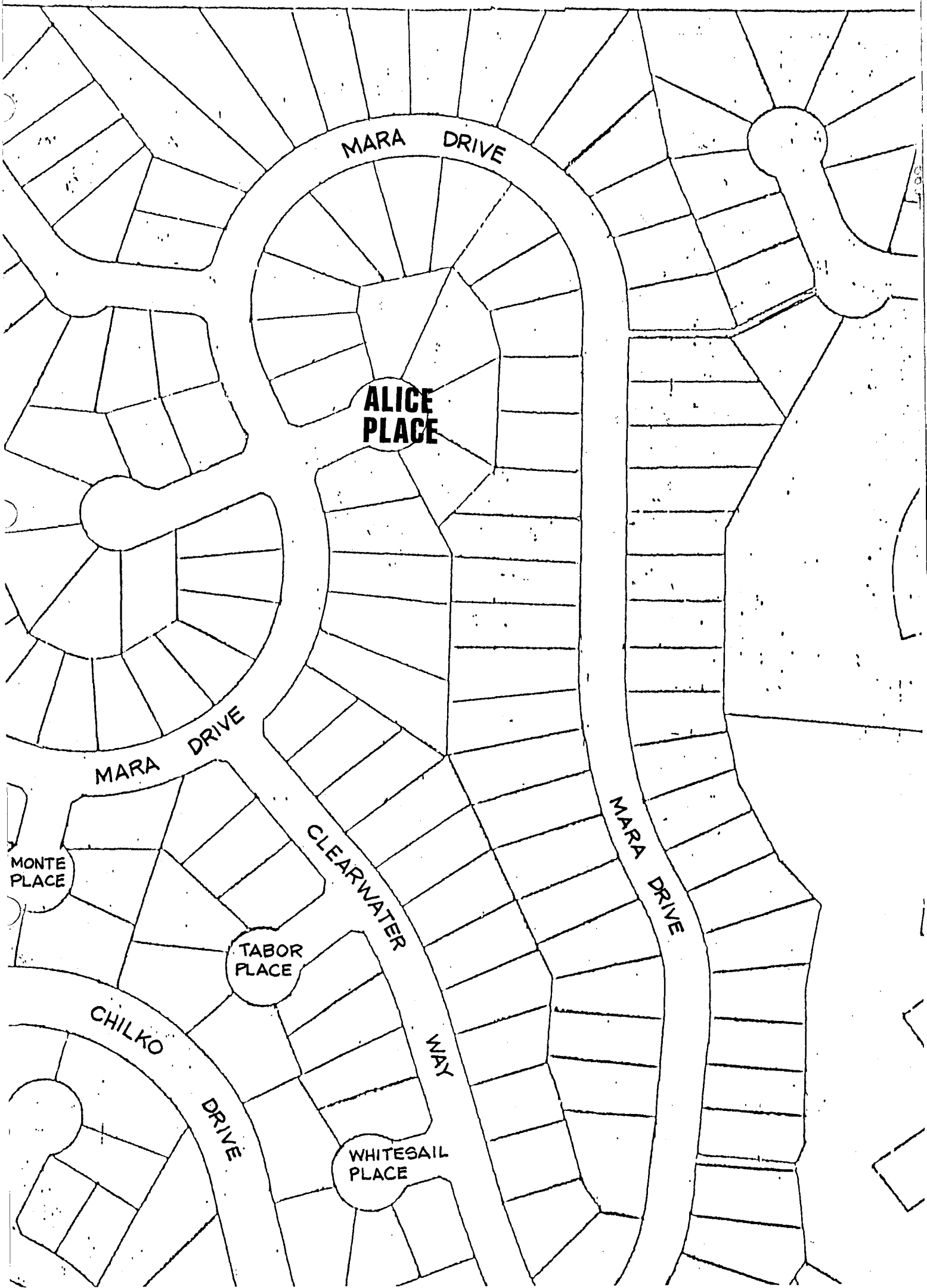
The Committee notes that the Building Inspector will require a geotechnical report and engineered foundations from a professional engineer on each of the lots prior to the issuance of any permits for house construction.

It was also noted that the Committee will be looking for a regrading plan to accompany any application for subdivision of the area at the northern end of the proposed cul-de-sac directly east of this subdivision.

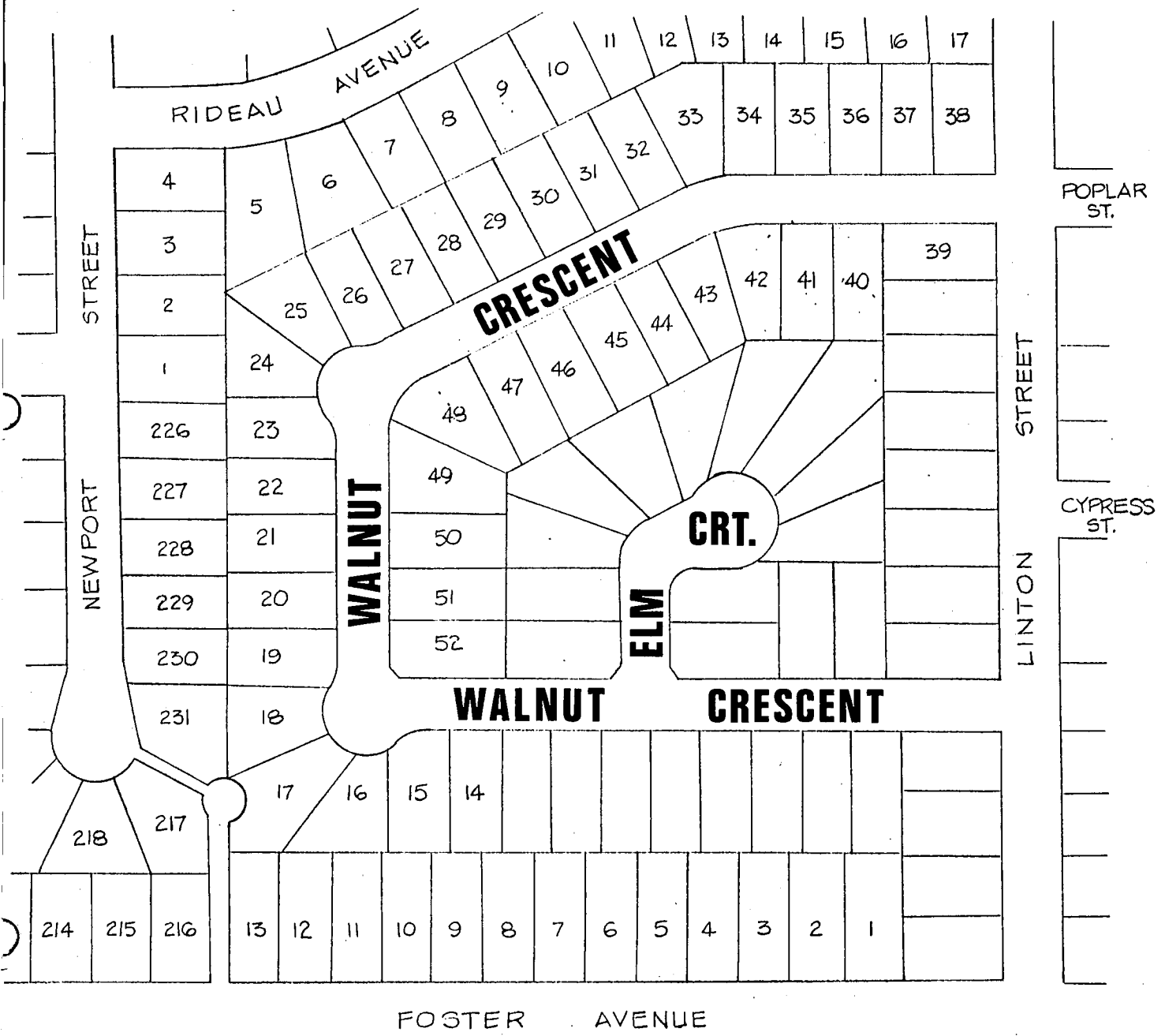
STREET NAMES

The Committee reviewed proposed street names and their locations are as indicated on the attached map, which forms a part of the minutes. The Committee recommends that Council approve the following names subject to their acceptance by the Post Office:

Alice Place
Walnut Crescent
Elm Court
Pinewood Avenue
Talbot Court



STREET NAME



STREET NAMES

STREET NAME

69689

P.

1
P. 23735

68324
SHERMAN ST. 31
30 21
29 22
28 23
27 24
26 25

68324
JORDAN ST. 20
19
18
17
16
15 14
72613
1
2
3
4

JULIAN AVE.

11 12 13 14
10 16
9 17
8 18
7 19
6 20
5 21
4 22
3 23
2 24
1 25
26
27
28
29
30
31
72613
72613

PARK
P. 72613
(0.779ha.)

32
P. 72613
(1.070ha.)

REM. 3
P. 70145

P. 72491

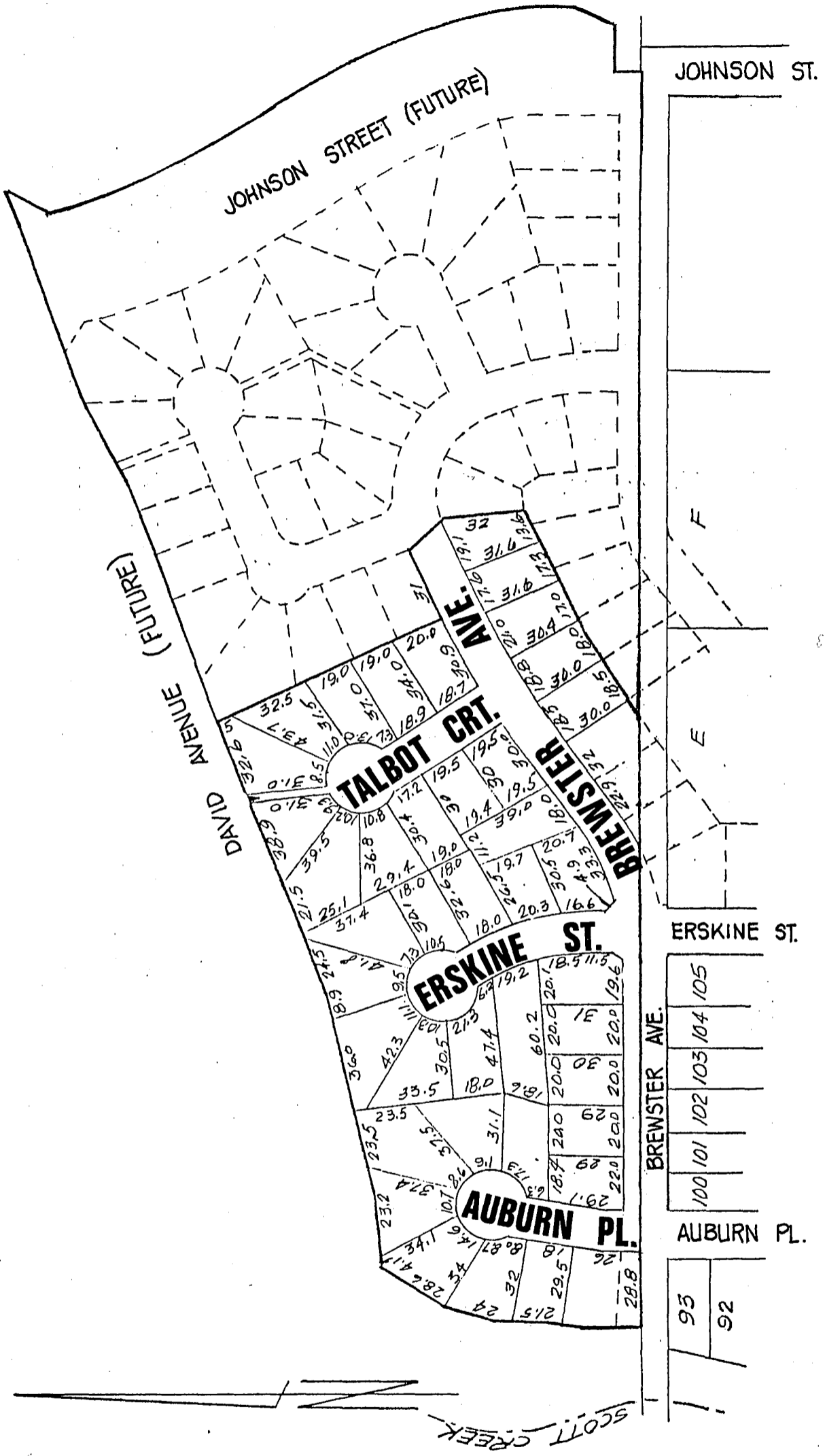
REM. 3
P. 70145

2
P. 70145

PINEWOOD AVE.

1
P. 70145

8
68324
7
6
9 10 11 12 13 5 6
4 3 2 1
WALTON AVE.



STREET NAMES

FEBRUARY 3, 1987

SUBDIVISION COMMITTEE MINUTES

A meeting of the Subdivision Committee was held in the Personnel Training Room at 9:30 a.m. on Tuesday, February 3, 1987, with the following persons present:

D.M. Buchanan, Planning Director
T. Edwards, Assistant Municipal Engineer
L.T. Scott, Supervisor, Subdivision & Development
K. McLaren, Development Control Technician
N. Maxwell, Planning Assistant

8-3695G

CHESAPEAKE DEVELOPMENTS LTD.
2865 GLEN DRIVE PHASES I AND II
PART OF LOT 1, D.L. 385, GP. 1, PLAN 70669

The Committee recommends that Council and the Strata Title Approving Officer sign the "Form 10" subject to the applicants first registering in the Land Titles Office, a right-of-way to protect the existing watermain.

8-3695H

CHESAPEAKE DEVELOPMENTS LTD.
2865 GLEN DRIVE PHASES I AND II
PART OF LOT 1, D.L. 385, GP. 1, PLAN 70699

The Committee recommends that the Strata Titles Approving Officer sign the "Form E" for Phases I and II.

8-3938C

CROWN FOREST INDUSTRIES
UNITED BOULEVARD EAST OF KING EDWARD STREET
LOTS 23 & 24, PL. 66298; LOT 12, PL. 31057, ALL OF D.L. 48

Approved subject to:

- 1) the dedication and construction of King Edward Street and United Boulevard to the standards required by Subdivision Control Bylaw No. 1023. It was noted that King Edward Street would be widened to an arterial standard as it connects to United Boulevard and that United Boulevard would be to arterial standards for its full length.
- 2) registration in the Land Titles Office of a revised road reservation agreement for the new location of the United Boulevard extension west of King Edward Street;
- 3) registration of a new servicing covenant on the balance of the unserviced lands lying within the subdivision. Serviced lands are those lying adjacent to the road dedication and construction referred to in Item 1 above.
- 4) signing of the survey plans by the Approving Officer of the Ministry of Transportation and Highways, if required by the Land Titles Office;

SUBDIVISION COMMITTEE MINUTES
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8-3938C cont'd

- 5) payment of any current, delinquent or outstanding taxes and the estimated 1987 municipal taxes on all parcels prior to final approval;
- 6) registration in the Land Titles Office of any necessary easements;
- 7) compliance with any flood-proofing requirements of the Water Management Branch of the Ministry of Environment;
- 8) all construction to take into consideration the comments contained in the Ministry of Environment, Fish and Wildlife letter dated January 27, 1987.

The Committee notes the proposed new property lines created by Sketch 8-3839C, which creates definable parcels as to more easily described areas which can be "quit claimed" within the subdivision.

8-3944

V. PHELAN, P. & R. LOHMANN, B. BERNARD, E. CARD, CROWN
PROVINCIAL
281 AND 283 HART STREET; 705 GIRARD AVENUE
LOTS 12 & 13, BLK. A, PL. 2719; LOT 11 (S&E PL. 61371 &
68007) BLK. A, PL. 2719; LOT A (S&E PL. 61371) BLK. B,
PL. 11863; LOT 3, BLK. B, PL. 6466; ALL OF D.L. 1

Tabled for the applicants to verify that all owners of property have agreed to the proposed subdivision, in particular, the owners of Lot 3, Lot 11 and Lot A.

8-3945

J. & R. HART
557 CHAPMAN AVENUE
LOT 6 OF LOT D OF LOT 1, BLK. 1, D.L. 54 & 55, PL. 15046

Tabled for the Planning Department to seek the comments of the Water Management and the Fish and Wildlife Branches of the Ministry of Environment. The Committee notes that the comments of the Fisheries agencies may affect the location of the proposed joint access configuration.

8-2749B

M. & H. KOWALENKO
2227 PARADISE AVENUE
LOT 18, D.L. 112, GP. 1, PLAN 9620

Approved subject to:

- 1) physical construction of Paradise Avenue, Briscoe Court and the lane allowance to the standards required by Subdivision Control Bylaw No. 1023.
- 2) registration in the Land Titles Office of any necessary easements;
- 3) payment of any current, delinquent or outstanding taxes and the estimated 1987 municipal taxes before final approval;

SUBDIVISION COMMITTEE MINUTES
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8-2749B cont'd

- 4) payment of the development cost charge as required by Bylaw No. 988, consisting of \$955 for the 2 additional dwelling units permitted to be constructed;
- 5) removal of all existing buildings and structures prior to final approval.

The Committee notes that the subdivision potential of the large remainder fronting Paradise Avenue would be limited to 2 parcels as the site does not contain sufficient frontage to qualify for 3 residential lots.

8-1936J

F. BUONO
2039 AUSTIN AVENUE
LOT W 1/2 OF 3, S.E. 1/4 OF D.L. 358 (S&E PL. 30982)
PL. 1729

Approved subject to:

- 1) the requirements of Subdivision Control Bylaw No. 1023 including:
 - a) physical construction of Midvale Street to the standards required by Subdivision Control Bylaw No. 1023;
 - b) registration in the Land Titles Office of any necessary easements;
 - c) elimination of any existing driveway letdowns to Austin Avenue.
- 2) payment of any current, delinquent or outstanding taxes and the estimated 1987 municipal taxes before final approval;
- 3) all accesses to the lots being from Midvale Street;
- 4) removal of all buildings and structures prior to final approval;
- 5) payment of the development cost charge as required by Bylaw No. 988, consisting of \$955 for the 2 additional dwelling units permitted to be constructed.

8-3936D

SCHOOL DISTRICT NO. 43; DEFERIN PROPERTIES
1149 LANSLOWNE DRIVE
LOT 5 (S&E PL. 12668), D.L. 383, PL. 148

The Committee reviewed Sketch 8-3936D, which provides for the additional park area along Hoy Creek, in keeping with the Fish and Wildlife Branch of the Ministry of Environment and Fisheries and Oceans Canada recommendations. The

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8-3936D cont'd

Committee notes that the expanded park boundary reduces the effective area of a number of adjacent lots to the point that the sites no longer contain minimum building envelopes as described in the provisions of the Zoning Bylaw. It is noted further that the expanded park area goes beyond the recommended park "leave strip" for Hoy Creek, based on Fisheries guidelines and expressed by the Town Centre Plan. The Committee cannot recommend acceptance of the new lot configuration and suggests that the applicants or the Planning Department approach the Fish and Wildlife Branch with a view to utilizing covenants to prevent construction in the recommended additional parkland area. The advantage would be that most of the lots could be increased in size, thereby improving the buildable areas within most of the lots in question.

The application remains tabled pending resolution of the park boundary by the Subdivision Committee.

8-3881Z

MOLNAR CONSTRUCTION LTD.
MARA DRIVE AND WESTLAKE DRIVE
LOT 3, D.L. 305, GP. 1 NWD, PLAN 73171

Approved subject to:

- 1) completion of all services required by Subdivision Control Bylaw No. 1023;
- 2) payment of any current, delinquent or outstanding taxes and the estimated 1987 municipal taxes before final approval.

8-3881AA

MOLNAR CONSTRUCTION LTD.
MARA DRIVE
LOT 6, D.L. 305, PLAN 70847 (S&E PL. 71138, 73171, 73405, 72938, 72939, 72936, 71324, 73007)

Declined as a number of the proposed parcels do not have legal frontage on a constructed and usable street.

8-3881AA
(REV. #1)

MOLNAR CONSTRUCTION LTD.
MARA DRIVE
LOT 6, D.L. 305, PLAN 70847 (S&E PL. 71138, 73171, 73405, 72938, 72939, 72936, 71324, 73007)

Approved.

8-3881BB

MOLNAR CONSTRUCTION LTD.
MARA DRIVE, DEASE PLACE
LOT , D.L. 305, PL.

The Committee notes that a preliminary approval was granted under File No. 8-3881Y and therefore the Committee directs the applicant to the Engineering Department to finalize details of final approval of the subdivision.

SUBDIVISION COMMITTEE MINUTES
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8-3881CC MOLNAR CONSTRUCTION LTD.
MARA DRIVE,
LOT , D.L. 305, PL.

Approved subject to:

- 1) physical construction of all roads lying within the subdivision to the standards required by Subdivision Control Bylaw No. 1023;
- 2) registration in the Land Titles Office of any necessary easements;
- 3) registration in the Land Titles Office of a driveway covenant if required;
- 4) payment of any current, delinquent or outstanding taxes and the estimated 1987 municipal taxes before final approval.

8-3881DD MOLNAR CONSTRUCTION LTD.
8-3881EE CHILKO DRIVE, MARA DRIVE, CLEARWATER WAY
8-3881FF LOT 4, D.L. 305, PL. 70847 (S&E PL. 71324 & 73007)

The Committee finds the road and lot layout depicted on the consultant's plan, being drawing HL13754P and stamped, "Received in the Planning Dept., Dec. 23, 1986", generally acceptable. The plan is based on RS-3 (555 m² lots), which requires Council approval of the necessary rezoning. The proposed subdivisions 8-3881DD, EE and FF are tabled pending Council review of the rezoning application, noting that Council approval of a development variance permit in relation to road grades will be required for the cul-de-sac roads proposed within areas 8-3881EE and the future development of the adjacent lands to the east under 8-3881FF.

8-3753C SANDELL DEVELOPMENTS LTD.
2930 DEWDNEY TRUNK ROAD
LOT 3 OF LOT 8, BLKS. 1 & 2, D.L. 373, PL. 6175

Approved subject to:

- 1) the requirements of Subdivision Control Bylaw No. 1023, including:
 - a) physical construction of all roads bounding, abutting and lying within the subdivision to the standards required by Subdivision Control Bylaw No. 1023;
 - b) registration in the Land Titles Office of any necessary easements.
- 2) removal of all existing buildings and structures prior to final approval;
- 3) payment of the development cost charge as required by Bylaw No. 988, consisting of \$955 for each of the 6 additional dwelling units permitted to be constructed;
6

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8-3753C cont'd

- 4) payment of any current, delinquent or outstanding taxes and the estimated 1987 municipal taxes before final approval;
- 5) compliance with the Ministry of Environment, Water Management Branch letter dated 1987 01 28;
- 6) signing of the survey plans by the Approving Officer of the Ministry of Transportation and Highways, if required by the Land Titles Office;
- 7) no driveway connection being permitted to Sharpe St.

8-3643

G. & G. RICHARDSON
411 WALKER STREET
LOT 22, BLK. 13 & 14, D.L. 1 & 16, PL. 2030

The Committee reviewed a letter from the owner of 411 Walker Street, wherein the Committee was requested to give consideration to modifying the advance road and lot layout plan for the extension of Alama Avenue. After considerable discussion, the Committee commented that the precise boundaries of the Alama Avenue extension may require some modification in the future, given current conditions prevailing at that time, however the basic premise of the extension of Alama Avenue is still endorsed by the Committee.

8-3905D

B.C. PLACE
BREWSTER AVENUE AND JOHNSON STREET
LOT 2, S.E. 1/4, SEC. 15, TWP. 39, PL. 72707

Approved subject to:

- 1) Council approval of a development variance permit for the 3 portions of roads abutting or lying within the subdivision which exceed the Subdivision Control Bylaw maximums in terms of road grades;
- 2) the requirements of Subdivision Control Bylaw No. 1023, including:
 - a) physical construction of all roads lying within the subdivision to the standards required by Subdivision Control Bylaw No. 1023, except for the sections of road allowance which the applicant is seeking a variance from Council;
 - b) registration in the Land Titles Office of any necessary easements;
 - c) discharge of the servicing covenant if the Municipal Engineer is satisfied that the conditions of the covenant have been complied with.
- 3) payment of any current, delinquent or outstanding taxes and the estimated 1987 municipal taxes before final approval;

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OF FEBRUARY 3, 1987

8-3905D cont'd

- 4) provision for the development cost charge as required by Bylaw No. 988, consisting of \$955 for each of the 35 additional dwelling units permitted to be constructed. A letter of credit in the appropriate amount would be acceptable until an agreement has been executed between the District and B.C. Place with regard to recreation facilities.

8-3906B

PARKLAND VENTURES LTD.
WALTON AVENUE AND JOHNSON STREET
LOT 1, SEC. 14&15, PL. 72593; LOT 3, SEC. 11, PL. 70149;
LOT 8, SEC. 11, PL. 73423; LOT 2, SEC. 11, PL. 73103; ALL
OF TWP. 39

The Committee finds the road and lot layout generally acceptable, however the application was tabled for:

- 1) the submission of preliminary road centre line designs for review by the Engineering Department;
- 2) the applicant to "update" the advance plan to verify that the setback line from the rear property line has been computed in relation to the siting requirements of Section 405 of the Zoning Bylaw.

The Committee would draw to the applicant's attention that the sketch has been expanded to include municipal land to show the Sherman Street dedication required to provide access to the 3 lots on the future extension of Sherman Street. In addition, the Committee commented that they foresee the applicants being responsible for all costs associated with the dedication and ultimate construction of Sherman Street, this to include Land Registry fees, survey drawings, etc.

The Committee would seek the applicant's comments on the possible disposition of the strip of land lying between the future park area and the eastern side of Sherman Street.

FEBRUARY 17, 1987

SUBDIVISION COMMITTEE MINUTES

A meeting of the Subdivision Committee was held in the Engineering Department Committee Room on Tuesday, February 17, 1987, with the following persons present:

D.M. Buchanan, Planning Director
T. Edwards, Assistant Municipal Engineer
L.T. Scott, Supervisor, Subdivision & Development
N. Maxwell, Planning Assistant

8-3936E

SCHOOL DISTRICT #43; DEFERIN PROPERTIES LTD.
1149 LANSDOWNE DRIVE
LOT 5 (S&E PL. 12668), D.L. 383, PLAN 148

The Committee finds subdivision sketch 8-3936E technically feasible, noting that consideration of preliminary approval will be given if Council gives second and third readings to the parallel rezoning bylaw.

8-2802A

R. DEACON; B. CHIN
2283 - 2289 GALE AVENUE
LOTS 178 & 179, D.L. 112, PLAN 31000

Approved subject to:

- 1) cash payment for the future installation of the services required by Subdivision Control Bylaw No. 1023 for the approximate 20.1 metre frontage of the proposed new lot;
- 2) payment for one additional water connection;
- 3) payment for one new driveway crossing, if required;
- 4) payment of any current, delinquent or outstanding taxes and the estimated 1987 municipal taxes on both parcels prior to final approval;
- 5) payment of the development cost charge as required by Bylaw No. 988, consisting of \$955 for the one additional dwelling unit permitted to be constructed.

8-3053B

R. QUAST; M. VERRIER
714 SMITH AVENUE
LOT W 1/2, PARCEL D, D.L. 41, PLAN 1103

Declined as the proposed subdivision would not provide for the convenient resubdivision of the property to the east.

SUBDIVISION COMMITTEE MINUTES
OF FEBRUARY 17, 1987

8-3947

K.R. MOTSCHMANN; ACTIVE DEVELOPMENTS LTD.
1185, 1187, 1189 PIPELINE ROAD
LOTS 2 & 3, PL. 23948; LOT 1, PL. 73561; ALL OF SECTION 11
TOWNSHIP 39

Approved noting that future improvements to Pipeline Road and the lane allowance would be made a condition of building permit issuance for any development on the consolidated parcel.

8-3943

I. KATINIC
2914 DEWDNEY TRUNK ROAD
LOT 50, D.L. 381, GP. 1, PLAN 28759

Tabled for a review of the responses from the neighboring property owners, by the Approving Officer.

8-3946

B. & C. BRATINA; DISTRICT OF COQUITLAM
753 COTTONWOOD AVENUE
LOT 6, BLK. 15, D.L. 366, GP. 1, PL. 15445, AND PORTION OF
LANE WEST OF THE PROPERTY

Tabled for the Planning Department to write and seek the comments of the adjacent property owner on the proposed lane closure.

8-1952B

DISTRICT OF COQUITLAM
SW CORNER MONTEREY AVENUE & FINNIGAN STREET
LOT 19, D.L. 112, PLAN 1122

The Committee finds sketch 8-1952B technically feasible noting the following:

- 1) Council approval of a road exchange bylaw will be required;
- 2) considerable filling of the site in accordance with a geotechnical report will be required;
- 3) physical construction of a lighted walkway connecting the two portions of Montgomery Street will be made a condition of any preliminary approval.

8-3860

D.M. RICARD
1511 COAST MERIDIAN ROAD
N.1/2 OF N.1/2 OF L.S. 13, SEC. 18, TWP. 40 NWD

Approved subject to:

- 1) the requirements of Subdivision Control Bylaw No. 1023 including:
 - a) cash payment for the future construction of Coast Meridian Road to a collector standard for the full frontage;
 - b) payment for one additional water connection. /3

SUBDIVISION COMMITTEE MINUTES
OF FEBRUARY 17, 1987

8-3860 cont'd

- 2) payment of any current, delinquent or outstanding taxes and the estimated 1987 municipal taxes before final approval;
- 3) payment of the development cost charge as required by Bylaw No. 988, consisting of \$955 for the one additional dwelling unit permitted to be constructed;
- 4) the Approving Officer exempting the subdivision from the requirements of Section 731 of the Municipal Act;
- 5) registration in the Land Titles Office of restrictive covenants in keeping with the letters from the Water Management and Fish and Wildlife Branches of the Ministry of Environment, both dated 1985 06 27.

8-3924C

CROWN FOREST PROPERTIES LTD.
SCHOOLHOUSE STREET AND KING EDWARD STREET
LOT 2, D.L. 48, GP. 1, PL. 66298; BLK. A (S&E PL. 43728),
D.L. 61, GP. 1, PL. 5076

Approved subject to:

- 1) the requirements of Subdivision Control Bylaw No. 1023 including:
 - a) physical construction of all roads bounding, abutting and lying within the subdivision to the standards required by Subdivision Control Bylaw No. 1023;
 - b) registration in the Land Titles Office of any necessary easements.
- 2) payment of any current, delinquent or outstanding taxes and the estimated 1987 municipal taxes on all parcels prior to final approval;
- 3) signing of the survey plans by the Approving Officer of the Ministry of Transportation and Highways prior to signing of the plans by the Municipal Approving Officer;
- 4) compliance with the requirements contained in the Ministry of Environment, Water Management Branch letter dated 1986 09 18;
- 5) compliance with any requirements of the Fish and Wildlife Branch of the Ministry of Environment and Fisheries and Oceans Canada;
- 6) improvements being made to the bed of Booth Creek, as referenced in the Hamilton Associates report dated February 1987;
- 7) registration of the restrictive covenants pertaining to design control and servicing on the new parcels, as agreed to by Westfair Properties Ltd. in their letter of Nov. 17, 1986.

SUBDIVISION COMMITTEE MINUTES
OF FEBRUARY 17, 1987

8-3924C cont'd

In relation to this subdivision, the Committee would note the following:

- a) Remainder Lot C on the northwest corner of Schoolhouse Street and Loughheed Highway is proposed to be acquired and consolidated with the lands;
- b) the location of Seguin Drive and its relationship to the CS-1/M-1 zoning boundary running west off Schoolhouse Street creates an awkward configuration for siting buildings in relation to that boundary.

8-3625J

DISTRICT OF COQUITLAM
SHERMAN STREET; JORDAN STREET; ALBION AVENUE
LOT 3, NW 1/4 SEC. 11, TWP. 39, PLAN 70145

Approved subject to:

- 1) the requirements of Subdivision Control Bylaw No. 1023 including:
 - a) physical construction of all roads bounding, abutting and lying within the subdivision to the standards required by Subdivision Control Bylaw No. 1023;
 - b) registration in the Land Titles Office of any necessary easements;
- 2) payment of the development cost charge as required by Bylaw No. 988, consisting of \$955 for each of the 60 potential dwelling units to be constructed.

8-3949

G. & R. ROSS
2944 WALTON AVENUE
LOT 52, D.L. 386, PLAN 30022

The Committee finds sketch 8-3949 technically feasible noting that the Committee will consider granting a preliminary approval if Council grants second and third reading to the parallel rezoning bylaw after the required Public Hearing.

8-3948

DISTRICT OF COQUITLAM
DUFFERIN STREET; BARNET HIGHWAY
LOT 2, D.L. 383, PL. 70728 AND PORTION OF DUFFERIN STREET
NORTH OF BARNET HIGHWAY

The Committee finds the concept of the proposed interim closure of this portion of Dufferin Street technically feasible and would recommend that staff proceed with the closure in the usual manner. The foregoing assumes Coquitlam will be successful in securing a reciprocal joint access agreement with the owner of the lands to the east to provide for proper access and traffic circulation to the site.

The Committee notes that the Planning Department will be writing to the Ministry of Transportation and Highways seeking their comments on access alternatives for this site and also for the lands under review directly to the east.

SUBDIVISION COMMITTEE MINUTES
OF FEBRUARY 17, 1987

8-3950

PROPOSED ACCESS ALTERNATIVES FOR 1316 - 1332 BRUNETTE AVE.
LOTS 3 & 4, PL. 2624 AND PARCEL A, PL. 61245, ALL IN
BLK. 7, D.L. 46

The Committee reviewed a letter and an accompanying plan from Centaur Developments dated 1987 02 06 which relates to access alternatives for the subject area. Initially, the Committee is receptive to the suggestion of providing access for any development on Lots 3 and 4 through Parcel A to Casey Street. The request, however, was tabled for the Planning Department to seek the comments of the owners of Lots 3 and 4 and the property owner south of the subject lands.

8-3632G

DISTRICT OF COQUITLAM
LOT 1, PL. AND PORTION OF PARCEL B, PL. 69710; ALL
OF D.L. 385
DURANT DRIVE AND ERSKINE STREET

Approved subject to:

- 1) Council approval of the necessary rezonings;
- 2) the requirements of Subdivision Control Bylaw No. 1023 including:
 - a) physical construction of Durant Drive, Erskine Street and the proposed new road to the standards required by Subdivision Control Bylaw No. 1023;
 - b) registration in the Land Titles Office of any necessary easements.
- 3) payment of the development cost charge as required by Bylaw No. 988, consisting of \$955 for each of the 36 potential dwelling units permitted to be constructed;
- 4) payment of the development cost charge for drainage as required by Bylaw No. 988.

DISTRICT OF COQUITLAM

Inter-Office Communication

TO: Land Use Committee	DEPARTMENT:	DATE: Feb. 24, 1987
FROM: Design Committee	DEPARTMENT:	YOUR FILE:
SUBJECT: Design Committee Minutes of February 24, 1987		OUR FILE:

A meeting of the Design Committee was held in the Engineering Department Committee Room at 6:30 p.m. on Tuesday, February 24, 1987, with the following persons present:

COMMITTEE:

Mr. K. Anand
Ms. L. Burman
Mr. W. Haley
Mr. D. Nichols
Mr. W. Roper
Mr. G. Shinkewski
Mr. A. Smode

STAFF:

Mr. K. McLaren, Development Control Technician
Mr. N. Maxwell, Planning Assistant

GUESTS:

Mr. K. Takeuchi
Mr. F. Ducote
Mr. L. Villegas

1. PRELIMINARY REVIEW OF A PROPOSED ADDITION TO THE INTERMEDIATE CARE FACILITY ON THE NORTHWEST CORNER OF CARTIER AVENUE AND SCHOOLHOUSE STREET AT 1419 CARTIER AVENUE

The Committee reviewed the plans and coloured photographs all received in the Planning Department 1987 02 24.

The Committee recommends acceptance of the preliminary submission noting that they would have no objection to this proposal proceeding to the working drawing stage.

Mr. W. Roper left the meeting at this point.

Design Committee Minutes
of February 24, 1987

2. PROPOSED ADJUSTMENTS TO THE LANDSCAPING FOR THE CHURCH BUILDING AT
1112 KING ALBERT AVENUE

The Committee heard a verbal report from the Planning Department representatives in relation to a further alternative for landscaping the area in front of the building.

The Committee recommends acceptance of the request to landscape the two "corners" of the grassed area with plant material consistent with the planting area across the adjacent sidewalk. Rather than utilizing a wood retaining wall to achieve the required soil depth as suggested by the applicants, the Committee recommends the use of scored concrete blocks painted to match the building colour.

Mr. Roper returned to the meeting.

3. PRELIMINARY REVIEW OF A PROPOSED "WHITE SPOT" RESTAURANT IN THE
SUNWOOD SQUARE SHOPPING CENTRE AT 3025 LOUGHEED HIGHWAY

The Committee reviewed the preliminary plans and coloured elevation drawings all received in the Planning Department on 1987 02 23.

Mr. K. Takeuchi, the project architect, was present to explain the design concept. After discussing the project with the Committee, Mr. Takeuchi left the meeting.

The Committee recommends acceptance of the preliminary submission. If the development proceeds to the working drawing stage, the Committee will be looking for the usual level of drawings, plus:

- 1) details of rooftop mechanical equipment screening;
- 2) confirmation of the proposed colour scheme. In relation to colours, the Committee suggests that consideration be given to making the light beige areas more consistent in colour with the light colour utilized throughout the majority of the project.

Design Committee Minutes
of February 24, 1987

4. PRELIMINARY REVIEW OF A PROPOSED ADDITION AND ALTERATIONS TO THE COMMERCIAL BUILDING ON THE SOUTHEAST CORNER OF NORTH ROAD AND LOUGHEED HIGHWAY AT 345 NORTH ROAD

The Committee reviewed the preliminary plans and coloured perspective, all received in the Planning Department 1987 02 19.

The Committee commented that the concept is generally quite interesting and could be successful on this highly visible site. The plans, however, should be developed further in terms of their presentation quality only after the applicant has resolved Zoning Bylaw concerns. A resubmission should include a perspective from the street level and be supplemented with coloured elevation drawings. Once the new plans have been received, the Committee would then be able to formulate specific comments on this project.

5. BUILDING PERMIT REVIEW OF A PROPOSED SERVICE STATION/CAR WASH FACILITY IN MAYFAIR INDUSTRIAL PARK AT 176 GOLDEN DRIVE

The Committee reviewed the revised plans, the covering letter and the coloured material sample board, all received in the Planning Department 1987 02 24.

The Committee agrees with the applicant's rationale for the use of vertical metal cladding on the fascias rather than applying it horizontally. On the matter of the actual depth of the fascias, the Committee commented that a 3-foot fascia on the main building would be acceptable, however, the fascias over the pump island and the car wash should be 5 feet deep. In relation to other aspects of this development, the Committee recommends that:

- 1) details of rooftop equipment screening be supplied and that the colour of the screening be compatible with the remainder of the project;
- 2) the 3-foot wide asphalt area beyond the wheelstop be replaced with low-growing plant material. In addition, the Committee recommends that two spaces, perhaps spaces numbered 6 and 7, be removed and planted in a manner consistent with the landscape theme, this to include ground cover and some vertical elements.

The Committee recommends acceptance of this project subject to the above concerns first being resolved to the satisfaction of the Planning Director.

Design Committee Minutes
of February 24, 1987

6. BUILDING PERMIT REVIEW OF A PROPOSED INDUSTRIAL BUILDING AT
2954 PHEASANT AVENUE

The Committee reviewed the plans received in the Planning Department 1987 02 24 and the coloured perspective and material samples submitted earlier on 1987 01 27.

It was noted that the applicant has verbally agreed to the Committee's previous recommendations, however has yet to amend the drawings accordingly. The Committee, therefore, recommends acceptance of the project subject to the applicant first resolving the following matters to the satisfaction of the Planning Director:

- 1) "trimming" the corners of the awnings;
- 2) confirming that the top of the roof of this building, plus the overhead floor height and the depth of the upper fascia will align with the building on the adjoining lot by expanding the front elevation and by referring to specific dimensions.

In addition to the above, the Committee requests the submission of colour chits for their review, to confirm the intended colour scheme.

7. BUILDING PERMIT REVIEW OF A PROPOSED 48-UNIT APARTMENT BUILDING ON THE
WEST SIDE OF WESTWOOD ST. NORTH OF LINCOLN AVENUE AT 1148 WESTWOOD ST.

The Committee reviewed the revised plans, and in particular, the landscaping plan received in the Planning Department 1987 02 11.

The Committee noted that upon a more detailed review, they feel the landscape plan is rather sparse in terms of quantities and mundane in relation to the actual design. Furthermore, there appears to be an "overuse" of the ground cover bugleweed. In light of the foregoing, the Committee suggests that the applicants prepare a new landscape plan with the assistance of a qualified landscape designer or architect which responds to the aforementioned comments.

Further to the above, it was noted that the submission of a coloured material sample board to confirm the intended colour scheme is still outstanding.

Mr. K. Anand left the meeting at this point.

Design Committee Minutes
of February 24, 1987

8. DISCUSSION ON MAILLARDVILLE DOWNTOWN REVITALIZATION REPORT

The consultants, Mr. F. Ducote and Mr. L. Villegas, were present to explain the report and to answer any Committee questions. Mr. Ducote opened the discussion by giving the Committee a brief description of their terms of reference and stated that they were here to draw upon the Committee's collective experience. Mr. Villegas then presented their conceptual drawings for the block between Lougheed Highway and Woolridge Street and gave the rationale for the improvements being suggested.

From their perspective, the number one detraction is the vehicular traffic utilizing the Brunette Avenue corridor. If the traffic could be slowed somewhat and on-street parking permitted during the non-peak hours, this would greatly increase the potential of encouraging the return of pedestrians to the study area.

The following are the initial steps being suggested for revitalization of the study area:

- 1) removal of the unsightly overhead wires;
- 2) introduction of new lighting, street trees and benches;
- 3) widening of the sidewalks in conjunction with any roadworks;
- 4) allowing on-street parking in non-peak hours.

Turning to the matter of the recommended improvements to the buildings, Mr. Villegas commented that the suggestions were mainly cosmetic in nature and aimed at improving entrance identification and introducing elements of design which could be easily applied to the structures.

The consultants then turned to the Committee for a reaction to the report and the above comments. The Committee stated that they generally agree with the conclusions and recommendations contained in the report. The Committee then went on to comment as follows:

- 1) The problems associated with the traffic utilizing Brunette Avenue will likely be the most difficult to resolve.
- 2) A grid or a loop system for traffic circulation should be investigated further.
- 3) Curbside parking wherever possible should be encouraged.

Design Committee Minutes
of February 24, 1987

8. cont'd

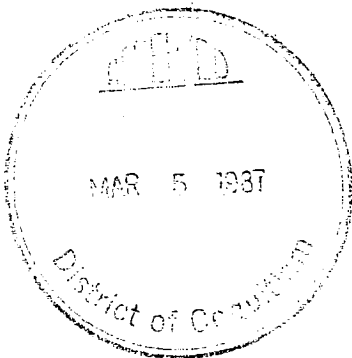
- 4) The tying together of Brunette and Adair Avenues with an "arcade" is a good solution for that vacant lot.
- 5) The "streetwall" type storefront image proposed for the Maillardville Shopping Centre site is endorsed.
- 6) Improvements to the highly visible rear elevations of the buildings on the south side of Brunette Avenue should not be overlooked. Renovations to these facades would give added "depth" to the buildings in this block.
- 7) The owners of adjacent residential housing are unlikely to spend any money improving their homes until the commercial owners initiate the revitalization program.

NM/je


N. Maxwell, Secretary



LYLE W. ANDERSON
B. Comm., R.I. (B.C.),
A.A.C.I., S.R.P.A.
Vice President
Manager, Appraisal Division



Commercial Real Estate Services
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We trust the enclosed information in regard to price trends in residential and commercial real estate, will be of interest to you. Please feel free to circulate this information.

One other area that we are pleased to provide information to you is in regard to;

Common Physical Problems in Houses:

Determining the physical condition of a house is a difficult task. Sometimes there are problems that are not obvious. Other times there are obvious problems that don't have straight forward solutions. These few paragraphs are designed to illustrate the common deficiencies that we, as real estate appraisers, observe.

It is essential to inspect the house during daylight hours, so that a detailed physical inspection of the exterior is possible.

You should count the number of chimneys, how many flues each chimney has, and the physical condition of the chimneys. The upper portion of the chimney may deteriorate from exposure to the weather. The rebuilding or repairing of the top of the chimney occasionally requires scaffolding, and may be an expensive proposition. Each major piece of equipment within the house should have a separate flue. In older homes a fireplace and a furnace, or alternatively two fireplaces, may share a common flue. This is undesirable, but not a major problem. If there is a fireplace on the east wall of the house, and there are only chimneys on the north and west walls, obviously it is a fake fireplace.

Roofing is another major concern. As the typical economic life of a standard roof is approximately 20 years, many homes may need a roof replacement. Asphalt shingles may become brittle, begin to curl, buckle, and lift. The southern exposure of the roof may wear out due to the sunlight, while the northern exposure of the roof may wear out from winter dampness. In inspecting flat tar and gravel roofs, you should look for missing gravel, blisters, and bubbles, which would indicate trapped moisture below the membrane.

Eavestroughing is not expensive to replace. However its condition should be checked, as it may provide clues to how damp other areas may be. It is imperative the eavestroughing function properly and that the downspouts discharge into operating drains, or alternatively discharge a reasonable distance away from the house. The horizontal surfaces beneath the roof overhang, known as soffits, and walls may show water stains if the eavestroughs are not working properly. The land should slope away from the house, as it is surprising how many basement problems can be overcome by minor repairs to eavestroughs and improvements to the grading.

In checking the perimeter of the house, one should check for evidence of structural problems and settlement. One simple check is to line up the corner of the house with the corner of an adjacent house. If the walls are not parallel, at least one of the houses has settled. All houses settle, so minor cracks are to be expected. Checks should be made for cracks that have been patched on more than one occasion and seem to reopen. If the crack is larger than one quarter of an inch, it deserves special attention. Siding and trim should not have bubbling paint or evidence of water damage. New siding may cover defects. It should be found out how long the siding has been on and what is underneath. If there is brick facing, the mortar should be checked to ensure that none has crumbled away. If cracks go through the basement walls, there may be serious problems. Marks on walls or posts may be evidence of basement leaks.

APPRAISAL DIVISION

In the interior of the basement, you should look for cracks that correspond with the cracks detected on the exterior of the house. The exterior walls should also be checked for evidence of leakage. A white salty material may be found on the inside of foundation walls. This indicates a chronic slow moisture migration through the foundation of the walls. When the water reaches the interior, it evaporates and leaves mineral deposits behind. If the basement is finished, look for water stains on the bottom of the panelling or wood trim, as well as rusty nail heads. Alternatively you can remove the cover from an electrical outlet and look for rust on the interior. If the basement is unfinished, you can look behind the upper floor house walls to check the vapour barrier and type of insulation. The electrical system should also be inspected with as much attention being paid to the number of circuits as to the size of the electrical service. You should look for evidence of electrical work being performed by the home handyman, such as electrical connections without the benefit of junction boxes or generally sloppy wiring.

The heating system should also be thoroughly inspected. Forced air furnaces have an overall life expectancy of 20 to 25 years, however unfortunately there is no easy way to date a heating system.

In checking the plumbing system you should find a point where the pipes enter the house, follow them through the exposed portion of the basement, and check what percentage of the system is the older galvanized steel piping and what percentage is copper. Galvanized steel piping deteriorates from the inside out, and the interior diameter of the pipe will decrease, with the resulting decrease in water pressure. Particular attention should be directed towards the area where the pipes turn and go up to the first and second floor. Often people will replace the older piping in the basement, where it is easily accessible, but will not replace the risers as they require the removal of interior finishes in their replacement. All of the plumbing fixtures should be tested.

The functional/architectural layout of the house should be considered. This includes checking walls, ceilings, and floors for water stains, cracks, irregularities, and flaws in the finishes. In inspecting the windows you should check for presence of storm windows or double-glazing, and look below the windows for evidence of chronic leakage through the sills. The closets should be checked to determine whether or not they are adequate in size. The interior of the closets can give various clues about the house, as people often repair cracks and water stains in the living areas, but neglect to do so in the closets. Each room should be checked to insure that it has an operating heating source, plus an adequate number of electrical outlets. The electrical outlets can have their covers removed to check for wall insulation. Any fireplace should be checked for deterioration and presence of an operable damper.

If possible, you should check inside the attic to determine the amount of insulation and to look at the underside of the roof structure for leakage and mildew caused by condensation. Vents should be found at the outside edges of the attic and near the roof ridge.

It should be remembered that no house is perfect, and if problems exist they should be reflected in the market value.

If further details are required in regard to any of the above noted items, or any of the items on the attached pages, please feel free to contact us.



APPRAISAL DIVISION

BRITISH COLUMBIA

DETACHED BUNGALOW

CITY	Price January 1987	Price 3 mo. Ago	Price 1 year Ago	% Change 1 Year	Taxes	Est. Monthly Rental
Vancouver Area						
Burnaby	118,000	116,000	110,000	+ 7.3	1,550	900
Coquitlam	113,000	110,000	100,000	+ 13.0	1,276	800
East Vancouver	135,000	132,000	127,000	+ 6.2	1,300	875
Langley	82,500	82,000	77,200	+ 6.8	1,100	650
Maple Ridge	82,000	82,000	77,000	+ 6.5	1,250	625
North Delta	89,000	88,000	—	—	—	—
North Vancouver	130,000	128,000	120,000	+ 8.4	1,450	1,000
Richmond	125,000	125,000	120,000	+ 4.2	1,200	850
Surrey	86,000	85,000	82,000	+ 4.8	1,150	750
Tsawwassen	110,000	110,000	108,000	+ 1.8	1,400	800
West Side (Kerrisdale)	200,000	220,000	200,000	—	1,950	1,400
West Vancouver	160,000	155,000	148,000	+ 8.1	1,600	1,100
Kamloops	63,000	63,000	61,000	+ 3.3	1,375	475
Kelowna	72,750	72,000	68,000	+ 7.0	900	550
Nanaimo	61,000	61,000	64,000	- 4.6	1,155	525
Penticton	67,000	68,000	66,000	+ 1.5	1,100	525
Prince George	60,000	63,000	58,000	+ 3.4	1,050	550
Vernon	60,000	63,000	63,000	- 4.8	1,000	500
Victoria	90,000	90,000	88,000	+ 2.3	1,100	625

STANDARD TOWNHOUSE

CITY	Price January 1987	Price 3 mo. Ago	Price 1 year Ago	% Change 1 Year	Taxes	Est. Monthly Rental
Vancouver Area						
Burnaby	70,000	67,500	64,000	+ 9.4	850	750
Coquitlam	63,000	61,000	61,000	+ 3.2	570	500
East Vancouver	85,000	85,000	78,000	+ 8.9	850	750
Langley	61,500	61,000	53,850	+ 14.2	866	450
Maple Ridge	59,000	59,000	56,000	+ 5.3	950	525
North Delta	59,000	59,000	—	—	—	600
North Vancouver	88,000	88,000	87,000	+ 1.2	1,050	800
Richmond	90,000	88,000	85,000	+ 5.9	950	750
Surrey	56,000	54,000	50,000	+ 12.0	840	600
Tsawwassen	85,000	85,000	85,000	—	—	750
West Side (Kerrisdale)	145,000	160,000	145,000	—	1,400	1,000
West Vancouver	170,000	165,000	160,000	+ 6.2	1,600	850
Kamloops	48,000	48,000	46,000	+ 4.3	990	400
Kelowna	44,000	44,000	42,000	+ 4.7	600	475
Nanaimo	24,000	24,000	28,000	- 14.3	840	375
Penticton	52,000	52,000	55,000	- 5.5	1,100	450
Prince George	31,000	31,000	28,000	+ 10.7	700	385
Vernon	35,000	35,000	—	—	550	425
Victoria	70,000	70,000	65,000	+ 7.6	900	575

BRITISH COLUMBIA



APPRAISAL DIVISION

STANDARD TWO-STOREY

CITY	Price January 1987	Price 3 mo. Ago	Price 1 year Ago	% Change 1 Year	Taxes	Est. Monthly Rental
Vancouver Area						
Burnaby	138,000	135,000	130,000	+ 6.1	1,700	1,000
Coquitlam	126,000	123,000	119,000	+ 5.8	1,330	775
East Vancouver	144,000	142,000	138,000	+ 4.3	1,375	1,000
Maple Ridge	85,000	85,000	80,000	+ 6.3	1,350	700
North Delta	116,000	113,000	—	—	—	800
North Vancouver	130,000	128,000	120,000	+ 8.4	1,250	1,000
Richmond	125,000	125,000	120,000	+ 4.2	1,200	850
Tsawwassen	125,000	125,000	120,000	+ 4.2	—	850
West Side (Kerrisdale)	165,000	165,000	145,000	+ 14.0	1,500	1,200
Penticton	77,000	77,000	—	—	1,300	600
Prince George	79,000	83,000	79,000	—	1,375	500
Vernon	53,000	54,000	53,000	—	850	450
Victoria	97,000	95,000	95,000	+ 2.1	1,200	700

EXECUTIVE DETACHED TWO-STOREY

CITY	Price January 1987	Price 3 mo. Ago	Price 1 year Ago	% Change 1 Year	Taxes	Est. Monthly Rental
Vancouver Area						
Burnaby	164,000	160,000	152,000	+ 7.9	1,950	1,100
Coquitlam	156,000	152,000	148,000	+ 5.4	1,350	950
East Vancouver	162,000	157,000	155,000	+ 4.5	1,450	1,100
Langley	93,500	93,000	83,500	+ 12.0	1,350	750
Maple Ridge	102,000	102,000	91,000	+ 12.1	1,400	750
North Delta	139,000	136,000	—	—	—	—
North Vancouver	160,000	158,000	155,000	+ 3.2	1,900	1,300
Richmond	165,000	165,000	160,000	+ 3.1	1,750	1,000
Surrey	108,000	106,000	99,000	+ 9.0	1,375	900
Tsawwassen	143,000	140,000	135,000	+ 5.9	—	950
West Side (Kerrisdale)	290,000	310,000	290,000	—	2,700	1,800
West Vancouver	215,000	210,000	200,000	+ 7.5	2,550	1,500
Kamloops	100,000	100,000	97,000	+ 3.1	2,200	625
Kelowna	97,500	96,500	95,000	+ 2.6	1,100	650
Nanaimo	75,000	75,000	78,000	- 3.8	1,470	650
Penticton	87,000	90,000	85,000	+ 2.3	1,700	650
Prince George	110,000	110,000	118,000	- 6.7	1,995	600
Vernon	85,000	86,500	87,000	- 2.3	1,300	600
Victoria	122,000	122,000	115,000	+ 6.0	1,450	800

BRITISH COLUMBIA



APPRAISAL DIVISION

STANDARD CONDOMINIUM APARTMENT

CITY	Price January 1987	Price 3 mo. Ago	Price 1 year Ago	% Change 1 Year	Taxes	Est. Monthly Rental
Vancouver Area						
Burnaby	60,000	58,000	55,000	+ 9.0	700	600
Coquitlam	45,000	45,000	43,500	+ 3.4	830	450
East Vancouver	69,000	66,000	69,000	—	650	500
Langley	50,000	—	—	—	—	—
Maple Ridge	47,000	47,000	46,000	+ 2.1	800	450
North Delta	75,000	75,000	—	—	—	695
North Vancouver	68,000	68,000	65,000	+ 4.6	725	525
Richmond	73,000	73,000	70,000	+ 4.3	750	500
Surrey	53,000	51,000	44,000	+ 20.4	735	550
Tsawwassen	72,000	72,000	75,000	- 4.0	—	650
West Side (Kerrisdale)	150,000	150,000	142,000	+ 5.6	1,200	950
West Vancouver	145,000	142,000	138,000	+ 5.0	1,350	750
Kamloops	42,000	42,500	42,500	—	880	350
Kelowna	40,000	40,000	40,000	—	560	500
Nanaimo	48,000	48,000	54,000	- 11.1	997	425
Penticton	40,000	40,000	42,000	- 5.0	1,000	375
Prince George	24,000	26,000	30,000	- 20.0	600	325
Vernon	39,000	38,000	—	—	600	450
Victoria	61,000	61,000	59,000	+ 3.3	800	500

LUXURY CONDOMINIUM APARTMENT

CITY	Price January 1987	Price 3 mo. Ago	Price 1 year Ago	% Change 1 Year	Taxes	Est. Monthly Rental
Vancouver Area						
Burnaby	84,000	82,000	78,000	+ 7.7	1,100	850
Coquitlam	90,000	87,000	—	—	—	—
Langley	75,000	—	—	—	—	—
North Delta	83,000	82,000	—	—	—	825
North Vancouver	126,000	126,000	125,000	+ 0.8	1,600	1,100
Richmond	165,000	—	—	—	1,500	1,100
Surrey	78,000	76,000	70,000	+ 11.4	985	750
Tsawwassen	125,000	125,000	125,000	—	—	850
West Side (Kerrisdale)	230,000	220,000	205,000	+ 12.2	1,800	1,500
West Vancouver	205,000	202,000	205,000	—	2,150	1,450
Kamloops	53,000	53,000	53,000	—	990	500
Kelowna	75,000	74,000	72,000	+ 4.2	650	675
Nanaimo	68,000	68,000	72,000	+ 5.6	1,260	500
Penticton	88,000	90,000	—	—	1,200	575
Victoria	132,000	132,000	125,000	+ 5.6	1,800	775

HISTORICAL DATA

BRITISH COLUMBIA

Detached Bungalow	Fall 1976	Fall 1977	Fall 1978	Fall 1979	Fall 1980	Fall 1981	Fall 1982	Fall 1983	Fall 1984	Fall 1985	Fall 1986
GREATER VANCOUVER AREA											
Burnaby	—	—	73,000	76,500	98,000	140,000	105,000	110,000	100,000	110,000	116,000
Coquitlam	—	—	—	—	—	—	—	—	—	90,000	110,000
East Vancouver	—	—	—	—	171,000	155,000	120,000	135,000	122,000	124,000	132,000
Langley	—	—	—	—	—	—	—	—	—	76,000	82,000
Maple Ridge	—	—	—	—	—	—	—	—	—	75,000	82,000
North Vancouver	73,000	72,500	74,500	88,500	125,000	149,000	110,000	128,000	115,000	120,000	130,000
Richmond	60,000	63,000	66,000	79,000	112,000	150,000	105,000	130,000	125,000	120,000	125,000
Surrey	53,000	53,500	54,000	59,000	82,000	110,000	78,000	87,000	85,000	82,000	85,000
Tsawwassen	—	—	—	—	—	138,000	100,000	115,000	110,000	105,000	110,000
West Side (Kerrisdale)	—	—	—	—	—	—	—	—	—	200,000	220,000
West Vancouver	75,000	77,500	80,000	110,000	142,500	196,000	150,000	173,000	150,000	145,000	155,000
KAMLOOPS											
KELOWNA	45,500	47,000	49,000	55,000	75,000	100,000	71,000	72,000	68,000	68,000	72,000
NANAIMO											
PENTICTON	—	—	—	—	—	95,000	70,000	74,000	68,000	66,000	68,000
PRINCE GEORGE											
VERNON	—	—	—	—	64,000	88,000	70,000	74,000	64,000	61,000	63,000
VICTORIA	66,000	64,000	63,500	74,000	105,000	120,000	104,000	103,000	88,000	88,000	90,000

Executive Detached Two-Storey

GREATER VANCOUVER AREA											
Burnaby	—	—	112,000	120,000	138,000	169,000	145,000	145,000	140,000	152,000	160,000
Coquitlam	—	—	—	—	—	—	—	—	—	115,000	152,000
East Vancouver	—	—	—	—	173,000	176,000	133,000	155,000	148,000	150,000	157,000
Langley	—	—	—	—	—	—	—	—	—	81,000	93,000
Maple Ridge	—	—	—	—	—	—	—	—	—	89,000	102,000
North Vancouver	95,000	94,500	95,000	127,500	189,000	199,000	140,000	165,000	148,000	155,000	160,000
Richmond	86,000	90,000	90,000	118,000	185,000	230,000	140,000	175,000	160,000	160,000	165,000
Surrey	70,000	70,000	70,000	79,000	120,000	158,000	109,000	122,000	110,000	99,000	106,000
Tsawwassen	—	—	—	—	—	175,000	120,000	145,000	135,000	135,000	140,000
West Side (Kerrisdale)	150,000	152,000	156,500	185,000	275,000	305,000	240,000	280,000	280,000	290,000	310,000
West Vancouver	115,000	120,000	122,500	157,000	230,000	298,000	200,000	225,000	195,000	196,500	210,000
KAMLOOPS											
KELOWNA	70,000	68,600	69,900	78,500	107,000	140,000	105,000	105,000	94,000	95,000	96,500
NANAIMO											
PENTICTON	—	—	—	—	—	125,000	100,000	95,000	87,000	85,000	90,000
PRINCE GEORGE											
VERNON	—	—	—	—	87,000	120,000	98,000	98,000	86,000	84,000	86,500
VICTORIA	90,000	92,000	95,000	110,000	150,000	160,000	135,000	133,000	114,000	115,000	122,000

Vancouver Commercial Market Outlook

Level of business confidence will determine pace of recovery

Contrary to predictions from a number of negative pundits earlier in 1986, there indeed is life after Expo 86. However, the "pace of life" certainly has slowed, now that the euphoria and activity associated with the World's Fair has subsided. British Columbia's key city of Vancouver and its commercial real estate market recognize this, as they return to the task of coping with a protracted economic recovery.

No one is suggesting that the job will be easy. There are major problems including ongoing labor unrest, a provincial unemployment rate that is the third highest in the Country, declining capital investment and U.S. protectionist measures against the vital forest products industry.

On the other hand, the trends and implications for the commercial real estate sector largely are positive:

- Expo 86 has dramatically displayed Vancouver's economic and physical attractions to millions of people around the world, both through personal visits and word of mouth. This exposure will enhance the already strong attractiveness of the City's commercial real estate product to investors, bolster tourism and possibly attract new businesses

- strong growth in the high-technology field, assisted by the extensive research and development facilities of the Province's universities, continues to positively

impact the industrial real estate sector

- the recent opening of the Vancouver World Trade Centre, the only such Canadian facility west of Toronto, will be an important resource for Greater Vancouver's all-important trade, commercial and financial services sector. Using the latest communications equipment to network with colleagues in 40 affiliated world centers, members of the Vancouver Centre will be able to exchange ideas and techniques, and develop markets

- with the office building boom now over, and only minimal additions of supply expected in 1987 and 1988, the boom/bust office leasing market is cycling back to a more positive supply/demand situation

The degree of positive impact provided by these and other developments largely will be related to the level of business confidence. This, in turn, will be influenced by the status of the economic, government and labor environments.

Bearing these thoughts in mind, the Royal LePage Survey Team has arrived at forecasts for specific market sectors:

- **Office Leasing.** A cursory glance at Vancouver's office leasing market might suggest that little has changed over the past year.

The overall vacancy rate in the downtown, where the majority of leasing activity con-

tinues to occur, is approximately 19 per cent at the end of 1986. This compares with 18 per cent a year earlier.

Closer examination, however, reveals that the City's office leasing market has passed into a new phase. The three-year building boom that saw over 3 million sq. ft. of new product added to the downtown inventory has come to an end. During 1987, only one office project, a 96,000 sq. ft. building, will be completed in the downtown area. Little more than one half of the space will be available to the market, as 40,000 sq. ft. has been preleased.

It is clear that the Vancouver office leasing market, traditionally in either a boom or bust mode, now is moving back to a more positive supply/demand situation. When some of the glut of space is removed from the market, the inventory will drop as will attractive tenant inducement packages.

Anticipating that inflation and interest rates will continue at low, stable levels, the Survey Team is forecasting that growth in the office market will be slow and gradual. If the market responds as expected, overall absorption will approximate the norm of 700,000 sq. ft., compared with 500,000 sq. ft. for 1986. In turn, the overall market vacancy rate should decline, from 19 per cent at the end of 1986 to approximately 16 per cent at the end of 1987.

The conditions that are expected in the office market suggest that rental rates for class A space will neither increase nor decline, but will remain stable in the range of \$15-25 per sq. ft. net.

- **Industrial.** Activity in the industrial sales and leasing sector continues to be the high point of the Vancouver market. It is anticipated that industrial growth, which has been gradual throughout 1986, will move ahead in 1987.

During much of 1986, speculative multi-tenant development was absent from the market, due to developers' concerns over variable demand and interest rate stability. With these concerns beginning to disappear, due to stable economic and market conditions, speculative development again is occurring, with builders targeting their projects to the user requiring 2-3,000 sq. ft. and an office component of approximately 50 per cent. In Lake City Industrial Park in Burnaby, for example, Imperial Freeholds Canada Limited has begun construction of a 168,000 sq. ft. speculative development.



VANCOUVER MARKET SURVEY TEAM — Left to right: F. Peter Maddocks, Vice President & General Manager — Commercial Brokerage; Boswell Malcolm, General Sales Manager — Commercial Brokerage; Lyle Anderson, Vice President & Manager — Appraisal.

Build-to-suit activity, which was strong in 1986, is forecast to continue at high levels during 1987. Overall, the Survey Team is calling for an absorption rate of 1.6 million sq. ft. in 1987, of which almost 1 million sq. ft. would be due to build-to-suit, and, to a lesser extent, speculative development.

Absorption of existing space is anticipated to reach 700,000 sq. ft. This will reduce the market vacancy to 3.5 million sq. ft., with the vacancy factor for quality space being considerably lower than that for other space categories.

Activity trends established during 1986 suggest that the upgrading of the use of industrial space will predominate in 1987. There will continue to be a limited number of buildings for sale, with many of the offerings requiring substantial retrofitting.

Based on expected market parameters, rental rates are forecast to range between \$3 and \$6.50 per sq. ft. net, representing a slight increase over 1986.

The Team notes that significant pressures to rezone industrial areas to permit commercial development exist on the North Shore, Vancouver City and parts of Burnaby and Richmond. This is reducing the supply of prime industrial land in these areas and placing strong upward pressure on land prices. It is forecast that this high cost of industrial land throughout Metropolitan Vancouver will increase the potential for higher density industrial projects in Burnaby and Richmond. Development in these locations will be assisted by major changes in the regional road network. For example, the Annacis Bridge and its connectors will increase the accessibility of South Burnaby and Richmond's Crestwood industrial area, as well as the Annacis Island and Tilbury areas of Delta.

□ **Investment.** Vancouver's attractiveness as a location in which to "haven" money continues to result in sale prices for commercial real estate investment product that are among the highest in Canada. This strong demand from Canadian and foreign institutional investors, other investment groups and individuals for a dwindling supply of product has placed considerable downward pressure on yields.

Due to high vacancies in the office sector and a subsequent lack of prime buildings, investors will continue to seek opportunities in the retail, high-rise residential and industrial markets.

Existing retail facilities, particularly those that are in well-established areas and that may be underdeveloped, are attractive to investors, but prime product is in short supply and increases in sale prices have been dramatic: prices on Robson Street are yielding 7 per cent, while some shopping plazas have sold in the range of \$160-170 per sq. ft. For these reasons, development of retail product will become increasingly attractive.

Retail development opportunities will be available along the Skytrain transit line that connects the suburbs of Burnaby and New Westminster with Vancouver. Metro-town in Burnaby will continue to attract additional development interest because of the substantial residential component. However, other station locations also will prove attractive. For example, the Skytrain is revitalizing downtown New Westminster; with residential construction increasing, retail development is gaining in popularity with investors, particularly along Columbia and Carnarvon Streets.

The development of high-rise residential buildings is becoming increasingly attractive due to low vacancy rates and rent increases that can be achieved in British Columbia's "no rent control" environment. While existing product will continue to be available, investors will be faced with limited supply and high prices.

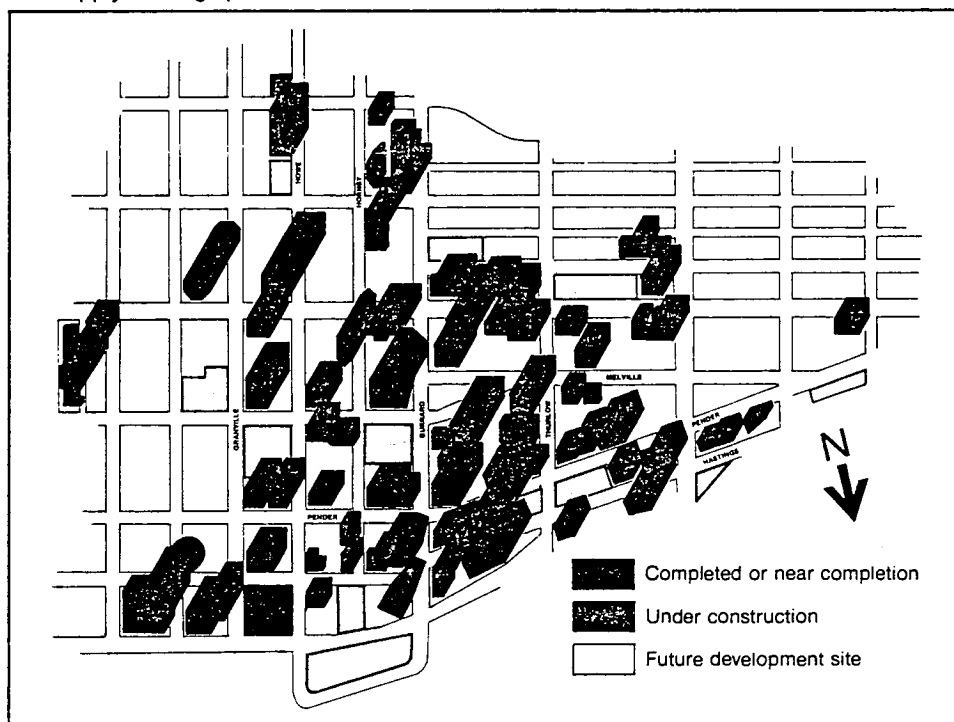
Strong investor interest in the industrial sector will continue in 1987, notes the Team, particularly with respect to build-to-suit construction.

□ **Retail.** While there are exceptions, the retail market in general has reached a peak, with supply at, or nearing, saturation. Established retail projects will continue to enjoy success. However, there is concern that some of the newer projects have amortized the cost of securing tenants into rental rates, which, in the open market, might not be sustained.

The highly-competitive market and trends such as downsizing of requirements by retailers will ensure that many retail centers will undertake retrofits and expansion (if expansion possibilities exist) to solidify their position in the marketplace.

The overall market environment will not be conducive to the construction of regional centers. However, a notable exception will be Metro-town in Burnaby, where Cal Investments and Cambridge Leaseholds Limited are contemplating completion of major developments in late 1987.

The recovery of Vancouver's commercial real estate market will be on-going into 1987. Growth that will occur will be dependent on improvements in the economic and resource environments. ■



MARCH 3, 1987

SUBDIVISION COMMITTEE MINUTES

A meeting of the Subdivision Committee was held in the Engineering Department Committee Room at 9:30 a.m. on Tuesday, March 3, 1987 with the following persons present:

D.M. Buchanan, Planning Director
N. Nyberg, Municipal Engineer
L.T. Scott, Supervisor, Subdivision & Development
K. McLaren, Development Control Technician
N. Maxwell, Planning Assistant

8-3531B

WAYNE HALL
1385 GLENBROOK STREET
SW 1/4 OF L.S. 8, SEC. 13, TWP. 39

Approved subject to:

- 1) approval of the proposed subdivision by the Simon Fraser Health District;
- 2) the requirements of Subdivision Control Bylaw No. 1023 including:
 - a) physical construction of the extension of Glenbrook Street to the standards required by Subdivision Control Bylaw No. 1023;
 - b) registration in the Land Titles Office of any necessary rights-of-way.
- 3) payment of the development cost charge as required by Bylaw No. 988, consisting of \$955 for each of the 8 additional dwelling units permitted to be constructed;
- 4) payment of any current, delinquent or outstanding taxes and the estimated 1987 municipal taxes before final approval;
- 5) submission of a plan prepared by a B.C. land surveyor which verifies that all proposed lots will be of adequate bylaw size and that the existing buildings and structures which are to remain, meet the siting requirements of Provincial building regulations, the National Building Code and the Zoning Bylaw;
- 6) registration in the Land Titles Office of a covenant in keeping with the Ministry of Environment Water Management Branch letter dated 1987 01 23;
- 7) compliance with the items contained in the Ministry of Environment Fish and Wildlife Branch letter dated 1987 01 20;
- 8) removal of the shed from the rear of the site prior to final approval.

SUBDIVISION COMMITTEE MINUTES
OF MARCH 3, 1987

8-3953

LUIGI AND RENATE DURANTE
730 AUSTIN AVENUE
LOT 168, D.L. 3, GP. 1, PLAN 35281

Declined as the proposed subdivision does not conform to the configuration of existing lots generally prevailing in the area.

8-2749B

MICHAEL AND HELEN KOWALENKO
2227 PARADISE AVENUE
LOT 18, D.L. 112, GP. 1, PLAN 9620

Approved subject to:

- 1) physical construction of Paradise Avenue, Briscoe Court and the lane allowance to the standards required by Subdivision Control Bylaw No. 1023;
- 2) registration in the Land Titles Office of any necessary easements;
- 3) payment of any current, delinquent or outstanding taxes and the estimated 1987 municipal taxes before final approval;
- 4) payment of the development cost charge as required by Bylaw No. 988, consisting of \$955 for the 2 additional dwelling units permitted to be constructed.

The Committee notes that the subdivision potential of the large remainder fronting Paradise Avenue would be limited to 2 parcels as the site does not contain sufficient frontage to qualify for 3 residential lots.

8-3952

H. & M. WATKINS; T. & A. GOJEVIC
2089 AND 2097-2099 DAWES HILL ROAD
LOTS 4 & 5, BLK. 24, D.L. 64, GP. 1, PLAN 9702

The Committee notes that this application, if approved, would be an interim step to the ultimate resubdivision of the resulting "L-shaped" lot. Any consideration of resubdivision of the resulting parcel would require Council consideration of rezoning and a Public Hearing. The Committee is of the opinion that the subdivision is technically feasible, however would suggest that the applicants initiate the required rezoning at this time in order to ascertain if Council is receptive to the question of the ultimate change in zoning which would be necessary.

SUBDIVISION COMMITTEE MINUTES
OF MARCH 3, 1987

8-3793A

W. & D. WOODHALL
709 PORTER STREET
LOT B OF 12, BLK. 2, D.L. 365, PLAN 18786

Approved subject to:

- 1) the requirements of Subdivision Control Bylaw No. 1023 including:
 - a) cash payment for the future construction of the approximate 15.24 metre frontage of the proposed new lot on Cornell Avenue and the lane allowance;
 - b) payment for one additional water connection;
 - c) payment for one additional driveway culvert if required;
 - d) relocation of existing service connections if required.
- 2) payment of the development cost charge as required by Bylaw No. 988, consisting of \$955 for the one additional dwelling unit to be constructed;
- 3) payment of any current, delinquent or outstanding taxes and the estimated 1987 municipal taxes before final approval;
- 4) reduction in the openings along the eastern wall of the existing dwelling to a maximum of 86 sq. ft., thereby complying with the spatial separation requirements of the National Building Code.

8-2761D

D. & C. BROLESE
3434 ROXTON AVENUE
LOT G, BLK. A, S.E. 1/4 OF NW 1/4, SEC. 7, TWP. 40,
PLAN 17587

Approved subject to:

- 1) the requirements of Subdivision Control Bylaw No. 1023 including:
 - a) physical construction of the approximate 54.8 metre frontage of the new lot on Roxton Avenue;
 - b) payment of watermain charges and payment for one additional water connection;
 - c) registration in the Land Titles Office of any necessary easements;
- 2) payment of the development cost charge as required by Bylaw No. 988, consisting of \$955 for the one additional dwelling unit permitted to be constructed;
- 3) payment of any current, delinquent or outstanding taxes and the estimated 1987 municipal taxes before final approval.

SUBDIVISION COMMITTEE MINUTES
OF MARCH 3, 1987

8-3954

WILLIAM AND ELAINE LAMDIN
805 FOSTER AVENUE
S. 300.71' (EX.PL. 16671) OF PCL. B OF LOT 14, D.L. 366,
GP. 1, PLAN 443

Tabled for a review of servicing requirements by the Engineering Department.

8-3906B

PARKLANE VENTURES LTD.
WALTON AVENUE AND JOHNSON STREET
LOT 1, SEC. 14 & 15, PL. 72593; LOT 3, SEC. 11, PL. 70149;
LOT 8, SEC. 11, PL. 73423; LOT 2, SEC. 11, PL. 73103; ALL
OF TWP. 39

The Engineering Department representatives commented that there are a number of sections of road allowance which would exceed the bylaw maximums for road grades. In addition, the initial reaction was that considerable regrading would be required to achieve buildable lots and acceptable driveway grades. Given these difficulties, the application remains tabled and the Committee requests the submission of a regrading plan which would demonstrate the effect 10% road grades would have on adjacent lands and how driveways could be achieved with a maximum grade of 20%. The regrading plan should also indicate building envelopes which respond to the need for usable rear yard areas and proper transition between sideyards.

8-3925A

ICG LIQUID GAS LTD.
176 GOLDEN DRIVE
LOT 1, D.L. 22 & 67, GP. 1, PLAN 73354

Approved subject to:

- 1) physical construction of separate and independent service connections to each new lot;
- 2) physical construction of new driveway crossings where required and replacement of old crossings with curbs or sidewalks as may be appropriate;
- 3) payment of any current, delinquent or outstanding taxes and the estimated 1987 municipal taxes before final approval;
- 4) registration of the joint access agreement;
- 5) signing of the survey plans by the Approving Officer of the Ministry of Transportation and Highways prior to the signing of the plans by the Municipal Approving Officer.

MARCH 17, 1987

SUBDIVISION COMMITTEE MINUTES

A meeting of the Subdivision Committee was held in the Engineering Department Committee Room at 9:30 a.m. on Tuesday, March 17, 1987 with the following persons present:

D.M. Buchanan, Planning Director
N. Nyberg, Municipal Engineer
L.T. Scott, Supervisor, Subdivision & Development
K. McLaren, Development Control Technician
N. Maxwell, Planning Assistant

8-3934A

F. SAVELLA
601 ALDERSON AVENUE
LOT 16, D.L. 1, PLAN 12211

Approved subject to:

- 1) the requirements of Subdivision Control Bylaw No. 1023 including:
 - a) physical construction of Grayson Avenue, the lane allowance and Alderson Avenue, to the standards required by Subdivision Control Bylaw No. 1023;
 - b) payment for a watermain extension on Grayson Avenue;
 - c) payment for one additional water connection;
 - d) payment for one additional driveway crossing if required;
- 2) payment of the development cost charge, as required by Bylaw No. 988, consisting of \$955 for the one additional dwelling unit permitted to be constructed;
- 3) payment of any current, delinquent or outstanding taxes and the estimated 1987 municipal taxes before final approval;
- 4) removal of the garage and shed from the rear portion of the site prior to final approval.

The Committee notes that upon registration of the subdivision, the existing home would become nonconforming as to required front yard setbacks. The Committee recommends that the Approving Officer approve the subdivision with the foregoing knowledge.

The Committee notes further that the homeowner service exemption would not be applicable to this subdivision as the owner does not reside on the premises.

8-3927

W. WONG
771 ROCHESTER AVENUE
LOT 15, BLKS. 13 & 14, D.L. 3, PL. 2030

Approved subject to:

- 1) registration of the subdivision to the west to provide access;

SUBDIVISION COMMITTEE MINUTES
OF MARCH 17, 1987

8-3927 cont'd

- 2) physical construction of the walkway along the northern boundary of the subdivision to the standards required by Subdivision Control Bylaw No. 1023;
- 3) physical construction of a driveway connection from the back of the sidewalk on Selman Street to the proposed new lot;
- 4) physical construction of any necessary service connection;
- 5) registration in the Land Titles Office of any necessary easements;
- 6) removal of the tool shed and all or a sufficient portion of the garage to meet the minimum required 6.0-meter setback under the Zoning Bylaw, and confirmation by a B.C. Land Surveyor that the 6.0-meter setback has been attained;
- 7) payment of the development cost charge, as required by Bylaw No. 988, consisting of \$955 for the one additional dwelling unit permitted to be constructed;
- 8) payment of any current, delinquent or outstanding taxes and the estimated 1987 municipal taxes before final approval.

8-3957

J. WARK
2665-2667 SPARROW COURT
LOT 140, D.L. 346, PL. 53820

The Committee recommends that Council and the Strata Titles Approving Officer approve the proposed conversion, subject to the applicants first providing smoke alarms to the satisfaction of the Building Inspector.

8-3954

W. & E. LAMDIN
805 FOSTER AVENUE
S. 300.71' (EX. PL. 16671) OF PCL. B OF LOT 14, D.L. 366,
GRP. 1, PLAN 443

Approved subject to:

- 1) physical construction of Spruce Avenue and Foster Avenue to the standards required by Subdivision Control Bylaw No. 1023, noting that the service exemption stated under Section 19.0 of the Subdivision Control Bylaw, is not applicable to this subdivision;
- 2) registration in the Land Titles Office of any necessary easements;

SUBDIVISION COMMITTEE MINUTES
OF MARCH 17, 1987

8-3954 cont'd

- 3) payment of any current, delinquent or outstanding taxes and the estimated 1987 municipal taxes before final approval;
- 4) payment of the development cost charge, as required by Bylaw No. 988, consisting of \$955 for each of the two additional dwelling units permitted to be constructed.

8-3943

I. KATINIC
2914 DEWDNEY TRUNK ROAD
LOT 50, D.L. 381, PLAN 28759

The Committee, after reviewing a report from the Approving Officer, recommends that the proposed subdivision be declined, in keeping with Section 85(3) of the Land Titles Act.

The Committee notes that if and when access is available from the proposed rear road, the Committee would be willing to consider the introduction of a "panhandle lot", which orients access to the new road.

8-3956

E. GILLESPIE
720 CLARKE ROAD
REM. OF LOT 1 (S&E OF PCL. A OF PL. 16792), BLK. 20,
D.L. 106, PLAN 10171

Approved subject to:

- 1) the requirements of Subdivision Control Bylaw No. 1023 including:
 - a) physical construction of Anskar Court to the standards required by Subdivision Control Bylaw No. 1023;
 - b) registration of any necessary easements;
- 2) payment of any current, delinquent or outstanding taxes and the estimated 1987 municipal taxes before final approval;
- 3) payment of the development cost charge, as required by Bylaw No. 988, consisting of \$955 for each of the four additional dwelling units permitted to be constructed;
- 4) the provision for only one access connection to Clarke Road. The Committee notes that if there are two access connections presently existing to Clarke Road, one should be eliminated and the second modified accordingly if required to service the potential new two-family residential building.
- 5) removal of all existing buildings and structures prior to final approval.

SUBDIVISION COMMITTEE MINUTES
OF MARCH 17, 1987

8-3946

B. & C. BRATINA, DISTRICT OF COQUITLAM
753 COTTONWOOD AVENUE
CONSOLIDATION OF LOT 6, BLK. 15, D.L. 366, PL. 15445, AND
PORTION OF LANE WEST OF THE PROPERTY

The Committee acknowledges receipt of a letter from School District No. 43, wherein they state they have no objection to the proposed closure adjacent to the Mountain View School site. The Committee then instructed the Planning Department to write and obtain comments from the property owners abutting the lane over to Easterbrook Street.

8-3891B

EVERGREEN TRAILER PARK
2881 BARNET HIGHWAY
LOT J, PL. 21911; LOT 1, BLK. 18, PL. 147; BOTH OF D.L. 383

Tabled for the applicant to clarify the proposal in terms of lotting configuration and intended uses for each of the proposed lots. The Committee would note, for the applicant's information, the right-of-way being recommended for Johnson Street and that one of the proposed sites has no legal frontage on a constructed and usable street.

8-3698J

DISTRICT OF COQUITLAM
AUSTIN AVENUE AND MARINER WAY
REM. LOT 350, D.L. 113, PL. 43736 (S&E PL. 44220, 43915, 47212, 59946, 60240, 60495); LOT 4, PL. 64144 (S&E PL. 65386, 65905, 67302, 67449, 68163, 70847)

Tabled for:

- 1) a review of servicing requirements by the Engineering Department;
- 2) the preparation of a road centre line design.

8-3706G

S. SAYANI, B. SAYANI, N. SAYANI
GUILDFORD WAY
REM. J (S&E PL. 70184 & 73096), D.L. 386, PL. 13324

Tabled for:

- 1) the applicants to demonstrate, through the submission of a general architectural site plan, how this lotting configuration would fit in with the future development intended for the site;
- 2) the applicants to indicate how they would resolve the concern in regard to access to Guildford Way, given the policy that no accesses be granted to arterial streets when an alternate means of access is available.

SUBDIVISION COMMITTEE MINUTES
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8-3921 BOSA BROS.
2925 GLEN DRIVE
LOT 69, D.L. 386, PL. 65970

Approved subject to:

- 1) payment of any current, delinquent or outstanding taxes and the estimated 1987 municipal taxes before final approval;
- 2) registration of covenants or modification to existing covenants, as outlined in the Ministry of Environment Water Management Branch letter dated 1986 10 10.

8-2586 H. & R. SPERLING
3349 HAZEL DRIVE
LOT 3, L.S. 1, SEC. 24, TWP. 39, PL. 12789

Declined in the public interest and under Section 7.06 of the Subdivision Control Bylaw since the subdivision would not provide for the orderly subdivision of adjacent lands. The Committee notes further that the subdivision would be contrary to the Official Community Plan for Northeast Coquitlam.

8-3905E JENA DEVELOPMENTS LTD., DISTRICT OF COQUITLAM
PORTIONS OF ROAD ALLOWANCE LYING WEST OFF AUBURN PLACE AND
EAST OFF ERSKINE STREET
LOT , SEC. 15, PL. , AND PORTIONS OF UNOPENED ROAD

The Committee finds the concept of the road exchange, as indicated on sketch 8-3905E, technically feasible, however, prior to commenting further, the proposal is tabled for:

- 1) the submission of a formal joint application by the two benefitting property owners;
- 2) the owner to the south proving out the road grades on the road systems being suggested by the Planning Department for the revised advance plan for this area.

8-3930 BEEDIE CONSTRUCTION, ROYAL BANK OF CANADA
OXFORD STREET NORTH OF DAVID AVENUE
L.S. 2 (S&E PL. 28937); LOT 16, PL. 53172; BOTH OF SEC. 13,
TWP. 39

The Committee reviewed the plans and accompanying letter from the applicant's consultant, received in the Planning Department 1987 03 04. After reviewing the submission, the Committee tabled this application for:

- 1) the submission of a plan, certified correct by a B.C. Land Surveyor, which locates the crest of slope and provides information on the degree of slope below the crest. The plan along the crest of slope of Hyde Creek should be extended a sufficient distance northwards and southwards to assist in establishing the amount of developable land in those areas. This plan should

SUBDIVISION COMMITTEE MINUTES
OF MARCH 17, 1987

8-3930 1) cont'd

be in a form and at a scale which can readily be overlaid onto the applicant's lotting arrangement for this area. Furthermore, if and when a layout is approved, the Committee will seek a plan showing the setback lines required under Section 405 of the Zoning Bylaw for all lots affected by the crest of slope setback. A restrictive covenant will be required to advise potential purchasers of setback requirements.

- 2) the applicant to contact all adjacent affected property owners and provide written confirmation that they consent to the proposed cut or fill encroachments and will provide rights-of-way or easements where necessary;
- 3) the submission of a phasing plan of earthworks, which is related to the method of construction, quality of construction, and estimated costs, as well as the method by which the earthworks will be ensured. The Committee notes they are concerned with regard to the leaving of an uncountoured escarpment for future phases.
- 4) the applicants to clarify their intentions with regard to disposition of the large "remainders";
- 5) the applicant's Engineer to determine how the property will be served with a water system for domestic use and fire supply.

In relation to this application, the Committee also commented as follows:

- a) Council approval of a discharge of the covenant in relation to the applicant's intent to create lots north of the hydro line will be required.
- b) Rear property lines should be adjusted to match the crest of slope along any natural or cut slopes.
- c) Lots which project into the B.C. Hydro right-of-way should be lengthened to provide for a minimum of a ten-meter deep building envelope between the right-of-way and the required setback from a front property line. This requirement will necessitate a modification to the road and lot layout, lying south of the right-of-way.
- d) The Planning Department will be forwarding copies of the subdivision proposal to B.C. Hydro and Power Authority, the Water Management and Fish and Wildlife Branches of the Ministry of Environment, and Fisheries and Oceans Canada for comments.
- e) Adjustments in the lotting configuration at the northern end of the "lower lands" will be required in order to provide for the northerly extension of Shaughnessy Street, as well as a short-term cul-de-sac.
- f) Depending on the lotting configuration of the lower area, an adjustment in the RS-2/RS-3 zoning boundary may be required on Lot 16, Plan 53172. If the lotting configuration does not align with the zoning line, then a new Public Hearing will ensue.

SUBDIVISION COMMITTEE MINUTES
OF MARCH 17, 1987

8-3930 cont'd

- g) A number of the lots within the "lower area" contain slopes in excess of 20° (36%), and thus cannot be built upon under Section 405 of the Zoning Bylaw. The Committee therefore seeks a response from the applicants on their intention with regard to the lots in question.

MARCH 31, 1987

SUBDIVISION COMMITTEE MINUTES

A meeting of the Subdivision Committee was held in the Engineering Department Committee Room at 9:30 a.m. on Tuesday, March 31, 1987 with the following persons present:

D.M. Buchanan, Planning Director
N. Nyberg, Municipal Engineer
L.T. Scott, Supervisor, Subdivision & Development
K. McLaren, Development Control Technician
N. Maxwell, Planning Assistant

8-3881GG

MOLNAR CONSTRUCTION LTD.
WESTLAKE DRIVE
LOTS 1 & 2, D.L. 305, PLAN 73171

Approved subject to:

- 1) completion of Westlake Drive to the standards required by Subdivision Control Bylaw No. 1023;
- 2) registration in the Land Titles Office of any necessary easements;
- 3) payment of any current, delinquent or outstanding taxes and the estimated 1987 municipal taxes before final approval for both existing lots.

8-3914

R. & E. STEWART
2928 WALTON AVENUE
LOT 45, D.L. 386, PLAN 24137

The Committee, after reviewing a detailed letter from Mr. Whiting, the owner of the property directly opposite the extension of LaSalle Place, tabled the application for two weeks, pending the results of an on-site meeting with Mr. Whiting. In the meantime, the Approving Officer requests the following information from staff:

- 1) a history of the establishment of the advance street plan for the area;
- 2) a review of the servicing requirements of Subdivision Control Bylaw No. 1023 in regards to the provision of underground services;
- 3) a review of the feasibility of relocating LaSalle Place, as suggested by Mr. Whiting, by the Traffic Section of the Engineering Department.

The Planning Director noted that about 390 units are expected to locate in the sub-area served by LaSalle and Durant east of Johnson, including existing homes.

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8-3949

G. & R. ROSS
2944 WALTON AVENUE
LOT 52, D.L. 386, PLAN 30022

The Committee, after reviewing a detailed letter from Mr. Whiting, the owner of the property directly opposite the extension of LaSalle Place, tabled the application for two weeks, pending the results of an on-site meeting with Mr. Whiting. In the meantime, the Approving Officer requests the following information from staff:

- 1) a history of the establishment of the advance street plan for the area;
- 2) a review of the servicing requirements of Subdivision Control Bylaw No. 1023 in regards to the provision of underground services;
- 3) a review of the feasibility of relocating LaSalle Place, as suggested by Mr. Whiting, by the Traffic Section of the Engineering Department.

The Planning Director noted that about 390 units are expected to locate in the sub-area served by LaSalle and Durant east of Johnson, including existing homes.

8-2564

M. COPE
1320 COMO LAKE AVENUE
LOT 4 (S&E PL. 33454), BLK. 1, D.L. 364, PLAN 1613

Approved subject to:

- 1) the requirements of Subdivision Control Bylaw No. 1023 including:
 - a) cash payment for the future construction of services required by Subdivision Control Bylaw No. 1023 for the approximate 18.2-meter frontage of the proposed new lot on Como Lake Avenue and the lane allowance;
 - b) payment for one driveway culvert in the lane allowance if necessary, and removal of any existing driveway crossings to Como Lake Avenue for the new lot;
- 2) payment of the development cost charge, as required by Bylaw No. 988, consisting of \$955 for the one additional dwelling unit permitted to be constructed;
- 3) payment of any current, delinquent or outstanding taxes and the estimated 1987 municipal taxes before final approval.

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OF MARCH 31, 1987

8-3959

MARATHON REALTY CO. LTD.
2250 UNITED BOULEVARD
LOT 2, D.L. 22 & 67, PLAN 73354

Tabled for:

- 1) the Planning Department to refer this application to the Ministry of Transportaton and Highways for comments;
- 2) Council consideration of the proposed rezoning application for the intended use.

The Municipal Engineer requested that the Ministry of Transportation and Highways be advised of the Engineering Department's position that the intersection of United and Golden be signalized and further be requested to advise as to potential timing of this signalization.

8-3942

CENTRAL DRI-WALL
653, 657 AND 643 THOMPSON AVENUE
LOT 7, PLAN 5930; LOT A OF LOT 8 (S&E E. 60'), SK. 11956;
LOT 130, PLAN 30653; ALL OF BLK. 4, D.L. 106

Approved subject to:

- 1) the requirements of Subdivision Control Bylaw No. 1023 including:
 - a) physical construction of Thompson Avenue, the north-south and east-west road allowances, to the standards required by Subdivision Control Bylaw No. 1023;
 - b) registration in the Land Titles Office of any necessary easements;
- 2) Council approval of a development variance permit with regard to road widths and the location of certain utilities;
- 3) payment of the development cost charge, as required by Bylaw No. 988, consisting of \$955 for each of the seven additional dwelling units permitted to be constructed;
- 4) payment of any current, delinquent or outstanding taxes and the estimated 1987 municipal taxes on all parcels prior to final approval;
- 5) removal of all existing buildings and structures prior to final approval.

8-2985E

M. GALLOVICH, F. & M. MATULINA
700 CLARKE ROAD
LOT 23, D.L. 106 & 107, PLAN 4485, (S&E PLAN 25743)

Declined, as the proposed irregular lot shapes do not conform to the configuration of existing lots generally prevailing in the area.

SUBDIVISION COMMITTEE MINUTES
OF MARCH 31, 1987

8-2985D

M. GALLOVICH, F. & M. MATULINA
700 CLARKE ROAD
LOT 23, D.L. 106 & 107, PLAN 4485, (S&E PLAN 25743)

Tabled for the Planning Department to write and seek the comments of the adjacent property owners on the proposed subdivision.

8-3628B

W. HARRISON
3114 REDONDA DRIVE
LOT 207, (S&E PL.65308 & 60118), SEC.11, TWP.39, PL. 60115

Tabled for a report from the Building Department.

The Committee notes that the applicant would be well advised to review the lotting configuration as it may affect the subdivision potential of the large remainder.

8-3844E

DISTRICT OF COQUITLAM
AUSTIN AVENUE AT NELSON STREET
PCL. P, PL.23800 & PCL."ONE", PL.38872, ALL IN D.L.3, ETC.

Approved subject to:

- 1) Council approval of a road exchange bylaw;
- 2) Council approval of the proposed rezoning to C-2 General Commercial of the resulting parcel;
- 3) the requirements of Subdivision Control Bylaw No. 1023 by way of cash payment for the frontage of the proposed new lot in the northeast corner of the subdivision.

8-3906B

PARK LANE VENTURES LTD., DISTRICT OF COQUITLAM
WALTON AVENUE AND JOHNSON STREET
LOT 1, SEC. 14 & 15, PL. 72593; LOT 3, SEC. 11, PL. 70149;
LOT 8, SEC. 11, PLAN 73423; LOT 2, SEC. 11, PLAN 73103

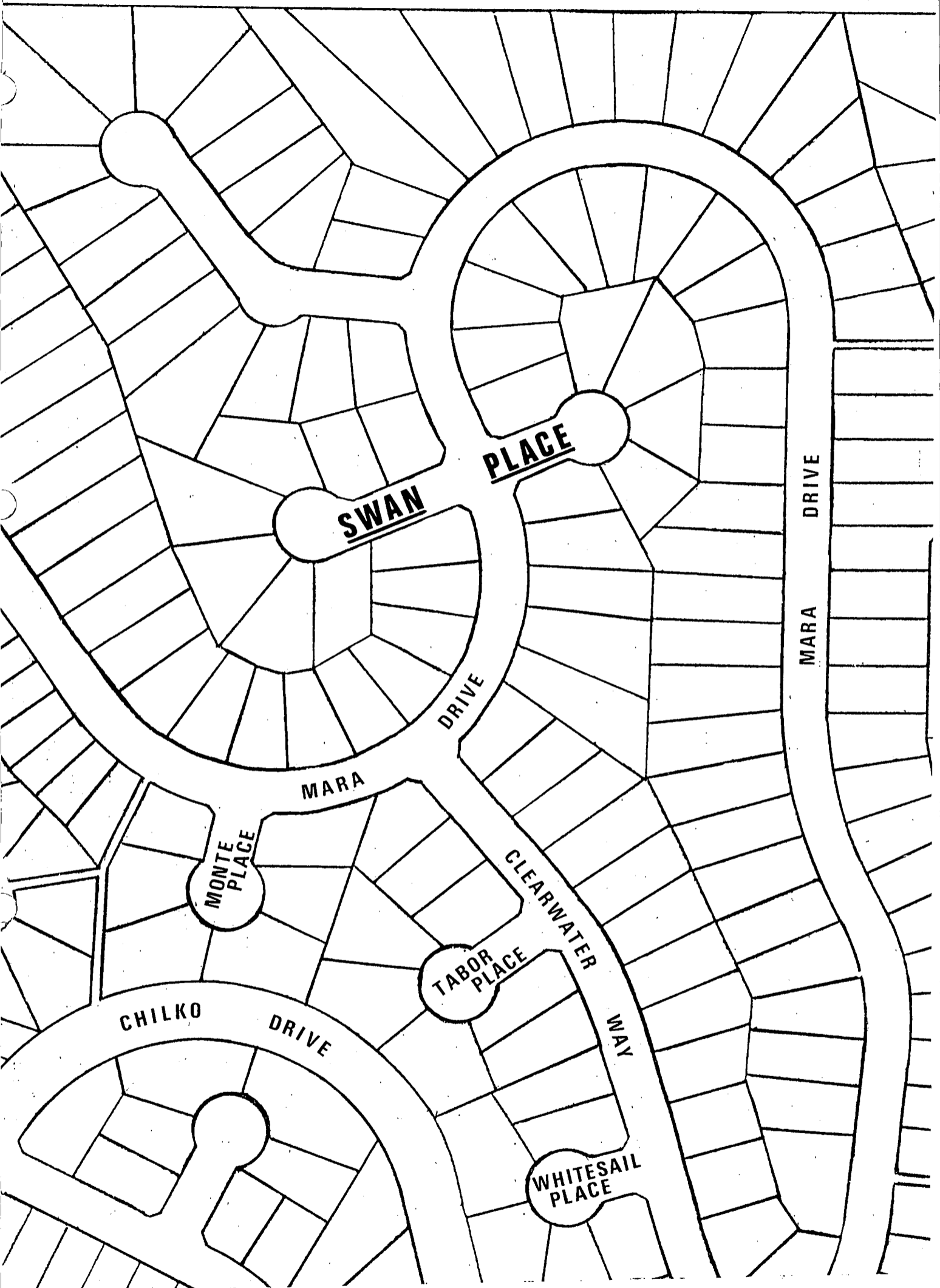
The Committee acknowledges receipt of a letter dated March 20, 1987 from the applicants' consultant, which responds to the Committee's request for input on the dedication of Sherman Street and the disposition of the strip of land lying between the future park area and the eastern side of Sherman Street. After reviewing the letter, the Committee recommended that:

- 1) the Planning Department report to Council on the applicants' proposal to deed the land east of Sherman Street to the District at no cost to the developer;
- 2) the applicants modify their lotting proposal west of "Sherman Street" to create a parcel of land with a potential of a minimum of four lots.

SUBDIVISION COMMITTEE MINUTES
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STREET NAMES

The Committee reviewed a proposal to rename Alice Place in the "River Heights" subdivision. The location of Alice Place is indicated on the attached map, which forms part of the minutes. The Committee recommends that Council approve the renaming of this street from Alice Place to Swan Place, subject to acceptance of the proposed adjustment by the Post Office.



STREET NAME

APRIL 14, 1987

SUBDIVISION COMMITTEE MINUTES

A meeting of the Subdivision Committee was held in the Engineering Department Committee Room at 9:30 a.m. on Tuesday, April 14, 1987 with the following persons present:

D.M. Buchanan, Planning Director
N. Nyberg, Municipal Engineer
L.T. Scott, Supervisor, Subdivision & Development
K. McLaren, Development Control Technician
N. Maxwell, Planning Assistant

8-3942

CENTRAL DRI-WALL (1963) LTD.
653, 657 & 643 THOMPSON AVENUE
LOT 7, PL. 5930; LOT A OF LOT 8 (S&E E. 60'), SK. 11956;
LOT 130, PL. 30653; ALL OF BLK. 4, D.L. 106

The Committee reviewed a letter from the applicant's consultant, wherein the Committee was requested to endorse a phased subdivision. After reviewing the request, the Committee commented that the proposal would not provide for the orderly subdivision of adjoining lands. The Committee then recommended the applicant proceed with the full eight-lot subdivision as approved earlier. It was suggested, however, that the applicant discuss with the Engineering Department the proposed method of servicing as the Committee must ensure that the utilities are extended to a point which would allow for the orderly subdivision of adjacent lands upon registration and completion of this particular development.

8-3628C

W. HARRISON
3114 REDONDA DRIVE
LOT 207, (S&E PL.65308 & 60118); SEC.11, TWP.39, PL.60115

Approved subject to:

- 1) payment for one additional water connection;
- 2) payment of any current, delinquent or outstanding taxes and the estimated 1987 municipal taxes before final approval;
- 3) payment of the development cost charge, as required by Bylaw No. 988, consisting of \$955 for the one additional dwelling unit permitted to be constructed;
- 4) relocation of any existing service connections and the driveway if necessary;
- 5) all underground services for the new lot being constructed to the property line.

SUBDIVISION COMMITTEE MINUTES
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8-2985D M. GALLOVICH, F. MATULINA, M. MATULINA
700 CLARKE ROAD
LOT 23, D.L. 106 & 107, PL. 4485 (S&E PL. 25743)

The Committee reviewed positive responses from nine of the eleven adjacent property owners canvassed by the Planning Department. Given the percentage of favourable responses received, the Committee found sketch 8-2985D technically feasible, noting, however, the application remains tabled pending Council consideration of the necessary rezoning to the RS-3 (555 m²) lotting category.

8-3936F SCHOOL DISTRICT NO. 43, DEFERIN PROPERTIES LTD.
1149 LANSDOWNE DRIVE
LOT 5 (S&E PL. 12668), D.L. 383, PL. 148

The Committee reviewed sketch 8-3936F, which responds to concerns raised at the Public Hearing of March 19, 1987 on possible rezoning of the lands. Sketch 8-3936F is technically feasible, subject to the applicants verifying that the lotting within the different zoning categories meets bylaw standards.

8-3926 M. & E. STERLING
800 AUSTIN AVENUE
LOT 171, D.L. 3, PL. 34970

Approved subject to:

- 1) the requirements of Subdivision Control Bylaw No. 1023, including:
 - a) physical construction of Walker Street to the standards required by Subdivision Control Bylaw No. 1023 for the approximate 15.75-meter frontage of the proposed new lot;
 - b) registration in the Land Titles Office of any necessary easements;
- 2) the existing lot and the new lot being connected to the storm sewer system in Walker Street;
- 3) payment of the development cost charge as required by Bylaw No. 988, consisting of \$955 for the one additional dwelling unit permitted to be constructed;
- 4) payment of any current, delinquent or outstanding taxes, and the estimated 1987 municipal taxes before final approval;
- 5) payment of one additional water connection;
- 6) removal of the existing garage prior to final approval;
- 7) all accesses being restricted to Walker Street.

SUBDIVISION COMMITTEE MINUTES
OF APRIL 14, 1987

8-3881P MOLNAR CONSTRUCTION LTD.
CLEARWATER WAY
LOT 1, D.L. 305, PL.

Approved subject to:

- 1) registration of subdivision sketch 8-38810;
- 2) the requirements of Subdivision Control Bylaw No. 1023, including:
 - a) physical construction of Clearwater Way and the proposed cul-de-sac to the standards required by Subdivision Control Bylaw No. 1023;
 - b) registration in the Land Titles Office of any necessary easements;
- 3) payment of any current, delinquent or outstanding taxes and the estimated 1987 municipal taxes before final approval;
- 4) registration of the restrictive covenant over proposed Lots 155 and 156 in regards to the required rear yard setback from the crest of slope and attaching of the geotechnical report to the said covenant.

8-3881DD MOLNAR CONSTRUCTION LTD.
8-3881EE CHILKO DRIVE, MARA DRIVE, CLEARWATER WAY
8-3881FF LOT 4, D.L. 305, PL. 70847 (S&E PL. 71324 & 73007)

Declined, as Council declined to approve the necessary rezoning to facilitate the subdivisions proposed by the applicants under sketches 8-3881DD, EE and FF.

8-3946 B. & C. BRATINA, DISTRICT OF COQUITLAM
753 COTTONWOOD AVENUE
CONSOLIDATION OF LOT 6, BLK. 15, D.L. 366, PL. 15445 AND
PORTION OF LANE WEST OF THE PROPERTY

The Committee reviewed responses from adjacent property and, given their concerns, the Committee declined the proposed lane cancellation as it would adversely affect access and circulation to the lots adjacent to the lane system.

8-3914 R. & E. STEWART
2928 WALTON AVENUE
LOT 45, D.L. 386, PL. 24137

Approved subject to:

- 1) the requirements of Subdivision Control Bylaw No. 1023, including:
 - a) physical construction of all roads and lanes bounding, abutting and lying within the subdivision to the standards required by Subdivision Control Bylaw No. 1023;

SUBDIVISION COMMITTEE MINUTES
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8-3914 cont'd

- 1) b) registration in the Land Titles Office of any necessary easements;
- 2) payment of any current, delinquent or outstanding taxes and the estimated 1987 municipal taxes before final approval;
- 3) payment of the development cost charge as required by Bylaw No. 988, consisting of \$955 for each of the nine additional dwelling units permitted to be constructed;
- 4) payment of the development cost charge for drainage, in keeping with Bylaw No. 988;
- 5) removal of all existing buildings and structures prior to final approval.

8-3949

G. & R. ROSS
2944 WALTON AVENUE
LOT 52, D.L. 386, PL. 30022

Approved subject to:

- 1) the requirements of Subdivision Control Bylaw No. 1023, including:
 - a) physical construction of Walton Avenue and LaSalle Place to the standards required by Subdivision Control Bylaw No. 1023;
 - b) registration in the Land Titles Office of any necessary easements;
- 2) payment of the development cost charge as required by Bylaw No. 988, consisting of \$955 for each of the six additional dwelling units permitted to be constructed;
- 3) payment of the development cost charge for drainage, as required by Bylaw No. 988;
- 4) payment of any current, delinquent or outstanding taxes and the estimated 1987 municipal taxes prior to final approval;
- 5) removal of the existing garage and submission of a surveyor's certificate which verifies that the dwelling which would remain meets the siting requirements of the Zoning and Building Bylaws.

8-2586A

H. & R. SPERLING
3349 HAZEL DRIVE
LOT 3 OF L.S. 1, SEC. 24, TWP. 39, PL. 12789

Tabled for:

- 1) confirmation that there is an adequate water supply available to service the subdivision;

SUBDIVISION COMMITTEE MINUTES
OF APRIL 14, 1987

8-2586A cont'd

- 2) submission of a preliminary road centre line design;
- 3) approval of the proposed subdivision by the Simon Fraser Health District;
- 4) the applicants to respond to any concerns raised by the Water Management and Fish and Wildlife Branches of the Ministry of Environment.

8-3906B

PARK LANE VENTURES LTD., DISTRICT OF COQUITLAM
WALTON AVENUE AND JOHNSON STREET
LOT 1, SEC. 14 & 15, PL. 72593; LOT 3, SEC. 11, PL. 70149;
LOT 8, SEC. 11, PL. 73423; LOT 2, SEC. 11, PL. 73103; ALL
OF TWP. 39

The Committee was advised that the applicant has met with representatives of the Engineering and Building Departments to discuss the Committee's tabling motion of 1987 03 03, which relates to the submission of a regrading plan. Given the likelihood that a variance permit in regards to road grades will still be necessary, the application remains tabled until Council reviews and considers a development variance permit in regards to road grades.

8-3706H

SAYANI BROTHERS
GUILDFORD WAY
REM. J (S&E PL. 70184 & 73096), D.L. 386, PL. 13324

The Committee heard a report from the Planning Department representatives that the applicant's consultant has verbally advised that the owners would be willing to place a restrictive covenant on the site to prevent construction of any buildings or structures until such time as access is available from a constructed and usable street other than Guildford Way. In light of that information, the Committee then approved sketch 8-3706H subject to:

- 1) physical construction of Guildford Way to an arterial standard for the full frontage of the property. This may include the construction of a culvert over Hoy Creek.
- 2) payment of any current, delinquent or outstanding taxes and the estimated 1987 municipal taxes before final approval;
- 3) payment of the development cost charge for drainage as required by Bylaw No. 988;
- 4) no accesses being granted to Guildford Way;

SUBDIVISION COMMITTEE MINUTES
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8-3706H cont'd

- 5) registration in the Land Titles Office of a two-part restrictive covenant to:
 - a) prevent the construction of any buildings or structures on the proposed lot until access is available from a constructed and usable street other than Guildford Way; and
 - b) provide for the dedication, construction and completion of the cul-de-sac adjacent to the northeast corner of the property.

8-3930

BEEDIE CONSTRUCTION LTD.
OXFORD STREET NORTH OF DAVID AVENUE
L.S. 2 (S&E Pl. 28937) AND LOT 16, PL. 53172, BOTH OF
SEC. 13, TWP. 39

The Committee reviewed a response from the applicant's consultant dated April 8, 1987. It appears that the subdivision is technically feasible, however, this is contingent upon the applicant being successful in achieving the following:

- 1) the adjacent property owners agreeing to the necessary dedication for David Avenue and slope easements for the fill construction associated with the building of David Avenue;
- 2) Council approval of the necessary amendments to the covenant to remove the reference to the requirement for the "Road D" connector.

In relation to item 1) above, the Committee commented that if the applicants are unable to secure the necessary dedication and easements, consideration should be given to adjusting the David Avenue alignment northwards, and to the construction of retaining walls to eliminate the needed fill easement.

8-3695I

CHESAPEAKE DEVELOPMENTS LTD.
2865 GLEN DRIVE - PHASES III & IV
PART OF LOT 1, D.L. 385, PLAN 70669

The Committee recommends that the Strata Titles Approving Officer sign the plans for Phases III and IV.

APRIL 28, 1987

SUBDIVISION COMMITTEE MINUTES

A meeting of the Subdivision Committee was held in the Engineering Department Committee Room at 9:30 a.m. on Tuesday, April 28, 1987 with the following persons present:

D.M. Buchanan, Planning Director
N. Nyberg, Municipal Engineer
L.T. Scott, Supervisor, Subdivision & Development
K. McLaren, Development Control Technician
N. Maxwell, Planning Assistant

8-3904E

B.C. PLACE
HONEYSUCKLE LANE - WESTWOOD PLATEAU
LOT 2, SW 1/4 SEC. 15, TWP. 39, PLAN 73926

Approved subject to:

- 1) the requirements of Subdivision Control Bylaw No. 1023, including:
 - a) physical construction of the two new roads lying within the subdivision to the standards of Subdivision Control Bylaw No. 1023;
 - b) registration in the Land Titles Office of any necessary easements;
- 2) installation and acceptance of the Scott Creek reservoir;
- 3) payment of any current, delinquent or outstanding taxes and the estimated 1987 municipal taxes before final approval;
- 4) submission of a plan by a B.C. Land Surveyor, which verifies that all lots are of adequate bylaw size;
- 5) registration in the Land Titles Office of a restrictive covenant, if required, to ensure that driveway grades will not exceed a maximum 20% grade.

The Committee notes that a Letter of Credit has been submitted, as required by Bylaw No. 988, to cover the development cost charge, consisting of \$955 for each of the additional dwelling units permitted to be constructed. The Letter of Credit is an interim measure until an agreement has been executed between the District and B.C. Place with regard to recreation facilities.

The Committee notes further that future submissions on lands to the north, adjoining the Port Moody boundary, should address subdivision and servicing proposals for the lands in Port Moody east of the ravine.

SUBDIVISION COMMITTEE MINUTES
OF APRIL 28, 1987

8-3961

O. DUDULETZ
3353 HAZEL DRIVE
LOT 4 OF L.S. 1, SEC. 24, TWP. 39, PLAN 12789

Tabled for:

- 1) confirmation by a consultant hired by the applicant, that there is an adequate water supply available to service the subdivision;
- 2) submission of a preliminary road centre line design;
- 3) approval of the proposed subdivision by the Simon Fraser Health District.

8-3955

J. KERYLUK
3377 HAZEL DRIVE
LOTS 7 & 8 OF L.S. 1, SEC. 24, TWP. 39, PLAN 12789

Tabled for:

- 1) the Engineering Department to review the consultant's submission in regards to provision of an adequate water supply and the information on road grades;
- 2) the Planning Department to update the plan of proposed subdivision given the information on the existing house location and the applicant's latest plan in relation to proposed lot configuration.

8-3945

J. & R. HART, C. HIEBERT
557 CHAPMAN AVENUE
LOT 6 OF LOT D OF LOT 1, BLK. 1, D.L. 54 & 55, PLAN 15046

The Committee lifted this application from the table and reviewed the proposed subdivision in relation to the comments from the Water Management and Fish and Wildlife Branches of the Ministry of Environment and Parks. In light of the positive responses from the two agencies, the Committee commented that the subdivision appears feasible, however, the application is now tabled for the following:

- 1) the submission of a plan prepared by a B.C. Land Surveyor, which locates the crest of slope and the natural boundary of the watercourse. The plan should also provide information on the elevation of the natural boundary, the degree of slope and a setback line in keeping with Section 405 of the Zoning Bylaw.
- 2) a geotechnical report on the fill material which has been placed on the site, addressing any remedial works necessary to stabilize the fill material, plus drainage implications;
- 3) submission of a plan by a B.C. Land Surveyor and Geotechnical Engineer showing the amount and location of the fill material.

SUBDIVISION COMMITTEE MINUTES
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8-1669F

I. & E. SPORAR
628 COTTONWOOD AVENUE
W. 1/2 OF LOT 14, BLK. A, D.L. 7, PLAN 4352

Declined, as the proposed subdivision does not provide for the dedication of Adler Avenue, as approved in 1979.

8-1434C

L. & N. PASSAGLIA
1340 & 1348 COAST MERIDIAN ROAD
LOTS 1 & 2, SEC. 13, TWP. 39, PLAN 72616

Approved, noting that no servicing is required as the number of parcels remains the same.

8-3964

S. KLAVER
564 SHAW AVENUE
N. 125' OF LOT 2 OF W. 1/2, BLK. 31, D.L. 3, PLAN 8238

Approved subject to:

- 1) the requirements of Subdivision Control Bylaw No. 1023, including:
 - a) physical construction of Shaw Avenue, to the standards required by Subdivision Control Bylaw No. 1023;
 - b) registration in the Land Titles Office of any necessary easements;
 - c) the developer proving that both lots can be adequately drained;
- 2) payment of the development cost charge, as required by Bylaw No. 988, consisting of \$955 for the one additional dwelling unit permitted to be constructed;
- 3) payment of any current, delinquent or outstanding taxes and the estimated 1987 municipal taxes before final approval;
- 4) removal of all existing buildings and structures prior to final approval.

The Committee notes that the Homeowners Service Exemption would not apply as the homeowner would not be residing on the property at the time of final approval.

8-3963

PACIFIC NORTHWEST LAND CORP.
3177 LEEWARD COURT & 1032 WINDWARD DRIVE
LOT 15, D.L. 373, PL. 68948; LOT 46, D.L. 238, PL. 74153

Tabled for the submission of a geotechnical report, which addresses the suitability of building on the proposed lots and provides detailed information on the location of existing piles and the relationship of the piles to the proposed house designs.

SUBDIVISION COMMITTEE MINUTES
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8-3936F

SCHOOL DISTRICT NO. 43, DEFERIN PROPERTIES LTD.
1149 LANSLOWNE DRIVE
LOT 5 (S&E PL. 12668), D.L. 383, PLAN 148

Approved subject to:

- 1) the requirements of Subdivision Control Bylaw No. 1023, including:
 - a) physical construction of all roads bounding, abutting and lying within the subdivision, to the standards required by Subdivision Control Bylaw No. 1023. It is noted that the Lansdowne Drive construction will be offset to accommodate an ultimate pavement width of 14.4 meters;
 - b) registration in the Land Titles Office of any necessary easements;
- 2) the plan of proposed subdivision coinciding with the zoning boundaries indicated on Zoning Bylaw No. 1714, 1987;
- 3) payment of the development cost charge, as required by Bylaw No. 988, consisting of \$955 for each dwelling unit permitted to be constructed. The Committee notes that this payment may be offset by the value associated with the PARK area being dedicated along Hoy Creek, minus the lands offered at no cost by the applicant.
- 4) payment of a development cost charge for drainage, in keeping with Bylaw No. 988;
- 5) physical construction of the walkway connection into the proposed PARK area;
- 6) compliance with the requirements contained in the Fisheries and Oceans Canada letter dated 1987 02 02;
- 7) compliance with the requirements contained in the Fish and Wildlife Branch of the Ministry of Environment and Parks letter dated 1987 01 29;
- 8) registration in the Land Titles Office of a covenant in keeping with the conditions outlined in the Water Management Branch of the Ministry of Environment and Parks letter dated 1986 12 19;
- 9) placement, prior to any clearing, of a temporary "snow fence" along the PARK property line to reduce the possibility of encroachment into the PARK area;
- 10) submission of a plan prepared by a B.C. Land Surveyor, which verifies that all lots will be of adequate bylaw size, in keeping with Section 406 of the Zoning Bylaw;
- 11) payment of any current, delinquent or outstanding taxes and the estimated 1987 municipal taxes before final approval.

SUBDIVISION COMMITTEE MINUTES
OF APRIL 28, 1987

8-3962

G.L. COOMBE
656 FOLSOM STREET
LOT E OF LOT 8, D.L. 365, PLAN 25913

Approved subject to:

- 1) the requirements of Subdivision Control Bylaw No. 1023, including:
 - a) cash payment for the future construction of the approximate 30.5-meter frontage of the proposed new lot on Folsom Street;
 - b) payment for one additional water connection;
 - c) payment for one additional driveway culvert if required;
- 2) payment of any current, delinquent or outstanding taxes and the estimated 1987 municipal taxes before final approval;
- 3) payment of the development cost charge, as required by Bylaw No. 988, consisting of \$955 for the one additional dwelling unit permitted to be constructed;
- 4) removal of the carport and deck prior to final approval;
- 5) approval of the proposed subdivision by the Trans Mountain Oil Pipeline Company.

The Committee notes that the proposed lot will contain a limited building envelope which will likely require the preparation of a "custom" house plan.

8-3485

E. FERAGEN
2848 MARINER WAY
REM. BLK. 6 (S&E S. 396' OF 6), D.L. 373, PLAN 6703

Approved subject to:

- 1) provision of services, in keeping with Subdivision Control Bylaw No. 1023, for the frontages of the proposed new lots on Ogden and Saddle Streets;
- 2) registration in the Land Titles Office of any necessary easements;
- 3) payment of the development cost charge, as required by Bylaw No. 988, consisting of \$955 for the two additional dwelling units permitted to be constructed;
- 4) payment of any current, delinquent or outstanding taxes and the estimated 1987 municipal taxes before final approval;
- 5) registration in the Land Titles Office of a notice which would advise prospective purchasers of the new lots that a lane allowance is proposed to be dedicated and constructed along the north side of the new lots proposed to be created.

SUBDIVISION COMMITTEE MINUTES
OF APRIL 28, 1987

8-3966

CATHERINE, HELEN & MARGARET WINTER
824 MACINTOSH STREET
LOT 24, BLK. 3, D.L. 368, PLAN 1374

Approved subject to:

- 1) the requirements of Subdivision Control Bylaw No. 1023, including:
 - a) physical construction of MacIntosh Street and Kelvin Street to the standards required by Subdivision Control Bylaw No. 1023;
 - b) registration in the Land Titles Office of any necessary easements;
- 2) payment of any current, delinquent or outstanding taxes and the estimated 1987 municipal taxes before final approval;
- 3) payment of the development cost charge, as required by Bylaw No. 988, consisting of \$955 for the three additional dwelling units permitted to be constructed;
- 4) removal of all existing buildings and structures prior to final approval.

8-3967

CROWN FOREST PROPERTIES LTD.
KING EDWARD STREET
LOT 18, D.L. 46 & 48, PLAN 66298

Declined, as the proposed subdivision does not provide for the necessary Begin Street or Laval Street dedications.

8-3967A

CROWN FOREST PROPERTIES LTD.
KING EDWARD STREET
LOT 18, D.L. 46 & 48, PLAN 66298

Approved subject to:

- 1) the requirements of Subdivision Control Bylaw No. 1023, including:
 - a) physical construction of all roads bounding, abutting and lying within the subdivision to the standards required by Subdivision Control Bylaw No. 1023, and as outlined in the "Development Appraisal", prepared by the Engineering Department, dated 1987 04 14;
 - b) registration in the Land Titles Office of any necessary easements;
- 2) payment of any current, delinquent or outstanding taxes and the estimated 1987 municipal taxes before final approval.

SUBDIVISION COMMITTEE MINUTES
OF APRIL 28, 1987

8-3967A cont'd

The Committee notes that geotechnical reports on soil conditions will likely be required by the Chief Building Inspector at the time of building permit application. It is also noted that a development cost charge payment for public open space, in keeping with Bylaw No. 988, will be required pursuant to issuance of any building permits.

8-3698J

DISTRICT OF COQUITLAM
AUSTIN AVENUE AND MARINER WAY
REM. LOT 350, D.L. 113, PL. 43736, (S&E PL. 44220),
43915, 47212, 59946, 60240, 60495); LOT 4, PL. 64144,
(S&E PL. 65386, 65905, 67302, 67449, 68163, 70847)

The Committee was advised of the road grade difficulties with the road pattern indicated on 8-3698J. Consequently the application was tabled for the Planning Department to review road locations which would be more acceptable in terms of road grades.

8-2985D

M. GALLOVICH, F. MATULINA, M. MATULINA
700 CLARKE ROAD
LOT 23, D.L. 106 & 107, PL. 4485, (S&E PL. 25743)

The Committee reviewed three responses from adjacent owners in relation to the proposed subdivision. Given the limited building envelopes on the proposed lots, particularly those fronting Anskar Court and the small frontages on the cul-de-sac, the Committee commented that the concerns expressed by the neighbours will be given consideration by the Committee if this subdivision reaches the preliminary approval stage.

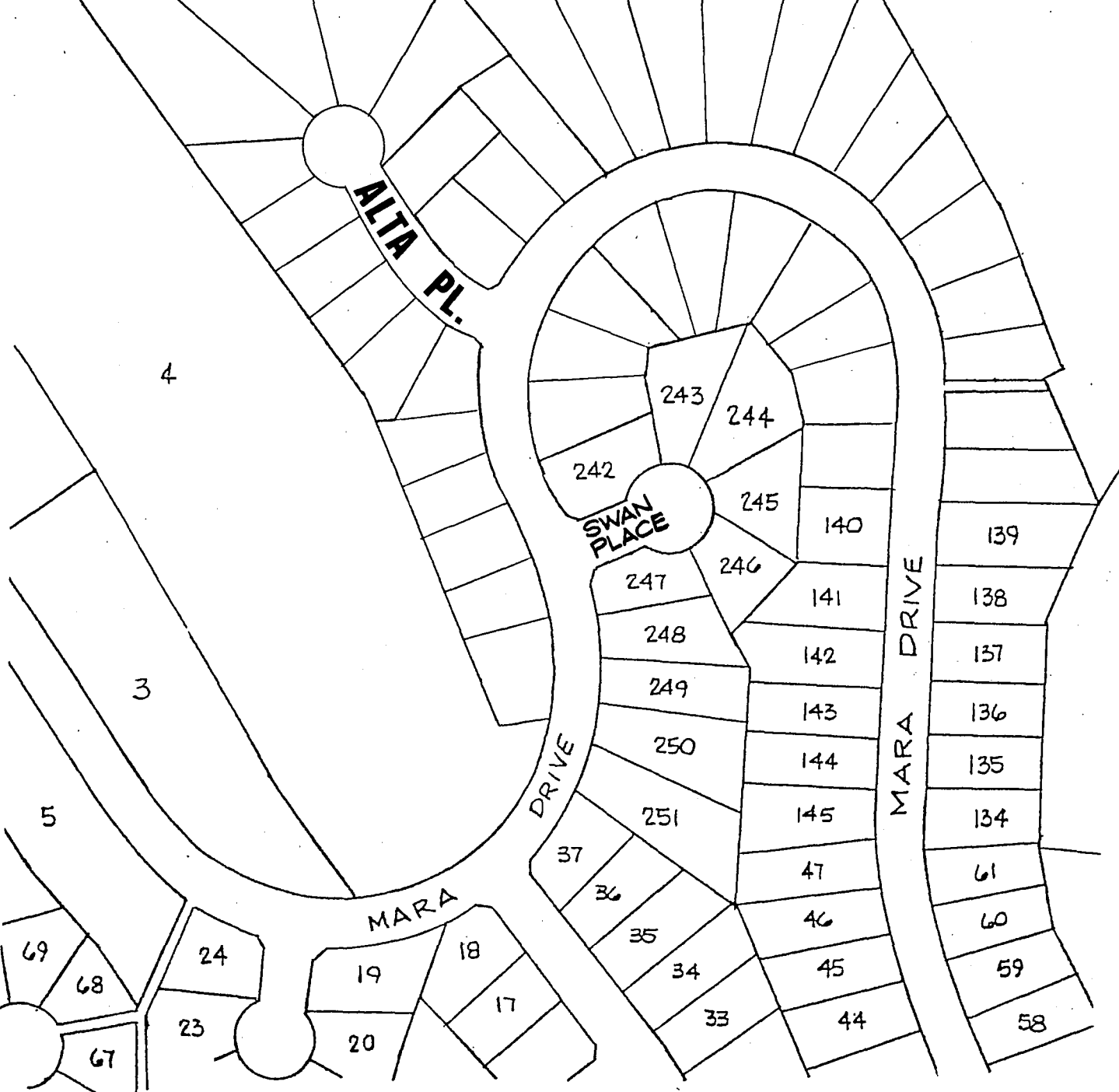
The Committee notes that the application remains tabled pending Council consideration of the necessary rezoning to the RS-3 (555 m²) lotting category.

STREET NAMES

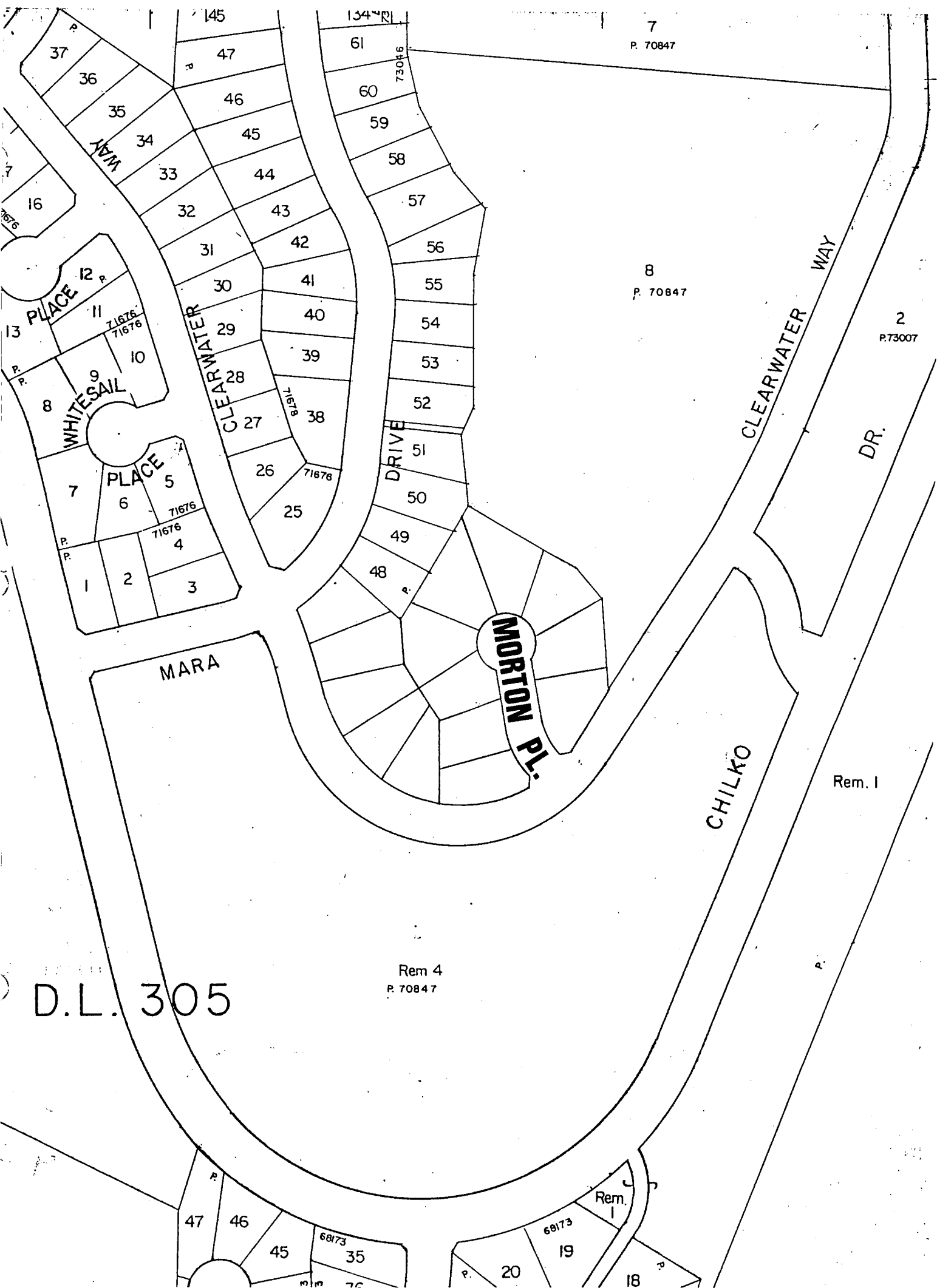
The Committee reviewed proposed street names and their locations are as indicated on the attached map, which forms a part of the minutes. The Committee recommends that Council approve the following names subject to their acceptance by the Post Office:

Alta Place
Morton Court

10 | 11 | 24 | 25 | 29 | 5 | 6 | 7 | 8 |



STREET NAME



D.L. 305

Rem 4
P. 70847

7
P. 70847

8
P. 70847

2
P. 73007

Rem. 1

P.

Rem. 1

STREET NAME

May 5, 1987

SUBDIVISION COMMITTEE MINUTES

A special Subdivision Committee meeting was held at 9:00 a.m. on Tuesday, May 5, 1987, in the Engineering Department Committee Room, with the following persons present:

D.M. Buchanan, Planning Director
N. Nyberg, Municipal Engineer
L.T. Scott, Supervisor, Subdivision & Development
K. McLaren, Development Control Technician
N. Maxwell, Planning Assistant

8-3881HH MOLNAR CONSTRUCTION LTD.
MARA DRIVE
LOTS 4 & 5, D.L. 305, PLAN 73171

Approved subject to:

- 1) completion of the services on Mara Drive in accordance with the requirements of Subdivision Control Bylaw No. 1023;
- 2) payment of any current, delinquent or outstanding taxes and the estimated 1987 municipal taxes on both parcels prior to final approval;
- 3) registration in the Land Titles Office of any necessary easements.

8-3881II
8-3881JJ MOLNAR CONSTRUCTION LTD.
MARA DRIVE
LOT 5 (S&E PL. 73007), PL. 70847; LOT 6 (S&E PL. 71138, 73171, 73405, 72938, 72939, 72936, 71324, 73007, _____), PL. 70847, BOTH OF D.L. 305
LOTS 1,2,3, D.L. 305, GRP. 1, PLAN

The Committee raised concerns in relation to the proposed method of subdivision, given the difficulties staff and land surveyors are encountering in the processing of the subdivisions. In particular, the complexities of keeping proper records of each application in regards to performance bonds, maintenance bonds, plus the paperwork required for each legal plan, is extremely time-consuming. These applications were then tabled for input as to the necessity of making applications for such limited numbers of lots, and to ascertain if there are any ways of streamlining the subdivision applications by increasing the size of the subdivisions.

The Committee notes further that they would request clarification as to the ownership of the lands under application as the Committee understands that the present owner is B.C. Place.

SUBDIVISION COMMITTEE MINUTES
OF MAY 5, 1987

8-3953

L. & R. DURANTE
730 AUSTIN AVENUE
LOT 168, D.L. 3, PLAN 35281

The Committee reviewed a petition from adjacent property owners wherein no objections to the proposed method of subdivision were expressed. Given the opinions of the neighbourhood, the Committee then approved subdivision sketch 8-3953 subject to:

- 1) the requirements of Subdivision Control Bylaw No. 1023, including:
 - a) physical construction of Sydney Avenue to the standards required by Subdivision Control Bylaw No. 1023;
 - b) registration in the Land Titles Office of any necessary easements;
- 2) relocation of any service connections to the house, swimming pool and change house;
- 3) payment of any current, delinquent or outstanding taxes and the estimated 1987 municipal taxes before final approval;
- 4) payment of the development cost charge, as required by Bylaw No. 988, consisting of \$955 for the one additional dwelling unit permitted to be constructed.

The Committee notes that the shallow depth of the proposed lot will limit the applicant's choice in the selection of house plans which meet bylaw setback requirements.

8-3969

R. MASLOW
667 CHAPMAN AVENUE
LOT 25, BLK. 3, D.L. 106, PLAN 17579

Declined, as the proposed panhandle lot does not meet the bylaw minimum for lot depth.

8-3969A

R. MASLOW
667 CHAPMAN AVENUE
LOT 25, BLK. 3, D.L. 106, PLAN 17579

Declined, as the proposed panhandle lots do not meet the bylaw minimum for lot depth.

SUBDIVISION COMMITTEE MINUTES
OF MAY 5, 1987

8-1258E

J.H. LEEDER
2180, 2200 & 2230 UNITED BOULEVARD
LOT 3, D.L. 20, PCL. A, REM. 4, D.L. 21 & 66, PL. 7694,
(S&E PL. 25983)

Approved subject to:

- 1) the requirements of Subdivision Control Bylaw No. 1023 including:
 - a) physical construction of United Boulevard and the new road to the standards required by Subdivision Control Bylaw No. 1023. This includes sanitary sewer, storm sewer and watermain construction. Due to the soil conditions indicated, the Engineering Department will require a detailed investigation, report, design of the engineering services, and a letter undertaking to supervise construction. If the geotechnical report requires a design which, due to soil conditions, does not comply with the requirements of the Subdivision Control Bylaw, then an application for development variance permit, subject to Council approval, may be suggested.
 - b) registration in the Land Titles Office of an easement over the areas required for a temporary turnaround at the end of the new road;
- 2) payment of any current, delinquent or outstanding taxes and the estimated 1987 municipal taxes before final approval on all existing parcels;
- 3) compliance with the requirements outlined in the Ministry of Environment Water Management Branch letter dated September 17, 1986.

The Committee notes that the Chief Building Inspector will likely require a geotechnical report to be supplied at the time of building permit applications for any contemplated construction on the resulting parcels of land.

MAY 12, 1987

SUBDIVISION COMMITTEE MINUTES

A meeting of the Subdivision Committee was held at 9:30 a.m. on Tuesday, May 12, 1987, in the Engineering Department Committee Room, with the following persons present:

D.M. Buchanan, Planning Director
N. Nyberg, Municipal Engineer
L.T. Scott, Supervisor, Subdivision & Development
K. McLaren, Development Control Technician
N. Maxwell, Planning Assistant

8-3950

CENTAUR DEVELOPMENTS LTD.
1316-1332 BRUNETTE AVENUE
LOTS 3 & 4, PLAN 2624, AND PARCEL A, PLAN 61245, ALL IN
BLK. 7, D.L. 46

The Committee lifted this item from the table to update their comments in regards to access alternatives for the area. The Committee commented that they see the lane allowance along the south side of the site as being constructed by the developer to municipal standards at the time of building permit application, and that the construction of the lane would provide the access to the potential development directly to the west. The lane construction would eliminate the necessity of providing an access through the property to the adjoining lands.

8-3881II

B.C. PLACE LTD.
MARA DRIVE
LOT 5 (S&E PL. 73007), PL. 70847; LOT 6 (S&E PL. 71138),
73171, 73405, 72938, 72939, 72936, 71324, 73007, _____),
PL. 70847; BOTH OF D.L. 305

Approved.

8-3881JJ

MOLNAR CONSTRUCTION LTD.
MARA DRIVE
LOTS 1,2,3, D.L. 305, PLAN

Approved subject to:

- 1) the requirements of Subdivision Control Bylaw No. 1023, including:
 - a) physical construction of all services required by Subdivision Control Bylaw No. 1023;
 - b) physical construction of the walkway;
 - c) registration in the Land Titles Office of any necessary easements;
- 2) payment of any current, delinquent or outstanding taxes and the estimated 1987 municipal taxes on all parcels prior to final approval.

SUBDIVISION COMMITTEE MINUTES
OF MAY 12, 1987

8-3972

A. & C. WARREN
2038 HILLSIDE AVENUE
LOT 120, D.L. 63, PLAN 46039

Approved subject to:

- 1) the requirements of Subdivision Control Bylaw No. 1023 including:
 - a) cash payment for the future construction of the approximate 18.0-meter frontage of the new lot on Hillside Avenue;
 - b) payment for one additional water connection;
 - c) registration in the Land Titles Office of any necessary easements;
 - d) the developer proving that the new lot can be adequately drained;
- 2) removal of any portions of the existing driveway which would encroach onto the proposed new lot;
- 3) payment of any current, delinquent or outstanding taxes and the estimated 1987 municipal taxes before final approval;
- 4) payment of the development cost charge, as required by Bylaw No. 988, consisting of \$955 for the one additional dwelling unit permitted to be constructed.

8-3556A

UNO HOLDING INC.
1425 HOCKADAY STREET
N. 5 CHAINS OF L.S. 6, SEC. 13, TWP. 39, EX. PL. 14551

Declined, as the proposed subdivision does not provide for the orderly resubdivision of adjacent lands.

8-3556B

UNO HOLDING INC.
1425 HOCKADAY STREET
N. 5 CHAINS OF L.S. 6, SEC. 13, TWP. 39, EX. PL. 14551

Approved subject to:

- 1) the requirements of Subdivision Control Bylaw No. 1023 including:
 - a) physical construction of Hockaday Street and the proposed new road to the standards required by Subdivision Control Bylaw No. 1023;
 - b) registration in the Land Titles Office of any necessary easements;

SUBDIVISION COMMITTEE MINUTES
OF MAY 12, 1987

8-3556B cont'd

- 2) payment of any current, delinquent or outstanding taxes and the estimated 1987 municipal taxes before final approval;
- 3) payment of the development cost charge, as required by Bylaw No. 988, consisting of \$955 for the one additional dwelling units permitted to be constructed.

8-2749C

M. & H. KOWALENKO
2227 PARADISE AVENUE
LOT 18 (S&E PL.), D.L. 112, PL. 9620

Declined, as in the Committee's opinion, the proposed subdivision would be against the public interest in that it would likely have a detrimental effect on the established amenities of the area.

8-3971

G. & G. PANNI
915 COMO LAKE AVENUE
LOT 171, D.L. 367, PLAN 33712

Approved subject to:

- 1) the requirements of Subdivision Control Bylaw No. 1023 including:
 - a) payment for future lane paving, as required by Subdivision Control Bylaw No. 1023;
 - b) payment for one additional water connection;
 - c) payment for one additional storm sewer connection;
 - d) payment for one new driveway culvert in the lane;
- 2) removal of all existing buildings and structures prior to final approval;
- 3) reconstruction, if required, of the existing access to Como Lake Avenue to ensure that it lies entirely within the frontage of one of the proposed new lots;
- 4) restriction of the new access to the second lot to the lane allowance;
- 5) relocation of any existing service connections which do not lie entirely within the lot they are to serve.

SUBDIVISION COMMITTEE MINUTES
OF MAY 12, 1987

8-3837E

A. & B. BURIC, G. SMITH
833 & 837 FOSTER AVENUE
E.1/2 LOT 33, PL.6908 & REM.LOT 32, PL.6908, ALL IN D.L.366

Approved subject to:

- 1) the requirements of Subdivision Control Bylaw No. 1023 including:
 - a) physical construction of Spruce Avenue and the frontage of 833 Foster Avenue to the standards required by Subdivision Control Bylaw No. 1023;
 - b) registration in the Land Titles Office of any necessary easements;
- 2) payment of the development cost charge, as required by Bylaw No. 988, consisting of \$955 for each of the four additional dwelling units permitted to be constructed;
- 3) payment of any current, delinquent or outstanding taxes and the estimated 1987 municipal taxes on both parcels prior to final approval.

8-3698K

DISTRICT OF COQUITLAM
AUSTIN AVENUE AND MARINER WAY
REM. LOT 350, D.L. 113, PL. 43736 (S&E PL. 44220, 43915, 47212, 59946, 60240, 60495); LOT 4, PL. 64144, (S&E PL. 65386, 65905, 67302, 67449, 68163, 70847)

The Committee reviewed sketch alternatives prepared by the Planning Department, which relate to a new road configuration to service the subject lands. After reviewing the alternatives, the Committee tabled sketch 8-3698K for:

- 1) the Traffic Department to review the layout in terms of the proposed road connection to Mariner Way and access implications to the proposed commercial site on Austin Avenue;
- 2) the Parks and Recreation Department to review the proposed access to the park;
- 3) the Engineering Department to review servicing implications and to have a new preliminary road centre line survey prepared, based on sketch 8-3698K.

SUBDIVISION COMMITTEE MINUTES
OF MAY 12, 1987

8-3968

A. & A. SZETO, W. & H. HILLEN
654 & 656 CHAPMAN AVENUE
LOTS 2 & 3 OF LOT 8, BLK. 3, D.L. 106, PL. 14042

Approved subject to:

- 1) Council approval of a Development Variance Permit with regard to the proposed road width;
- 2) registration of subdivision sketch 8-3942 to the south and west to provide the required access;
- 3) the requirements of Subdivision Control Bylaw No. 1023 including:
 - a) physical construction of the new road and the contiguous lane allowance to the standards required by Subdivision Control Bylaw No. 1023;
 - b) registration in the Land Titles Office of any necessary easements;
- 4) removal of all existing buildings and structures which straddle or are located south of the proposed rear lot line of the lots on Chapman Avenue;
- 5) payment for the erection of parking regulatory signs on the new road;
- 6) payment of any current, delinquent or outstanding taxes and the estimated 1987 municipal taxes before final approval;
- 7) payment of the development cost charge, as required by Bylaw No. 988, consisting of \$955 for each of the two additional dwelling units permitted to be constructed.

8-3931A

B.C. PLACE
LANSLOWNE DRIVE & NOON'S CREEK DRIVE
LOTS 1 & 3, (S&E PL. 73314, PL. 73926, PL. _____, PL. 72701,
D.L. 4562, SEC. 15, TWP. 39

Approved subject to:

- 1) physical construction of Lansdowne Drive to the standards required by Subdivision Control Bylaw No. 1023;
- 2) any new driveway connection to Lansdowne Drive for the proposed church site being located south of a point opposite the centre line of the proposed cul-de-sac to the east.

SUBDIVISION COMMITTEE MINUTES
OF MAY 12, 1987

8-3904F

B.C. PLACE
LANSLOWNE DRIVE
LOT 1, (S&E PL. _____); SEC. 15, TWP. 39, PL. 72701

Tabled for:

- 1) the submission of a plan prepared by a B.C. Land Surveyor, which locates the crest of slope, provides information on the degree of slope, and a setback line from the crest, in keeping with the requirements of Section 405 of the Zoning Bylaw;
- 2) the submission of a geotechnical report in relation to building adjacent to the slopes, and in particular, addresses the stability of the slopes;
- 3) the applicants to clarify the rationale behind the elimination of the proposed walkway connection north from Greenhill Court.

8-3958

AUSTIN DRUGS LTD., JENA DEV. LTD., DISTRICT OF COQUITLAM
ERSKINE STREET & BREWSTER AVENUE
LOTS _____, _____ & _____, PL. _____; LOTS E & F, SEC. 10,
PL. 2664; LOTS 1 & 41, SEC. 15, PL. 73381 & PORTION OF ROAD

The Committee finds the road and lot layout indicated on sketch 8-3958 technically feasible, noting that Council approval of a rezoning to RS-3 and a road and land exchange will be required.

If Council approval is received, the application will be returned to the Subdivision Committee for consideration of a preliminary approval.

8-3958A

AUSTIN DRUGS LTD.
ERSKINE STREET
LOT _____, SEC. 10 & 15, PL. _____

The Committee finds sketch 8-3958A technically feasible, subject to Council consideration of approval of the necessary rezoning to the RS-3 residential lotting category.

8-2246E

J. CLARK
1520 SMITH AVENUE
LOT 3, BLK. 6, D.L. 364, PL. 1613 (S&E PL. 38675)

Tabled for a report from the Building Department.

The Committee notes that if preliminary approval is granted to a proposed subdivision, the approval conditions will contain the requirement for the registration of a restrictive covenant to ensure that any new dwelling be compatible with existing buildings and structures in the neighbourhood in terms of design and location.

SUBDIVISION COMMITTEE MINUTES
OF MAY 12, 1987

8-3906C

PARK LANE VENTURES LTD.
WALTON AVENUE & JOHNSON STREET
LOT 1, SEC. 14 & 15, PL. 72593; LOT 8, SEC. 11, PL. 73423;
LOT 2, SEC. 11, PL. 73103; ALL OF TWP. 39

Approved subject to:

- 1) the requirements of Subdivision Control Bylaw No. 1023 including:
 - a) physical construction of all roads bounding, abutting and lying within the subdivision to the standards required by Subdivision Control Bylaw No. 1023. The Committee notes that Council has approved a Development Variance Permit in regards to road grades on portions of the streets lying within the subdivision.
 - b) registration in the Land Titles Office of any necessary easements;
- 2) payment of any current, delinquent or outstanding taxes and the estimated 1987 municipal taxes before final approval;
- 3) completion of the necessary regrading and submission of sufficient documentation from a geotechnical engineer, which certifies that the works have been completed in accordance with approved drawings;
- 4) registration in the Land Titles Office of a restrictive covenant, which would require that prior to building permit applications being submitted, the owner or his contractor must first receive approval of their proposed development from a coordinating architect designer or consulting engineer retained by the applicants. The consultant would review each potential dwelling in relation to adjacent lots to ensure that the lot would be developed in a manner which provides for acceptable driveway grades not exceeding 20%, the installation of any necessary earth retention structures, site regrading (front and rear yards), surface drainage, and the maximizing of private rear yard space or spaces which provide for the proposed rear yards to be developed in a usable, final graded state, where the space or spaces within the rear yards contain maximum slopes of 5% and are integrated into existing or potential development on adjoining lots. The Committee notes that after review of the information submitted, along with the normal building permit application, the Building Inspector may require revisions or modifications if, in his opinion, the review has not addressed all covenant requirements.
- 5) registration in the Land Titles Office of a restrictive covenant to make purchasers aware of the required setback from the crest of slope whenever the setback exceeds the standard 6.0-meter rear yard requirement. The plan to be attached to the covenant is to be prepared by a B.C. Land Surveyor and must establish the setback line in relation to Section 405 of the Zoning Bylaw.

SUBDIVISION COMMITTEE MINUTES
OF MAY 12, 1987

8-3906C cont'd

- 6) provision for the development cost charge, as required by Bylaw No. 988, consisting of \$955 for each of the 127 additional dwelling units permitted to be constructed;
- 7) compliance with the requirements contained in the Ministry of Environment, Water Management Branch letter dated 1986 05 15;
- 8) approval in writing of the proposed subdivision by the Fish and Wildlife Branch of the Ministry of Environment;
- 9) placement of a temporary "snow fence" prior to any clearing along all crests of slope or "pulled forward" to any habitat protection line required by the Fish and Wildlife Branch of the Ministry of Environment in item 8) above;
- 10) the applicants to identify any slope failures in the ravine areas. In addition, the Committee requests that any actual or incipient failures be identified, along with any remedial works necessary to correct the failures.

MAY 26, 1987

SUBDIVISION COMMITTEE MINUTES

A meeting of the Subdivision Committee was held at 9:30 a.m. on Tuesday, May 26, 1987, in the Engineering Department Committee Room, with the following persons present:

D.M. Buchanan, Planning Director
N. Nyberg, Municipal Engineer
L.T. Scott, Supervisor, Subdivision & Development
K. McLaren, Development Control Technician
N. Maxwell, Planning Assistant

8-2246E

J.A. CLARK
1520 SMITH AVENUE
LOT 3, BLK. 6, D.L. 364, PL. 1613 (S&E PL. 38675)

Approved subject to:

- 1) the requirements of Subdivision Control Bylaw No. 1023 including:
 - a) cash payment for the future construction of Smith Avenue and future lane paving for the frontage of the proposed new lot;
 - b) cash payment for one new driveway crossing and one additional water connection;
- 2) reconstruction of the eastern end of the existing home and submission of a survey plan by a B.C. Land Surveyor which verifies that the resulting construction meets the siting requirements of the Building and Zoning Bylaws;
- 3) payment of the development cost charge, as required by Bylaw No. 988, consisting of \$955 for the one additional dwelling unit permitted to be constructed;
- 4) payment of any current, delinquent or outstanding taxes and the estimated 1987 municipal taxes before final approval;
- 5) registration in the Land Titles Office of a restrictive covenant to ensure that the new home to be constructed will be compatible with the existing buildings and structures in the neighbourhood in terms of design, height and location.

8-3556C

UNO HOLDINGS INC.
1425 HOCKADAY STREET
N. 5 CHAINS OF L.S. 6, SEC. 13, TWP. 39, EX. PL. 14551

Approved subject to:

- 1) physical construction of Hockaday Street to the standards required by Subdivision Control Bylaw No. 1023 for the approximate 50-meter frontage of the proposed new lot;
- 2) registration in the Land Titles Office of any necessary easements;

SUBDIVISION COMMITTEE MINUTES
OF MAY 26, 1987

8-3556C cont'd

- 3) payment of the development cost charge, as required by Bylaw No. 988, consisting of \$955 for the one additional dwelling unit permitted to be constructed;
- 4) payment of any current, delinquent or outstanding taxes and the estimated 1987 municipal taxes as well;
- 5) compliance with any requirements of the Water Management and Fish and Wildlife Branches of the Ministry of Environment and Parks, as well as Fisheries and Oceans Canada.

8-1669G

I. & E. SPORAR
628 COTTONWOOD AVENUE
W. 1/2 OF LOT 14, BLK. A, D.L. 7, PL. 4352

Declined, as the proposed lotting configuration does not provide for the required side yard setback to the existing dwelling, and would not provide for the continuation of existing road construction and utility offsets.

8-1669H

I. & E. SPORAR
628 COTTONWOOD AVENUE
W. 1/2 OF LOT 14, BLK. A, D.L. 7, PL. 4352

Approved subject to:

- 1) the requirements of Subdivision Control Bylaw No. 1023 including:
 - a) physical construction of Cottonwood Avenue and the two portions of Adler Avenue to the standards required by Subdivision Control Bylaw No. 1023;
 - b) cash payment for future lane paving;
 - c) registration in the Land Titles Office of any necessary easements;
- 2) payment of any current, delinquent or outstanding taxes and the estimated 1987 municipal taxes before final approval;
- 3) payment of the development cost charge, as required by Bylaw No. 988, consisting of \$955 for the three additional dwelling units permitted to be constructed;
- 4) removal of the garage or, alternatively, its relocation to meet the siting requirements of the Building and Zoning Bylaws.

SUBDIVISION COMMITTEE MINUTES
OF MAY 26, 1987

8-3891C

EVERGREEN TRAILER PARK
2881 BARNET HIGHWAY
LOT J, PL. 21911; LOT 1, BLK. 18, PL. 147; BOTH OF D.L. 383

The Committee finds sketch 8-3891C technically feasible. If the application does proceed, the Committee would note the following:

- 1) Council approval of the proposed rezonings will be required.
- 2) The survey drawings must be signed by the Approving Officer of the Ministry of Transportation and Highways prior to signing of the plans by the Municipal Approving Officer.
- 3) A reciprocal access easement for the Barnet Highway access will be required, along with a reciprocal right-of-way for the internal driveway system.

8-3745B

A. DALRYMPLE, D. CARTER
2818, 2822 & 2826 GLEN DRIVE
LOTS 44 & 45, PL. 31666; LOT 119, PL. 66934; ALL OF D.L.383

The Committee finds sketch 8-3745B technically feasible, subject to Council consideration of the necessary rezoning after a Public Hearing.

The Committee notes that they have yet to receive comments on the proposed subdivision from the Water Management and Fish and Wildlife Branches of the Ministry of Environment and Parks, which may affect the lot design.

8-3969

R. MASLOW
667 CHAPMAN AVENUE
LOT 25, BLK. 3, D.L. 106, PL. 17579

The Committee acknowledges receipt of a letter from the applicant's agent, wherein the Committee was requested to reconsider their declining motion on the earlier proposals. In response to the questions posed, the Committee would reply as follows:

- 1) The depth of the panhandle lots cannot be reconsidered as suggested.
- 2) Staff will be writing to the City of Port Moody in regards to a possible access connection to Ailsa Avenue for this site and other lots in the vicinity.
- 3) The Board of Variance does not have jurisdiction over subdivision applications.
- 4) The Committee believes that other lotting patterns may be possible and would request the Planning Department to prepare a sketch which can be referred to the City of Port Moody in conjunction with item 2 above.

SUBDIVISION COMMITTEE MINUTES
OF MAY 26, 1987

8-3974

Z. & J. STENCEL
736 CLARKE ROAD
LOT 19, D.L. 106, PL. 4485

Tabled for a review of the proposed road geometry by the Traffic Section of the Engineering Department.

8-3973

R. & M. DUPUIS
1154 MADORE AVENUE
LOT 8, E. 1/2 LOT 28, D.L. 109 & 110, PL. 20538

Approved subject to:

- 1) Council approval of a development variance permit in regards to the proposed road width of Howse Place;
- 2) the requirements of Subdivision Control Bylaw No. 1023 including:
 - a) physical construction of Howse Place to the standards required by Subdivision Control Bylaw No. 1023;
 - b) registration in the Land Titles Office of any necessary easements;
- 3) payment of any current, delinquent or outstanding taxes and the estimated 1987 municipal taxes before final approval;
- 4) payment of the development cost charge, as required by Bylaw No. 988, consisting of \$955 for the one additional dwelling unit permitted to be constructed.

8-2915
PHASE 3

DISTRICT OF COQUITLAM
KUGLER AVENUE AND LECLAIR DRIVE
REM. LOT 21, REM. LOT 22, PT. LOTS 27 & 28, ALL PL. 9620;
PT. LOT 23, PL. 27435; PT. LOT 122, PL. 29358, ALL IN
D.L. 112, PLUS REM. D.L. 112

Tabled for the submission of a plan by a B.C. Land Surveyor which verifies the location of the crest of slope north of LeClair Drive to Gale Avenue. The plan should also indicate the required setback line from the crest in relation to Section 405 of the Zoning Bylaw.

8-3952A

H. & M. WATKINS, T. & A. GOJEVIC
2089 & 2097-2099 DAWES HILL ROAD
LOTS 4 & 5, BLK. 24, D.L. 64, PL. 9702

The Committee finds sketch 8-3952A technically feasible, noting that Council is presently considering a proposed rezoning which, if approved, would allow for the implementation of the proposed subdivision.

SUBDIVISION COMMITTEE MINUTES
OF MAY 26, 1987

8-3881DD
REVISION 1

B.C. PLACE
CHILKO DRIVE/MARA DRIVE
LOT 4 (S&E PL. 71324, 73007,), D.L. 305, PL. 70847

Approved subject to the registration in the Land Titles Office of a restrictive covenant, which would prevent the construction of any buildings or structures on proposed Parcel 4 until Parcel 3 has been subdivided and developed into residential lotting as no accesses will be permitted to Chilko Drive.

8-3881EE
REVISION 1

B.C. PLACE
CHILKO DRIVE/MARA DRIVE
LOTS , D.L. 305, PL.

Approved subject to:

- 1) Council approval of a development variance permit in regards to road grades and "K" values adjacent to intersections;
- 2) the requirements of Subdivision Control Bylaw No. 1023 including:
 - a) physical construction of all roads bounding, abutting and lying within the subdivision to the standards required by Subdivision Control Bylaw No. 1023;
 - b) registration in the Land Titles Office of any necessary easements;
- 3) payment of any current, delinquent or outstanding taxes and the estimated 1987 municipal taxes on all parcels prior to final approval;
- 4) registration in the Land Titles Office of a covenant to make purchasers aware of the existence of fill material on certain of the lots.

8-3970

WESTERN AND PACIFIC BANK, LAFARGE CONCRETE LTD.
1392 PIPELINE ROAD
REM. D.L. 4838; D.L. 4839; LOT 29, PL. 3022; LOTS 1, 2 & 3,
D.L. 4838, PL. 16168; ALL IN SEC. 14, TWP. 39, AND PCL. C
OF N. 1/2 L.S. 5, SEC. 13, TWP. 39, D.L. 6694

Tabled for:

- 1) the submission of a plan prepared by a B.C. Land Surveyor which locates the crest of slope of the watercourse and the crest and toe of any natural or man-made cut slopes. The plan should also establish a setback line from the crests and toes in relation to Section 405 of the Zoning Bylaw. In addition, the plan should also establish the elevation of the natural boundary of the watercourse.

SUBDIVISION COMMITTEE MINUTES
OF MAY 26, 1987

8-3970 cont'd

- 2) submission of earthworks drawings for review by the Engineering and Planning Departments. The plans should accurately depict the crests and toes of slope established in 1) above or, alternatively, the new crests and toes which may result from the proposed earthworks.
- 3) the Planning Department to seek confirmation in writing that the B.C. Hydro right-of-way has, in fact, been reduced in width, and that B.C. Hydro endorse the proposed subdivision in general;
- 4) the applicants to reconsider the three lots on the southeast corner of the collector road and the north-south road, as there appears to be access problems in relation to the cut slopes in this portion of the subdivision;
- 5) the submission of an updated and detailed geotechnical report which addresses the earthworks referred to in item 2) above;
- 6) the submission of a "predesign brief", which addresses the proposed traffic lights at Pipeline Road and the collector road, the water pump system, and the major trunk drainage system required for the area;
- 7) comments from the Water Management and Fish and Wildlife Branches of the Ministry of Environment and Parks;
- 8) the submission of a lotting plan drawn to scale, in conjunction with item 1) above, which verifies the intended lot sizes, widths, depths and building envelopes in accordance with the Zoning Bylaws;
- 9) the submission of a fence location plan and detail, which can be utilized as the necessary screen adjacent to the gravel operation to the south.

The Committee notes that Council approval of a road exchange bylaw and a development variance permit in relation to road grades and "K" values will be required.

8-3970A

WESTERN AND PACIFIC BANK, LAFARGE CONCRETE LTD.
1392 PIPELINE ROAD
LOT _____, SEC. 13 & 14, TWP. 39, PL.

Tabled for the submissions required for subdivision sketch 8-3970 and:

- 1) the applicants to reconsider the proposed subdivision in terms of:
 - a) locating internal roads adjacent to the toe of slope;
 - b) introducing other access points into both portions of the subdivision;

SUBDIVISION COMMITTEE MINUTES
OF MAY 26, 1987

8-3970A cont'd

- 2) review of the proposal by the Fire Department and the Traffic Section of the Engineering Department;
- 3) the applicants to clarify the need for the proposed walkway in the northeast corner of the subdivision;
- 4) the submission of a fence location plan and detail, which can be utilized as the necessary screen adjacent to the gravel operation to the south and the truck traffic on Pipeline Road.

8-3930A

ABBY DOWNS INVESTMENTS LTD.
OXFORD STREET NORTH OF DAVID AVENUE
L.S. 2, (S&E PL. 28937); LOT 16, PL. 53172; BOTH OF
SEC. 13, TWP.39

Approved subject to:

- 1) cancellation of the former restrictive covenant 148888 dated 1983 October 31, and registration of a new restrictive covenant to establish special setback, drainage, construction and prevention techniques to protect the environment of the lands and the adjoining properties during the planning, construction and maintenance of the development on the lands;
- 2) the completion of all restrictive covenant requirements associated with Phase I prior to the signing of any survey plans by the Approving Officer. The Committee notes that prior to commencement of any earthworks, the applicants must supply a geotechnical design brief, which outlines the proposed earthworks, the construction techniques, environmental protection measures, and the supervisory and quality control measures to be followed by the geotechnical engineer of record. Furthermore, the design brief should certify that the standard setbacks under the Zoning Bylaw from the man-made crests of slope are adequate for the intended house construction. The assessment should also address setback or other precautions for possible construction such as swimming pools, patios and placement of fill material from excavations. Finally, the location and type of screen or protective fencing necessary for protection of the public and protection of the environment should be specified.
- 3) dedication and physical construction of all roads, lanes and walkways bounding, abutting and lying within the subdivision to the standards required by Subdivision Control Bylaw No. 1023, excepting that only a half section (8.0 meters) of paved roadway, curb, gutter, sidewalk and streetlighting will be required on David Avenue between Oxford and Shaughnessy. The Committee notes that the applicants must connect the storm and sanitary sewers into the existing municipal trunks in Shaughnessy Street.

SUBDIVISION COMMITTEE MINUTES
OF MAY 26, 1987

8-3930A cont'd

- 4) registration in the Land Titles Office of any necessary easements;
- 5) written confirmation that B.C. Hydro and Power Authority have approved the proposed subdivision and temporary relocation of the power lines;
- 6) compliance with any requirements of the Water Management and Fish and Wildlife Branches of the Ministry of Environment and Parks, as well as Fisheries and Oceans Canada;
- 7) cash contribution to cover expansion costs of the new Oxford Heights water pump station to serve the development and provision of a pressure reducing station and connecting mains to serve pressure zone 3 within the development;
- 8) the applicants confining and stabilizing all cut and fill slopes within the boundaries of the subdivision;
- 9) registration of a slope easement over the cut and fill areas for road construction and the applicants retaining ownership of the large remainders;
- 10) payment of the development cost charge, as required by Bylaw No. 988, consisting of \$955 for each dwelling unit permitted to be constructed. The Committee notes that this payment may be offset by the value associated with the PARK area being dedicated along Hyde Creek.
- 11) payment of any current, delinquent or outstanding taxes and the estimated 1987 municipal taxes on all parcels prior to final approval;
- 12) submission of a plan prepared by a B.C. Land Surveyor, which certifies the location of the crest of slope of Hyde Creek and a setback line from the crest, in keeping with Section 405 of the Zoning Bylaw. The plan should also provide information on the elevation of the natural boundary of Hyde Creek.
- 13) registration in the Land Titles Office of a restrictive covenant to make purchasers aware of the required setback from the crest of slope whenever the setback exceeds the standard 6.0-meter rear yard requirement. The plan to be attached to the covenant is the plan requested under item 12) above.

JUNE 11, 1987

SUBDIVISION COMMITTEE MINUTES

A meeting of the Subdivision Committee was held on Thursday, June 11, 1987 at 1:30 p.m. in the Engineering Department Committee Room, with the following persons present:

D.M. Buchanan, Planning Director
E. Tiessen, Deputy Planning Director
N. Nyberg, Municipal Engineer
A.J. Edwards, Assistant Municipal Engineer
L.T. Scott, Supervisor, Subdivision & Development
K. McLaren, Development Control Technician
N. Maxwell, Planning Assistant

8-3953A

L. & R. DURANTE
730 AUSTIN AVENUE
LOT , D.L. 3, PLAN

Tabled for the Planning Department to write to adjacent property owners, with a view to obtaining their comments on the proposed subdivision.

8-3974

Z. & J. STENCEL
736 CLARKE ROAD
LOT 19, D.L. 106, PLAN 4485

The Committee finds sketch 8-3974 technically feasible, however, they would request that the applicants confirm that the centre lines of Anskar Court and Adiron Avenue will align, through the submission of a plan prepared by a B.C. Land Surveyor.

8-3841A

G. & A. VANDER GULIK
901-903 DELESTRE AVENUE
LOT A, D.L. 45, PLAN 70742

The Committee recommends that Council and the Strata Titles Approving Officer approve the proposed conversion, subject to the applicants first installing smoke alarms, to the satisfaction of the Chief Building Inspector.

8-3906C

PARK LANE VENTURES LTD.
WALTON AVENUE & JOHNSON STREET
LOT 1, SEC. 14 & 15, PL. 72593; LOT 8, SEC. 11, PL. 73423;
LOT 2, SEC. 11, PL. 73103; ALL OF TWP. 39

The Committee reviewed revised subdivision sketch 8-3906C, which updates the road dedication requirements at the intersection of Johnson Street and Delahaye Drive. After reviewing the revised plan, the Committee approved sketch 8-3906C subject to the approval conditions contained in the Planning Department letter dated 1987 05 20.

SUBDIVISION COMMITTEE MINUTES
OF JUNE 11, 1987

8-3904D

B.C. PLACE
HONEYSUCKLE LANE - WESTWOOD PLATEAU
LOT 3, SW 1/4 SEC. 15, TWP. 39, PLAN 72701

The Committee reviewed and endorsed the proposed adjustment to the location of the walkway, as outlined in the consultant's submission dated 1987 05 28.

8-3955

J. KERYLUK
3377 HAZEL DRIVE
LOTS 7 & 8 OF L.S. 1, SEC. 24, TWP. 39, PLAN 12789

Declined, as the existing water supply is not adequate to provide the required "fire flows" to service the proposed subdivision.

8-3274A

E. & D. VIETORISZ
2952 FLEET STREET
LOT 34, BLK. 17, D.L. 361 & 374, PLAN 30929

Tabled for the Planning Department to write adjacent owners with a view to obtaining their comments on the proposed subdivision.

8-1669G

I. & E. SPORAR
628 COTTONWOOD AVENUE
W. 1/2 OF LOT 14, BLK. A, D.L. 7, PLAN 4352

The Committee was advised that their earlier declining motion of the proposed subdivision was partly based on inaccurate survey information in relation to the location of the existing dwelling. Given the new information on the house location, the Committee is now of the opinion that the subdivision is technically feasible, however, it is dependent upon the applicant being successful in relation to the parallel rezoning application to the RS-3, 555 m² zoning category.

The Committee notes the narrower road right-of-way for the east-west portion of Adler Avenue may necessitate the requirement for utility easements, and that the Approving Officer will weigh evidence presented at the Public Hearing at the time any consideration of preliminary approval is given.

SUBDIVISION COMMITTEE MINUTES
OF JUNE 11, 1987

8-2985D

M. GALLOVICH, F. MATULINA, M. MATULINA
700 CLARKE ROAD
LOT 23, D.L. 106 & 107, PLAN 4485, (S&E PL. 25743)

Approved subject to:

- 1) Council approval of the necessary rezoning to the RS-3 category;
- 2) the requirements of Subdivision Control Bylaw No. 1023, including:
 - a) cash payment for the future construction of the improvements to Anskar Court, in keeping with the requirements of Subdivision Control Bylaw No. 1023;
 - b) physical construction of the lane allowance, and the removal of any existing accesses from Clarke Road;
 - c) registration in the Land Titles Office of any necessary easements;
 - d) a storm drainage connection being provided for the works to be constructed in the lane allowance;
- 3) payment of any current, delinquent or outstanding taxes, noting that if final approval is sought after September 1, 1987, then the estimated 1988 municipal taxes must be paid as well;
- 4) removal of all existing buildings and structures prior to final approval;
- 5) payment of the development cost charge, as required by Bylaw No. 988, consisting of \$955 for each of the five additional dwelling units permitted to be constructed;
- 6) submission of a plan prepared by a B.C. Land Surveyor, which verifies that all lots are of adequate Bylaw size and will contain building envelopes, in keeping with the requirements of Zoning Bylaw No. 1928;
- 7) all accesses to the Clarke Road lots and two of the Anskar Court lots being restricted to the lane allowance, noting that any existing sidewalk crossings are to be eliminated and reconstructed in accordance with Bylaw standards, and registration in the Land Titles Office of a restrictive covenant to ensure the five lots will take their access from the new lane;
- 8) the applicant submitting sufficient documentation to ensure the dwelling to be built on the southerly lot on Anskar Court would respect the established amenities of the adjoining property.

SUBDIVISION COMMITTEE MINUTES
OF JUNE 11, 1987

8-3695J

CHESAPEAKE DEVELOPMENTS LTD.
GLEN DRIVE & JOHNSON STREET - PHASE V
LOT 1, D.L. 385, PLAN 70699

The Committee recommends that the Strata Titles Approving Officer sign the Form 10 for Phase V, subject to the applicants first submitting a security to ensure removal of the existing temporary access connection to Johnson Street.

8-3977

INTERNATIONAL LAND CORP. LTD.
LANSLOWNE DRIVE & GUILDFORD WAY
LOT 64, D.L. 385, PLAN 72147

The Committee recommends that the Strata Titles Approving Officer sign the Form E and the subsequent plans for the two phases.

8-3881KK
LL & MM

B.C. PLACE LTD.
CHILKO DRIVE
LOT 1, D.L. 305, PLAN 70847

Tabled for the applicant's consultant to resubmit preliminary road centre line designs which are acceptable to the Engineering Department in terms of "K" values for grade transitions.

8-3958A

AUSTIN DRUGS LTD.
ERSKINE STREET
LOT , SEC. 10 & 15, PLAN

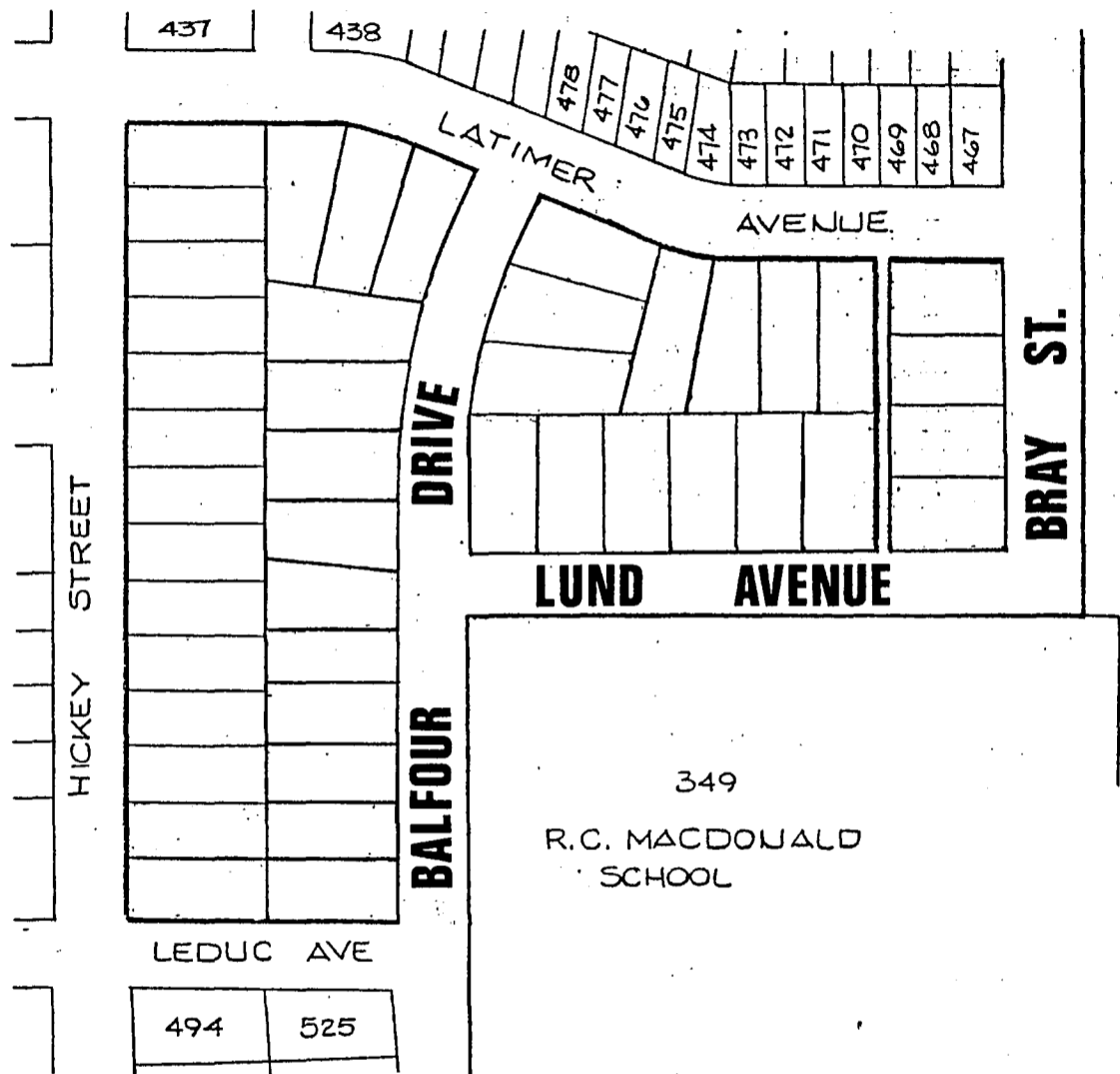
The Committee acknowledges receipt of a petition from neighbouring residents along Walton Avenue wherein the Committee was requested to reconsider the lotting pattern indicated on sketch 8-3958A, which the Committee had previously found technically feasible. The Committee found the alternative layout submitted with the petition to be not feasible since some road segments would exceed allowable grades and since there is not adequate continuity of the collector road system. However, given the concerns expressed by the adjacent property owners, the Committee tabled this subdivision and requested the Planning Department to review this area, including the adjoining properties, in greater detail. It was noted that additional survey information may have to be assembled to enable such review.

SUBDIVISION COMMITTEE MINUTES
OF JUNE 11, 1987

STREET NAMES

The Committee reviewed proposed street names and their locations are as indicated on the attached map, which forms a part of the minutes. The Committee recommends that Council approve the following names subject to their acceptance by the Post Office:

Lund Avenue
Balfour Drive
Delahaye Drive



STREET NAMES



REM. BLOCK 'A'

Rem Pt.

Pt 3

4

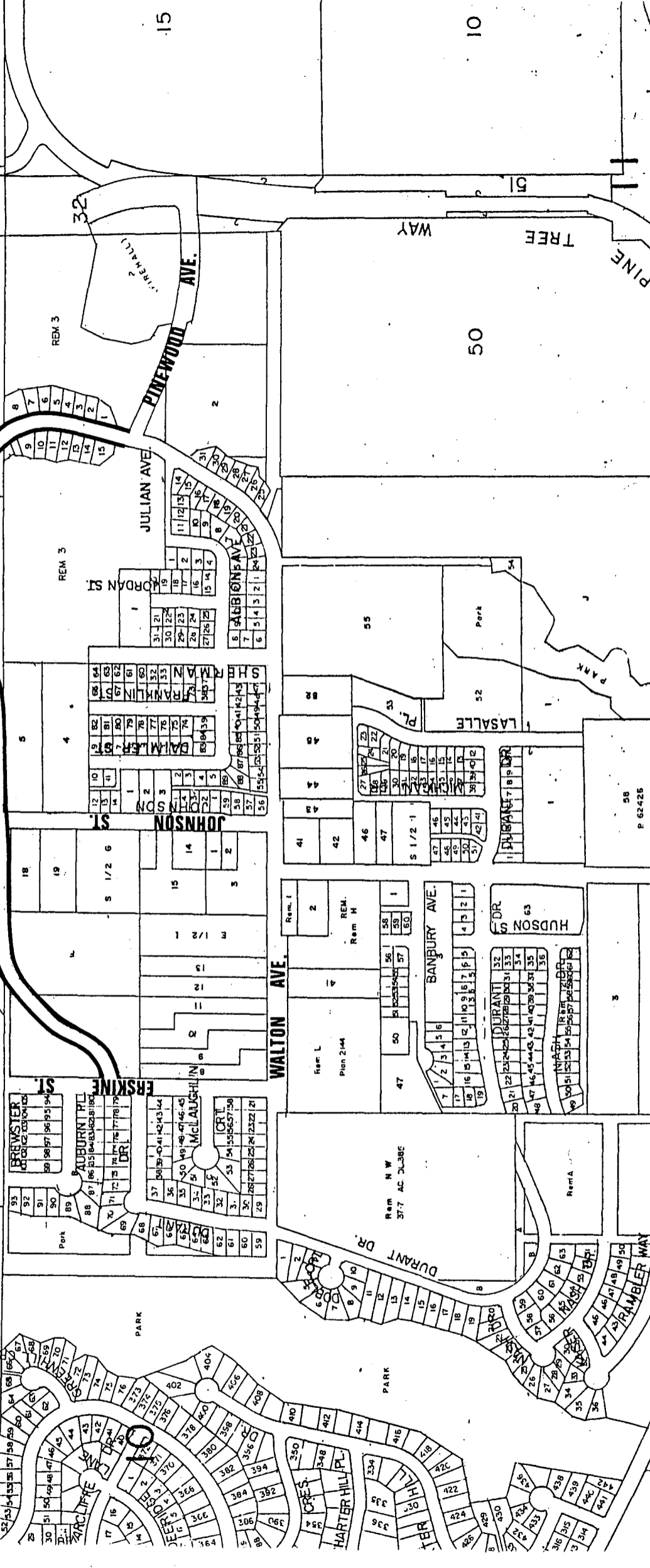
31

6-34

15

10

DELAHAYE DRIVE



TREE WAY

PINEWOOD AVE.

JULIAN AVE.

ORDAN ST.

JOHNSON ST.

FRSKINE ST.

WALTON AVE.

BANBURY AVE.

DURAND DR.

GREENTREE DR.

CLIFF DR.

JEFFERSON DR.

WILSON DR.

WILSON DR.

WILSON DR.

WILSON DR.

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WILSON DR.

WILSON DR.

STREET NAME

P 62426

JUNE 23, 1987

SUBDIVISION COMMITTEE MINUTES

A meeting of the Subdivision Committee was held on Tuesday, June 23, 1987 at 9:30 a.m. in the Engineering Department Committee Room, with the following persons present:

D.M. Buchanan, Planning Director
N. Nyberg, Municipal Engineer
L.T. Scott, Supervisor, Subdivision & Development
K. McLaren, Development Control Technician

8-3881KK B.C. PLACE LTD.
 CHILKO DRIVE
 LOT 1, D.L. 305, PLAN 70847

The Committee finds these subdivision sketches technically feasible, noting that the proposed road dedication and construction on sketch 8-3881LL must line up with the road construction and dedication across Chilko Drive.

The Committee further notes that a variance on road design will be required to be secured by the applicants from Council through the development variance permit procedure if this subdivision application proceeds.

8-2915A DISTRICT OF COQUITLAM
 MUNDY STREET - PHASE III
 REM. 18, PL. 1002; LOT 23 (S&E PL.72420); LOT 24, PL.27435;
 ALL OF D.L. 65

The Committee finds this road and lot layout technically feasible, noting that a rezoning of property will be involved to facilitate this subdivision.

The Committee feels it would now be in order for the Planning Department to initiate a rezoning application of these municipal lands to bring the proposed future park zoning and proposed future residential zoning to Council for consideration.

8-2586 H. & R. SPERLING
 3349 HAZEL DRIVE
 LOT 3 OF L.S. 1, SEC. 24, TWP. 39, PL. 12789

Declined, as the existing water supply is not adequate to provide the required fire flows to service the proposed subdivision.

SUBDIVISION COMMITTEE MINUTES
OF JUNE 23, 1987

8-3961

O. DUDULETZ
3353 HAZEL DRIVE
LOT 4 OF L.S. 1, SEC. 24, TWP. 39, PL. 12789

Declined, as the existing water supply is not adequate to provide the required fire flows to service the proposed subdivision.

8-3976

C.D. VENTURES
575 THOMPSON AVENUE
LOT C, D.L. 54 & 55, PL. 17391

Declined in the public interest since the proposed subdivision does not correspond to the established advance plan for the area.

8-3976A

C.D. VENTURES
575 THOMPSON AVENUE
LOT C, D.L. 54 & 55, PL. 17391

The Committee is prepared to find this subdivision technically feasible if the right-of-way or dedication can be acquired from Lot A to provide a suitable road width for frontage on the new lot. The Committee notes that a development variance permit would be required to be secured from Council in order to vary the road design in terms of road width. The Committee further notes that a surveyor's plot plan of the existing house location will be required in order to prove out the siting of the existing improvements on the property in relation to the proposed subdivision.

8-3149
(1987)

CROWN FOREST INDUSTRIES LIMITED
15 KING EDWARD STREET PLUS FRASER MILLS SAWMILL AND LANDS
ADJACENT TO FRASER RIVER
PCL. B, D.L. 16, REF. PL. 445; PCL. 1 & 2, D.L. 16,
PL. 54459; LOT 3, D.L. 17, PL. 54459; LOT 4, D.L. 18,
PL. 54459; LOT 23 (S&E PL. 74078), D.L. 48, PL. 66298

Tabled for:

- 1) the applicants to clarify the intent for dedication, construction and servicing of United Boulevard west of King Edward Street since the explanation under Schedule C appears to infer no dedication, whereas the plan submitted with the application implies dedication;
- 2) the Planning Department to review the location of the proposed United Boulevard west of King Edward Street in relation to the road reservation plan;

SUBDIVISION COMMITTEE MINUTES
OF JUNE 23, 1987

8-3149
(1987) cont'd

- 3) the Engineering Department to define the area required for flood control works at the mouth of Popeye Creek;
- 4) the Planning Department to review the subdivision in relation to preferred locations for public access in accordance with the Land Titles Act;
- 5) the Engineering Department to review the applicants' request to reduce the covenant area.

8-3714

N. ROBERTSON
3001 PASTURE CIRCLE
LOT 23, BLK. 1, D.L. 374, PL. 15657

Approved subject to:

- 1) the requirements of Subdivision Control Bylaw No. 1023 including:
 - a) physical construction of Reddington Court;
 - b) registration in the Land Titles Office of any necessary easements;
 - c) a restrictive covenant being registered against the new lot to limit driveway grades to a maximum of 20% at any point;
 - d) one new water connection;
- 2) payment of any current, delinquent or outstanding taxes, noting that if final approval is sought after September 1, 1987, then the estimated 1988 municipal taxes must be paid as well;
- 3) payment of the development cost charge, as required by Bylaw No. 988, consisting of \$955 for the one new dwelling unit permitted to be constructed.

8-3904F

B.C. PLACE
HONEYSUCKLE LANE - WESTWOOD PLATEAU
LOT , SW 1/4 SEC. 15, TWP. 39, PL.

Tabled for the complete survey information establishing the setback requirements under Section 405 of the Zoning Bylaw, as previously requested.

The Committee notes that when preliminary approval is granted to this subdivision, it will be subject to, amongst other things, a requirement for design drawings and physical construction of stabilization of the oversteepened slope in Scott Creek Ravine, as outlined in the Hardy report.

SUBDIVISION COMMITTEE MINUTES
OF JUNE 23, 1987

8-3963

NORTHWEST LAND CORP.
3177 LEEWARD COURT & 1032 WINDWARD DRIVE
LOT 15, D.L. 373, PL. 68948; LOT 46, D.L. 238, PL. 74153

Tabled for the applicants to submit the following plans and information:

- 1) a lot grading plan to achieve minimum rear yards of reasonable grades and maximum driveway grades, and indicating any requirement for retaining walls;
- 2) lot drainage plans;
- 3) requirements for slab on grade construction where foundations are to be piled;
- 4) a legal survey plan showing as-built pile locations.