

ADVISORY PLANNING COMMISSION MINUTES

January 4th, 1962.

The forty-first regular meeting of the Advisory Planning Commission was held on Thursday, January 4th, 1962, at 7:30 p.m. in the Municipal Council Chambers with all members present as well as Mr. V. Parker, Planner, of the Lower Mainland Regional Planning Board.

312. Moved by Col. Williams, seconded by Mr. Stibbs:
That the Minutes of December 14th, 1961, be approved.

Carried

313. Moved by Co. Clarke, seconded by Co. Vallance:
That the invoice of the Lower Mainland Regional Planning Board in the amount of \$44.90 for planning services during November and December, be approved.

Carried

314. Moved by Mr. Gower, seconded by Mr. Stibbs:
That the Service Station Bylaw #1027 be referred back to Council with a recommendation that it be passed in its present form as the Advisory Planning Commission will be considering a draft bylaw at their next meeting for subsequent presentation to Council which will accommodate the objections raised as regards to the prohibiting of vehicle body repairs, painting, and other major mechanical repairs in Bylaw #1027.

Carried

315. Moved by Mr. Stibbs, seconded by Co. Vallance:
That Clause III, Section 3, of draft Bylaw #1027 be amended to read - "Erect or use upon any lot or combination of contiguous lots comprising the site, pump islands and/or canopies be a lesser distance than fifteen (15) feet from the lot line".

Carried

316. Moved by Co. Clarke, seconded by Co. Vallance:
That Clause III, Section 6 of draft Bylaw #1027 be amended to read - "Provide more than two (2) curb crossings on any one side of the site, each of which not to exceed thirty (30) feet in length along the lot line and at a distance of not less than twenty (20) feet from the intersection of the side and front lot lines of the site."

Carried

317. Moved by Mr. Parker, seconded by Mr. Stibbs:
That a special meeting be held at 7:30 p.m., January 18th, 1962, for the purpose of studying the Planning Report and that the Municipal Council be invited to attend the next regular meeting on February 1st, 1962, at 8:00 p.m. for the purpose of jointly discussing with the Planning Commission the amendments to the Zoning Bylaw as it pertains to the easterly end of the Municipality.

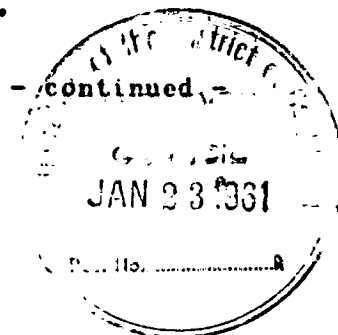
Carried

The Commission will meet at 7:30 p.m. for the purpose of appointing a new Chairman.

The Secretary tabled the following:

Memorandum to Municipal Clerk regarding re-appointment of Mr. Jackson and Mr. Parker.

"Industrial Land Prospects in the Lower Mainland Region of B.C." as prepared by the Regional Planning Board.



Advisory Planning Commission Minutes - 2.

Jan. 4/62.

Public Hearing Minutes of December 11th, 1961.

Zoning Amendment Bylaw #1036.

Community Planning Association of Canada Minutes of the 15th Annual General Meeting.

Announcement by the Community Planning Association of Canada on a Planning Education Program.

Moved by Mr. Parker, seconded by Mr. Stibbs:
That the meeting adjourn.

.....Chairman.

ADVISORY PLANNING COMMISSION MINUTES

February 1st, 1962.

The forty-second regular meeting of the Advisory Planning Commission was held on Thursday, February 1st, 1962, at 7:30 p.m. in the Municipal Council Chambers with all members present as well as Mr. V. Parker, Planner of the Lower Mainland Regional Planning Board.

318. Moved by Mr. Stibbs, seconded by Col. Williams:
That the Minutes of January 4th, 1962, be approved.

Carried

319. Moved by Mr. Stibbs:
That Mr. D. Jackson be nominated as Chairman.

Carried

320. Moved by Col. Williams, seconded by Mr. Gower:
That nominations close.

Carried

In view of the fact that only one candidate was nominated, Mr. D. Jackson was named Chairman for the Advisory Planning Commission for 1962 by acclamation.

321. Moved by Co. Clarke seconded by Mr. Gower:
That Mr. H. F. Hockey act as Secretary to the Commission.

Carried

Considerable discussion took place by members of the Planning Commission in respect of providing an amendment to the Zoning Bylaw to provide for a "Service Commercial" zone. A report was submitted by Mr. V. Parker of the Lower Mainland Regional Planning Board, the contents of which were recommended by Mr. Parker as being suitable to be embodied in a zoning amendment bylaw. Such a zone would provide as a permissible use those service stations desiring to undertake body and engine repairs to motor vehicles. The zone would however not be limited to this use only but would also include building supply outlets, open air sales lots, drive-in establishments and automobile garages.

322. Moved by Co. Clarke, seconded by Mr. Stibbs:
That the Secretary undertake to prepare a draft Zoning Amendment Bylaw to provide for a Service Commercial zone for subsequent presentation to the Advisory Planning Commission.

Carried

The Secretary tabled the following:

The 1962 Provisional Budget revised to conform with the approved Municipal Provisional Budget.

Bylaw #1027, Service Station Bylaw, January 5th, 1962, revision.

Annual Report of the Lower Mainland Regional Planning Board for 1961. Community Planning Review, Nos. 3 & 4.

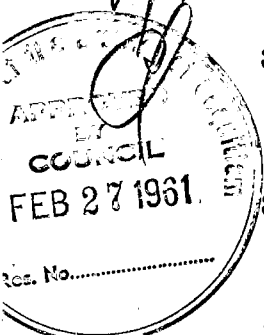
Zoning Board of Appeal Minutes, January 24th, 1962.

Bylaw #1046, zoning to Commercial of the northwest corner of Gatsensbury Street and Como Lake Avenue.

Moved by Co. Clarke, seconded by Mr. Parker:
That the meeting adjourn.

Carried

.....Chairman.



JOINT MUNICIPAL COUNCIL AND ADVISORY PLANNING COMMISSION

MINUTES

February 12th, 1962.

A joint meeting of the Municipal Council and the Advisory Planning Commission was held on Monday, February 12th, 1962, at 8:00 p.m. in the Municipal Council Chambers with Reeve Christmas, Chairman of the Planning Commission Mr. D. Jackson, Co. Butler, Co. Boileau, Co. Clarke, Co. Filiatraut, Mr. W. Parker, Mr. Gower and Mr. V. Parker, planner, being in attendance.

The following subjects were considered at this meeting:

I. RE-ESTABLISHMENT OF THE 25' SETBACK ON BRUNETTE AVENUE.

Discussion took place in regard to repealing the present provision of the Zoning Bylaw which permits a setback on the north side of Brunette Avenue from the Loughheed Highway to Marmont Street of 6' and re-instituting the general setback requirement of 25'. Members of the Planning Commission recommended that this action be taken as Brunette Avenue, being a major road, will undoubtedly have to be widened to properly accommodate traffic and the present setback regulations preclude the necessary widening on the north side of the street. Co. Butler expressed the opinion that he felt the setback of 25' should be re-instituted.

II. REZONING FROM COMMERCIAL TO RESIDENTIAL LOW DENSITY OF THOSE PARCELS OF LAND WHICH WERE THE SUBJECT OF THE PUBLIC HEARING HELD ON JUNE 29th, 1961.

- (a) Lot A of Lot 4, Blk. 4, S.E. $\frac{1}{4}$ D.L. 358, Plan 11564.
- (b) Lots 5 & 6, E. $\frac{1}{2}$ Lot 4, Blk. 4, S.E. $\frac{1}{4}$ D.L. 358, Plan 19305.
- (c) Lot 22 of Lots 5, 6, 8 & 9, Pts. of Lots 3, 4, 7, Lot 1, D.L. 359, Plan 14030.
- (d) 0.2 Ac. Ptn. of Lot 3 of Pt. Lot 1, D.L. 358.
- (e) 0.2 Ac. Ptn. of Lot 1, D.L. 358
- (f) Ptn. of Lot 3, Blk. E, D.L. 373, Plan 12400.

An analysis of each of these parcels was made in order to evaluate the desirability of having the rezoning recommended. It was mutually agreed that items, b, c, d, e, and f should be changed from their present zoning to Residential Low Density and a suitable amending bylaw be passed by Council. In respect of item (a) however, it was recommended that the Reeve contact the owners to determine whether or not the proposed rezoning would adversely affect them. Upon receipt of this information, decision as to rezoning would then be made.

III. ZONING IN THE EASTERLY PORTION OF THE MUNICIPALITY.

The Planning Commission, presently in the process of preparing recommendations for Council in regard to revising the minimum size of parcels permissible in the Easterly portion of the Municipality, desired to secure the opinion of Council before further studying what the size, or sizes, according to area, should be. It was pointed out by the Planning Commission that the present one acre zoning had two adverse effects upon the Municipality as a whole.

Firstly, development is being permitted in an area which has a minimum of services available and created a sprawl condition which resulted in a high cost of providing services to sparsely populated areas. It was felt by the Commission that inasmuch as the area west of Essondal is only 40% developed and Municipal services are already existing, zoning should be such as to encourage development in this area. In order to achieve this end, the Commission were of the opinion that zoning in the

East End should be changed such as to make the minimum parcel sizes resulting from subdivision, five acres with the possible exception upon the main roads such as Coast Meridian and Victoria Drive as far as Pollard Street, to have a minimum of one acre parcels.

Co. Clarke suggested however, that if such zoning were adopted the Municipality should provide the basic services to the main roads which would be water and pavement. Upon question, Mr. V. Parker, planner, stated that he felt the upper Johnston Street area was not yet ready for one acre zoning but would possibly be five years hence. It was also felt that one acre zoning along the upper Pipeline Road may be premature and further, that zoning in this area should take into consideration the fact that it is largely devoted to gravel pit operation and it was very doubtful that residential development should be permitted.

Secondly, due to a lack of a master road plan, subdivisions now taking place were creating a road system of the grid pattern due to the fact that the existing parcels are mainly rectangular and road dedications tend to follow the same arrangement. Accordingly, suiting the roads to the configuration of the ground has virtually been impossible and strongly suggests the need for a replotting of the area. The restrictive zoning proposed would enable sufficient time for a suitable replotting scheme to be achieved thereby assuring when more dense development is permissible, roads will be properly located.

The Chairman stated that as a result of the discussion, the Commission will now proceed toward making a recommendation to Council as to what they think would be proper zoning for the East End of the Municipality based upon sound planning and opinions expressed on the subject.

IV. FIRST TWO CHAPTERS OF THE PLANNING REPORT RECEIVED BY THE ADVISORY PLANNING COMMISSION FROM THE LOWER MAINLAND REGIONAL PLANNING BOARD.

Discussions on this subject largely centered upon commercial zoning. The Planner pointed out that our present commercial zoning being of a peripheral nature, virtually precludes the possibility of creating a commercial central core such as has been envisaged for the Austin Avenue area in the vicinity of Marmont Street. Mr. V. Parker felt that our present commercial zoning was largely as a result of the fact that major roads tend to be located around the perimeter of the Municipality and therefore attracted commercial development in that direction.

From a planning point of view, this was considered undesirable and it was suggested that the present commercial shopping area sites should not be further enlarged if we hope to achieve development of a central commercial core. There was complete agreement by all members with the sentiments of the planner in this regard although it was recognized that the Municipality has more than adequate commercially zoned areas at the present time but not properly located.

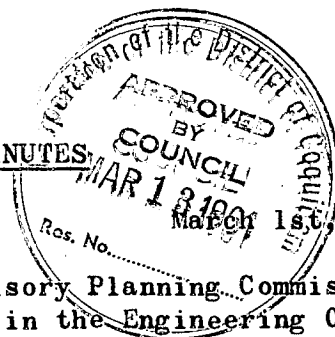
V. CONCLUSION

The Chairman then concluded the meeting by expressing his thanks to the members of Council for their attendance which he stated would be of great value to the Planning Commission in their deliberations and added that the Planning Commission expected to have shortly tabled before Council a draft of a bylaw for the Service Commercial Zone. He stated that he hoped this would enable the Council to pass the Service Station Bylaw as at the present time, there was no proper control for this type of business.

The meeting then adjourned.

.....Chairman.

CO B
CO V - app.
ADVISORY PLANNING COMMISSION MINUTES



Res. No. _____
March 1st, 1962.

The forty-third regular meeting of the Advisory Planning Commission was held on Thursday, March 1st, 1962, at 7:45 p.m. in the Engineering Offices with Mr. Gower as acting chairman in the absence of Mr. Jackson, and all commission members present including Mr. V. Parker, planner.

323. Moved by Co. Clarke seconded by Mr. Stibbs:
That the Minutes of the regular meeting of February 1st, 1962, be approved.

Carried

324. Application Z-259

Moved by Co. Clarke seconded by Co. Vallance:
That the application of Mr. G. HOBBS, 518 Smith Avenue, New Westminister, for the rezoning of Lot 3 of Lot "A", Lot 11, and Ptn. of Lot 10 of N.½ of N.½ D.L. 7, Group I, N.W.D., Plan 11275 from Commercial to Residential Medium Density be approved subject to Lot "B" and Lot "C" of Lot 11 and a Ptn. of Lot 10 of N.½ of N.½ of D.L. 7, Plan 10404 be similarly rezoned from Commercial to Residential Medium Density.

Carried

325. Application Z-257

Moved by Mr. Parker seconded by Mr. Stibbs:
That the application of the CHRISTOPHER CLUB (Mr. L. J. Daneault of 1550 Hammond Avenue, New Westminister) for the rezoning of Lot 244 Blks. 11-17 and 21-30, D.L. 356, Group I, N.W.D., Plan 1714 from Residential Medium Density to Commercial be denied as it constitutes a request to modify the Zoning Bylaw in order that the size of the structure proposed will suit this particular parcel and the Advisory Planning Commission consider that the site is of an inadequate size to provide sufficient off-street parking to accommodate the intended use.

Carried

326. Moved by Mr. Parker, seconded by Mr. Stibbs:
That it be recommended to Council that consideration be given to the modification of the 35 foot rear yard requirement for Commercial zones subject however to increasing the parking requirements with adjoining property being used if the site upon which the structure is being erected cannot accommodate the requirement and if this recommendation was made applicable to the application of the Christopher Club, the Commission would recommend that approval be granted to their request for rezoning.

Carried

327. Application Z-260

Moved by Co. Clarke, seconded by Co. Vallance:
That the application of the PORT COQUITLAM AND DISTRICT HUNTING AND FISHING CLUB OF PORT COQUITLAM, Box 122, Port Coquitlam, for appropriate rezoning to permit recreational use of a 20 acre portion north of the Deeks-McBride right-of-way on the National Defence property in D.L. 385, be declined as it will be located in an area which is proposed for future residential use and it is recommended that they seek a more desirable site with the assistance of a Committee established by the Advisory Planning Commission.

Carried

328.

Application Z-261.

Moved by Co. Clarke seconded by Co. Vallance:
That the application of G. E. CRIPPEN AND ASSOCIATES LTD., 207 W. Hastings Street, Vancouver 3, for the rezoning from Small Holdings to Industrial for Lot 6 of Lot "C" of the S.½ of Sec. 11, Twp. 39, N.W.D., Plan 22472 and the Remainder of Lot "C" of the S.½ of Sec. 11, Twp. 39, N.W.D. Plan 12467 be approved, from Small Holdings to Industrial.

Carried

329.

Application Z-258.

Moved by Mr. Parker seconded by Co. Clarke
That the application of Mr. H. TURGEON, 1320 Thomas Avenue, New Westminster, for the relaxation of the 10,000 square feet minimum lot area for Residential High Density be declined as the present area of 6,560 square feet does not conform to the minimum 8,000 square feet area which will be shortly recommended by the Advisory Planning Commission to the Council for lot sizes in this zone.

Carried

330.

Moved by Co. Clarke seconded by Co. Vallance:
That the invoice from the Lower Mainland Regional Planning Board in the amount of \$104.73 for planning services during January 1962 be approved for payment.

Carried

The Secretary tabled the following:

1. Notice of Spring Course of Community Planning Association, U.B.C. May 14th to 19th, 1962.
2. Application of Columbia Bitulithic Co. for the rezoning of the A. K. Taylor gravel pit, Lot 13, Sec. 11, Twp. 39, referred by Council to the next Public Hearing May 18th, 1962.
3. Proposed road dedication from Pipeline Road to provide access to the Municipal gravel pit, Westwood Racing Circuit and others.
4. Application by Deeks-McBride Ltd. to remove gravel from the A. K. Taylor gravel pit. See Item (2) above.

Moved by Co. Clarke seconded by Mr. Stibbs:
That the meeting adjourn and a special meeting be held on March 15th, 1962, at 7:30 p.m. to continue studies of the Planning Report and discuss with Mr. V. Parker, the planning programme for 1962.

Carried

.....Chairman.



ADVISORY PLANNING COMMISSION MINUTES

March 15th, 1962.

The forty-fourth special meeting of the Advisory Planning Commission was held on Thursday, March 15th, 1962, at 7:30 p.m. in the Municipal Hall Engineering Offices with Chairman D. Jackson, A. Gower, R. Stibbs, J. P. Clarke, W. Parker and Mr. V. Parker, planner, being in attendance.

331. Moved by Co. Clarke, seconded by Mr. Stibbs:
That the Minutes of the joint meeting of February 12th, 1962, be approved.

Carried

332. Moved by Mr. Stibbs, seconded by Co. Clarke:
That the minutes of the regular meeting of March 1st, 1962, be approved.

Carried

At the request of the Secretary for an expression of opinion as to what would be a suitable parking requirement for billiard halls, considerable discussion took place with regard to off-street parking in general. The members of the Commission concluded that the same parking requirement be used as that which is applied for office buildings, etc. that is, three parking spaces for each 1,000 square feet and in connection with the particular site over which the question arose, that the 25 foot setback be paved for the full width of the property and such pavement extended to the existing road pavement with a suitable curb being provided 7½ feet from the front of the building.

Mr. V. Parker then submitted a progress report on the planning study which was commenced in 1961, accompanied by a proposed program for services by the Lower Mainland Regional Planning Board during 1962. This proposed program with estimated costs, was as follows:

1. Planning services to include attendance at meetings, referrals and minor studies, consultations and up-dating land use maps	1,750.00
2. Completion of planning study	900.00
3. Street planning first stage	<u>850.00</u>
TOTAL	\$3,500.00

(This amount conforms to the appropriation in the Provisional Budget as approved by Municipal Council).

Mr. V. Parker explained how, if this proposal were approved, he felt the Planning Commission should pursue the program. He emphasized that decisions of the Planning Commission in regard to Chapters I, II, and III of the Planning Report were required before he could finalize the balance of the report.

333. Moved by Mr. Stibbs, seconded by Mr. Gower:
That the proposed program as recommended by Mr. V. Parker of the Lower Mainland Regional Planning Board be approved.

Carried

Moved by Mr. Parker, seconded by Mr. Gower:
That the meeting adjourn and a special meeting be held on Thursday, March 22nd, 1962, at 7:30 p.m. for the purpose of dealing exclusively with the Planning Report.

Carried

.....Chairman.

ADVISORY PLANNING COMMISSION MINUTES

April 5th, 1962

The forty-fifth regular meeting of the Advisory Planning Commission was held on Thursday, April 5th, 1962, at 7:30 p.m. in the Municipal Hall Engineering Offices with Mr. Gower, Co. Clarke, Co. Vallance, Col. Williams, Mr. Parker, Mr. Stibbs, and Mr. V. Parker, Planner, being in attendance. Chairman D. Jackson was absent.

334. Moved by Co. Clarke seconded by Co. Vallance:
That Mr. L. E. Gower, in the absence of Mr. Jackson, act as Chairman.

Carried

335. Moved by Co. Clarke seconded by Col. Williams:
That the Minutes of March 15th, 1962, be approved.

Carried

336. Application Z-262.

Moved by Mr. Stibbs seconded by Co. Clarke:
That the application of Mr. and Mrs. S. E. WILLIAMS of 6330 Park Crest Drive, N. Burnaby, for the rezoning of Lot 1, Blk. "A", D.L. 7, Plan 4352 from Residential Low Density to Commercial be declined as the location is considered undesirable in that it would be the start of ribbon development upon a major route thereby creating the accompanying problems of access and in addition, it is not considered a desirable enterprise in a residential area.

Carried

337. Application Z-254.

Moved by Co. Clarke seconded by Mr. Stibbs:
That a letter be sent to the Council with the recommendations of the Advisory Planning Commission in regard to the minimum area it is considered desirable for property located within an area serviced with sanitary sewers being utilized for Residential Medium Density use.

Carried

Moved by Co. Clarke seconded by Mr. Parker:
That the meeting adjourn and the next meeting be held on Thursday, April 19th, 1962, for the purpose of dealing with the Planning Report only.

Carried

.....Chairman.

ADVISORY PLANNING COMMISSION MINUTES

May 3rd, 1962.

The forty-sixth regular meeting of the Advisory Planning Commission was held in the Engineering Offices on Thursday, May 3rd, 1962, at 7:30 p.m. with Chairman D. Jackson, A. Gower, Co. Vallance, W. Parker and Mr. V. Parker, planner, being in attendance.

338. Moved by Mr. Gower, seconded by Co. Vallance;
That Clause III of Bylaw #1028 be approved and that a further clause be added to Bylaw #1028 to provide for visibility at intersections similar to that in Bylaw #1051, Service Commercial Zones.

Carried

339. Moved by Mr. Parker, seconded by Mr. Gower:
That the Minutes of April 5th, 1962, be approved.

Carried

The Secretary tabled the following:

1. Zoning Amendment Bylaw #1069.
2. Announcement of Short Planning Course in community planning at U.B.C.
3. Community Planning Revue No. I, Volume 12.
4. 1962 Budget.

340. Moved by Mr. Gower, seconded by Mr. Parker:
That the meeting adjourn and a special meeting be held on May 17th, 1962, at 7:30 p.m. to deal with the planning report.

Carried

.....Chairman.

Co. Vallance
CO N
[Signature]

ADVISORY PLANNING COMMISSION MINUTES

May 17th, 1962.

The forty-seventh special meeting of the Advisory Planning Commission was held in the Municipal Council Chambers on Thursday, May 17th, 1962, at 7:30 p.m. with Chairman D. Jackson, Co. Clarke, Mr. Gower, Mr. W. Parker, Mr. Stibbs and Mr. V. Parker, planner being present.

341.

Application Z-243.

Moved by Co. Clarke seconded by Mr. Gower:
That the application of the MACK REALTY, 4747 Kingsway, Burnaby, (Mr. O. Kenzie) for the rezoning of the south side of Austin Avenue from Marmont to Gatensbury Street from Residential Medium Density To Commercial be denied as it constitutes straggle development which is in conflict with the prime objective of the planning study to prevent ribbon development and encourage compact commercial areas, and the submission of the applicant to support his application that the north side of Austin Avenue is zoned commercial is considered invalid as recommendation will be made by the Planning Commission for the elimination of this commercial zoning.

Carried

342.

Application Z-257

Moved by Co. Clarke seconded by Mr. Stibbs:
That the application of the CHRISTOPHER CLUB (L. J. Daneault of 1550 Hammond Avenue) for the rezoning of Lot 244, Blks. 11-17 and 21-30, D.L. 356, Group I, N.W.D., Plan 1714 from Residential Medium Density to Commercial be approved although the Commission are of the opinion that the parking facility is not considered adequate and would recommend that street parking on bothsides of Ridgeway Avenue from Nelson Street for a distance of 200 feet westward and on either side of Nelson Street from Ridgeway Avenue to Howie Avenue be prohibited and that utilization of the 25 foot setback from Ridgeway Avenue for parking purposes be replaced by suitable landscaping.

Carried

The major portion of the meeting was devoted to further study of the Planning Report in conjunction with Mr. V. Parker, planner, from the Lower Mainland Regional Planning Board.

Moved by Mr. Parker, seconded by Mr. Stibbs:
That the meeting adjourn and the next regular meeting be held on Thursday, June 7th, 1962, at 7:30 p.m.

Carried

*Co B.
Co C.
Parker 342
amend*

.....Chairman.

ADVISORY PLANNING COMMISSION MINUTES

June 7th, 1962.

The forty-eighth regular meeting of the Advisory Planning Commission was held in the Municipal Council Chambers on Thursday, June 7th, 1962, at 7:30 p.m. with Acting Chairman A. Gower in the absence of Mr. Jackson, Mr. Stibbs, Mr. W. Parker, Co. Clarke, Co. Vallance and Col. Williams being in attendance.

343. Moved by Col. Williams seconded by Mr. Stibbs:
That the Minutes of May 3rd and May 17th, 1962, be approved.

Carried

344. Application Z-263.

Moved by Co. Clarke seconded by Co. Vallance:
That the application of GLACIER ROCK PRODUCTS LTD., % Atkins and Walker, Barrister and Solicitors, 503-402 W. Pender Street, Vancouver for the rezoning of L.S. 9 and L.S. 15, Sec. 21, Twp. 39 for gravel pit purposes be declined as the Commission are of the opinion that gravel pits create innumerable problems which incur considerable expense to the Municipality.

Carried

345. Application Z-264.

Moved by Col. Williams, seconded by Co. Clarke:
That the application of Mrs. V. E. CAPOSTINSKY of 630 Cottonwood Avenue, New Westminster, for the rezoning of Lots 2 & 3, Blk. "A", Blk. 13, D.L. 7, Plan 15460 from Residential Low Density to Residential Medium Density be approved subject to the Zoning Bylaw being amended such that the minimum area required for Residential Medium Density Zones is 8,000 square feet.

Carried

346. Application Z-266.

Moved by Mr. Stibbs seconded by Co. Clarke:
That the application of Mr. G. HOBBS, 518 Smith Avenue, New Westminster, for the rezoning of the E. 98' of Lot 10 of the N. 1/2 of the N. 1/2 of D.L. 7, Plan 3967 from Residential Medium Density to Commercial be declined as it constitutes ribbon development and discourages the objective of securing compact commercial areas and the requested rezoning constitutes merely legalizing a present illegal use of the property.

Carried

347. Application Z-265.

Moved by Co. Clarke seconded by Co. Vallance:
That the Secretary reply to Mrs. G. MacKay of the Central Organization of Ratepayers explaining the difficulty of reducing in size the present zoning map and the fact that the existing map may be considerably changed as a result of the Planning Study presently being undertaken by the Planning Commission.

Carried

348. Application Z-259

Moved by Co. Clarke seconded by Co. Vallance:
That the report of the Solicitor in respect of a previous application by Mr. G. Hobbs for the rezoning of Lot 3 of Lot "A", Blks. 10 & 11 of the N. 1/2 of the N. 1/2 of D.L. 7, Plan 11275 from Commercial to Residential Medium Density be received and filed.

Carried

*hearing
July 17/62*

*for Co. approval
Co. B
Co. B
Co. B*

349.

Application Z-227

Moved by Col. Williams, seconded by Co. Clarke:
That the application of Mr. A. BREVICK of 706 Clarke Road for the rezoning of Lots 21 and the Rem. of Lot 22, D.L. 106, Plan 4485, for the rezoning from Residential Medium Density to Residential High Density to permit row housing be tabled pending a request by the Commission to the Council for authority for the Advisory Planning Commission to take active steps toward replotting under the provisions of the Municipal Act.

Carried

The Secretary tabled the following:

Zoning Amendment Bylaw #1069.

Zoning Amendment Bylaw #1070.

Notice from the Community Planning Association of Canada of the Annual General meeting in Edmonton, Alta. commencing September 26th, 1962.

Co. Resolution #568 pertaining to declining of application of J. Cewe Limited to rezone the S. $\frac{1}{2}$ Pc. C, L.S. 13, Sec. 24, Twp. 39, from Small Holdings to Industrial.

Co. Resolution #569 indicating Council's objections to be transmitted to the B. C. Department of Lands in regard to J. Cewe application to lease property in Sec. 25, Twp. 39, for gravel quarry purposes.

Moved by Mr. Stibbs, seconded by Mr. Parker:

That the meeting adjourn and the next regular meeting be held on Thursday, July 5th, 1962, at 7:30 p.m.

Carried

.....Chairman.

ADVISORY PLANNING COMMISSION MINUTES

July 5th, 1962.

Co C
No. 10
be app. p.

The forty-ninth regular meeting of the Advisory Planning Commission was held in the Municipal Council Chambers on Thursday, July 5th, 1962, at 7:30 p.m. with all members present. Mr. V. Parker, planner, was also in attendance.

350. Application Z-268

Moved by Co. Clarke seconded by Mr. Gower:
That the Advisory Planning Commission consider it most desirable to maintain the Vancouver Golf and Country Club as a green area and that Municipal Council investigate ways and means to preserve it as such.

Carried

351. Moved by Mr. Gower seconded by Mr. Stibbs:
That the Minutes of June 7th, 1962 be approved.

Carried

Application Z-263

A delegation representing GLACIER ROCK PRODUCTS LTD. consisting of Mr. B. I. Henderson, Mr. A. Percy and Mr. Atkins appeared before the Planning Commission in regard to the recommendation of the Planning Commission declining their request in the rezoning of L.S. 9 & 15, Sec. 21, Twp. 30 for gravel pit use. The delegation offered reasons which they felt should enable a favorable decision to their application and stated that they were of the opinion if this information had been known to the Commission at the time consideration was being given to their application, that the Planning Commission would have made a favorable recommendation.

352. Application Z-263.

Moved by Mr. Gower seconded by Co. Vallance:
That Glacier Rock Products Ltd. be informed to direct their request for reconsideration of their application to the Municipal Council.

Carried

353. Application Z-267

Moved by Mr. Gower seconded by Mr. Stibbs:
That the application of Mr. K. PRICE of 2076 Austin Avenue, New Westminster, B.C., for the rezoning of Lots 17, 18, and 19, D.L. 111, Plan 23311 from Residential Low Density to Commercial and Service Station be declined as it constitutes ribbon development and discourages the objective of the Planning Commission to securing compact commercial areas by not utilizing land which is suitably zoned for the purposes requested.

Carried

354. Moved by Co. Clarke seconded by Col. Williams:
That the invoice from the Lower Mainland Regional Planning Board in the amount of \$825.14 for planning services for March, April and May 1962, be approved.

Carried

Moved by Co. Clarke seconded by Mr. Stibbs:
That the meeting adjourn and the next regular meeting be held on Wednesday, August 25th, 1962, in lieu of a meeting in August.

Carried

.....Chairman.

ADVISORY PLANNING COMMISSION MINUTES



July 25th, 1962.

*for Co approval
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The fiftieth regular meeting of the Advisory Planning Commission was held in the Municipal Council Chambers on Wednesday, July 25th, 1962, at 7:30 p.m. with Chairman D. Jackson, Co. Clarke, R. Stibbs, W. Parker, and Mr. V. Parker, planner, being in attendance.

355. Moved by Co. Clarke seconded by Mr. Stibbs:
That the Minutes of July 5th, 1962, be approved.

Carried

356. Moved by Mr. Stibbs, seconded by Co. Clarke:
That the invoice of the Lower Mainland Regional Planning Board for planning services during the month of June in the amount of \$467.17 be approved.

Carried

The members of the Commission then continued their study of the Planning Report as prepared by Mr. V. Parker. Members had received through the mail directly from Mr. Parker, the balance of the report which was then reviewed by Mr. V. Parker.

Moved by Mr. Parker, seconded by Co. Clarke:
That the meeting adjourn and that the next meeting be held on Thursday, September 6th, 1962.

.....Chairman.

CORPORATION OF THE DISTRICT OF COQUITLAM

1111 BRUNETTE AVENUE
NEW WESTMINSTER, B.C.

REEVE L. J. CHRISTMAS
PHONE LAkeview 6-3611
OFFICE OF
Engineering Department

*C. J.
C. C.
C.*

September 21st, 1962.

Mr. F. L. Pobst,
Municipal Clerk.

Re: Advisory Planning Commission Minutes of September 6th, 1962,
Regarding Resolution #360.

Dear Sir:

It has been detected that Resolution #360 is in error in that "Residential High Density" should read "Residential Medium Density". The resolutions should therefore read as follows:

360. That the application of Mr. L. J. Pruneau, 921 Regan Avenue New Westminster for the rezoning of Lot 1, Blk. 7, D.L. 366, Plan 23675, from Residential Low Density to Residential Medium Density be approved subject however to the property site and structure proposed conforming in all respects to the regulations of the R-1 zone of the proposed Zoning Bylaw.

It is asked that this change be noted at the time the Planning Commission Minutes are approved by the Municipal Council.

Yours truly,

H. F. Hockey

H. F. Hockey, *per H.F.*
Engineering Supervisor.

HFH:hs

ADVISORY PLANNING COMMISSION MINUTES

September 6th, 1962.

The fifty-first regular meeting of the Advisory Planning Commission was held in the Municipal Council Chambers on Thursday, September 6th, 1962, at 7:30 p.m. with Chairman D. Jackson, Cl. Clarke, Co. Vallance, Mr. Gower, Mr. Stibbs, Mr. W. Parker, and Mr. V. Parker, planner, being present.

357. Moved by Mr. Stibbs seconded by Mr. Gower:
That the Minutes of the regular meeting of July 25th, 1962,
be approved.

Carried

358. Application Z-272

Moved by Mr. Parker, seconded by Co. Vallance:
That the application of Mr. W. GRAY on behalf of Messrs. D. MILNE
& H. MUELLER of 325 Howe Street, Vancouver, for the rezoning of
Lot 3, Ptn. of Blks. 4, 5, 6, D.L. 63, Plan 20624 from Residential
Low Density to Residential High Density be tabled until a Committee
appointed by the Chairman, examines the site and studies the
proposal and reports back to the Commission with their recommendation
as to the acceptability of the application.

Carried

The Chairman appointed Co. Vallance, Mr. W. Parker and Mr. V. Parker as a
Committee to study and make recommendations in respect to application Z-272.

359. Application Z-269

Moved by Co. Clarke seconded by Mr. Gower:
That the application of S.W. & E.L. GRAHAM, 625 North Rd., New
Westminster, for the rezoning of Lot 5 of 27.206 Acre Portion of D.L.
7, Plan 6422 from Residential Low Density to Residential High
Density be declined as there is available land already zoned for
such use and the proposal is considered premature at this time and
that the Commission would like to defer the application until the
proposed staging plan which forms part of the overall planning study
has been fully considered by the Commission.

Carried

360. Application Z-270.

Moved by Mr. Stibbs seconded by Co. Clarke:
That the application of Mr. L. J. PRUNEAU, 921 Regan Avenue, New
Westminster for the rezoning of Lot 1, Blk. 7, D.L. 366, Plan 23675,
from Residential Low Density to Residential ~~Med~~ Density be approved
subject however to the property site and structure proposed
conforming in all respects to the regulations of the R-1 zone of
the proposed Zoning Bylaw.

Carried

361. Application Z-271.

Moved by Mr. Stibbs seconded by Co. Vallance:
That the application of WM. RICHARDS, Nob Hill, R.R. #1, Port
Coquitlam, for the rezoning of a 2.50 Acre Portion of Lot "A",
D.L. 381, Exp. Plan 10988 from Small Holdings to Residential Medium
Density be declined as it is located in an area categorized as
residential reserve of the proposed new Zoning Bylaw.

Carried

362. Moved by Mr. Stibbs seconded by Co. Clarke:
That Mr. Wm. Parker attend the 1962 National Planning Conference in Edmonton from September 23rd to 26th, 1962, as the representative of this Advisory Planning Commission.

Carried

363. Moved by Co. Clarke seconded by Co. Vallance:
That the B. C. Branch of the Community Planning Association of Canada be given a grant of \$25.00, funds being secured from the Sundry appropriation of the Advisory Planning Commission Budget.

Carried

The Secretary tabled the following:

- Lower Mainland Regional Planning Board Special Board Meeting Minutes of May 17th, 1962.
- Lower Mainland Regional Planning Board Executive Committee Meeting Minutes of June 21st, 1962.
- Notice of July 17th, 1962, Public Hearing.
- Notice of July 23rd, 1962, Public Hearing.
- Notice of August 1st, 1962, Public Hearing.
- Bylaw #1028 - Sideyard Clearance Amending Bylaw for Corner Lots.
- Bylaw #1051 - Service Commercial Zone Amending Bylaw. (This Bylaw does not include the provision for a Service Commercial Zone on the Pipeline Road).
- Article from the A.S.P.O. News Letter May 1962 (supplied by the Lower Mainland Regional Planning Board).
- Report of public reaction to "Industrial Land Prospects" as prepared by the Lower Mainland Regional Planning Board.
- Bulletin Vancouver Housing Association, July 1962.
- Inquiry by Lower Mainland Regional Planning Board as to whereabouts of Service Station Report District of North Vancouver January 24th, 1959, and Traffic Quarterly, April 1959.
- Correspondence from F. L. Pobst on behalf of the Reeve to Mr. V. Parker regarding the Vancouver Golf and Country Club.
- Note of the Secretary that parking lots were not included as a permissible use in the Service Commercial Zoning Bylaw #1051.

Moved by Co. Clarke seconded by Mr. Parker:
That the meeting adjourn and a special meeting be held on Thursday, September 20th, 1962, at 7:30 p.m. for the purpose of studying the Planning Report.

Carried

.....Chairman.

Co B
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ADVISORY PLANNING COMMISSION MINUTES

September 20th, 1962.

The fifty-second special meeting of the Advisory Planning Commission was held in the Municipal Council Chambers on Thursday, September 20th, 1962, at 7:30 p.m. with Chairman D. Jackson, Co. Clarke, Co. Vallance, Mr. Parker, Mr. Gower and Mr. V. Parker, planner, being in attendance.

364.

Application Z-272

Moved by Co. Clarke seconded by Mr. Parker:
That the application of Mr. W. GRAY of 325 Howe Street, Vancouver, on behalf of Messrs. D. MILNE and H. MUELLER, for the rezoning of Lot 3, Ptn. of Blks. 4, 5, and 6, D.L. 63, Plan 20624 from Residential Low Density to Residential High Density for the purpose of an apartment building, be declined as the rezoning desired is considered detrimental to the area as a whole and would result in sanitary problems which would create a health hazard and the property is considered better suited to single family dwelling use. .

Carried

365.

Moved by Co. Clarke seconded by Co. Vallance:
That as the request of Mrs. Swib for a relaxation of the sideyard requirement in respect of her property located on Sherwood Avenue near Woolridge Street is a matter for the Zoning Board of Appeal, that it be so directed.

Carried

Application Z-135.

Mr. D. B. McRae of the Standard Oil Company, appeared before the Advisory Planning Commission seeking their opinion as to what architectural character would be desired for the proposed service station at the northwest corner of Poirier Street and Como Lake Avenue. Mr. McRae circulated photographs of typical service stations from which the members expressed to Mr. McRae their opinion as to the desirability of each.

It was indicated to Mr. McRae that something similar to the architectural appearance of the Standard Station on the Upper Levels Highway in West Vancouver would be most desirable for the proposed site in this Municipality.

The Advisory Planning Commission then undertook further study of the Planning Report as prepared by the Lower Mainland Regional Planning Board and Mr. V. Parker.

The Chairman then allocated to each member of the Commission a certain portion of the report for detailed study with the intention that at the next special meeting scheduled for October 18th, 1962, each Commissioner would report back as to adequacy and acceptability of his particular portion. The allocations were as follows:

Co. Clarke - Major Roads.
R. Stibbs - Public Facilities.
Co. Vallance - Industry and Agriculture.
Mr. W. Parker - Commercial.
Mr. L. E. Gower - Staging Plan.
Mr. D. Jackson - Residential.
Mr. H. F. Hockey - Bylaws.

- continued -

The Secretary tabled the following:

The reply of Mr. V. Parker to Reeve Christmas in regard to the Vancouver Golf and Country Club.

Notice by Lower Mainland Regional Planning Board of a meeting on Thursday, September 20th, 1962.

The Minutes of the Lower Mainland Regional Planning Board of March 22nd, 1962.

Moved by Co. Vallance seconded by Mr. Parker:
That the meeting adjourn and the next regular meeting be held on Thursday, October 4th, 1962, at 7:30 p.m. and a special meeting held on Thursday, October 18th, 1962, to deal exclusively with the reports by the members of the Commission on their particular sections of the Planning Report prepared by the Lower Mainland Regional Planning Board.

Carried

.....Chairman.

ADVISORY PLANNING COMMISSION MINUTES

October 4th, 1962.

The fifty-third regular meeting of the Advisory Planning Commission was held in the Municipal Council Chambers on Thursday, October 4th, 1962, at 7:30 p.m. with Chairman D. Jackson, Co. Clarke, Co. Vallance, Mr. Stibbs, Mr. Gower and Mr. V. Parker, planner, being in attendance.

366. Moved by Mr. Gower, seconded by Co. Clarke:
That the Minutes of September 6th, 1962, as amended and the Minutes of September 20th, 1962, be approved.

Carried

Application Z-135.

Mr. D. B. McRae of the Standard Oil Company Ltd. presented drawings of the proposed service station to be located at the northwest corner of Poirier Street and Como Lake Avenue for consideration of the Planning Commission. The proposal was accepted in general by members of the Commission with the exception of the flat roof. It was felt this style had little character in common with a residential area. Various suggestions were offered to Mr. McRae which he noted, most important of which was the adoption of a gable type of roof.

367.

Application Z-135.

Moved by Co. Vallance seconded by Mr. Stibbs:
That the drawings of the proposed service station to be constructed by the Standard Oil Company at the corner of Poirier Street and Como Lake Avenue be approved subject to the design being modified to provide for a low pitched roof.

Carried

368.

Application Z-274

Moved by Mr. Stibbs seconded by Co. Clarke:
That the application of Mr. P. P. Allinger of 201 Cayer Street, New Westminster, B.C., for the rezoning of a Portion of Lot "D", D.L. 47, Plan 13498 from Trailer Court to Commercial for the purpose of a store be declined as there is no evidence to suggest that it is warranted from the point of view of existing development in the area and the near proximity of existing stores.

Carried

369.

Application Z-275

Moved by Co. Clarke seconded by Co. Vallance:
That the application of Mr. D. C. Reed of Ste. 3- 13589 Trans Canada Highway, N. Surrey, B.C., on behalf of Mr. and Mrs. Robert MacPherson for legal recognition of the duplex presently located on Lot 234, D.L. 356, Plan 14679, being 515 Blue Mountain Street, recognized and recommended that the structure be reclassified as duplex.

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Carried

- continued -

370.

Application Z-273

Moved by Co. Vallance seconded by Co. Clarke:
That the application of Mr. T. Bertrand, 658 Clarke Road for the rezoning of Lot 1, Blk. 24, D.L. 106, Plan 13089 from Residential Medium Density to Commercial be declined as it is considered there is sufficient commercially zoned property already available and such zoning constitutes ribbon development which is in conflict with the objective of the Planning Commission to encourage compact commercial areas.

Carried

371.

Moved by Co. Vallance seconded by Mr. Gower:
That the account of the Lower Mainland Regional Planning Board in the amount of \$540.69 for professional services during July, August, and September be approved for payment.

Carried

Moved by Mr. Gower seconded by Mr. Stibbs:
That the meeting adjourn and that a special meeting be held on Thursday, October 18th, 1962, for the purpose of receiving the sub-committee reports on the Planning Report.

Carried

.....Chairman.

ADVISORY PLANNING COMMISSION MINUTES

November 1st, 1962.

The fifty-fourth regular meeting of the Advisory Planning Commission was held in the Municipal Council Chambers on Thursday, November 1st, 1962, at 7:30 p.m. with Chairman Mr. D. Jackson, Co. Vallance, Mr. Thompson, Mr. Stibbs, and Mr. W. Parker being in attendance.

Mr. W. R. Thompson, appointed by the Municipal Council on October 30th, 1962, to replace the vacancy created by the resignation of Col. Williams, was welcomed to the Commission by the Chairman Mr. D. Jackson.

372. Application Z-279.

Moved by Co. Vallance seconded by Mr. Thompson:
That the application of Mr. F. W. MONSSEN, 355 Laurentian Crescent, New Westminster, B.C., for the rezoning of Lot 3, D.L. 47, Plan 9499 from Residential Low Density to Commercial be declined as the Planning Commission are of the opinion that there is not any evidence to indicate that there is a need for commercial zoning at this location at the present time.

Carried

373. Application Z-277.

Moved by Mr. Thompson seconded by Mr. Parker:
That the application of FINLAY REALTY LTD. of 527 Clarke Road, New Westminster, B.C. for the rezoning of Lot 34, Lot 8, N.½ of N.½ of D.L. 7, Plan 24723 from Residential Medium Density to Residential High Density be approved as it is in accord with the Planning Study being made by the Planning Commission being adjacent to an existing commercial area and in an area which will ultimately be High Density and sanitary sewer is available.

Carried

374. Application Z-278.

Moved by Mr. Parker seconded by Mr. Stibbs:
That the application of FINLAY REALTY LTD., of 527 Clarke Road, New Westminster, B.C. for the rezoning of Lot 10, Blk. 4, D.L. 106, Plan 5930 from Residential Medium Density to Residential High Density be declined as the property does not have sanitary sewer service and is removed from the area which is considered by the Advisory Planning Commission to be suitable for High Density zoning.

Carried

375. Application Z-276.

Moved by Mr. Thompson seconded by Co. Vallance:
That the application of Mrs. G. L. HARRISON of 707 Clarke Road, New Westminster, B.C. for the rezoning of a Ptn. of the Rem. of Lot 1, Blk. 5, D.L. 106, Plan 16718 from Residential Low Density to Residential Medium Density be declined due to the site having insufficient area and lack of sanitary sewer and constitutes spot zoning with access being secured from the local road serving a Residential Low Density area.

Carried

376. Subdivision Application 8-1659

Moved by Mr. Thompson seconded by Mr. Stibbs:
That the application for subdivision of Lot "A", D.L. 381, Plan 10988 by Mr. W. RICHARDS of 2915 Dewdney Trunk Road be declined as the size of the resulting parcel does not conform to the minimum requirements of the existing Zoning Bylaw.

Carried

The Secretary tabled the following:

Notification that Mr. W. R. Thompson was appointed by Municipal Council on October 30th, 1962, to replace the vacancy created by the resignation of Col. Williams.

Correspondence from the Community Planning Association of Canada giving notification of a two day planning conference at the Hotel Vancouver on Thursday, November 29th and Friday, November 30th, 1962.

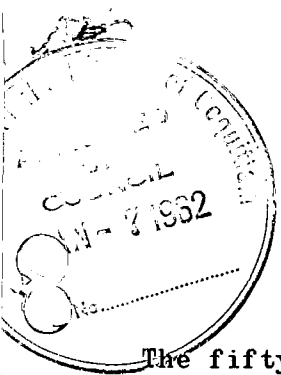
Volume XII of the Community Planning Review.

Moved by Mr. Parker seconded by Mr. Stibbs:
That the meeting adjourn and a special meeting be held on Wednesday, November 14th, 1962, for the purpose of dealing exclusively with the Planning Report.

Carried

.....Chairman.

Co. P
Co. V
[Signature]



ADVISORY PLANNING COMMISSION MINUTES

December 13th, 1962.

The fifty-fifth regular meeting of the Advisory Planning Commission was held in the Municipal Council Chambers on Thursday, December 13th, 1962, at 7:30 p.m. with all members of the Commission being present in addition to Mr. V. Parker, planner.

377. Moved by Co. Clarke seconded by Co. Vallance:
That the Minutes of October 4th, 1962, and November 1st, 1962, be approved.

Carried

378. Application Z-281

Moved by Co. Clarke seconded by Mr. Gower:
That the application of Mr. A. Dorynstee of 3875 W. Grandview-Douglas Highway, Burnaby, for the rezoning from Industrial to Commercial of property described as a Ptn. of Lot "E", S. 1/2 of D.L. 383, Plan 6408 and Lot "K" of the S. 1/2 of D.L. 383, Filing #39693, be declined as the applicant owns commercially zoned property on the opposite side of Aberdeen Street and the present Industrial zoning of the property applied for permits utilization as a nursery there by enabling the retailing of his produce from the commercially zoned property and growing it on the industrially zoned property.

Carried

379. Application Z-284

Moved by Co. Clarke seconded by Mr. Thompson:
That the application of the Home Oil Distributors Limited, 555 Burrard St., Vancouver, represented by Mr. J. K. Melville, for suitable zoning to permit the dispensing of gasoline and conducting the retail sales of automobile accessories and parts on the triangular portion of property located between Blue Mountain Street, Lougheed Highway, and Brunette Avenue be declined as the present Commercial zoning should remain as the area does not conform to the minimum required by our Service Commercial and Service Station Zones and as it was submitted by the applicant that 80% of the business anticipated would be attributed to the sale of automobile parts and accessories.

Carried

380. Application Z-283.

Moved by Co. Clarke seconded by Mr. Thompson:
That in regard to the application of Caledonian Leaseholds Limited of 1718 Marine Drive, West Vancouver, B.C., represented by Mr. J. A. Reid, for the rezoning of two Portions of Lots 1 & 2 of Blk. 1 D.L. 363, Plan 20685 for a service station and a service station limited to gasoline sales accompanied by automobile parts and accessory sales, the Planning Commission look favorably upon this rezoning subject however to it being deferred until a Building Permit is secured for the erection of the proposed shopping centre at this location.

381.

Application Z-282.

Moved by Mr. Gower seconded by Co. Clarke:

That the application of J. A. Olund on behalf of Mr. R. J. Doyle, 616A - 12th Street, New Westminster, B.C. for the rezoning of Lot 1, Blk. "A" of the S. 1/2 of the N. 1/2 of D.L. 7, Plan 4352 from Residential to Commercial be declined and the applicant be invited to investigate other property in the Municipality Industrially zoned for his desired construction office use and other commercially zoned property for the bakery use.

Carried

382.

Moved by Co. Clarke seconded by Mr. Gower:

That the tender of Hunting Survey Ltd., 1409 W. Pender Street, Vancouver, for the supply of aerial mapping of sheets #38 and #39 in the amount of \$2,899.00 plus taxes, be accepted and the deficiency between the \$2450.00 provided in the Budget be secured from the Planning Services appropriation in the Budget.

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Carried

383.

Moved by Co. Clarke seconded by Mr. Parker:

That the proposed 1963 Provisional Budget be revised to show the sum of \$1500.00 for aerial mapping and \$2100.00 for basic planning of the Easterly end of the Municipality.

Carried

The Secretary tabled the following:

- Resolution #1306 of Municipal Council "That a Public Hearing be held in connection with Advisory Planning Commission Minutes Resolution #373 where Finlay Realty had asked for a rezoning of Lot 34, Lot 8, N. 1/2 of N. 1/2 of D.L. 7, Plan 24723.
- Community Planning Review, Volume XII, Number 3.
- Correspondence from the Community Planning Association of Canada announcing the date of the 1963 International Planning Conference in Quebec City, September 29th to October 2nd.
- Plan of the Proposed service station to be constructed at the corner of Poirier St. and Como Lake Ave. as submitted by Mr. McRae of the Standard Home Oil Company of B.C.

Moved by Co. Vallance seconded by Mr. Stibbs:

That the meeting adjourn and the next regular meeting be held on January 17th, 1962, and a special meeting be held on Thursday, January 3rd, 1962, to deal exclusively with the Planning Report.

Carried

.....Chairman.



ADVISORY PLANNING COMMISSION MINUTES

January 3rd, 1963.

The fifty-sixth special meeting of the Advisory Planning Commission was held in the Municipal Council Chambers on Thursday, January 3rd, 1963, at 7:30 p.m. with Chairman D. Jackson, Co. Vallance, W. Thompson, R. Stibbs, L. Gower, W. Parker and V. Parker, planner, being in attendance.

A special meeting was held by the Advisory Planning Commission to deal with the Planning Report.

384. Moved by Mr. Parker, seconded by Mr. Thompson:
That the recommendations of the Planning Report in regard to policies for development of Residential Areas in the Municipality be adopted.

Carried

385. Moved by Co. Vallance seconded by Mr. Stibbs:
That the recommendations of the Planning Report in regard to policies for the development of Industrial portions of the Municipality be adopted.

Carried

386. Moved by Co. Vallance seconded by Mr. Gower:
That the recommendations of the Planning Report in regard to policies for the development of the Agricultural portions of the Municipality be adopted.

Carried

387. Moved by Mr. Parker seconded by Mr. Thompson:
That the recommendations of the Planning Report with regard to policies for development of Commercial portions within the Municipality be adopted.

Carried

388. Moved by Mr. Thompson seconded by Mr. Gower:
That the recommendation of the Planning Report in regard to parks within the Municipality be adopted.

Carried

389. Moved by Mr. Parker, seconded by Mr. Thompson:
That a special meeting be held on Thursday, January 10th, 1963, at 7:30 p.m. for the purpose of continuing the receipt of reports by the sub-committees on the suitability of the Planning Report.

Carried

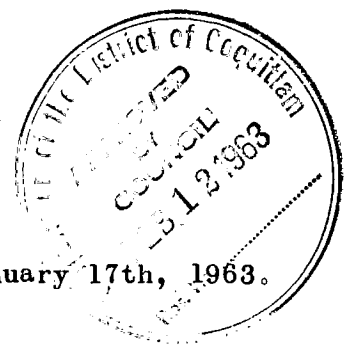
Moved by Mr. Gower seconded by Mr. Parker:
That the meeting adjourn.

Carried

.....Chairman.

ADVISORY PLANNING COMMISSION MINUTES

January 17th, 1963.



The fifty-seventh regular meeting of the Advisory Planning Commission was held in the Engineering Department on Thursday, January 17th, 1963, at 7:30 p.m. with Chairman D. Jackson, Mr. Gower, Mr. W. Parker, Mr. J. E. Robinson and Mr. V. Parker, planner, being in attendance.

390. Moved by Mr. Gower seconded by Mr. Parker:
That the Minutes of December 13th, 1962, and January 3rd, 1963, be approved.

Carried

391. Application Z-285

Moved by Mr. Gower seconded by Mr. Parker:
That in respect of the request of the Municipal Council for a recommendation from the Advisory Planning Commission in regard to the property located at the southwest corner of Blue Mountain Street and Como Lake Avenue, it is recommended that the zoning remain as Residential and in view of the fact that this is a major intersection, the use, as far as possible, be restricted to that which would not further aggravate the traffic situation.

Carried

392. Application Z-287

Moved by Mr. Parker seconded by Mr. Gower:
That in response to a request by Co. Vallance for consideration by the Advisory Planning Commission on sideyard clearances required where two adjacent properties are separated by a walkway having a width of 10' or less, it was recommended that the present policy for sideyard clearances remain, in view of the fact that owners of property adjacent to such walkways generally dislike their existence and any reduction in sideyard clearance would likely tend to aggravate the situation.

Carried

- Application Z-268

In regard to the rezoning of the property of the Vancouver Golf and Country Club, the Chairman indicated that he would like to discuss the facts which rezoning would have upon this property, with the Municipal Assessor and would report back at the next meeting of the Planning Commission at which time a recommendation could be made.

393. Moved by Mr. Gower seconded by Mr. Parker:
That the recommendation of the Planning Report as prepared by the Lower Mainland Regional Planning Board with regard to policies for implementation or staging of the report be approved.

Carried

A discussion took place with regard to the starting time of the Advisory Planning Commission meetings. It was felt that 8:00 p.m. was more convenient than the present time of 7:30 and therefore agreed that all future meetings will commence at 8:00 p.m. unless otherwise specified by the Chairman.

The Secretary tabled the following:

Communication from Radio Station CJJC, Langley, B.C.

Community Planning Review, Volume XII, Number 4.

Communication from the Lower Mainland Regional Planning Board re. meeting on Thursday, January 24th, 1963, agenda, and minutes of meeting of November 15th, 1962.

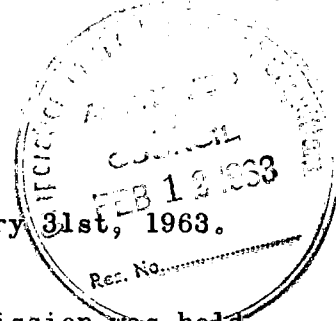
Moved by Mr. Parker seconded by Mr. Gower:

That the meeting adjourn and a special meeting be held on Thursday, January 31st, 1963, at 8:00 p.m.

Carried

.....Chairman.

ADVISORY PLANNING COMMISSION MINUTES



January 31st, 1963.

The fifty-eighth special meeting of the Advisory Planning Commission was held in the Council Chambers at the Municipal Hall on Thursday, January 31st, 1963 at 8:00 P. M. with Chairman D. Jackson, Mr. Gower, Mr. Robinson, Mr. W. Parker, Mr. Stibbs, Mr. Thompson and Co. Vallance, being in attendance.

394. Moved by Mr. Thompson, seconded by Mr. Gower:
In regard to park planning it is recommended that the Council implement as soon as possible negotiations with the Municipality of Fraser Mills for either acquisition of addition land adjacent to Mackin Park or joint development of an enlarged Mackin Park such that the park have an area of approximately 16 acres.

Carried

395. Moved by Mr. Stibbs, seconded by Mr. W. Parker:
That the opinion of the Municipal Solicitor be secured as to whether a special zone could be established for the Golf Club and whether such zoning could affect any Assessment Relief and the Solicitor be also asked for any suggestions which he may be able to give that would achieve the desire of the Planning Commission to preserve the Golf Club.

Carried

396. Moved by Mr. W. Parker, seconded by Co. Vallance:
That the report of Mr. Stibbs in regard to the section on Schools in the Planning Report of the Lower Mainland Regional Planning Board be accepted.

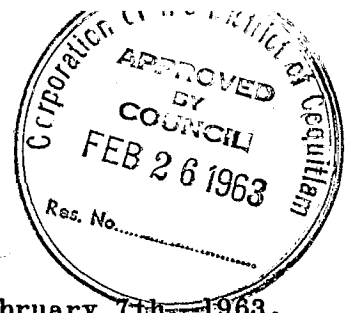
Carried

Moved by Co. Vallance, seconded by Mr. Robinson:
That the meeting adjourn and the next regular meeting be held on Thursday, February 7th, 1963 at 8:00 P. M.

Carried

.....Chairman.

ADVISORY PLANNING COMMISSION MINUTES



February 7th, 1963.

The fifty-ninth regular meeting of the Advisory Planning Commission was held in the Council Chambers at the Municipal Hall on Thursday, February 7th, 1963, at 8:00 p.m. with all members present and Mr. V. Parker, planner.

397.

Application Z-268

Moved by Co. Vallance seconded by Mr. Parker:
That the opinion of our solicitor be secured as to whether Section 328-1B of the Municipal Act could be made applicable to the Vancouver Golf and Country Club as a means to preserve this area from residential subdivision and whether this Section would permit a partial exemption from taxation and what, if any, changes would be required to the Articles under which they were constituted.

Carried

398.

Moved by Mr. Thompson seconded by Mr. Parker: Application Z-288

That the application of Mr. A. GAUVREAU, 230 - 8th Avenue, New Westminster, B.C. for the rezoning of a Ptn. of Lot 1, Blk. 18, D.L. 110, Plan 2357 from Residential Low Density to Residential Medium Density in order to enable subdivision into two lots, one of which to have an area of 7,173 square feet to accommodate an existing duplex and the other having an area of approximately 6,000 square feet for single family dwelling use, be declined as the minimum area required is based upon the availability of sewer and the area of the lots resulting from this application would have an area less than this minimum.

Carried

399.

Moved by Mr. Gower seconded by Mr. Stibbs:
That the Minutes of January 17th and January 31st, 1963, be approved.

Carried

The Chair was then moved to Mr. Parker for the purposes of appointing a Chairman and Secretary for 1963. Acting Chairman Mr. Parker then asked for nominations.

400.

Moved by Mr. Thompson seconded by Mr. Gower:
That Mr. D. Jackson be nominated for appointment as Chairman and Mr. H. F. Hockey as Secretary.

Carried

Having heard no further nominations, Mr. Parker declared nominations closed, and declared Mr. D. Jackson appointed as Chairman for 1963 and Mr. H. F. Hockey as Secretary.

401.

Application Z-289

Moved by Mr. Stibbs seconded by Mr. Gower:
That the application of Mrs. M. T. BEAUGARD, 7482 - 140th Street, R.R.#15, N. Surrey, for the rezoning of Lots 70 and 71, Blk. 50-58, D.L. 3 etc., Plan 2716, for rezoning from Residential Medium Density to Commercial be tabled until the Commission is provided with further information as regards to siting and size of the proposed building and methods of access.

Carried

- continued -

402.

Application Z-269

Moved by Mr. Thompson seconded by Mr. Gower:
That the Commission are prepared to give further consideration to the application of W.S. & E.L. GRAHAM for the rezoning of Lot 5 of a 27.206 Ac. Ptn. of D.L. 7, Pln 6422 from Residential Low Density to Residential High Density upon receipt of further information as regards to building size and site location and proposed means of access which are to acknowledge that no access will be permitted from North Road.

Carried

403.

Application Z-290

Moved by Mr. Thompson seconded by Mr. Stibbs:
That Council be advised that in respect of the proposed changes in the rear yard regulations in Commercial zones from 35' to 25' that although the Advisory Planning Commission do not presently have an opinion on this matter, they would like to have an opportunity of considering it and making a recommendation before it is adopted as an amendment to the Zoning Bylaw.

Carried

The Secretary tabled the following:

1962 Annual Report of the Lower Mainland Regional Planning Board.
Announcement by the Municipal Clerk of a Public Hearing to be held February 14th, 1963, at 7:30 p.m.

Moved by Mr. Stibbs seconded by Mr. Parker:
That the meeting adjourn and the next regular meeting be held on Thursday, March 7th, 1963, at 8:00 p.m.

Carried

.....Chairman.

ADVISORY PLANNING COMMISSION

March 7th, 1963.

The sixtieth regular meeting of the Advisory Planning Commission was held in the Council Chambers at the Municipal Hall on Thursday, March 7th, 1963, at 8:00 p.m. with all members present and Mr. V. Parker, planner.

404.

Application Z-294

Moved by Mr. Gower seconded by Mr. Thompson:
That in regard to the application of MACK REALTY LTD., 1034 Austin Avenue, New Westminster, B.C. for the rezoning of Lot 34, Blk. 7, D.L. 111, Plan 21892 from Residential Low Density to Residential Medium Density, it be recommended that this application be approved subject to a favorable report being received from the Health Department, as the site area is in conformity with the Bylaw requirements and the location is considered as compatible with the area.

Carried

405.

Application Z-273

Moved by Mr. Robinson seconded by Mr. Parker:
That the application of Mr. THOS. BERTRAND, 658 Clarke Rd., New Westminster, for the rezoning of Lot 1, Blk. 24, D.L. 106, Plan 13089 from Residential Medium Density to Commercial be declined as although the need for such a store is recognized, the location is not considered desirable due to its immediate proximity to a major road artery.

Carried

406.

Application Z-291

Moved by Mr. Thompson seconded by Mr. Parker:
That the application of GATEWAY REALTY LTD., of 774 Columbia Street, New Westminster, for the rezoning of Lots 1 & 2, Blk. 1, D.L. 364, Plan 1613 from Residential Low Density to Commercial be declined as the location is considered in too close a proximity with the existing commercially zoned property on Como Lake Avenue and Linton Street.

Carried

407.

Application Z-269.

Moved by Mr. Robinson seconded by Mr. Stibbs:
That the application of Mr. W. S. GRAHAM, 625 North Rd., New Westminster, for the rezoning of Lot 5 of a 27.206 Ac. Ptn. of D.L. 7, Plan 6422 from Residential Low Density to Residential High Density be approved subject to the applicant conforming to ~~his presentation that no access will be required from North Rd.~~ and a width of 10 feet will be dedicated for road purposes along the south side of the parcel for the widening of Webster Avenue.

Carried

408.

Application Z-289

Moved by Mr. Parker seconded by Mr. Stibbs:
That the application of BRUNETTE AGENCIES on behalf of Mrs. M. T. Beauregard, 7482 - 140th St., RR#15, North Surrey, for the rezoning of Lots 70 & 71, Blks. 50-58, D.L. 3 etc., Plan 2716 from Residential Medium Density to Commercial be tabled to a future meeting when a representative is present to explain the proposal.

Carried

409. Application Z-292
In regard to the request of the Municipal Council for a recommendation from the Planning Commission as to the suitability of the existing minimum site area requirement in the Zoning Bylaw, The Chairman appointed a Committee consisting of Mr. Thompson, Mr. Gower and Mr. Parker to study this subject and report as soon as possible.

410. Application Z-268.
Moved by Mr. Parker seconded by Mr. Thompson:
That in regard to the VANCOUVER GOLF AND COUNTRY CLUB, it is recommended that a new section be added to the Zoning Bylaw to provide for a Golf Course Zone and that the Vancouver Golf and Country Club property be so zoned and that such zoning qualify the minimum permissible area and that no other use be permitted.

Carried

411. Application Z-293.
Moved by Mr. Gower seconded by Mr. Stibbs:
That the application of Mrs. J. E. PIKE, 609 Smith Avenue for the rezoning of the W. Pt. of Lot 1, Blk. 57, D.L. 9, Plan 5366 from Residential Medium Density to Residential High Density be tabled until the next regular meeting for consideration.

Carried

412. Application Z-296
Moved by Co. Vallance seconded by Mr. Parker:
That the request of Council for consideration and report on the matter of drive-in restaurants be tabled to the next regular meeting.

Carried

The Chairman appointed Mr. W. Parker and himself as a Committee to attend those meetings of the Parks and Recreation Commission when subjects of mutual concern are being discussed.

The Chairman then asked that a special meeting be held on Thursday, March 21st, 1963, at 8:00 p.m. to deal exclusively with the Planning Report.

The Secretary tabled the following:

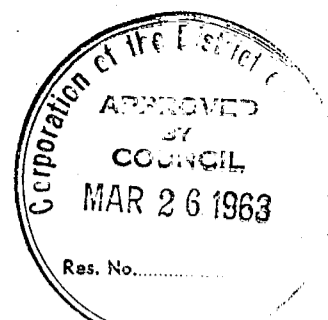
- Correspondence from the Community Planning Association of Canada, B. C. Division with regard to establishing an annual conference for members of the Advisory Planning Commissions.
- Correspondence from Community Planning Association of Canada, B. C. Division - Notice of meeting Thursday, March 7th, 1963.
- Correspondence from Community Planning Association of Canada, B. C. Division - Notice of meeting March 15th, 1963.
- Lower Mainland Regional Planning Board Minutes of Executive meeting February 21st, 1963.
- Announcement by the American Society of Planning Officials of Pacific Northwest Conference May 5th to 9th, 1963, at Seattle.

Moved by Mr. Stibbs seconded by Mr. Gower:
That the meeting adjourn and the next regular meeting be held on Thursday, April 4th, 1963, at 8:00 p.m.

Carried

.....Chairman.

Co. B.
Co. B.
app except res. 413
F.



ADVISORY PLANNING COMMISSION

March 21st, 1963.

The sixty-first special meeting of the Advisory Planning Commission was held in the Council Chambers at the Municipal Hall on Thursday, March 21st, 1963 at 8:00 p.m. with Chairman, Don Jackson, Co. Vallance, Mr. Gower, Mr. Stibbs, Mr. Robinson, Mr. W. Parker, and Mr. V. Parker, planner, being in attendance:

413.

Application Z-289

Moved by Mr. Parker, seconded by Mr. Stibbs:
That the application of Mrs. M. T. Beaugard of 7482 - 140th Street, R.R.#15, N. Surrey represented by Brunette Agencies 936 Brunette Avenue for the rezoning of Lot 70 and 71, Blks. 50-58, D. L. 3 Etc., Plan 2716 from Residential Medium Density to Commercial be declined as such zoning would create a precedent likely resulting in a demand for the whole block to be rezoned Commercial, which is not considered desirable as the area in which this property is located requires replotting and such zoning would reduce the possibility of rezoning and the property may be more properly considered for acquisition by the Municipality.

Carried

CO F
CO C
[Handwritten notes and signatures]

414.

Moved by Mr. Robinson, seconded by Mr. Gower:
That the proposal of the Planning Report in respect of major roads be approved in principle, subject to the deletion of Robinson Street as it extends through the Golf Club property and more adequate treatment being given to Poirier Street as it passes by the civic area and that early consideration be given to provide a more adequate interchange at the Brunette and Blue Mountain intersection.

Carried

415.

Moved by Mr. Stibbs, seconded by Mr. Gower:
That the minutes of the February 7th, 1963 meeting be approved.

Carried

416.

Moved by Co. Vallance, seconded by Mr. Parker:
That the minutes of the March 7th, 1963 meeting be approved.

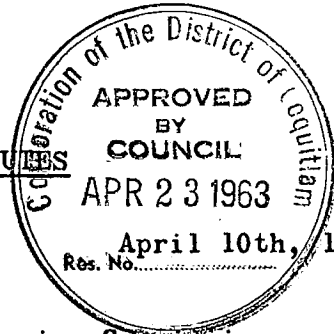
Carried

Moved by Mr. Stibbs, seconded by Mr. Robinson:
That the meeting adjourn and the next regular meeting be held on Thursday, April 4th, 1963 at 8:00 P. M.

Carried

.....Chairman.

ADVISORY PLANNING COMMISSION MINUTES



The sixty-second regular meeting of the Advisory Planning Commission was held in the Municipal Council Chambers at the Municipal Hall on Thursday, April 10th, 1963, at 8:00 p.m. with Chairman D. Jackson, Co. Vallance, Mr. Thompson, Mr. Robinson, Mr. Gower, Mr. W. Parker and Mr. V. Parker, planner, being in attendance.

417. Moved by Co. Vallance seconded by Mr. Gower: That the Minutes of March 21st, 1963, be approved.

Carried

418.

Application Z-299

Moved by Mr. Parker seconded by Mr. Thompson: That in respect of the request from the Municipal Council for comment in regard to the proposed development by N. W. HULLAH CORPORATION of the former National Defence property, the Advisory Planning Commission do not recommend development at this time for the following reason:

not approved

The Planning Study being made by the Commission would indicate that this particular area be classified as Residential Reserve with a 5 acre minimum parcel size. Such a rezoning would not deny the residential potential of the area but merely restrict such development to a time in the best interests of the Municipality. In view of the fact that there is approximately 1250 net acres of undeveloped residential land in the area west of our Essondale boundary, it is considered more practical to encourage development within this area where services and utilities are already available rather than encouraging development of areas which are somewhat remote from existing services and utilities thereby creating what is commonly referred to as "sprawl".

Carried

419.

Application Z-293.

Moved by Mr. Thompson seconded by Mr. Robinson: That the application of Mrs. J. E. PIKE, 609 Smith Avenue, New Westminster, for the rezoning of the West Ptn. of Lot 1, Lot 57, D.L. 9, Plan 5366 from Residential Medium Density to Residential High Density be recommended for approval subject to the lots resulting from the proposed subdivision hav a minimum area of 12,000 square feet in conformity with the Zoning Bylaw.

Carried

420.

Application Z-303.

Moved by Mr. Gower seconded by Mr. Parker: That the application of Mr. D. Reimer, 1000 Rochester Avenue, New Westminster, for the rezoning of Lot 13, Blk. 88, D.L. 3 etc., Plan 5784 from Commercial to Service Commercial be recommended to Council for approval.

*Co. Gower
Co. B.
app of
420
C*

Carried

421. Application Z-288.
 Moved by Mr. Thompson seconded by Mr. Robinson:
 That in respect of the request of Mr. A. GAUVREAU for reconsideration by the Planning Commission of his application for the rezoning of Lot 1, Blk. 18, D.L. 110, Plan 2357, the application be declined for the same reasons as given by Resolution #398, February 7th, 1963.
- Carried
422. Application Z-289
 Moved by Mr. Thompson seconded by Mr. Parker:
 That the application of Mrs. M. T. Beauregard, 7482 - 140th Street R. R. # 15, N. Surrey for the rezoning of Lots 70 & 71, Blks. 50-58 D.L. 3 etc., Plan 2716 from Residential Medium Density to Commercial be tabled pending an "on-the-site" investigation by all members and the Chairman to make a telephone survey of the opinions arising therefrom on April 16th, 1963.
- Carried
423. Application Z-302.
 Moved by Mr. Thompson seconded by Mr. Parker:
 That the application of Mr. T. L. CLEASE of 405 North Road, New Westminster, for the rezoning of Lot 13, D.L. 110, Plan 1122 from Residential Low Density to Residential Medium Density be tabled to the next meeting pending the supply of further information by the applicant.
- Carried
424. Application Z-300
 Moved by Mr. Gower seconded by Mr. Thompson:
 That the application of Mr. R. J. ARRELL, 501 North Road, New Westminster, for the rezoning of Lot 6, Blks. 5 & 5A, D.L. 3 etc. Plan 18021 from Residential Low Density to Service Commercial be declined as the site is located in the midst of a residential area and the proposed automobile repair shop would not be compatible with the present use.
- Carried
425. Application Z-298.
 Moved by Mr. Parker seconded by Co. Vallance:
 That the application of Mr. S. FRY, 1034 Austin Avenue, New Westminster, for the rezoning of Lot 258, Blks. 21-30, D.L. 356, Plan 1714 for the rezoning from Residential Medium Density to Residential High Density be declined as the site area of 7920 square feet does not comply with the minimum 12,000 square feet of the Zoning Bylaw although the Commission are of the opinion that development of this type is suitable in this area.
- Carried
426. Application Z-301.
 Moved by Mr. Robinson seconded by Mr. Thompson:
 That in respect of the application by KENNY'S NURSERIES, 701 Gatensbury Street, to erect two double greenhouses on their property at 701 Gatensbury Street, the Commission are of the opinion that this is a non-conforming use and such an application cannot further be dealt with by the Advisory Planning Commission.
- Carried
427. Application Z-292.
 Moved by Mr. Parker seconded by Mr. Thompson:
 That the request by the Municipal Council for a report on lot area requirements related to subdivision be tabled.
- Carried

428.

Application Z-297

Moved by Mr. Thompson seconded by Mr. Robinson:
That the request of the Municipal Council for a report by the
Advisory Planning Commission as to the needs for land to be reserved
for park purposes around Como Lake Park be tabled pending an
investigation by Mr. Thompson and Mr. Stibbs.

Carried

429.

Application Z-296

Moved by Mr. Thompson seconded by Mr. Parker:
That in respect of the request of the Municipal Council for a
recommendation to overcome the difficulty arising from drive-in
restaurants located in shopping centre areas, that the word
"restaurant" be deleted from Clause II (b) of Bylaw #1051 and the
term "drive-in restaurant" be added to the Permissible Uses in a
Commercial Zone and that a parking requirement be included to
provide for not less than 40 parking spaces, each having an area
of not less than 250 square feet.

Carried

The Secretary tabled the following:

- Correspondence from the District of Coquitlam Chamber of Commerce
re. annual May Day celebrations.
- Lower Mainland Regional Planning Board Minutes of Executive meeting
March 21st, 1963.
- American Society of Planning Officials notice of Conference in
Seattle, May 5th to 9th, 1963.
- Community Planning Association of Canada correspondence re. Planning
Conference in Greater Vancouver Area for Advisory Planning
Commissions.
- Community Planning Association of Canada notice of short course on
community planning, May 13th to 18th, 1963.
- 1963 Final Budget.

Moved by Co. Vallance seconded by Mr. Gower:
That the meeting adjourn and the next regular meeting be held
on Thursday, May 2nd, 1963, at 8:00 p.m. in the Municipal Council
Chambers.

Carried

.....Chairman.

ADVISORY PLANNING COMMISSION

DISTRICT OF COQUITLAM

April 10th, 1963.

BRIEF ON THE PROPOSED DEVELOPMENT OF THE DEPARTMENT OF NATIONAL DEFENCE LAND.

Background Facts.

The Department of National Defence land is that area bounded on the south by the Barnet Highway, on the north by the Port Moody Reserve, on the west by the City of Port Moody, and on the east by Lansdowne Street.

Some 379 acres of land are included in this area.

149 acres of the site are flat, and lying south of the old railway right-of-way.

190 acres are in slopes north of the railway grade, there being only 139 acres excluding the powerline right-of-way which bisects the site, suitable for residential development, and this includes some 40 acres of land with slopes from 15 to 20 per cent.

Area north of Glen Drive is now zoned rural, "Limited Agriculture 1 acre", and the area south of Glen Drive is zoned for Industrial use.

Soils of the area are not dissimilar from those found in the Maillardville to Ranch Park area of South Coquitlam. Experience in these latter areas dictates that development on these soils should be on the basis of sanitary sewers, storm sewers, and piped water supply.

The area includes Scott Creek, a natural drainage channel, and every possible means should be taken to ensure that the channel is protected to avoid the experience of North Vancouver City and District with such seasonal streams as Mosquito Creek.

Planning Proposals for the Area.

In February and March of 1962, the Advisory Planning Commission studied the advisability of rezoning the Johnson Road-Glen Drive Area to 5 and 20 acre holdings, to avoid premature subdivision (with the attendant demand for such services as schools, parks, sewers, water, refuse collection, and police.) It was felt at that time that the Northern Area of the Municipality was 5 to 10 years premature for development, and that it would be good planning for Coquitlam to encourage in every possible way the development of South Coquitlam (at that time only 40 per cent developed).

In the report, Planning For Coquitlam, prepared by the Lower Mainland Regional Planning Board, it was recommended that this area be withheld from urban development in preference to the early development of South Coquitlam. It is recommended that the northern areas of the Municipality be placed in 5 acre "Residential Reserve" and 20 acre "Rural" zoning. The present 1 acre zoning will likely substantially accelerate the desire for re-subdivision into lots. This would in turn diminish encouragement to direct development into the "serviced areas".

- continued -

Status of Municipal Services in the Area.

Water supply is available in the form of:

- a 6 inch wood line in Glen Drive
- a 4 inch wood line in Lansdowne Street
- an 8 inch tee in the Port Moody supply main to the south of the A.P.R. mainline.

Questions arise whether it would be possible through the Greater Vancouver Water District to tie into the Port Moody supply main, and who would build the water mains.

There are no sewer trunks in the area east of Port Moody. The area lies in the North Coquitlam Sewer Area which will require trunk sewers serving either North Coquitlam alone, or in connection with the Pleasantside Area of Port Moody.

No provisions currently exist for handling surface drainage except through natural drainage of Scott Creek. To avoid erosion problems a system for storm drainage will be prerequisite.

A new school is being built in the Coronation Park Area. Development of the proposed subdivision could result in more than 450 dwellings in small lot development. It is clear that the Coronation Park School will not be able to serve this area in addition to its design attendance area.

There are no park sites in the area, except for the Glen Drive Park at Pipeline Road.

Recommendation.

It is recommended that the area be rezoned to "Residential Reserve" with a 5 acre minimum parcel size. This would not be denying the residential potential of the area, but that the municipality as a matter of policy is not prepared to undertake the development of this area at this time in view of the services required. As a matter of policy, it would make good sense to develop the land in South Coquitlam prior to extension into the northern areas of the Municipality. It has been demonstrated that in South Coquitlam, there are some 1250 net acres of residential land presently designated and available for development. To make full use of the services and utilities that are provided in South Coquitlam before extending zoning land taking on additional servicing responsibilities would be the objective under this alternative.

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ADVISORY PLANNING COMMISSION MINUTES No.



April 24th, 1963.

The sixty-third special meeting of the Advisory Planning Commission was held in the Engineering Department Offices on Wednesday, April 24th, 1963, at 8:00 p.m. with Chairman D. Jackson, Mr. Parker, Mr. Robinson, Mr. Thompson, Mr. Stibbs, Mr. Gower, and Mr. V. Parker, planner, being present.

430. Moved by Mr. Stibbs, seconded by Mr. Thompson:
That the Minutes of April 10th, 1963, be tabled.

Carried

431. Application Z-302.

Moved by Mr. Parker seconded by Mr. Stibbs:
That the application of Mr. T. L. CLEASE of 405 North Rd., New Westminster, for the rezoning of Lot 13, D.L. 110, Plan 1122 from Residential Low Density to Residential Medium Density be tabled until the next meeting to permit a site inspection of the property by members of the Planning Commission.

Carried

432. Application Z-305.

Moved by Mr. Gower seconded by Mr. Thompson:
That the application of Mr. R. P. GOESON, 2154 Austin Avenue, New Westminster, for the rezoning of Lot 22, Blk. 1, D.L. 359, Plan 14030, from Residential Low Density to Commercial be declined as such rezoning would be inconsistent with the previous recommendation of the Planning Commission in February 1961 that this property which was then zoned commercial, be zoned Residential Low Density.

Carried

433. Application Z-304.

Moved by Mr. Thompson seconded by Mr. Robinson:
That the application of FINLAY REALTY LTD., 527 Clarke Rd., New Westminster, for the rezoning of the Rem. of Lot 7, D.L. 7, Plan 2967 and a Ptn. of Lot 7, D.L. 7, Exp. Plan 10484 from Residential Medium Density to Residential High Density be recommended to Council for approval.

Carried

434. Application Z-289/

Moved by Mr. Thompson seconded by Mr. Robinson:
That the application of Mrs. M. T. BEAUREGARD of 7482 - 140th St., R.R.#15, N. Surrey, for the rezoning of Lot 70 & 71, Blks. 50-58, D.L. 3 etc., Plan 2716 from Residential Medium Density to Commercial be recommended to Council for approval.

Recorded Vote - Yea 3

Nay 2

Motion declared passed by the Chairman.

Carried

435. Application Z-296

Moved by Mr. Thompson seconded by Mr. Parker:
That the request of Municipal Council for a study and report for minimum lot area requirements in residential zones be tabled.

Carried

436.

Application Z-297

Moved by Mr. Thompson seconded by Mr. Robinson:
That the area as outlined by a solid red line and a dotted red line on the plan and entitled "Como Lake Park Area Plan" be recommended for acquisition by the Municipality with the exception of those already owned by the Municipality, for park purposes as soon as possible, as the properties with the exception of one, at this date have no improvements upon them and will likely be building upon if action is delayed, and that the roads and parcels within the area be cancelled so as to form one parcel and with the suggestion that the necessary monies be secured from Land Sale Trust Account.

Carried

Note:

The Planning Commission wish to indicate that it is not possible to zone privately owned land as part reserve although once the land has been acquired by the Municipality, the area can then be zoned in this manner.

437.

Moved by Mr. Thompson seconded by Mr. Stibbs:
That the soccorrespondence received from the District of Coquitlam Chamber of Commerce with respect to initiating interest in "Annual May Day celebrations" be received and filed.

Carried

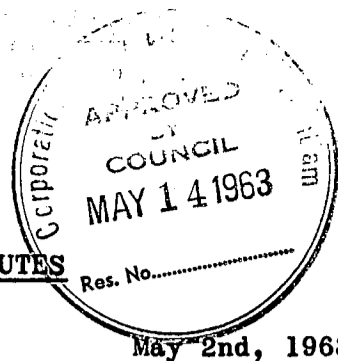
The Secretary tabled the following:

Correspondence from the District of Coquitlam Chamber of Commerce
re. May Day.
Notice of Public Hearing, Tuesday, April 30th, 1963.

Moved by Mr. Robinson seconded by Mr. Stibbs:
That the meeting adjourn.

Carried

.....Chairman.



ADVISORY PLANNING COMMISSION MINUTES

May 2nd, 1963.

The sixty-fourth regular meeting of the Advisory Planning Commission was held in the Engineering Department Offices on Thursday, May 2nd, 1963, at 8:00 P.M. with all members of the Commission present as well as Mr. V. Parker, planner.

438. Moved by Mr. Thompson seconded by Mr. Gower:
That the Minutes of April 10th, 1963, be approved.
Carried

439. Moved by Mr. Robinson seconded by Mr. Stibbs:
That the Minutes of April 24th, 1963, be approved.
Carried

Application Z-292

Request by Municipal Council for a study and recommendation as to minimum lot area requirements for residential zones, the Chairman directed that a report be submitted to the Commission by the Committee at the regular meeting on Thursday, June 6th, 1963.

440. Moved by Mr. Thompson seconded by Mr. Parker:
That in respect of the planning study, the policy recommendations as previously adopted by the Commission be set up in a summary form as a vehicle for presentation of the report to Council and to be considered as a special meeting on May 16th, 1963.
Carried

441. Moved by Mr. Robinson seconded by Mr. Parker:
That a meeting be arranged with Council at a date convenient to them for the presentation of the Planning Commission's policy recommendations and study of the Planning Report.
Carried

Application Z-302.

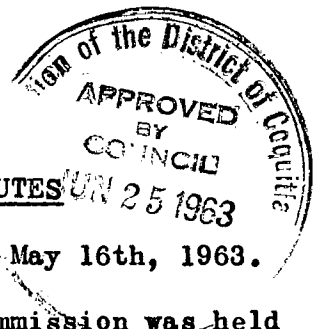
442. Moved by Mr. Parker, seconded by Mr. Stibbs:
That the application of Mr. T. L. CLEAVE, 405 North Road, New Westminster, for the rezoning of Lot 13, D.L. 110, Plan 1122 from Residential Low Density to Residential Medium Density be declined as the type of use proposed is not considered suitable within a residential area and alternate sites adjacent to commercial areas appear to be available and that a plan showing the existing residential development and subdivision arrangement accompany this resolution.
Carried

443. Moved by Mr. Parker seconded by Mr. Stibbs:
That the Zoning Bylaw be amended so as to provide for private clubs to be permissible in Commercially zoned areas only.
Carried

Moved by Mr. Gower seconded by Mr. Thompson:
That the meeting adjourn and a special meeting be held on Thursday, May 16th, 1963, at 8:00 p.m.
Carried

The Secretary tabled the following:
Announcement by the Community Planning Association of 9th annual short course at U.B.C. May 13th to 18th, 1963.

.....Chairman.



ADVISORY PLANNING COMMISSION MINUTES

May 16th, 1963.

The sixty-fifth special meeting of the Advisory Planning Commission was held in the Municipal Council Chambers at 8:00 p.m. on May 16th, 1963, with Chairman D. Jackson, W. Parker, Mr. Gower, Mr. Robinson and Mr. Thompson being in attendance.

The meeting was called primarily for the purpose of discussing of the presentation of the Planning Report to the Municipal Council at the joint meeting on Thursday, June 13th, 1963, at 7:30 p.m.

444.

Application Z-292.

Moved by Mr. Thompson seconded by Mr. Gower:

That in reply to the request of the Municipal Council as regards to minimum area for lots, it is recommended that appropriate amending bylaws to the Zoning and Subdivision Bylaws be enacted to provide as follows:

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Labeled
Thompson

- (1) In a Residential Low Density area, the minimum lot size and building site shall be 7,200 square feet and a minimum width of 66 feet such width being the measurement across the parcel on a line parallel to and 25 feet to the rear of the front lot line or at a line parallel to and 50 feet to the rear of the front lot line, whichever is the lesser dimension and provide that the front lot line shall not be less than 50 feet. For duplex use, the minimum lot size shall be 10,000 square feet with a minimum width of 80 feet.
- (2) In Residential Medium Density zones, the minimum lot size shall be 7,200 square feet and a width of 66 feet for single family dwelling use. For duplex use, the minimum lot size shall be 8,000 square feet with a minimum of 70 foot width.
- (3) In Residential High Density zones, an area of 7,200 square feet and a width of 66 feet shall be required for single family dwelling use; for duplex use, an area of 8,000 square feet with a minimum width of 70 feet and for multiple dwelling use, the areas as prescribed in our existing Amending Bylaw.
- (4) In order to accommodate existing parcels of land in the three residential zones which are incapable of subdivision in conformity with the recommended area of 7,200 square feet and width of 66 feet, it is recommended that if the area of such parcel is between 12,000 and 21,500 square feet then subdivision of such parcels be permissible providing that the overall area of each parcel so created was not less than 6,000 square feet with a width of not less than 50 feet and a depth of not less than 95 feet subject to such parcels being limited to single family dwelling use irrespective of the residential zone in which the parcel is located.

Carried

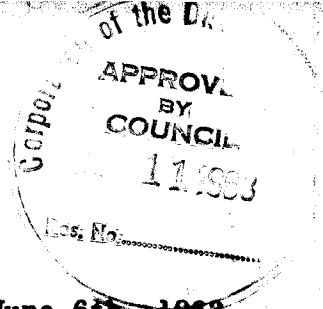
Moved by Mr. Parker, seconded by Mr. Thompson:

That the meeting adjourn and the next regular meeting be held on Thursday, June 6th, 1963.

Carried

Handwritten notes:
C-20
ref to Study

.....Chairman.



ADVISORY PLANNING COMMISSION MINUTES

June 6th, 1963.

The sixty-sixth meeting of the Advisory Planning Commission was held in the Municipal Council Chambers at 8:00 p.m. on Thursday, June 6th, 1963, with all members present save Mr. Robinson. Mr. V. Parker, planner, was also in attendance.

445. Moved by Mr. Parker seconded by Mr. Gower:
That the Minutes of May 2nd, 1963, be approved.

Carried

446. Moved by Mr. Thompson seconded by Mr. Gower:
That the Minutes of May 16th, 1963, be approved.

Carried

447. Application Z-211

Moved by Mr. Gower seconded by Mr. Parker:
That in regard to the application of BRUNETTE AGENCIES LTD., 936 Brunette Ave., New Westminster, B.C. for the rezoning of Lots 25 & 26, Lot 1, Lot "B", Blk. 6, D.L. 367, Plan 20316 on the northwest corner of Blue Mountain Street and Como Lake Avenue for service station use, the request is in conflict with the previously proposed Master Plan for service station locations as prepared by the Advisory Planning Commission in 1961 in company with a report on service station zoning and so endorsed by Council and as nothing transpired since that date which would indicate a need for a change, it is therefore recommended that the application be declined.

Carried

448. Moved by Mr. Thompson seconded by Mr. Stibbs:
Recognizing that the location of a Municipal works yard must be a subject of concern for Council, it is suggested that consideration be given to a site in the 190 acres, as for example, on the southerly side of Austin Avenue east of Hickey Street, set back sufficiently to permit a broad screen of natural growth to obscure the development, and that consideration be given to correlating a works yard with School Board needs, who are likewise desirous of securing a new site.

Carried

The balance of the meeting was devoted to consideration of the Planning Report in preparation for the joint meeting with the Municipal Council on June 13th, 1963, at which time the Commission will present recommendations to Council arising from the study.

The Secretary tabled the following:

- Minutes of the L.M.R.P.B. Meeting January 24th, 1963.
- Summary of Technical Representatives Meeting at Surrey on May 2nd, 1963.
- Minutes of the Special Executive Committee Meeting May 9th, 1963, L.M.R.P.B.
- Minutes of the L.M.R.P.B. Meeting May 16 th, 1963.

Moved by Mr. Stibbs seconded by Mr. Thompson:
That the meeting adjourn.

.....Chairman.

ADVISORY PLANNING COMMISSION MINUTES

July 4th, 1963.

The sixty-seventh regular meeting of the Advisory Planning Commission was held in the Municipal Council Chambers at 8:00 p.m. on Thursday, July 4th, 1963, with Chairman D. Jackson, W. Parker, T. Robinson, and L. Gower being in attendance. Mr. V. Parker, planner was also present.

449. Moved by Mr. Robinson seconded by Mr. Parker:
That the Minutes of June 6th, 1963, be approved.

Carried

Application Z-308

The Commission retired to an on the site inspection for this application.

450. Moved by Mr. Robinson seconded by Mr. Parker:
That the request for the rezoning to Service Commercial of the property occupied by the Austin Lumber Company, legally described as Lot 296, Blks. 21-30, D.L. 356, Plan 14679, be declined as such rezoning would be in conflict with the ultimate zoning for this area in accord with the planning study and such rezoning would permit uses which are not considered compatible with the existing developments in the area, such as the school, park and residential area.

Carried

The Secretary tabled the following:

Correspondence from the Lower Mainland Regional Planning Board re. "Land For Living".

Publication of Lower Mainland Regional Planning Board "The Urban Frontier".

Moved by Mr. Gower seconded by Mr. Parker:
That the meeting adjourn.

Carried

..... Chairman.

Co B.
Co C.
D.

Thursday, June 13th, 1963

ADVISORY PLANNING COMMISSION

A Special Meeting of the Advisory Planning Commission was held in the Council Chambers of the Municipal Hall on Thursday, June 13th, 1963, at 7:30 p.m., with all members of the Council present.

The Chairman, Mr. D. Jackson, opened the meeting by inviting a forum discussion on the report of a plan for Coquitlam as prepared by the Advisory Planning Commission with the assistance of the Lower Mainland Regional Planning Board of B. C., the first draft dated May 16th, 1963.

Mr. Don Jackson, Chairman, led the discussion by giving a synopsis of the planning for Coquitlam which prefaced the draft to the master plan.

On the Section "Residential Areas" the question period brought up a discussion of the Commission recommendations for a minimum lot size in residential areas.

Mr. William Parker, member of the Commission, introduced the second section dealing with "Commercial Areas".

The question period brought up matters relative to access from highways and roadways.

Co. Vallance, member of the Commission, presented the section on "Industrial Areas" and a discussion followed on controls of industrial areas and their uses, objectionable and otherwise.

Co. Vallance presented the "Agricultural Areas" and some questions were presented on the agriculture zoning of the East End.

Mr. Walter Thompson, member of the Commission, presented "Park Areas" and His Worship Reeve Christmas dealt with the points that had been presented at public meetings by Mr. Thompson at various times.

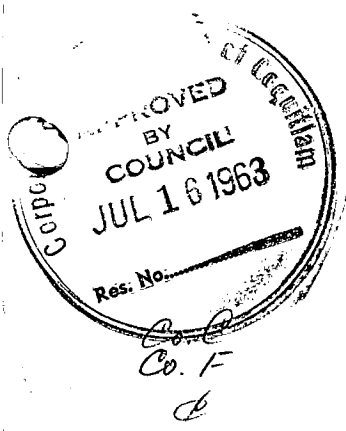
Vic Parker, Technical Advisor to the Commission, presented Section 7 "Fire Stations" and Co. Filiatrault tabled the map as showing future requirements as seen by his Fire Committee.

The Chairman thanked the Council for their co-operation and asked for an early date for which they could continue the study of the remaining sections.

Moved by Co. Vallance seconded by Co. Filiatrault:
That the meeting adjourn.

Carried.

.....CHAIRMAN





ADVISORY PLANNING COMMISSION MINUTES

August 15th, 1963.

The sixty-eighth regular meeting of the Advisory Planning Commission was held in the Municipal Council Chambers on Thursday, August 15th, 1963, at 8:00 p.m. with Chairman D. Jackson, R. Stibbs, W. Parker, J. Robinson and Mr. V. J. Parker, planner, being in attendance.

451. Moved by Mr. Stibbs seconded by Mr. Parker:
That the Minutes of July 4th, 1963, be approved.

Carried

452. Application Z-310

Moved by Mr. Robinson seconded by Mr. Stibbs:
That the application of Mr. O. C. Dolan, 542 West Broadway, Vancouver 9, B.C., for the rezoning of Lots 1, 2, 3, and 4, Block 1, D.L. 364, Plan 1613, from Residential Low Density to Commercial for the purpose of a National Food Chain Store be declined. It is felt by the Commission that it would be disadvantageous to the Municipality, to the merchants and to the local citizens to permit a shopping centre at this location at this time. Because of the firm plans for the development of the commercial centre at Como Lake Avenue and Linton Street, it was felt a competing centre at Gatensbury would only serve to dissipate the commercial potential in this general area of the Municipality.

Carried

453. Application Z-309

Moved by Mr. Robinson seconded by Mr. Parker:
That the application of Mr. Frank Shea, 13420 - 96th Avenue, North Surrey, B.C., for the rezoning of Lot "B", Blocks 14 and 17, D.L. 9, Plan 14196, being 565 Clarke Road, from Commercial to Service Commercial for the purposes of a used car business be approved. It was felt that in view of the established "service" character of the area, and since the application is in agreement with the recommendations of the planning study by the Lower Mainland Regional Planning Board, that the rezoning to service commercial was in order.

Carried

454. Application Z-311

Moved by Mr. Stibbs, seconded by Mr. Parker:
That the application of Mrs. K. L. Norman on behalf of F. Gislason, 1034 Austin Avenue, New Westminster, B.C., for the rezoning of Lot 126, Blocks 21-30, D.L. 356, Plan 1714, being located on the south-west corner of Gatensbury Street and King Albert Avenue, from Residential Medium Density to Residential High Density be declined as the site does not meet the minimum site requirement of 12,000 square feet for multiple-family development under Zoning Amendment Bylaw No. 1084, 1962. Under High Density Zoning the site could be used for a three-family dwelling; however the request was for apartment use. It was felt that the Residential Medium Density zoning should be retained at this time.

Carried

455. Application Z-313

Moved by Mr. Parker seconded by Mr. Stibbs:
That the Council Resolution #955 be returned to the Clerk's Office for clarification.

Carried

456.

Application Z-312.

Reeve Christmas appeared before the Commission to declare that Council Resolution #809 was ~~withdrawn~~ in view of the establishment of a physicians office on the premises of Mr. R. P. Goeson, thereby ruling out the previous application for rezoning to Commerical use to permit a barber shop in a residential zone.

The Reeve requested that the Commission be prepared with recommendations for the planning of land along North Road, in view of the joint Burnaby-Coquitlam Council meeting scheduled for September 17th, 1963, at 7:30 p.m. in the Burnaby Hall. The Reeve suggested that representatives from the Commission, as well as Mr. V. Parker, be present at the meeting in Burnaby.

The Chairman appointed a Committee consisting of Mr. Parker, Mr. Stibbs, and Mr. Robinson to prepare the Commission's recommendations for the North Road Area. The Committee is to meet on Thursday, August 22nd, 1963, at 5:00 p.m. at the Caribou Trail Hotel, to prepare recommendations to present to the Commission as a whole at the regular meeting on September 5th, 1963. The Committee requested that they be telephoned by Mr. Hockey's office on Wednesday, August 21st, 1963, to confirm the meeting on Thursday, the 22nd.

457.

Application Z-292.

The Commission asked that Application Z292 be referred to the next regular meeting of the Commission, to enable Mr. Thompson and Mr. Gower to review the minimum site size recommendations.

There being no further business, the meeting was adjourned at 9:30 p.m.

.....Chairman.

ADVISORY PLANNING COMMISSION MINUTES
FOR
SPECIAL COMMITTEE MEETING



August 22nd, 1963.

A meeting of the Special Committee for the Planning of the North Road, of the Advisory Planning Commission was held in the Vancouver Golf and Country Club on Thursday, August 22nd, 1963. Special Committee Chairman Mr. W. Parker, Commission Chairman Mr. D. Jackson, Mr. R. Stibbs, and Mr. J. E. Robinson and Mr. V. J. Parker, Planner, were in attendance.

Members convened at the Cariboo Trail Shopping Centre at 6:00 p.m. and made an inspection of the North Road - Clarke Road frontage development. The Special Committee then studied a brief dealing with the problems, alternatives and recommendations for the development of the frontage properties on the North Road.

Moved by Mr. Jackson, seconded by Mr. Stibbs:
That the brief and plans as submitted to the Special Committee by Mr. V. Parker, planner, be recommended to the Advisory Planning Commission as a whole, incorporating the amendments of the Special Committee.

Carried

.....
Chairman of the Special Committee.

ADVISORY PLANNING COMMISSION MINUTES



The sixty-ninth special meeting of the Advisory Planning Commission was held in the Engineering Department Offices on Wednesday, August 28th, 1963, at 8:00 p.m. with Chairman D. Jackson, R. Stibbs, W. Parker, Mr. Gower, Mr. J. Robinson, Co. Vallance, Reeve Christmas, and Mr. V. J. Parker, planner, being in attendance.

458. Moved by Mr. Robinson seconded by Mr. Stibbs:
That the Minutes of August 15th, 1963, be approved.

Carried

459. Moved by Mr. Stibbs seconded by Mr. Parker: Application Z-315
That the application of W. D. Wolf Construction Co. Ltd., represented by Mr. W. Degemann, 11329 - 137th Street, North Surrey, B.C., for the rezoning of Lot 9, Pc. "A" of Lot 9, and Lot 10, of Blk. 4, D.L. 106, Plan 5930, being the northwest corner of Thompson Avenue and Clarke Road from Residential Medium Density to Residential High Density for the purposes of an apartment block, be tabled until after the joint meeting of the Burnaby-Coquitlam Councils on the Planning of the North Road. It was felt that the planning for the North Road frontage has a direct bearing on the planning for the Clarke Road frontage, and vice versa.

Carried

460. Moved by Mr. Parker, seconded by Mr. Robinson: Application Z-317
That the report of the Special Committee for the Planning of the North Road be received.

Carried

461. Moved by Mr. Robinson seconded by Mr. Parker:
That the report "Development Along the North Road" be endorsed by the Advisory Planning Commission and forwarded to Council, including the following additional recommendation:

- (f) that a building line be established along both Clarke and North Roads from the Brunette River on the south, to the Municipal limits at the Port Moody boundary on the north, and that such building line be 75 feet measured from the centre line of the road allowance and at right angles thereto.

Carried

462. Moved by Mr. Gower, seconded by Mr. Stibbs:
That Council consider the following policy for the rezoning of land:

"all rezoning of land to be subject to a time limit for the use of the property or properties as permitted under the new zoning; and upon expiry of the time limit where no construction has been initiated, the property or properties to be rezoned back to the previous zoning category."

Carried

463.

Application Z-316

Moved by Mr. Parker seconded by Mr. Stibbs:

That a report be prepared for presentation to Council by the Advisory Planning Commission on multiple-family residential development in the District of Coquitlam and such report to include recommendations on multi-storey apartment development.

Carried

Mr. V. J. Parker stated that possibly a draft of the report might be made available for the next Commission meeting.

There being no further business, Co. Vallance moved adjournment at 10:30 p.m.

.....Chairman.



ADVISORY PLANNING COMMISSION MINUTES

September 5th, 1963.

The seventieth regular meeting of the Advisory Planning Commission was held in the Municipal Council Chambers on Thursday, September 5th, 1963, at 8:00 p.m. with Chairman Jackson, Co. Vallance, Mr. Stibbs, Mr. Robinson, Mr. W. Parker and Mr. Gower being in attendance.

464.

Application Z-314.

Moved by Mr. Stibbs seconded by Mr. Gower:
That the application of the B. A. Oil Co. Ltd. (Mr. Fountain), 1101 W. Pender Street, Vancouver 1, B.C., for the rezoning of Pc. "A", Lots 3 & 4, Blk. 1, D.L. 3 etc., Exp. Plan 23541; and the W. 63' of Lot 3, Blk. 1, D.L. 3 etc., Plan 14679; and Lot 15 of Blk. 1, D.L. 3 etc., Plan 14679, from Residential Low Density to Service Station be approved subject to the proposed service station being in conformity with the plans submitted and if construction is not commenced within six months of the date the property is rezoned, that the zoning revert to the present Residential Low Density.

Carried

465.

Application Z-313

Moved by Mr. Robinson seconded by Mr. Stibbs:
That the request of Council for recommendations in respect of fence control be tabled to a meeting at which Co. Filiatrault could be present as the latter has expressed a desire to place his thoughts before the Planning Commission.

Carried

466.

Moved by Mr. Parker seconded by Co. Vallance:
That the minutes of August 28th, 1963, be approved.

Carried

467.

Application Z-319.

Moved by Mr. Robinson seconded by Mr. Gower:
That the application of Mr. E. A. Horniman of 14819 - 108th Street, North Surrey, B.C., for the rezoning of Lot 2, Blk. 36, D.L. 3 etc., Plan 6643 from Commercial to Service Commercial be declined as the intended use is considered unsuitable and would deteriorate the residential character of the area and customers' cars would create a traffic hazard.

Carried

468.

Application Z-316.

Moved by Mr. Stibbs seconded by Mr. Robinson:
That the request of the Municipal Council for recommendations in respect to height limitations for apartments be tabled to a meeting when Mr. V. Parker, planner, is present.

Carried

- continued -

469.

Application Z-312.

Moved by Mr. Gower seconded by Co. Vallance:
That in respect of the Council request for recommendations as regards
to home occupation in residential zones, the Advisory Planning
Commission recommend no alteration to the present regulations.

Carried

470.

Application Z-318.

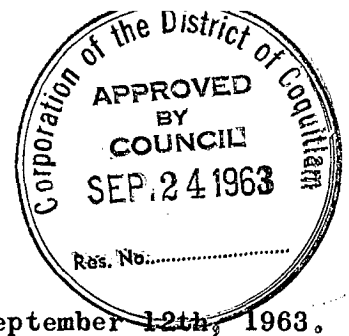
Moved by Mr. Robinson seconded by Mr. Stibbs:
That the application of Mrs. E. C. Marshall, 558 Smith Avenue,
New Westminster, B.C., for the rezoning of the E.½ of Lot 6, of N.½
of N.½ D.L. 7, Plan 3967, from Residential Medium Density to
Residential High Density be declined as the Planning Commission
cannot make a decision until suitable plans of the proposed structure
and the site development have been submitted.

Carried

Moved by Mr. Gower seconded by Mr. Robinson:
That the meeting adjourn.

Carried

.....Chairman.



ADVISORY PLANNING COMMISSION MINUTES

September 12th, 1963.

The seventy-first meeting of the Advisory Planning Commission was held in the Municipal Council Chambers on Thursday, September 12th, 1963, at 7:30 p.m. with Acting Chairman Robinson, Mr. Stibbs, Mr. Gower, Mr. W. Parker, and Mr. V. Parker, planner, being in attendance.

This special meeting was called by the Chairman for the purpose of examining the proposed subdivision and land use as submitted to the Municipal Council by Engineering Buildings B.C. Limited for the Ranch Park Area.

471. Moved by Mr. Parker seconded by Mr. Stibbs:
That the proposed initial subdivision be approved and that the road pattern as shown on drawing 42-133-12-01 by Engineering Buildings B.C. Ltd. be modified to conform to the sketch as prepared by the Lower Mainland Regional Planning Board dated September 12th, 1963, in order that better conformity to the natural ground contour is achieved.

Carried

472. Moved by Mr. Parker seconded by Mr. Stibbs:
That as the present school site of 8.0 acres is considered inadequate for the ultimate need of a 20-room school which would require not less than 10.0 acres, consideration be given to acquisition of the additional property needed with the suggestion that the additional area be secured from the property which lies to the west of the existing site and the proposed Ranch Park Way.

Carried

473. Moved by Mr. Stibbs seconded by Mr. Parker:
That the proposed land use be approved in principle subject to the modifications shown on the Lower Mainland Regional Planning Board sketch dated September 12th, 1963, but that rezoning be deferred until actual development is desired.

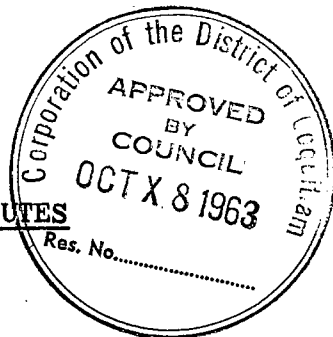
Carried

Moved by Mr. Stibbs seconded by Mr. Parker:
That the meeting adjourn.

Carried

.....Chairman.

ADVISORY PLANNING COMMISSION MINUTES



October 3rd, 1963.

Immediately following the joint meeting of Council and the Advisory Planning Commission on Thursday, October 3rd, 1963, held in the Municipal Council Chambers, Chairman D. Jackson called a meeting of the Advisory Planning Commission to deal with the following:

474.

Application Z-321.

Moved by Mr. Stibbs seconded by Mr. Gower:
That the application of the B. C. Hydro and Power Authority to utilize Parcel "G", Exp. Plan 21810 save and except Parcel 1 Ref. Plan 22052 and Parcel 1, Ref. Plan 22052 of Parcel "G", D.L. 47 & 64; the south 130.83' of Lot 3 of D.L. 64 & 111, Plan 1122; and Parcel 5, Ref. Plan 6660 of D.L. 64., for the purpose of a sub-station be approved as it is in an area zoned for such use but the approval be subject to the provision of suitable screening which is satisfactory to the Planning Commission.

Carried

Moved by Mr. Robinson seconded by Mr. Gower:
That the meeting adjourn.

Carried

.....Chairman.

APPROVED
 BY
 COUNCIL
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ADVISORY PLANNING COMMISSION MINUTES

October 10th, 1963.

The seventy-second meeting of the Advisory Planning Commission was held in the Engineering Offices on Thursday, October 10th, 1963, at 8:00 p.m. with Chairman Jackson, Mr. Robinson, Mr. Gower, Mr. W. Parker, Mr. Stibbs, Co. Vallance, and Mr. V. Parker, planner, being in attendance.

Application Z-313.

Co. Filiatrault appeared before the Advisory Planning Commission offering some suggestions in respect of legislation which could be enacted in the form of amendment to the Zoning Bylaw for the control of fence heights. Co. Filiatrault stated that the present regulations were satisfactory so long as the level of the ground of two adjacent properties was approximately the same. Problems arose however, he said, when the levels of property adjacent to one another were considerably different. The present regulations did not stipulate the ground level from which the maximum height of a fence is to be determined.

Confusion therefore arises as to whether the fence height is measured from the level of the ground of the higher property or the level of the ground of the lower property. This has, in some instances, Co. Filiatrault stated, resulted in some bitter relationships between neighbors and he felt it was imperative that some standard be established or means provided to avoid this condition.

Co. Filiatrault stated that where the difference of land elevation exists on two adjacent properties, that the height be measured from the lowest ground level and under any circumstances where a retaining wall is used having a height in excess of 3½' that the maximum fence height that could be placed on top of it would be three feet.

The remarks of Co. Filiatrault resulted in considerable discussion amongst the members of the Planning Commission as the best way to resolve this problem. Mr. Gower offered as a suggested starting point the use of an imaginary line drawn from the floor elevation of one premises to the floor elevation of the premises of the adjoining lot. This would be used as a base line from which a height of fence could be related. The Chairman, Mr. Jackson, then established a committee consisting of himself, Mr. Stibbs and Mr. Gower for the purpose of giving this problem study and reporting recommendations to the Planning Commission.

- 475. Moved by Mr. Stibbs seconded by Mr. Gower:
That the Minutes of September 5th, 1963, be approved.
Carried
- 476. Moved by Mr. Parker seconded by Mr. Stibbs:
That the Minutes of September 12th, 1963, be approved.
Carried
- 477. Moved by Mr. Parker seconded by Mr. Robinson:
That the Minutes of the Joint Meeting of October 3rd, 1963,
be approved.
Carried

The Secretary was directed to place the Minutes of the Joint Meeting between the Council and the Advisory Planning Commission of October 3rd, 1963, on the agenda of the next meeting.

478.

Application Z-315.

Moved by Mr. Robinson seconded by Mr. Gower:

That the application of W. D. Wolfe Construction Company Ltd. of 11329 - 137th Street, North Surrey, B.C., for the rezoning of four properties located on the corner of Thompson Avenue and Clarke Road from Residential Medium Density to Residential High Density be declined as the Commission consider it to be more desirable to direct such development initially to the North Road area in accordance with the North Road Planning Report.

Carried

479.

Application Z-323.

Moved by Mr. Gower seconded by Mr. Robinson:

*Clause 3
P.H. Nov 19/63*

That the application of Mr. L. Sonoff, 707 Robinson Street, New Westminster, B.C. for the rezoning of Lot 2, Blk. 17, D.L. 9, Plan 7776, from Commercial to Service Commercial be approved as the adjoining property is in the process of being similarly zoned and such zoning is in conformity with the Planning Report.

Carried

480.

Application Z-326

Moved by Mr. Stibbs seconded by Co. Vallance:

That the application of Finlay Realty Ltd., 527 Clarke Road, New Westminster, B.C., for the rezoning of the northwest corner of Blue Mountain Street and Austin Avenue for Service Station use be declined as the intersection would then have three service stations and it is felt the present zoning will adequately serve the needs and the rezoning requested would tend to extend the commercial area into a residential area which would very likely deny the aim of the Planning Commission to effect utilization of the existing commercial zones in the Austin-Nelson area.

Carried

481.

Application Z-325.

Moved by Co. Vallance seconded by Mr. Robinson:

*Clause 4
P.H. Nov 19/63*

That the application of Pacific Petroleum Ltd., 540 Burrard Street, Vancouver, B.C. for the rezoning of 0.515 Ac. Ptn. Lot 28, D.L. 3, at the northeast corner of North Road and Delestre Avenue from Commercial to Service Station be approved subject to the 75' set back as recommended by the North Road Planning Report be utilized.

Carried

482.

Application Z-320.

Moved by Mr. Gower seconded by Mr. Parker:

That the application of Finlay Realty Ltd., 527 Clarke Road, New Westminster, B.C. for the rezoning of the Rem. of W. 1/2 Blk. 27, D.L. 3 etc., on the south side of Rochester Avenue between Clayton and Westview Streets from Residential Medium Density to Residential High Density be recommended for approval subject to receipt by the Planning Commission of satisfactory drawings showing the proposed development and that rezoning should not be made until acceptable plans have been submitted.

Carried

Application Z-324

Application of Mr. A. J. Carter of 550 Austin Avenue for the rezoning of Lot 15, Blks. 24 & 24A, D.L. 3 etc., Plan 16809 on Sidney Avenue east of Westview Street from Residential Low Density to Residential Medium Density. The Chairman having noted that this application was being considered by the Public Hearing held October 10th, 1963, felt it was unnecessary for the Planning Commission to deal with the application.

483. Moved by Mr. Parker seconded by Mr. Stibbs:
That the invoice of the Lower Mainland Regional Planning Board in the amount of \$594.62 for planning services during July, August, and September, be approved.

Carried

Application Z322 & 316.

Study and recommendations requested by Council with respect to apartment building,s their sizes, siting and areas required. The Chairman directed that the Secretary place on the agenda of the next meeting the report as prepared by Mr. V. Parker, dated September 1963, entitled "Apartments in Coquitlam" for study of this application.

Moved by Co. Vallance seconded by Mr. Parker:
That the meeting adjourn and the next regular meeting be held on Thursday, November 7th, 1963.

Carried

The Secretary tabled the following:

- Minutes of the joint meeting of Councils of Burnaby and Coquitlam and the Advisory Planning Commission September 17th, 1963.
- Correspondence from the L.M.R.P.B. re. City of Vancouver proposals for Board re-organization.
- Notice of Public Hearing for amendments to the Zoning Bylaw for October 10th, 1963.
- Council notice of motion to amend Zoning Bylaw #860 to provide for tenting regulations in the District of Coquitlam.

.....Chairman.

ADVISORY PLANNING COMMISSION

November 7th, 1963.

The seventy-third meeting of the Advisory Planning Commission was held in the Municipal Council Chambers on Thursday, November 7th, 1963, at 8:00 p.m. with Chairman D. Jackson, Co. Vallance, Mr. Robinson, Mr. Gower, and Mr. Selbie being in attendance. Mr. V. Parker, planner, was also present.

The Chairman, Mr. Jackson, introduced to the members, Mr. W. S. Selbie, who was recently appointed to the Commission by Reeve Christmas for the replacement of Mr. W. R. Thompson.

484. Moved by Mr. Gower seconded by Mr. Robinson:
That the Minutes of October 10th, 1963, be adopted.

Carried

485. Application Z-329.

Moved by Co. Vallance seconded by Mr. Gower:
That the application of Mr. F. C. Killingsworth, 1308 Bayview Square, New Westminster, B.C., for the rezoning of Lot 5, D.L. 7, Plan 6422 being 625 North Road to permit its use as a mortuary, be recommended to Council for approval by amending the Zoning Bylaw to permit such use in Residential High Density Zones which zoning is in accordance with the recommendations of the North Road plan and subject to the applicatn being prepared to dedicate a road allowance on the easterly side of the parcel and that access to the North Road be discontinued.

Carried

486. Application Z-328.

Moved by Mr. Gower seconded by Mr. Robinson:
That the application of Sea Fun Marina Ltd., 509 Clarke Road, New Westminster, B.C. for the rezoning of Lot "B", of N.½ of N.½ of D.L. 7, Plan 19762 being located at the intersection of North Road and Clarke Road, from Commercial to Service Commercial be recommended for approval and that the rezoning also include Lot "A" of the N.½ of N.½ of D.L. 7, Plan 19762.

Carried

487. Application Z-322.

Moved by Mr. Gower seconded by Mr. Selbie:
That the report by Mr. V. Parker in respect of apartment buildings, their sizes, siting, area, etc. be recommended in principle to the Council for adoption and incorporation into the Zoning Bylaw.

Carried

Application Z-313

The Chairman asked that the report by the special committee on fence and hedge heights be deferred for presentation until the next meeting as there had been some delay in getting the report reproduced.

- continued -

Co C
Co F
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f

Co B
Co C
Nov 17th P-H
Change 1

Co C
Co B
Nov 17th P-H
Change 2

The Secretary tabled the following:

Minutes of Executive Committee of the L.M.R.P.B., Thursday, October 24th, 1963.

"The Urban Frontier - L.M.R.P.B. of B.C."

"Public Reactions to Land for Living"

A telephone poll by the Chairman taken on October 29th, 1963, due to the urgency of the matter resulting in the following recommendation being presented to Council on November 5th, 1963:

Application Z-327 - Application of Evergreen Holdings Ltd., for the rezoning of Lot 4, Pc. "A", Lot 3, D.L. 3 etc., being on the west side of Westview St. - poll results taken as follows:

"That the application of Evergreen Holdings Limited for the rezoning of Lot 4, Pc. "A", Lot 3, D.L. 3 etc., to Residential High Density be approved subject to:

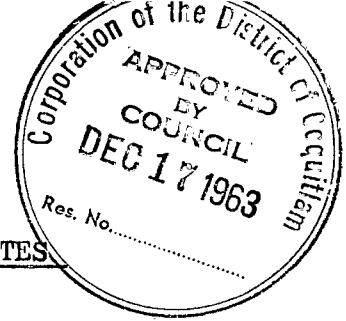
- (a) presentation of a site development plan to the Planning Commission;
- (b) start of construction within a period of six months from the time of rezoning."

Moved by Mr. Gower seconded by Co. Vallance:

That the meeting adjourn and the next regular meeting be held on Thursday, December 5th, 1963.

Carried

.....Chairman.



ADVISORY PLANNING COMMISSION MINUTES

December 12th, 1963.

The seventy-fourth meeting of the Advisory Planning Commission was held in the Municipal Council Chambers on Thursday, December 12th, 1963, at 8:00 p.m. with Chairman D. Jackson, Co. Vallance, Mr. Stibbs, Mr. Selbie, Mr. W. Parker, Mr. Gower, and Mr. V. Parker, planner, being in attendance.

488. Moved by Mr. Gower seconded by Co. Vallance:
That the minutes of November 7th, 1963, be approved.

Carried

489. Application Z-315.

Moved by Mr. Parker seconded by Mr. Stibbs:
That the application of W. D. Wolfe Construction Co. Ltd. of 11329 - 137th Street, North Surrey, for the rezoning of three parcels of land at the northwest corner of Thompson Avenue and Clarke Road be returned to the Council with the note that this particular apartment plan is of the cheapest design and below N.H.A. standards in some respects (9'x8' bedrooms) and that the Commission believe that Coquitlam can get better apartments than these and to start in this way will prejudice the future development of the whole area and it is recommended that the Zoning Bylaw be amended so as to establish high standards of construction and design in Residential High Density zones and subject to this application confirming to such standards, the property be rezoned as requested.

Carried

490. Application Z-329.

Moved by Mr. Gower seconded by Mr. Parker:
That the application of Mack Realty (Mrs. B. Fry) of 1034 Austin Avenue, New Westminster, for the rezoning of Lot 4, Blk. 9, D.L. 110, Plan 7678 from Residential Low Density to Residential High Density be declined as it is considered the area should be preserved as Residential Low Density and that the area be replotted so as to eliminate the oversized lots.

Carried

- Application Z-308.

The application of G. M. Fraser, 1010 Ridgeway Avenue, for the rezoning of Lot 296, Blks. 21-30, D.L. 356, Plan 14679 was tabled pending an inquiry being made as to what use was going to be made of the property if it were rezoned to Commercial as requested.

- Application Z-313.

The study and recommendations requested by Council with respect to fence and retaining wall heights. Mr. Gower of the Special Committee appointed by the Chairman to deal with this application, made a verbal report on the results of the study by the Committee. He stated that it was the Committee's opinion that the distance measured from the top of the fence to the lowest ground elevation immediately below the fence should not exceed 5'6". He qualified that the Committee felt that higher fences would be permissible only after written agreement was obtained from the owners concerned. Mr. Gower stated that it was also the opinion of the Committee that under any circumstances it should be permissible to have a fence height of 3'.

- continued -

Mr. Gower added that his remarks would be contained in a written report for submission to the Secretary for possible use in amending the appropriate bylaw.

491. Moved by Mr. Gower seconded by Mr. Parker:
That the contents of the report by the Special Committee on fence heights be recommended to Council as a solution of this problem.

Carried

The Secretary tabled the following:

Letter from F. L. Pobst to Municipal solicitors re. revisions to Bylaws Nos. 1051 and 1027.

L.M.R.P.B. Executive Committee meeting minutes, November 21st, 1963.

Notice of 1964 National Planning Conference from the Community Planning Association of Canada.

Two bids for aerial mapping of the Municipality.

L.M.R.P.B. letter re "guest houses".

1964 Provisional Budget.

Moved by Mr. Selbie seconded by Mr. Parker:
That the meeting adjourn.

Carried

.....Chairman.