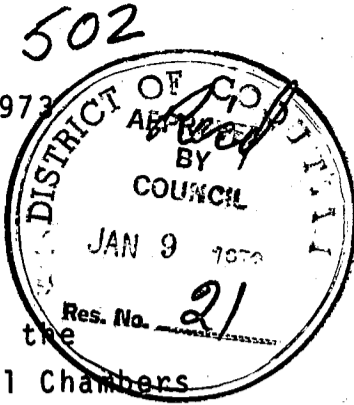


ADVISORY PLANNING COMMISSION

JANUARY 3, 1973



ADVISORY PLANNING COMMISSION MINUTES

The Two Hundred and Twenty-First (221st) meeting of the Advisory Planning Commission was held in the Council Chambers of the Municipal Hall at 1111 Brunette Avenue on Wednesday, January 3, 1973 at 7:30 p.m., with the following persons present:

COMMISSION:

- Mr. G.D. Wylie, Chairman
- Mr. J. Neilson
- Mr. G. Richardson
- Mr. D. Doyle
- Mr. C. McKenzie
- Ald. J. Gilmore
- Mr. M. Baldigara

DESIGN COMMITTEE:

- Mr. L.E. Gower

STAFF:

- Mr. D.M. Buchanan, Planning Director
- Mr. E. Tiessen, Assistant Planning Director

MINUTES OF THE MEETING OF DECEMBER 4, 1972

2583 MOVED BY MR. RICHARDSON
 SECONDED BY MR. BALDIGARA

That the Commission approve the minutes of the meeting of December 4, 1972.

CARRIED.

DESIGN COMMITTEE REPORT OF DECEMBER 13, 1972

2584 MOVED BY MR. DOYLE
 SECONDED BY MR. BALDIGARA

That the Commission approve the Design Committee report of December 13, 1972.

CARRIED.

JANUARY 3, 1973

Z-45-72 - APPLICATION OF SEAWARD CONSTRUCTION TO AMEND ZONING
BY-LAW TO ALLOW FRONT YARD DISPLAY AREAS AS AN ACCESSORY
ADVERTISING USE IN INDUSTRIAL AREAS

2585 MOVED BY MR. MCKENZIE
 SECONDED BY ALD. GILMORE

That the Commission indicate its agreement in principle with application Z-45-72 and the further recommendations of the Planning Department, and that the Commission request the Planning Department to draft a specific by-law amendment for discussion at the next Commission meeting.

CARRIED
HELD FOR FURTHER REVIEW

Z-46-72 - APPLICATION OF BURRARD BROKERAGE CO. LTD. FOR THE
REZONING OF PROPERTY ON THE SE CORNER OF NORTH ROAD AND SMITH
AVENUE TO ALLOW A MEDIUM-DENSITY HIGH-RISE APARTMENT DEVELOPMENT

2586 MOVED BY MR. RICHARDSON
 SECONDED BY ALD. GILMORE

That the Commission recommend that Council table application Z-46-72, and table similar applications for high-rise apartment developments, until Council has had a full report from the Fire Chief and Building Inspector on the December 13, 1972 recommendations of the Design Committee on applications Z-32-72 and Z-46-72.

DEFEATED

2587 MOVED BY MR. MCKENZIE
 SECONDED BY MR. GOWER

That the Commission recommend to Council that applications Z-46-72 and Z-32-72 not be placed on the agenda of a Public Hearing until these applications have been further reviewed by the Design Committee, and the Design Committee has had a report from the Building Inspector and Fire Chief on the matters raised in the December 13, 1972 Design Committee recommendations on these applications; the Commission notes that it is particularly concerned about fire-fighting access and exits, access to the buildings by fire-fighting apparatus, and elevator design.

CARRIED
APPLICATIONS Z-32-72 AND
Z-46-72 TO BE FURTHER
REVIEWED BY DESIGN COMMITTEE

JANUARY 3, 1973

Z-48-72 - APPLICATION OF CLARENCE ALDCROFT FOR REZONING OF
PROPERTY AT 1109 HACHEY STREET FROM RS-1 TO RT-1 FOR DUPLEX

2588 MOVED BY MR. BALDIGARA
 SECONDED BY MR. NEILSON

That the Commission table application Z-48-72 for
the applicant to appear and explain the application.

CARRIED
Z-48-72 TABLED

Z-49-72 - APPLICATION OF CORONATION MANAGEMENT SERVICES FOR
EITHER REZONING TO C-2 COMMERCIAL OR CONTINUED NON-CONFORMING
USE OF PROPERTY AT 1101 RIDGEWAY AVENUE

2589 MOVED BY MR. NEILSON
 SECONDED BY MR. DOYLE

That the Commission receive the Planning Department
report on application Z-49-72, for information.

CARRIED

Z-50-72 - REDEFINITION OF COMMERCIAL USES IN THE CS-1 ZONE

2590 MOVED BY MR. DOYLE
 SECONDED BY MR. RICHARDSON

That the Commission recommend that Council refer to
Public Hearing the redefinition of commercial uses
in the CS-1 zone recommended by the Planning
Department, subject to Clause 4 being amended to read
"(iv) - household service and minor repair establish-
ments".

CARRIED
Z-50-72 REFERRED TO PUBLIC
HEARING SUBJECT TO AMENDMENT

SIGN CONTROL BY-LAW

2591 MOVED BY MR. RICHARDSON
 SECONDED BY MR. NEILSON

That the Commission endorse the draft sign by-law
which has been prepared by the Planning Department,
subject to the Planning Department further refining
the by-law to remove minor inconsistencies.

CARRIED.

JANUARY 3, 1973

CHANGES TO DEVELOPMENT PROPOSALS AND PUBLIC HEARINGS
TIMING OF SUBMISSIONS FOR DESIGN REVIEW

APPLICATION Z-52-72

APPLICATION Z-53-72

2592 MOVED BY ALD. GILMORE
 SECONDED BY MR. NEILSON

That in view of the late hour, the Commission table
the remaining items on the agenda, for consideration
at the next meeting.

CARRIED
Z-52-72 TABLED
Z-53-72 TABLED

SERVICING OF COMMERCIAL DEVELOPMENTS

2593 MOVED BY MR. MCKENZIE
 SECONDED BY MR. BALDIGARA

That the Commission express its concern to Council
that there still does not appear to be an effective
means of requiring full servicing where new commercial
developments proceed on property which is already
zoned for commercial use; an example would be the
recent development on the north side of Ridgeway
Avenue where open ditches constitute a hazard.

CARRIED.

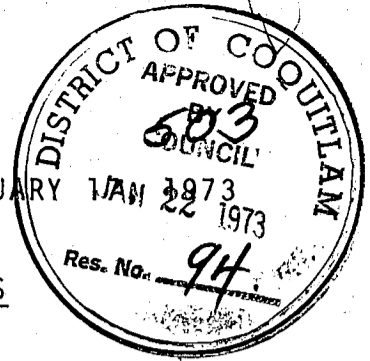
ADJOURNMENT

2594 MOVED BY MR. DOYLE
 SECONDED BY MR. RICHARDSON

That the meeting adjourn.

CARRIED. (11:20 p.m.)

.....
CHAIRMAN



ADVISORY PLANNING COMMISSION MINUTES

The Two Hundred and Twenty-Second (222nd) meeting of the Advisory Planning Commission was held in the Council Chambers of the Municipal Hall at 1111 Brunette Avenue on Wednesday, January 17, 1973 at 7:30 p.m., with the following persons present:

COMMISSION:

Mr. G.D. Wylie, Chairman
Ald. J. Gilmore
Mr. C. McKenzie
Mr. D. Doyle
Mrs. S. Lavoie
Mr. J. Neilson
Mr. M. Baldigara
Mr. R. Mitchuk

DESIGN COMMITTEE:

Mr. D. Insley

STAFF:

Mr. E. Tiessen, Assistant Planning Director

MINUTES OF THE MEETING OF JANUARY 3, 1973

2595 MOVED BY MR. DOYLE
 SECONDED BY MR. MCKENZIE

That the Commission approve the minutes of the meeting of January 3, 1973.

CARRIED.

DESIGN COMMITTEE REPORT OF JANUARY 10, 1973

2596 MOVED BY MR. INSLEY
 SECONDED BY MR. MITCHUK

That the Commission approve the Design Committee report of January 10, 1973.

CARRIED.

2597 MOVED BY MR. MCKENZIE
 SECONDED BY MR. NEILSON

That the Commission recommend to Council that in regard to undeveloped commercial sites, Council consider one of the following alternatives:

- 1) Zoning back to a suitable holding zone, to allow full services to be required upon development, (but without affecting the designation of the property for future commercial development).

JANUARY 17, 1973

2) The Municipality providing full services at the time of development, at municipal expense.

Further, that Council consider immediate implementation of local improvement projects to fully service existing commercial areas.

CARRIED.

Z-45-72 - REZONING APPLICATION OF SEAWARD CONSTRUCTION LTD.
FOR ACCESSORY ADVERTISING USES ON PROPERTY AT 960 LOUGHEED HWY.

2598 MOVED BY MR. DOYLE
 SECONDED BY MR. MITCHUK

That application Z-45-72 remain tabled until a by-law has been prepared for the Commission's consideration.

letter on Jan 18/73

CARRIED.

Z-48-72 - REZONING APPLICATION OF CLARENCE ALDCROFT FOR THE
REZONING OF PROPERTY AT 1109 HACHEY STREET FROM RS-1 TO RT-1
FOR A DUPLEX DEVELOPMENT

✓ 2599 MOVED BY MR. BALDIGARA
 SECONDED BY MR. MITCHUK

That the Commission recommend that application Z-48-72 be referred to Public Hearing.

refer letter

CARRIED.

✓ Z-52-72 - REZONING APPLICATION OF DISTRICT OF COQUITLAM FOR
REZONING OF PROPERTIES AT 717-733 BRUNETTE AVENUE FROM C-2
TO RS-1 RESIDENTIAL SINGLE-FAMILY

2600 MOVED BY MR. NEILSON
 SECONDED BY MR. MCKENZIE

That the Commission receive application Z-52-72 for information.

already to P.H.

CARRIED.

✓ Z-53-72 - REZONING APPLICATION OF ATLAS MUTUAL HOLDINGS LTD.
FOR REZONING OF PROPERTY AT 929 BRUNETTE AVENUE FROM SS-3
TO C-2 LOCAL COMMERCIAL

2601 MOVED BY MR. BALDIGARA
 SECONDED BY MRS. LAVOIE

That the Commission receive application Z-53-72 for information.

already to P.H.

CARRIED.

JANUARY 17, 1973

TIMING OF SUBMISSIONS FOR DESIGN REVIEW

2602 MOVED BY MR. INSLEY
 SECONDED BY MR. DOYLE

That the Commission receive the information sheet prepared by the Planning Department.

CARRIED.

CHANGES TO DEVELOPMENT PROPOSALS AND PUBLIC HEARINGS

2603 MOVED BY MR. INSLEY
 SECONDED BY MR. MCKENZIE

That the Commission recommend to Council that By-law No. 140 now be referred to Public Hearing.

CARRIED.

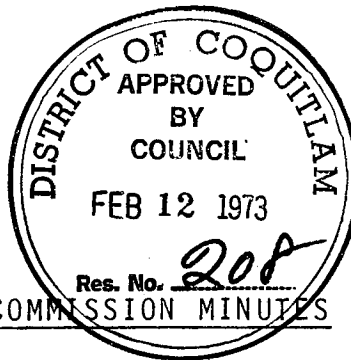
ADJOURNMENT

2604 MOVED BY MR. MITCHUK
 SECONDED BY MR. NEILSON

That the meeting adjourn.

CARRIED. (10:15 p.m.)

.....
CHAIRMAN



502

FEBRUARY 7, 1973

ADVISORY PLANNING COMMISSION MINUTES

The Two Hundred and Twenty-Third (223rd) meeting of the Advisory Planning Commission was held in the Council Chambers of the Municipal Hall at 1111 Brunette Avenue on Wednesday, February 7, 1973 at 7:30 p.m., with the following persons present:

COMMISSION:

Mr. G.D. Wylie, Chairman
Mr. R. Mitchuk
Mr. M. Baldigara
Mr. J. Neilson
Mr. G. Richardson
Ald. J. Gilmore
Mr. C. McKenzie
Mrs. S. Lavoie

DESIGN COMMITTEE:

Mr. L.E. Gower
Mr. K. Webber
Mr. D. Insley (voting member)

STAFF:

Mr. D.M. Buchanan, Planning Director
Mr. S. Jackson, Current Planner
Mr. E. Tiessen, Assistant Planning Director

MINUTES OF THE MEETING OF JANUARY 17, 1973

2605 MOVED BY MR. MITCHUK
 SECONDED BY MRS. LAVOIE

That the Commission approve the minutes of the meeting of January 17, 1973.

CARRIED

DESIGN COMMITTEE REPORT OF JANUARY 24, 1973 DEALING WITH SAFETY FACTORS IN MEDIUM-DENSITY HIGH-RISE DEVELOPMENTS

2606 MOVED BY MR. MCKENZIE
 SECONDED BY MR. NEILSON

That the Commission reaffirm in principle the present zoning regulations for medium-density high-rise apartment development, and the maintenance of a suitable location policy for such development.

CARRIED

(Mr. Mitchuk recorded his opposition)

FEBRUARY 7, 1973

2607 MOVED BY MR. MCKENZIE
 SECONDED BY MR. INSLEY

That the Commission recommend to Council that the Zoning By-law be amended to place a height limit on high-rise development in Coquitlam, equivalent to the height at which the Fire Department can effectively fight fires with existing equipment, normally equivalent to about eight storeys; and also that each high-rise development be subject to the Fire Chief's review.

CARRIED

2608 MOVED BY MR. NEILSON
 SECONDED BY MR. MITCHUK

That the Commission recommend to Council that the Building By-law be amended to require at least one elevator, servicing all floors of each high-rise building, to be of adequate size to accommodate a wheeled stretcher or bulky emergency equipment.

CARRIED

2609 MOVED BY MR. NEILSON
 SECONDED BY MRS. LAVOIE

That the Commission recommend to Council that the Building By-law be amended to require a voice communication system in all high-rise buildings, such as that now required by the National Building Code in buildings exceeding twelve storeys in height.

CARRIED

2610 MOVED BY MR. BALDIGARA
 SECONDED BY MR. NEILSON

That the Commission recommend to Council that application Z-32-72 and Z-46-72 be referred to Public Hearing when the plans have been amended to the Design Committee's satisfaction to meet the recommendations under Commission Resolutions 2607, 2608 and 2609 in regard to safety provisions in high-rise buildings.

CARRIED

2611 MOVED BY MR. MITCHUK
 SECONDED BY MR. RICHARDSON

That the Commission hold a special meeting to consider the future of apartment development in Coquitlam generally, when the Planning Director's review of apartment development has been completed.

CARRIED

** - 1789
- 23 -
H Council
- no motion -*

FEBRUARY 7, 1973

DESIGN COMMITTEE REPORT OF JANUARY 29, 1973 DEALING WITH
COMMERCIAL DEVELOPMENT ON CLARKE ROAD AND OTHER APPLICATIONS

2612 MOVED BY MR. NEILSON
 SECONDED BY MR. BALDIGARA

That the Commission recommend to Council that the Planning and Engineering Departments be instructed to produce an overall plan for the developing commercial area on the east side of Clarke Road, between Cottonwood Avenue and Smith Avenue, to solve the serious problems of vehicular and pedestrian access, parking and loading spaces in this area.

CARRIED

2613 MOVED BY MRS. LAVOIE
 SECONDED BY MR. RICHARDSON

That the Commission approve the Design Committee report of January 29, 1973.

CARRIED

Z-45-72 - REZONING APPLICATION FOR TRUCK DISPLAY SLABS
IN FRONT OF INDUSTRIAL DEVELOPMENTS

2614 MOVED BY MR. NEILSON
 SECONDED BY MR. BALDIGARA

That the Commission table application Z-45-72 for further consideration by the Planning Department.

CARRIED

Z-51-72 - APPLICATION TO AMEND THE ZONING BY-LAW TO ALLOW
ROOFTOP SIGNS ENCLOSING VENTILATING ETC. STRUCTURES

2615 MOVED BY MRS. LAVOIE
 SECONDED BY MR. MCKENZIE

That the Commission strongly recommend to Council that Council not proceed with any amendment to the Zoning By-law which will allow rooftop signs, for the reasons set out in the Design Committee's brief of February 2, 1973, and the Planning Department's report of December 29, 1972.

CARRIED UNANIMOUSLY

The Commission requested that the Design Committee's brief of February 2, 1973 be attached to the APC Minutes when these are circulated to Council. It was also pointed out in further discussion that some Denny's

FEBRUARY 7, 1973

Restaurants, such as ones in Blaine and on Broadway in Vancouver, do not have the extensive roof sign now proposed in Coquitlam.

Z-1-73 - APPLICATION OF H. GUENTHER FOR THE REZONING OF PROPERTY BETWEEN NORTH ROAD AND FARROW STREET SOUTH OF COMO LAKE AVENUE TO RM-3 FOR MEDIUM-DENSITY HIGH-RISE APARTMENT DEVELOPMENT (48 SUITES)

2616 MOVED BY MR. BALDIGARA
 SECONDED BY MR. INSLEY

That the Commission recommend to Council that application Z-1-73 be referred to Public Hearing when the plans have been amended to the Design Committee's satisfaction to meet the Commission's recommendations under Resolutions 2607, 2608 and 2609 in regard to safety provisions in high-rise buildings.

CARRIED

Z-3-73 - APPLICATION OF DISCOVERY REALTY LTD. FOR THE REZONING OF PROPERTY ON LOUGHEED HIGHWAY AT SCHOOLHOUSE STREET TO M-2 FOR WAREHOUSE DEVELOPMENT

2617 MOVED BY MRS. LAVOIE
 SECONDED BY ALD. GILMORE

That the Commission table application Z-3-73 to the next meeting, as requested by the applicant.

CARRIED

Z-6-73 - APPLICATION OF HARBOUR MART LIMITED FOR THE REZONING OF PROPERTY AT 1649 AND 1665 COMO LAKE AVENUE

2618 MOVED BY ALD. GILMORE
 SECONDED BY MRS. LAVOIE

That the Commission table consideration of application Z-6-73 to the next meeting, as requested by the applicant.

CARRIED

Z-7-73 - APPLICATION OF F. & B. MANAGEMENT LTD. FOR THE REZONING OF PROPERTY AT 801 HENDERSON AVENUE TO CS-1

2619 MOVED BY MR. NEILSON
 SECONDED BY MR. MCKENZIE

That the Commission recommend that Council decline application Z-7-73 since, although CS-1 zoning is appropriate in this general

FEBRUARY 7, 1973

Z-7-73 cont'd

area, the particular proposal now being applied for is undesirable for the following reasons:

- 1) The existing building would be non-conforming to CS-1 setbacks, and the lot is too small to leave a practical building area for extensive new construction meeting these setbacks.
- 2) The future general office uses envisaged by the applicant would not be allowed in the CS-1 zone.
- 3) The application is not supported by enough specific information.

CARRIED

ADJOURNMENT

2620 MOVED BY ALD. GILMORE
 SECONDED BY MR. MCKENZIE

That the meeting adjourn.

CARRIED (11:00 p.m.)

.....
CHAIRMAN
.....

FEBRUARY 2, 1973 BRIEF OF DESIGN COMMITTEE IN REGARD TO
ROOFTOP SIGNS (REZONING APPLICATION Z-51-72)

The Design Panel wishes to record our concern with the proposed amendment to the Zoning By-law to allow rooftop signs where it is an "integral part" of the roof structure. Should the proposed amendment be adopted by Council, it leaves the door open to almost blanket approval of all roof sign applications.

BACKGROUND

It is the Committee's feeling that signs form an element which is part of the aesthetic quality of any building. By and large, we have been successful in receiving the co-operation of most applicants to accept this philosophy.

We have required national and international companies to cut down their standard signs in size and shape and construct a sign which is in scale and character with the building design. We cannot completely accept the argument from the applicants that their sign is a recognized standard and accepted by other cities and municipalities. In our opinion, the jungle of signs suitable for downtown areas is not compatible with the residential character of Coquitlam.

We rather encourage the kind of sign which is in scale and character with the building, and one which makes use of indirect lighting. Lighting of building and sign is most effective, which is part of the landscape design.

RECOMMENDATIONS

Resolution #1678 has requested the Zoning By-law to allow roof signs that are an integral part of a building. It is our opinion this is a step in the wrong direction, being the thin edge of the wedge which would essentially permit rooftop signs.

Many buildings today are designed with rooftop heating and air conditioning which will require screening. This invariably can be done in such a manner as to blend in with the architectural character of the building, using materials and colours compatible with the rest of the structure. The placement of lighted panels and signs in rooftop structures is merely taking advantage of an obvious display location, but is in no way necessary to provide a screening. Architects have little say or control over the design of signs as often they are not installed until after the building is completed. Signs are normally defined in the leasing agreement and therefore not a matter dealt with by the designer.

The recent application of Denny's Restaurant for a rooftop sign is one case that concerns us. While the sign itself may be in good taste, in the right setting, it sets a precedent which will, in essence, mean the battle for some control over rooftop signs will be lost.

In addition, this particular sign will create a major distraction at night with the large illuminated yellow panels. Even if this sign concept and location were permitted, the illumination should be changed to indirect or reflected lighting.

Detailed examination of Denny's rooftop sign indicated one which extends some 64 feet by 5 feet high (320 sq. ft. for each, for a total of 640 sq. ft., plus the freestanding sign). The argument put forth that it is a sign which is an integral part of the building is one of convenience, rather than fact. We should also recognize the consequences of allowing a sign of this size after all adjoining developments were forced to scale down their signs.

Therefore, the Design Panel records its objections to this and all rooftop signs and recommends Council carefully weigh these matters in light of the precedent this decision will set, and that Council not proceed with the proposed amendment.

Respectfully submitted,

The Design Committee
February 2, 1973

FEBRUARY 21, 1973

ADVISORY PLANNING COMMISSION MINUTES

The Two Hundred and Twenty-Fourth (224th) meeting of the Advisory Planning Commission was held in the Council Chambers of the Municipal Hall at 1111 Brunette Avenue on Wednesday, February 21, 1973 at 7:30 p.m., with the following persons present:

COMMISSION:

- Mr. G.D. Wylie, Chairman
- Mr. C. McKenzie
- Mr. M. Baldigara
- Mr. J. Neilson
- Mr. G. Richardson
- Mr. D. Doyle
- Mrs. S. Lavoie
- Ald. J. Gilmore



DESIGN COMMITTEE:

- Mr. D.E. Gower

STAFF:

- Mr. E. Tiessen, Assistant Planning Director

MINUTES OF THE MEETING OF FEBRUARY 7, 1973

2621 MOVED BY MR. NEILSON
 SECONDED BY MR. MCKENZIE

That the Commission approve the minutes of the meeting of February 7, 1973.

CARRIED

Z-3-73 - APPLICATION OF DISCOVERY REALTY LTD. FOR THE REZONING OF PROPERTY ON LOUGHEED HWY. AT SCHOOLHOUSE STREET TO M-2 SERVICE INDUSTRIAL

2622 MOVED BY MR. MCKENZIE
 SECONDED BY MR. DOYLE

That the Commission recommend that Council refer application Z-3-73 to Public Hearing

CARRIED

Z-6-73 APPLICATION OF HARBOUR MART LIMITED FOR THE REZONING OF PROPERTY AT 1649 and 1665 COMO LAKE AVENUE, TO REZONE LOT 67 TO COMMERCIAL, AND TO AMEND REGULATIONS TO ALLOW OUTDOOR DISPLAY OF GARDEN MATERIALS ON BOTH LOTS 68 AND 67.

2623 MOVED BY MR. MCKENZIE
 SECONDED BY MRS. LAVOIE

That the Commission recommend that Council decline application Z-6-73 in respect to rezoning of Lot 67 for commercial use.

CARRIED

FEBRUARY 22, 1973

2624 MOVED BY MR. MCKENZIE
 SECONDED BY MR. RICHARSON

That the Commission recommend that Council instruct the Planning Department to report on a suitable zoning approach to allow outdoor display, restricted to plant materials only, in the proposed C-1 corner store zone, and that application Z-6-73, in respect to amending regulations governing outdoor sales, be tabled until such report has been prepared.

CARRIED

Z-382 - REZONING OF M-3 ZONED LANDS SOUTH OF CAPE HORE AVENUE

2625 MOVED BY MR. BALDIGARA
 SECONDED BY MR. DOYLE

That the Commission receive application Z-382 for information.

CARRIED

LOW-COST HOUSING PROPOSALS

2626 MOVED BY ALD. GILMORE
 SECONDED BY MR. RICHARDSON

That the Commission invite the United Housing Foundation and Mr. Casson to appear before the Commission at its next meeting.

CARRIED

ARTICLE FROM "VANCOUVER REALTOR"

2627 MOVED BY MR. NEILSON
 SECONDED BY MR. BALDIGARA

That the Commission receive for information the article distributed by Mr. Insley

CARRIED

DESIGN COMMITTEE

2628 MOVED BY MR. GOWER
 SECONDED BY MR. MCKENZIE

That the Commission request that Council amend the Advisory Planning Commission By-Law to:

1. Allow members of Group A to substitute on Group B, when a quorum of the Design Committee would otherwise not be available.
2. Enlarge the size of Group B to six members.
3. Provide that at least two members of Group B will be architects.

CARRIED

FEBRUARY 22, 1973

ADJOURNMENT

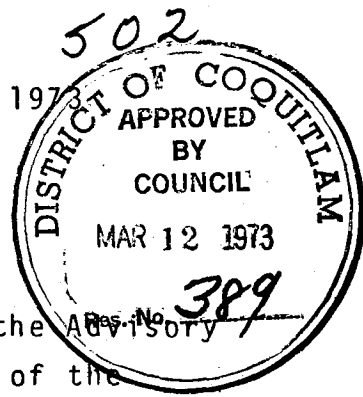
2629 MOVED BY ALD. GILMORE
 SECONDED BY MR. MCKENZIE

That the meeting adjourn.

CARRIED (11:00 p.m.)

.....
CHAIRMAN

MARCH 7, 1973



ADVISORY PLANNING COMMISSION MINUTES

The Two Hundred and Twenty-Fifth (225th) meeting of the Advisory Planning Commission was held in the Council Chambers of the Municipal Hall at 1111 Brunette Avenue on Wednesday, March 7, 1973 at 7:30 p.m., with the following persons present:

COMMISSION:

Mr. G.D. Wylie, Chairman
Mr. D. Doyle
Mr. M. Baldigara
Mr. G. Richardson
Mrs. S. Lavoie
Mr. J. Neilson

DESIGN COMMITTEE:

Mrs. R.S. Fairweather

STAFF:

Mr. E. Tiessen, Assistant Planning Director

MINUTES OF MEETING OF FEBRUARY 21, 1973

2630 MOVED BY MR. DOYLE
 SECONDED BY MRS. FAIRWEATHER

That the Commission approve the minutes of the meeting of February 21, 1973.

CARRIED

DESIGN COMMITTEE REPORT OF FEBRUARY 21, 1973

2631 MOVED BY MR. DOYLE
 SECONDED BY MRS. LAVOIE

That the Commission approve the Design Committee report of February 21, 1973.

CARRIED

DESIGN COMMITTEE REPORT OF FEBRUARY 28, 1973

2632 MOVED BY MR. BALDIGARA
 SECONDED BY MRS. FAIRWEATHER

That the Commission approve the Design Committee report of February 28, 1973, and that the Commission request the Planning Director to draw to the Engineering Supervisor's attention the Design Committee's concern over traffic and pedestrian safety, so that this factor can be taken into account in reviewing access permits for application B-1011.

CARRIED

MARCH 7, 1973

Z-45-72 - REZONING APPLICATION FOR TRUCK DISPLAY SLABS IN FRONT OF
INDUSTRIAL DEVELOPMENTS

2633 MOVED BY MR. NEILSON
 SECONDED BY MR. DOYLE

That the Commission recommend to Council that the draft by-law prepared by the Planning Department now be referred to Public Hearing.

CARRIED

SAFETY FACTORS IN HIGH-RISE BUILDINGS - LETTER FROM P. HANSEN
DATED FEBRUARY 22, 1973

2634 MOVED BY MR. RICHARDSON
 SECONDED BY MRS. LAVOIE

That the Commission receive Mr. Hansen's letter.

CARRIED

LOW COST HOUSING PROPOSALS

Miss Rosemary Hamilton and Mrs. Julie Schmid addressed the Commission on behalf of the United Housing Foundation. They explained that while co-operative housing is not equivalent to ownership, particularly as regards accumulation of equity, it does have certain advantages over renting. In particular, accommodation can be made available at rentals lower than market rates for similar units since co-operatives have access to low interest financing and eliminate the developer's profits. They stated that the Foundation is very interested in being directed to specific lands which they could discuss with the Municipality as sites for co-operative housing projects.

Mr. Ian Birtwell, representing the Greater Vancouver Regional District Housing Department, also spoke to the Commission. Mr. Birtwell discussed the objectives of his Department, and answered questions from the Commission.

2635 MOVED BY MR. RICHARDSON
 SECONDED BY MRS. FAIRWEATHER

That the Commission advise Council that the co-operative form of housing organization proposed by the United Housing Foundation appears to have considerable merit as one alternative means of placing lower cost housing on the market; the Commission therefore agrees with Council's instruction to the Planning Department under Resolution No. 166 to propose specific sites. However, the Commission feels that small lot detached housing, semi-detached housing, and low-density housing should be considered, rather than townhousing or conventional apartments.

CARRIED

MARCH 7, 1973

ADJOURNMENT

2636 MOVED BY MR. DOYLE
 SECONDED BY MR. NEILSON

That the meeting adjourn.

CARRIED (10:45 P.M.)

.....
CHAIRMAN

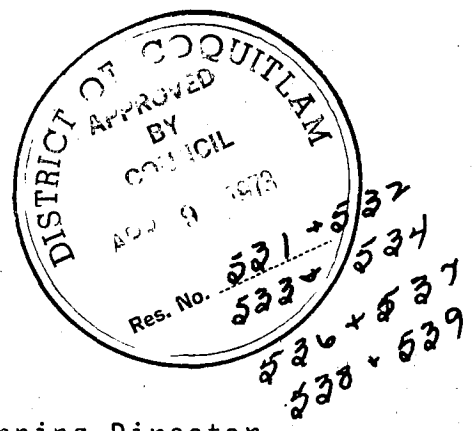
APRIL 4, 1973

ADVISORY PLANNING COMMISSION MINUTES

The Two Hundred and Twenty-Sixth (226th) meeting of the Advisory Planning Commission was held in the Council Chambers of the Municipal Hall at 1111 Brunette Avenue on Wednesday, April 4, 1973 at 7:30 p.m., with the following persons present:

COMMISSION:

- Mr. G.D. Wylie, Chairman
- Mr. D. Doyle
- Mr. C. McKenzie
- Mrs. S. Lavoie
- Mr. R. Mitchuk
- Mr. J. Neilson
- Mr. G. Richardson



DESIGN COMMITTEE:

- Mr. K. Webber

STAFF:

- Mr. E. Tiessen, Assistant Planning Director

MINUTES OF MEETING OF MARCH 7, 1973

2637 MOVED BY MR. DOYLE
SECONDED BY MR. RICHARDSON

That the Commission approve the minutes of the meeting of March 7, 1973.

CARRIED

APPOINTMENTS TO COMMISSION AND ELECTION OF OFFICERS

The Commission received Council Resolution No. 401, confirming appointments to the Commission as follows:

Mr. C.W. McKenzie	3 year term
Mr. M. Baldigara	3 year term
Mr. G. Richardson	2 year term
Mr. J. Neilson	2 year term
Mr. G.D. Wylie	2 year term
Mr. R. Mitchuk	1 year term
Mrs. S. Lavoie	1 year term
Mr. D. Doyle	1 year term

2638 MOVED BY MR. NEILSON
SECONDED BY MR. MCKENZIE

That Mr. Wylie be nominated as Chairman of the Commission.

CARRIED

Mr. Wylie turned the chair over to the Secretary, who called for further nominations. There being no further nominations, Mr. Wylie was elected as Chairman by acclamation, and resumed the chair.

APRIL 4, 1973

2639 MOVED BY MR. MCKENZIE
 SECONDED BY MR. DOYLE

That Mr. Neilson be nominated as Vice-Chairman of
the Commission.

CARRIED

There being no further nominations, Mr. Neilson was elected
as Vice-Chairman by acclamation.

2640 MOVED BY MR. MCKENZIE
 SECONDED BY MR. DOYLE

That Mr. Tiessen be appointed as Secretary of
Group A of the Commission.

CARRIED

DESIGN COMMITTEE REPORT OF MARCH 13, 1973

2641 MOVED BY MR. WEBBER
 SECONDED BY MR. DOYLE

That the Commission approve the Design Committee
report of March 13, 1973.

CARRIED

DESIGN COMMITTEE REPORT OF MARCH 28, 1973

2642 MOVED BY MRS. LAVOIE
 SECONDED BY MR. RICHARDSON

That the Commission approve the Design Committee
report of March 28, 1973.

CARRIED

Z-8-73 - APPLICATION OF RHODA C. WRIGHT FOR THE REZONING OF
PROPERTY AT 605 CHAPMAN AVENUE TO RT-1 FOR A DUPLEX

2643 MOVED BY MR. RICHARDSON
 SECONDED BY MR. NEILSON

That the Commission recommend that Council refer
application Z-8-73 to Public Hearing.

CARRIED
Z-8-73 REFERRED TO
PUBLIC HEARING

APRIL 4, 1973

Z-14-73 - APPLICATION OF P. HANSEN FOR THE REZONING OF
PROPERTY IN THE 800 BLOCK BRUNETTE AVENUE TO CS-1, WITH
AMENDMENTS TO SETBACK REQUIREMENTS

2644 MOVED BY MR. DOYLE
 SECONDED BY MR. MCKENZIE

That the Commission recommend to Council that
application Z-14-73 be referred to Public Hearing.

CARRIED
Z-14-73 REFERRED TO
PUBLIC HEARING

Z-17-73 - APPLICATION OF F. HUI FOR THE REZONING OF PROPERTY
AT 1108 AUSTIN AVENUE TO C-2 LOCAL COMMERCIAL

2645 MOVED BY MR. MITCHUK
 SECONDED BY MR. RICHARDSON

That the Commission indicate that it would be
willing to recommend referral of application
Z-17-73 to Public Hearing, subject to the
preliminary plans being amended to the satisfaction
of the Design Committee.

CARRIED
REVISED PLANS REQUESTED

Z-19-73 - APPLICATION OF W. ROPER FOR THE REZONING OF
PROPERTY AT 305 DECAIRE STREET TO RM-1 MULTIPLE-FAMILY
RESIDENTIAL

2646 MOVED BY MR. DOYLE
 SECONDED BY MR. NEILSON

That the Commission table consideration of
application Z-19-73 until such time as the Design
Committee has reviewed the normally required
preliminary plans, including full and accurate
information on existing and proposed grades.

CARRIED
Z-19-73 TABLED

Z-21-73 - APPLICATION OF GROUP 9 DEVELOPMENT LTD. FOR THE
REZONING OF PROPERTY AT 509 & 511 GATENSBURY STREET AND
1321 AUSTIN AVENUE TO RM-3 FOR THREE MEDIUM-DENSITY HIGH-
RISE APARTMENTS OF 40 UNITS EACH

2647 MOVED BY MR. MCKENZIE
 SECONDED BY MR. DOYLE

That the Commission recommend that Council decline
application Z-21-73 in its present form for the
following reasons:

APRIL 4, 1973

Z-21-73 cont'd

- 1) Almost all the proposed units are 2 and 3 bedroom suites, indicating family accommodation; while the Commission favours the provision of family accommodation, it feels strongly that it is entirely inappropriate to place such accommodation in high-rise buildings.
- 2) The proposal would overbuild the site; one lot included in the site area is not within the area designated for apartment development, and the Commission feels that the ravine portions of the site should be excluded from the allowable site area, as has been the precedent with other projects.
- 3) Access to the proposed buildings for firefighting purposes is inadequate.
- 4) The architectural design of the proposal is uninspired and monotonous; the Commission objects in particular to the institutional look of the project, and the proposal to use three identical towers rather than achieving some variety.
- 5) The siting and the amenities offered on the site are not suitable for the type of family accommodation use being proposed.

CARRIED
Z-21-73 DECLINED

Z-22-73 - APPLICATION OF THE CHURCH OF CHRIST FOR THE
REZONING OF PROPERTY ON COMO LAKE AVENUE TO P-2 TO PERMIT
USE OF EXISTING HOUSE FOR CHURCH USE

2648 MOVED BY MR. RICHARDSON
 SECONDED BY MRS. LAVOIE

That the Commission recommend that Council decline application Z-22-73 since this zoning would be inappropriate in the centre of a residential block; the Commission recognizes that the applicant's wish to utilize only the existing house for the time being, but with P-2 zoning it would be possible in future to construct a church or other P-2 use in this inappropriate location.

CARRIED
Z-22-73 DECLINED

Mr. Mitchuk abstained from voting on the motion.

APRIL 4, 1973

COMMUNITY PLAN MAP IN RELATION TO APARTMENT DEVELOPMENT

2649 MOVED BY MR. DOYLE
 SECONDED BY MR. MITCHUK

That the Commission table consideration of Planning Department Policy Report No. 2/73 to the meeting of April 18, 1973, and that the Planning Director be requested to attend at that meeting.

CARRIED

ADJOURNMENT

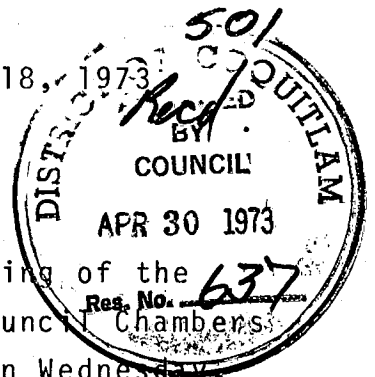
2650 MOVED BY MR. MCKENZIE
 SECONDED BY MR. WEBBER

That the meeting adjourn.

CARRIED (11:00 p.m.)

.....
CHAIRMAN

APRIL 18, 1973



ADVISORY PLANNING COMMISSION MINUTES

The Two Hundred and Twenty-Seventh (227th) meeting of the Advisory Planning Commission was held in the Council Chambers of the Municipal Hall at 1111 Brunette Avenue on Wednesday, April 18, 1973 at 7:30 p.m., with the following persons present:

COMMISSION:

- Mr. J. Neilson
- Mr. C. McKenzie
- Mr. M. Baldigara
- Mr. D. Doyle
- Mr. G. Richardson
- Ald. J. Gilmore
- Mrs. S. Lavoie

DESIGN COMMITTEE:

- Mr. R.D. Insley
- Mr. K. Harford

STAFF:

- Mr. D.M. Buchanan, Planning Director
- Mr. E. Tiessen, Assistant Planning Director

MINUTES OF MEETING OF APRIL 4, 1973

2651 MOVED BY MR. DOYLE
SECONDED BY MR. RICHARDSON

That the Commission approve the minutes of the meeting of April 4, 1973.

CARRIED

DESIGN COMMITTEE REPORT OF APRIL 11, 1973

2652 MOVED BY MRS. LAVOIE
SECONDED BY MR. RICHARDSON

That the Commission approve the Design Committee report of April 11, 1973.

CARRIED

Z-21-73 - APPLICATION OF GROUP 9 DEVELOPMENTS LTD. FOR REZONING OF PROPERTY AT 509 & 511 GATENSBURY & 1321 AUSTIN TO RM-3 FOR 3 MEDIUM-DENSITY HIGH-RISE APARTMENTS OF 40 UNITS EACH

2653 MOVED BY ALD. GILMORE
SECONDED BY MR. MCKENZIE

That the Commission table consideration of application Z-21-73 until a full evaluation of this proposal has been received from the Design Committee and Planning Department, and that the applicants be advised to supply the complete information required for such preliminary review.

CARRIED
Z-21-73 TABLED

APRIL 18, 1973

Z-24-73 - APPLICATION OF CASCADE PACIFIC CONSTRUCTION LTD. FOR
REZONING OF PROPERTY ON BARNET HIGHWAY TO C-2 LOCAL COMMERCIAL

2654 MOVED BY ALD. GILMORE
 SECONDED BY MR. BALDIGARA

That the Commission receive application Z-24-73 for information.

CARRIED

Z-15-73 - APPLICATION OF C. DEFEHR FOR LAND USE CONTRACT FOR
DEVELOPMENT OF A SMALL LOT SUBDIVISION AT DEWDNEY TRUNK ROAD
AND IRVINE STREET

2655 MOVED BY MR. RICHARDSON
 SECONDED BY MR. MCKENZIE

That the Commission recommend referral to Public Hearing of application Z-15-73 for a Land Use Contract. The Commission notes that during the discussion of this project reservations were expressed about:

- 1) The project size; in the past the Commission has recommended that innovative projects be of smaller size.
- 2) The project density; in terms of perhaps providing some proportion of units on larger lots.
- 3) The absence of parks in the general area; one solution might be recreational use of the proposed B.C. Hydro right-of-way nearby.
- 4) Points of design detail raised by the Design Committee on April 11, 1973; the final plans should be amended to accommodate these points.

However, the Commission feels that since this project reflects a high standard of design and will provide a good quality of single-family homes at a significant cost reduction, the proposal should be approved as a pilot project.

CARRIED

POLICY REPORT NO. 2/73 - COMMUNITY PLAN MAP & APARTMENT DEVELOPMENT

2656 MOVED BY MRS. LAVOIE
 SECONDED BY ALD. GILMORE

That the Commission table consideration of Policy Report No. 2/73.

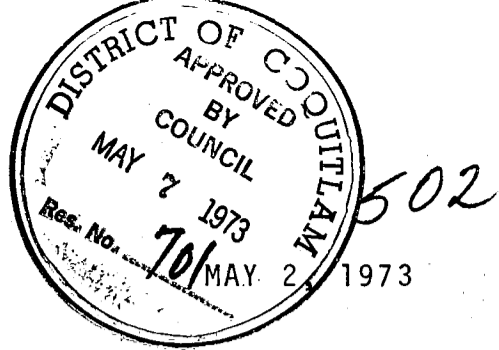
CARRIED

ADJOURNMENT

2657 MOVED BY MR. RICHARDSON
 SECONDED BY MR. MCKENZIE

That the meeting adjourn.

CARRIED (11:00 p.m.)



ADVISORY PLANNING COMMISSION MINUTES

The Two Hundred and Twenth-Eighth (228th) meeting of the Advisory Planning Commission was held in the Council Chambers of the Municipal Hall at 1111 Brunette Avenue on Wednesday, May 2, 1973 at 7:30 p.m., with the following persons present:

COMMISSION:

Mr. G.D. Wylie, Chairman
Mr. R. Mitchuk
Mr. M. Baldigara
Mr. J. Neilson
Mr. G. Richardson
Mr. D. Doyle
Ald. J. Gilmore

STAFF:

Mr. D.M. Buchanan, Planning Director
Mr. E. Tiessen, Assistant Planning Director

MINUTES OF MEETING OF APRIL 18, 1973

2658 MOVED BY MR. BALDIGARA
SECONDED BY MR. RICHARDSON

That the Commission approve the minutes of the meeting of April 18, 1973.

CARRIED

DESIGN COMMITTEE REPORT OF APRIL 25, 1973

2659 MOVED BY MR. DOYLE
SECONDED BY MR. RICHARDSON

That the Commission approve the Design Committee report of April 25, 1973.

CARRIED

Z-19-73 - APPLICATION OF W. ROPER FOR THE REZONING OF PROPERTY AT 305 DECAIRE STREET TO RM-1

2660 MOVED BY MR. BALDIGARA
SECONDED BY MR. DOYLE

That the Commission recommend that Council refer application Z-19-73 to Public Hearing, subject to the Planning Department confirming that there is adequate usable site area above the ravine for five townhouse units, and subject to the plans being amended to provide two parking spaces per unit, either by adding two spaces, or deleting one dwelling unit.

CARRIED
REFERRED TO PUBLIC HEARING
SUBJECT TO CONDITIONS

MAY 2, 1973

Z-25-73 - APPLICATION OF K.F. SHEARING FOR THE REZONING OF
PROPERTY AT 623 THOMPSON AVENUE TO P-2 FOR A DAY CARE CENTRE

2661 MOVED BY MR. DOYLE
 SECONDED BY MR. NEILSON

That the Commission recommend Council decline application Z-25-73 since P-2 zoning in the centre of a residential block is considered inappropriate; however, since day care centres appear to be badly needed in the community, that the Commission strike a sub-committee to recommend guidelines to Council for the location of such facilities.

CARRIED
Z-25-73 DECLINED AT
PROPOSED LOCATION

The Chairman appointed Mr. Richardson, Mr. Doyle and Mr. Tiessen to the sub-committee. It was also agreed that the sub-committee would seek the advice of the Welfare Administrator, Mr. Thomson.

PLANNING DEPARTMENT POLICY REPORT NO. 2/73 - COMMUNITY PLAN MAP
AND APARTMENT DEVELOPMENT

The Commission discussed the Policy Report, and the implications thereof, in considerable depth. The principle of concentrating apartments in specific locations was reviewed, and the consensus was that this locational policy, as set out in the community plan map, is still more valid than a scatteration of apartment development into residential areas. However, after lengthy discussion, there was no consensus as to how the quantity of apartment development should be controlled and related to the community's ability to absorb such development. It was therefore decided that the Commission should table this aspect for further consideration.

2662 MOVED BY MR. RICHARDSON
 SECONDED BY MR. NEILSON

That the Commission table Policy Report No. 2/73 to the next meeting to give members an opportunity to further consider the implications of this report.

CARRIED

ADJOURNMENT

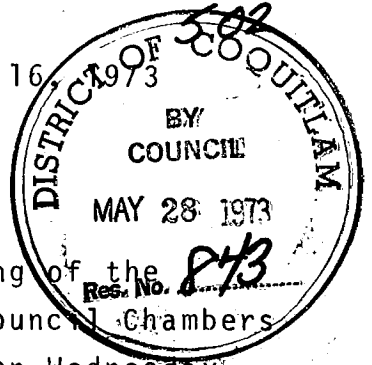
2663 MOVED BY MR. NEILSON
 SECONDED BY MR. DOYLE

That the meeting adjourn.

CARRIED (11:15 p.m.)

.....
CHAIRMAN

MAY 16



ADVISORY PLANNING COMMISSION MINUTES

The Two Hundred and Twenty-Ninth (229th) meeting of the Advisory Planning Commission was held in the Council Chambers of the Municipal Hall at 1111 Brunette Avenue on Wednesday, May 16, 1973 at 7:30 p.m., with the following persons present:

COMMISSION:

Mr. G.D. Wylie, Chairman
Mr. R. Mitchuk
Mrs. S. Lavoie
Mr. D. Doyle
Mr. M. Baldigara
Mr. J. Neilson
Mr. G. Richardson

DESIGN COMMITTEE:

Mrs. R.S. Fairweather

STAFF:

Mr. Eric Tiessen, Assistant Planning Director

MINUTES OF MEETING OF MAY 2, 1973

2664 MOVED BY MR. DOYLE
SECONDED BY MR. RICHARDSON

That the Commission approve the minutes of the meeting of May 2, 1973.

CARRIED.

DESIGN COMMITTEE REPORT OF MAY 9, 1973

2665 MOVED BY MR. RICHARDSON
SECONDED BY MRS. LAVOIE

That the Commission approve the Design Committee report of May 9, 1973.

CARRIED.

INTERIM REPORT OF SUB-COMMITTEE ON LOCATION CRITERIA FOR DAY CARE CENTRES

2666 MOVED BY MR. MITCHUK
SECONDED BY MRS. LAVOIE

That the Commission receive the Sub-Committee's excellent report of May 11, 1973 for information, and that the Sub-Committee be encouraged to continue its research, particularly on specific location criteria.

CARRIED.

MAY 16, 1973

COMMUNITY PLAN MAP AND APARTMENT DEVELOPMENT - POLICY REPORT 2/73

2667 MOVED BY MR. MITCHUK
 SECONDED BY MR. BALDIGARA

That the Commission recommend the following guidelines in regard to future multi-family housing development in Coquitlam, and the issues raised in Policy Report 2/73:

- 1) That in regard to conventional low, medium and high-density apartment development, Council only consider applications within the areas defined in the Community Plan Map, with the exception of the Maillardville-Brunette area, for the present.
- 2) That in regard to limiting the quantity of such conventional apartment development, Council not adopt a numerical ratio, but rather consider each case carefully on its own merits in terms of:
 - a) the impact on the local area regarding park and recreation facilities availability, traffic impact, impact on schools, and impact on the general livability of the local area.
 - b) the market demand for housing at the time of application, particularly in terms of the type of accommodation being proposed by the application.
 - c) the quality of the proposed development in terms of design, facilities and amenities being offered.
- 3) That apartment development in the Maillardville-Brunette area be placed under a moratorium until such time as the results of the Neighbourhood Improvement Study are available for Council's consideration, and that the Community Plan Map be amended to show the Maillardville-Brunette area as a "study area".
- 4) That the Planning Department be requested to report an alternative means, including architectural supervision, or an architect's certificate of completion, of ensuring that apartment projects are built according to plans approved by the Design Committee.
- 5) That applications for innovative housing to provide family accommodation at reasonable cost, including townhousing, cluster housing and small lot development, be encouraged, and that Council generally adopt the policy of encouraging family accommodation to be provided in these forms of housing rather than in conventional apartment projects.
- 6) That the Planning Department, in preparing its report on lower cost housing, include updating of the previous recommendations on townhousing.

CARRIED.

MAY 16, 1973

Z-12-73 - CONTROL OF COMMERCIAL DEVELOPMENT ON SITES
ALREADY ZONED FOR SUCH DEVELOPMENT

2668 MOVED BY MR. DOYLE
 SECONDED BY MRS. FAIRWEATHER

That the Commission table consideration of this application in order to give members full opportunity for study of this complex subject.

CARRIED.

DISTRIBUTION OF PUBLIC HEARING MINUTES TO MEMBERS OF
THE COMMISSION

2669 MOVED BY MR. BALDIGARA
 SECONDED BY MRS. LAVOIE

That since the Commission considers it essential to be well informed on planning developments in the community, the Commission request that Council arrange to have all Public Hearing minutes circulated to the Advisory Planning Commission.

CARRIED.

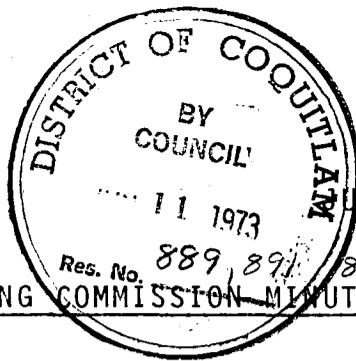
ADJOURNMENT

2670 MOVED BY MR. BALDIGARA
 SECONDED BY MR. DOYLE

That the meeting adjourn.

CARRIED. (10:30 p.m.)

.....
CHAIRMAN



503

ADVISORY PLANNING COMMISSION MINUTES

The Two Hundred and Thirtieth (230th) meeting of the Advisory Planning Commission was held in the Council Chambers of the Municipal Hall at 1111 Brunette Avenue on Wednesday, June 6, 1973 at 7:30 p.m., with the following persons present:

COMMISSION:

Mr. G.D. Wylie, Chairman
Mr. R. Mitchuk
Mr. M. Baldigara
Mr. J. Neilson
Mr. G. Richardson
Mr. C. McKenzie
Mrs. S. Lavoie

DESIGN COMMITTEE:

Mr. L.E. Gower

STAFF:

Mr. E. Tiessen, Assistant Planning Director

MINUTES OF MEETING OF MAY 16, 1973

2671 MOVED BY MR. RICHARDSON
SECONDED BY MR. NEILSON

That the Commission approve the minutes of the meeting of May 16, 1973.

CARRIED.

DESIGN COMMITTEE REPORT OF MAY 23, 1973

2672 MOVED BY MR. BALDIGARA
SECONDED BY MR. NEILSON

That the Commission approve the Design Committee report of May 23, 1973.

CARRIED.

Z-12-73 - CONTROL OF COMMERCIAL DEVELOPMENT ON SITES ALREADY ZONED FOR SUCH DEVELOPMENT

2673 MOVED BY MR. BALDIGARA
SECONDED BY MR. MITCHUK

That the Commission receive the Planning Director's report of May 8, 1973 since Council has already referred the application to Public Hearing, and that the Committee express its agreement with this application.

CARRIED
Z-12-73 APPROVED

JUNE 6, 1973

Z-21-73 - APPLICATION OF GROUP 9 DEVELOPMENTS LTD. FOR THE
REZONING OF PROPERTY AT 509-511 GATENSBURY STREET AND
1321 AUSTIN AVENUE TO RM-3 FOR THREE MEDIUM-DENSITY HIGH-RISE
APARTMENTS OF 40 UNITS EACH

2674 MOVED BY MR. MCKENZIE
 SECONDED BY MR. MITCHUK

That the Commission recommend that Council now refer application Z-21-73 to Public Hearing, subject to the applicants first providing the Planning Director with a letter of intent stating that the applicants will meet the major points raised in the Planning Department's report of May 31, 1973, and points raised by the Building, Engineering and Fire Departments, i.e.:

- 1) Dedication of a 12 foot widening strip on Austin Avenue.
- 2) Compliance with Zoning By-law requirements, particularly in regard to Gross Floor Area based on lot area above the ravine, and height of underground structures above finished grade.
- 3) Consolidation of the whole site, including the ravine, in one parcel, with registration of a restrictive covenant on the ravine portion, restricting the use of that portion to private park use.
- 4) Provision of adequate fire lanes and adequate structural design of affected portions of the parking structure to carry heavy fire apparatus.
- 5) Access from Austin Avenue to be right turn in and out only, the applicants to be assessed for additional expense due to signs and raised median strip.
- 6) Provision of a retaining wall on Austin Avenue with a base elevation adequate to allow for widening of Austin.
- 7) Any watercourse modifications in the ravine to be subject to Engineering Supervisor's approval.
- 8) Compliance with Building By-law regulations and "1970 National Building Code Requirements for High-Rise Buildings" (smoke shafts, voice communications systems, etc.).

CARRIED
Z-21-73 REFERRED TO PUBLIC
HEARING SUBJECT TO CONDITIONS

Z-29-73 - APPLICATION OF MR. AND MRS. S. DOMINELLI FOR THE
REZONING OF PROPERTY AT 2177 CRAIGEN AVENUE TO RT-1 FOR DUPLEX

2675 MOVED BY MR. RICHARDSON
 SECONDED BY MR. MCKENZIE

That the Commission recommend that Council refer application Z-29-73 to Public Hearing.

DEFEATED

JUNE 6, 1973

Z-29-73 cont'd

2676 MOVED BY MR. BALDIGARA
 SECONDED BY MR. NEILSON

That the Commission recommend that Council decline application Z-29-73 since this application, in conjunction with the adjacent duplex application which has been referred to Public Hearing, would leave the corner lot isolated between two duplexes.

CARRIED
Z-29-73 DECLINED

Mr. Richardson and Mr. McKenzie wished to have their negative votes recorded.

Z-30-73 - APPLICATION OF ADIRONDACK PROPERTIES LTD. WITH PROPERTY AT 3000 BARNET HIGHWAY, TO REPEAL SECTION 402(1)(e) OF ZONING BY-LAW REQUIRING CURB STOPS ALLOWING FOR AN OVERHANG OF NOT LESS THAN 3 FEET

2677 MOVED BY MR. NEILSON
 SECONDED BY MR. MCKENZIE

That the Commission recommend that Council instruct the Planning Department to prepare a draft Zoning By-law amendment to delete the requirement for curb stops in parking lots, except for peripheral spaces or where the parking lot has a sloping topography, and that application Z-30-73 be tabled until the Commission has reviewed such draft; however, since the Commission is concerned that larger parking lots provide for safe and orderly vehicular and pedestrian circulation, it is also recommended that Council instruct the Design Committee to require raised sidewalks at an appropriate standard and spacing in Westwood Mall and similar larger projects, when such projects are being reviewed.

CARRIED
Z-30-73 TABLED FOR DRAFT
BY-LAW AMENDMENT

Mr. Richardson wished to have his negative vote recorded.

Z-31-73 - APPLICATION OF CORONATION MANAGEMENT SERVICES LTD. FOR THE REZONING OF PROPERTY AT 1026-1027 RIDGEWAY AVENUE TO C-2

2678 MOVED BY MR. MCKENZIE
 SECONDED BY MR. MITCHUK

That the Commission reiterate the policy which the Commission and Council have adopted for this area, i.e. that the two subject lots only be rezoned as part of a comprehensive development with the adjacent lots, and that the Commission therefore recommend that Council decline application Z-31-73.

CARRIED UNANIMOUSLY

JUNE 6, 1973

SHORT COURSE

2679 MOVED BY MR. RICHARDSON
 SECONDED BY MRS. LAVOIE

That the Commission receive the circular from the UBC Continuing Education Centre, in regard to the June 11th and 12th Short Course.

CARRIED

REPORT OF THE SUB-COMMITTEE ON LOCATION CRITERIA FOR DAY
CARE CENTRES

2680 MOVED BY MR. NEILSON
 SECONDED BY MRS. LAVOIE

That the Commission receive the Sub-Committee's report of June 6, 1973; and table this matter for consideration at the next meeting, so that members can have an opportunity to study the report.

CARRIED

ADJOURNMENT

2681 MOVED BY MR. MCKENZIE
 SECONDED BY MR. BALDIGARA

That the meeting adjourn.

CARRIED (10:45 p.m.)

.....
CHAIRMAN

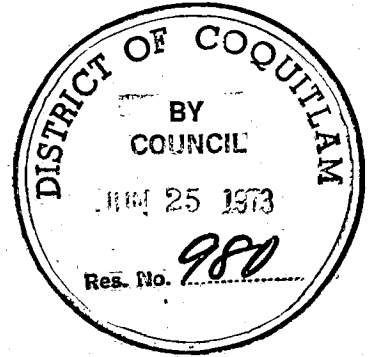
JUNE 20, 1973

ADVISORY PLANNING COMMISSION MINUTES

The Two Hundred and Thirty-First (231st) meeting of the Advisory Planning Commission was held in the Council Chambers of the Municipal Hall at 1111 Brunette Avenue on Wednesday, June 20, 1973 at 7:30 p.m., with the following persons present:

COMMISSION:

- Mr. G.D. Wylie, Chairman
- Mr. C. McKenzie
- Mr. G. Richardson
- Mr. D. Doyle
- Mrs. S. Lavoie
- Ald. J. Gilmore
- Mr. J. Neilson



DESIGN COMMITTEE:

- Mr. K. Webber

STAFF:

- Mr. E. Tiessen

MINUTES OF MEETING OF JUNE 6, 1973

2682 MOVED BY MR. DOYLE
SECONDED BY MR. RICHARDSON

That the Commission approve the minutes of the meeting of June 6, 1973.

CARRIED

DESIGN COMMITTEE REPORT OF JUNE 13, 1973

2683 MOVED BY MR. WEBBER
SECONDED BY MRS. LAVOIE

That the Commission approve the Design Committee report of June 13, 1973.

CARRIED

DAY CARE CENTRES IN RESIDENTIAL AREAS

2684 MOVED BY ALD. GILMORE
SECONDED BY MR. MCKENZIE

That the Commission forward the Sub-Committee's report of June 6, 1973 to Council, and that the Commission recommend:

- a) That Council instruct the Planning Department to draft suitable regulations for a P-4 zone, as proposed in the Sub-Committee's report, for review by the Commission.
- b) That Council authorize circulation of the Sub-Committee's report to:
 - Simon Fraser Health Unit
 - The Social Welfare Director
 - The Parks and Recreation Director

JUNE 20, 1973

- The Board of School Trustees
- The Coquitlam Parent-Teachers Council
- The Coquitlam Ministerial Association

in view of the general recommendations under Section 3 of the report, and for comments which these groups may wish to forward to the Commission.

CARRIED

ADJOURNMENT

2685 MOVED BY MR. MCKENZIE
 SECONDED BY MR. NEILSON

That the meeting adjourn.

CARRIED

.....CHAIRMAN.....

DISTRICT OF COQUITLAM

Inter-Office Communication

TO: Advisory Planning Commission DEPARTMENT:

DATE: June 6, 1973

FROM: Eric Tiessen DEPARTMENT: Planning

YOUR FILE:

SUBJECT: Advisory Planning Commission Sub-Committee on
Locational Criteria for Day Care Centres

OUR FILE: APC

Further to the Sub-Committee's interim report dated May 11, 1973, a subsequent meeting was held on May 30, 1973, with the following persons present:

Mr. G. Richardson, Chairman
Mr. D. Doyle
Mr. E. Tiessen

The Sub-Committee completed its discussions and reports as follows:

1. Provincial Licencing and Financial Criteria

The criteria under which the Province presently licenses and may financially assist day care centres are:

- a - Space requirements are 30 square feet of free floor space and 50 square feet of outdoor play area per child.
- b - Staff requirements are three supervisors per "unit" of 25 children.
- c - Subsidies are available to lower income families requiring assistance for day care, and are graduated according to family income and size, based on a monthly cost of \$100 per day care child.
- d - Government matching grants up to \$20,000 are available to municipalities and non-profit societies toward the capital costs of establishing centres, plus grants up to \$2,500 for equipment. These grants are conditional upon 12 months a year operation.
- e - No grants or subsidies are available for transporting children to centres.

Licencing is administered locally by the Simon Fraser Health Unit, in consultation with the Social Welfare Department. Zoning and Building By-law, and Fire and Electrical Inspection requirements must also be met.

2. Present Zoning Provisions

The District of Coquitlam Zoning By-law allows for day care centres under the following provisions:

June 6, 1973

- a - As a home occupation in residential zones. Since home occupation regulations are fairly stringent, this allows for small operations only, say 5 to 12 children. A number of such centres are operating successfully. No rezoning is required.
- b - As an outright use in existing P-1 and P-2 zones. Thus existing churches, schools, social halls and park buildings can be used without rezoning.
- c - There is specific provision to allow day care centres as an accessory use in apartment zones. Mrs. McIntyre's existing operation is the prime example.
- d - There is the possibility of applying for P-2 zoning on a site not presently so zoned to permit a day care centre larger than would be allowed as a home occupation use. There are several precedents for this already in operation. It is this type of case which really raises the need to define location criteria, as exemplified by Mrs. McIntyre's application Z-25-73, on Thompson Avenue.

The Sub-Committee recommends that these present provisions be maintained. However, as explained in the May 11, 1973 report, alternative d) above raises potential problems, the main one being that the P-2 zoning would allow use of a site to switch in future from a day care centre to some other P-2 use not compatible in a residential location. For this reason, the Sub-Committee recommends the creation of a P-4 zone as described below.

3. General Recommendations

Before dealing with specific zoning recommendations, the Sub-Committee would like to make some general recommendations; it is recognized that these general recommendations do not all come within the Planning Commission's terms of reference, but the Sub-Committee feels that they may be of interest to other community groups:

- a - Day care centres should obviously be provided close to the area of actual need; since Coquitlam is mainly a residential community, this would generally mean providing centres close to where the children are resident rather than at places of employment.
- b - Each application for a day care centre, whether it involves rezoning or not, should be supported by documentation, supplied by the applicant, of need for the facility in the proposed location. This documentation could take the form of a letter from the Simon Fraser Health Unit.

- c - It would be desirable to have an overall survey of the need for day care centres in the various areas of the community. One possibility for funding such research would be an OFY or LIP grant. Such a survey would have the following uses:
- i) As a guideline to licencing authorities and the Municipality in evaluating documentation provided by applicants.
 - ii) To pinpoint areas of need where existing facilities such as churches or schools could be used, and to direct applicants toward the use of such existing facilities in areas of need.
- d - In general, there should be maximum use of existing facilities such as schools, churches and social halls for day care centres, subject, of course, to the facilities being properly equipped, and providing separate and suitable play areas. (Some authorities recommend against integrating day care with regular elementary schools. Also, basement halls are often inadequately heated and daylighted for day care use.)
- e - Encouragement should be given to the establishment of day care centres in areas of need; some possibilities are:
- i) Involvement of non-profit societies; e.g. the service clubs could initiate projects, much as they have done with senior citizens' housing.
 - ii) Municipal or School Board initiatives could be taken to establish day care centres, using existing Municipal or School Board buildings or lands, either by the public bodies alone or in conjunction with non-profit societies who could take the projects over.
 - iii) Requiring provision for a centre, suitable for day care or other children's needs, and with a suitable separate outdoor play area, in apartment, townhousing or other residential projects, where it is obvious that a great number of pre-school children will be resident in the development.

4. Specific Zoning and Locational Recommendations

In regard to specific zoning provisions and locational criteria for day care centres, the Sub-Committee makes the following recommendations:

- a - The present provisions, as set out in Section 1 above should be maintained, but alternative d), (i.e. rezoning to P-2) should only be considered in exceptional circumstances, for example, a larger day care centre in a well-buffered location.

June 6, 1973

- b - To allow for day care centres in residential locations, the Sub-Committee recommends creation of a specific P-4 zone. This zone would allow day care centres, (and could also allow a limited range of other licenced facilities) which can be provided in an existing residential building, going beyond the restrictions of the Home Occupation regulations, but without substantially altering the building's residential appearance. This would overcome the objection of using P-2 zoning, i.e. that a site in a residential location zoned P-2 for day care use could in future change to some other P-2 use that would be undesirable in such a location. Also, upon cessation of the day care use, the building could revert to residential use. The setback and building regulations for such a P-4 zone would be similar to the RS-1 residential zone, and an appropriate parking standard would have to be set. If an application for P-4 zoning involved vacant land and erection of a building, there would obviously have to be design control to ensure that the building would be "residential" in nature, and capable of easy conversion to residential use, if the day care use (or similar licenced use) ceases.
- c - The Sub-Committee does not recommend specific location criteria to be used in conjunction with the proposed P-4 zones. The pattern of where day care centres may be required is likely to shift over time, and so flexibility should be maintained. It is therefore recommended that each application for P-4 zoning be dealt with on an individual basis.
- d - It is recommended that, aside from the matters discussed above, the Zoning By-law need not include detailed regulations for day care centres since this would only duplicate regulations already set by the licencing authority.

Recommendations to Council

The Sub-Committee would suggest that the Advisory Planning Commission forward this report to Council, with the following specific recommendations:


- a - That Council instruct the Planning Department to draft suitable regulations for a P-4 zone, as proposed in the Sub-Committee's report, for review by the Commission.
- b - That Council authorize circulation of the Sub-Committee's report to:
- Simon Fraser Health Unit
 - the Social Welfare Director
 - the Parks and Recreation Director
 - The Board of School Trustees

Advisory Planning
Commission . . .

June 6, 1973

- The Coquitlam Parent-Teachers Council
- The Coquitlam Ministerial Association
in view of the general recommendations under Section 3)
above, and for comments which these groups may wish to
forward to the Commission.

ET/c1


Eric Tiessen
Assistant Planning Director

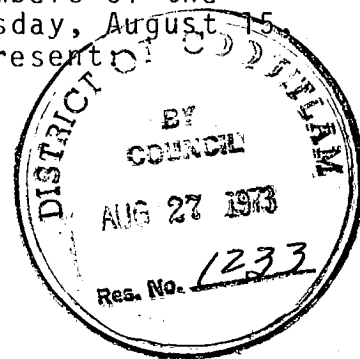
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AUGUST 15, 1973

ADVISORY PLANNING COMMISSION MINUTES

The Two Hundred and Thirty-Second meeting of the Advisory Planning Commission was held in the Council Chambers of the Municipal Hall at 1111 Brunette Avenue on Wednesday, August 15, 1973 at 7:30 p.m., with the following persons present:

COMMISSION:

Mr. G.D. Wylie, Chairman
Mr. M. Baldigara
Mr. C. McKenzie
Mr. D. Doyle
Mr. R. Mitchuk
Mr. G. Richardson



DESIGN COMMITTEE:

Mr. D. Insley

STAFF:

Mr. E. Tiessen, Deputy Planning Director

MINUTES OF MEETING OF JUNE 20, 1973

2686 MOVED BY MR. RICHARDSON
SECONDED BY MR. MCKENZIE

That the Commission approve the minutes of the meeting of June 20, 1973.

CARRIED.

DESIGN COMMITTEE REPORTS OF JUNE 27, JULY 11 & JULY 25, 1973

2687 MOVED BY MR. INSLEY
SECONDED BY MR. BALDIGARA

That the Commission approve the Design Committee reports of June 27, July 11 and July 25, 1973.

CARRIED.

Z-40-73 - APPLICATION OF PHILLIPS, BARRATT, HILLIER, JONES AND PARTNERS FOR REZONING OF PROPERTY ON HOY STREET TO CS-1 FOR AN AUTOMOTIVE VEHICLE SALES AND SERVICE CENTRE

2688 MOVED BY MR. MITCHUK
SECONDED BY MR. MCKENZIE

That the Commission recommend that Council table consideration of application Z-40-73, since the land use planning for this general area cannot be made final without a decision by the Department of Highways, which is expected by the end of August; the Commission also recommends that Council advise the applicants to stay in contact with the Planning Department in regard to locating on service commercial sites which will be designated when a decision has been received from the Highways Department, and the overall planning for the area can be resolved.

CARRIED
Z-40-73 TABLED

AUGUST 15, 1973

2689 MOVED BY MR. BALDIGARA
 SECONDED BY MR. MITCHUK

That the Commission request that Council authorize the Advisory Planning Commission to review the land use proposals for the Barnet Highway area which have been submitted to the Department of Highways for decision.

CARRIED.

Z-30-73 - AMENDMENT TO BY-LAW DEALING WITH CURB STOPS IN
OFF-STREET PARKING AREAS

2690 MOVED BY MR. RICHARDSON
 SECONDED BY MR. INSLEY

That in regard to the Planning Director's proposed by-law amendment dated July 31, 1973, which would allow the option of raised sidewalks in lieu of curb stops in planned shopping centres, the Commission recommends:

- 1) That the requirement for curb stops under (e)(i) of the proposed amendment be altered to require curb stops only for peripheral spaces, and where the lot has considerable slope. (This would apply to smaller developments.)
- 2) That in larger developments, such as planned shopping centres, the proposed by-law be amended to require raised sidewalks and/or curbed planters to the standard proposed under (e)(ii), but that curb stops still be required for peripheral spaces.
- 3) That in addition, the Design Committee be instructed, in developments coming under their review, to require additional curb stops, sidewalks or curbed planters where required for safety or because of other special circumstances.

CARRIED UNANIMOUSLY.

2691 MOVED BY MR. MCKENZIE
 SECONDED BY MR. BALDIGARA

That the Commission request Council to have the appropriate staff prepare a report as to whether there are legal means, under existing by-laws or otherwise, to require the maintenance of landscaped and parking areas in commercial, industrial and apartment areas, since in many cases these are not being maintained and are becoming unsightly.

CARRIED.

ADJOURNMENT

2692 MOVED BY MR. MITCHUK
 SECONDED BY MR. BALDIGARA

That the meeting adjourn.

CARRIED.

.....
CHAIRMAN

DISTRICT OF COQUITLAM

Inter-Office Communication

TO: Advisory Planning Commission DEPARTMENT:

DATE: July 31, 1973

FROM: D.M. Buchanan

DEPARTMENT: Planning

YOUR FILE:

SUBJECT: Amendment to By-law Dealing With Curb Stops
in Off-Street Parking Areas

OUR FILE: Z-30-73

On June 11, 1973 Council passed the following motion:

"That we amend our Zoning By-law requiring raised sidewalks at appropriate standard and spacing in Westwood Mall and similar larger projects, and if we have that we can delete the curb stops."


This differed from the Advisory Planning Commission resolution considerably, as passed on June 6, 1973. Council did not wish to see the requirement for curb stops deleted to the extent that they were only required in peripheral spaces or where the parking lot had a sloping topography, as stated by the Advisory Planning Commission. Furthermore, Council felt that the requirement for the raised sidewalks should not be just a matter for Design Committee requirement at the time of design review, but be within the by-law.

The attached draft is a proposed amendment, drafted by the Planning Department. It will be noted that certain comments from other sources are stated after the proposed amendment, which indicates that shoppers tend to walk down the wide aisles where automobiles drive rather than use such raised sidewalks. It is also indicated in the Community Builders Handbook that these areas would be better used for tree wells and planting boxes rather than for pedestrian walkways. On the other hand, the Traffic Engineering Handbook does indicate that these types of raised sidewalks are useful, although it does not offer any standard as to number, but does suggest a 7 foot width to allow for car overhangs on both sides.

The Planning Department staff have had varying comments on the draft. One possibility is having the raised sidewalk between each aisle, i.e. between each set of parking spaces. Another idea is that raised sidewalks should be allowed in larger parking lots, not only in planned shopping centres.

This amendment is put forward to the Advisory Planning Commission for discussion. It will be recalled that it was the Westwood Mall development which gave rise to this requirement possibly being amended for curb stops. The Planning Department has already recommended against the amendment for reasons of curb stops assuring more orderly parking arrangements, controlling the movement of traffic across parking lots, including cross traffic, and to discourage speeding with the enhancement of pedestrian-vehicular safety.

DMB/ci
Encl.


D.M. Buchanan
Planning Director

APPLICATION Z-30-73 - DRAFT BY-LAW

Section 402(1)(e) of the District of Coquitlam Zoning By-law No. 1928, as amended, shall be repealed and the following substituted in its place and stead:

"(e) shall have:

- i) curb stops in each parking space, allowing for an overhang of not less than three feet, except in the case of parallel parking, or
- ii) only in a planned shopping centre, raised sidewalks not less than seven* feet in width parallel to manoeuvring aisles, with each such sidewalk not being separated from another such sidewalk by more than two such manoeuvring aisles and off-street parking spaces adjacent thereto."

*Source-Traffic Engineering, Matson et. al., 1955, p. 550.

Comment - No sources were found on how many raised sidewalks should be placed in a parking lot. In fact, the Urban Land Institute book, Community Builders Handbook, 1968, states on page 344 that:

"From experience, it has been learned that shoppers prefer the wide aisle pavement rather than the narrow walkway between automobile bumpers in walking from the car to the shops."

They also noted on the same page that:

"On the other hand, this 'platform' offers a place for tree wells and planting boxes to overcome a 'sea of asphalt' appearance so common to the look of a large parking area."

The Planning Department has already argued that bumpers allow for control of speeding and for orderly circulation in parking lots.

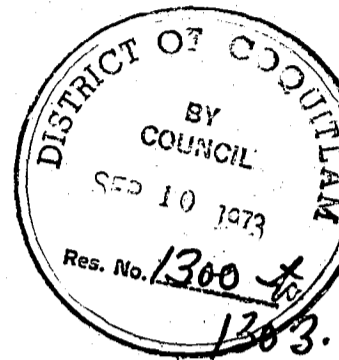
SEPTEMBER 5, 1973

ADVISORY PLANNING COMMISSION MINUTES

The Two Hundred and Thirty-Third (233rd) meeting of the Advisory Planning Commission was held in the Committee Room at the Municipal Hall at 1111 Brunette Avenue on Wednesday, September 5, 1973 at 7:30 p.m., with the following persons present:

COMMISSION:

- Mr. G.D. Wylie, Chairman
- Mrs. S. Lavoie
- Mr. J. Neilson
- Mr. M. Baldigara
- Mr. G. Richardson
- Mr. D. Doyle
- Mr. R. Mitchuk
- Mr. C. McKenzie



DESIGN COMMITTEE:

- Mr. L.E. Gower

STAFF:

- Mr. E. Tiessen, Deputy Planning Director

MINUTES OF MEETING OF AUGUST 15, 1973

2693 MOVED BY MR. RICHARDSON
 SECONDED BY MR. DOYLE

That the Commission approve the minutes of the meeting of August 15, 1973.

CARRIED.

DESIGN COMMITTEE REPORT OF AUGUST 22, 1973

2694 MOVED BY MRS. LAVOIE
 SECONDED BY MR. BALDIGARA

That the Commission approve the Design Committee report of August 22, 1973.

CARRIED.

Z-43-73 - APPLICATION OF JOHNSTON ASSOCIATES MANAGEMENT LIMITED FOR REZONING OF PROPERTY AT TUPPER AVENUE AND BLUE MOUNTAIN STREET TO P-1 FOR INSURANCE CLAIMS CENTRE

2695 MOVED BY MR. MITCHUK
 SECONDED BY MR. MCKENZIE

That the Commission recommend referral of this application to Public Hearing, and that the Commission endorse the comments made by the Design Committee in its report of August 22, 1973.

CARRIED.

SEPTEMBER 5, 1973

Z-40-73 - APPLICATION OF PHILLIPS, BARRATT ET AL FOR REZONING
OF PROPERTY ON HOY STREET TO CS-1 FOR AN AUTOMOBILE DEALERSHIP

2696 MOVED BY MR. BALDIGARA
 SECONDED BY MR. MITCHUK

That the Commission receive the letter of August 21, 1973 from Chrysler of Canada for information.

CARRIED.

Z-42-73 - APPLICATION OF CARIBOO MOTORCYCLE LTD. FOR REZONING
OF PROPERTY AT NE CORNER GUILBY & LOUGHEED TO CS-1 TO PERMIT
MOTORCYCLE SERVICE AND SALES

2697 MOVED BY MRS. LAVOIE
 SECONDED BY MR. RICHARDSON

That the Commission receive application Z-42-73 for information, noting that Council has already declined this application.

CARRIED.

Z-44-73 - APPLICATION OF R.C. MACDONALD FOR REZONING OF
PROPERTY AT NE CORNER BROOKMERE & NORTH ROAD

2698 MOVED BY MR. BALDIGARA
 SECONDED BY MR. DOYLE

That the Commission recommend that Council advise the applicant to amend the application to include consolidation of Lot 34 with the adjacent Lot 33, so that Whiting Way could be dedicated and constructed by the applicant along the east side of the consolidated property, and that Council indicate it would be willing to see the portion of Brookmere Avenue between North Road and Whiting Way be cancelled and consolidated with Lot 34 under these conditions, and that Council also advise the applicant to submit with the application suitable preliminary plans for this apartment-designated site.

CARRIED.

ADJOURNMENT

2699 MOVED BY MR. DOYLE
 SECONDED BY MR. GOWER

That the meeting adjourn.

CARRIED.

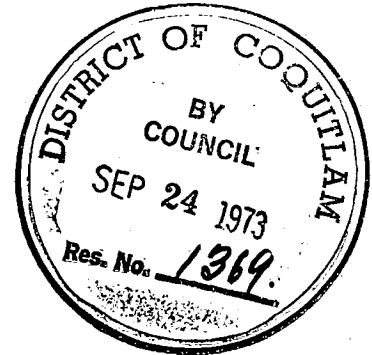
SEPTEMBER 19, 1973

ADVISORY PLANNING COMMISSION MINUTES

The Two Hundred and Thirty-Fourth (234th) meeting of the Advisory Planning Commission was held in the Committee Room at the Municipal Hall at 1111 Brunette Avenue on Wednesday, September 19, 1973 at 7:30 p.m., with the following persons present:

COMMISSION:

- Mr. G.D. Wylie, Chairman
- Mr. D. Doyle
- Mr. M. Baldigara
- Mr. J. Neilson
- Mr. G. Richardson
- Ald. J. Gilmore
- Mr. C. McKenzie
- Mrs. S. Lavoie



DESIGN COMMITTEE:

- Mr. K.R. Webber

STAFF:

- Mr. E. Tiessen, Deputy Planning Director

MINUTES OF MEETING OF SEPTEMBER 5, 1973

2700 MOVED BY MR. RICHARDSON
 SECONDED BY MR. WEBBER

That the Commission approve the minutes of the meeting of September 5, 1973.

CARRIED.

DESIGN COMMITTEE REPORT OF SEPTEMBER 12, 1973

2701 MOVED BY MR. J. NEILSON
 SECONDED BY MRS. LAVOIE

That the Commission approve the Design Committee report of September 12, 1973.

CARRIED.

Z-42-73 - APPLICATION OF CARIBOO MOTORCYCLE LTD. FOR REZONING OF PROPERTY ON THE NE CORNER OF LOUGHEED AND GUILBY TO CS-1 FOR MOTORCYCLE SERVICE AND SALES

2702 MOVED BY MR. DOYLE
 SECONDED BY MR. RICHARDSON

That the Commission table consideration of application Z-42-73 until the meeting of October 3, as requested by the applicant.

CARRIED.
Z-42-73 TABLED

SEPTEMBER 19, 1973

Z-47-73 - APPLICATION OF H.A. ROBERTS GROUP LTD. FOR THE
REZONING OF PROPERTY ON 575 AUSTIN AVENUE TO RM-4 OR RM-5
FOR HIGH-RISE APARTMENT

2703 MOVED BY MR. NEILSON
 SECONDED BY MR. BALDIGARA

That the Commission table application Z-47-73
until reviewed by the Design Committee, as
requested by the applicant's architect.

CARRIED.
Z-47-73 TABLED

Z-48-73 - APPLICATION OF JOHN HANSON, ARCHITECT, FOR THE
REZONING OF PROPERTY ON 2990 CHRISTMAS WAY TO M-3 FOR AN
INDUSTRIAL BUSINESS PARK

2704 MOVED BY MR. DOYLE
 SECONDED BY MRS. LAVOIE

That the Commission table application Z-48-73
until such time as the applicant can appear to
discuss the application.

CARRIED.
Z-48-73 TABLED

Z-49-73 - APPLICATION OF FAITH FILMS LTD. FOR THE REZONING
OF PROPERTY ON LOUGHEED HIGHWAY EAST OF SCHOOLHOUSE STREET
TO M-3 FOR AN AUDIO-VISUAL DISTRIBUTOR

2705 MOVED BY MR. NEILSON
 SECONDED BY MR. BALDIGARA

That the Commission recommend that Council refer
application Z-49-73 to Public Hearing, when
preliminary building plans have been reviewed
and approved by the Design Committee.

CARRIED.
Z-49-73 REFERRED TO PUBLIC
HEARING SUBJECT TO CONDITIONS

Z-45-73 - APPLICATION OF GROUP 9 DEVELOPMENTS LTD. FOR THE
REZONING OF PROPERTY ON GATENSBURY, AUSTIN AND HAVERSLEY
TO RM-3 FOR HIGH-RISE APARTMENT

2706 MOVED BY MR. RICHARDSON
 SECONDED BY MR. BALDIGARA

That the Commission recommend that Council refer
application Z-45-73 to Public Hearing when the
following conditions have been met:

- 1) Receipt by the Planning Department of full
plans adequately meeting the conditions set
pursuant to Council Resolution No. 890, and
review of these plans by the Design Committee.

*of Council.
Res #
1370*

SEPTEMBER 19, 1973

Z-45-73 cont'd

*Rec'd
Co
1371*

- 2) Provision by the applicants of a legally binding commitment to make available adequate facilities for a day care centre, meeting all Provincial requirements, at no cost to the Municipality.

CARRIED.

Z-45-73 REFERRED TO PUBLIC
HEARING SUBJECT TO CONDITIONS

Z-20-73 - SOUTH CAPE HORN AREA

2707 MOVED BY MR. NEILSON
 SECONDED BY MR. BALDIGARA

That the Commission recommend that Council designate the Cape Horn area for future M-3 industrial development, as set out under Alternative No. 2 in Policy Report No. 3A/73, including the service road and buffer strips; the Commission also recommends that:

- 1) Council proceed immediately with fourth reading of By-law No. 253 for RS-2 zoning, in order to provide full control over future development.
- 2) Council table consideration of the proposed amendments to the M-3 regulations, to give the Commission an opportunity to study these in detail and in relation to application Z-48-73.

CARRIED.

REGULATION OF UNSIGHTLY PREMISES

2708 MOVED BY MR. NEILSON
 SECONDED BY MRS. LAVOIE

That the Commission receive for information the Municipal Solicitor's report of September 5, 1973.

CARRIED.

POLICY REPORT NO. 5/73 - ADVANCE PLAN - COQUITLAM TOWN
CENTRE AREA

2709 MOVED BY MR. RICHARDSON
 SECONDED BY MR. BALDIGARA

That in view of the late hour, the Commission table consideration of Policy Report No. 5/73.

CARRIED.

SEPTEMBER 19, 1973

ADVISORY INDUSTRIAL DEVELOPMENT COMMISSION MINUTES OF
SEPTEMBER 7, 1973

2710 MOVED BY MR. BALDIGARA
 SECONDED BY MR. DOYLE

That the Commission receive for information the
Advisory Industrial Development Commission
minutes of September 7, 1973.

CARRIED.

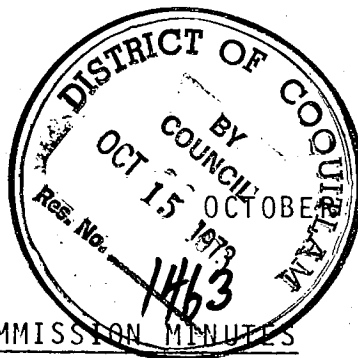
ADJOURNMENT

2711 MOVED BY MR. WEBBER
 SECONDED BY MR. NEILSON

That the meeting adjourn.

CARRIED.

.....
CHAIRMAN



502

OCTOBER 3, 1973

ADVISORY PLANNING COMMISSION MINUTES

The Two Hundred and Thirty-Fifth (235th) meeting of the Advisory Planning Commission was held in the Committee Room at the Municipal Hall at 1111 Brunette Avenue on Wednesday, October 3, 1973 at 7:30 p.m., with the following persons present:

COMMISSION:

Mr. G.D. Wylie, Chairman
Mr. G. Richardson
Mr. J. Neilson
Mr. M. Baldigara
Mr. R. Mitchuk
Mr. D. Doyle
Ald. J. Gilmore
Mrs. S. Lavoie

DESIGN COMMITTEE:

Mr. J. Finlay

STAFF:

Mr. E. Tiessen, Deputy Planning Director

MINUTES OF MEETING OF SEPTEMBER 19, 1973

2712 MOVED BY MR. DOYLE
SECONDED BY MR. FINLAY

That the Commission approve the minutes of the meeting of September 19, 1973.

CARRIED

DESIGN COMMITTEE REPORT OF SEPTEMBER 26, 1973

† 2713 MOVED BY MRS. LAVOIE
SECONDED BY MR. RICHARDSON

That the Commission receive the Design Committee report of September 26, 1973.

CARRIED

2714 MOVED BY MR. DOYLE
SECONDED BY MR. BALDIGARA

That the Commission draw to Council's attention that the applicants (Group 9 Developments) for rezoning application Z-45-73 have not yet provided any definite committment regarding the provision of day care facilities, as recommended under Advisory Planning Commission Resolution No. 2706, which was adopted by Council Resolution No. 1371.

CARRIED

OCTOBER 3, 1973

Z-47-73 - APPLICATION OF H.A. ROBERTS GROUP LTD. FOR THE REZONING
OF PROPERTY ON 575 AUSTIN AVENUE TO RM-4 OR RM-5 FOR HIGH-RISE APT.

✓ 2715 MOVED BY MR. BALDIGARA
 SECONDED BY MR. NEILSON

That the Commission table application Z-47-73 as requested
by the applicant's architect.

CARRIED
Z-47-73 TABLED

Z-48-73 - APPLICATION OF JOHN HANSON FOR THE REZONING OF PROPERTY
ON 2990 CHRISTMAS WAY TO M-3 FOR AN INDUSTRIAL BUSINESS PARK

† 2716 MOVED BY MR. DOYLE
 SECONDED BY MRS. LAVOIE

That the Commission table consideration of application
Z-48-73 until the next meeting so that this application
can be studied in conjunction with a comprehensive report
from the Planning Director on proposed amendments to the
M-3 regulations.

CARRIED
Z-48-73 TABLED

Z-20-73 - SOUTH CAPE HORN AREA - AMENDMENTS TO M-3 REGULATIONS

2717 MOVED BY MR. DOYLE
 SECONDED BY MR. FINLAY

That the Commission table consideration of amendments to
the M-3 regulations proposed under application Z-20-73,
so that these amendments can be considered at the next
meeting, together with application Z-48-73 and a
comprehensive report from the Planning Director.

CARRIED
Z-20-73 M-3 AMENDMENTS TABLED

Z-42-73 - APPLICATION OF CARIBOO MOTORCYCLE LTD. FOR THE REZONING
OF PROPERTY ON THE NE CORNER OF LOUGHEED AND GUILBY TO CS-1 FOR
MOTORCYCLE SERVICE AND SALES

∟ 2718 MOVED BY MR. MITCHUK
 SECONDED BY MR. DOYLE

That the Commission recommend that Council decline
application Z-42-73, since this particular use would
generate intolerable noise and traffic levels adjacent
to residences; the Commission notes that a delegation
appeared to oppose this application.

DECLINED

2719 MOVED BY MR. NEILSON
SECONDED BY MRS. LAVOIE

That the Commission recommend that Council refer application Z-42-73 to Public Hearing to obtain a reaction from surrounding property owners, since the main point of contention with this application appears to be whether the proposed use would constitute a nuisance to neighbours.

CARRIED
Z-42-73 REFERRED TO
PUBLIC HEARING

Mr. Mitchuk requested that his negative vote be recorded.

2720 MOVED BY MR. BALDIGARA
SECONDED BY MR. NEILSON

That the Planning Department be requested to review the allowed uses in the CS-1 zone, with a view to determining if it would be feasible to group the more obnoxious uses in a separate CS-2 zone.

CARRIED

Z-33-73 - HOUSEKEEPING AMENDMENTS TO ZONING BY-LAW

2721 MOVED BY MR. MITCHUK
SECONDED BY MR. FINLAY

That the Commission table application Z-33-73.

CARRIED
Z-33-73 TABLED

POLICY REPORT NO. 5, 1973 - ADVANCE PLAN - COQUITLAM TOWN CENTRE AREA

2722 MOVED BY MR. BALDIGARA
SECONDED BY MR. NEILSON

That the Commission table consideration of Policy Report No. 5/73.

CARRIED

OTHER BUSINESS - HOUSING SITUATION

2723 MOVED BY MR. RICHARDSON
SECONDED BY MR. NEILSON

That in view of the rising cost of housing generally, and in particular the present situation with regard to vacancy rates, the Commission recommend that Council authorize the Planning Department to give high priority to its proposed report on lower cost housing and means whereby the Municipality could expedite such housing.

CARRIED

Mr. Mitchuk asked that his negative vote be recorded.

OCTOBER 3, 1973

2724 MOVED BY MR. BALDIGARA
 SECONDED BY MR. RICHARDSON

That in view of the present low apartment vacancy rates and the trend for new apartment construction to be largely for strata title suites, the Commission express its concern to Council that applications Z-32-72 and Z-1-73 were recently declined, since both of these were on sites within the apartment plan, and were apparently for rental housing.

CARRIED

Mr. Mitchuk asked that his negative vote be recorded.

ADJOURNMENT

2725 MOVED BY MR. FINLAY
 SECONDED BY MR. DOYLE

That the meeting adjourn.

CARRIED

.....
CHAIRMAN

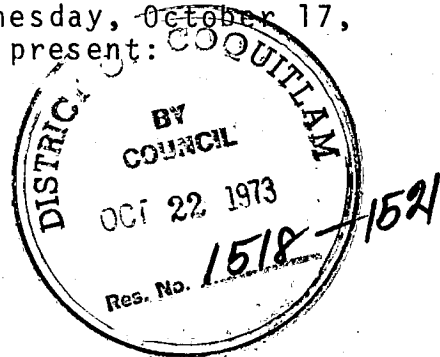
OCTOBER 17, 1973

ADVISORY PLANNING COMMISSION MINUTES

The Two Hundred and Thirty-Sixth (236th) meeting of the Advisory Planning Commission was held in the Council Chambers at the Municipal Hall at 1111 Brunette Avenue on Wednesday, ~~October~~ 17, 1973 at 7:30 p.m., with the following persons present:

COMMISSION:

- Mr. G.D. Wylie, Chairman
- Mr. J. Neilson
- Mr. G. Richardson
- Mr. D. Doyle
- Mr. C. McKenzie
- Ald. J. Gilmore
- Mrs. S. Lavoie



DESIGN COMMITTEE:

- Mr. R.D. Insley

STAFF:

- Mr. E. Tiessen, Deputy Planning Director

MINUTES OF THE MEETING OF OCTOBER 3, 1973

2726 MOVED BY MR. DOYLE
SECONDED BY MR. NEILSON

That the Commission approve the minutes of the meeting of October 3, 1973.

CARRIED

DESIGN COMMITTEE REPORT OF OCTOBER 10, 1973

2727 MOVED BY MR. INSLEY
SECONDED BY MR. RICHARDSON

That the Commission approve the Design Committee report of October 10, 1973.

CARRIED.

Z-48-73 - APPLICATION OF JOHN HANSON, ARCHITECT, FOR THE REZONING OF PROPERTY ON 2990 CHRISTMAS WAY TO M-3 FOR INDUSTRIAL BUSINESS PARK

2728 MOVED BY MR. RICHARDSON
SECONDED BY MR. NEILSON

That the Commission recommend that Council now refer application Z-48-73 to Public Hearing, together with the following draft amendment to M-3 regulations, to allow this type of "business park" development:

"Notwithstanding Section 801, office uses which are not incidental to an industrial use on the same lot are permitted in the M-3 zone, provided that:

- a) The gross floor area of such office uses is less than 25% of the total gross floor area on the same lot.
- b) Such office uses are restricted to the following uses:
 - (i) offices of a land surveyor, architect, landscape architect, planner or engineer.

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- (ii) offices accommodating data processing, computer services, or archives.
- (iii) offices accommodating research or testing laboratories, but not including medical laboratories.
- (iv) administrative offices of a contractor, public utility corporation or other industrial use."

CARRIED
Z-48-73 REFERRED TO PUBLIC HEARING

Z-20-73 - PROPOSED AMENDMENTS TO M-3 REGULATIONS

2729 MOVED BY MR. DOYLE
 SECONDED BY MR. MCKENZIE

That the Commission receive the preliminary draft dated October 1, 1973 of new industrial zoning regulations prepared by the Planning Director, and that the Commission table consideration of this matter to a subsequent meeting to give members an opportunity to study the report.

CARRIED
M-3 AMENDMENTS TABLED

Z-33-73 - HOUSEKEEPING AMENDMENTS TO ZONING BY-LAW

2730 MOVED BY MR. NEILSON
 SECONDED BY MR. RICHARDSON

That the Commission recommend that Council refer the "housekeeping amendments" under application Z-33-73 to Public Hearing, subject to the Planning Department first refining the wording to eliminate errors, and subject to the following specific changes:

- 1) That in Clause 2, dealing with planning review of building permit applications, the wording be amended so that "minor alterations" would be exempt from such review, rather than "non-structural alterations".
- 2) That Clause 6, which would provide for landscape bonding with all major building permit applications whether rezoning is involved or not, be deleted; the Commission feels that such a provision would be very desirable, but it appears that the Planning Department does not have sufficient staff to administer the extra plan checking, agreements and field inspections required with this clause.
- 3) That Clause 11, setting a parking standard of one space per 200 square feet of floor area for "Community Care" uses be reviewed by the Planning Department, since this standard may be high.
- 4) That Clause 16, dealing with regulations for landscape screens and fences, be deleted; and that this section be referred to the Design Committee for review.
- 5) That Clause 18, which deals with upgrading of parking where a building non-conforming as to parking provision is "structurally" altered, proceed to Public Hearing as presently proposed by the Planning Director, but that the Director report back to the Commission as to the practice in other municipalities.

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- 6) That Clause 28, which would require residential accessory buildings to be set back 4 feet from an interior side lot line, be deleted; the Commission feels this would create unusable areas in back yards, and that these areas would tend to become untidy.

CARRIED
Z-33-73 REFERRED TO PUBLIC
HEARING AS AMENDED

POLICY REPORT NO. 5/73 - ADVANCE PLAN - COQUITLAM TOWN CENTRE AREA

The Commission discussed the "Advance Plan for the Coquitlam Town Centre Area" at considerable length. The consensus of the discussion was that the Town Centre would eventually provide the major focus for the community, and that while the land use plan now being proposed is an adequate starting point, a number of further dimensions need to be explored. Some of the concerns expressed were:

- 1) The need to avoid a completely automobile-oriented centre. This in turn would require:
 - a) provision for various types of transit facilities in the design of the centre.
 - b) provision of attractive pedestrian linkages, tying into a pedestrian-oriented core area.
- 2) The necessity for strong design control, exercised through rezoning and the sale of municipal lands, to ensure that:
 - a) a more attractive town centre is developed than the areas around existing regional shopping centres in neighbouring municipalities.
 - b) existing tree cover is retained and utilized to the greatest extent possible.
- 3) The desirability of providing a range of civic, cultural and recreational uses in the town centre, so that the centre will be more than a mere shopping facility.
- 4) The need to consider how the concept will be implemented, for example, how funds from the sale of municipal lands could be applied to providing community facilities in the centre.

The Commission expressed interest in seeing information on successful town centre developments elsewhere, and in seeing the "Advance Plan" worked out as a three-dimensional model, incorporating the points raised in the Commission's discussion.

At this point, it was:

2731 MOVED BY MR. MCKENZIE
SECONDED BY MR. DOYLE

That the Commission express its general approval of the "Advance Plan for the Coquitlam Town Centre Area" as a land use concept, but that the Planning Department be requested to draft some preliminary criteria for the design and development of the centre, going beyond lay-out of land uses.

CARRIED

OCTOBER 17, 1973

ADJOURNMENT

2732 MOVED BY MR. RICHARDSON
SECONDED BY MR. NEILSON

That the meeting adjourn.

CARRIED (11:30 p.m.)

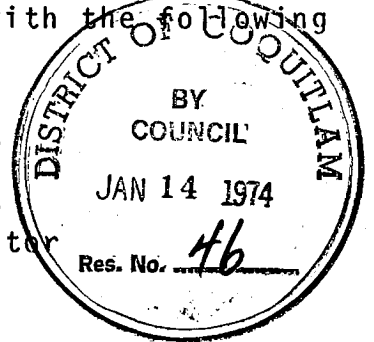
.....
CHAIRMAN

DECEMBER 18, 1973

SUBDIVISION COMMITTEE MINUTES

A meeting of the Subdivision Committee was held in the Committee Room on Tuesday, December 18, 1973 at 9:30 a.m. with the following persons present:

Mr. D.M. Buchanan, Planning Director
 Mr. H.F. Hockey, Engineering Director
 Mr. S. Jackson, Current Planner
 Mr. T. Moore, Public Health Inspector
 Mr. L.T. Scott, Subdivision Co-ordinator

8-2676B

SIMON FRASER MOTOR HOTEL LTD., OWNERS
NORTH ROAD
Lot 211, D.L. 3, Pl. 44378

Tabled for Building and Legal Department reports.

8-3210

VENDEV ENTERPRISES LTD., OWNERS
LOUGHEED HIGHWAY
Pct. 2, D.L. 47, 61 & 62, Ex. Pl. 11942, lying
north of Highway R/W Pl. 8027

The Committee received copies of two letters from the Simon Fraser Health Unit dealing with this subdivision. The text of these letters reads as follows:

- 1) Letter dated November 1, 1973: "The above-mentioned property was viewed on November 1, 1973. It is the feeling of the Department that soil conditions preclude the use of conventional sub-surface disposal methods for sewage emanating from this property."
- 2) Letter dated December 12, 1973: "Further to our letter of November 1, 1973 concerning the proposed development on the above described property, please be advised that the Simon Fraser Health Unit has no objection to the development proposal provided sanitary sewers are made available to accommodate same."

The Committee wishes to draw the information in these letters to the attention of the property owner and the applicant.

8-2980B

F.M. AND A.F. BOUCHARD, OWNERS
EAST OF HARPER ROAD
Lot 3 of NE $\frac{1}{4}$, Sec. 18, Twp. 40, Pl. 34286

Tabled for a Planning Department report on the road layout in the area.

8-2540A

DISTRICT OF COQUITLAM
SHERWOOD AVENUE BETWEEN LOUGHEED HIGHWAY AND NELSON
STREET TO BE CANCELLED

Approved. The Committee notes:

- 1) Any increase in heavy truck traffic from the parcel being created should utilize Adair Avenue for access and egress due to the mobile home park and Mackin Park on both sides of Nelson Street.
- 2) Protective screening along the new boundaries of Lot 58, the mobile home park parcel, should be installed upon registration of the subdivision.

DECEMBER 18, 1973

8-2630A

SCHOOL DISTRICT NO. 43, OWNERS
HAMMOND STREET

Lot A, Pl. 11192 and Lots 111 & 112, Pl. 34469,
all in Blk. 36, D.L. 109

Approved. The Committee notes:

- 1) Any necessary servicing requirements will be considered as part of a development agreement at the time of rezoning.
- 2) That Council, on May 14, 1973, adopted a resolution which agreed to give up the Municipality's interest in Lots 111 and 112 at the time that School District No. 43 became the registered owner in fee simple of this property.

8-3231

HYMAC DEVELOPMENTS LTD., OWNERS
CHRISTMAS WAY

Lot A, Blks. 9 & 10, D.L. 381, Ex. Pl. 28960

Tabled for an Engineering Department report.

8-1037K

J.E. AND J.I. WALKER, OWNERS
BLUE MOUNTAIN STREET

Lot 264, D.L. 367, Pl. 43823A

Declined since this application provides insufficient public highway contrary to Section 10 of Subdivision Control By-law No. 1930.

8-1037L

J.E. AND J.I. WALKER, OWNERS
BLUE MOUNTAIN STREET

Lot 264, D.L. 367, Pl. 43823A

Approved subject to:

- 1) The requirements of Subdivision By-law No. 1930 including:
 - a) the dedication of the east-west 40 foot road allowance and the physical construction of this road to a gravel standard including clearing, rough grading, ditching and gravelling.
 - b) a flat rate deposit for future pavement, curb and sidewalk, underground wiring and ornamental street lighting for the frontage of the remaining portion of Lot 264, a distance of approximately 135 feet.
 - c) payment of the parkland acquisition fee of \$200.00 for the two westerly parcels.
 - d) payment of 1974 municipal taxes before final approval.
- 2) Water-main charges for the approximately 231 foot frontage, as required by By-law No. 1413.
- 3) The construction of a storm sewer to drain the existing house and the two future lots. The

DECEMBER 18, 1973

8-1037L cont'd

design for this storm sewer is to be prepared by a professional engineer.

- 4) Registration in the Land Registry Office of any necessary easements required by the construction of the storm sewer.

8-3229

M. MOLLOY, D. MCDONALD, S. HELGASON, OWNERS
SIDNEY AVENUE AND WESTVIEW STREET
Lot 15, Pt. 16809; Lots 4, 5 & 6, Pt. 10926,
all in D.L. 3

Tabled for an Engineering Department report.

8-3201

ALLAN HARRIS, OWNER
1955 HILLSIDE AVENUE
Lot 35, D.L. 64, Pt. 24770

Approved subject to:

- 1) The requirements of Subdivision By-law No. 1930 including:
 - a) storm sewer, pavement widening, curb and sidewalk, underground wiring and ornamental street lighting by way of flat rate fee for the frontages of the two northerly lots on Logan Street, and for underground wiring and ornamental street lighting for the flankage of the home lot.
 - b) the physical construction of storm and sanitary sewers for the two northerly lots.
 - c) the parkland acquisition fee for the two northerly lots.
 - d) 1974 municipal taxes being paid before final approval.
- 2) Water-main charges.
- 3) Registration in the Land Registry Office of all necessary easements.

8-874B

G.T. AND H.L. THOMPSON, OWNERS
GLEN DRIVE
Rem. Lot 2, D.L. 366, Pt. 13222

Acceptable for road and lot layout.

8-3152D

PORT MOODY COQUITLAM DEV. CO. LTD., OWNERS
CORONA CRESCENT AND ONEIDA DRIVE
Lots 44 & 402; Rem. Lots 401 & 403, D.L. 371, Pt. 34335

Tabled for the Planning Department to review the location of a turnaround at the north-east corner of the subdivision and/or comments from the City of Port Moody regarding the status of the road at the north-east corner of the subdivision, and a resolution of the access to the subdivision from Port Moody to the satisfaction of the City of Port Moody and the District.

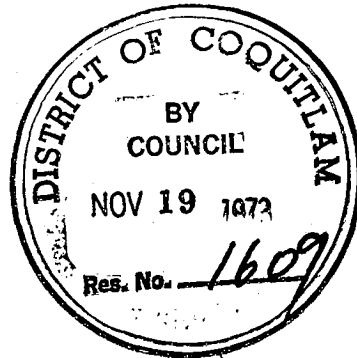
NOVEMBER 7, 1973

ADVISORY PLANNING COMMISSION MINUTES

The Two Hundred and Thirty-Seventh (237th) meeting of the Advisory Planning Commission was held in the Council Chambers at the Municipal Hall at 1111 Brunette Avenue on Wednesday, November 7, 1973 at 7:30 p.m., with the following persons present:

COMMISSION:

Mr. G.D. Wylie, Chairman
 Mr. G. Richardson
 Mr. D. Doyle
 Mr. J. Neilson
 Mr. M. Baldigara
 Mr. R. Mitchuk
 Mr. C. McKenzie
 Ald. J. Gilmore

DESIGN COMMITTEE:

Mrs. R.S. Fairweather

STAFF:

Mr. E. Tiessen

MINUTES OF THE MEETING OF OCTOBER 17, 1973

2733 MOVED BY MR. NEILSON
 SECONDED BY MR. RICHARDSON

That the Commission approve the minutes of the meeting of October 17, 1973.

CARRIED

DESIGN COMMITTEE REPORT OF OCTOBER 24, 1973

2734 MOVED BY MRS. FAIRWEATHER
 SECONDED BY MR. DOYLE

That the Commission approve the Design Committee report of October 24, 1973.

CARRIED

Z-60-73 - APPLICATION OF STARDUST ENTERPRISES LTD. TO CONSTRUCT A ROLLER SKATING RINK AT COMO LAKE AVENUE AND FARROW STREET

Following the Planning Department's report to the Commission on this matter, Mr. Allen of Stardust Enterprises made a presentation in support of the application. A delegation from the Banting-Burquitlam Ratepayers then requested to be heard, and Mr. Armstrong spoke on their behalf. Mr. Armstrong stated that the Ratepayers Association had investigated Stardust's operations elsewhere and were generally satisfied that these were well run; however, they were concerned that not enough parking would be provided, and that parking would spill over into the residential area on the north side of Como Lake Avenue. He requested that the Commission delay making a decision until the executive of his group could consult with the membership. Mr. Baldigara declared that he had an interest in the application, as agent for the applicants, and left the room prior to the Commission debating the matter. It was then:

NOVEMBER 7, 1973

Z-60-73 cont'd

2735 MOVED BY MR. MITCHUK
SECONDED BY MR. DOYLE

That the Commission recommend that Council refer application Z-60-73 to Public Hearing.

The Secretary pointed out that, as the rezoning application had just been received, Council had not yet received a report; that the application had not yet received a preliminary review by the Design Committee; and that the parking standard for this use should be reviewed.

Following further discussion, it was:

2736 MOVED BY MR. RICHARDSON
SECONDED BY ALD. GILMORE

That the Commission table Resolution 2735 to the next meeting, to allow preliminary review by the Design Committee.

CARRIED
Z-60-73 TABLED

2737 MOVED BY MR. MCKENZIE
SECONDED BY MR. DOYLE

That the Commission recommend to the applicants that they report to the Commission at its next meeting on means whereby the amount of parking proposed to be provided in connection with application Z-60-73 could be substantially increased.

CARRIED

At this point, Mr. Baldigara again joined the meeting.

Z-52-73 - APPLICATION OF BOSA BROS. CONSTRUCTION LTD. FOR REZONING OF PROPERTY AT WESTVIEW AND DANSEY TO RM-2 FOR CONVENTIONAL MEDIUM-DENSITY LOW-RISE APARTMENT DEVELOPMENT

2738 MOVED BY MR. DOYLE
SECONDED BY MR. NEILSON

That the Commission table consideration of application Z-52-73, as requested by the applicants, to give them opportunity to provide proof of a valid option on the subject property.

CARRIED
Z-52-73 TABLED

NOVEMBER 7, 1973

Z-55-73 - APPLICATION OF WILLIAM DENIER FOR REZONING OF PROPERTY
AT EBERT STREET AND NORTH ROAD TO RM-2

2739 MOVED BY MR. MITCHUK
SECONDED BY MR. BALDIGARA

That the Commission recommend that application Z-55-73
be referred to Public Hearing.

CARRIED
Z-55-73 REFERRED TO
PUBLIC HEARING

Z-56-73 - APPLICATION OF BARNET AUTO CRAFT LTD. FOR REZONING
OF PROPERTY ON BARNET HIGHWAY TO CS-1 FOR CAR SALES & AUTO REPAIR

2740 MOVED BY MR. MITCHUK
SECONDED BY MR. RICHARDSON

That the Commission recommend that application Z-56-73
be referred to Public Hearing.

CARRIED
Z-56-73 REFERRED TO
PUBLIC HEARING

Z-57 -73 - APPLICATION OF P.A. AND R.C. BROWN FOR REZONING OF
PROPERTY AT 1001 SADDLE STREET TO P-2 FOR DAY CARE CENTRE

2741 MOVED BY MR. BALDIGARA
SECONDED BY MR. NEILSON

That the Commission recommend that the applicants amend
application Z-57-73 to be an application for P-4 zoning
rather than P-2 zoning; that the Planning Department
draft appropriate regulations for the P-4 zone, as
proposed under APC Resolution 2684; and that Council
refer application Z-57-73 to Public Hearing, together
with the draft P-4 regulations.

CARRIED
Z-57-73 REFERRED TO PUBLIC
HEARING SUBJECT TO CONDITIONS

OTHER BUSINESS

2742 MOVED BY ALD. GILMORE
SECONDED BY MR. DOYLE

That Mrs. Fairweather and Mr. Mitchuk be authorized to
make arrangements for a Commission party.

CARRIED

NOVEMBER 7, 1973

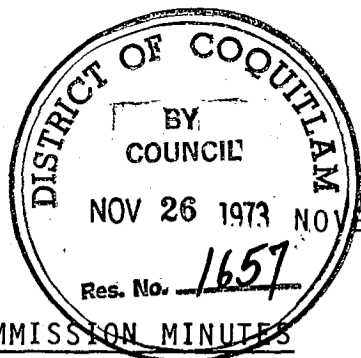
ADJOURNMENT

2743 MOVED BY MRS. FAIRWEATHER
 SECONDED BY MR. MITCHUK

That the meeting adjourn.

CARRIED

.....CHAIRMAN.....



501

ADVISORY PLANNING COMMISSION MINUTES

The Two Hundred and Thirty-Eighth (238th) meeting of the Advisory Planning Commission was held in the Council Chambers at the Municipal Hall at 1111 Brunette Avenue on Wednesday, November 21, 1973 at 7:30 p.m., with the following persons present:

COMMISSION:

Mr. G.D. Wylie, Chairman
Mr. R. Mitchuk
Mr. G. Richardson
Mr. J. Neilson
Mr. D. Doyle
Mr. M. Baldigara
Mrs. S. Lavoie
Ald. J. Gilmore
Mr. C. McKenzie

DESIGN COMMITTEE:

Mr. D. Insley

STAFF:

Mr. E. Tiessen

MINUTES OF MEETING OF NOVEMBER 7, 1973

2744 MOVED BY MR. MCKENZIE
SECONDED BY MR. RICHARDSON

That the Commission approve the minutes of the meeting of November 7, 1973.

CARRIED.

DESIGN COMMITTEE REPORT OF NOVEMBER 14, 1973

2745 MOVED BY MR. NEILSON
SECONDED BY MR. DOYLE

That the Commission approve the Design Committee report of November 14, 1973.

CARRIED.

Z-60-73 - APPLICATION OF STARDUST ENTERPRISES LTD. FOR REZONING OF PROPERTY AT SE CORNER OF FARROW STREET AND COMO LAKE AVENUE TO ALLOW CONSTRUCTION OF A ROLLER SKATING RINK

Mr. Armstrong appeared as spokesman for the Banting-Burquitlam Ratepayers. He stated that his association's canvass of its members was not yet complete, and initial reactions were generally opposed; however, his main concern was as to the adequacy of parking to be provided.

The Chairman then brought forward Resolution No. 2735, which had been tabled at the previous meeting, and Mr. Baldigara left the room prior to the question being debated. Following considerable discussion of the parking situation, it was:

NOVEMBER 21, 1973

Z-60-73 cont'd

2746 MOVED BY MR. MCKENZIE
 SECONDED BY MR. DOYLE

That the Commission amend Resolution No. 2735 by adding "however, the Commission continues to be concerned about the adequacy of the parking to be provided."

DEFEATED

The Chairman then called the question on Resolution No. 2735, and the resolution was carried unanimously.

(2735 MOVED BY MR. MITCHUK
 SECONDED BY MR. DOYLE

That the Commission recommend that Council refer application Z-60-73 to Public Hearing.)

CARRIED UNANIMOUSLY
Z-60-73 REFERRED TO
PUBLIC HEARING

Z-33-73 - (HOUSEKEEPING AMENDMENTS) UPGRADING OF OFF-STREET PARKING WHERE A BUILDING DEFICIENT IN REQUIRED PARKING IS ALTERED - PRACTICE IN NEIGHBOURING MUNICIPALITIES

2747 MOVED BY MR. NEILSON
 SECONDED BY MR. RICHARDSON

That the Commission receive the Planning Director's report on the practice of neighbouring municipalities in requiring upgrading of parking where an existing building with deficient parking is altered.

CARRIED.

There was further discussion aimed at finding a formula that would require upgrading of parking where major reconstruction or additions occur, but that would not discourage a reasonable amount of remodelling. It was finally:

2748 MOVED BY MR. BALDIGARA
 SECONDED BY MR. NEILSON

That the Commission recommend that under the "housekeeping amendments", existing Section 404(1)(a) of the Zoning By-law be amended to delete the word "altered", so as to require that a building "shall not be reconstructed, moved or extended unless the required off-street parking spaces and off-street loading spaces are provided".

CARRIED.

Z-53-73 - PROPOSED NEW INDUSTRIAL ZONING REGULATIONS

2749 MOVED BY MR. MITCHUK
 SECONDED BY MR. MCKENZIE

That the Commission indicate its general agreement, with the approach being taken in the Planning Director's draft new industrial zoning regulations, but that the Commission express its reservations about the following points:

Z-53-73 cont'd

- 1) The proposal, in several of the industrial zones, to limit sales on site to 10% of the total gross revenues for the business premises: - the Commission feels that this formula would be impractical to administer.
- 2) The 20 foot building height limit proposed in the M-2 and M-3 zones: - the Commission feels that a 25 to 28 foot height limit would be more realistic in terms of contemporary design practice for one-storey industrial buildings.
- 3) The rezoning of various industrial areas: - the Commission is concerned that areas for public access be set aside when zoning for the Fraser River waterfront is finalized; perhaps this can be achieved as subdivision of riverfront properties occurs;

and that the Commission request that its comments be circulated to the Advisory Industrial Development Commission.

CARRIED.

Z-59-73 - PARKING REQUIREMENTS FOR PLANNED SHOPPING CENTRES

2750 MOVED BY MR. RICHARDSON
 SECONDED BY ALD. GILMORE

That the Commission strongly recommend that the present standard of six parking spaces per 1,000 square feet of floor space in planned shopping centres be retained, and that Council not reduce this standard to 5.5 spaces as proposed under application Z-59-73.

CARRIED
Z-59-73 DECLINED

ADJOURNMENT

2751 MOVED BY ALD. GILMORE
 SECONDED BY MR. MITCHUK

That the meeting adjourn.

CARRIED.

.
CHAIRMAN

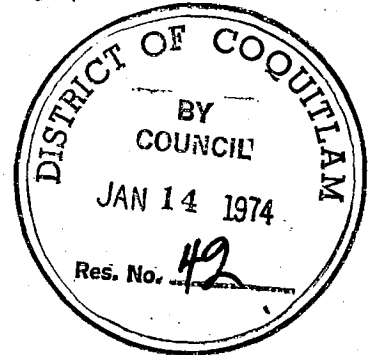
DECEMBER 19, 1973

ADVISORY PLANNING COMMISSION MINUTES

The Two Hundred and Thirty-Ninth (239th) meeting of the Advisory Planning Commission was held in the Council Chambers at the Municipal Hall at 1111 Brunette Avenue on Wednesday, December 19, 1973 at 7:30 p.m., with the following persons present:

COMMISSION:

- Mr. G.D. Wylie, Chairman
- Mr. C. McKenzie
- Ald. J. Gilmore
- Mr. D. Doyle
- Mr. R. Mitchuk
- Mr. M. Baldigara
- Mr. J. Neilson
- MR. G. Richardson



DESIGN COMMITTEE:

- Mr. K. Webber

STAFF:

- Mr. D.M. Buchanan, Planning Director

MINUTES OF MEETING OF NOVEMBER 21, 1973

2752 MOVED BY MR. MITCHUK
SECONDED BY MR. DOYLE

That the minutes of November 21, 1973 be approved as circulated.

CARRIED.

DESIGN COMMITTEE REPORT OF NOVEMBER 28, 1973

2753 MOVED BY MR. RICHARDSON
SECONDED BY MR. MITCHUK

That the report be accepted subject to the Committee reviewing the proposal for the commercial building at 335 North Road, which is Item #4 in the report, realizing there will be enforcement difficulties.

CARRIED.

DESIGN COMMITTEE REPORT OF DECEMBER 12, 1973

2754 MOVED BY MR. NEILSON
SECONDED BY MR. BALDIGARA

That the report be accepted as circulated.

CARRIED.

DECEMBER 19, 1973

Z-64-73 cont'd

future beyond that proposed at the present time should be made by the applicant, this recommendation being subject to a further Design Committee review to determine whether this building can be made more compatible to adjoining residences.

CARRIED.
RECOMMENDED FOR PUBLIC HEARING

Z-65-73 - APPLICATION OF BOSA BROS. CONSTRUCTION LTD. FOR REZONING OF PROPERTY AT SIDNEY AND WESTVIEW TO RM-2 FOR A THREE-STOREY APARTMENT WITH 24 TWO-BEDROOM & 12 ONE-BEDROOM UNITS

2758 MOVED BY MR. MITCHUK
SECONDED BY MR. DOYLE

win
That this application be tabled as the plans have not yet been reviewed by the Design Committee.

CARRIED.
Z-65-73 TABLED

Z-66-73 - APPLICATION OF T. & E. CONSTRUCTION LTD. FOR THE REZONING OF PROPERTY ON HOWIE AVENUE TO RM-2 FOR A 24 ONE-BEDROOM AND TWO TWO-BEDROOM APARTMENT UNDER STRATA SUBDIVISION THREE-STOREY BUILDING

2759 MOVED BY MR. DOYLE
SECONDED BY MR. RICHARDSON

See notes re reservations
That this application be recommended for referral to Public Hearing, noting the Design Committee's reservations on the proposal.

CARRIED.
RECOMMENDED FOR PUBLIC HEARING

Mr. Mitchuk abstained from voting because of his personal involvement with the applicants.

APARTMENT DEVELOPMENT POLICY

2760 MOVED BY MR. BALDIGARA
SECONDED BY MR. MCKENZIE

That the Advisory Planning Commission reiterates its concern, expressed on October 3, 1973, by Resolution No. 2724, concerning the fact that a suitable mix of housing should be encouraged in the Municipality, and the Commission was extremely concerned over the rejection by Council of application Z-55-73 for apartment development at Ebert Avenue and North Road.

CARRIED.

DECEMBER 19, 1973

Z-67-73 - APPLICATION OF SCHOOL DISTRICT NO. 43 FOR THE
REZONING OF PROPERTY ON HAMMOND AVENUE TO P-1 FOR A JUNIOR
HIGH SCHOOL

2761 MOVED BY ALD. GILMORE
SECONDED BY MR. RICHARDSON

nothing

That this application be deferred until the Design
Committee has reviewed the proposed plans for the
site.

CARRIED.
Z-67-73 TABLED

MR. AND MRS. P.A. GODIDEK - INQUIRY AS TO FUTURE LAND USE
AT DEWDNEY TRUNK ROAD AND NEW LOUGHEED HIGHWAY

2762 MOVED BY MR. BALDIGARA
SECONDED BY MR. NEILSON

nothing

That this matter be tabled for review at the meeting
of January 4, 1973.

CARRIED.

OTHER BUSINESS

It was agreed to invite the two newly elected Aldermen to
the first convenient meeting after the inaugural meeting of
Council in January.

ADJOURNMENT

2763 MOVED BY MR. BALDIGARA
SECONDED BY MR. WEBBER

That the meeting be adjourned.

CARRIED.

..... CHAIRMAN